

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF TELLER COUNTY, COLORADO**

RESOLUTION NO. 3/27/98 (27A)

**A RESOLUTION APPROVING THE FOUR MILE REGIONAL ACTION PLAN AND
INCORPORATING IT INTO THE TELLER COUNTY GROWTH MANAGEMENT PLAN**

WHEREAS, The Four Mile Planning Committee has proposed the approval and adoption of the Four Mile Regional Action Plan as a part of the Teller County Growth Management Plan, and

WHEREAS, this matter was duly advertised for discussion at a public hearing before the Teller County Planning Commission, and

WHEREAS, said public hearing has been conducted and concluded, and

WHEREAS, the Teller County Planning Commission found and determined that it is in the general public interest as well as in the interest of the residents of the Four Mile area that said Regional Action Plan be approved and adopted as a part of the Teller County Growth Management Plan, and

WHEREAS, the Planning Commission has recommended to the Board of County Commissioners that the Board also approve and adopt the Four Mile Regional Action Plan as a part of the Teller County Growth Management Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF TELLER COUNTY, COLORADO, THAT:

Section 1: The Four Mile Regional Action Plan, in the text as set forth in the attachment hereto of a copy of said plan, be, and it is hereby, approved and adopted as a part of the Teller County Growth Management Plan.

Section 2: This Resolution is effective immediately.

Resolution No. 3/27/97(27)

Approved and adopted at the regular meeting of the Board of County Commissioners this 27th day of March, 1997.

BOARD OF COUNTY COMMISSIONERS
TELLER COUNTY, COLORADO

BY: Lucile Fahn
Chair

Attest:

Connie R. Joiner
Connie R. Joiner, Teller County
Clerk and Recorder and Ex Officio
Clerk of the Board of County
Commissioners

4-Mile Regional Action Plan

Approved by the Teller County Planning Commission

Rev. 1.3.1 3 May 1996

Intent

The intent of the 4-Mile Regional Action Plan is to preserve the character and environment of this planning region while recognizing that population growth in the area will occur.

Vision

Our vision consists of a rural lifestyle community characterized by low density residential property interspersed with large existing family ranches. The area is visually unobstructed by housing, lighting and signs to allow appreciation of the magnificent views, abundant wildlife, natural vegetation and spectacular night sky. The rural atmosphere is enhanced by low to moderate speed limits on area roads. Local telephone and electrical service is provided by underground wiring wherever possible.

Businesses with a history of operation at a specific location will continue to operate, however, there will be no further commercial development in the planning region. Many area residents will pursue business opportunities from their homes as "Home Occupations".

As stewards of the land, residents and property owners of the area wish to maintain the land in a natural state. We share a strong feeling of community and a deeply held belief that its specific rural lifestyle is an important value and objective.

Functional Planning Areas

The entire planning region will be designated as a "Rural Lifestyle Protection Area" in accordance with the Teller County Growth Management Plan.

Resource Protection, Historical and Cultural and other overlays as noted on the area map will show specific and unique features and land uses. Non-overlaid areas consist primarily of tracts of agriculturally zoned land which are not working ranches and platted land contained in residential subdivisions. The areas so marked are listed below.

Resource Protection Areas:

- 4-Mile, Dry, Hay and Slater Creeks and associated wetlands
- BLM land
- Colorado State School Section
- County-owned park land
- Gold Belt Tour route
- Wright's Reservoir

Sites of Historical or Cultural Significance:

- 4-Mile Cemetery
- 4-Mile Church (old Pinewood and Kittridge School buildings)
- 4-Mile Community Hall (designated as a Colorado State Historical Site)
- Stage Stop at the intersection of Teller 1 and Teller 11

Strategies

In order to realize our vision for the 4-Mile Planning Region the following strategies will be implemented:

1. Develop a Regional Action Plan with input from community meetings and correspondence with property owners and coordinated by the 4-Mile Regional Planning Committee;
2. Encourage and foster creation of community groups and organizations such as the 4-Mile Farmers Club, Homemakers Extension Club and subdivision Homeowners' Associations;
3. Encourage involvement in county government by participation on Teller County advisory boards and commissions;
4. Maintain communication with the Colorado Division of Wildlife, the Teller-Park Soil Conservation District and Soil Conservation Service;
5. Communicate the community philosophy and vision by sharing local views with new residents and those outside the community;
6. Encourage the enforcement of existing county regulations and subdivision covenants through communication with the appropriate authorities;
7. Encourage the development of parks and recreational areas within existing subdivisions and on county-owned park land;
8. Build community identity by supporting local youth activities including Scouts, 4-H and sports and by encouraging participation in volunteer community organizations such as the 4-Mile Emergency Services and the 4-Mile Fire Protection District; and
9. Identify and recognize unique historical and natural features of the area.

Planning Objectives

The planning objectives specific to the planning area as a whole and to each of the overlay areas are as follows. In addition, the specific planning objectives from the Teller County Growth Management Plan which apply to this Plan are listed by number at the end of this document.

Residential Subdivisions:

1. Encourage the vacation of interior lot lines to effectively increase lot sizes in existing subdivisions.
2. Encourage the infill of existing subdivisions, rather than the development of new subdivisions, to meet housing needs.
3. Encourage donation and development of park land and trails within both new and existing subdivisions.
4. Encourage "Home Occupation" businesses in order to reduce commuter traffic.
5. Encourage the identification of subdivisions with small, on-premise signs in keeping with the character of the area.
6. Encourage the burial of power lines.
7. Encourage the use of natural vegetation and terrain to screen homes and buildings.

Businesses:

1. Encourage residential and agricultural land uses on properties adjoining existing businesses.
2. Encourage the use of small, on-premise business identification signs in keeping with the historical character and architectural style of the business.
3. Encourage any building alterations or additions to be made in an architectural style compatible with the existing structure.
4. Discourage the use of off-premise signage and phase out those already existing.
5. Encourage the historic uses of existing businesses only.
6. Discourage new Airport, Commercial, Planned Business Center, Planned Unit Development, General Industrial, Campground, Commercial Overlay, Planned Industrial and any other Zones whose primary purpose is non-agricultural commercial activity.

Working Ranches:

1. Discourage the breaking up of large tracts of agricultural land.
2. Discourage uses of agriculturally zoned land which require rezoning.
3. Encourage "Home Occupation" businesses and agriculturally oriented "Conditional Uses" to supplement ranching income potential.
4. Encourage the posting of cattle crossing signs at appropriate locations.
5. Encourage the use of natural vegetation and terrain to screen homes and buildings.

Other agriculturally zoned tracts:

1. Discourage the break up of large tracts of agriculturally zoned land.
2. Discourage uses of agriculturally zoned land which require rezoning.
3. Encourage "Home Occupation" businesses and agriculturally oriented "Conditional Uses" to supplement ranching income potential.
4. Discourage "spot zoning" - a change in zoning applied to one parcel of land allowing density and land uses inconsistent with the surrounding properties.
5. Encourage the use of natural vegetation and terrain to screen homes and buildings.

Sites of Historical or Cultural Significance:

1. Encourage the preservation and identification of historical sites and structures.
2. Encourage the identification and protection of archaeologically significant sites in the area.

Other:

1. Encourage the use of the 4-Mile Church, 4-Mile Community Hall and 4-Mile Fire Station buildings for other community functions and activities.
2. Encourage the lowering of speed limits in the areas of the 4-Mile Church, 4-Mile Community Hall and the 4-Mile Fire Station.
3. Encourage the use of small, on-premise identification signs in keeping with the character of the area.

Resource Protection:

1. Encourage the preservation and protection of reservoirs and creeks.
2. Encourage the protection of migratory bird habitats, including wetland areas.
3. Encourage the protection of surface water quality.

Residential Subdivisions:

Alpine Vale
Bear Trap Ranch
Chateau West
Deer Mountain Ranch
Dome Rock Ranch
Eaglecrest
Hall's Ranchettes
High Chateau Ranches
Highland Meadows
Lakemoor West
Navajo Mountain Mesa
Panoramas Unlimited
Ranch Resorts, Filings 1,2 and 3
Western Hills
Other platted residential property

Working Ranches:

Adam Ranch
B Lazy M Ranch
Gaffney Ranch
Hutton Ranch
Johnson Ranch
Oak Grove Ranch
Pinewood Springs Ranch
Sanborn Ranch
Slater Creek Ranch
Snare Ranches
Stage Stop Llamas
Stone Ranch
White Ranch

Other agriculturally zoned tracts:

(These tracts may be under agricultural production on a part-time basis.)

B Lazy M Ranches
Diamond J Ranch
Eagle Canyon Ranch
Other A-1 zoned property

Business Locations:

Evergreen Station PUD
Stage Stop

Other Land Uses:

4-Mile Cemetery
4-Mile Church
4-Mile Fire Station
4-Mile Community Hall

4. Encourage the visual enhancement and protection of scenic corridors, including the Gold Belt Tour route, by use of vegetative screening of buildings and shielded outdoor lighting.
5. Encourage the development of a regional parks plan for the area.
6. Encourage the preservation as open space of state and federal lands.
7. Encourage the purchase or donation of environmentally sensitive land for use as park land or green space.

Rural Lifestyle Protection Area Overall:

1. Encourage the preservation of wildlife habitat and migratory corridors.
2. Encourage the posting of lower speed limits where needed for safety reasons and the enforcement of existing speed limits.
3. Encourage the conservation of water, soil and energy.
4. Encourage the use of native and drought resistant plants for landscaping and screening.
5. Encourage the development of water resources for fire protection.
6. Encourage the use of only shielded, non-automatic outdoor lighting and discourage light pollution.
7. Discourage "spot zoning" - a change in zoning applied to one parcel of land allowing density and land uses inconsistent with the surrounding properties.
8. Encourage the development of county visual standards.
9. Encourage "Home Occupation" businesses to reduce commuter traffic.
10. Encourage new construction to be built in unobtrusive locations and using materials which blend in with the existing natural features and colors of the area.
11. Discourage high-density housing.
12. Recognize that the 4-Mile area is a low growth area intended primarily for low-density residential and ranching uses.

Policy Statement References

The following Policy Statements/Implementation Strategies from the Teller County Growth Management Plan also apply specifically to the 4-Mile Planning Area.

1A,1A-2,1A-7,1A-8,1A-21,1A-46
1B-8,1B-10,1B-14
2A,2A-16,2A-18
2B,2B-1,2B-6,2B-20
3A,3A-3,3A-10,3A-31,3A-32,3A-33
3B,3B-8,3B-12,3B-25,3B-38,3B-39,3B-42
4A,4A-1,4A-4,4A-11,4A-12
4B,4B-2,4B-4,4B-6
6,6-1 through 6-33
7,7-1 through 7-6
8A,8A-5,8A-6,8A-14
9A,9A-1,9A-2,9A-3,9A-4,9A-6,9A-7,9A-9,9A-11 through 9A-17,9A-19,9A-22,9A-26,9A-27
9B,9B-1,9B-4,9B-12,9B-13,9B-14 9B-20,9B-25,9B-26,9B-29

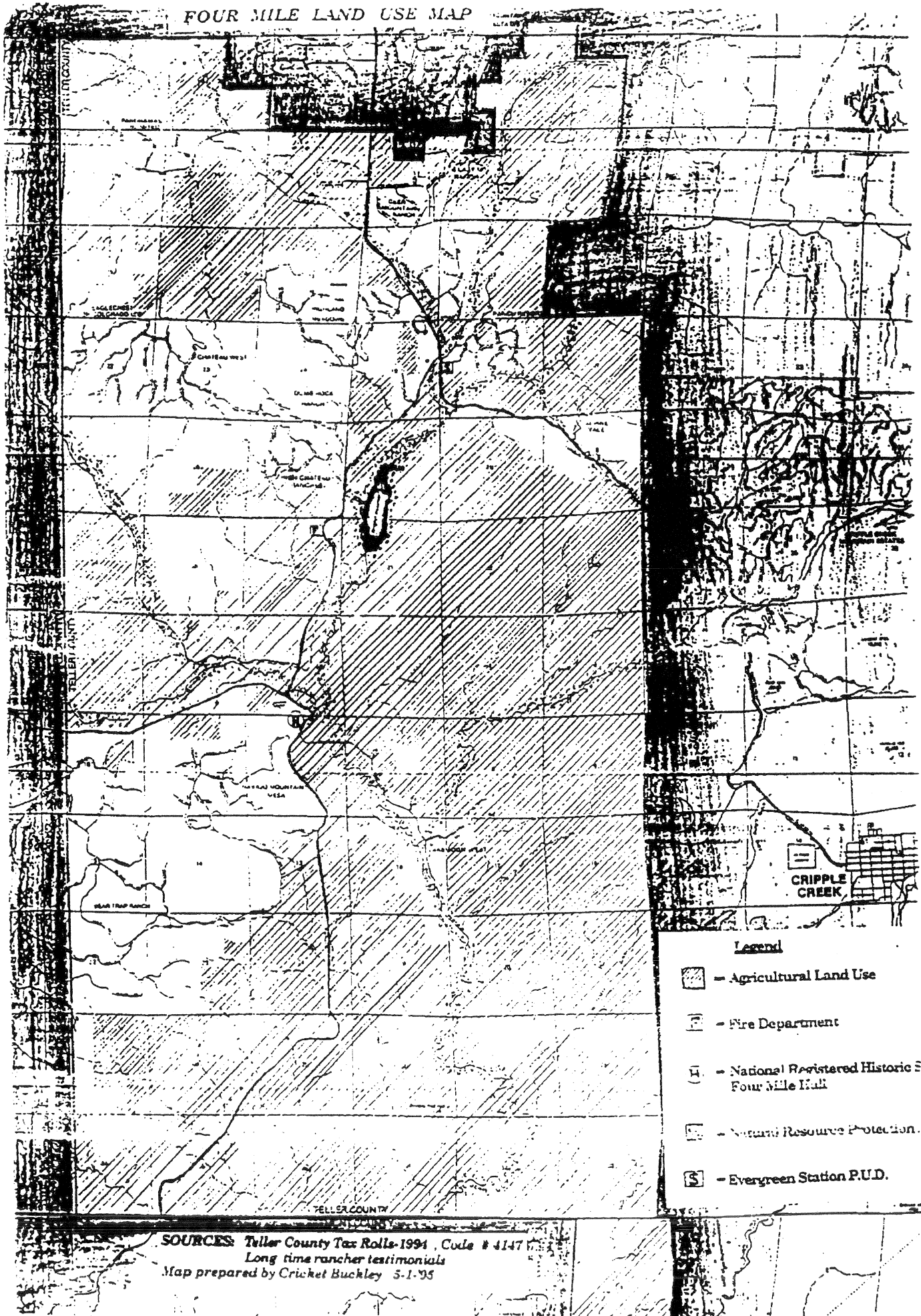
4-Mile Planning Region Description

The 4-Mile Planning Region includes all land in Teller County, Colorado, within the following sections, except as noted:

13S	70W	3	Except for portions of these sections within Mueller State Park
14S	70W	4	Except for portions of these sections within Mueller State Park
14S	70W	5	Except for portions of this section within Colorado Mountain Estates subdivision
14S	70W	7-8	Except for portions of these sections within Colorado Mountain Estates subdivision
14S	70W	9	Except for portions of this section within Mueller State Park
14S	70W	17-21	
14S	70W	28-33	
14S	71W	1-2	Except for portions of this section within La Montana Mesa subdivision
14S	71W	3	
14S	71W	10-15	
14S	71W	22-27	
14S	71W	34-36	
15S	70W	4-9	
15S	70W	16-21	
15S	70W	28-33	
15S	71W	1-3	Except for portions of these sections within Park County
15S	71W	10-15	Except for portions of these sections within Park County
15S	71W	22-27	Except for portions of these sections within Park County
15S	71W	34-36	Except for portions of these sections within Park County
16S	70W	4	

Please see accompanying "Four Mile Land Use Map".

"The Map of Teller County" (1992, MACVAN productions, Inc., 308J S. 8th St., Colorado Springs, CO, 80905, (719) 633-5757) was used in preparing the official description and map of the 4-Mile Planning Region.



OBJECTIVE NO. 1A

To identify regulatory and other techniques for the use of land so as to provide orderly use of land and the protection of the environment in a manner consistent with constitutional rights.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 1A-2 Encourage that appointments to all boards and commissions are representative of the entire County or Community.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 1A-7 Encourage the protection of limited growth areas by the use of the appropriate zoning district classifications within them.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 1A-8 Encourage, within limited growth areas, investigation of the feasibility of applying down zoning, subdivision vacation and other methods to decrease development opportunities in these areas.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 1A-21 Encourage proposed development to assess its impact on the image, form, and character of the specific region or community in which it is to be located, through the adoption of design criteria.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 1A-46 Encourage the preservation of the public image corridors traversing through Teller County by the adoption of a uniform sign code that strives to protect the aesthetic environment of the mountain community with provision for tasteful, informative signs in appropriate style, number and character so as to not distract from the beautiful mountain setting, but to be in harmony with the site, architectural character and the natural environment where signs are placed.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 1B-8 Encourage requests for residential development only be approved as an orderly expansion of existing residential development already served by public facilities and services.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 1B-10 Encourage, within limited growth areas, only limited and very low density residential development be available areas.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 1B-14 Discourage commercial and industrial development within the unincorporated areas of the County unless it would 1.) provide for a specific neighborhood or area need, or 2.) must rely upon a specific site location.

OBJECTIVE NO. 2A

To protect the health, safety, and welfare of the public by preventing inappropriate

land use, requiring developers to mitigate identifiable impacts, and by implementing methods which eliminate the cost of growth from the taxpayer.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 2A-16 Encourage developers to use land planning that incorporates a maximum use of natural vegetation and natural land forms, and that preserves and maintains as much of the natural environment as is safely possible.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 2A-18 Encourage the use of native plants that can be supported by the limited water resources of the County.

OBJECTIVE NO. 2B

To identify methods for the minimization of pollution of land, air, soil, and water through proper location of industries, disposal sites, other activities, and planning to minimize inappropriate energy use and to encourage conservation.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 2B-1 Encourage the maintenance and improvement of the quality of the air, water, soil, and land resources of the county.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 2B-6 Encourage minimization of the environmental impact of activities which are directly and indirectly related to new industrial waste regulations.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 2B-20 Encourage the protection and improvement of the water quality of the County's streams, creeks, lakes, reservoirs, and aquifers.

OBJECTIVE NO. 3A

To develop a land utilization and classification system based upon the availability of appropriate services and facilities, community values, and physical opportunities and constraints.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 3A-3 Discourage residential development in unincorporated areas not served by adequate public facilities and services.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 3A-10 Encourage requests for residential development to be approved only in an orderly expansion of existing residential development already served by public facilities and services.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 3A-31 Encourage, within limited growth areas, that only limited purpose development be permitted where public facilities and services may be available in a limited but efficient and timely manner.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 3A-32 Encourage, within limited growth areas, no extension of capital improvements in such a way as to subject the area to increased development pressure.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 3A-33 Encourage, within limited growth areas, that new development be approved only upon meeting the criteria for growth areas and upon the availability of community water and wastewater systems.

OBJECTIVE NO. 3B

To provide for adequate land and facilities for community services including roads; parks; schools; public safety; drainage; and utilities for water, sanitation, electricity, gas and communication.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 3B-8 Encourage use of County and Community facilities and properties for various appropriate community purposes.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 3B-12 Encourage the use of County, Community, school facilities for community activities and cultural events.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 3B-25 Encourage the provision of utilities, services, and facilities in the most efficient and equitable manner consistent with sound environmental and growth management policies, and preferably underground.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 3B-38 Encourage and continue the requirement of the provision of recreational and open space in private development.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 3B-39 Encourage and continue the requirements for park and open space dedication.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 3B-42 Encourage private parks/open space preservation.

OBJECTIVE NO. 4A

To evaluate activities and developments which may result in significant changes in population density on the basis of the overall impact upon the community, surrounding area, and county.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 4A-1 Encourage the evaluation and the development of density criteria based upon topography, natural constraints, adjacent land uses, accessibility and proximity to public facilities, the desire for a variety of housing types, and the image of Teller County as a mountain environment.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 4A-4 Encourage the evaluation of the impact of significant density changes in land use in order to ensure compatibility.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 4A-11 Encourage, within limited growth areas, the maintenance of the rural densities and minimization of new development opportunities.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 4A-12 Encourage, within limited growth areas, that appropriate public capital improvements be planned which provide for the projected densities and intensities of use without adverse effects on adjacent areas.

OBJECTIVE NO. 4B

To identify methods to reduce wastes of physical, financial or human resources which result from excessive congestion or sprawl.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 4B-2 Encourage the limitation of development in the unincorporated areas where energy costs for transportation and services are higher.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 4B-4 Encourage the use of passive and active solar energy systems in all new housing and construction.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 4B-6 Encourage increased public awareness of energy conservation options and alternatives.

OBJECTIVE NO. 6

To identify and protect environmentally significant land, including wildlife habitats and scenic and highly valued landscapes, and restrict incompatible development and activities in their vicinity.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-1 Encourage the protection and preservation of the natural character of significant lands for utilization and enjoyment by present and future citizens.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-2 Encourage the preservation of unique natural areas and protect environmentally significant areas from the effects of development.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-3 Discourage development of significant lands of greatest environmental value.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-4 Encourage the protection of the aesthetic and ecological qualities of the natural environment.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-5 Encourage, within limited growth areas, the protection and conservation of land and other natural resources which are the basis of the mountain living character, community, economy and life style of Teller County, and its Communities.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-6 Encourage the identification and preservation of areas of unique natural beauty, significant habitats of flora and fauna, and areas of environmental significance.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-7 Encourage public awareness of the importance of preserving environmentally significant lands.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-8 Encourage the preservation of adequate amounts of open space and that the most suitable natural areas are preserved.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-9 Encourage the protection of visually prominent areas and corridors from inappropriate activities.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-10 Encourage the recognition of Pikes Peak and the view towards the mountain as the County's most important environmentally significant resource, that it should be protected for existing and future County residents and visitors.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-11 Encourage developments that occur within areas of visual significance, to fit the natural topography and have plant materials added to these areas to minimize the visual impact.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-12 Encourage the preservation of the visual quality of significant ridges and views by ensuring that structures, roads and developments, are located and designed to avoid the negative visual impact of changing the ridges and views.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-13 Encourage the preservation of the visibility of unique areas and other points of orientation.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-14 Encourage the development of an inventory, or criteria, to identify and determine the status of environmentally significant lands within the County.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-15 Encourage the protection of environmentally significant lands where substantial evidence indicates that uncontrolled or incompatible development have been identified.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-16 Encourage the

establishment of an Environmentally Significant Overlay Zoning District Classification based upon features of the land where substantial evidence indicates that uncontrolled or incompatible development could result in irreversible damage to important natural systems of local significance and aesthetic values and develop appropriate standards to the land and use.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-17 Encourage the identification of natural geographic parcels, that because of their location and physical attributes, suggest unique uses and development.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-18 Encourage the promotion of awareness programs to acquaint the public with the basic needs of wildlife.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-19 Encourage the recognition of the needs of wildlife, a renewable resource subject to management by man, which includes preservation of suitable lands for adequate food, water, cover, reproduction, and the control and protection from identified destructive factors.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-20 Encourage the continuation of cooperation with the Colorado Division of Wildlife in determining significant wildlife habitats and providing methods to preserve, create, and maintain quality wildlife habitat.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-21 Discourage the development of environmentally significant lands which contain and support significant wildlife habitats and corridors.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-22 Encourage compatibility between potential development and the existing natural environment for wildlife purposes.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-23 Encourage that major drainage gulches and draws be maintained to carry storm waters, manage runoff, control erosion, provide habitats for small mammals and birds, and to provide open spaces, natural areas, and pedestrian corridors.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-24 Encourage all new development to give priority consideration to the natural environment.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-25 Encourage recognition of the sensitivity of development to environmental features and factors.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-26 Encourage developers to use land planning that incorporates a maximum use of natural vegetation and natural land forms, and that preserves and maintains as much of the

natural environment as is safely possible.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-27 Encourage allowing of growth and development only if it is in harmony with the natural and man-made resources of the area and compatible with the natural environment.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-28 Discourage development in the areas of environmental significance.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-29 Encourage land use of limited, or low, intensities in environmentally significant areas.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-30 Encourage the direction of utility expansion away from areas of environmental significance and resource value.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-31 Encourage the provision of sufficient environmental data and information to enable adequate evaluation of proposed developments.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-32 Encourage the recognition of viable ranch and range lands as an important natural and economic resource and encourage their preservation.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 6-33 Encourage methods for the preservation of environmentally significant lands through private stewardship.

OBJECTIVE NO. 7

To identify and preserve land, area, and activities of historical and archeological significance, and restrict incompatible development and activities in their vicinity.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 7-1 Encourage the identification of historic places and buildings and encourage their preservation and enhancement to create an awareness of the history and cultural heritage of the County, and to emphasize a sense of pride in the County.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 7-2 Encourage the identification and preservation of areas of unique natural beauty, significant habitats of flora and fauna and areas of historical, geological and archeological significance.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 7-3 Encourage the preservation of those elements which reflect the varied historical, architectural and cultural inheritance of the County, and its Communities.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 7-4 Encourage the

preservation of notable landmarks and areas of historic, architectural or aesthetic value.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 7-5 Encourage the preservation of historically, geologically and archaeologically significant trails and buildings in park-like settings.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 7-6 Encourage the identification and recognition of structures, sites, and districts that represent the County's heritage and character.

OBJECTIVE NO. 8A

To promote cooperation in the development of the Growth Management Plan between Teller County and other local, regional, state, and federal governments.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 8A-5 Encourage the continuation cooperation with the Colorado Division of Wildlife to determine significant wildlife habitats and provide methods to preserve, create, and maintain quality wildlife habitat.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 8A-6 Encourage full utilization of the environmental review mechanisms of the county, regional, state and federal agencies to insure that all public and private development will not exceed the carrying capacity of the land or resource, or degrade the lands, or threaten the availability of the resource.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 8A-14 Encourage that recreation facilities and land be planned for, and set aside, through a cooperative and coordinated plan that is mutually acceptable with private developers, the County Commissioners and staff, the planning and zoning commission, and with applicable community recreation and park commission and officials.

OBJECTIVE NO. 9A

To enhance and maintain a sense of community for the county, cities, towns and areas.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9A-1 Encourage the protection and improvement of the desired image and character of the County, regions, and communities.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9A-2 Encourage development that is responsive to the established identity of Communities and regions.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9A-3 Encourage the evaluation of the effects of development on the image, character, and physical characteristics of the Community or region.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9A-4 Encourage the adoption of design criteria for proposed development to assess its impact on the image, form and character of the specific region or community in which it is located.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9A-6 Encourage citizen appreciation of those natural, and constructed elements considered unique/valuable to a specific community or region.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9A-7 Encourage a continuing awareness of the long term effects of growth upon the physical form of the County, and its Communities.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9A-9 Encourage the support, maintenance, and preservation of the quality of life desired by the residents of the County.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9A-11 Encourage the development of plans to promote, nourish, and support Teller County's communities as peaceful and desirous places to live, and work, in a beautiful natural environment.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9A-12 Encourage the planning and management of growth and development which supports and enhances the identity of Teller County's peaceful mountain communities in a beautiful natural environment.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9A-13 Encourage the recognition that Teller County enjoys a unique and beautiful environment of pine forests and most impressive and beautiful views of Pikes Peak.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9A-14 Encourage the development of density criteria based upon topography, natural constraints, adjacent land uses, accessibility, the proximity to public facilities, the desire for a variety of housing types, and in the image of Teller County as a mountain environment.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9A-15 Encourage the maintenance and preservation of the natural environment of Teller County's mountain communities.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9A-16 Encourage the establishment of the carrying capacity of the land according to the goals of this plan to maintain Teller County as a peaceful and desirous place to live, work, recreate, and enjoy life in a beautiful mountain environment.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9A-17 Encourage, within limited growth areas, the protection and conservation of land and other natural resources which are the basis of the mountain living character, community, economy

and life style of Teller County.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9A-19 Encourage, within limited growth areas, the maintenance of the rural characteristics of areas and minimization of new development opportunities.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9A-22 Encourage the removal of unsightly and cluttered elements along road and street right-of-ways.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9A-26 Encourage the recognition of the natural boundaries of separate or distinct districts and promote their harmonious connection.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9A-27 Encourage the recognition of the natural or social boundaries of separate regions and promote cooperation.

OBJECTIVE NO. 9B

To promote appropriate design and arrangement of development which is compatible to the community, area and neighborhood.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9B-1 Encourage the planning and management of growth and development which supports and enhances the identity of Teller County as a peaceful mountain community within a beautiful natural environment.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9B-4 Encourage the recognition of the natural boundaries of separate or distinct districts and promote their harmonious connection.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9B-12 Encourage the enhancement of the overall appearance of transportation routes.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9B-13 Encourage consideration of the aesthetics of the County, and its Communities, in the planning and construction of development.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9B-14 Encourage potential development, or redevelopment, of a specific area to be compatible with the image and character of the area and its surroundings.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9B-20 Encourage site planning techniques and building forms that are tolerant of natural topographic conditions.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9B-25 Encourage the

development of standards appropriate to each planning region or community based on the unique environmental features of the area.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9B-26 Encourage evaluation of the effects of development on the image, character, and physical characteristics of the Community or area.

POLICY STATEMENT/IMPLEMENTATION STRATEGY NO. 9B-29 Encourage infilling of the present platted areas before expanding.