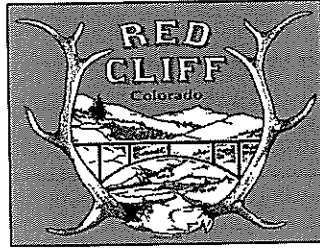


MASTER
COPY



DIFFICULT
COPY

TOWN OF RED CLIFF, COLORADO
COMPREHENSIVE PLAN



March 2006

Prepared by:



WESMITH
Planning & Design

The preparation of this report was financed, in part, through a grant provided by Northwest Colorado Council of Governments and the State of Colorado Department of Local Affairs under H.B. 1041

ACKNOWLEDGEMENTS

The preparation of the Town of Red Cliff Comprehensive Plan was a combined effort of the Town of Red Cliff Board of Trustees, The Town of Red Cliff Planning Department and the Northwest Colorado Council of Governments. Financing of Consulting services and printing costs were provided by funds appropriated from the Colorado Department of Local Affairs. Special Gratitude is extended to the following citizens who studied and updated the chapters of the 2006 Comprehensive Plan:

Red Cliff Board of Trustees:

Mayor	Hon. Ramon Montoya
Mayor Pro-Tem	Hon. Duane Nelson
Trustee	Hon. Betty Sandoval
Trustee	Hon. Walter Fox
Trustee	Hon. Grace Sandoval
Trustee	Hon. Barbara Fresquez
Trustee	Hon. James Bradford

Town Staff

Ruth Borne
Joanna Snyder

Citizens Advisory Committee:

Tim Parks
Jerry Miramonte,
Eric Cregon
Jason Salani
Nathalie Roy
Sandy Rose
Josh Gleason,
Amanda Zaikis
David Many

TABLE OF CONTENTS

SECTION 1 – INTRODUCTION

1.1 PURPOSE3
1.2 RED CLIFF THE VISION3
1.3 PLAN BACKGROUND4
1.4 LEGAL OVERVIEW4
1.5 LOCATION4
1.6 REGION.....5
1.7 HISTORICAL BACKGROUND5
1.8 GOVERNMENT8
1.9 POPULATION.....8

SECTION 2 – NATURAL ENVIRONMENT

2.1 INTRODUCTION14
2.2 TOPOGRAPHY14
2.3 CLIMATE14
2.4 VEGETATION15
2.5 GEOLOGY AND SOILS15
2.6 WILDLIFE17
2.7 HYDROLOGY22
2.8 VISUAL ANALYSIS22

SECTION 3 – PHYSICAL AND COMMUNITY SERVICES

3.1 INTRODUCTION31
3.2 PHYSICAL SERVICES31
 3.2.1 Water31
 3.2.2 Sewer33
 3.2.3 Transportation33
 3.2.4 Rail System36
 3.2.5 Public Transportation.....36
3.3 COMMUNITY SERVICES37

SECTION 4 – LAND USE

4.1 INTRODUCTION44
4.2 EXISTING LAND USE44
4.3 EXISTING ZONE CLASSIFICATION44
4.4 PERFORMANCE STANDARDS AND DISTRICTS.....47
 4.4.1 Natural Systems47
 Flood Plains47
 Surface Runoff47
 Natural Drainage Ways.....48
 Steep Slopes General48
 Cuts and Fills.....48
 Vegetation48
 Impervious Surface49

Open Space.....	49
Visual Resources.....	49
Stealth and Non-stealth Freestanding Facilities	49
Design Criteria and Construction Standards	50
Wall and Roof Mounted Facilities	50
Ground Based Facilities.....	50
Land Use/Design.....	51
Streetscape.....	51
Parking.....	51
Lighting	52
Utilities	52
4.4.2 Performance Districts.....	52
1. Water Street District.....	52
2. Downtown District.....	53
3. North Turkey Creek District.....	56
4. Old School District.....	56
5. Eagle Street District	56
7. Upper Red Cliff District	57
8. Cemetery/Open Space District	57
9. Lower Red Cliff District.....	58
10. Monument Street District	59
4.5 DEVELOPMENT PLAN	59

SECTION 5 – DOWNTOWN DESIGN PLAN

5.1 INTRODUCTION	62
5.2 GENERAL CHARACTERISTICS	63
5.3 GOALS AND OBJECTIVES.....	64
5.3.1 Goals.....	64
5.3.2 Objectives.....	64
5.4 PROPOSED LAND USE	65
5.4.1 Downtown District.....	65
5.4.2 Water Street District	67
5.4.3 Eagle Street District	68
5.5 DESIGN CRITERIA	68
5.5.1 Streetscape.....	69
5.5.2 Landscaping	69
5.5.3 Pedestrian Pathways.....	70
5.5.4 Street Lighting.....	71
5.5.5 Seating	71
5.5.6 Additional Pedestrian Features	72
5.5.7 Parking.....	72
5.5.8. Architecture.....	73
5.5.9 Signage.....	74

SECTION 6 – INFRASTRUCTURE RECOMMENDATIONS

6.1 INTRODUCTION	77
------------------------	----

6.2	LAND USE SUPPLY	77
6.2.1	Residential	77
6.2.2	Commercial	77
6.2.3	Zoning	77
6.2.4	Development Potential.....	78
6.2.5	Recommendation	78
6.3	STREET SYSTEM.....	79
6.4	DRAINAGE.....	80
6.5	SNOW REMOVAL.....	80
6.6	PUBLIC TRANSPORTATION.....	81
6.7	BICYCLE/PEDESTRIAN TRAILS	81
6.8	OPEN SPACE.....	82
6.9	WASTEWATER	82
6.10	WATER.....	83
6.11	HOUSING.....	84
6.12	HISTORIC PRESERVATION.....	85

SECTION 7 – ADMINISTRATION AND IMPLEMENTATION PROGRAM

7.1	INTRODUCTION	89
7.2	LAND DEVELOPMENT REGULATIONS/CODE MODIFICATIONS	89
7.2.1	Planned Unit Development.....	90
7.2.2	Design Review	92
7.2.3	Hillside Development	93
7.2.4	Parks/Open Space	94
7.2.5	Soil Erosion and Sedimentation	94
7.2.6	Environmental Constraints	95
7.2.7	Development Checklist.....	95
7.2.8	Historic Preservation/Architectural Review Guidelines.....	102
7.2.9	Standard Techniques for Financing.....	103
7.3	ANNEXATION POLICIES	113
7.4	IMPLEMENTATION STRATEGIES.....	115
7.4.1	Land Use	115
7.4.2	Capital Improvements Program.....	116
7.4.3	Housing	116
7.4.4	Street System.....	118
7.4.5	Downtown Design Plan	119
7.4.6	Signage	119
7.4.7	Parking.....	119
7.4.8	Building Design and Function.....	120
7.5	COMMUNITY RECOMMENDATIONS.....	120

LIST OF FIGURES

1.	Regional Map	6
2.	Vicinity Map	7
3.	Geohazard.....	16

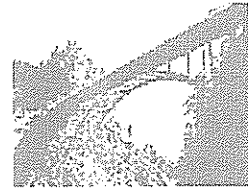
4.	Slope analysis	18
5.	Percent Slope	19
6.	Wildlife Habitat	21
7.	Floodplain Hazards	23
8.	Stream Flow Monitoring Status	24
9.	Visual Analysis	26
10.	Capital Improvements – Water/Wastewater Distribution System	32
11.	Capital Improvements – Paved Streets	34
12.	Capital Improvements – Sidewalks	35
13.	Proximity to Transportation	38
14.	Proximity to Community Facilities	39
15.	Proximity to Emergency Services	40
16.	Economic Resources	41
17.	Current Zoning	45
18.	Current Zoning	46
19.	Generalized Development Land Use	54
20.	Performance Districts	55
21.	Downtown Land Use Plan	45

LIST OF TABLES

1.	Population Trends – Town of Red Cliff	9
2.	Census 2000 Demographic Profile of Red Cliff	9
3.	Town of Red Cliff Average Monthly Temperature	14

APPENDIX

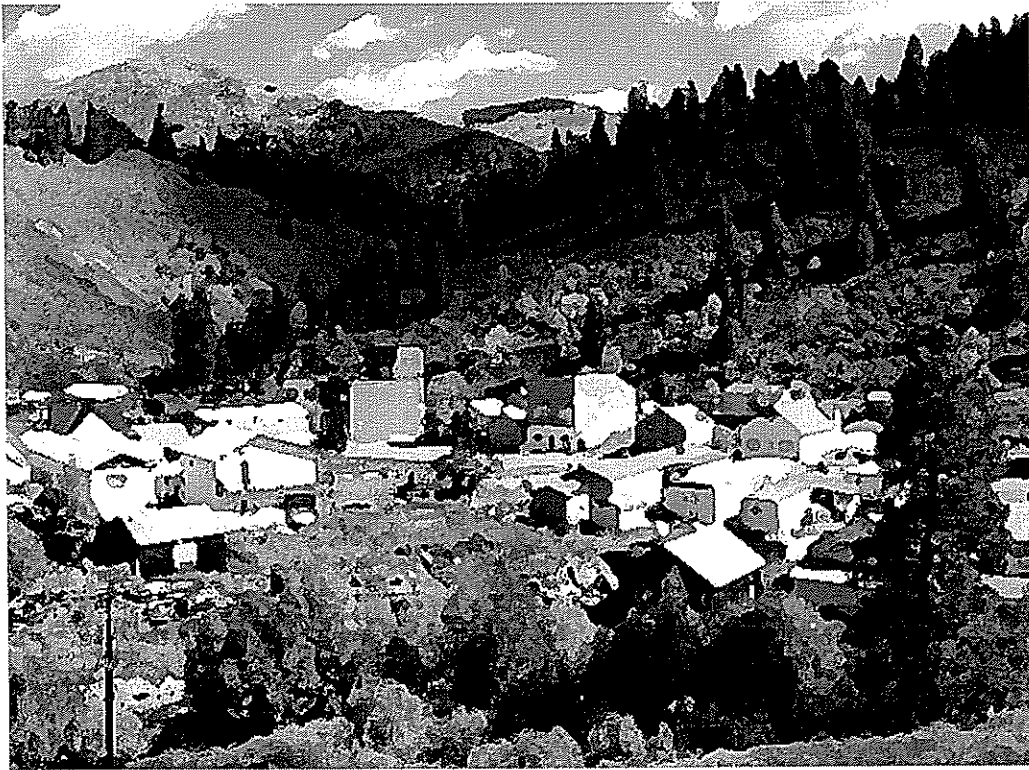
Appendix A	Resource Audit
Appendix B	Standard and Alternative Techniques for Financing
Appendix C	Interim Historic Preservation Guidelines
Appendix D	Sources / Bibliography



INTRODUCTION

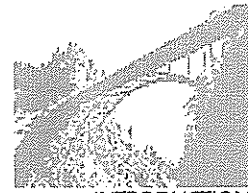
TOWN OF RED CLIFF, COLORADO MASTER PLAN

Section 1 INTRODUCTION



MISSION STATEMENT

Our mission is to protect the health, safety and welfare of the citizens of Red Cliff, enhance the quality of life and the design of the community, promote sustainable development while advancing the quality of life and the Town's interests.



INTRODUCTION

TABLE OF CONTENTS

SECTION 1 – INTRODUCTION

1.1	PURPOSE.....	3
1.2	RED CLIFF THE VISION.....	3
1.3	PLAN BACKGROUND	4
1.4	LEGAL OVERVIEW	4
1.5	LOCATION	4
1.6	REGION.....	5
1.7	HISTORICAL BACKGROUND.....	5
1.8	GOVERNMENT	8
1.9	POPULATION	8