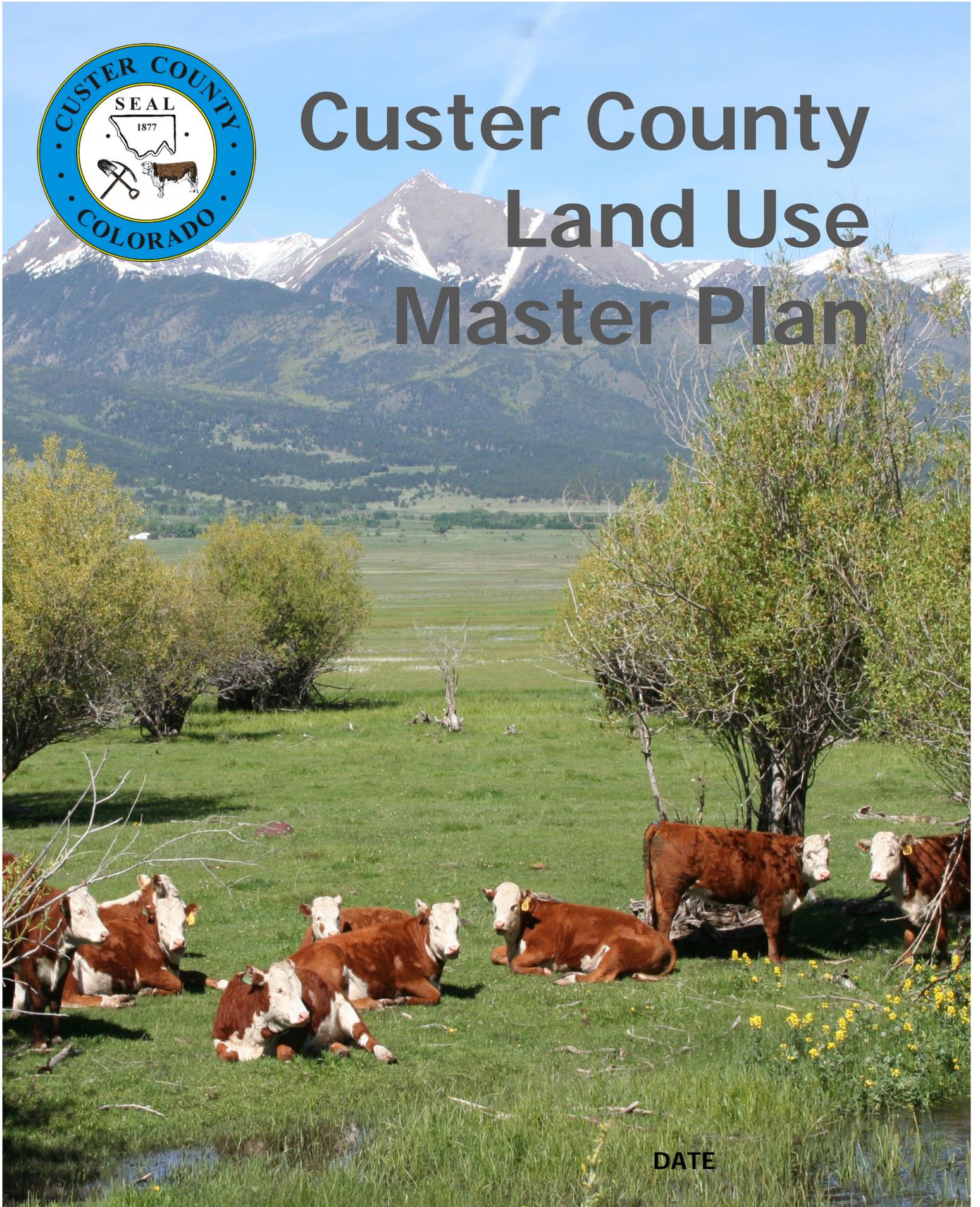
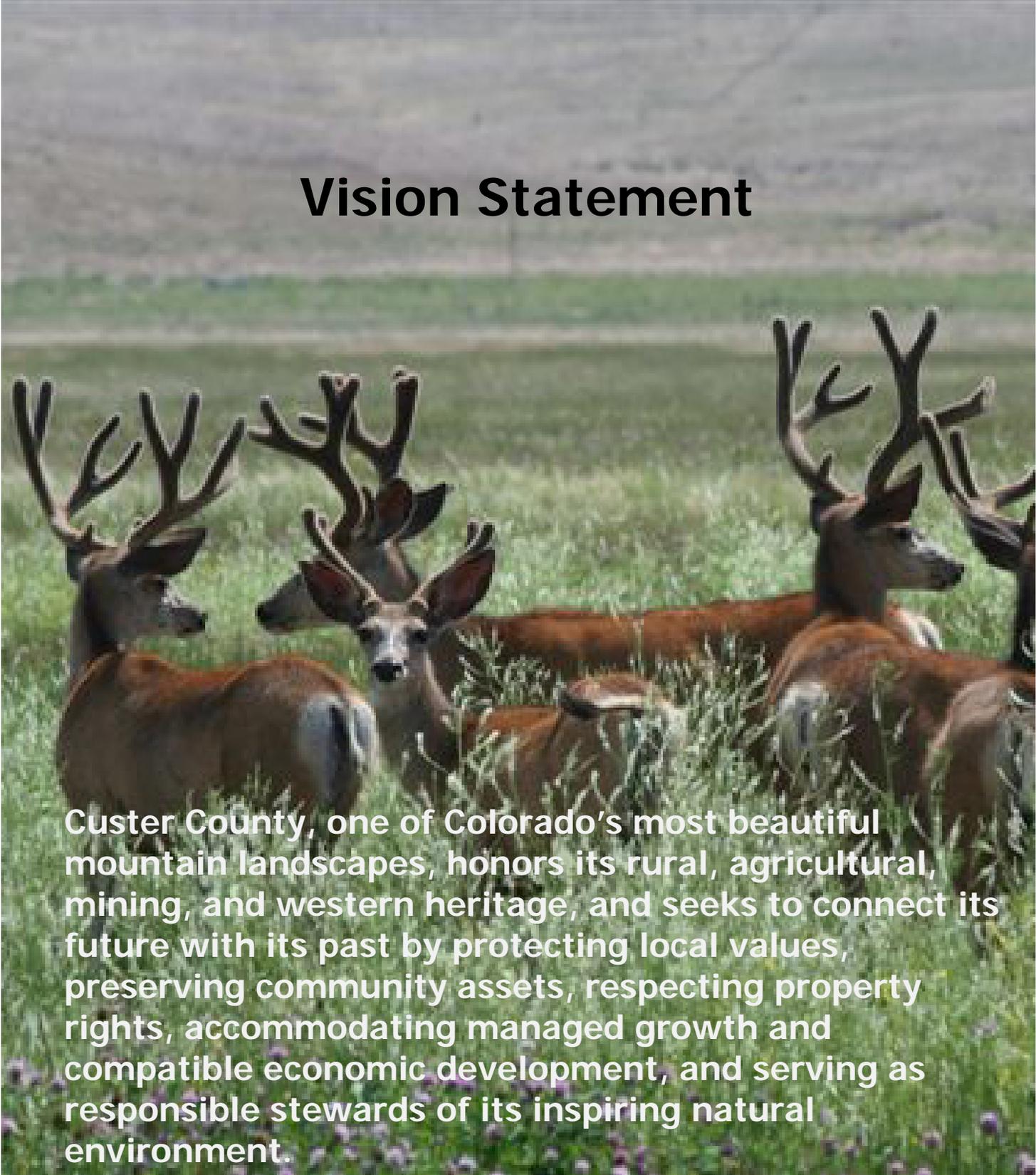




Custer County Land Use Master Plan



DATE



Vision Statement

Custer County, one of Colorado's most beautiful mountain landscapes, honors its rural, agricultural, mining, and western heritage, and seeks to connect its future with its past by protecting local values, preserving community assets, respecting property rights, accommodating managed growth and compatible economic development, and serving as responsible stewards of its inspiring natural environment.

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Introduction

Purpose

The Master Plan is a framework for maintaining and enhancing quality of life for residents and visitors in Custer County and a guide for accomplishing community aspirations and intentions. It states goals and objectives and recommends courses of action for future growth and development of land, public facilities and services, and environmental protection.

The purpose of the Custer County Master Plan is to anticipate inevitable growth-related challenges in Custer County and to help plan future development within the County. Wide community participation was solicited in preparing this document to provide a vision for future land use in Custer County that is acceptable to most of its citizens. It is an advisory document that respects individual property rights in balance with the best interest of the entire community. The Master Plan outlines goals and policies that provide guidance for more specific and binding land use documents including the Custer County Zoning Resolution and Subdivision Regulations. The Master Plan details recommendations and goals for action by the Board of County Commissioners, Planning Commission, Board of Zoning Adjustment, other appointed boards and County Staff.

This Master Plan is intended to serve as a guide for the regulation of land use in the unincorporated portions of Custer County. Inevitably, decisions will be made that result in conflicts among goals set forth in the Master Plan. When these conflicts occur, the decision makers must find a balance that never loses sight of the County's vision: respecting its rural, agricultural, mining and western traditions. Ranch and farm uses within Custer County are important physical, cultural, environmental, aesthetic and economic assets to both urban and rural residents. Additionally, preservation of these lands in huge tracts is desirable to maintain the agricultural economy of the County. Loss of agricultural lands to residential development is a matter of public concern. The objective is to perpetuate those values important to Custer County residents such as neighbors respecting each other, fewer regulations, a less stressful life, scenic beauty, abundant wildlife, good water resources and a safe place for families to live and prosper.

Background

Custer County produced its initial Master Plan in April of 2002. The first review and update was approved in July 2010 which included a supporting document. This document represents the third review and update on the initial April 2002 Master Plan. This revision incorporates the primary and supporting documents into one master plan document.

Use of the Plan

The Custer County Master Plan is an advisory document to guide land development decisions (C.R.S. 30-28-106). Although the plan is advisory, it serves as the basis for land use regulatory measures, primarily the Custer County Zoning Resolution and the Custer County Subdivision Regulations. The Custer County Master Plan serves as the foundation for future intergovernmental agreements, capital improvement programming, and detailed studies and programs; it is also used as supporting documentation for pursuing grant-based activities.

As a master plan, this document is not regulatory or binding upon private land use activities until enforced through regulatory mechanisms such as zoning and subdivision regulations and has immediate binding effect only upon public activities as required by Colorado Revised Statutes. This Master Plan is not a zoning plan. Accordingly, the use herein of the words "shall", "must", "require", etc., are not to be interpreted as mandatory or regulatory except with respect to the public activities described in C.R.S. 30-28-106 or where zoning and subdivision regulations require.

The Custer County Master Plan will be referenced by the Board of County Commissioners, Planning Commission, Board of Zoning Adjustment and the County Staff when reviewing Zoning Permit applications, updating the Custer County Zoning Resolution and the Custer County Subdivision Regulations, working on intergovernmental issues with Silver Cliff and Westcliffe and other agencies outlining work programs, preparing annual budgets, and evaluating the County's progress in meeting identified goals. The Custer County Master Plan will also be used to guide residents, landowners, and developers concerning land planning and community development objectives within Custer County.

The Planning Influence section outlines land use, infrastructure and services currently available within Custer County that establish the basis for creating Planning Goals, Policies, and Actions.

The Plan Direction section establishes five Planning Areas within Custer County. Each Planning Area (Grape Creek, Sangre De Cristo, Foothills, Wet Mountain/Hardscrabble, and Cooperative) has a set of Plan Directions that are guidelines for public policy consideration and future land use decisions. Following the Planning Areas are Goals, Policies, and Actions that are organized into three major themes: Environment, Land Use, and County Services. Policies may not have specific action items connected with them. It is the intention that all policies be considered in general in all applications. The Plan Direction and the associated goals, policies and actions will be used in conjunction with the Custer County Zoning Resolution and Custer County Subdivision Regulations to guide the appropriate location, character, type, and intensity of new development.

Although the Master Plan guides Custer County toward the future, it is also a "living" document adaptable to changes the future will bring. The Custer County Planning Commission will conduct a comprehensive review of the Master Plan every five years.

Planning Influences

Land Use

Context

Custer County is located in south central Colorado and is bordered by Fremont County to the north, Pueblo County to the east, Huerfano County to the south, and Saguache County to the west. Originally occupied by the Ute Indians, explored by Zebulon Pike, visited by Kit Carson and John Fremont, settled by German colonists, and named after the famous cavalry leader General George A. Custer, Custer County was established on March 9, 1877. Over the past 138 years, Custer County has become a special place with unique qualities and challenges which ultimately influence land use and development decisions.

Like many Colorado counties, the population of Custer County has fluctuated with “boom and bust” economies (see Appendix A). The surge of silver and gold mining activity in the 1870’s brought a population to Custer County more than double what exists today. By 1890, the population dropped as mining claims played out. Cattle ranching became the mainstay of the economy, even though it was difficult to get access to markets after the railroad was abandoned in 1937. Population continued to decline between 1940 and 1970. Between 1970 and 1990, population steadily increased with the growth of tourism and a relatively stable economy. From 1990 to 2000, Custer County grew 82 percent, becoming the fourth fastest growing county in Colorado. Its spectacular natural setting attracting new residents enjoying a strong state and national economy focused on information technology, recreation, tourism and services. The largest surge in population was among individuals aged 45 to 64.

Population is expected to continue to grow, although not at rates experienced during the 1990’s (see Appendix A).

Incorporated Towns

Two statutory towns, Silver Cliff and Westcliffe, are centrally located adjacent to each other with Westcliffe serving as the County seat.

Silver Cliff is one of Colorado’s oldest mining communities, originating in 1879. Once one of Colorado’s largest towns in terms of population, Silver Cliff is now one of Colorado’s largest towns in terms of land area, having annexed over 7,000 acres in 1973. The 2010 Census population of Silver Cliff was estimated to be 587 persons, a 12.8 percent increase since 2000. In January 2002, Silver Cliff adopted its first Master Plan and Subdivision Regulations.

Westcliffe, incorporated in 1887, serves as the economic, cultural, and government center of Custer County. Originally conceived as a speculative development for a railroad terminus, Westcliffe evolved as a ranching community. The 2010 Census population of Westcliffe was estimated at 568 persons, a 25.8 percent increase since 2000. The Town of Westcliffe adopted its first Master Plan in December 2000.

Unincorporated Communities

Additionally, the unincorporated communities of Wetmore, San Isabel, Lake DeWeese and Rosita/Querida are growing areas where population density requires attention to avoid future infrastructure problems.

Land Use, Zoning and Subdivision

Custer County is primarily a rural county, with urban uses generally located within the incorporated towns of Silver Cliff and Westcliffe. Of Custer County's 474,424 acres, 190,543 acres (40%) is public land, and 283,881 acres (60%) is private land.

Public land is managed by the United States Forest Service (USFS), Bureau of Land Management (BLM), State of Colorado and the local governments of Custer County, Silver Cliff and Westcliffe. USFS lands include portions of the San Isabel National Forest, the Greenhorn Wilderness Area, and the Sangre De Cristo Wilderness Area (see Appendix A Table 3).

Agricultural land comprises approximately 75 percent of private land in Custer County. Custer County adopted a Right to Ranch and Farm policy in 1998 to protect the viability of agricultural land use activities.

The majority of residential and vacant land is located in over 120 platted subdivisions in Custer County. According to the 2010 census, Custer County has 3,956 housing units; approximately 49 percent are owner occupied. Another 42 percent are seasonal or "second homes", leaving 8 percent vacant. Commercial property is predominantly located in the towns of Silver Cliff and Westcliffe (see Appendix A Table 5). Retail (merchandising) property had a 2015 assessed value of over \$1.6 million, followed by special purpose commercial property (\$1.6 million), offices (\$1.6 million), warehouses and storage (\$1.2 million) and lodging (\$663,670). By comparison, very little industrial development exists in Custer County, with a total 2015 assessed value of only \$246,980 (see Appendix A). Other private land use includes property used for natural resource, recreational, and non-profit activities. Mining claims, prevalent in the Silver Cliff area, account for a significant portion (\$590,620) of the 2015 assessed value of natural resources, roughly equivalent to the 2015 assessed value of recreation property (\$588,920) (See Appendix A Table 7).

Custer County does not have a building code, although State electrical and plumbing, and State and County septic codes, must be followed. A zoning permit is required for all dwellings and all accessory structures 100 square feet or greater in size. Custer County adopted a Compliance Inspection process that must be met before any dwelling owner completes their zoning permit requirements. Trends in zoning and septic permits are presented in Appendix A Table 6.

Ranching, farming, residential, commercial, industrial, natural resource, and other land uses found within Custer County are based on the zoning district within which they are permitted. All zoning districts allow agricultural and residential uses as a "use by right", meaning that no additional approvals are required beyond a zoning permit. Only one single-family dwelling is permitted per parcel in any district, unless otherwise approved (see Appendix A Table 6 and Table 7).

Special Use Permits (SUP's) are required for commercial, industrial, natural resource and other uses. The Custer County Zoning Resolution also requires that all structures be setback a minimum of 50 feet from property lines of lots three acres or larger, with a maximum building height not to exceed 30 feet from the highest point of finished grade. Special Event Permits are required for temporary or short-term use that is public or commercial in nature.

Environment

Topography

Custer County encompasses 738 square miles of land area, extending from the high plains at its northeastern corner, across the Wet Mountains, into the Wet Mountain Valley and to the Sangre De Cristo Range. Elevation ranges from 6,081 feet in the northeastern community of Wetmore to the 14,294-foot summit of Crestone Peak in the Sangre De Cristo Range. Other peaks in excess of 14,000 feet, framing the western boundary of the county, include Crestone Needle, Kit Carson Mountain, Challenger Point, and Humboldt Peak, with numerous additional peaks ranging from an elevation of 10,185 feet (Middle Knob) to 13,931 feet (Mount Adams). The Wet Mountain Valley lies at an elevation of approximately 8000 feet between the Sangre De Cristo Range and the Wet Mountains, which rise to an elevation of 11,784 feet at St. Charles Peak.

The natural topography of the landscape can either accommodate future land use activity or be a constraint to development. As slope increases, land generally becomes less suitable for development, with increased risks for wildfire and unstable soils, problems with road design, construction and maintenance, and access difficulties for fire protection equipment.

Slopes generally greater than 15 percent present specific challenges to development, with slopes in excess of 30 percent considered hazardous. Slopes in excess of 15 percent are generally found in the Wet Mountains and the Sangre De Cristo Range. Slopes less than 15 percent are generally found in the Wet Mountain Valley, surrounding foothills and within the incorporated communities of Westcliffe and Silver Cliff.

The Zoning Resolution and Subdivision Regulations have been revised to address development activities in environmentally constrained areas such as steep slopes, wildlife corridors, and wildfire hazard areas, and areas with adverse soil properties.

Climate

Custer County has a high altitude, low humidity climate that fluctuates seasonally due to its varied topography. Based on climate data compiled since 1895, the mean daily temperature in Custer County is 42.8 degrees Fahrenheit. The average January temperature at Westcliffe and Silver Cliff is 23.3 degrees Fahrenheit; the average July temperature is 63.1 degrees Fahrenheit. Other seasonal climate conditions in Custer County include average annual precipitation of 15.4 inches, an average snowfall of 86.8 inches, and an average wind speed at 10.4 miles per hour, although gusts occasionally exceed 100 miles per hour. The growing season is generally less than 90 days.

Air Quality

Air quality is considered excellent, and the scenery and panoramic views of the landscape attract both residents and visitors to Custer County. Fugitive dust from unpaved roads and open lands, and smoke from ditch burning, is a periodic air quality concern.

Geology

The geology of Custer County is as varied as its terrain and climate. The oldest formations are found in the Wet Mountains, which are composed primarily of Precambrian metamorphic felsic and hornblende gneisses derived from volcanic rocks. The Sangre De Cristo Formation of the Sangre De Cristo Range consists of arkosic conglomerate, sandstone and siltstone from the Permian and Pennsylvanian eras. The Wet Mountain Valley is composed of unconsolidated gravel and alluvium deposits from the Pleistocene era and siltstone, sandstone and conglomerates from the Miocene era. Lava deposits and ash flows from the Oligocene era are also found in the foothills of the Wet Mountain Valley.

As defined by the Colorado Geologic Survey, a geologic hazard is "a geologic phenomenon which is as adverse to past, current or foreseeable construction or land use as to constitute a significant hazard to public health and safety or to property." Potential geologic hazards in Custer County include ground subsidence in the old Silver Cliff, Ilse, Querida and Rosita mining districts, and rock falls, mudslides and avalanches, particularly on slopes in excess of 30 percent. While mining for minerals is not presently economical, the potential for mining sand and gravel in the Wet Mountain Valley to support construction demand, and the existence of oil and gas resources in the northeast portion of Custer County, warrant consideration for developing plans to mitigate operational impacts.

Soils

There are seven soil units in Custer County mapped by the Natural Resources Conservation Service (NRCS). Soils characteristics in the San Isabel National Forest are not described or mapped by the NRCS. The seven soil units and their general characteristics are described as follows:

- 1) Leadville-Troutville-Ula: Moderately deep and deep, well drained and somewhat excessively drained, gently sloping to extremely sloping soils, generally located on benches, fans, foot slopes, mountainsides and stream terraces abutting the eastern edge of the San Isabel National Forest on the western side of Custer County.
- 2) Norriston-Gelkie-Libeg: Deep, well drained and somewhat excessively drained, gently sloping to very steep soils, generally located on fans and terraces in the foothills of the Sangre De Cristo Range.
- 3) Venable-Alvarado: Deep, somewhat poorly drained, nearly level to moderately steep soils, generally located on fans, terraces, and foot slopes and in swales and drainages of the Wet Mountain Valley.
- 4) Feltonia-Coutis-Silvercliff: Deep, well drained, gently sloping to very steep soils, generally located on fans, terraces, foot slopes, and terrace edges and in drainage ways of the Wet Mountain Valley.

- 5) Rogert-Woodhall-Boyle: Shallow and moderately deep, well drained, gently sloping to very steep soils that have dark colored surface layer, generally located on hills, hilltops, uplands, ridges, and mountainsides in the Wet Mountains.
- 6) Redfeather-Wix: Shallow and moderately deep, well drained, gently sloping to very steep soils that have a light colored subsurface layer, generally located on hilltops, side slopes and mountainsides in the Wet Mountains.
- 7) Granile-Peeler-Lake Creek: Moderately deep and deep, well drained, moderately sloping to extremely steep soils, generally located on mountainsides and mountain foot slopes in the Wet Mountains.

Soil properties may pose constraints on land use or development activity. Poorly drained soils on low terraces with a seasonally high water table, such as those found in the Venable-Alvarado soil unit west of Westcliffe, may be best suited for agricultural uses, and pose limitations on other types of land use. Limitations on placement of septic systems and dwellings (with or without basements) are typical in areas with adverse soil properties (e.g., shrink/swell potential), which are present throughout Custer County.

Additional information about soils in Custer County is available at http://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/colorado/CO635/0/custer.pdf.

Vegetation

The natural vegetation within Custer County is dominated by diverse grasslands and woodlands. Blue grama grasslands of the high plains give way to piñon and juniper shrubs near Wetmore and to the woodlands of the Wet Mountains, with its stands of ponderosa pine, Douglas fir, white fir, blue spruce and aspen trees. The high mountain grasslands of the Wet Mountain Valley vary from large grass expanses to piñon and juniper shrubs. Lower mountain woodlands west of the valley floor rise to sub-alpine woodlands with stands of spruce, fir and aspen mingling with Thurber's fescue meadows, capped by alpine regions above timberline, with sedges and numerous forbs.

A ten-acre site with rare plant habitat near Brush Creek is the only site in Custer County registered with the Colorado Natural Area Program. The Colorado Natural Area Program registration is similar to a conservation easement, protecting sites with a high quality feature of statewide significance, such as native or rare plant communities.

Generally, the potential for wildland fire exists on dry, vegetated hillsides. A comprehensive wildfire protection plan was adopted in September 2007 which detailed how homebuilders in rural areas can mitigate wild land fire hazards using "defensible space" and other techniques. BLM and USFS have conducted prescribed burns in select areas. The health of the forests in Custer County also affects wild land fire potential. Large outbreaks of pine beetle, dwarf mistletoe, excessive accumulations of dead trees, and overly dense small trees are indicators of poor forest health. Poor forest health and large accumulated fuel loads may threaten adjoining lands and developed residential communities.

Noxious Weeds

Noxious weeds are an increasing threat to the natural diversity and balance of ecosystems in Custer County. Noxious weeds are species of plants that are not native to Colorado, are invasive, degrade property values, and often overtake native vegetation. Invasive species have an economic impact on property values and agricultural production, as well as an environmental impact on native plant and wildlife species, including songbirds and pollinators.

The Colorado Noxious Weed Act (Colorado Revised Statutes 35-5.5) was originally signed into law in 1991 and amended in 1996 and 2003. It directs the County Commissioners of each county in the State to adopt a Noxious Weed Management Plan for all unincorporated land within each county (CRS 35-5.5-105). Custer County Board of County Commissioners approved the Custer County Noxious Weed Management Plan and Implementation in September 2008. The act states that it is the duty of all landowners to use integrated methods to manage noxious weeds if the same are likely to be materially damaging to the land of neighboring landowners (CRS 35-5.5-104).

NRCS, Silver Cliff Field Office, CSU Extension, Custer County Office, and the Custer County Weed Advisory Board are local resources for information concerning noxious weeds.

The noxious weeds listed below have been identified as problematic in Custer County.

- Bindweed (*Convolvulus arvensis*)
- Bull thistle (*Cirsium vulgare*)
- Canada thistle (*Cirsium arvense*)
- Common mullein (*Verbascum thapsus*)
- Dalmation toadflax (*Linaria dalmatica*)
- Diffuse knapweed (*Centaurea diffusa*)
- Hoary cress (*Cardaria draba*)
- Houndstongue (*Cynoglossum officinale*)
- Leafy spurge (*Euphorbia esula*)
- Mullein (*Verbascum Thapsus*)
- Musk thistle (*Carduus nutans*)
- Oxeye daisy (*Chrysanthemum leucanthemum*)
- Russian knapweed (*Acroptilon repens*)
- Spotted knapweed (*Centaurea maculosa*)
- Yellow toadflax (*Linaria vulgaris*)

Water

Custer County is situated in the Arkansas River watershed, with five major stream basins: Grape Creek, Texas Creek, Oak Creek, Hardscrabble Creek, and the St. Charles River. Grape Creek, fed by snowmelt from the Sangre De Cristo Range and the Wet Mountains, is the largest stream basin in Custer County, covering approximately 273,000 acres, followed by the Hardscrabble Creek basin (77,500 acres), Texas Creek basin (54,000 acres), St. Charles River basin (46,000 acres), and Oak Creek basin (21,000) acres.

Custer County does not have Federal Emergency Management Agency (FEMA) flood hazard mapping. Regardless of the lack of flood hazard mapping, development along streams and dry wash channels is not recommended in order to minimize increases in downstream flooding, potential life or safety hazards, and property damage.

Custer County is covered by approximately 520 acres of lakes and reservoirs. The 208-acre De Weese Reservoir dams Grape Creek and has a capacity of 2,783 acre-feet of water. Another 25 lakes are located in Custer County, the majority of which are in the Sangre De Cristo Range.

One notable exception is the 36-acre Lake San Isabel, located in the Wet Mountains in southeastern Custer County.

Approximately 425,000 acre-feet of water recharge the watershed in Custer County, primarily from the Sangre De Cristo Range. An estimated 1.5 million acre-feet of groundwater is stored within the upper 100 feet of the Wet Mountain Valley. The groundwater is recharged by lakes, streams and return flows, although withdrawals are increasing consistent with an increase in active wells and demand on existing municipal wells.

Wetlands

Wetlands generally are located in flat areas associated with streams in the Wet Mountain valley. The US Fish and Wildlife Service publishes National Wetland Inventory Maps that need to be verified by the US Army Corp of Engineers and/or private wetland consultants for accuracy. Any development in, or disturbance of, defined jurisdictional wetlands is subject to Section 404 of the Clean Water Act as administered by the US Army Corp of Engineers.

Wildlife

Custer County has abundant wildlife. The CPW identifies 73 species of birds and 38 mammal species in Custer County. Mule deer and elk habitat is found throughout the county. Bobcat, mountain lion and black bear habitat is found in the Sangre De Cristo Range and the Wet Mountains. Bighorn sheep are found at higher elevations in the Sangre De Cristo Range and the Wet Mountains. Antelope habitat is present throughout lower elevations of the Wet Mountain Valley. Federally listed endangered species include the American peregrine falcon, lynx, greenback cutthroat trout, meadow jumping mouse, Mexican spotted owl, Southwestern willow flycatcher.

Wildlife is impacted by reduction of habitat and barriers to movement, generally resulting from land subdivision, building, road and fence construction. For example, problems with loss of habitat and wildlife displacement can be reduced significantly if the potential for wildlife impact is addressed during the development review process. Custer County requires a Wildlife Review for any potential Planned Unit Development or subdivision development.

Household and commercial waste should be stored in such a manner as to prevent access by wildlife. The use of closed storage areas such as garages, metal buildings, and metal lidded latching dumpsters is encouraged.

Wildlife Friendly Fencing

Use of privacy fencing, chain link fencing, and other fencing that could negatively impact wildlife movements should be limited to the immediate area surrounding the domicile or within the designated building envelope and should not be used as a method to designate boundaries of larger lot sizes. Construction of impassible fences such as woven wire or wrought iron with speared tops is discouraged as wildlife may be injured or killed attempting to cross over such fencing. The bottom wire on electric fences should not be electrified to allow animals such as antelope to safely go under the fence. The CPW provides guidelines for wildlife friendly fencing.

Community Improvement

The history of Custer County is grounded in self-sufficiency exhibited by the original settlers. Resourcefulness served generation after generation through sustainable practices of natural methods. The self-reliant spirit of the past shall be used as a model to preserve and enhance the future.

A framework for sustainable development includes:

1. Maintaining stewardship of our natural environment;
2. Promoting water conservation, especially preserving our agricultural water for ranch and farm use;
3. Encouraging the use of energy efficiency and renewable energy;
4. Developing a local food supply;
5. Orientation of new buildings to optimize energy efficiency;
6. Supporting reuse and recycling

Natural Resources

Community support, in the form of private donations, state and federal grants, and fund-raising events, has facilitated protection of about 38,000 acres of agricultural land, wildlife habitat, open space and historical areas with conservations easements. Organizations protecting properties under easement included Colorado Cattlemen's Agricultural Land Trust, Colorado Parks and Wildlife, Colorado Historical Foundation, Lower Arkansas Valley Water Conservancy District, Rocky Mountain Elk Foundation, San Isabel Land Protection Trust, and William J. Palmer Parks Foundation.

Historic Preservation

Historic preservation efforts in Custer County are led by several organizations, including but not limited to the Historic Willows School Society, Custer Chapter of the Fremont-Custer Historical and Genealogical Society, Custer County Historical Society, All Aboard Westcliffe, Friends of Beckwith Ranch, and Frontier Pathways. Since designation of State Highway 96 in 1998 as a Scenic and Historic Byway, over \$500,000 of private donations, and state and federal grants have funded numerous projects in Custer County. Projects have included renovation of the Historic Beckwith Ranch, an interpretive center in the "Westcliff" School, stabilization of the Mingus Homestead, and a historical survey of the Wet Mountain Valley.

The following sites in Custer County are listed on the National Register of Historic Places:

- Mingus Homestead, in the San Isabel National Forest, Fairview vicinity
- Beckwith Ranch, 64159 SH 69, north of Westcliffe
- Hope Lutheran Church, 310 South 3rd Street in Westcliffe
- Kennicott Cabin, 63161 SH 69, north of Westcliffe
- National Hotel/Wolff Building, 201 South Second Street in Westcliffe
- Westcliffe Jail, 116 North Second Street in Westcliffe
- "Westcliff" School, 116 South Fourth Street in Westcliffe
- Squirrel Creek Recreational Unit, San Isabel National Forest, Wetmore
- Willows School, on Willow Lane between Muddy Lane and Schoolfield Lane

In addition to the sites listed on the National Register of Historic Places, the following sites are on the Colorado State Register of Historic Places:

- Original Silver Cliff Town Hall and Engine House, 606 Main Street in Silver Cliff
- D&RG Engine House, Rosita Avenue west of Second Street in Westcliffe
- Wetmore Post Office, 682 County Road 395, Wetmore
- Mercier House, 215 South 6th Street in Westcliffe

Zoning Districts

Custer County's zoning districts were adopted in 1971 and have been periodically modified. The current districts are as follows:

Zoning District I:

Grape Creek District

The Grape Creek Zoning District is located in the Wet Mountain Valley, west of Westcliffe, State Highway (SH) 69 and Grape Creek. The Grape Creek Zoning District is generally a rich alluvial environment dominated by agricultural land uses, including irrigated lands, meadow hay lands, and grazing lands. The Grape Creek Zoning District is intended to have a low population density and to remain agricultural in character, with a minimum lot size of 80 acres. Special consideration is being given to original parcels described by the aliquot method. Few subdivisions exist in the Grape Creek District.

Zoning District II:

Sangre De Cristo Zoning District

The Sangre De Cristo Zoning District is located along the base of the Sangre De Cristo Range, and is generally a high mountain environment with substantial public lands, agricultural and residential uses, with a minimum lot size of 35 acres. Two public campgrounds and numerous hiking trails are also located in the Sangre De Cristo Zoning District, including the popular Rainbow Trail.

Zoning District III:

Wet Mountain/Hardscrabble

Zoning District

The Wet Mountain/Hardscrabble Zoning District is located in the Wet Mountains covering generally the entire eastern third of Custer County. The Wet Mountain/Hardscrabble Zoning District is primarily a forested mountain environment with some high plains and rolling terrain in the Wetmore area. This district contains substantial public lands and limited agricultural and residential uses, with a minimum lot size of 10 acres. Several public campgrounds and hiking trails are located in this district. The settlement of San Isabel is also located in the district along SH 165. Activities within the San Isabel area include commercial and recreational use near Lake San Isabel and residential uses with a minimum lot size of less than 10 acres. Besides San Isabel City, subdivisions in the San Isabel area include Willow Creek Camp, God's Country Estates, Gold Hill Addition, Wonder Trail Addition, and Lake View Addition.

Wetmore is located at the intersection of SH 96 and SH 67, approximately 26 miles west of the city of Pueblo. Commercial uses, and residential uses with minimum lot sizes less than 10 acres, exist in the community of Wetmore. Major subdivisions west of Wetmore include T.V. Hills, Adobe Creek Ranch, and King Mountain Estates. In the Greenwood area south of Wetmore, subdivisions include Greenwood Tracts and Hardscrabble Homesites.

Zoning District IV:
Foothills Zoning District

The Foothills Zoning District is located in portions of the Wet Mountain Valley and the Wet Mountains and is generally a sagebrush-covered environment with patented mining claims and approved residential subdivisions of 5 acres or more. The largest subdivision is Silver Cliff Heights, located in the northern portion of the Foothills District. Over 30 subdivisions in the Foothills Zoning District are platted with lots of at least 35 acres in size. Of these, the following 35-acre subdivisions, originally in the Foothills Zoning District, have been rezoned to Zoning District II: Bull Domingo Ranch, Centennial Ranch, portions of the Woods at Buck Mountain, Gem Mountain and McKinley Mountain.

The unincorporated community of Rosita is located at the junction of County Road (CR) 323, CR 328 and CR 329. The Rosita Townsite, as of April 2009, was 60 percent built out, with approximately 27 vacant parcels. Numerous other partially developed subdivisions are in the Rosita area, including Blumenau, Cristo Vista and Rosita Hills. Also located in the Foothills Zoning District is Lake De Weese Reservoir and associated residential and recreational development. Lake De Weese Resort is the major subdivision in the Lake De Weese area, although several other smaller subdivisions include Lakeshore Acres, Sierra City and Mountain View. The Silver West Airport / Butler Field is a County airport with a related subdivision development.

Plan Direction

Planning Areas

The Master Plan consists of five planning areas, four of which have distinct physiographic features and are geographically consistent with Custer County zoning districts. The five planning areas are:

Grape Creek Planning Area

The Grape Creek Planning Area is in the Wet Mountain Valley, west of Westcliffe, SH 69 and Grape Creek, and corresponds to Zoning District I: Grape Creek District.

Grape Creek Planning Area Directions:

- Land use will be primarily ranching and farming.
- Commercial or industrial uses which are supportive of ranching and farming operations will be considered through the Special Use Permit process.
- The minimum lot size of 80 acres for primary residential dwelling units will be maintained.

Sangre De Cristo Planning Area

The Sangre De Cristo Planning Area is west of the Grape Creek Planning Area in the Wet Mountain Valley and along the Sangre De Cristo Range, extending to the County's western boundary, and corresponds to Zoning District II: Sangre De Cristo District.

Sangre De Cristo Planning Area Directions:

- Land use will be primarily ranching, farming, forestry, rural residential and recreational.
- Commercial or industrial uses which are supportive of ranching, farming, forestry or recreational operations will be considered through the Special Use Permit process.
- The minimum lot size of 35 acres for primary residential dwelling units will be maintained.

Wet Mountain/Hardscrabble Planning Area

The Wet Mountain/Hardscrabble Planning Area corresponds to two original Zoning Districts, III and V, that were combined into one district, Zoning District III.

The Wet Mountain portion of this area is east of the Foothills District and generally extends to CR 387 and the eastern boundary of the San Isabel National Forest. This area is primarily a forested mountain environment with substantial public lands and limited ranching, farming, and residential uses. Several public campgrounds and hiking trails are located in the Wet Mountains.

The Hardscrabble portion of this Area is in northeastern Custer County between the Wet Mountains and the County boundary. The Hardscrabble area consists primarily of high plains and rolling terrain.

The settlements of Wetmore and San Isabel are in this Planning Area. Wetmore is located at the intersection of SH 96 and SH 67, approximately 26 miles west of the city of Pueblo. Commercial and residential uses on lots of less than 10 acres exist in Wetmore.

San Isabel is located along SH 165. Commercial recreation activities associated with Lake San Isabel, as well as residential use, occur on lots of less than 10 acres in the San Isabel area.

Wet Mountain/Hardscrabble Planning Area Directions:

- Land use will be primarily ranching, farming, forestry, rural residential and recreational.
- Commercial or industrial uses which are supportive of ranching, farming, forestry or recreational operations will be considered through the Special Use Permit process.
- The minimum lot size of 10 acres for primary residential dwelling units will be maintained.
- Commercial and residential uses with minimum lot sizes less than 10 acres in the communities of San Isabel and Wetmore will be considered through the Special Use Permit process.
- Lot consolidation and vacating lot boundaries to achieve larger lots will be encouraged.

Foothills Planning Area

The Foothills Planning Area is primarily in the central one-third of Custer County, encompassing portions of the Wet Mountain Valley and the Wet Mountains and corresponds to Zoning District IV: Foothills District.

Foothills Planning Area Directions:

- Land use will be primarily ranching, farming, forestry, mining, rural residential and recreational.
- Commercial or industrial uses which are supportive of ranching, farming, forestry,

mining, or recreational operations will be considered through the Special Use Permit process.

- The minimum lot size of 5 acres for primary residential dwelling units will be maintained.
- Commercial and residential uses with minimum lot sizes less than 5 acres in the town site of Rosita, and the existing small lot subdivisions in the Rosita and Lake DeWeese areas, will be considered through the Special Use Permit process.
- Lot consolidation and vacating lot boundaries to achieve larger lots will be encouraged.

Cooperative Planning Area

The Cooperative Planning Area contains the primary growth centers for Custer County. The Cooperative Planning Area corresponds to the incorporated towns of Silver Cliff and Westcliffe and their future growth areas. Future subdivisions in the county are encouraged near or adjacent to the Cooperative Planning Area.

Cooperative Planning Area Directions:

- An intergovernmental agreement to address inter-jurisdictional planning issues, such as coordinated development review, annexation impacts, future road connections and mutual service provisions is in force and will be updated as needed.
- Decisions on future land use and growth within the Cooperative Planning Area will be guided by the Master Plans for Silver Cliff, Westcliffe, and Custer County, and the respective Zoning, Subdivision, and other regulations for each entity.
- Future commercial and industrial development will be encouraged in the Cooperative Planning Area.

Environment

Environment Goal:

To protect Custer County's scenic and environmental resources, and to maintain wildlife diversity, forest health, and access to public lands for current and future generations.

Environment Policies:

- E-1 The County will encourage preservation of lakes and streams, scenic vistas, wildlife habitats and watersheds.
- E-2 The County will actively work to keep all adjudicated water rights within the county boundaries, to prevent dry-up of ranching and farming lands and prevent damage to

existing water rights. The County will encourage the conservation and maintenance of water quality from all water resources.

E-3 The County will encourage the protection of all mineral resources while ensuring that the impacts of extraction activities are mitigated.

E-4 The County will encourage the protection of all forestry resources while ensuring the impacts of forestry activities are mitigated.

E-5 The County will discourage development in ecologically and environmentally sensitive areas.

E-6 The County will encourage the protection of native plant diversity and natural resources.

Environmental Actions:

- Create incentives, such as special use allowances and overall density adjustments in exchange for site sensitive development, to preserve open space and foster land stewardship of both open and developed land.

Timeframe: *On-going*

- Work with the Colorado Parks and Wildlife (CPW), community groups and others to identify opportunities to preserve open space around wildlife habitat and migration corridors.

Timeframe: *On-going*

- Stay apprised of water issues that pertain to county residents and explore strategies with water right owners and other stakeholders to keep water in the County.

Timeframe: *On-going*

- Work with CSU Extension office to help identify areas of overgrazing and mismanagement of land. Every effort will be made to work with landowners to correct the problems.

Timeframe: *On-Going*

- Work with the Custer County Merchants and Chamber of Commerce, and the Tourism Board to continue efforts to bring clean businesses and industries to the county, emphasizing our ranching and farming heritage and natural resources.

Timeframe: *On-going*

- Adopt applicable 1041 regulations for mineral resource areas to address future gas extraction and sand and gravel extraction.

Timeframe: *On-going*

- Require thorough investigation before any proposed explorations for gas and oil and extraction of commercial minerals is conducted, ensuring that all mining and drilling

activities comply with state and federal regulations that pertain to minimal impact.

Timeframe: *On-going*

- Work with Colorado State University (CSU) Extension Office, USFS, Colorado State Forest Service, BLM, CPW, National Resources Conservation Services (NRCS), Custer County Conservation District, and other agencies to utilize their knowledge and resources to keep informed on Custer County's environmental health.

Timeframe: *On-going*

- Encourage use of the Community Wildfire Protection Plan on private and public lands and encourage using the refuse from these activities in biomass production.

Timeframe: *On-going*

- Cooperate with the CSU Extension Service, Custer County Weed Advisory Board, USFS, BLM, NRCS, Custer County Conservation District and the Upper Arkansas Cooperative Weed Management Area to map noxious weeds in Custer County.

Timeframe: *On-going*

- Cooperate with the CSU Extension office to support landowners in controlling and eradicating noxious weeds through consultation, cost sharing and identification of special resources.

Timeframe: *On-going*

- Custer County Planning and Zoning staff will keep informed of actions of the State relative to environmental issues.

Timeframe: *On-going*

- Encourage cooperation with federal, state and private entities to enhance recreational potentials within the County to include year-round access to their lands.

Timeframe: *On-going*

Land Use

Land Use Goals:

To preserve Custer County's "rural" character traits - the existing agricultural economy; open space; scenic vistas; wildlife; forestry and mining - through managed development and economic growth.

To support development of a stable, diversified, year-round economic base.

Land Use Policies:

- LU-1 The County will consider environmental and fiscal impacts of development proposals.
- LU-2 The County will consider land protection techniques and site development options to maintain agricultural lands, forests, and open spaces.
- LU-3 The County supports the retention, expansion and recruitment of businesses consistent with the rural historic traits of Custer County.
- LU-4 The County will direct commercial and industrial development into appropriate areas, with consideration for the type, need, and impact of specific uses.
- LU-5 The County will discourage any development which adversely impacts water courses, wildlife habitat, and other significant natural features.
- LU-6 The County will encourage use of renewable energy.
- LU-7 The County will maintain the Right to Ranch Policy, as it complies with Colorado Revised Statutes, 35-3.5-101.
- LU-8 The County will encourage tourism and environmental education.
- LU-9 Cooperate with NRCS and other appropriate agencies to restore and reclaim pasture lands that have been adversely affected by land use and development.
- LU-10 The County will continue to use the Geographic Information System (GIS) overlay maps of different land ownership categories to aid in the making of land use decisions.
- LU-11 The County supports preserving the natural night sky.

Land Use Actions:

- Work with community groups and individuals to encourage the use of new technologies for residential, commercial, street and utility lights, without jeopardizing safety or creating unnecessarily high energy use.
Timeframe: *On-going*
- Work with the Colorado Historical Society, local historical societies, community groups and individuals to preserve and maintain historic areas and artifacts.
Timeframe: *On-going*
- Continue to work with state agencies and telecommunication utilities.
Timeframe: *On-going*
- Work to include more surrounding areas in the local calling area.
Timeframe: *On-going*
- The County will continue to maintain and update layered GIS maps of all areas within Custer County and make this information available to local, state, and federal agencies as required.
Timeframe: *On-going*
- The county zoning authorities will present in a user-friendly process the policies for replatting and adjusting subdivision and pre-regulation parcels. Zoning processes should be effective and affordable, not complex and punitive.
Timeframe: *On-going*
- The County will encourage the Tourism Board to continue to add more Tourist Orientated Directional Signs throughout the county.
Timeframe: *On-going*

County Services

County Services Goal:

To provide visitors, citizens and taxpayers of Custer County courteous, efficient and effective core services in a positive atmosphere of customer service, being consistent in dealings with the public at all levels of county services.

County Services Policies:

- CS-1 The County will encourage citizen participation, assuring the public they can make a difference in government decision-making.
- CS-2 The County will promote cooperation, collaboration and partnerships between public, private and social sectors of the community.

- CS-3 The County shall provide a reasonable and transparent permit process for dwelling and commercial construction throughout the County, with an emphasis on compliance.
- CS-4 The County shall continue a process of permitting and monitoring sanitary On-site Wastewater Treatment Systems (OWTS) systems in accordance with state and local regulations and accepted technologies.
- CS-5 The County will continue to maintain a safe road system within funding limits and including access provided for emergency vehicles where feasible.
- CS-6 The County shall continue to maintain a landfill/recycling center that applies the latest technologies and methods for safe and effective refuse disposal, reuse, and recycling and will pursue methods to extend the life of the present County Landfill.
- CS-7 The County will promote the awareness of the Custer County Lodging Tax and insure its compliance.
- CS-8 The County will promote the Silver West Airport / Butler Field.

County Services Actions:

- Continue to develop and define the intergovernmental agreement that addresses coordination of land use issues between the County and the incorporated towns of Silver Cliff and Westcliffe.
Timeframe: *On-Going*
- Continue to review policies, resolutions, regulations, ordinances, Master Plan, and programs to assure that they are consistent with each other and with community goals.
Timeframe: *On-Going*
- Develop a Capital Improvement Program that establishes funding priorities and specific improvements of public facilities and services.
Timeframe: *On-Going*
- Continue to update and improve the Geographic Information System (GIS) and provide such information to local, state, and federal agencies as determined.
Timeframe: *On-Going*
- Maintain and update a transportation plan with CDOT that specifies future State road improvements.
Timeframe: *On-Going*
- Continue to work with Custer County Road and Bridge and Emergency Services to identify roads by name and number with signs in a consistent manner throughout Custer County.

Timeframe: *On-Going*

- Encourage consistent address signage and driveway access for emergency services and wildfire protection.

Timeframe: *On-Going*

- The County shall continue to cooperate with town authorities, landowners and CDOT to improve the safety of road intersections.

Timeframe: *On-Going*

- The County shall explore methods of making the landfill self-sufficient in terms of process and energy efficiency.

Timeframe: *On-Going*

- The County will pursue the establishment of a central location to process OWTS effluent by land application techniques.

Timeframe: *Short-term*

- The County will continue to apply new approved technologies in OWTS construction.

Timeframe: *On-Going*

- The County will explore along with other service providers such as Round Mountain Water and Sanitation District processes for treatment of septic tank effluent in Custer County.

Timeframe: *Short-term*

- Support the development of a trail system that will connect our parks, other trails, schools, etc. for use by walkers, runners, bicyclists, and equestrians.

Timeframe: *On-Going*

- Support the Custer County Fair Grounds Improvement project to expand the current fair grounds in partnership with the county and the Wet Mountain Valley Saddle Club, as part of the Custer County Facilities Master Plan.

Timeframe: *On-Going*

Accomplishments

Airport

The name Butler Field was added to the Silver West Airport designation in 2015.

Transportation

State Highway 69 south of Westcliffe was widened in sections for safer traffic flow.

An information kiosk and an open space parking area at the junction of SH 96 and SH 67 in Wetmore was planned, funded, and is presently nearing completion.

Several safety related road projects were completed including turn lanes at State Highway 69 and Lake Deweese Road (CR 241) and State Highway 69 and Rosita Road. Several additional guard rails were installed along State Highway 96. Visibility around curves was improved at State Highway 96 and Querida Road (CR 341) and CR 328 as well as State Highway 69 and Copper Gulch (CR 215). Speed caution signs for motorcyclists were posted in Hardscrabble Canyon and along State Highway 165.

An ordinance allowing Off Highway Vehicles to operate on all county roads was adopted. Rules for use and penalties for non-compliance were included as part of the ordinance. This ordinance was designed to be consistent with similar ordinances already in effect in the towns of Silver Cliff and Westcliffe.

Environmental

Custer County Noxious Weed Management and Implementation Plan approved by the Custer County Board of County Commissioners in September 2008 and updated in March 2015 by the Custer County Weed Advisory Board.

Adopted new On-site Wastewater Treatment Systems regulations conforming to newly instituted state OWTS regulations.

Installed methane monitoring devices at the landfill.

Utilities

New electrical substation was approved on Rosita Road (CR 328) near the landfill

New electrical substation on Oak Creek Grade (CR 255) approved and scheduled for construction in 2015

County Services

Adopted new Zoning regulations in 2014

Adopted new Subdivision Regulations in July 2011

Various county road upgrading projects were completed to improve road conditions, drainage, and safety.

Zone boundaries were updated and adopted, and the official zoning map was recorded with the Custer County Clerk.

Community Improvements

Community support, in the form of private donations, state and federal grants, and fund-raising events, has facilitated protection of about 38,000 acres of agricultural land, wildlife habitat, open space and historical areas with conservations easements.

Grant funding, private donations, and many hours of volunteer time facilitated the development of several trails throughout Custer County.

Historic Preservation

The Historic Beckwith Ranch undertook a project to complete the interior restoration making it available for historical research and special events with the help of a generous donation from a private party.

The Historic Willow Schoolhouse underwent needed exterior restoration and maintenance work.

Appendix A: Tables

Table 1: Historic Population

Historic Population													
1880	1890	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
7,967	2,970	2,937	1,947	2,172	2,124	2,270	1,573	1,305	1,120	1,528	1,926	3,503	4,255

Source: U.S. Census Bureau; 2010

Table 2: Population Projections

Population Projections					
2015	2020	2025	2030	2035	2040
4,486	5,094	5,741	6,373	6,941	7,445

Source: Colorado Department of Local Affairs; October, 2015

Table 3: Public Land Use Acreage

Public Land	Number of Acres	Percentage of Total
U.S. Forest Service	163,647	85.88%
Bureau of Land Management	14,578	7.65%
State of Colorado	10,160	5.33%
Local Government	2,158	1.13%
TOTAL	188,988	100%

Source: Custer County Assessor's Office; 2015

Table 4: Private Land Use Acreage

Private Land Use	Number of Acres	Percentage of Total
Agriculture	215,641	79.96%
Residential	35,660	12.56%
Commercial	667	0.23%
Industrial	11	0.00%
Vacant	27,932	9.84%
Religious	1,550	0.55%
Other	2,420	0.85%
TOTAL	283,881	100%

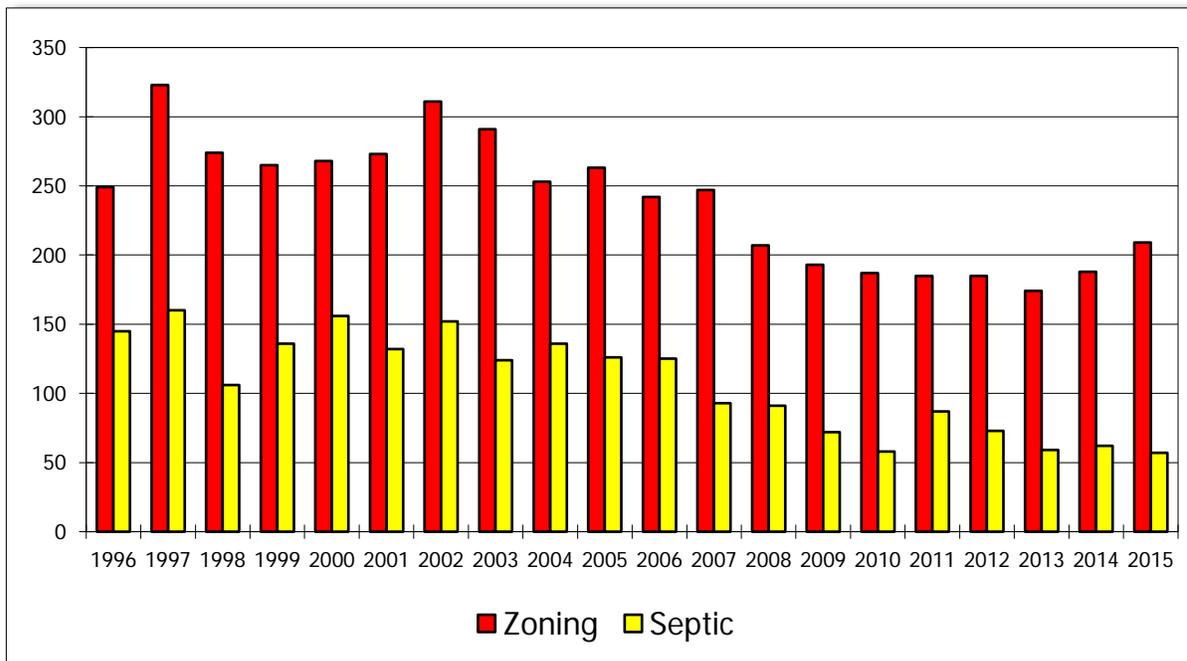
Source: Custer County Assessor's Office; 2015

Table 5: Selected Subdivision Activity

Subdivision	Number of Lots	Number Built	Percentage Built-Out
Antelope Valley	187	74	39.57%
Blumenau	315	115	36.51%
Brush Creek Estates	33	26	78.79%
Bull Domingo Ranch	340	184	54.12%
Centennial Ranch	382	74	19.37%
Cristo Vista	180	67	37.22%
Cuerno Verde The Pines	542	168	31.00%
Dilley Ranch	80	33	41.25%
Eastcliffe	146	77	52.74%
McKinley Mountain Ranch	47	33	70.21%
Mountain Springs Country Estates	23	15	65.22%
Ponderosa Park	43	26	60.47%
Rosita Hills	368	141	38.32%
Silver Cliff Heights	599	214	35.73%

Source: Custer County Assessor's Office; 2015

Table 6: Permit Activity



Source: Custer County Planning and Zoning Department; 2016

Table 7: Assessed Valuation

2015 Assessed Valuation	
Property Type:	Assessment:
Vacant Land	\$ 24,158,590
Residential	\$ 51,117,790
Commercial	\$ 7,768,980
Industrial	\$ 246,980
Agricultural	\$ 12,066,150
Natural Resources	\$ 703,840
Producing Mines	\$ 0
Oil and Gas	\$ 0
State Assessed	\$ 5,665,200
Assessed Value	\$ 101,726,530
Exempt Valuation	\$ 7,206,730
Total Valuation	\$ 108,933,260

Source: Custer County Assessor's Office; 2015

Table 8: Employment Projections

Employment Projections			
	2020	2030	2040
Total Jobs	2,624	3,439	4,358

Source: Colorado Dept of Local Affairs; January 2014

Appendix B: Glossary of Terms

Actions: Measures to implement the Master Plan and ultimately achieve a desired goal. Each action includes a timeframe for completion: short-term (one to two years); midterm (three to five years); long term (beyond five years), and on-going.

Capital Improvement Programming:

A schedule and budget for capital improvement projects to be carried out over a specified period of time.

Density: The number of dwelling units per unit of land. In this document, density is generally expressed as the number of acres required per dwelling unit.

Dry-up: The removal of irrigation from a parcel of land that was historically irrigated.

Dwelling Unit: A structure with cooking, sanitation and sleeping facilities used or designed to be used as a residence for one or more individuals living as a single household and has an onsite wastewater treatment system (OWTS).

Easement: Authorization by a property owner for use of the land by third parties for specific purposes.

Farm: A tract of land devoted to agricultural purposes.

Goals: The broad objectives to be achieved by the Master Plan.

Intergovernmental Agreement: An agreement between governmental entities for achieving coordinated planning and the efficient provision of services.

Master Plan: A plan adopted by the Custer County Planning Commission pursuant to C.R.S. Section 30-28-106, et seq.; Also known as a Comprehensive Plan or General Plan.

Onsite Wastewater Treatment System: An approved method of waste disposal comprised of all of the components necessary for full functionality.

Plan Direction: A map that identifies the six Planning Areas.

Planning Area: An area identified on the Plan Direction.

Plat: A document prepared by a Colorado registered engineer or surveyor in accordance with the Subdivision Regulations or the Custer County Zoning Resolution as an instrument that delineates property lines and shows monuments and landmark locations for the purpose of identifying and recording real property interests with the County Clerk and Recorder.

Policies: Guidelines for decision-making.

Ranch: A parcel of land that is used for raising or grazing livestock and the cultivation of food for livestock, for the primary purpose of obtaining a monetary profit. A ranch may include a dwelling unit to house the owner or operator and their immediate family or as otherwise may be provided in this document.

Rural Residential: Dwellings located on subdivided lots ranging from five (5) acres to eighty (80) acres in size.

Special Use Permit: A use allowed with permission of the County Commissioners.

Watershed: The region or area draining into a stream, stream system, or other body of water.

Zoning District: A zone shown on the County's zoning map for which there are regulations governing the use of that land.

Appendix C: Common Acronyms

BLM	Bureau of Land Management
CPW	Colorado Parks and Wildlife
CSFS	Colorado State Forestry Service
CSU	Colorado State University
GIS	Geographic Information System
NRCS	National Resources Conservation Service
OWTS	On-site Wastewater Treatment Systems
SH	State Highway
USFS	United States Forest Service

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Appendix E: Adoption Resolution

BEFORE THE PLANNING COMMISSION
CUSTER COUNTY, COLORADO

WHEREAS, Custer County, Colorado, acting through its Planning Commission, is empowered pursuant to Section 30-28-106 through 30-25-100, C.R.S. to make and adopt a Master Plan, and

WHEREAS, the Custer County Master Plan is an advisory document, and if through State mandate it changes to become mandatory, then it shall be reviewed in its entirety by the Planning Commission using the same process as used to adopt the original Master Plan, and

WHEREAS, the Custer County Master Plan complies with the requirements of Section 30-28-106 and 30-26-107, C.R.S., and

WHEREAS, the Planning Commission conducted a public hearing on the Custer County Master Plan on March 22, 2016 and

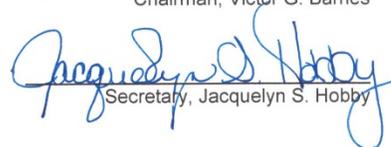
WHEREAS, the Planning Commission believes it is in the best interest of the County that the Custer Master Plan be adopted,

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF CUSTER COUNTY, COLORADO:

1. The Custer County Master Plan, originally dated March 5, 2002, be and hereby is adopted with revisions, agreed upon today, March 22, 2016.
2. The Custer County Master Plan as adopted hereby, expressly includes maps and other matter, intended by the Planning Commission to form the Whole of the Custer County Master Plan, all of which materials are contained within the plan document itself, and which plan document is hereby declared to be a part of the plan.
3. That the action of the Planning Commission adopting the Custer County Master Plan shall be recorded in the Custer County Clerk and Recorder's Office with the identifying signatures of the Chairman and Secretary to the Commission.
4. A copy of this action shall be attached to each copy of the Custer County Master Plan and shall serve as an attestation that each such copy is a true and correct copy of the Plan as adopted.
5. That an attested copy of the Custer County Master Plan shall be, and hereby is, certified to the Custer County Board of Commissioners pursuant to § 30-28-109, C.R.S.

MOVED, SECONDED AND ADOPTED ON THE 22nd DAY OF MARCH 2016 BY THE AFFIRMATIVE VOTES OF NOT LESS THAN A MAJORITY OF THE ENTIRE MEMBERSHIP OF THE COMMISSION, BY A VOTE OF X YES AND X NO.


Chairman, Victor G. Barnes


Secretary, Jacquelyn S. Hobby

Appendix F: Special Acknowledgements

The makers of this document would like to gratefully acknowledge the contributions of the following deceased Commissioners and past Planning Commission and Board of Zoning Adjustment members whose knowledge and efforts in the planning process have contributed to the quality of life in Custer County.

Original Planning and Zoning Members

Dr. Benjamin Kettle
Myron J. Chesley
George Trotter
Paul Zeller

County Commissioners

George Draper
John Coleman
Leonard Reis
Lawrence Jones

Planning and Zoning Administrators and Members

Chet Kastendieck
Norman Schulze
Gerry Buzzi
Bruce McDonnall
Gerry Dearborn
Sherry Rorick

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Paul Snyder

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Custer County Board of County Commissioners

Lynn Attebery, Chairman
Kit Shy, Vice Chairman
Bob Kattnig

Custer County Planning Commission

Vic Barnes, Chairman
Keith Hood, Vice Chairman
Pat Bailey
Patrick Lynch
Bill Donley
Cindy Howard
Chris Nordyke

Custer County Board of Zoning Adjustment

Kenneth Patterson, Chairman
Ken Lankford, Vice Chairman
Jean Canterbury
Lockett Pitman
Dorothy Nepa

Associate Members

Dale Mullen
Mike Shields
Lance Ingram

Custer County Staff

Jackie Hobby
Chuck Ippolito
Elizabeth French

THANKS TO:

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Present and former Board
Members and County
Commissioners

...and everyone who worked
toward the completion of
Custer County's Master Plan!

Photos courtesy of Ken Coleman

