

Town of Westcliffe Master Plan

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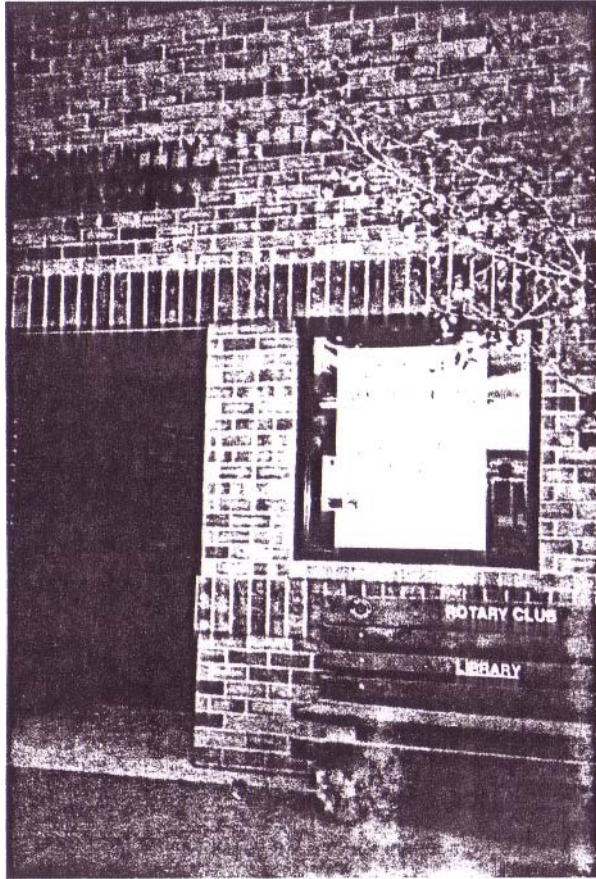
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...and all the people who attended a public workshop or completed a questionnaire.

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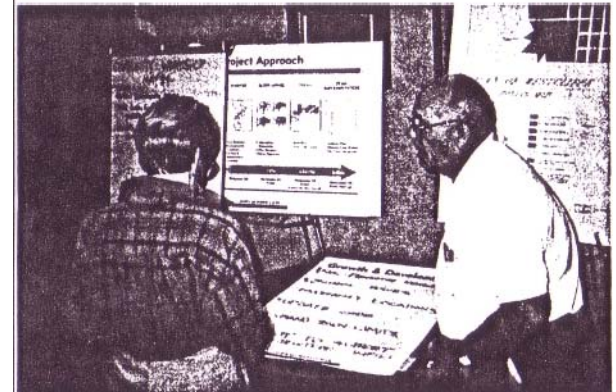
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First public workshop

Introduction

CONTEXT FOR THE PLAN

Westcliffe is located in south-central Colorado and is the county seat for Custer County. Situated in the Wet Mountain Valley (Sierra Mojada) at the intersection of two state highways, the Town of Westcliffe presently covers approximately 1.1 square miles of land area.

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

Over the past 113 years, the population of Westcliffe has fluctuated significantly, experiencing the "boom and bust" cycles common throughout Colorado's history. Westcliffe is once again "booming," with a strong national and state economy during the last decade fueling new population growth. From 1990 to 1999, Westcliffe's population increased 52.6 percent, from 312 to 476 persons.

Westcliffe is the region's economic center, the "downtown" for Custer County and the Wet Mountain Valley. Since 1990, the number of wage and salary jobs in Custer County has doubled, while unemployment rates have dipped to below 5 percent. Average annual wages are also increasing in Custer County, although they still lag behind the state average. Between 1994 and 1999, the average annual wage in Custer County increased from \$13,836 to \$19,117, a 40-percent increase. During that same time period, average annual wages increased 31 percent statewide, averaging \$34,189 in 1999.

Introduction**Westcliffe Population History**

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

Source: U.S. Census Bureau

Total revenue by all industries in Custer County has tripled since 1990, and retail sales specifically have increased 233 percent from \$5,308,000 in 1990 to \$17,695,000 in 1999. The retail sales increase is in large part due to the success of event-driven tourism such as the annual Wet Mountain Western Days Weekend held in Westcliffe. However, Westcliffe and Custer County still experience a significant outflow of retail dollars due to the lack of availability of consumer retail goods for local residents, such as clothing, pharmaceuticals, and office supplies.

It's the year 2000, and evidence of a strong economy and new population growth is prevalent throughout the Westcliffe area. Pick up a copy of the Wet Mountain Tribune, read about the Round Mountain Water and Sanitation District purchasing a local ranch with water rights that potentially could serve twice the number of people in Westcliffe, and see the photo of the groundbreaking ceremony for a new school. Walk down Main Street and talk to the new motel owner from Montana about the new manufacturing business relocating from Arizona. Stop by Benson Hall and review the Board of Trustees meeting agenda to consider a rezoning of land from agricultural use to a residential subdivision. Drive around town and see the building lots for sale on Adams Boulevard, the new hardware store within a recently subdivided business park, and the construction underway to expand the fire station. In adjacent Silver Cliff, view the selection of models on display at the new manufactured home center.

Steady population and economic growth is expected to continue. By the year 2020, the Colorado Division of Local Government estimates that 971 people will be living in Westcliffe, nearly twice the number of people living in Westcliffe today. By 2020, Custer County's demand for labor is also expected to double, and a low 4.2 percent unemployment rate is expected to remain stable.

PURPOSE OF THE PLAN

The Town of Westcliffe Master Plan (hereinafter referred to as the Plan) is prepared in accordance with state statutes that authorize the Town of Westcliffe Planning Commission to develop a master plan for its physical development. Per C.R.S. 31-23-2

207, the purpose for the Town of Westcliffe Master Plan is "guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs."

More specifically, the Plan also serves the following purposes:

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

CREATING THE PLAN

While Westcliffe established regulatory tools in the form of zoning (1972) and subdivision (1998) ordinances, the Town of Westcliffe never developed an overarching, long-range community plan for its growth and development. In 1999, responding to recent community growth and seeking policy guidance for the update of its land use codes, the Town Board of Trustees and Planning Commission determined the time was appropriate to create Westcliffe's first master plan.

Introduction

Projected Population

Year	Town of Westcliffe	Custer County	State of Colorado
2000	494	3,672	4,227,389
2005	609	4,530	4,629,421
2010	729	5,419	5,059,914
2015	853	6,339	5,499,757
2020	971	7,216	5,942,414
2025	1,086	8,072	6,392,015

Source: Colorado Division of Local Government

Introduction

The Town of Westcliffe applied for and received an Energy Impact Assistance Grant from the Colorado Department of Local Affairs to prepare a master plan, update its land use codes, create a plan user's guide, and coordinate its efforts with Custer County, which is developing a county master plan.

In April 2000, the Board of Trustees retained MJ Landers & Associates, Inc., a planning consulting firm, to manage the project. MJ Landers and Associates assembled a project team that included professionals from the firms of Balloffet and Associates, Gorsuch Kirgis, RNL Design, and Terra Smith.

The project formally began with a community workshop held May 24, 2000, at the Westcliffe Community Center. Publicity for the community workshop included press releases and display advertising in the Wet Mountain Tribune newspaper, announcements on the Custer Guide Web site, and a project poster distributed to area businesses and organizations.

The purpose of the first community workshop was to inform the public about the planning process and provide an opportunity for the citizens of Westcliffe and its surrounding area to influence the content of the Plan. After an introduction to the project, participants identified and prioritized planning issues in seven categories:

- 1 . Growth and Development
2. Economic Development
3. Community Image
4. Historic Preservation
5. Transportation
6. Capital Improvements
7. Recreation

Following the community workshop, information critical to the planning effort was collected and compiled into a project bibliography and statistical summary. Three technical memorandums were prepared, addressing environmental conditions, services and infrastructure, and demographics and land use. An existing land use map was also produced, integrating base mapping provided by Shy Surveyors and Associates, data from

*Even the journey of a thousand miles must begin
with a single step.*

Chinese Proverb

the Custer County Assessor's Office, a "windshield" survey, and supplemental review by Town of Westcliffe staff.

To honor prior community engagement efforts and compliment the public involvement process, several reports and documents were consulted, including Keep Custer County Special, capturing the outcome of the Custer County Community Forum held in June 1999, and Custer 2020's Measure Today-Insure Tomorrow, a Colorado Healthy Community Initiative completed in 1998.

Using information from the community workshop and background data and mapping, several ideas and options were prepared. An exhibit was set up from July 20 through July 26, 2000, at various locations within Westcliffe, including the West Custer County Public Library, the Westcliffe town hall, and Valley Fuel and Supply. Those viewing the exhibit completed a questionnaire expressing preferences for various planning ideas.

Preferred options became the basis for preparing a draft plan direction, with a second exhibit at the West Custer County Public Library, the Westcliffe town hall, and Valley Fuel and Supply from August 17 through August 23rd, 2000. A second questionnaire identified priorities for the plan direction, which was ultimately used to prepare the recommended land use map.

Concurrent with the preparation of Westcliffe's first master plan, a series of three joint work sessions were held with the Board of Trustees and Planning Commission to review and update the town's land use codes.

A community workshop to review the draft Plan document was held October 23, 2000, followed by a joint Board of Trustees and Planning Commission work session November 1, 2000. Based on comments collected during the Plan review period, a summary of recommended modifications was prepared and a public hearing was held November 20, 2000, to consider the adoption of the Plan, in accordance with C.R.S. 31-23-208.

*Tell me, I forget. Show me, I remember.
Involve me, I understand.*

Chinese Proverb

USE OF PLAN

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

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

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

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

*The future is not completely beyond our control.
It is the work of our own hands.*

Robert F. Kennedy

Planning Influences

ENVIRONMENTAL CHARACTER

LOCATION AND TOPOGRAPHY

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

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

CLIMATE

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

GEOLOGY

The Wet Mountains are largely composed of Precambrian (1,700-1,800 million years old) metamorphic felsic and hornblende gneisses that were derived from

volcanic rocks. The younger Sangre de Cristo Range consists of the Permian and Pennsylvanian (248-323 million years old) Sangre de Cristo Formation (arkosic conglomerate, sandstone, and siltstone).

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

SOILS

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

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

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

*If you build castles in the air, your work need not
be lost. That is where they should be. Now put the
foundations under them.
Henry David Thoreau*

VEGETATION

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

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

DRAINAGES AND FLOODPLAINS

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

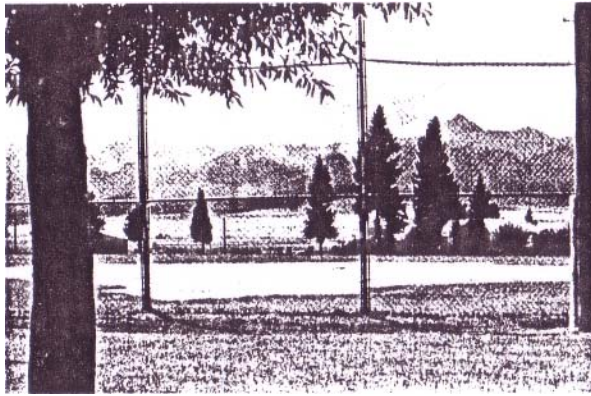
The Wet Mountain Valley receives substantial moisture from intense thunderstorms in the late spring and summer months. As a result, Grape Creek, Chloride Gulch, and the low-lying areas in the southwest part of Westcliffe are vulnerable to flooding.

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

The source of flooding originates on the east side of Westcliffe as well as in Silver Cliff, just east of the Westcliffe city limits. Within Westcliffe, the existing drainage structures that are supposed to divert flow from the south side of Main Street to the north side and then into Chloride Gulch are currently full of sediment and in some cases are



Chloride Gulch west of SH 69



Key viewpoint from Veterans Memorial Park

pinched shut. Consequently, storm water encroaches onto the street rather than staying in the swales, creating flooding problems in the business and residential areas.

In consideration of financial constraints, the drainage report identified a design solution to manage a 25-year storm event. Because the majority of runoff reaching the southwestern areas of Westcliffe originates in Silver Cliff, the drainage report recommends diverting as much flow as possible to Chloride Gulch before it reaches Westcliffe. Replacing the existing 24-inch corrugated metal pipe at the south side of Main Street near the Westcliffe town limit with a 30-inch corrugated metal pipe would allow the culvert to handle a 25-year storm event.

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

WATER QUALITY

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

AIR QUALITY

The Environmental Protection Agency currently monitors air quality at the Custer County Road and Bridge Department in Westcliffe. The air quality in Westcliffe is excellent and meets state air quality guidelines. However, air quality problems may arise

from portable sources, such as asphalt or batch plants that set up temporary operations before the state can regulate them. Non-point sources of air pollution, which are not regulated by the state, can also contribute to air quality problems. Fugitive dust from gravel and dirt roads and alleys is the chief non-point air quality problem.

WILDLIFE HABITAT

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

Angry as one may be at what needless men have done and still do to noble habitat, one cannot be pessimistic about the West. This is the native home of hope. When it fully learns that cooperation, not rugged individualism, is the quality that most characterizes and preserves it, then it will have achieved itself and outlined its origins. Then it has a chance to create a society to match its scenery.

COMMUNITY INFRASTRUCTURE

TRANSPORTATION

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

In 1999 the Colorado Department of Transportation identified 6.57 miles of arterial, collector, and local roads in Westcliffe. Public and private streets and alleys account for 18 percent of the town's land area.

Average Daily Traffic

Year	East Intersection SH 69 and SH 96
1990	2,800
1993	3,000
1996	4,600
1998	5,500

Source: Colorado Department of Transportation

Arterial Roads

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

- State Highway 69 and
- State Highway 96.

From US 50 at Texas Creek, State Highway (SH) 69 enters Westcliffe from the north, turns east into Main Street, and then turns south on 6th Street, continuing to Walsenburg. SH 96, a national scenic byway, begins at the junction of SH 69 at Main Street and 6th Street, extending east through Silver Cliff over Hardscrabble Pass to Wetmore and Pueblo. According to the Colorado Department of Transportation, average daily traffic volumes on SH 69 and SH 96 have almost doubled between 1990 and 1998. A portion of this increase may be attributed to the use of the highways by trucks as an alternative route between Pueblo and US 50 at Texas Creek.

Collector Roads

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

- Main Street,
- 6th Street,
- Hermit Road, and
- Lake DeWeese Road.

When you come to a fork in the road, take it!
Yogi Berra

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

Local Roads

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

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

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



Main Street streetscape

of Westcliffe owns its maintenance shop at 111 South 7th Street and currently rents space to the Town of Silver Cliff.

Sidewalks

Sidewalks in Westcliffe are characterized by their variety in location and type. Detached, concrete sidewalks are found in the older residential sections of Westcliffe, along both sides of 2nd Street south to Hermit Road. Moving east, detached sidewalks are found along portions of 3rd and 4th Streets (primarily north of Edwards); 5th Street has very little sidewalk.

Sidewalks on Main Street consist of various widths and materials, from narrow dirt paths to attached concrete sections to improved brick streetscape areas. Improvements to sidewalks along Main Street are the shared responsibility of downtown property-owners and the town. The Town of Westcliffe recently adopted a policy that it will equally share the cost of installing or repairing sidewalks along the public right-of-way in B-1 and B-2 zoning districts. To qualify for reimbursement, sidewalks must conform to Town of Westcliffe specifications and American Disabilities Act requirements.

Airport

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

Transit

While transit services are limited, the Wet Mountain Rotary Club operates the CC Rider van three days a week to transport Westcliffe area seniors and/or disabled residents to Florence, Canon City, and Pueblo, primarily for medical appointments.

UTILITIES

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

Water

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

Water is supplied by three wells, one located in Westcliffe, one located in Silver Cliff, and one located southwest of Westcliffe. A fourth well is proposed adjacent to the existing well southwest of Westcliffe. Water is treated at the wells by injected chlorination.

Treated water is pumped from the wells to two steel storage tanks with a combined potable water capacity of 450,000 gallons. Both the 200,000-gallon and 250,000-gallon tanks are located north of Silver Cliff. Water flows by gravity from each storage tank into a distribution system consisting of three-inch, four-inch, six-inch, and eight-inch water pipe. The current system, constructed in 1974, includes two pressure reducing valves and approximately 40 fire hydrants within Westcliffe.

All residences and businesses within Westcliffe are connected with meters to the water system, with the exception of seven properties that are still using individual wells. Water line extensions are proposed into the Westcliffe 2nd Filing subdivision south of Hermit Lane.

The Round Mountain Water and Sanitation District currently serves 515 residential and commercial customers. To meet future demand, the district recently purchased a 320-acre ranch with water rights that potentially could serve an additional 500 residential water taps. To defray the cost of the land purchase, water tap fees were increased 40 percent and water and sewer service fees were raised 35.5 percent.

Being able to easily get to work, to school, to church and to our many daily activities is one of our most cherished freedoms. Colorado must invest in a transportation system that will meet the needs of a growing Colorado.

Governor Bill Owens

Wastewater

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

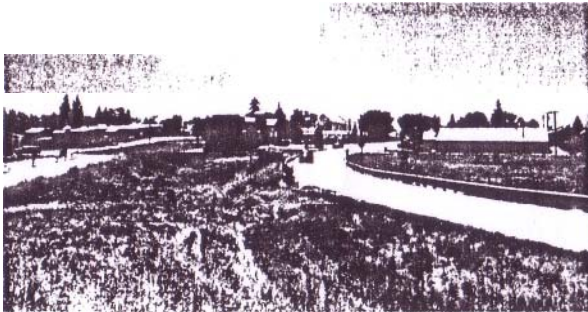
All residences and businesses within Westcliffe are connected to the sanitary sewer system, with the exception of four properties that are still using individual septic tanks or leach fields. Sewer line extensions will be necessary to serve the areas south of Hermit Road. A sewer line is currently in the design phase that would extend from Powell Avenue, west of 2nd Street, to 3rd Street and Chicago Avenue.

Propane

Natural gas is not available in Westcliffe so the majority of homes in Westcliffe are served by propane. According to the U.S. Census Bureau, 67 percent of the residents of Westcliffe use propane for their heating source, 20 percent use wood, 9 percent use electricity, and 4 percent use coal. The two chief propane providers are Bison Propane and Norup Gas.

Electricity

Westplains Energy provides electric power to the approximately 300 customers in Westcliffe. The electricity arrives via a 69-kilovolt line from Canon City to the Skinner substation in Silver Cliff. Power is then distributed by a grid system to Westcliffe. The current distribution system is capable of supplying an area 15 times the size of Westcliffe with electric power. The majority of power lines are above ground, although all new utility



Key viewpoint entering Westcliffe from SH 69 North

lines must be buried per requirements of the Town of Westcliffe's subdivision regulations adopted in 1998.

Westplains Energy also maintains the town's streetlights. The Town of Westcliffe is currently considering a proposal to convert approximately 45 streetlights to hooded, high-pressure sodium fixtures. The new fixtures would provide higher energy efficiency while focusing more light on the ground, reducing "night sky" light pollution.

Solid Waste

Solid waste disposal service in Westcliffe is provided by Veltrie Disposal, a private hauling company. The refuse is transported to the Custer County landfill, "the cleanest landfill in the state," opened in 1994 on land located south of Westcliffe on CR 328 (Rosita Road). Veltrie Disposal, Custer County, and the Town of Westcliffe sponsor an annual town clean-up day.

Recycling of certain solid waste products is also available in Westcliffe. A recycling center located just east of the Custer County Sheriff's Department collects newspaper, aluminum, and tin.

Telecommunications

The telecommunications infrastructure in Westcliffe is owned by Century Tel, which provides approximately 2,400 access lines to the town. Local Internet service is currently available through private providers. Galaxy Cable provides cable television.

In a rapidly evolving economy requiring high-speed digital access, a lack of updated telecommunications infrastructure is a significant challenge for Westcliffe. Currently, the attainment of advanced telecommunication infrastructure hinges on leveraging a small financial investment from the State of Colorado.



U.S. Post Office at east edge of Westcliff

The future is not a gift – it's an achievement.

Henry Lauder

EMERGENCY SERVICES

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

Law Enforcement

The Custer County Sheriff's Department provides law enforcement services to Westcliffe through a contract with the Town of Westcliffe. The Sheriff's Department is located on Rosita Avenue adjacent to the County Courthouse in Westcliffe and is staffed by a sheriff, an undersheriff, eight deputies, one jail sergeant, four detention officers, five dispatchers, and a secretary. Search and Rescue operations are also based at the Sheriff's Department.

Fire Protection

The Wet Mountain Fire Protection District (WMFPD) provides fire suppression, fire prevention, Advanced Life Support first response, hazardous material response, specialty rescue, and public education services. Fire protection equipment includes 14 pumper trucks with on-board tank capacities ranging from 150 to 3,200 gallons.

The WMFPD is a volunteer organization with 27 firefighters. Two of those firefighters also belong to the Ambulance Corps and are dual-certified as firefighters and emergency medical technicians (EMT's) and 11 firefighters have participated in a first responder class. The WMFPD also provides hazardous material training.

A formal mutual aid agreement exists with the Deer Mountain Fire Protection District and verbal agreements exist with districts within one mile of WMFPD boundaries. The average response time to calls ranges from four to five minutes. Westcliffe currently has an Insurance Service Office (ISO) rating of "7". Which is used to determine insurance costs based on fire protection capability. The lower the rating, the lower the insurance cost.

Construction recently began on a 6,800-square-foot addition to the WMFPD's existing 5,000-square-foot fire station located at 215 North 4th Street. The \$192,000 project will add five bays, a reception area, new offices, and an expanded training room and kitchen.

Medical

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

The new clinic, located at Hermit Lane and Edwards Avenue, provides comprehensive family practice, cardiac and trauma life support, 24-hour patient stabilization, rehabilitation, physical therapy, patient education, and EKG, laboratory and x-ray services. A "tele-medicine" system that provides medical advice via a telephone call is also available for community use.

Custer County Ambulance Corps provides both basic and advance life support services. The ambulance facility is located at the Custer County Medical Clinic and houses two ambulances. Personnel include one paramedic, seven basic and five intermediate EMTs, three CPR-certified drivers, and five first responders.

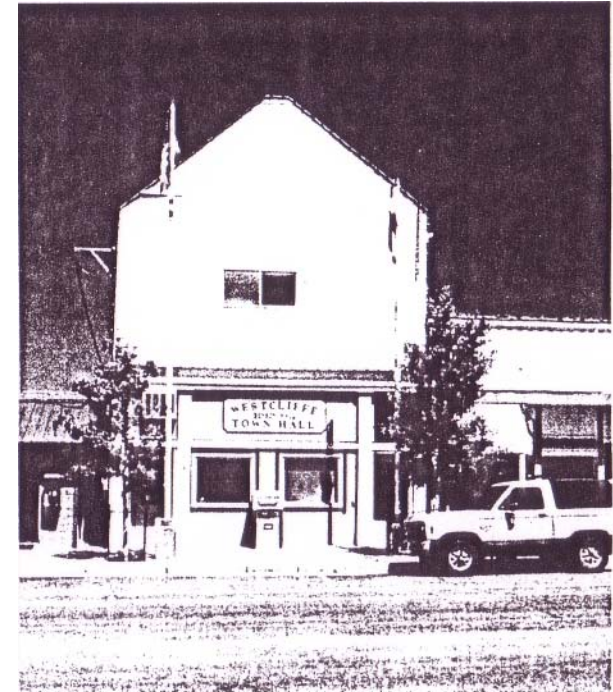
COMMUNITY FACILITIES

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

Town Hall

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

Westcliffe town hall (Benson Hall)





Custer County Courthouse

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

Courthouse

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

Public Library

The West Custer County Library District operates a full-service library in Westcliffe at 209 Main Street. The library contains over 10,000 publications and has two computers available for Internet access. Programs include summer reading for children, a writers' group, author visits, and "Lunch at the Library" in association with the Colorado State University Cooperative Extension office.

Other Community Buildings

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

The historic Westcliff School, located at 302 South 4th Street, also serves as a community center, housing a museum and activities of the Wet Mountain Valley Arts Council, Frontier Pathways, drama groups, the historical society, and other nonprofit organizations.

Although an indoor, multipurpose recreation center currently does not exist in Westcliffe or the surrounding area, a county-wide community organization (Custer 2020) has plans to construct the Intergenerational Community and Recreation Center. The proposed center will be located on a 15.64-acre site that straddles the Westcliffe and Silver Cliff town limits, directly north and east of the Westcliffe Consolidated School. Planned for construction over three phases, the intergenerational Community and Recreation Center will be designed to include an indoor swimming pool, a gymnasium, racquetball courts, a running track, climbing walls, a weight room, aerobic rooms, and a community room.

EDUCATIONAL FACILITIES

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

Custer County Public Schools

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

The 1998-1999 Westcliffe Consolidated School enrollment was 402 students, 1999-2000 enrollment was 435, and 2000-2001 enrollment was 479, representing a 19- Percent enrollment increase in three years. The Consolidated school was last remodeled in 1974 to handle a maximum of 190 students.

The expansion and remodeling of the Westcliffe Consolidated School to accommodate its recent growth in enrollment is currently estimated at approximately \$6 million. Planned improvements include remodeling the existing school (\$1.3 million), adding a cafetorium and gymnasium (\$2.25 million), and constructing a 22,500-squarefoot addition that would contain eight classrooms, two science rooms, and a library (\$2.5 million).



Historic Westcliff School, housing several community organizations

The Custer County Pre-School is located at 702 Main Street, across the street from the Westcliffe Consolidated School. The 2000-2001 enrollment for the preschool was 38 students, up from 35 students enrolled in 1998-1999, an 8.6-percent increase in three years.

**Custer County
Revenue/Expenditures Ratios**

Residential	\$1.00/\$1.160
Commercial/Industrial	\$1.00/\$0.071
Agricultural	\$1.00/\$0.054

Source: The Rapid Cost of Growth –
A Fiscal Analysis of Growth in Custer County

LAND USE

ADJACENT LAND USE

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

Unincorporated Vicinity

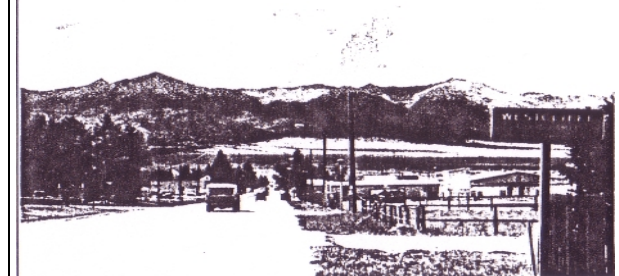
The rural area outside of Westcliffe generally west of Grape Creek is referred to as the Grape Creek District in the Custer County Zoning Resolution. The Grape Creek District allows one single family dwelling per 80 acres of (and. County Roads 160 and 170 provide primary access into this area typified by ranches and irrigated hay meadows.

Unincorporated areas generally east of Grape Creek are within the Foothills zoning district, which allows one single family dwelling per five acres of land, or 16 times the density allowed in the Grape Creek District. The Foothills District is primarily agricultural rangeland, with scattered low-density rural residential uses.

In addition to the single family and ranching uses allowed in the Grape Creek District, the Foothills District potentially allows, as conditional uses, sanitary landfills, churches, dairies, and resort mobile home and tent camping parks.

Silver Cliff

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



Eastern gateway, SH 96

In dreams begin responsibility.

William Butler Yeats

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

The majority of Silver Cliff's western edge shares a boundary with the eastern edge of Westcliffe. Zoning along this boundary between the two communities is relatively compatible, although each town has separate subdivision regulations that result in distinct land use differences. For example, the new Mission Plaza subdivision in Westcliffe will obtain access from a road within Silver Cliff, with no requirement for road improvements or connections to Westcliffe.

OPEN LANDS AND TRAILS

While there are no public trails within Westcliffe and dedicated open space is principally limited to 11.83 acres of drainage basins, almost 200,000 acres of public lands exist in Custer County. The U.S. Forest Service manages 85 percent of the public lands located in the county. The boundaries of the San Isabel National Forest are as close as seven miles west of Westcliffe in the Sangre de Cristo Mountains and 16 miles east of town in the Wet Mountains, offering access to public lands via numerous public trails.

Within Westcliffe, almost 120 acres of private land is zoned agricultural, providing open views to the Sangre de Cristo range. While a portion of agricultural land lies along Grape Creek and is relatively unsuited for development due to poor access and/or soil conditions, other areas currently zoned as agricultural are suitable for development.

The San Isabel Foundation is a local land trust that facilitates the preservation of agricultural lands, wildlife habitat, and other open natural lands throughout the Wet Mountain Valley.

TOWN PARKS

Westcliffe has two existing parks, another under development, and two more in the planning stage.

Vimont Park is a small "pocket" park, privately owned and maintained yet available for public use, located on Main Street at the corner of 4th Street. The park is landscaped with benches, and there is a public restroom adjacent to the park that is maintained by the Town of Westcliffe.

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

Immediately southeast of Veterans Memorial Park is a 2.2-acre tract of land that the Town of Westcliffe is developing into a multipurpose field and a picnic pavilion. Grading work is underway while funding is being sought for park improvements. A second site south of Veterans Memorial Park is planned to include a skateboard park, tennis courts, a basketball court, and a parking area.

A fifth park site, also undeveloped, is located on Jerry Drive and is large enough to accommodate playground equipment.

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

RESIDENTIAL

According to the U.S. Census Bureau, in 1990 there were 134 single family detached homes, 3 single family attached homes, 60 multifamily units, and 20 mobile



Dedication plaque at Veterans Memorial Park

Housing Occupancy

Year	Total Housing Units	Occupied Units	Vacant Units	Vacancy Rate
1990	217	141	76	35.02%
1991	218	152	66	30.28%
1992	219	173	46	21.009%
1993	221	173	48	21.729%
1994	222	177	45	20.27%
1995	224	189	35	15.62%
1996	224	201	23	10.27%
1997	230	219	11	4.78%
1998	234	223	11	4.70%
1999	236	225	11	4.66%

Source: Colorado Division of Local Government,
Town of Westcliffe, MJ Landers & Associates, Inc.

homes, totaling 217 housing units, in Westcliffe. At that time, the majority of homes (127) were over 50 years old, and 35 percent of the housing stock was vacant. Since 1990, 19 new homes have been built in Westcliffe. As of June 2000, building permits for two additional single family homes and one additional duplex unit had been issued.

Significantly, it is estimated that less than 5 percent of the total housing stock is currently vacant, which indicates that the majority of the available housing stock has been absorbed. In addition, with 51 percent of the entire housing stock over 70 years old, a number of homes may need to be replaced or to undergo major renovation during the next 20 years.

Currently, 65.8 acres of land within Westcliffe are developed for residential purposes at an average density of 7.2 persons per acre. With 70 acres of vacant land zoned for future residential development, anticipated population increases can be accommodated at the same average density within Westcliffe town limits for the next 20 years.

COMMERCIAL

Commercial land accounts for 35.1 acres in Westcliffe. The majority of commercial activities are in the Main Street corridor, either on Main Street between 2nd Street and 6th Street or along 2nd Street between Rosita Avenue and North Avenue. Commercial uses are dominated by numerous retail trades, several real estate offices, financial institutions, and lodging facilities.

The leading source of income for the Town of Westcliffe is derived from the tax on retail sales. The total sales tax revenues for Westcliffe in 2000 is anticipated to be approximately \$240,000, or 68 percent of the total revenues. Westcliffe does not have a lodging tax.

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

Approximately 128 acres are subdivided and zoned into four planned unit developments (PUDs)-Sangre View Park, Columbine Business Park, Nordyke Commercial Park, and Vivienda Parque-and only 24 acres within these PUDs are currently developed. While portions of these PUDs may be used for either residential, industrial, or other purposes, approximately 100 acres of land remains available for commercial use.

INDUSTRIAL

Industrial uses, primarily office warehouse, light manufacturing and outdoor storage, cover 9.9 acres on six parcels in Westcliffe. These developments are located in the Cub Creek, Rodeo Park, Sangre View Park, and Nordyke Commercial Park subdivisions.

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

INSTITUTIONAL

Westcliffe has numerous institutional uses (public and quasi-public facilities such as government facilities, schools, and churches) that account for 31.7 acres of land.

Another 32 acres of land could potentially be developed into institutional uses. The Town of Westcliffe owns two vacant parcels at the southern end of town, one at SH 69 and Hafford Street and the other at SH 69 and Chicago Street. Custer County has two additional parcels of land north and east of its maintenance shop complex. The Custer County School District owns several parcels of land north of the Westcliffe Consolidated School. In addition, the Sangre de Cristo Christian Academy recently broke ground for a new building on land in the Adams subdivision. The new 4,800-square-foot private school, designed to accommodate 60 students, is expected to open in 2001.

2000 Land Use

Land Use	Acres	Square Miles
Agricultural	119.3	0.187
Residential	65.8	0.060
Commercial	35.1	0.036
Industrial	9.9	0.015
Institutional	31.7	0.039
Parks	56.8	0.088
Vacant	264.0	0.373
ROW	131.7	0.317
Total	714.3	1.115

Source: Balloffet and Associates, Inc.

HISTORIC BUILDINGS

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

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

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

All Aboard Westcliffe, a community organization dedicated to the preservation of Westcliffe's railroad heritage, recently was awarded an \$89,000 grant toward the construction of a \$200,000 interpretative center east of the engine house. The interpretative center will be designed as a replica of an historic depot, will feature information about the area's railroad history, and will include a 40-seat video theater and a snack bar.

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

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



Hope Lutheran Church, National Register of Historic Places

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

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

Mercier House
215 6th
Street State Register 06/12/1996, 5CR261

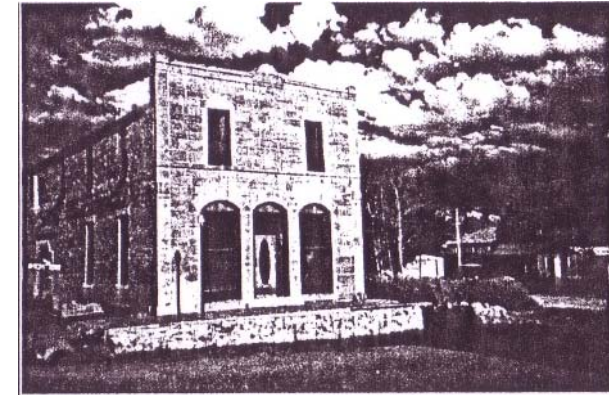
ister 07/27/1989, 5CR218 Mercier House, built in 1898, is significant as an example of the residential work of Archie Scherer, an early Westcliffe stonemason. Scherer, who was known for his skillful use of local fieldstone and for his attention to detail, also built the Westcliffe Jail and the Westcliff School.

Westcliffe Jail
1162 2nd Street
National Register 02/03/1993, 5CR218

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

Westcliffe School
304 4th Street
National Register 07/27/1989, 5CR29

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



National Hotel/Wolff Building, National Register of Historic Places

EXISTING LAND USE MAP

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

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



Main Street retail

Planning Directions

INTRODUCTION

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

1. Growth and Development
2. Economic Development
3. Community Image
4. Historic Preservation
5. Transportation
6. Recreation
7. Capital Improvements

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

Growth is about people-where they live and work, where they play and raise their families. Solutions to Colorado's growth challenges must be grounded in the values that make each community in Colorado special.
Governor Bill Owens

DIRECTIONS, POLICIES, AND ACTIONS

GROWTH AND DEVELOPMENT

Direction

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

Policies

- GD-1A** Development in flood-prone areas shall be avoided. Where development is unavoidable or redevelopment is desirable, all construction shall be designed to prevent damage due to flooding in accordance with Federal Emergency Management Agency guidelines. Development proposals within flood-prone areas shall be accompanied by plans for proper flood-proofing measures.
- GD-1 B** Development of prime agricultural land shall be avoided.
- GD-1 C** The Town of Westcliffe shall encourage development activities that preserve non-developable open lands, protect natural and scenic resources, and do no harm to the local agricultural economy.

Actions

- Identify and map flood-prone areas within Westcliffe, particularly the areas along Grape Creek and Chloride Gulch. *Timeframe: Mid-term*
- Identify and map prime agricultural (and areas in rural Westcliffe. *Timeframe: Mid-term*

Direction

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

Policies

- GD-2A** All annexations shall be in conformance with the provisions of Section 31-12 of the Colorado Revised Statutes. In particular, a community of interest shall exist between the Town of Westcliffe and any area proposed for annexation, with clear support by existing and/or potential town residents.
- GD-2B** A fiscal impact report shall be completed and submitted concurrent with a petition for annexation. Fiscal impacts associated with an annexation shall be adequately offset by (a) an increased tax base within the annexation area, (b) an increased tax base elsewhere within Westcliffe, and/or (c) the overall economic benefit to Westcliffe.
- GD-2C** Direct costs of services and infrastructure associated with an annexation shall be borne by the petitioner. Lands needed for public purposes (parks, trails, schools, fire stations, etc.) shall be dedicated to the Town of Westcliffe or other appropriate public entity. All improvements shall be constructed in accordance with Town of Westcliffe or other appropriate public entity design standards, with performance surety in place.

Actions

- Prepare and adopt a Three-Mile Area Plan in compliance with C.R.S. 31-12-105(e). Timeframe: Short-term
- Prepare a model annexation agreement that includes clauses for a fiscal impact study, infrastructure improvements, and land dedications. *Timeframe: Short-term*

Even if you're on the right track, you'll get run over if you just sit there.

Will Rogers

*The art o/ progress is to preserve order
amid change, change amid order.
Alfred North Whitehead*

Direction

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

Policies

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

GD-3B The Town of Westcliffe shall periodically review and update its Zoning Map to ensure compatibility with the Recommended Land Use Map.

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

GD-3D In addition to the land use categories shown on the Recommended Land Use Map, residential properties abutting Main Street, SH 69, or SH 96 may be considered for commercial uses, as appropriate.

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

Actions

- Revise the Land Use Code to be compatible with the directions and policies of the Master Plan, recent case law, and statutory updates.
Timeframe: Short-term
- Update the Zoning Map to be consistent with the Recommended Land Use Map, working with landowners to determine optional zoning districts for parcels that are inconsistent with the Recommended Land Use Map.
Timeframe: Mid-term

Direction

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

Policies

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

Actions

- Submit the adopted Master Plan for certification by Custer County.
Timeframe: Short-term
- Submit a sufficient number of Master Plan copies to Custer County and Town of Silver Cliff officials for their review and use. *Timeframe: Short-term*
- Establish an intergovernmental agreement with the Town of Silver Cliff and Custer County to cooperate on land use planning and other matters of regional interest. *Timeframe: Mid-term*
- Work with the Town of Silver Cliff and apply for a Colorado Heritage Planning Grant to address regional planning issues. *Timeframe: Mid-term*

*Never doubt that a small group of
committed citizens can change the world;
indeed, it is the only thing that ever has.*

Margaret Mead



Chamber of Commerce adjacent to Benson Hall
on Main Street

ECONOMIC DEVELOPMENT

Direction

- ED-1** Encourage economic development activities that will provide a balance of goods and services within the community, consistent with a defined community vision.
- ED-1A** The Town of Westcliffe shall provide incentives for private enterprise to expand and for new businesses to locate in Westcliffe.
- ED-1 B** The Town of Westcliffe shall expand opportunities to improve per capita income by increasing its supply of skilled labor.

Policies

- ED-1C** The Town of Westcliffe shall monitor an adequate supply of commercial and industrial zoned land for business growth and expansion within Westcliffe.
- ED-1 D** The Town of Westcliffe shall encourage the preparation of an economic development plan that reflects community vision and details appropriate implementation strategies to accomplish economic objectives.

Actions

- Work with the Upper Arkansas Enterprise Zone Administrator, the State of Colorado, the Chamber of Commerce, and others to facilitate the preparation of an economic development plan. *Timeframe: Short-term*
- Work with the Upper Arkansas Enterprise Zone Administrator to identify existing local businesses that could qualify for tax incentives, such as tax credits for investment, research and development, rehabilitation of vacant commercial buildings, or job training. *Timeframe: Short-term*

- Work with the Upper Arkansas Enterprise Zone Administrator to identify strategies to attract new businesses that would improve the availability of local goods and services. *Timeframe: Short-term*
- Participate in the State of Colorado's "Opportunity Colorado" program to bring high-speed digital communication technology to Westcliffe. *Timeframe: Short-term*
- Update the Land Use Code to streamline the development review process for subdivision and zoning actions, creating a one-step site plan review, simplifying minor subdivision procedures, and consolidating public improvement provisions. *Timeframe: Short-Term*
- Create a minimum of three new zoning districts (Core Commercial, Highway Commercial, and Industrial) from the existing B-1 and B-2 zoning districts, distinguishing the development characteristics of commercial and industrial uses within Westcliffe. *Timeframe: Short-term*
- Work with landowners of B-1, B-2, and commercial PUD properties to rezone to Core Commercial, Highway Commercial, and Industrial zoning districts, as appropriate. *Timeframe: Mid-term*
- Work toward developing a cultural and performing arts center. *Timeframe: Short-term*

*We are confronted by
insurmountable opportunities.*

Pogo

Direction

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

Policies

- ED-2A** The Town of Westcliffe shall monitor an adequate supply of single family and multifamily zoned land for wage earners within Westcliffe.

Actions

- Consolidate the existing Mountain Residential and Resort Residential zoning districts into a new Rural Residential Zoning District, providing opportunities for larger lot residential uses compatible with agricultural activities. *Timeframe: Mid-term*
- Create a new Multifamily Zoning District and work with landowners to rezone property in appropriate locations for apartments and townhomes. *Timeframe: Mid-term*
- Update the Land Use Code provisions for mobile home parks, individual mobile homes, and manufactured homes, clarifying definitions, revising area and height standards, and incorporating design requirements. *Timeframe: Short-term*

*If you don't know where you're going, you
might end up someplace else.*

Casey Stengel

COMMUNITY IMAGE

Direction

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

Policies

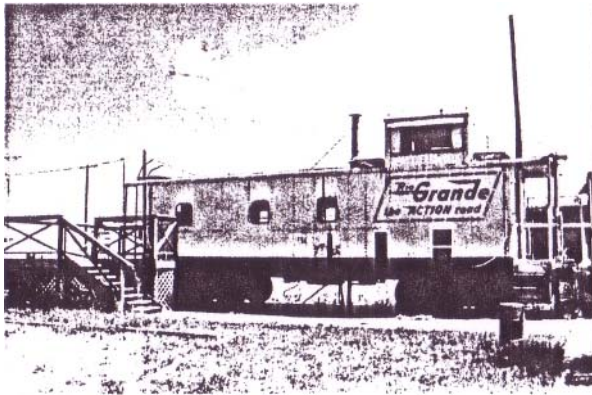
C11-11A The rural community character of Westcliffe shall be protected through appropriate land use activities.

Actions

- Create a new Single Family Zoning District and update the Land Use Code to reduce potential density, revising standards for permitted uses, lot area, streets, and alleys that are based on existing development patterns. *Timeframe: Short-term*
- Update the Land Use Code to protect the "night skies," incorporating standards for shielding new outdoor lighting. *Timeframe: Short-term*
- Convert existing streetlights to fixtures that reduce light pollution. *Timeframe: Short-term*
- Maintain the existing agricultural zoning within Westcliffe to preserve views, community edges, and the promotion of an agricultural economy. *Timeframe: Long-term*

*The future belongs to those who believe in the
beauty of their dreams.*

Eleanor Roosevelt



A reminder of Westcliffe's railroad heritage

Direction

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

Policies

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

Actions

- Create a new Core Commercial Zoning District, Highway Commercial Zoning District, and Industrial Zoning District, accommodating businesses along the SH 69, Main Street, and SH 96 corridors.
Timeframe: Short-term
- Update the sign regulations within the Land Use Code, consolidating all requirements into a single section, eliminating the placement of any additional internally lighted illuminated signs, and otherwise providing exemptions and standards appropriate to Westcliffe.
Timeframe: Short-term
- Update the Land Use Code to incorporate design guidelines that provide incentives for integrating "Westcliffe vernacular" architectural elements into new residential and commercial structures.
Timeframe: Mid-term

HISTORIC PRESERVATION

Direction

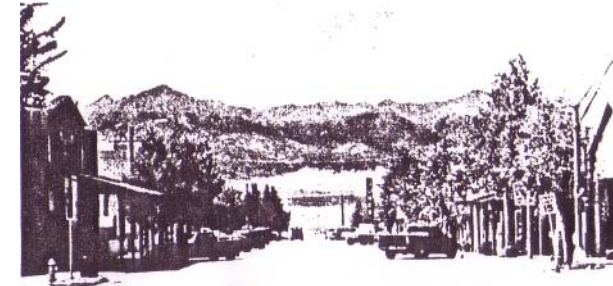
- HP-1** Preserve the historic character of the Main Street District and significant historic properties in Westcliffe.

Policies

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

Actions

- Update the Land Use Code to create a Core Commercial Zoning District that provides lot area, lot coverage, build-to line, and use standards that reflect historic development patterns in the Main Street District, with flexibility to accommodate compatible uses on parcels in the vicinity of and outside the Main Street District. *Timeframe: Short-term*
- Work with All Aboard Westcliffe, the Colorado Historical Society, the Custer County Historic Chapter, and others to create an historic district within the Main Street District and identify historic properties that qualify for state and federal tax credit programs. *Timeframe: Mid-term*
- Install consistent sidewalk paving, historic lighting, and other pedestrian amenities along Main Street between Adams Boulevard and 6th Street and along 2nd Street between Rosita Avenue and North Avenue. *Timeframe: Long-term*



Main Street west of 3rd Street

TRANSPORTATION

Direction

- T-1** Provide a safe and efficient transportation system.

Policies

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

Actions

- Prepare and adopt a Major Street Plan in conformance with the provisions of Section 31-23-212 of the Colorado Revised Statutes. *Timeframe: Short term*
- Improve sidewalk and street crossing safety at key locations. *Timeframe: Short-term*
- Work with the landowner of the proposed Demesne Conquistador subdivision to reduce the number of potential new access points onto SH 69. *Timeframe: Short-term*
- Work with the Colorado Department of Transportation through their Innovations in Collaboration Program to address the impacts of increasing truck volumes on SH 69, SH 96, and Main Street, and develop scenarios for alternative truck routes. *Timeframe: Mid-term*
- Extend streets to improve access, where appropriate. *Timeframe: Mid-term*
- Conduct a parking study to identify parking needs on Main Street, 2nd Street, and other key locations within Westcliffe. *Timeframe: Mid-term*

If you don't know where you're going, then any old road will do.

Lewis Carroll

RECREATION

Direction

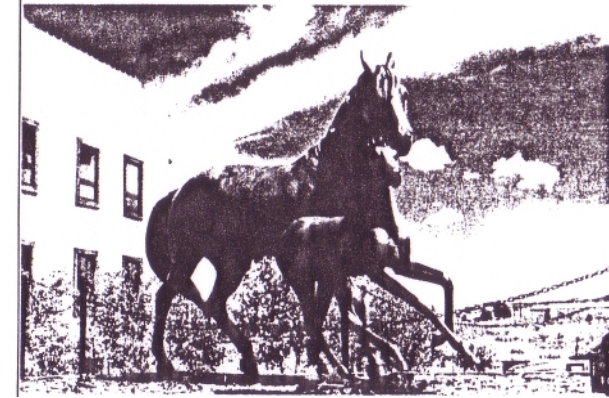
- R-1** Encourage and develop recreational opportunities for all residents of Westcliffe.

Policies

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

Actions

- Apply to Great Outdoors Colorado for a grant to improve the 2.2-acre tract of land located south of Veterans Memorial Park and owned by the Town of Westcliffe as a multipurpose field. *Timeframe: Short-term*
- Apply to Great Outdoors Colorado for a grant to improve the site south of Veterans Memorial Park owned by the Town of Westcliffe to include a skateboard park, tennis courts, a basketball court, and a parking area. *Timeframe: Mid-term*
- Work with the landowner to negotiate the purchase of Vimont Park. *Timeframe: Long-term*
- Work with Custer 2020 and the Town of Silver Cliff to build a Intergenerational Community and Recreation Center on a 15.64-acre site



Bronze art statue in Westcliffe

The bottom line is that instead of expanding the tax base, residential development that is not balanced by business growth and agricultural preservation will either increase property taxes or result in declining levels services.

The Cost of Rapid Growth-A Fiscal Analysis of Growth in Custer County, Colorado

north and east of the Westcliffe Consolidated School. *Timeframe: Long-term*

- Apply to Great Outdoors Colorado for a grant to construct a picnic pavilion in Veterans Memorial Park. *Timeframe: Short-term*
- Apply to Great Outdoors Colorado for a grant to develop a trail system that links the future Intergenerational Community and Recreation Center, Grape Creek, Chloride Gulch, and other drainage easements. *Timeframe: Long-term*
- Work with the Colorado Department of Transportation to swap the CDOT shop parcel adjacent to the future park south of Veterans Memorial Park for a parcel located near or on SH 69 North. *Timeframe: Short-term*

CAPITAL IMPROVEMENTS

Direction

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

Policies

- CIP-11A** The Town of Westcliffe shall develop and annually update a capital improvement program to prioritize funding for street, sidewalk, drainage, and recreation infrastructure needs.

Actions

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

Direction

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

Policies

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

Actions

- Prepare and adopt an adequate public facilities ordinance, requiring developers to construct new streets, sidewalks, utilities, and other infrastructure necessary to serve proposed development. *Timeframe: Mid-term*

If you can dream it, you can do it.

Walt Disney

The future ain't what it used to be.
Anonymous

RECOMMENDED LAND USE MAP

Eight land use categories within five neighborhoods and districts comprise the Recommended Land Use Map.

The eight land use categories shown on the Recommended Land Use Map are described as follows:

1. **Agricultural.** The agricultural category is intended to recognize and respect agricultural operations.
2. **Rural Residential.** The rural residential category is intended for single family dwellings with acreage, with gross density typically ranging from one unit per acre to one unit per five acres and site development compatible with agricultural uses.
3. **Single Family Residential.** The single family residential category is intended for single family dwellings and duplexes, with gross density typically ranging from one unit per acre to six units per acre and site development compatible with adjacent residential lots.
4. **Multifamily Residential.** The multifamily residential category is intended for multiple family dwellings such as apartments and townhomes, with gross density ranging from six to 12 units per acre and site development compatible with adjacent residential and commercial parcels.
5. **Core Commercial.** The core commercial category is intended for retail sales, offices, and services in the Main Street District and vicinity, with floor area ratios (floor area/lot area) typically greater than 1 .0.
6. **Commercial-Industrial.** The commercial-industrial category is intended for highway commercial and light industrial uses along the SH 69 or SH

96 corridors, with floor area ratios (floor area/lot area) typically less than 1.0.

7. **Institutional.** The institutional category is intended for public and quasi-public uses, such as government facilities, schools, and churches.
8. **Parks and Open Space.** The parks and open space category is intended for passive and active recreational uses, such as parks and rodeo grounds.

In addition to the land use categories, five neighborhoods and districts (Original Neighborhood, Main Street District, West Neighborhood, East District, and South District) are delineated simply to distinguish geographic areas within Westcliffe for planning purposes.

The Recommended Land Use Map should be used in conjunction with the directions, policies, and actions of the Plan to guide development in Westcliffe. While the Recommended Land Use Map is not regulatory, any changes to the Town of Westcliffe Official Zoning Map should be consistent with the land use categories shown on the Recommended Land Use Map.

They say you can't do it, but sometimes it doesn't always work.

Casey Stengel