

FLORISSANT REGIONAL PLAN

**AS ADOPTED BY THE TELLER COUNTY PLANNING COMMISSION ON
NOVEMBER 10, 1998**

BEFORE THE PLANNING COMMISSION
TELLER COUNTY, COLORADO

PLANNING COMMISSION RESOLUTION NO. 98-2

A RESOLUTION ADOPTING THE FLORISSANT REGIONAL PLAN

WHEREAS, the Teller County Planning Commission desires to fulfill its duty to make and adopt a County Master Plan for the physical development of the unincorporated territory of the County, in accordance with Colorado Revised Statute Section (CRS) 30-28-106; and

WHEREAS, the Florissant Regional Plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the community of Florissant and the surrounding region, which in accordance with present and future needs and resources, will best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the residents of the Florissant region of Teller County, in accordance with CRS 30-28-107; and

WHEREAS, the Teller County Planning Commission desires to exercise the specifically expressed declaration of the State of Colorado, which states, in order to provide for planned and orderly development within Colorado and a balancing of human needs of a changing population with legitimate environmental concerns, it is the policy of the State of Colorado to clarify and provide broad authority to local governments, including Teller County and its communities, to plan for and regulate the use of land within their jurisdictions, in accordance with CRS Chapter and Article 29-20, Local Government Land Use Control Enabling Act;

WHEREAS, a group of citizens from the Florissant region has held numerous meetings in order to prepare a Florissant Regional Plan, and citizens present at a public meeting held at the Grange Hall on June 17, 1998 recommended adopted of the plan; and

WHEREAS, the Planning Commission on October 13, 1998, conducted a public work session on the Florissant Regional Plan, and on November 10, 1998, heard public comments during a public hearing on the Florissant Regional Plan.

NOW, THEREFORE, BE IT RESOLVED that the Florissant Regional Plan, dated October 8 1998, is hereby approved and adopted and certified as an advisory only plan to the Board of County Commissioners in accordance with CRS 30-28-109, with the following modifications:

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1. Delete the text on the cover sheet and replace with the following:

Florissant Regional Plan
As adopted by the Teller County Planning Commission on November 10, 1998

2. Eliminate All bold and strikeout text from the body of the text; change all italicized text to standard text; and eliminate the questions and responses that follow the section titled "Exhibit B: Map of the Florissant Community Center/Growth Area".

3. Add the following definition to the list of terms:

Florissant Regional Plan - the Regional Action Plan, as referred to in the Teller County Growth Management Plan, for the Florissant Region.

4. To the point 18 "Density" in Section B "Community Center" of Section VI "Action Plan", add the following as a separate paragraph.

Housing should be permitted on lots legally platted prior to November 10, 1998 in nonresidential zones within the designated Growth Area, except on those lots which abut Highway 24, Teller 1, or Teller 31 -- a detached single family unit must meet the setback and design standards for the R-1 Zone District, and multi-family units must meet those for the R-2 Zone District.

5. To the second sentence in point 18 "Density" in Section B "Community Center" of Section VI "Action Plan", keep the portion of the sentence that states "In areas zoned for business (such as C-1 and PBC), new lots should be a minimum 1 acre for any land rezoned to residential" and delete the portion of the sentence that states "and average 2 acre size".

ADOPTED THIS 10TH DAY OF NOVEMBER, 1998 AT A REGULAR MEETING OF THE PLANNING COMMISSION OF TELLER COUNTY, COLORADO, HELD AT THE CITY COUNCIL CHAMBERS IN WOODLAND PARK, COLORADO.


WENDY DILLENSCHNEIDER, PLANNING COMMISSION CHAIRMAN

REGIONAL ACTION PLAN FLORISSANT, COLORADO

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REGIONAL ACTION PLAN
FLORISSANT PLANNING REGION
TELLER COUNTY, COLORADO

I. INTRODUCTION

A. DEFINITIONS.

Several words are defined in this section to clarify their meaning in this plan.

Community Center. "Community Center" is "functional area" defined by the Teller County Growth Management Plan (TCGMP). It refers to an area that traditionally has served as the "downtown" or business district for the much larger surrounding area. The Community Center also includes the immediately surrounding area where many of the properties already have buildings on them. As of March 20, 1996, the only Community Center in the Florissant region is the area defined by the Florissant Water and Sanitation District boundaries as of that same date. This area includes (but is larger than) the original townsite for Florissant, and its boundaries area shown on Map A contained in this plan.

Community Center Building. "Community Center Building" refers to a building and its surrounding yard that provides indoor and outdoor space for community activities such as public meetings and recreation. This building and its yard may be located inside or outside of the Community Center area defined above.

Development capacity of land - how much development is possible on a piece of land after considering physical constraints (such as steep terrain) or considering infrastructure (such as minimum spacing requirements between wells and septic systems).

Critical areas include cultural sites, natural hazard areas, and natural resource areas

Cultural sites - include areas of historic or archaeological significance

Natural hazard areas - include flood plains, steep slopes, wildfire lands and geological hazards

Natural resource areas - include significant wildlife habitat, wetland, mineral resource areas, scenic and highly valued landscapes, and state or national parks, monuments and preserves.

Scenic and highly valued landscapes - as identified in (existing) County land use

regulations (Resolution 3-28-96-21):

- Areas within 1 mile of a national forest, national monument, national park, state forest or state park;
- Views from scenic roadways: Highway 24, Highway 67, North Road also known as County Road 5, Four-Mile Road, Lazy S Road, Blue Mountain Road, Guffey Road, High Park Road, and Gold Camp Road; Teller 1.
- Views from wildlife viewing roadways: Upper Twin Rock Road, Lower Twin Rock Road, Cedar Mountain Road.

Significant wildlife habitat - includes those areas shown on the "Significant Wildlife Habitat Overlay Map, Teller County, CO" as having Very High, High, or Moderate potential for impact – map prepared by the Colorado Division of Wildlife in 1996.

Florissant Regional Plan - the Regional Action Plan, as referred to in the Teller County Growth Management Plan, for the Florissant Region.

B. INTENT.

The intent of the Florissant Regional Action Plan (or "Plan") is to fit within the structure of the TCGMP and provide for a planned and orderly development within the Florissant planning region. This planned development should balance human needs while still providing an environment adequate for economic development. However, it is important that this Plan should also preserve the character of the Florissant region.

Residents of the Florissant Region have a clear vision of what their community should be. This was expressed through participation in the numerous planning input meetings.

A further intent of the Plan is for the area of the Florissant Water & Sanitation District (referred to in this plan as "the District") to provide a Community Center area for the Florissant Planning Region, since all commercial activity radiates from the District area.

The Plan should provide for planned and orderly development within the boundaries of the District while balancing human needs, environment, and economics, plus preserving the character of the Florissant area. This does not, however, preclude any future logical and needed expansion of the District.

Our vision consists of a small mountain town with a tight-knit concentrated commercial district along U.S. 24 and Teller County Roads 1 and 31. This commercial district will be pedestrian-oriented. This will be accomplished by focusing on the node

concept of commercial growth, as opposed to strip commercial growth. The community will consist of small shops and cottage industries. These will be located in buildings of compatible architecture, based on our region's history: pre-historic fossils, Native American culture, westward expansion, pioneers, ranching, mining, railroads, and related western themes. We will preserve the beauty of our area through the use of sign codes, underground utilities, landscape guidelines, etc. These efforts will make Florissant an attractive and comfortable place to stop and live.

We will first create incentives to redevelop existing properties and infill vacant commercial property. This will be accomplished with appropriate zoning and a Master Plan. Infill development should be encouraged to strengthen and revitalize existing commercial areas.

Our community wishes to provide adequately for the needs of growth in the county. However, we want to guard against overdevelopment and strip zoning. The residential areas in the Florissant Planning Region and the District wish to keep their current character. These residential areas also wish to allow for easy lot line vacations to create lower density. Commercial and other intense activities should occur in the Florissant Growth Area.

A "Florissant Planning Committee" (or "Committee") will be created. The purposes, organization, and responsibilities of this Committee are described below in the section titled "Florissant Planning Committee". It is desirable to maintain an ad hoc committee to mediate any misunderstandings of this Plan.

The boundaries of the Florissant Planning Region are shown in Map Exhibit A. The Florissant "Community Center" or "Growth Area" are described as the combined area encompassed by the Florissant Water and Sanitation District and the original Florissant town site, excluding the *Florissant Fossil Bed National Monument*. See Map Exhibit B.

This document has attempted to address the needs of the Florissant area property owners - both commercial and residential - concerning future growth. This document is also intended to address all aspects of a well-grounded development plan. It is vital that this Regional Action Plan insure that we have an infrastructure adequate to support our basic quality of life now and in the future.

This plan should be revisited in 5 years; however, the plan continues in effect until the County takes any action to alter or replace the plan.

C. PRIORITIZED CONCERNS

The regional prioritized concerns are as follows.

1. Area schools for our children
2. Town cleanup
3. Water, Water Quality (Streams and Wells), Sanitation, Waste Treatment
4. Fire Protection and Security
5. Traffic Flow
6. Visual Pollution (both new and existing), Scarring (disfiguring of the land without reclamation) and Utility Corridors (Including underground utilities)
7. Commercial zoning and development along highways 24, Teller 1 and 31 be consistent with the intent and provisions of this plan
8. Compatible Architecture/Signage
9. Landfill with Emphasis on Recycling
10. Incorporation
11. Drainage
12. Industrial Parks
13. Community Center Building
14. Support Services for the elderly and indigent
15. Historic and cultural preservation
16. Appropriate Guidelines for conditional use of A-1 property

Other concerns within the Region include the following items (not prioritized).

17. Residential Density
18. Schools
19. Florissant Fossil Beds National Monument
20. Florissant Heritage Foundation
21. Library
22. Sheriff
23. Parks and Open Space
24. Animals at Large
25. Lot Lines
26. Signs
27. Streets
28. Zoning
29. Housekeeping
30. Grandfather Situations
31. Flood Plain
32. Public Restrooms
33. Business Expansion
34. Parking
35. Potential Development
36. Resource Protection
37. Fringe Protection

Our Florissant Regional Action Plan will:

1. Provide for planned and orderly development within the Florissant planning region. This will be done with a view to balancing human needs; to providing an environment adequate for economic development; and to preserving the character of the Florissant community planning region.
2. Define Seven Functional Planning Areas. It will also define the Urban Service areas for the Florissant Planning region. (As outlined in the Teller County Growth Management Plan section VI, Draft I, 01/09/89, pages 1 through 35.)
3. Provide Goals and Philosophy Statements tied to the Teller County Growth Management Plan.
4. Provide for the formation and operation of a Florissant Planning Committee.
5. Provide an Action plan developed from the framework provided in the Teller County Growth Management Plan, Section VII, pages 1 through 51.

D. OBJECTIVES

The objectives of the Florissant Regional Action Plan coincide with, but not necessarily limited to, the Teller County Growth Management Plan (TCGMP). They encourage the following:

TCGMP#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.

TCGMP#1A. To identify regulatory and other techniques so as to provide orderly use of land and the protection of the environment in a manner consistent with property rights.

TCGMP#5. To identify environmentally sensitive land and hazardous areas including: flood plains, steep slopes, wildlife lands and geologic hazards and restrict incompatible development and activities in their vicinity.

TCGMP#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.

TCGMP#7. To identify and preserve land, area, and activities of historical and archeological significance, and restrict incompatible development and activities in their vicinity.

TCGMP#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.

TCGMP#3B. To provide adequate land for community services and facilities, including roads, parks, schools,; public safety, drainage, and utilities for water, sanitation, electricity, gas and communication.

TCGMP#1B. To provide for and preserve adequate land for residential, commercial, agricultural, recreational, industrial , and other uses.

TCGMP#2B. To identify methods for the minimization of noise pollution and the 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, alternative energy sources such as solar energy, and environmentally sound practices.

TCGMP#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.

TCGMP#1C. To identify present and future needs and resources for food, water, sanitation, transportation systems and energy.

TCGMP#4B. To identify methods to reduce wastes of physical, financial or human resources which result from excessive congestion and sprawl.

TCGMP#9B. To promote appropriate design and arrangement of development which is compatible to the community, area and neighborhood.

TCGMP#9A. To encourage, enhance and maintain a sense of community for the County, cities, towns and areas.

TCGMP#8B. To coordinate the phased, logical extension of the County's, city's, town's and area's boundaries and growth areas.

TCGMP#9C. To encourage the development of quality housing and residential opportunities affordable to all citizens.

TCGMP#10A. To encourage a well-balanced diversified economy to promote local employment opportunities, to promote a stronger capture of local and tourist expenditures, and to provide an adequate supply of commercial opportunities.

TCGMP#10B. To coordinate with all levels of governments, agencies, and organizations to encourage the redevelopment of existing downtown areas and older

residential areas.

TCGMP#1D. To promote community growth using the Commercial Node Concept already in place for Florissant along U.S. 24 and Teller County Roads 1 and 31.

II. FUNCTIONAL PLANNING AREAS

Our Florissant Planning Region (Exhibit A) has designated seven (7) functional planning areas. These are as follow below in this section.

Within the limited growth areas (that is, fringe protection, resource protection, and rural lifestyle areas) defined by the Teller County Growth Management Plan, it is intended to encourage that only limited and very low density development be available.

These functional areas shall provide an adequate supply of land for development to accommodate the anticipated growth within older established neighborhoods, existing and new developments, and approved, soon-to-be developments.

All Areas - building and fire codes:

1. Encourage that all fire support systems, especially water and water delivery systems, must comply with the standards of the Uniform Fire Code. (TCGMP #1A-36)
2. Encourage the continued use of the Uniform Building Code and other construction codes to insure safe, healthy, livable residential structures. (TCGMP #1A-39)

A. FLORISSANT GROWTH AREA

Florissant's Growth Area is defined in Exhibit "B" and is the boundary within which all commercial activity shall occur. Residential development may also occur in the Growth Area. Resort uses may occur outside this Growth Area with approval of a specific conditional development plan. These resort uses shall not include commercial uses.

The term "growth node" or "urbanized growth center" as it applies to County land use regulations (including new communities and rezoning land to C2 or PIC zone districts) is shown on map Exhibit B.

This Regional Action Plan is intended to encourage business that doesn't need retail visibility to move off the highway and into business parks. The residential areas in the Region wish to keep their current character and allow for easy lot line vacations to create lower density. The intent of the plan is for new construction to primarily take place in designated growth areas. At the time of adoption of this plan, the Community Center area (that corresponds to the boundaries of the Florissant Water and Sanitation District at the time of the adoption of this plan) is the only designated growth area.

The Community Center area may expand if both (a) there is adequate central water and central sewer services available, and (b) this expansion does not adversely affect the wells of properties adjoining the proposed area of expansion. Expansion of the boundaries of the Community Center area is subject to approval by the Teller County Planning Commission. Expansion of the Florissant Water & Sanitation District is subject to approval by the District, consistent with any applicable regulations and state statutes.

It is our intent that this Growth Area be consonant with our vision of Florissant.

Our vision consists of a small mountain town with a tight-knit concentrated commercial district along U.S. 24 and Teller County Roads 1 and 31. This commercial district will be pedestrian-oriented. This will be accomplished by focusing on the "node concept" of commercial growth, as opposed to strip commercial growth. The community will consist of small shops and cottage industries. These will be located in buildings of compatible architecture, based on our region's history: pre-historic fossils, Native American culture, westward expansion, pioneers, ranching, mining, railroads, and related western themes. We will preserve the beauty, historic character, and integrity of our area through the use of sign codes, underground utilities, landscape guidelines, etc., but primarily through design guidelines. These efforts will make Florissant an attractive and comfortable place to stop and live.

The "node concept" or pattern of commercial development is similar to traditional main streets and downtown areas that place a greater emphasis on pedestrian and other connections between business and a lesser emphasis on locating large parking lots along the front of lots where those parking areas dominate the appearance of the commercial district.

If (a) impacts such as traffic from too many separate curb cuts and (b) community appearance is addressed by design guidelines, then a range of commercial and even light industrial uses might be acceptable in the community center or growth node area.

There is adequate commercial land for the next 20 years without rezoning any more land to commercial.

Allow for adequate school sites within the Community Center Area.

Establish a historic district with the Community Center Area. District would be mostly north of Highway 24, starting at the Grange and going east to the northeast corner of the FW&SD.

Light industry may be included in the Community Center area, where the buildings and sites are consistent recommended character or design of development for the Community Center area. Additional "heavy services" (such as solid waste transfer facilities or batch plants) or heavy industry are not desired in the Florissant

Planning Region.

B. COMMUNITY CENTER (Intersection of Highway 24 and TC Road #1 & #31)

Our Community Center is defined in Exhibit "B". Our primary objectives for this area are to provide incentives to revitalize, redevelop and infill based on this Florissant Action Plan.

C. and D. ESTABLISHED NEIGHBORHOODS AND RURAL LIFESTYLE

These protection areas coincide in the Florissant Action Plan, are the existing subdivisions outside of the Community Center area at the time of the adoption of this plan, and are defined in Exhibit "A". Our primary objective for these areas is to sustain growth while preserving the character and quality of life within the subdivisions. These designations refer to all residential subdivisions outside of the Community Center area that exist at the time of the adoption of this plan, and these areas are shown on the Florissant Boundary Map, Exhibit A.

E. POTENTIAL DEVELOPMENT AREAS

Potential Development Areas are also defined in Exhibit "A". Our primary objective for these areas is to absorb future regional growth in a timed and sequenced manner. Prior to being classified a Potential Development Area, the property must show access to cost effective services.

F. FRINGE PROTECTION AREAS

Fringe Protection Areas are included with Resource Protection Areas. Our primary objective for this area as follows:

1. Ensure that this land is not developed prematurely.
2. Ensure that cost effective services are available.
3. Ensure that existing developments in the area have been in-filled and built-out to a significant percentage prior to developing these Fringe Protection Areas.

G. RESOURCE PROTECTION AREAS

The location of Resource Protection Areas will be defined as a future amendment to this plan, based on the criteria contained in the TCGMP and on the wildlife maps of Teller County. Our primary objective for Resource Protection Areas is to establish and protect view corridors along the major highways and arterials within the planning region - specifically, Highway 24, Teller County Road #31, and Teller County Road #1. This is vital in light of Florissant's recent designation as to the northern

terminus for the Gold Belt Tour. We also wish to protect the wildlife in our Region, using County wildlife maps as a basis. This Resource Protection Area is specifically intended to protect the boundaries of the Florissant Fossil Beds National Monument. The buffer zone provided by the County's National Monument Protection Zone should be maintained.

Resource Protection Areas include wildfire hazard areas (as defined or identified by the Colorado Forest Service), wildlife habitat areas (as defined by the Colorado Division of Wildlife), and wetlands (as defined by the Army Corps of Engineers).

Commercial areas. There will be no new commercial areas outside of Community Center Area with the following exceptions:

- Expansion of the Community Center Area, as already provided for in the plan
- Home occupations or home businesses, as defined and allowed by County regulations
- Agricultural permitted uses (such as ranching) and conditional uses (such as resorts), as defined and allowed by County regulations

III. URBAN SERVICE AREA

A. WATER. Florissant's Urban Service Area is determined on the basis of the most limiting service factor; in this case sewer and water.

B. FLORISSANT WATER & SANITATION DISTRICT. Water service will be provided by an affordable and approved Florissant Water and Sanitation District, and will serve the urban service area.

IV. GOALS/PHILOSOPHY

A. GOALS AND PHILOSOPHY STATEMENT

PHILOSOPHY or INTENT. It is the intent of Florissant's Regional Action Plan (RAP) to influence the following characteristics or aspects of land use by:

- Defining the quantity and type of development.
- Defining the economic and environmental costs of growth.
- Defining the location of development.
- Defining the timing or rate of growth.
- Defining quality of development.
- Defining the density of development.

GOALS. The following Goals have been developed in order to implement our philosophy:

1. Develop a land utilization and classification system based upon the availability of appropriate services and facilities, community values, and physical opportunities and constraints. (TCGMP #3A)
2. Identify regulatory and other techniques for the use of land. These will provide orderly use of land and protect the environment in a manner consistent with constitutional rights. (TCGMP #1A)
3. Identify environmentally sensitive land and hazardous areas including: flood plains, steep slopes, wildfire lands and geologic hazards, and encourage compatible development and activities in their vicinity.
4. Identify and protect environmentally significant land, including wildlife habitats, scenic and other highly valued landscapes. Encourage compatible development and activities in their vicinity.
5. Identify and preserve land, areas and activities of historical and archeological significance. Encourage compatible development and activities in the vicinity.
6. Evaluate activities and developments which may result in significant changes in population density. Assess these activities and developments on the basis of the overall impact upon the community, surrounding area, and County. (TCGMP #4A)
7. Provide adequate land for community services and facilities, including: roads, parks, schools, public safety, drainage, water, sanitation, electricity, gas and communications. (TCGMP #3B)

8. Provide adequate land for residential, commercial, agricultural, recreational, industrial and other uses. (TCGMP #1B)
9. Identify methods for the minimization of pollution of land, air, soil, and water through proper location of industries, disposal sites, other activities. Plan to minimize inappropriate energy use and to encourage conservation. (TCGMP #2B)
10. Protect the health, safety, and welfare of the public by preventing inappropriate land use; requiring developers to mitigate identifiable impacts; and implementing methods which eliminate the cost of growth from to the taxpayer. (TCGMP #2A)
11. Identify present and future needs and resources for schools, food, water, sanitation, transportation systems and energy. (TCGMP #1C)
12. Identify methods to reduce waste of physical, financial or human resources which result from excessive congestion or sprawl. (TCGMP #4B)
13. Promote appropriate design and arrangement of development so that it is compatible with the community, area and neighborhood. (TCGMP #9B) New construction and other types of development in the Community Center area are encouraged but not required to follow the Town of Florissant Design Guidelines.
14. Encourage, enhance and maintain a sense of community for Florissant and its surrounding area. (TCGMP #9B)
15. Coordinate the phased, logical extension of Florissant and its surrounding area's boundaries and growth areas. (TCGMP #8B)
16. Encourage the development of quality housing and residential opportunities affordable to all citizens. (TCGMP #9C)
17. Encourage a well-balanced, diversified economy to promote local employment opportunities, to promote a stronger capture of local and tourist expenditures, and to provide an adequate supply of commercial opportunities. (TCGMP #10A)
18. Coordinate with all levels of governments, agencies, and organizations to encourage the redevelopment of existing downtown areas and older residential areas. (TCGMP #10B)
19. Promote community growth using the Node Concept. This will encourage dense, cohesive development that will enhance Florissant as a pedestrian-friendly community.

V. POLITICAL STRUCTURE

The Florissant Planning Committee will provide a means for the persons throughout the Florissant Planning Region to more actively participate in planning matters that affect the Region. Adoption of this plan does not confer any regulatory responsibility on this committee - regulation of planning and development matters outside of incorporated cities is the responsibility of the Teller County government.

A. INCORPORATION. Time and numbers will dictate when and if the Village of Florissant wishes to re-institute its Incorporation Charter, and become a self-governing entity. (See the objectives sub-section of the introduction section of this plan.)

B. FLORISSANT PLANNING COMMITTEE. The people of the Florissant Planning Region will form a Florissant Planning Committee. This will be a positive step toward organizing support from Florissant area residents. Florissant seeks the support of the Teller County Commissioners in implementing this Regional Action Plan. This Committee will provide a forum for development decision making and for implementing the provisions of this Regional Action Plan.

1. Composition of the Committee. The Florissant Planning Committee will consist of seven members, one nonvoting member, and alternates as follows.

Three (3) members from the Community Center area (either business or residential property owners)

Two (2) members whose places of legal residence, as defined by the State of Colorado, are in platted subdivisions that are located within the boundaries of the Florissant Planning Region but outside of the boundaries of the Community Center area. These two members should come from subdivisions that are located in different parts of the region (for example, one north and one south of the Fossil Beds).

Two (2) members whose places of legal residence, as defined by the State of Colorado, are within the boundaries of the Florissant Planning Region but are outside of both the Community Center area and the subdivisions. These two members should come from that are located in different parts of the region (for example, one north and one south of the Fossil Beds).

Three (3) alternates (one from each of the 3 areas defined above in this section - Community Center area, the subdivisions, and other areas in the region.)

One (1) non-voting representative for the Florissant Fossil Beds National Monument.

2. Selection. Each of the three areas (Community Center area, subdivisions, and other areas) will hold a meeting to select the members and alternates to represent that area. Each of the 3 selection meetings must be (a) open to the public, (b) allow persons eligible to represent that area the opportunity to participate in the selection of the representatives and alternates for the area, and (c) be preceded by public notice that equals or exceeds County requirements for notices of zoning changes. The representative for the Florissant Fossil Beds will be selected by the Superintendent for the Fossil Beds.

3. Decisions by the Committee. The Committee will strive to make decisions by a consensus of its members. In those cases where the Committee must reach a decision by vote, a super-majority of five vote (instead of a simple majority of four) will be required. A quorum requires at least 5 voting members and that there be a committee member present for each of the 3 voting subregions (Community Center area, subdivisions, and rural/ranch areas).

4. Responsibilities. The Committee will be an ad hoc committee. It will not be a committee with regulatory power - regulation is the responsibility of County government. Adoption of this plan by the Teller County Planning Commission neither implies nor confers any regulatory authority on this Committee. The Committee will provide a point of contact for the County to get comments from the community on "planning matters" affecting the region.

The committee may participate in "planning matters" in the Florissant region, including providing spoken or written comment on matters to come before the various boards in Teller County. County boards include the Planning Commission and the Board of County Commissioners. Any other activities by this Committee will be identified in the bylaws of the Committee. Committee bylaws must be adopted at public meeting where prior public notice of the meeting was provided.

Examples of "planning matters" include private and public developments, public facilities and improvements, major utility projects, public plans, and changes to the various County regulations concerning development. County development regulations include zoning regulations, subdivision regulations, "1041" matters or areas of state interest, signs regulations, and trash regulations.

VI. ACTION PLAN

A. FLORISSANT'S GROWTH AREA

INTENT: The intent of the Growth Area is defined above in the section of this plan regarding "Functional Planning Areas".

GOAL: To provide for appropriate quality design, arrangement, and affordability of development. This will enhance the sense of community for the Florissant Area. It will also coordinate the phased, logical extension of Florissant's boundaries and growth areas.

The following guidelines should be implemented in order to assure that these goals are achieved:

1. Ensure that all commercial activity occur within Florissant's Growth Area. This Growth Area should be used as a tool to ensure the community expands on both sides of Highway 24, Teller County Road #1 and #31. This will give a well-defined "entrance" to the town of Florissant.
2. Ensure that all commercial expansion occurs perpendicular to the highways rather than in a strip along the highways. This will ensure depth, rather than length, of growth in the Growth Area.
3. Encourage the development of standards appropriate to each planning region or community based on the unique environmental features of the area. (TCGMP #1A-33)
4. Encourage that sufficient land uses for housing, shopping, working, recreating and living in a pleasant mountain environment be maintained. (TCGMP #1B-1)
5. Encourage the identification of zoned properties that could be viable commercial and industrial sites. (TCGMP #1B-12)
6. Encourage the location of commercial and industrial development into compatible, attractive, and efficient commercial centers and industrial parks within the growth area. (TCGMP #1B-13)
7. Discourage commercial and industrial development within the unincorporated areas of the County outside of the Florissant Growth Area. (TCGMP #1B-14)
8. Identify and/or prepare a long-range water plan for waste-water system development and maintenance. (TCGMP #1C-7)
9. Identify and encourage development of a safe, effective network of bicycle and

pedestrian trails, pathways, and facilities. (TCGMP #1C-21)

10. Encourage the reduction of automobile travel by increasing the number of pedestrian walkways and bicycle paths. (TCGMP #2B-3)

11. Encourage the development of a County-wide trails system. This will provide safe connections to the various federal, county, state, city, community park, educational and recreational facilities. (TCGMP #3B-4)

12. Identify growth areas which can provide water and sewer and other services and utilities.

13. Discourage development in areas served by community water unless community wastewater services are also available.

14. Identify and establish growth areas based on present and projected growth. (TCGMP #8B-2)

15. Identify, within Florissant's Growth Region, which urban service areas can be recognized by consent of the community alone or which must be recognized by mutual consent of the provider and the community.

16. Florissant's urban service area should be reviewed periodically, or upon evidence that circumstances have changed, and should be looked at again in five years.

17. Adopt design criteria for proposed developments in order to assess their impact on the image, form and character of the specific region or community in which it will be located. (TCGMP #9A-4)

18. Establish the carrying capacity of the land, in accordance with the goals of this plan, in order to maintain Teller County as a peaceful and desirous place to live, work, recreate, and enjoy life in a beautiful mountain environment. (TCGMP #9A-16)

19. Encourage an increase in various uses by restoration, redevelopment, and infill wherever it is feasible and compatible with the surrounding uses. This should occur prior to expansion of the Growth Area. (TCGMP #9B-16) This includes the infilling of the present platted areas before expanding. (TCGMP #9B-29)

20. Promote a cohesive commercial business districts. (TCGMP #9B-30)

21. Encourage industry and business to utilize the local labor force on a priority basis.

22. Encourage within downtown Florissant consistent architecture, themes, signage and

lighting standards. (TCGMP #9B-32)

23. Prevent strip commercial zoning along Highways 24 and Teller County roads 1 and 31. (TCGMP #9B-33)

24. Encourage low vacancy rates in building and land by guarding against oversupply and overdevelopment. (TCGMP #10G-N)

25. Encourage the elimination of all visual pollution within the Growth Area, such as junk yards, trash, rubbish, and debris.

26. Ensure that each residential or commercial building must contain a minimum of 860 square feet of enclosed living or business area, and must be of log, frame, rammed earth, or masonry construction, and be at least 24 feet by 36 feet. Framing includes materials such as steel, wood, and concrete.

27. Ensure that all structures are permanently affixed to a permanent, engineered, external perimeter foundation. Any and all wheels, tongues, and axles must be removed.

28. Ensure that all residential or commercial structures must be legally classified and taxed as real property.

B. COMMUNITY CENTER

INTENT: It is our intent that the Community Center area be a special, distinct area deserving special incentives and advantageous programs that promote redevelopment and infilling above expansion into adjoining areas. These advantages for existing properties are deemed appropriate because of the importance of these properties in building Florissant as architecturally-attractive, economically viable, total community. Most of these existing properties date from the founding of Florissant, and are very historic in nature. Redevelopment and in-filling will ensure that they survive for the next 100 years.

Florissant believes it is in the Region's best interest to create policies that encourage redevelopment to occur first, before new development.

GOAL: To provide a diversified economy to promote local employment opportunities, a capture of local and tourist expenditures, and adequate supply of commercial opportunities. To provide for redevelopment and in-fill, and to encourage the preservation of Florissant's historic buildings and character.

The following Policy Statement Implementation Strategies have been incorporated into the Florissant Regional Action Plan:

1. Develop design codes and policies and encourage design quality based on public (that is, the Florissant Region residents') desires and site constraints. (TCGMP #1A-22)
2. Establish guidelines on the general use and maintenance of landscaping within downtown areas. (TCGMP #1A-34)
3. Establish design guidelines that enhance restoration efforts. (TCGMP #1A-45)
4. Encourage policies which maintain and develop adequate commercial activities and commercial land uses to serve the needs of the Florissant Community Center. (TCGMP #1B-11)
5. Identify and develop a comprehensive transportation master plan that will efficiently and economically provide for the present and future transportation needs of the Florissant Region. (TCGMP #1C-8)
6. Identify the abandoned Colorado Midland Railroad corridor as a potential corridor for present and future system uses and modes of transportation. This use should not interfere with existing buildings and development. (TCGMP #1C-29)
7. Assess the feasibility of using railroads either for the movement of goods and

people or as a tourist attraction. (TCGMP #1C-30)

8. Develop a long-term plan for all capital improvements for all public facilities and buildings. (TCGMP #3B-3)

9. Encourage the continued use of, or development of, new multi-purpose activity centers. ((TCGMP #3B-17)

10. Recognize the distinct identity, appearance and development characteristics of the Community Center as a focus of community business, commerce, government, and cultural activities. (TCGMP #9a-20)

11. Locate commercial and industrial development in a compatible, attractive, and efficient commercial centers and industrial parks within the Community Center. (TCGMP #9B-35)

12. Promote the development of a strong downtown commercial area, to help create a broader tax base for the town of Florissant and its surrounding area. (TCGMP #10B-2)

13. Encourage that public capital improvements be provided in the Community Center, as necessary, to support the redevelopment efforts. (TCGMP #10B-9)

14. Encourage private and public investment in the Community Center so that the commercial viability will be protected in the existing downtown area. (TCGMP #10B-10)

15. Encourage the in-filling of commercial development on vacant parcels in the Community Center with proper consideration to the effect upon surrounding properties. (TCGMP #10B-11)

16. Promote the maintenance, restoration and repair of downtown buildings. (TCGMP #10B-14)

17. Promote adequate parking and pedestrian walkways, adequate lighting and social amenities in downtown Florissant. (TCGMP #10B-17)

18. Density. In areas now zoned A-1, new lots should be a minimum 2 acres in size with an average of 5 acre lot size for any land rezoned to residential. In areas zoned for business (such as C-1 and PBC), new lots should be a minimum 1 acre size.

Housing should be permitted on lots legally platted prior to November 10, 1998 in nonresidential zones within the designated Growth Area, except on those lots which abut Highway 24, Teller 1, or Teller 31 – a detached single family unit must meet the setback and design standards for the R-1 Zone District, and multi-family units must

meet those for the R-2 Zone District.

C. ESTABLISHED NEIGHBORHOODS/RURAL LIFESTYLE SUBDIVISIONS

INTENT: To protect and upgrade existing quality and character of subdivisions.

GOAL: To encourage appropriate design and arrangement of development which is compatible to the community, area and neighborhood and to encourage the development of quality housing and residential opportunities affordable to all of the citizens of the Florissant Region.

The following list of Policy Statement Implementation Strategies have been incorporated into the Florissant Regional Action Plan.

1. Encourage the following provisions within older established neighborhoods, existing, new developing and approved, soon-to-be developed activity areas:
 - a. Development patterns must be orderly, timed and sequenced;
 - b. Development should emphasize reasonable, compact growth to achieve land, energy, and public fiscal resource efficiency, and;
 - c. Development should provide for the greatest possible diversity in housing types and costs. (TCGMP #3A-39)
2. Promote and improve the quality, identity and appearance of existing residential and non-residential areas in the Florissant region by adding essential adequate public facilities where they are nonexistent or inadequate. (TCGMP #9B-46)
3. Promote the quality, identity, and appearance of the older established neighborhoods. (TCGMP #9B-17)
4. Protect and promote the quality, identity and appearance of existing residential and nonresidential areas where essential adequate public facilities and services exist. (TCGMP #9B-46)
5. Preserve the character and nature of Florissant's existing residential areas with an emphasis on the history and culture of the area.
6. Protect existing neighborhoods from the intrusion of higher intensity land uses. (TCGMP #9C-7)

D. POTENTIAL DEVELOPMENT

INTENT: To absorb growth in a timed, sequential manner.

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

The following Policy Statement Implementation Strategies have been incorporated into the Florissant Regional Action Plan.

1. Encourage capital improvement by ensuring that adequate programming and budgeting are required. These should be used to establish priorities and to maintain specified levels of services for facilities. (TCGMP #1A-9)
2. Identify parcels within Florissant's regional planning area that are able to accommodate growth. (TCGMP #1B-2)
3. Ensure that requests for residential development only be approved as an orderly expansion of existing residential development already served by public facilities and services. Existing developments serving a particular market should be seventy percent (70%) built-out before additional plats are approved. (TCGMP #1B-8)
4. Promote compact, contiguous and planned development patterns by programming development approvals based upon the availability of utilities, services, and facilities found in specific functional planning areas. (TCGMP #3A-9)
5. Encourage, within potential development activity areas, that public capital improvements be scheduled to provide for increased densities and intensities. This should be done without adverse effects on adjacent areas and impacting surrounding neighborhoods. (TCGMP #3A-35)
6. Recognize that commercial, recreational, and industrial development have different impacts on the surrounding area and upon the Florissant community and offer consideration of such impacts during the project review. (TCGMP #4A-3)
7. Encourage the elimination of all visual pollution such as junk yards, trash, rubbish, and debris.
8. Ensure that each residential or commercial building must contain a minimum of 860 square feet of enclosed living or business area, and must be of log, frame, rammed earth, or masonry construction, and be at least 24 feet by 36 feet. Framing includes materials such as steel, wood, and concrete.

9. Ensure that all structures are permanently affixed to a permanent, engineered, external perimeter foundation. Any and all wheels, tongues, and axles must be removed.

10. Ensure that all residential or commercial structures must be legally classified and taxed as real property.

E. FRINGE PROTECTION

INTENT: To ensure logically phased, cost-effective development. To provide against premature development and over-development, with special emphasis on historical, cultural and environmental preservation.

GOAL: 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. To identify historical, cultural and environmental areas vulnerable to development and to provide for their protection.

The following is a list of Policy Statement Implementation Strategies incorporated into the Florissant Regional Action Plan.

1. Ensure that all boards and committees have representatives from the Florissant Planning Region. (TCGMP #1A-2)
2. Identify and map planning areas into planning "parcels" that are defined by man-made and natural features such as: present residential and commercial developments, highways, streets and roads, parks, land uses, forest service boundaries, topography, steep slopes, floodplains and drainage basins, ridges and scenic views, natural wildlife habitats and ecosystems and geologic hazards and wildfire areas. (TCGMP #1A-5)
3. Encourage, within limited growth areas, the protection of such areas by the use of the appropriate zoning district classifications. (TCGMP #1A-7)
4. Limit and regulate access along major roadways. (TCGMP #1A-10)
5. Encourage site planning techniques and design standards that are compatible with natural topographic conditions and climate, and that preserve historical, cultural and environmental assets. (TCGMP #1A-30)
6. Encourage the elimination of all visual pollution such as junk yards, trash, rubbish, and debris.
7. Ensure that each residential or commercial building must contain a minimum of 860 square feet of enclosed living or business area, and must be of log, frame, rammed earth, or masonry construction, and be at least 24 feet by 36 feet. Framing includes materials such as steel, wood, and concrete.
8. Ensure that all structures are permanently affixed to a permanent, engineered, external perimeter foundation. Any and all wheels, tongues, and axles must be removed.

9. Ensure that all residential or commercial structures must be legally classified and taxed as real property.

F. RESOURCE PROTECTION

The Florissant Regional Plan supports and encourages the involvement of private non-profit organizations, trusts, County and State entities in the acquisition of environmentally significant lands such as unique natural features (Fortification Hill, etc.), historic sites, buildings, and historically significant areas (Twin Creek, etc.).

Encourage open space, parks (Florissant Regional Park), and appropriate development.

INTENT: To protect visual corridors, scenic and historic areas of the Florissant Planning Region. Additionally, to protect Florissant Fossil Beds National Monument, Gold Belt Tour Scenic Byway, and the county's wildlife. To promote open space to minimize the impact of development on the beauty, history, culture and natural resources of the Florissant Planning Region.

GOAL: To identify and protect environmentally, historically, and culturally significant land, including wildlife habitats, historic, scenic and highly valued landscapes, and encourage compatible development and activities in their vicinity.

The following is a list of Policy Statement Implementation Strategies incorporated into the Florissant Regional Action Plan.

1. Encourage the acquisition of easements for open space and/or recreation use, prior to land development, as an alternative to fee simple purchase or dedication. (TCGMP #1B-21)
2. Identify established transportation corridors where construction of highways and other transportation systems shall be confined, visually enhanced and protected. (TCGMP #1C-17)
3. Identify and coordinate planning activities to provide a hiking and biking trail system throughout the County and the Florissant Planning Region within open space, parks, and transportation corridors. (TCGMP #1C-22)
4. Identify, through a parks and recreation Master Plan, the present carrying capacity of all park lands, identify needs for future park lands, and the disposal of park lands. (TCGMP #3B-33)
5. Encourage the accessibility of all recreational and leisure facilities. (TCGMP #3B-36)
6. Encourage the preservation of unique and historic areas and protect environmentally sensitive areas from the effects of development. (TCGMP #5B-15)

7. Encourage the establishment of an Environmentally Significant Overlay Zoning District Classification based upon the natural existing 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. Apply appropriate and equitable standards for this land and its use. Encourage the identification of assets and their value to the Florissant Planning Region. (TCGMP #6B-16)

8. Recognize the needs of wildlife, a renewable resource, which is subject to management by man, which includes preservation of suitable lands for adequate food, water, cover, reproduction and the control and protection for identified disseminating factors. (TCGMP #6B-19)

9. Support the involvement of private, nonprofit organizations and trusts in the acquisition of environmentally significant lands. (TCGMP #6B-19)

10. Encourage the preservation of unique natural and historic areas through the acquisition of easements, and striving to ensure their accompanying tax benefits. (TCGMP 6B-37)

11. Recognize viable ranch and range lands of local significance as an important natural and economic resource and encourage their preservation. (TCGMP #10A-19)

12. Establish resource protection along the entire Gold Belt Tour route throughout the Florissant Planning Region.

13. Encourage the elimination of all visual pollution such as junk yards, trash, rubbish, and debris.

14. Ensure that each residential or commercial building must contain a minimum of 860 square feet of enclosed living or business area, and must be of log, frame, rammed earth, or masonry construction, and be at least 24 feet by 36 feet. Framing includes materials such as steel, wood, and concrete.

15. Ensure that all structures are permanently affixed to a permanent, engineered, external perimeter foundation. Any and all wheels, tongues, and axles must be removed.

16. Ensure that all residential or commercial structures must be legally classified and taxed as real property.

17. Within any National Monument Protective (NP) Zone area all tree cutting, land clearance, grading, construction of new structures, and major rehabilitation of existing structures must have approval of the Planning Commission.

- a. Based on whether the proposed development complies with the intent of the NP Zone.
- b. Development should be located outside the NP Zone wherever a majority of the property falls outside the Zone.
- c. Consultation with the Florissant Planning Committee, of which the National Monument is a non-voting member, will be sought.
- d. Development of the four C-1 zoned properties north of the National Monument to the west of Teller Road County Road One should be evaluated for adherence to established design guidelines and compliance with the intent of the NP Zone.
- e. Design guidelines, as adopted for the Florissant community center, should be strictly interpreted.
- f. Development of commercially zoned properties should make use of existing natural features (terrain, trees, rock formations, etc.) to screen development and reduce impacts.
- g. The height of any structure should not exceed a single story.
- h. Visual impact of parking lots should be minimized by locating the lot behind structures or screened by natural features or dispersed to fit among natural features and land contours. Parking lots should be designed to fit the terrain with minimal earthwork and with minimal removal of rocks, trees, and native vegetation.
- i. Native vegetation, adapted to the area, should be used for screening, mitigating visual intrusion, and stabilizing disturbed areas.

18. Environmentally Sensitive Areas: Goal is to Identify and protect critical areas, and restrict incompatible development or activities.

- a. Restrict uses in critical areas to open space, agricultural land, and appropriately designed low density residential, business or resort uses.
- b. Protect significant wildlife habitat areas shown on the most up-to-date significant wildlife habitat maps for Teller County by the Colorado Division of Wildlife. Protect critical areas by measures such as mitigation and restrictions.
- c. Encourage open space and recreation easements as an alternative to land acquisition.
- d. Support acquisition of critical areas by nonprofit organizations and trusts.
- e. Protect critical areas from established and proposed transportation and utility projects.
- f. Encourage the preservation of ranch and range lands.

VII. FACILITIES AND SERVICES

Although the County does not have control over other jurisdictions such as the school and fire districts, other jurisdictions in the Florissant Planning Region are encouraged to follow the Florissant Regional Plan.

A. FIRE PROTECTION

The Florissant Volunteer Fire Department is funded through the Divide-Florissant Fire District, and is capable of providing adequate fire suppression with its equipment and personnel.

Currently, three fire hydrants are on line. New development necessitates sufficient hydrants to protect it.

To continue to grow the Fire Department needs to maintain close coordination between the Districts' entities and the County Commissioners.

We encourage the equitable representation on the Divide-Florissant Fire District Board of Directors from each area. Perhaps each area should have its individual Board of Directors.

We encourage the Fire Department to provide fire prevention details to commercial and residential owners and/or occupants.

B. SCHOOLS

Time and numbers will dictate the necessity of building and implementing schools in the Region. (See objective 3b in the objectives subsection of the introduction section of this plan.) Encourage the location of a school in the Florissant region.

C. FLORISSANT FOSSIL BEDS NATIONAL MONUMENT

Florissant Fossil Beds national Monument's support is obvious with its world-wide renown and increasing visitor use. Support and cooperation for its County approved buffering, signs and promotion should continue. (See OBJECTIVES.)

D. FLORISSANT HERITAGE FOUNDATION

Recognize and support the intent of the Florissant Heritage Foundation in its efforts to

preserve and interpret historic buildings (old school complex), historic sites, museum and cemetery. Encourage promotion and participation in its annual Florissant Heritage Days and Flegeo Days celebrations.

E. COMMUNITY CENTER BUILDING

Since the loss of our one County Building in 1994, we find a need for a new and larger structure to house a library, community meeting hall. This structure will be utilized by all Teller County citizens and not limited to those within the Florissant Region. (See PARKS AND OPEN SPACE.)

F. LIBRARY

(See COMMUNITY CENTER and PARKS AND OPEN SPACE.)

G. SHERIFF'S SUB-STATION OR OFFICE

A sheriff's substation or office should be located and associated with other public safety and emergency facilities, such as a fire station.

H. PARKS AND OPEN SPACE

The current Florissant Regional Park must be supported in its objectives. Its Master Plan calls for a Community Center Building which will house a library, meeting hall and indoor recreation activities.

To accomplish this Plan encourages the County Commissioners, Library District, County Parks Board, and local citizens to support the endeavor. (See 3B under OBJECTIVES.)

Other open space must be protected wherever possible and required by County code, to maintain our rural and/or mountain environment. (See OBJECTIVES - several apply.)

I. PUBLIC RESTROOMS

The Florissant Region Growth Management Plan encourages the establishment of a roadside park with area information and public restrooms. This type of facility is now common throughout the U.S.

VIII. ADDITIONAL USE AND DEVELOPMENT PROVISIONS

A. RESIDENTIAL DENSITY

Residential density shall be consistent and no greater than existing residential density in the Florissant region.

B. ANIMALS AT LARGE

The County code will apply, especially to dogs. However, it is recognized the Federal 1880's open grazing law applies to grazing animals. To keep these animals off personal property, landowners must fence their land.

C. LOT LINES

Lots in the original Florissant Townsite are small. Vacation of lot lines must coincide with County requirements. (See RESIDENTIAL DENSITY and OBJECTIVES.)

D. SIGNS

All signs must meet County and State standards as to size and location. It is desirable all signs be kept fresh and well-maintained.

E. STREETS

Streets must correspond to County and State codes where applicable. The *Regional Growth Management Plan*'s future recommendations include street paving, curbs and gutters, signing.

A Florissant Transportation Plan should be designed to insure smooth movement of traffic as the community grows. Safe and convenient means for crossing Highway 24, such as trails and pedestrian walkways, should be thoroughly investigated before considering a traffic signal at the intersection of Teller 1 and Highway 24.

F. ZONING

Currently the Florissant Region enjoys a variety of land zones. Any changes necessary must meet established County requirements.

G. HOUSEKEEPING

It behooves each property owner to keep their places neat and free of debris such as garbage, junk cars and other trash. Garbage disposal shall be made only at the established disposal site.

County junkyard regulations shall apply to any overt accumulation of junk cars, etc.

Fire codes will apply to any overtly build-up of trash material.

H. GRANDFATHER SITUATIONS

All Grandfather situations shall be recognized as to their tenure. Any change will be determined by necessity.

I. FLOOD PLAIN

Any development within the flood plains of Twin, Indian or Grape creeks shall coincide with County requirements.

J. BUSINESS EXPANSION

Business expansion is encouraged.

K. PARKING

Business will be encouraged to provide adequate parking to serve their needs in a safe manner.

IX. IMPLEMENTATION

SUMMARY

To implement this plan and to promote the welfare of the Florissant Planning Region, all development and construction projects should submit to the County plans or other required documents needed for approval of the items listed below in the Procedural Checklist prior to issuance of a building permit. The County should enforce requirement for streetscape, sign and architectural approval requirements.

New construction and other types of development in the Community Center area are encouraged but not required to follow the Town of Florissant Design Guidelines.

PROCEDURAL CHECKLIST

This checklist applies to all properties except single-family residential. This includes community centers, conditional uses, multi-family and any other non-single family uses within the planning region.

- * SITE PLAN REVIEW
- * STREETSCAPE APPROVAL
- * ARCHITECTURAL APPROVAL
- * SIGNAGE APPROVAL
- * UTILITY PLAN (where feasible, all utilities should be underground)
- * DRAINAGE
- * ZONING
- * TRAIL CONDITIONS

As directed by the Board of County Commissioners, County staff will be responsible for implementing the following strategies adopted by the Teller County Growth Management Plan:

1. Develop standards appropriate to each functional planning area based on its environmental features. (TCGMP #9B-25)
2. Evaluate the effects of development on the image, character and physical characteristics of the area. (TCGMP #9B-26)

3. Develop a phased, long-range program of water and sanitary sewage systems to promote compact, continuous and planned growth. (TCGMP #9B-27)
4. Promote the in-fill of present platted areas before any expansion is considered. Develop absorption, build-out, and vacancy requirements for existing neighborhoods prior to allowing Fringe Areas to develop. (TCGMP #9B-29)
5. Promote cohesive commercial business districts. (TCGMP #9B-30)
6. Prevent the encroachment of downtown commercial activities on residential, agricultural, or adjacent land uses. (TCGMP #9B-31)
7. Provide the downtown area with consistent architecture, themes, signage and lighting standards through the adoption of design guidelines for the Florissant Region. (TCGMP #9B-32)
8. Prevent strip commercial zoning along Highways 24 and Teller County Roads #1 and #31. (TCGMP #9B-33)
9. Promote major shopping centers to locate within the area's community centers where they may be served by urban facilities and services. (TCGMP #9B-34)
10. Promote the location of commercial and industrial development in compatible, attractive, and efficient commercial centers and industrial parks within the Florissant community. (TCGMP #9B-35)
11. Promote a policy of less intense use and green belts in order to provide a buffer between commercial and residential areas.
12. Promote a reasonable policy for off-road parking and for the exclusion of parking on emergency snow routes.
13. The plan will be used to determine approval of a building permit, even when the proposed building and property comply with County zoning and subdivision regulations).

X. EXHIBITS

EXHIBIT A: MAP OF THE FLORISSANT PLANNING REGION, INCLUDING THE FOLLOWING AREAS

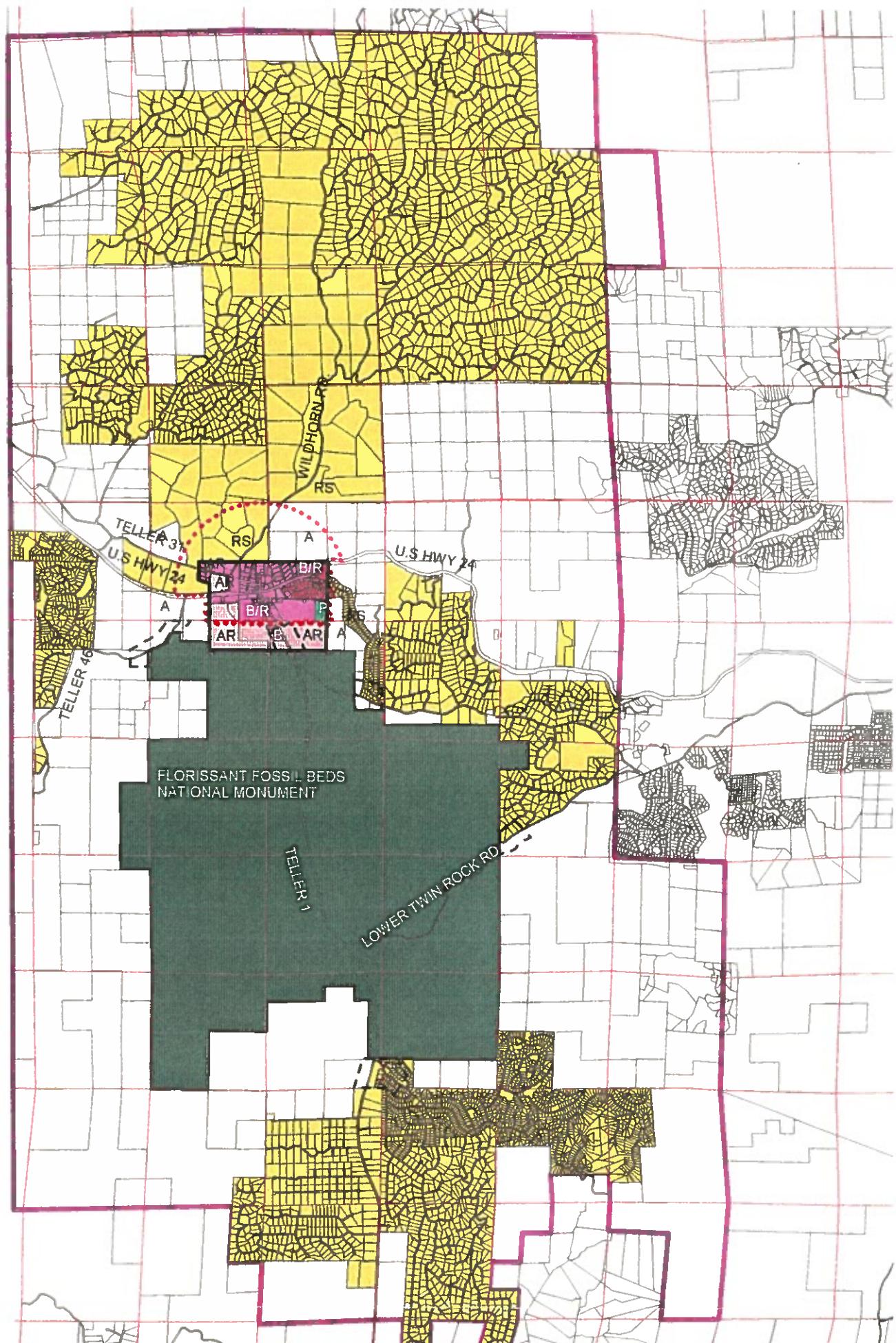
- Community Center Area with adjacent "growth node"
- Established Neighborhood (existing platted subdivisions, shown as "Rural Subdivisions")
- Rural Lifestyle (grouped with "established neighborhood(s)" as a single combined category)
- Fringe Protection (to be determined, based on TCGMP criteria)
- Potential Development (to be determined, based on TCGMP criteria)
- Resource Protection (to be determined, based on TCGMP criteria)
- Urban Service Area (only existing urban service area is the existing Florissant Water & Sanitation District, shown as "Community Center" area)
- The National Monument Protective Zone(s)

EXHIBIT B: MAP OF THE FLORISSANT COMMUNITY CENTER/GROWTH AREA

Both the "community center" and the existing "growth area" correspond to the area that includes the existing Florissant Water & Sanitation District and the original Florissant town site, excluding any portion of the existing Florissant Fossil Bed National Monument. The National Monument Protective Zone from the Teller County Zoning Resolution will be located on the map.

FLORISSANT PLANNING REGION

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- FLORISSANT COMMUNITY CENTER
- FLORISSANT COMMUNITY CENTER BUSINESS
- FLORISSANT COMMUNITY CENTER RESIDENTIAL
- FLORISSANT COMMUNITY CENTER AGRICULTURAL
- FLORISSANT GROWTH AREA
- FLORISSANT PLANNING REGION

- NATIONAL MONUMENT PROTECTION ZONE
- FLORISSANT COMMUNITY CENTER PARK
- RURAL SUBDIVISIONS
- FLORISSANT FOSSIL BEDS
- NATIONAL MONUMENT
- SECTION LINES

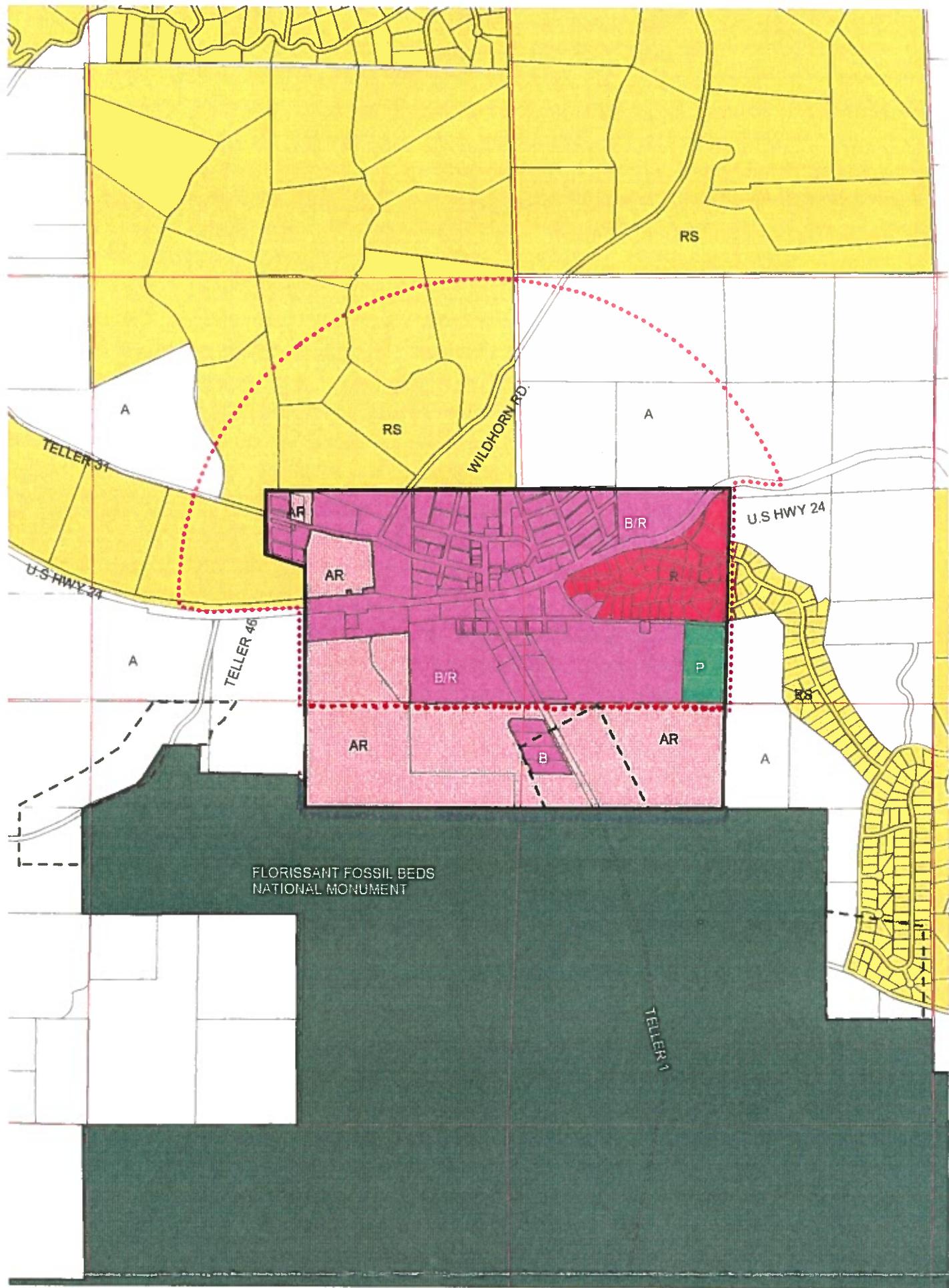
This map provides general information concerning land use. For information regarding a specific property or properties, refer to the Official Map available to the public at the offices of the Teller County Planning Department.

TELLER COUNTY
PLANNING DEPARTMENT

Created By:
Joe Rye
9/29/98



FLORISSANT COMMUNITY CENTER



FLORISSANT COMMUNITY CENTER
 FLORISSANT COMMUNITY CENTER BUSINESS
 FLORISSANT COMMUNITY CENTER RESIDENTIAL
 FLORISSANT COMMUNITY CENTER AGRICULTURAL
 FLORISSANT GROWTH AREA

FLORISSANT COMMUNITY CENTER PARK
 NATIONAL MONUMENT PROTECTION ZONE
 FLORISSANT FOSSIL BEDS NATIONAL MONUMENT
 RURAL SUBDIVISIONS
 SECTION LINES

TELLER COUNTY
PLANNING DEPARTMENT

Created By
Joe Rye
9/28/98



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