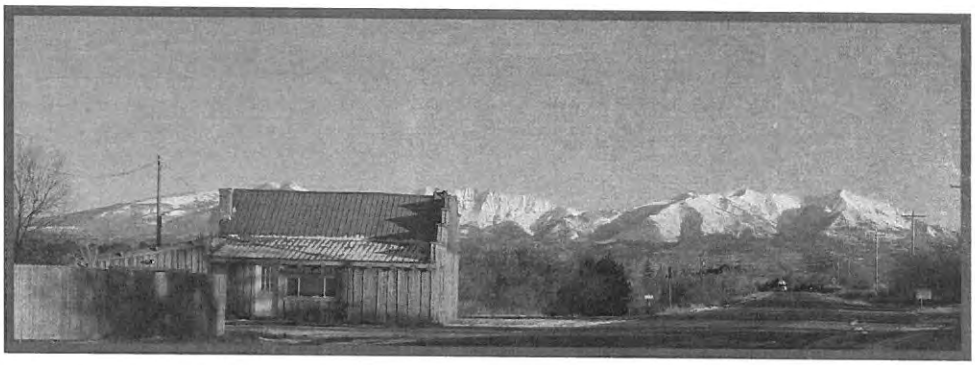
Fort Lewis Mesa Colorado

Fort Lewis Mesa District Land Use Plan

The Citizens of the Fort Lewis Mesa Planning District understand that our community is growing. We recognize that this growth, combined with a diminishing ability to make an agricultural livelihood, means that we must stand together to help preserve the uniqueness and values of our community. The following Charter is our statement to those people, either appointed or elected, who will be making the decisions that affect us, the land where we live, and our way of life.



2007 State of the People – State of the Land

Acknowledgements

The Fort Lewis Mesa Planning Group is comprised of a diverse group of community members who have been involved in the development of this district plan. Some members have been active for over 12 years and some members are new.

Given this is a dynamic group, members include, but are not limited to:

Bob Taylor, Erin Aas, Jennifer Burbey, Jack Scott, Roy Horvath, Lucy Baizel, Pat Greer, Lee Campbell, George and Mae Morely, Stevie Stevenson, Denise Bohemier, Steve Krest, Shirley Isgar, Dan McCall, Donna and Mark Bauer, Tom Compton, Doug Ramsey, Davin Montoya, Clyde Johnson, Ellen Bontragger, Lawrence and Dan Huntington, Shari Fitzgerad, Jim Dyer, Denise Stovall, Diane Mee, Elliot Salazar, Tony and Linda McCargar, Gene and Sharon Orr, and Doug and Karin Kingsley

Special Thanks

Sue Ullum and Fort Lewis Mesa Elementary for hosting our efforts!

James Deitrich, Landscape Architect and Designer

Kyle Dalton, Land Use Planner and Technical Assistance

Nancy Lauro, Director of Community Development

Marjo Curgus, Program Manager *Western Community Stewardship Forum* and *Western Leadership Institute* — Sonoran Institute
www.sonoran.org

This plan as well as other information can be found on the
La Plata County web site!

WWW.CO.LAPLATA.CO.US/PLAN/FLM.HTM

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2006 State of the People – State of the Land

One of the greatest needs of the locality is a greater spirit of cooperation in other things... as well as in irrigation matters and the development of leaders who have the land owners' confidence and who can carry through any organization that be to the best interests of all concerned.

~ S. T. Harding, Water Engineer 1883-1969

2006 State of the People – State of the Land

"I do not believe anyone or any agency should be able to control what a person can do with land they own - in particular farmers. If sold to developers control is needed."

Ft. Lewis Mesa Resident

The Citizens of the Fort Lewis Mesa Planning District understand that our community is growing. We recognize that this growth, combined with a diminishing ability to make an agricultural livelihood, means that we must stand together to help preserve the uniqueness and values of our community. The following Charter is our statement to those people, either appointed or elected, who will be making the decisions that affect us, the land where we live, and our way of life.

Guiding Principles:

- We believe that our livelihoods and lifestyles are centered around our rural landscape and our rural lifestyle.
- We desire to maintain our agricultural heritage to the fullest extent.
- We acknowledge that water restrictions and the decline of agriculture threatens our way of life.
- We do not wish to create unnecessary barriers to a person's ability to develop their land.
- We wish to encourage appropriate development in Hesperus, Marvel, Kline, Red Mesa, and Breen, with a good clean water supply, but not at the expense of prohibiting the ability to develop elsewhere.
- We believe home-based and small businesses should be viewed as essential.
- We believe that County Government should be open and accessible.

2006 State of the People – State of the Land

We are very concerned with:

- The prospect of NEW growth and the potential of unnecessary regulatory controls which may threaten our guiding principles
- The disruption of existing agricultural operations
- The disruption of irrigation water conveyance and storage facilities
- Significant impacts to roads and highways
- Corridor style strip development
- The loss of viable agriculture land

Our Vision for the Future is:

A landscape with successful farms and ranches that helps to provide the expansive views and wildlife habitat that we now enjoy where residents and incentive programs provide a foundation of support.

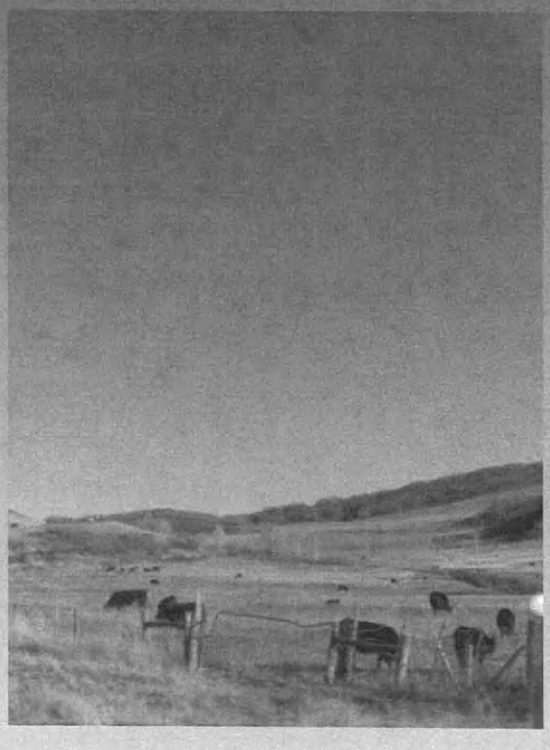
We enjoy areas of intensive production of food for local use. Water policies and distribution sustain existing practices and encourage home and market gardens.

Business development emphasizes our rural and agriculture focus with small value-added processing facilities, markets, and retail food outlets all locally controlled and sustained. San Juan Basin Research Center Photo Courtesy of David Schafer

Our homes are built and spaced in harmony with the rural landscape, with appropriate densities surrounding Red Mesa, Marvel, Kline, Breen, and Hesperus.

Fort Lewis Mesa Colorado

Section I : Purpose



If in fact there is a connection between the places that we inhabit and the political culture which our inhabiting of them produces, then perhaps it makes sense to begin with the place, with a sense of what it is, and then try to imagine a way of being public that would fit the place.

- Daniel Kemmis

Section I: Purpose

The following Charter recognizes the desire of our residents to keep our district rural. This plan also recognizes that this will be a challenge, and has incorporated tools, which we believe will help to achieve this goal.

The Fort Lewis Mesa (FLM) District Planning Committee's charter is a working, living document and should not be viewed as a final plan. We believe that our district must create a working plan that may be modified as our community grows, changes in the economy take place, and as demands to create and increase our infrastructure occur.

We believe:

- **The diversity of the district must be acknowledged.**
- **We must highlight the domestic water shortages that impact current and future growth.**
- **We must demonstrate the shortage of irrigation water and the direct and indirect relationships with domestic water supply.**
- **We must acknowledge the efforts being made to assist with the supplementation of irrigation water and how fragile the establishment of definite densities and land uses are without sound and reliable water sources.**

Section I: Purpose

Goal

Encourage a local development process that reinforces and magnifies La Plata County's openness and accessibility and our community's active participation in that process.

Our Commitment to Our Vision is:

Policy Statement #1 Process

The formalization of a District Development Review Committee is essential to our district plan. A formal committee creates an avenue for our residents to have open communication with our local government. We ask that the County Commissioners, County Planning Commission, and the County Community Development Department give recognition and validation to such a committee.

- The Fort Lewis Mesa District Review Committee shall consist of 7 members, at least 5 of which must be owners of real property and at least 4 of which must reside in the District.

- The Committee shall be nominated by the citizens in the Fort Lewis Mesa Planning District. Citizens of the District shall present a slate of nominees to be appointed together by the Board of County Commissioners. Each member shall serve 3-year staggered terms. Beginning with two with 1-year terms, two with 2-year terms, and three with 3-year terms. Diversity in membership is encouraged, as we value critical thought from all sectors of our community. Inclusion of the following stakeholders is encouraged:
  1. Ranchers and Farmers
  2. Land owners with large parcels of land
  3. Irrigators
  4. Land owners with smaller parcels of land
  5. Business owners
  6. Individuals who work in the District

- The Committee shall make recommendations to the Board of County Commissioners and the La Plata County Planning Commission regarding development and planning within the Fort Lewis Mesa Planning District.

- The Committee shall self-appoint a chairperson who has the responsibility of communicating with each of the Committee members regarding the date, time, and place of review meetings.

The Planning Group has agreed to take the responsibility to develop and oversee the nomination process.

Section I: Purpose

- The Community Development Department shall assign a staff member as the main liaison between our District Development Review Committee and any applicants coming before us. This will allow for advancing open and consistent communication.

Policy Statement #2 Process

- The notification distance to adjacent and area land owners on proposed projects shall be at least 500 ft for minor projects and at least 1/4 mile (1,320 feet) for major projects. We recognize that depending on the project the notification distance may be increased.

Policy Statement #3 Process

Section II : History & Character of the District

The Old Fort Lewis!

1916 Corrals and Old Guard House. Courtesy of *Fort Lewis College Center for Southwest Studies*

The "Old Fort"….

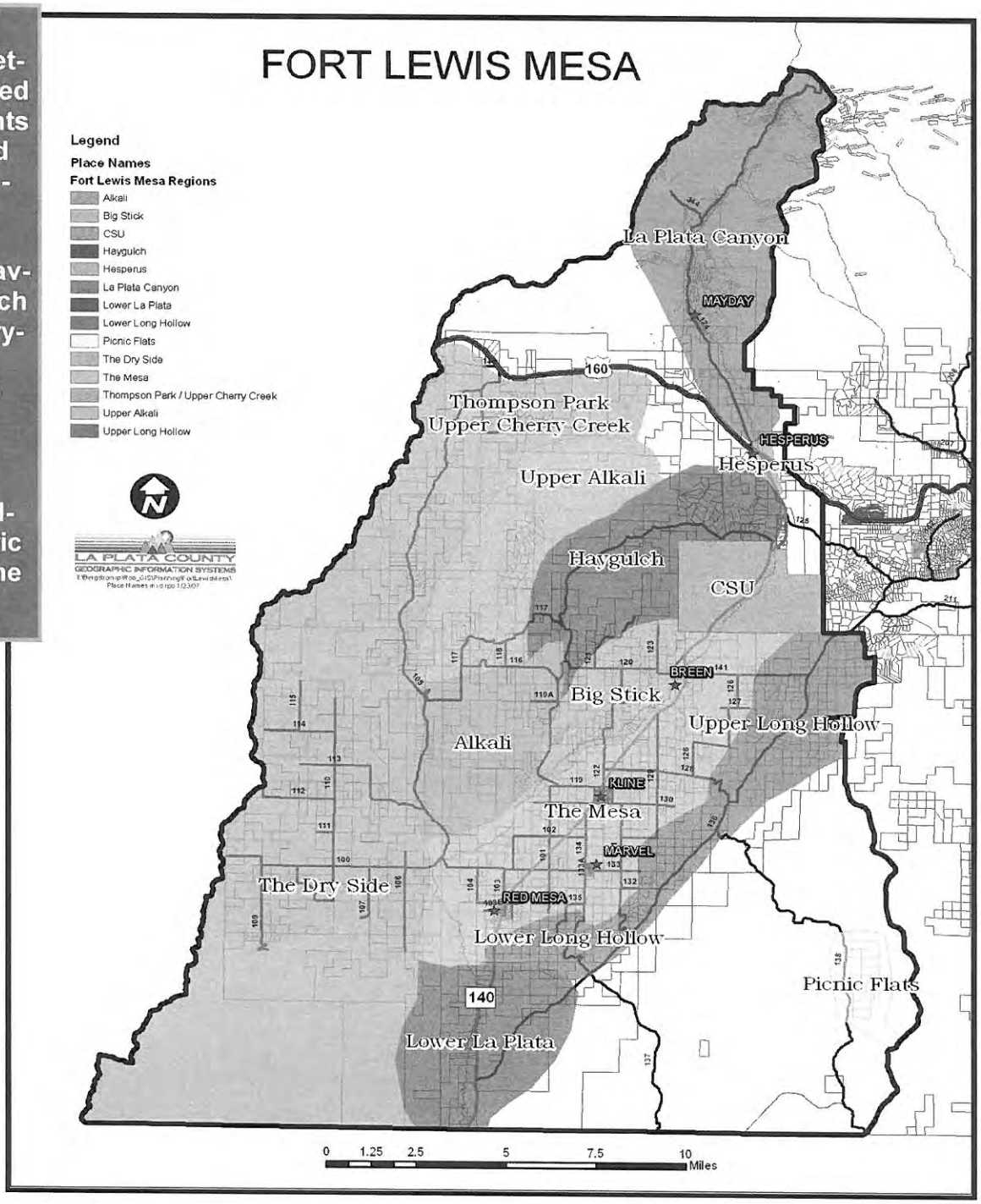
The "Old" Fort Lewis College Web site:

WWW.OLDFORT.FORTLEWIS.EDU/INDEX.HTM

Section II: History & Character of the District

Since the first settlers homesteaded the area, residents have established informal descriptions of the district. When a neighbor was traveling to Hay Gulch or over to the Dry-Side you knew where they were going.

Thanks to Bob Taylor for providing us his historic perspective of the District.



Section II: History & Character of the District

HISTORY

The following section provides only a brief snapshot of the diverse and colorful history of the district. One can stop by the Fort Lewis Mesa Branch of the Durango Library and dig deeper into this history by checking out the "History of Southwestern La Plata County Colorado" by The Fort Lewis Mesa Reunion History Committee 1991 and "Pioneers of Southwest La Plata County Colorado" prepared by The History Committee of the Fort Lewis Mesa Reunion 1994.

Old Fort Granary: Photo Courtesy of Fort Lewis College Center of Southwest Studies

"The search for gold in the La Plata Mountains resulted in a thriving mining industry for several years. It was one of the first places to be prospected in southwestern Colorado. Some of the richest gold mines in the state were located there, with a great quantity of ore extracted. During the mining era in La Plata Canyon, coal mining became a prosperous industry around the Hesperus and Hay Gulch areas, supplying fuel to the mines and the railroad, in addition to the surrounding residents for home heating fuel."

"The National King Coal Company in upper Hay Gulch presently mines one hundred eighty thousand tons per year."

"The Denver and Rio Grande-Southern Railroad came from Durango to Hesperus in 1891 to supply the needs of transportation and freighting."

"Agriculture replaced mining as the principal industry, with ranching leading in the earlier years. All the mesa lands were considered as open range, and numerous herds of cattle, horses and sheep grazed from the New Mexico border to the mountain area. Open range was terminated with the enactment of the 'Homestead' law, when the area became settled by farmers and ranchers who occupied limited acreages."

"The settlement of home sites and the establishment of communities began in the early nineteen hundreds. 'Homesteading' was an act of Congress adopted to encourage the development of farm land without individual financial responsibility."

"Fort Lewis was an original military post in 1880. It is from this facility that the surrounding area has acquired its name as the Fort Lewis Mesa. This mesa occupies about one hundred thousand acres of fine agriculture land."

Opportunity 2017!!

Fort Lewis College is the beneficiary of the State Owned or "Old Fort" land of approximately 6300 acres.

Currently Colorado State University is the lessee of the property and runs the "San Juan Basin Research Center", an agriculture experiment station.

In the year 2017 Colorado State University's lease is up and as beneficiary, Fort Lewis College will have the opportunity to think creatively as to what this parcel will provide for the next generation.

The opportunity for the District and the County to work cooperatively with Fort Lewis College and plan for this future is at hand.

Section II: History & Character of the District

HISTORY

"For many years this area was a portion of the Jicarilla Apache Reservation but became the Ute Indian Reservation and was thrown open to entry and settlement in 1900." Emma Horvath writes, "Fort Lewis was ordered closed in 1891. In 1892 Fort Lewis was turned over to the Department of the Interior to be used as an Indian School. Fort Lewis was accepted in 1911 by the state and an agriculture high school was established. In 1925 area residents petitioned to establish a two-year college, which began in 1927. In 1948 the school came under the control of the state Board of Agriculture at Fort Collins and in 1956 the College was moved to Durango and the old campus consisting of 6,318 acres is still used today as an experiment station."

"The La Plata River flows south to southwest across this table land which is ideally suited for irrigation, being essentially flat east and west, with a gentle slope to the south. Much of the mesa is barren of trees, but prior to settlement it had a heavy covering of sage brush, pinon and juniper (cedar) trees. The soil is a heavy, red clay loam, well adapted to farming grains and alfalfa. Original irrigation of the bench was provided through the construction of several ditches heading from the La Plata River, and generally financed through private enterprise. Construction of the Mormon Reservoir in 1910 (in lower Hay Gulch) has been a valuable asset in furnishing late season water to the farmers. It stores approximately eleven hundred acre feet of water. This reservoir is a stockholder –owned irrigation system."

"A lifetime dream of expanded irrigation to the mesa farm lands... came to an end with the reconstituting of the Animas-La Plata Project with rights to domestic use only."

"The La Plata River Compact of 1922 between the states of Colorado and New Mexico greatly reduced the Colorado land owners irrigation rights, and the farming of large acreage became more difficult. Insufficient rainfall has also depressed farm yields on the mesa. Water in the La Plata River generally dissipates in the mid summer, creating a demand for additional water storage."

"There are a few pioneer families remaining on the original 'Homestead' lands. Some still enjoy profitable farming and ranching enterprises. Most are content with their peaceful rural lifestyles. Each community recognizes an independence, yet an overall unity is ever-present. There is a co-existence of religions, races and cultures dwelling here in harmony."

Section II: History & Character of the District

HISTORY

Original Town sites: The history of the various areas can be traced by the water filings out of the river.

Redmesa:

Redmesa was established on April 24, 1907 by Mormon settlers and was named after the mesa. Joy Walker Brown writes: "The settlement may have been called 'Sunset' also at some time. The breathtaking colors in the morning and evening sky are certainly worthy of having a town named after them." The first post office was at the home of Mr. and Mrs. John Greer as she was the first postmistress at Redmesa. Early settlers filed on water for the Redmesa Reservoir in April of 1905. Work commenced on the project in 1908. Hyrum Taylor built the original Mesa Mercantile. The store had gas pumps, the Post Office, a cream station, an ice house, a wool storage room, a safe for Indian pawn, and a grain room. Navajos often camped by the store. The store was across the road from the church. It burned down in 1931.

In 1924 the Long Hollow mill was built south of Redmesa. It was built by Elmer Taylor. A water powered turbine ran the mill. Several people from the Redmesa area worked there. Many people in the whole area came and traded wheat for flour. It was quite an event to go to the mill which was commonly referred to as the grist mill.

Hesperus:

Hesperus was named from Hesperus Peak about 12 miles north of the town, also from the Latin word, meaning western or evening star. In 1892 some forty to fifty families resided there. In 1910 and 1911 the "Hesperus Harpoon" was the town's newspaper. Hesperus had the usual town businesses of saloons, churches, stores, and a school.

Fort Lewis Mesa Colorado

Section II: History & Character of the District

The Old Spanish Trail is a historic trade route which connected the northern New Mexican settlement of Santa Fé with that of Los Ángeles in California. Approximately 1,200 miles (2,000 km) long, it ran though areas of high mountains, arid deserts, and deep canyons. Explored by European travelers as early as 1776, the Trail saw extensive use by pack trains from about 1829 until the mid-1850s.

The eastern areas of the Old Spanish Trail, including southwest Colorado and southeast Utah, were explored by Juan Maria de Rivera in 1765. Franciscan missionaries Francisco Atanasio Domínguez and Silvestre Vélez de Escalante unsuccessfully attempted the trip to California, leaving Santa Fe in 1776 and making it all the way into the Great Basin near Utah Lake before returning via the Arizona Strip.

HISTORY

Breen:

Emma Horvath writes: "In July 1905, Thomas H. Breen was granted homestead rights on two hundred forty acres. Through the years the land changed ownership many times and the store still stands; this location is known as the Breen Community.

The Breen Mercantile was built in the early thirties by Jess Walker. The Breen Post Office was moved there also with Knute Johnson. A small two room house was constructed north of the store for his living quarters. Wayne Taylor soon assumed charge of the Breen Mercantile and built the Breen Grange Hall as a dance hall.

Kline:

Leon and Claudia "Mazie" Holgate write, "Kline was the name given to the community located between Breen and Marvel. It is thought to have been named for a man whose last name was Kline. It was settled shortly after the turn of the century by Mormon pioneers, some who came from Arizona. The Kline Township was a 40 acre plot, divided into lots. To complete their homesteading obligations the pioneers had to clear the land, build a livable home and bring irrigation water to the land. Henry Slade started the Slade Ditch and John Eaton began work on the Townsite Ditch soon after. The red brick church was completed in the late 1920's."

Section II: History & Character of the District

HISTORY

Marvel:

Cecil Hubbs writes "The townsite of Marvel was laid out, platted and recorded in 1915. It was named Marvel after the 'Marvel Midget' flourmill the farmers had built at the north end of what was to become Main Street (A Midget Marvel Mill, is a Self-Contained Roller Mill, that was built by the Anglo-American Mill Company, Owensboro, Kentucky.) The town grew rapidly after the start in 1916. At one time there were three stores: Millers General Merchandise, Paddocks, and Neitzels. Hubbs references a garage, school, shoe repair shop, blacksmith shop, Marvel State Bank, pool hall, ice cream store, and more. Marvel prospered in the 1920's with many businesses. Marvel hit hard times because of shortage of water and economic hard times causing most of the businesses to close up."

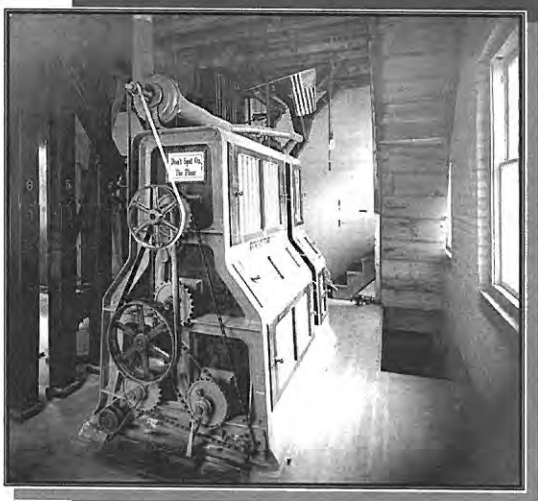


Photo: Midget Marvel Mill circa 1918

La Plata Mountains:

Mount Hesperus, in Navajo mythology, is the "Jet Mountain" and "Sacred Mountain of the North". Mt. Hesperus is located in the southern part of the La Plata Mountain range in southern Colorado which runs 50 miles north and south, from Silverton, Colorado to Mesa Verde, Colorado. Mt. Hesperus's elevation is 13,225 feet. La Plata Mountains was shown as "Sierra Datil" on the Dominguez - Escalante map of 1776. One of the first uses of the name "La Plata" occurred on the map of Captain J.F. McComb who explored the region in 1859.

This mountain, according to Navajo mythology, represents the "Jet Black Stone", and is known to the Navajos as their "Sacred Mountain of the North". It represents their legal northern boundary of the original Navajo country.

Section III: Current Water Status

Ranchers need clean water for their stock, farmers need it for their crops, every employer needs it to stay in business, and every living thing needs it for life... The law needs to be clear to protect water quality and the rights of landowners.

- Congressman Mark Udall

"It may be the compromise that makes it work."

- Sen. Jim Isgar

Section III: Current Water Status

Goal

Minimize the negative impact of increased development on a limited and scarce water supply as well as maximizing the potential of domestic and agriculture based water storage, allocation, and conservation techniques.

Our Commitment to Our Vision is:

Policy Statement #1 Water

Because of the scarcity of water in our District combined with increasing demand we recommend:

- **An independent, comprehensive review of any study or studies that have been done or are ongoing shall commence in 2007, initiated by the Community Development Department, outlining the cumulative effects that the current development pattern and future development will have on our water resources. This review shall incorporate recommendations derived from any independent studies that may provide additional information describing cumulative effects.**

Policy Statement #2 Water

Because of the critical nature of our water resources, we shall define a standard for development as follows:

- **The division of a parcel of land into two or more lots less than 35 acres shall utilize conservation/cluster design with an established base density of 2 lots per 40 acres*. (See Section VI Residential/TDR's)**
  - **The only variance to this base density, unless this district plan is amended and central water available, may be within existing town sites, Marvel, Red Mesa, Breen, Kline and Hesperus or within a reasonable distance under 1/2 mile of the perimeter of the original town sites. A variance may be requested in accordance to the La Plata County Land Use Code.**

After adoption, the Community Development Department shall initiate a thorough analysis of the base density, so as to derive the most appropriate ratio that maximizes the values and principles outlined in this plan.

*A quarter-quarter section is 40 acres in a perfect work, however, the "on the ground" locating/or marking of property may vary the acreage. Please refer to section 70-4: Cluster Development Options – Table 70-B of the La Plata Land Use Code for more detail.

Section III: Current Water Status

Policy Statement #3 Water

The FLM District Planning Committee believes that our water supply and usages should be quantified, qualified, and managed at the county level as per state statute.

- During the development process we would like the BOCC to not rely solely on the state water engineer, but to allow for staff to have applicants address cumulative impacts in accordance with the law. (See Appendix II)

Policy Statement #4 Water

During the planning stages of a domestic rural water system, the FLM District Planning Committee recommends that the District Plan be amended to include the following:

- A comprehensive impact analysis that assesses the costs and benefits of the short and long term development of a domestic system with corresponding alternative growth scenarios that include:
  1. Prioritizing service to our existing town sites.
  2. Efficiencies of location preferences and corresponding calculation of Social Benefit Cost Ratio (The costs/benefits of an activity to society at large, taking into account not only the cost/benefit to the individual, household, firm, or government undertaking the activity but also the costs/benefits to all other members of society).
  3. Analysis of competitively priced water rates.

Section III: Current Water Status

A. Colorado Division of Water Resources

B. Southwestern Water Conservation District

C. The La Plata West Water Company

D. La Plata Water Conservancy District

E. Animas-La Plata Water Conservancy District

Water Districts and Organizations

A. State of Colorado Division of Water Resources

Water Division 7: San Juan/Dolores River basins
The Colorado Division of Water Resources (Office of the State Engineer) is an agency within the Department of Natural Resources providing administration of Colorado's water resources to meet the demands of today, and to provide for the needs of tomorrow. We are committed to meeting the ever-increasing challenges of origin issues, reserved rights, wetlands, endangered species recovery, and interstate water issues on an already limited water supply.

B. Southwestern Water Conservation District

Serving La Plata, Montezuma, Archuleta County, San Juan, San Miguel, Dolores, and parts of Montrose, Hinsdale, and Mineral counties.

The Southwestern Water Conservation District was created by the State of Colorado legislature through House Bill #795 which was approved by the General Assembly on April 16, 1941. The purpose of the district includes: surveying existing water resources and basin rivers, taking actions necessary to "secure and insure an adequate supply of water - present and future", constructing water reservoirs, entering into contracts with other water agencies (such as the Bureau of Reclamation), organizing special assessment districts (known as conservancy districts), providing for instream flows for fisheries, and other legal responsibilities needed by the district to fulfill its purposes.

The SWCD Board of Directors is appointed by the county commissioners from each of the southwestern Colorado counties in the San Juan and Dolores river basins. This board oversees the district, sets budgets, and determines the actions that the water district takes.

C. The La Plata West Water Company

The La Plata West Water Co. was incorporated in the Spring of 2004 to study the feasibility of providing potable water to the dry southwest corner of the county and is counting on Ridges Basin Reservoir to supply its water over the long haul. But the 120,000-acre-foot reservoir won't start to fill until 2009 at the earliest.

The Animas-La Plata Water Conservancy District and the Southwestern Water Conservation District contributed $5,000 each in seed money. Future funding is anticipated from grants and low-interest loans from government and other organizations with a vested interest in the project.

Section III: Current Water Status

C. La Plata West Water Company Cont.

La Plata West is taking up where two earlier studies, including the Bureau of Reclamation appraisal, ended. La Plata West will study the feasibility and creation of a system to deliver potable water from Ridges Basin Reservoir to southwest La Plata County. A special district with taxing authority could be formed.

D. La Plata Water Conservancy District

The La Plata Water Conservancy District (LPWCD) was formed in 1944 by the irrigators of the La Plata River Basin. Its general purposes are similar to those of the SWCD but its original activities were focused on the development of a reservoir in Long Hollow. The Plans for a reservoir were delayed by the onset of World War II and have not yet been completed.

The answer to an off-and-on water problem, according to Bikis, is a 5,400-acre-foot reservoir in the Long Hollow drainage. A 14-year hydrology study done by his firm, Wright Water Engineers Inc., indicates such a project is feasible, Bikis said. The cost of the project, estimated at $13.5 million, could be funded out of $15 million held in escrow by the Colorado Water Resource and Power Development Authority.

Bikis thinks the day has come. He said the Long Hollow reservoir plan of the La Plata Water Conservancy District has the backing in writing of the Colorado Division of Water Resources, the Colorado Water Conservation Board and two American Indian tribes. (Durango Herald, Dale Rodebaugh, May 12, 2005)

E. Animas-La Plata Water Conservancy District

The Animas-La Plata Water Conservancy District (ALPWCD) was formed as part of the efforts associated with the proposed Animas-La Plata Project. This District's boundary encompasses most of the LPWCD. *"The Animas-La Plata Water Conservancy District has earmarked 700 acre-feet of water annually from its share of the Animas-La Plata Project to build a drinking-water system in the southwest part of the county. The water would come from the Animas River diverted through Ridges Basin Reservoir.*

The service area could extend from the Rafter J and Durango West subdivisions and the lower Cherry Creek area south into New Mexico. *"A Denver consultant's feasibility study found a need for water in rural southwest La Plata County and support for a potable-water system. Residents there draw on well water. Residents of Rafter J and Durango West subdivisions suffer from spotty service." (Durango Herald, Dec. 31st 2003, Dale Rodebaugh)*

A reservoir in Long Hollow near the state line would allow Colorado to store unused water throughout the year, particularly in winters. Water could be released from the reservoir to make up any shortage on the La Plata River about a half-mile away. Extra water also could give farmers and ranchers in southwest La Plata County a few more weeks of irrigation.

Section III: Current Water Status

What's New with the Animas-La Plata Project?

December 5, 2006 - The US Bureau of Reclamation (USBR) announced that it has awarded a contract of approximately US$17.6M to the Ute Mountain Ute Tribe's Weeminuche Construction Authority (WCA) of Towaoc, Colorado, for completion of construction of the Ridges Basin inlet conduit.

When completed, the inlet conduit, a core feature of the Animas-La Plata hydro project, will carry Animas river water from the Durango pumping plant to lake Nighthorse.

The primary features to be constructed under the inlet conduit contract award include construction of a 72-inch (183cm) buried steel pipeline that will convey project water 3.4km from the pumping plant to the reservoir, as well as construction of the vents and stilling structures that will regulate the flow of the water being pumped from the Animas River to the reservoir.

USBR anticipates that work on this inlet conduit contract will be completed in 2009, with Commissioner Robert W. Johnson saying that construction of the Animas-La Plata project now stands at approximately 44% complete.

Bureau or Reclamation Animas-La Plata Web Site:

www.usbr.gov/uc/progact/animas/index.html

Section III: Current Water Status

Western La Plata County Water Management and Conservation Plan

This plan is an excellent resource for a more thorough understanding of the complexities surrounding the water issues in this District.

The Plan found that:

Water available for agriculture, even during a wet year, is not adequate to meet crop requirements for the number of acres assigned to ditches that were evaluated in this study. Late season irrigation water is usually even less adequate.

Existing domestic water supplies are commonly inadequate in many areas in terms of both quantity and quality, and will be inadequate to provide for anticipated future growth.

The nature of the La Plata River and the La Plata River Compact create a difficult stream administration situation that results in surplus deliveries of water to New Mexico.

Ironically, a major finding of this Water Management and Conservation Plan is that water users (primarily irrigators) are not able to adequately plan to use available water. Construction and/or enlargement of one or more storage facilities (reservoirs) will provide from improved irrigation scheduling and more effective administration of the La Plata River Compact. (1.0 Executive Summary pp. 1-2)

A *few recommended measures to be implemented in the water management plan include:*

- Conduct a comprehensive hydrology study of the La Plata River Basin to improve understanding of the river system, particularly groundwater/surface water interrelationships.
- Conduct a feasibility study for developing a rural domestic water system in order to address inadequate domestic water supplies.
- Conduct reconnaissance level studies of four potential reservoir sites with the goal of developing 10,000 AF of new storage. (1.0 Ex. Summary pp. 2)

The following 3 pages contain a few excerpts from a study completed by Wright Water Engineers, Inc in Durango.

Western La Plata County Water Management and Conservation Plan

Prepared for:

Animas-La Plata Water Conservancy District In Cooperation with the US Bureau of Reclamation

By: Wright Water Engineers, Inc. July 2000

Section III: Current Water Status

"Thousands of tired, nerve-shaken, over-civilized people are beginning to find out that going to the mountain is going home; that wildness is necessity; that mountain parks and reservations are useful not only as fountains of timber and irrigating rivers, but as fountains of life."

-John Muir

Relevant Guiding Principles for the Fort Lewis Mesa District Plan

- Agriculture efficiency improvements should not deplete domestic well supplies, unless an alternate domestic supply is provided.
- All residents of Western La Plata County should have the opportunity to develop a safe, convenient, and adequate supply of domestic water for indoor use and enough for reasonable outdoor uses.
- Agriculture is an integral and valuable part of the economic and social fabric of Western La Plata County, so any new water supplies for domestic purposes should not come at the expense of the area's agriculture. (2.0 Introduction/Purpose – Guiding Principles pp. 4-5)

Ditches

- There are 46 irrigation ditches in the Fort Lewis Mesa area. In many cases water is distributed by a ditchrider based on the priority of water rights and/or shares held. For incorporated mutual ditch companies, water itself in not purchased, but shares in a ditch are. Annual fees for administration and maintenance are usually based on shares held and the relative maintenance needs of the ditches serving a particular irrigator. (3.0 Study Area Description 3.6 Water Management. pp. 17)

Section III: Current Water Status

Topography

Elevations range from 13,232 feet on Hesperus Mountain to approximately 6000 feet at the Colorado-New Mexico state line. The La Plata River originates high in the La Plata Mountains, a domed or laccolithic mountain range dominating the view to the north for much of the region. Fed largely by winter snow pack in the La Plata Mountains, the river leaves its canyon just north of Hesperus and runs through the Ponderosa pine zone to about Breen. From Breen to near the confluence with Long Hollow, the river becomes more of a meandering stream and more entrenched with streamside terraces as it flows into New Mexico, finally reaching the San Juan River just west of Farmington. A narrow riparian zone borders the river along most of its route with clearly visible cottonwoods that are more numerous in the upper reaches.

Surface topography on the Red Mesa dips at an average slope of 2% to the southwest. Several southwest trending canyons, gulches, hollows, or draws are also present. Between these drainages there are broad uplands undulating with low ridges and swales dipping to the southwest. In contrast, the Dry Side lands have more irregular and complex slopes. (3.0 Study Area Description 3.2 Topography pp. 9-10)

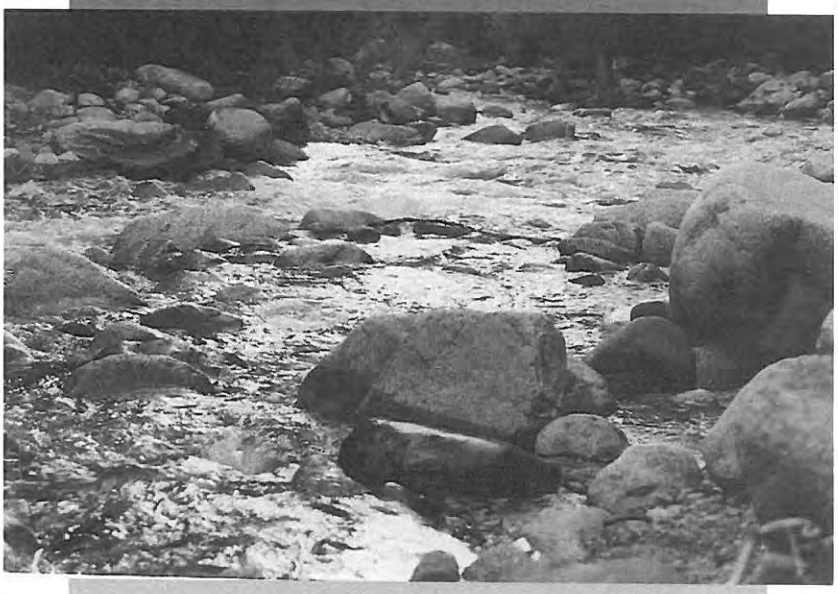
Geology

The geology is primarily characterized by Cretaceous sandstones and shales that form the bedrock. The shales are typically poor sources of water supply with regard to both quantity and quality. The sandstones are slightly better sources of groundwater but are commonly too deep or are fraught with water quality problems to be feasible sources of water supply. There are some areas where glacial gravel deposits from the La Plata Mountains overlie bedrock. These deposits are typically better sources of groundwater and represent the only parts of the study area where water supply from wells generally is not an issue. (3.0 Study Area Description 3.2 Geology pp. 10)

Basin Precipitation

Basin precipitation ranges form 40 inches in the higher elevations near Hesperus Peak to approximately 14 inches near the New Mexico border. The pattern of average monthly precipitation shows that June is the driest month with July and August being the wettest months. The third wettest month is October and the remaining months receive relatively equal amounts of precipitation. (5.0 Water Resource Inventory. 5.2 Basin Precipitation pp. 22)

Section IV: Future Water Possibilities



"I have very mixed feelings about a rural domestic water system. Any water supply in our area will be the single most important factor in determining the rate, type and location of future development. The lack of water is the single factor keeping our part of La Plata County rural! Thank you for your efforts on this."

- Survey Respondent

Section IV : Future Water Possibilities

Goal

Retain *Rural Atmosphere* and provide a safe and secure domestic water source.

There is no lack of water here, unless you try to establish a city where no city should be.
- Edward Abby, Desert Solitaire (1968)

Rural Domestic Water System

Members of the Fort Lewis Mesa District recognize the need and substantial change issues surrounding a rural domestic water system. In fact 72% of survey respondents are "strongly to somewhat favorable" to the development of a rural domestic water system.

Members of the Fort Lewis Mesa Planning Committee would like to make it clear that no component of this plan is meant to criticize or supersede any efforts or organization's attempts to develop a rural water system.

Concern

The primary concern is the recognition that the probability and reality of sub-urbanization and urbanization increases when centralized water systems are developed. The following page contains a series of questions that highlight issues respecting the citizens of the Fort Lewis Mesa District, who have provided us the following:

The majority of you told us that the number one reason for living in the FLM District is the ***Rural Atmosphere.***

- **90% of you said the District should remain rural.**
- **77% of you said you would like the FLM District to be mostly agricultural with a mix of residential.**
- **80% of you said you strongly, or somewhat strongly, agree that development should occur adjacent to areas that are already developed.**
- **51% of you have lived in FLM District for 10 years or more.**
- **73% of you said you would prefer FLM to grow at the same pace or slower.**

Section IV : Future Water Possibilities

We believe the most effective approach in deciding local water supply issues includes citizen involvement. Those affected by water supply proposals should have the right and the opportunity to support those proposals or to challenge their assumptions, to cross check hydrological and financial calculations, and to suggest other strategies. The free flow of information and up-front declaration of vested interests should be ingredients of the decision making process. If or when a rural domestic water system is established we encourage open dialogue and strategic initiatives that address the following:

- **Were accepted planning criteria and economic models used to project demand?**
- **What economic activity will take place if supply is improved?**
- **Will the pipeline encourage "sprawl" of housing developments?**
- **Will the environment be adversely impacted?**
- **Is the viability of the scheme dependent on low interest federal money?**
- **Do the people proposing to create or extend a pipeline stand to benefit financially?**
- **How will costs of pipeline water compare with self supplied systems?**
- **Is connection compulsory?**
- **Will water lines follow County Road easements?**
- **Who will be responsible for easement identification and acquisition?**
- **Will restrictions be made on using existing wells?**
- **Will increased fire protection be a benefit of the rural water system?**
- **What organizational structure will oversee the operations and maintenance of the system?**
- **Is there a comprehensive financial strategy that looks at operating costs, debt-service ratios, public subsidies, tap fees, and affordability?**

We believe the most effective approach in deciding local water supply issues includes citizen Involvement.

Section V: Agriculture

The party of local community, then, is a real party with a real platform and an agenda of real and doable work. And it has, we might add, a respectable history in the hundreds of efforts, over several decades, to preserve local nature or local health or to sell local products to local consumers. Now such efforts appear to be coming into their own, attracting interest and energy in a way they have not done before. People are seeing more clearly all the time the connections between conservation and economics. They are seeing that a community's health is largely determined by the way it makes its living.

- Wendell Berry, "Conserving Communities"

Section V : Agriculture

Goal

Retain the Fort Lewis Mesa District as a predominantly agricultural and rural community.

Our Commitment to Our Vision is:

Guiding Principles:

- **We recognize that one man's livelihood is not another man's green belt, and that property rights must be protected. However, we also believe that irresponsible growth hurts everyone and that our natural resources must be used and protected wisely and responsibly.**
- **We believe that our livelihoods are centered around our rural landscape and our rural lifestyle.**
- **We desire to maintain our agricultural heritage to the fullest extent.**
- **We acknowledge that water restrictions and the declining nature of agriculture threatens our way of life.**

Background:

Historically, agriculture has been the predominant land use in the rural parts of La Plata County. It has defined the area's character. Over the past decade, however, consistently declining agriculture commodity prices coupled with skyrocketing land values resulting from an in-migration of new residents has made selling agriculture land for residential development a far more profitable enterprise than agriculture. While this phenomenon is not unique to La Plata County, it has been a cause for concern for many area residents who believe that the preservation of agriculture in La Plata County is essential to maintaining the historic character of the County. (La Plata County Comprehensive Plan, Dec. 2001)

Concerns:

- The cumulative effect of selling off 35-acre parcels is a gradual filling in and breaking up of contiguous agriculture land.
- Between 1987 and 2002, La Plata County lost over 50,000 acres of agricultural land.
- Open agricultural lands are also critical to maintaining the state's biodiversity as well as preserving the natural cycles that clean and renew our air and water.

Section V : Agriculture

Developing a Farm and Ranchlands Protection and Conservation Program for Fort Lewis Mesa.

Scope: Derived from willingness to "Plan for Agriculture" the Fort Lewis Mesa Planning District is committed to expanding the programmatic resources available to La Plata County Government and the community. In order to develop these tools and resources, engaging the appropriate organization that has broad based experience in agricultural preservation is required. The following methodology is strongly suggested:

A. Build support for land protection and create effective land protection programs. Training and outreach programs will be established to garner support.

   - Raise awareness about the economic, environmental, cultural, and other benefits farms and ranches provide to individuals and communities.

B. Develop a countywide assessment of all stakeholders within the agriculture and ranching industry and subsequently outline an economic and social framework that is appropriate for Fort Lewis Mesa District in order to add value to all efforts for the preservation of agriculture. Tools: Surveys and focus groups, feasibility studies, agricultural economic development program assessments, funding assessments, facilitation and ordinance drafting and reviewing, strategic land identification, and prioritization and task force facilitation.

C. Create a customized approach to local preservation utilizing a combination of the following:

   - Economic Development Tools – Agritourism, direct marketing, branding of local agricultural products, value-added processing, and product diversification.

   - Land Use Policies and Programs – Purchase of Development Rights, transfer of development rights, agricultural districts, right-to-farm and tax relief, and Conservation Easements.

   - Conservation practices: Integrated pest management, nutrient management, and grass based farming.

The end product may be a customized Farm and Ranchlands Protection and Conservation Program for the community and La Plata County that engages diverse groups to capitalize on the strength of local, regional, and global resources.

Opportunities:

The Fort Lewis Mesa Planning District has the opportunity to utilize a combination of local resources to derive a comprehensive approach to the preservation and enhancement of agriculture and ranching.

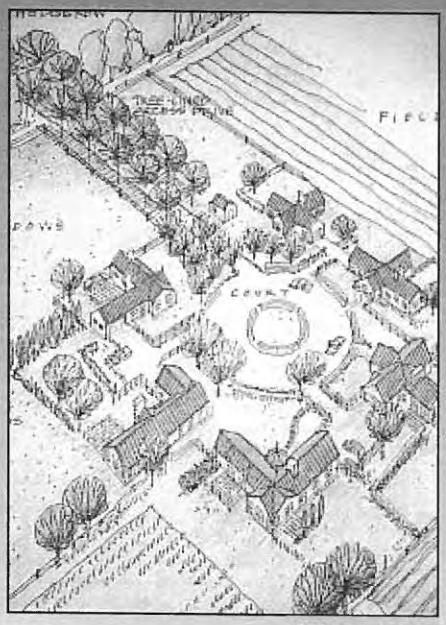
If the Community is interested in this approach the methodology to the left may provide a path to doing so.

We recognize that there is no easy answer to increasing the viability of Agriculture, but we do understand that maximizing our local and regional resources will increase our chances.

People stick to ranching because they love the feel of a quick little horse moving intently after cattle, or the smell of greasewood after summer rain; or new-cut alfalfa on a spring morning, or the stretch of a damp rawhide as they work the braiding of a riata, or the look of a mother cow as she trails her dusty way back to her calf after a long walk to water. People stick to it because they enjoy the feel and smell and sound of things, and because they share those mostly unspoken loves with other people they can trust as being somewhere near decent.

- William Kittredge

SECTION VI: RESIDENTIAL / TDR'S



Calthorpe Associates

People devised large lot zoning thinking it was going to give them a country like setting, but what it really gives them has none of the benefits of town life and none of the characteristics of country life. All you get is a yard that's too big to mow and too small to plow and no sense of neighborhood.

- James Howard Kunstler

SECTION VI: RESIDENTIAL / TDR'S

Goal

Build in harmony with the rural landscape, with appropriate densities surrounding Red Mesa, Marvel, Kline, Breen, and Hesperus.

Our Commitment to Our Vision is:

Policy Statement #1 Land

The FLM District Planning Committee encourages higher density development in or near our existing towns or other formally designated areas by supporting the following:

- **Centralized infrastructure development including water and sewer districts.**
- **The division of a parcel of land into two or more lots less than 35 acres shall utilize conservation/cluster design with an established base density of 2 lots per 40 acres*. (See Section VI Residential/TDR's)** The only variance to this base density, unless this district plan is amended and central water available, may be within existing town sites, Marvel, Red Mesa, Breen, Kline and Hesperus or within a reasonable distance under 1/2 mile of the perimeter of the original town sites. A variance may be requested in accordance to the La Plata County Land Use Code.
- **Public/private approaches and not solely land use regulations that utilize the land market to encourage higher densities in appropriate areas, agriculture preservation, and conservation design.**

Policy Statement #2 Land

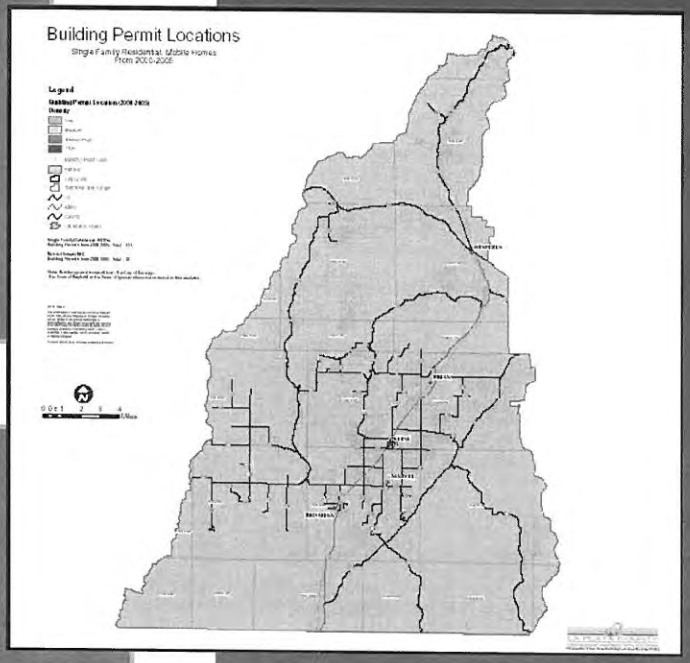
We recognize that growth and development will occur and that there are resources and land use tools that may assist in the guidance and management of this growth and development. We recommend the commencement of a complete analysis of the use of Transfer of Development Rights for the Fort Lewis Mesa District in 2007. (See Page 36-37)

SECTION VI: RESIDENTIAL / TDR'S

CONSERVATION DEVELOPMENT

We believe that Conservation based development is an excellent tool that embraces our core values and principles.

- Helps to preserve our rural livelihoods
- Supports our Agricultural heritage
- Acknowledges a water critical area
- Creates opportunities for people to develop their land without unnecessary barriers
- Supports appropriate development in Marvel, Kline, Breen, Red Mesa, and Hesperus



Conservation Subdivisions: A Definition

Conservation subdivisions are characterized by common open space and clustered compact lots. The purpose of a conservation subdivision is to protect farmland and/or natural resources while allowing for the maximum number of residences under current community zoning and subdivision regulations. In some cases a greater density (density bonus) may be offered in the local ordinance to encourage this approach to residential development planning. Generally, this tool is used for parcels 40 acres or larger.

Density and Lot Size

Rather than control development by lot size, Fort Lewis Mesa encourages design based on overall density. With this method, owners are allowed to develop a fixed number of units regardless of lot size. We recognize that affordability is directly related to lot size and do not want to price people out of the market. We do encourage development that is sensitive to the character of the District, respectful of cumulative water impacts and still profitable to the owner. Development flexibility involves the reduction of lot size in exchange for setting aside significant amounts of open space.

SECTION VI: RESIDENTIAL / TDR'S

This 160 ac. agricultural parcel has been developed at a density of 2 residences per 40 acres. Newly created parcels are approximately 3 acres in size and consume approximately 24 acres. 136 acres are preserved for agricultural use, open space, and wildlife habitat. This design concept focuses on creating home sites with high amenity value while preserving the existing character of the landscape. The cluster concept:

- Can be tailored to the owner's knowledge of the land and personal goals.
- Home sites can be developed without giving up agricultural production.
- Clustered home sites offer buyers an opportunity to live in a rural setting without taking on major land management responsibilities.
- High cost areas for development, such as drainages and steep slopes, can be avoided and left as functional and aesthetic assets.
- Clustering lowers road and utility costs for the developer.
- Phasing the development would allow the costs of development to be paced with the needs of the landowner.

Fort Lewis Mesa Colorado

SECTION VI: RESIDENTIAL / TDR'S

Conservation Design Continued...

The original parcel has a mix of land uses and geographical amenities including irrigated fields, dry land fields, wooded hillsides, a steep arroyo, and an area of poor drainage. The parcel also has an original homestead of historic value, but is uninhabitable.

The design concepts illustrated include:

Roads and Pedestrian Circulation

- Looped roadway design – accommodates snow removal, school buses, trash pickup, and emergency services.
- Treated gravel or bituminous surface for dust abatement.
- Pedestrian pathways along roadway frontage and open space for recreational use.

Fire Protection

- Home sites are located well away from steep wooded canyons where fire runs up slopes.
- Livestock pond is a visual amenity and provides an on site water source for fire protection.
- Looped two-way traffic road design with adequate turning radius and gentle grades ensures good access for emergency vehicles.
- Homes located within the perimeter of the road use the road its self as a fire break.

Open space conservation

- Agricultural open space keeps farmland in production, while allowing economic gain through partial sale of the property.
- Natural open space preserves wildlife habitat, provides recreational opportunities, and capitalizes on the inherent beauty and character of the landscape as a marketable feature of the lots being sold.
- Historic resources are preserved for future generation as apart of the landscape character.

SECTION VI: RESIDENTIAL / TDR'S

TDR POTENTIAL FOR FORT LEWIS MESA

Ft. Lewis Mesa is a landscape rich in beauty and diverse in its uses. A successful Transfer of Development Rights (or TDR) program is one tool which could be applied to help preserve the quality of the Ft. Lewis Mesa Landscape.

What are TDRs?

TDRs can be thought of as a way of encouraging the reduction or elimination of development in areas that a community wants to save, and the increase of development in areas that a community wants to grow.

Transfer of Development Rights programs allow property owners to buy and sell development rights without actually exchanging any land. The basic TDR concept is to compensate landowners who give up potential development rights in environmentally sensitive areas or preservation districts as designated by communities. The goal is to direct development away from sensitive lands, known as "sending" areas, toward more suitable areas, called "receiving" areas.

TDR's should be looked at critically, they may be effective but care must be taken in the development stages as to the costs and benefits.

Next to establishing effective agricultural zoning on the urban fringe and the political struggles that involves, TDR is the most difficult farmland preservation technique to establish.

Tom Daniels "Holding Our Own: Protecting American Farms and Farmlands",

In General TDR systems:

- Provide incentive to preserve working ranches & rural character,
- Are fair to all property owners whether they choose to develop now, later, or never,
- Are realistic about ever-increasing land values in the Ft. Lewis Mesa Planning District, and realistic about the growth pressures and opportunities the district will face.

Benefits of a TDR Program

Many rural landowners would like to keep their land open for agriculture, forestry, or wildlife/ open space benefits. A Transfer of Development Rights (TDR) program for Ft. Lewis Mesa would allow individuals in the community to use a free market system to protect the character of the community, while protecting private property rights. Because of rising land values in the County, the economic pressure to subdivide and sell off pieces of the land is becoming very strong. Under a TDR program a landowner would receive financial compensation without developing or selling their land, thereby preserving the existing character of the landscape. A TDR program encourages controlled growth, which is economically desirable in certain areas. At the same time a TDR program can promote the preservation of the character that makes the area attractive.

SECTION VI: RESIDENTIAL / TDR'S

TDR Program Basic Concepts

A TDR program would be a voluntary program (Willing Seller / Willing Buyer) which would use the transferred development rights to build additional houses on other parcels in more desirable / appropriate areas.

In an effort to maximize development profits, Landowners would typically desire to develop the maximum density allowed by code or other limitations such as water. A TDR system allows a landowner to sell, or convey the right to develop their property to a willing buyer instead. By selling the development rights to a parcel, the landowner receives compensation just as they would if they developed the property. In some instances the development rights may be worth more on another parcel than if they remained on the original parcel. Development rights that are "landed" on another parcel may remain undeveloped, and may continue to appreciate in value. The rights may stay with that parcel, or they may be sold to another receiving parcel. The development rights may also be used to improve the receiving parcel.

Sending Areas

Because all TDR systems are unique the criteria for becoming a sending area should defined based on community benefits citizens see as being important. **Criteria must be definable and map-able**. Previous work elsewhere in La Plata County has identified four priorities deemed to have sending area qualities, which could be used in Ft. Lewis Mesa: 1) Scenic assets along highway corridors, 2) Agricultural Parcels, 3) River & Riparian Corridors, 4) Large open parcels surrounding developed areas. Other criteria can be used to customize sending areas to meet the community goals, such as steep slopes, or ridgelines. If one of the main goals is to preserve agriculture, then developing incentives based on agricultural use may be one approach to identifying sending areas.

Receiving Areas

Receiving sites are traditionally areas where higher density is desirable, supporting infrastructure is available, and development is compatible with existing uses. One approach may be to make all of the district a sending area and require TDRs to be landed in receiving areas outside of the district. Another approach would be to make the whole district a sending and receiving area. Or the district could designate sending and receiving areas within the district.

Typically one of the key elements in establishing a TDR system is determining the base density of either the whole area or of the sub districts. The Ft. Lewis Mesa Planning District has the beginnings of an area plan already roughed in. A TDR program could be an excellent addition.

Case Study: Our Neighbors to the west, Montezuma County

In 2004, Montezuma County adopted a TDR Ordinance for the Dolores River Valley.

Parcels are designated both Sending and Receiving areas within the Valley boundaries.

Landowners have the opportunity to apply for and exceed the one unit per ten acre baseline density when they transfer density from other parcels within the Valley.

Receiving areas are approved through the County's High Impact Permit and Subdivision requirements. Baseline density may be exceeded. One TDR must be given for each unit in excess of the baseline density of one unit per ten acres. The maximum density when TDR is used is one unit per three acres.

SECTION VII: APPENDIX

Fort Lewis Mesa Planning District
Planning Project Review Checklist

PROJECT INFORMATION
Date:
Project Name & Number:
Project Location:

The District Planning Group has outlined the following concerns associated with new development.

- Disruption of or incompatibility with existing agricultural operations
- Disruption of irrigation water conveyance and storage facilities
- Significant impacts to County Roads and State Highways
- Corridor style / strip development along State Highways in the District
- Loss of viable agricultural land

The District Planning Group would also like to encourage "infill" development in or adjacent to the town sites of Hesperus, Kline, Marvel, and Red Mesa as well as residential projects that will contribute to the mix of housing types in the District. Development should also be encouraged in areas that possess an adequate domestic water supply. Class II developments should screen outside storage and work areas.

REVIEW GROUP COMMENTS
The Fort Lewis Mesa District Review Group has the following comments regarding this project.

Agriculture

1. The homes or buildings will be setback from neighboring agricultural operations in order to minimize potential conflicts. (Check one)

Yes Partially Complies No Not Applicable

What features are proposed to reduce such conflicts (landscaping, cattle guards, fencing, etc.)?
Additional recommendations to reduce conflicts with adjacent agricultural operations. (larger setbacks, different layout, different location, berms / buffering, etc.):

2. This project utilizes clustering or other site design features to minimize loss of viable agricultural land

Yes Partially Complies No Not Applicable (Check one)

What features are proposed to reduce the loss of agricultural lands?
Additional recommendations to minimize loss of agricultural land:

3. The proposed development will not impact irrigation facilities, easements, access, and maintenance activities, or necessitate modifications to existing irrigation systems. (Check one)

Yes Partially Complies No Not Applicable

What features are proposed to reduce such impacts? Rerouting / piping of ditches, etc.
Additional recommendations to reduce irrigation impacts:

Water Resources

4. This project will not have the potential to impact domestic water supplies in the District? (Check one)

Yes Partially Complies No Not Applicable

What features are proposed to reduce such impacts? (Xeriscaping, grey water use, aquifer recharge, central wate-system)
Additional recommendations regarding water resource impacts:

Housing Types

5. This project contains lots priced for a variety of income ranges. That is, not all lots within the same price range. (Generally, applies to subdivision over 10 lots.) (Check one)
Yes Partially Complies No Not Applicable

What features are proposed to provide a diversity of housing types?
Additional recommendations to promote a mixture of housing types.

Infrastructure

6. This project is located near supporting infrastructure and/or developed areas. Factors to be considered include adequate road capacities and availability of safe roadway access points and if feasible the availability of central water and sewer services. (Check one)
Yes Partially Complies No Not Applicable

What features are proposed to reduce such impacts?
Additional recommendations regarding infrastructure, services and safe access.

Strip Development

7. This project does not contribute to the proliferation of "strip" or "corridor" style development along Highways 140, 160, and County Road 141. This objective may be achieved through a large set back of buildings from roadways, not facing buildings to the highway, combined access with adjacent projects, access points on County Roads versus State Highways. (Check one)
Yes Partially Complies No Not Applicable

What features are proposed to avoid strip development. (setbacks, landscaping, berms, project layout)
Additional recommendations intended to avoid strip development:

Outdoor Storage/Visual

8. Outside storage and work areas of Class II (Commercial, Industrial, Multifamily, etc) developments are adequately screened from public roadways and adjacent properties? (Check one)
Yes Partially Complies No Not Applicable

What features are proposed to screen/eliminate outside storage and work areas? (setbacks, landscaping, berms, fencing)
Additional recommendations intended to mitigate visual impacts:

Additional Comments

DISTRICT RECOMMENDATION

Approval Approval with recommendations listed Denial

Members of Review Group Present:

Name Date

SECTION VII: APPENDIX

Colorado Statutes : TITLE 30 GOVERNMENT - COUNTY : COUNTY PLANNING AND BUILDING CODES : ARTICLE 28 COUNTY PLANNING AND BUILDING CODES : PART 1 COUNTY PLANNING : 30-28-133. Subdivision regulations.

(VIII) Maps and plans for facilities to prevent storm waters in excess of historic runoff, caused by the proposed subdivision, from entering, damaging, or being carried by conduits, water supply ditches, and appurtenant structures, and other storm drainage facilities;

(d) Adequate evidence that a water supply that is sufficient in terms of quality, quantity, and dependability will be available to ensure an adequate supply of water for the type of subdivision proposed. Such evidence may include, but shall not be limited to:

(I) Evidence of ownership or right of acquisition of or use of existing and proposed water rights;

(II) Historic use and estimated yield of claimed water rights;

(III) Amenability of existing rights to a change in use;

(IV) Evidence that public or private water owners can and will supply water to the proposed subdivision stating the amount of water available for use within the subdivision and the feasibility of extending service to that area;

(V) Evidence concerning the potability of the proposed water supply for the subdivision.