

The Future of the North Animas River Valley

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April 5, 2025



What is Your Vision and Why is It Important

- Citizens can Take Charge of the Land Use in their Neighborhoods and communities
- Either we can abdicate our Responsibility to the Developers, or we can create our future
- Examples: Look at the past for answers.
- What worked in other places will not work here
- Time is of the essence
- Inaction is not an option
- Fragmentation and creating silos does not work.

"Imagination is more important than knowledge. For knowledge is limited, whereas imagination embraces the entire world, stimulating progress, giving birth to evolution.....Albert Einstein.





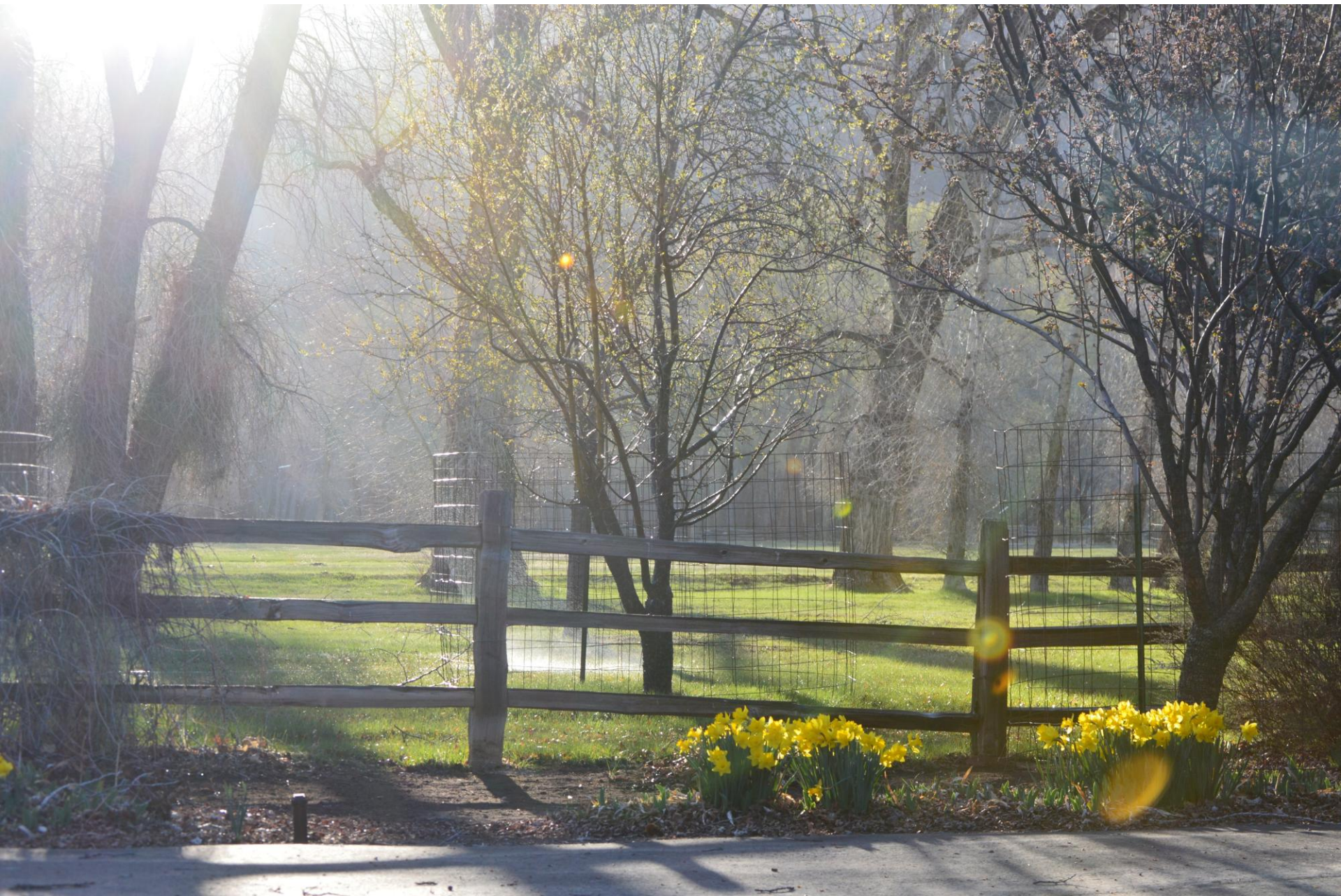






















Growth and Change Inevitable?

- Preventing All Growth has not worked.
- Growth or no Growth is not a binary issue, transition to smart growth
- Creating a Vision for the Future has worked.
- A Plan for the Future goes beyond simply adopting a Zoning Map.
- We need to look beyond the Immediate Land Use Application
 - Protect what makes us unique
 - Preservation of historical values, buildings, landscapes, orchards, Lifestyles of ranching, farming, and historical ditches
 - What Makes Us A Community
 - Plan for Schools
 - Transportation and Utilities
 - A future for Kids and Grandkids
 - Protect the Animas River
 - Protect Wildlife Summer and Winter Habitat and Corridors



Why Coffee Klatches

- Trust is Instilled When You Meet Face to Face with Neighbors
- Look beyond immediate development
- Good Communication
- Innovation and Creativity
- Non-Threatening
- Conversational

What are we hoping to accomplish

- 1) What is your vision for the future of development in the valley?
- 2) How do we preserve the historic aspects of the valley? What are some of the most critical aspects in your opinion?
- 3) How do we preserve the natural beauty of the valley while not shutting out newcomers?
- 4) How do you see the infrastructure support of such development (e.g., expansion of Hermosa Sanitation and Animas Water, connect with Durango city resources, require independent support, etc)?
- 5) How could we implement a vehicle for securing and developing county parks (such as what happened in Telluride in recent years)?
- 6) How do we support and engage younger generations with attainable housing without losing the nature of the valley?
- 7) How do you see the relationship between natural resources (not only land, but wildlife) and development in the valley?
- 8) What suggestions might you have for helping promote your (and our) visions forward (e.g., networking, working with local and state resources, other local non-profits, etc)?
- 9) What other additional ideas do you see that should be considered and/or should be addressed regarding future development?

Power of communication and Trust



What Did We Hear?

- The North Animas River Valley is Unique and should be preserved
- Keep Open Spaces
- Protect the Animas River Riparian Habitat
- Protect Wildlife
- Protect and Maintain our Agriculture Heritage
- Dark Skies
- Protect the Elk Herds
- Should we establish a special district or apply for a GOCO Grant to acquire land for a park and bike paths?
- Create Community Gathering Spaces
- Create more Active Recreation opportunities for our kids
- Create walking and Bike Paths that connect our Community
- Avoid sprawl and high-density development
- A better use of the proposed RV site would be a mixed-use coffee shop, meeting room, open space, farm stands, and farmers market
- Create a depot for the Train to allow folks to be dropped off at hot springs, open space parks, farm stands, and allow others an alternative transportation to Durango

What Did We Hear

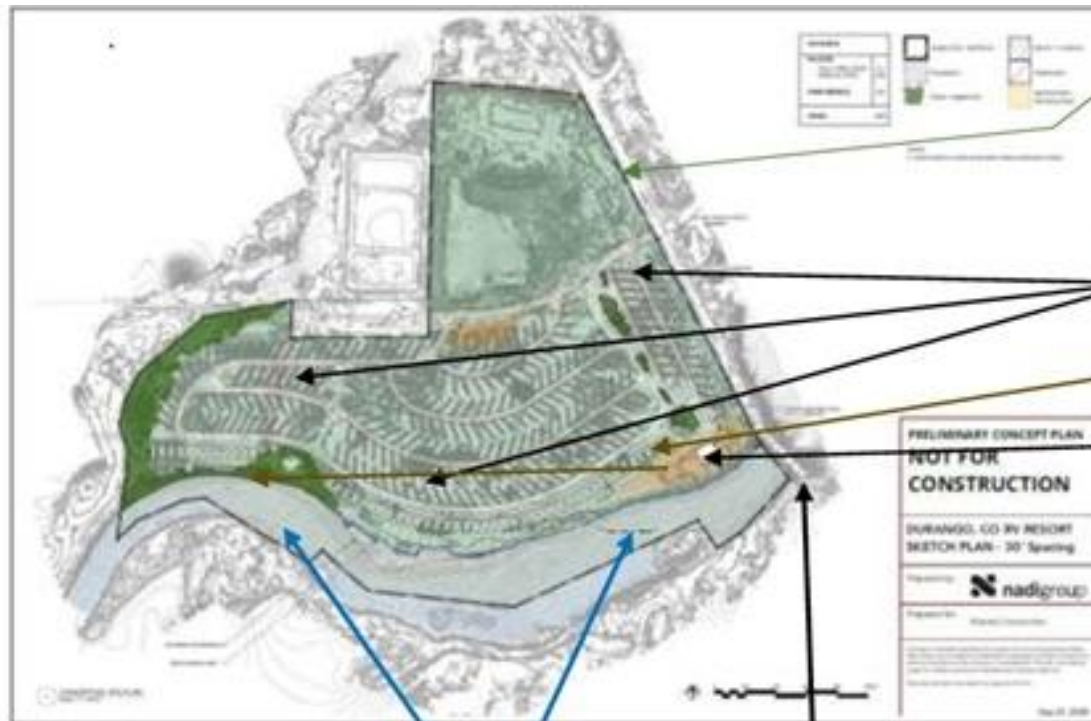
- Zoning alone does not create a Community
- Keep our Community Rural
- The Community should have a more significant role in the Animas Water Company and the Hermosa Sanitation District.
- A small restaurant or Coffee Shop would create an opportunity to connect with our Neighbors.
- Protect the Ridge lines, view plains
- Fencing should be wildlife-friendly
- We have the critical mass of a small community, and planning should reflect the needs and services of a community
- County Roads 250 and 203 should keep their current character and remain bike and pedestrian Friendly
- If growth occurs, then cluster growth while leaving open spaces. Connected with bike paths, pocket parks, and botanical gardens
- Economic Implications of average price in Durango for single-family home is \$900k, only exceeded by Telluride in SW CO

Next Steps

- Continue with small group conversations
- Create a document of what we heard
- Hire a professional land use planner
- Communicate with RDAC and La Plata County
- Collaborate with Animas Water And Hermosa Sanitation
- Implement the Plan



Trimble Lane



(we believe the northern 1/3 portion is NOT part of proposal except for a right-of-way for resort entrance)

~~277~~ 277

Up to ~~306~~ total sites

~~137~~ 137

~~257~~ RV sites

~~49~~ 140

initial Tiny Home cabins

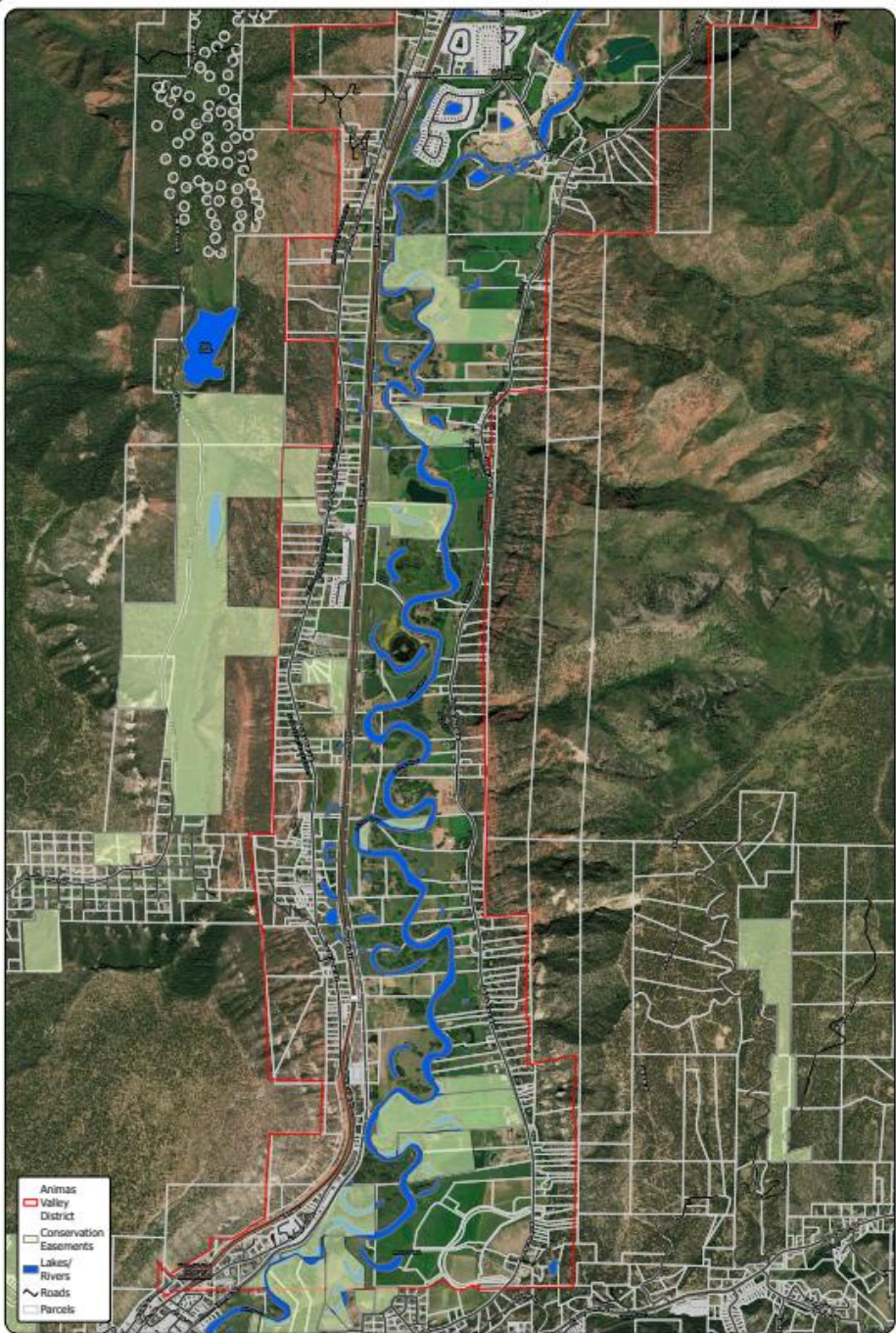
3,000 sq. ft. clubhouse/store

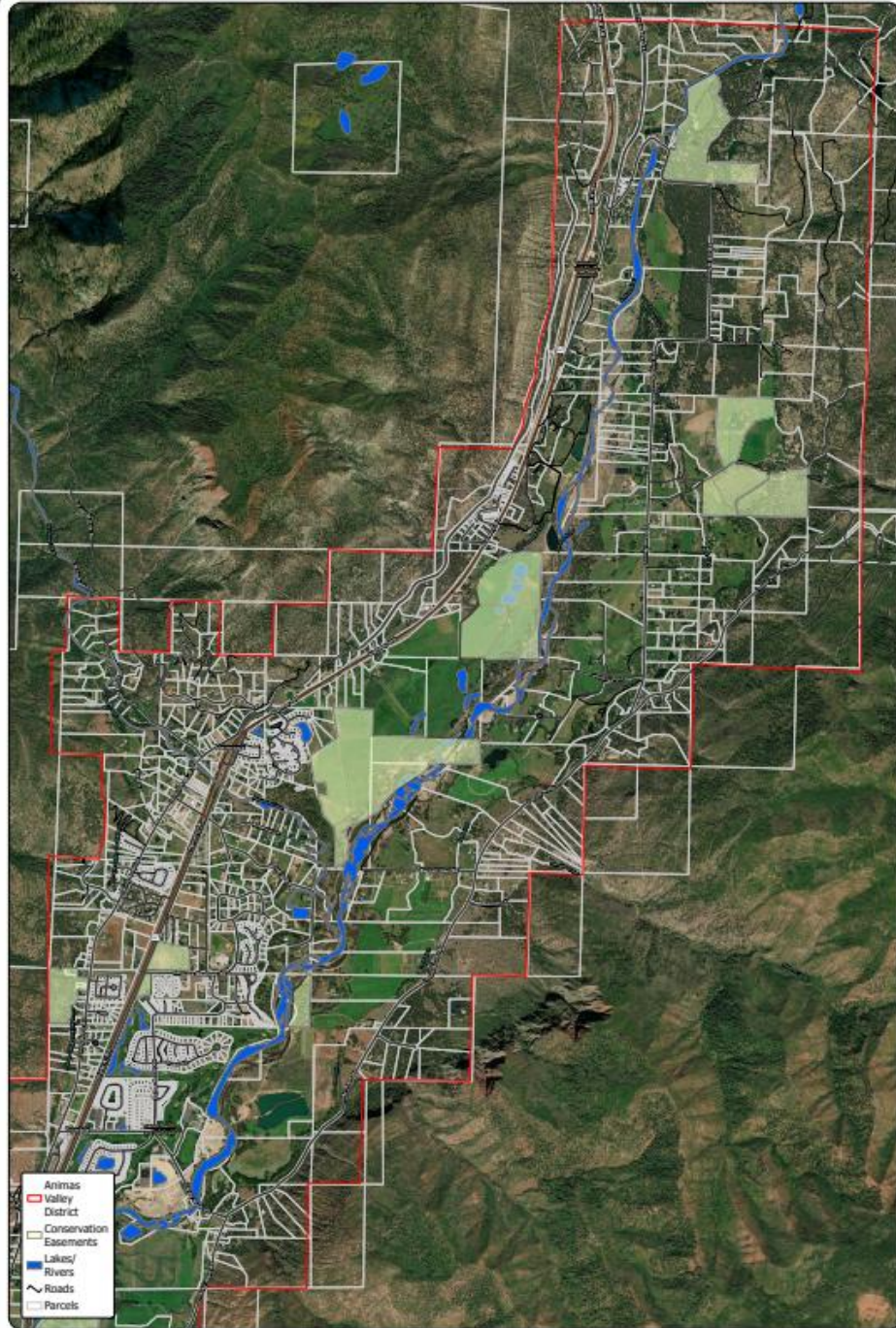


Exhibit B - Preliminary Sketch Plan Concept

Animas River

Trimble Lane (CR 252)





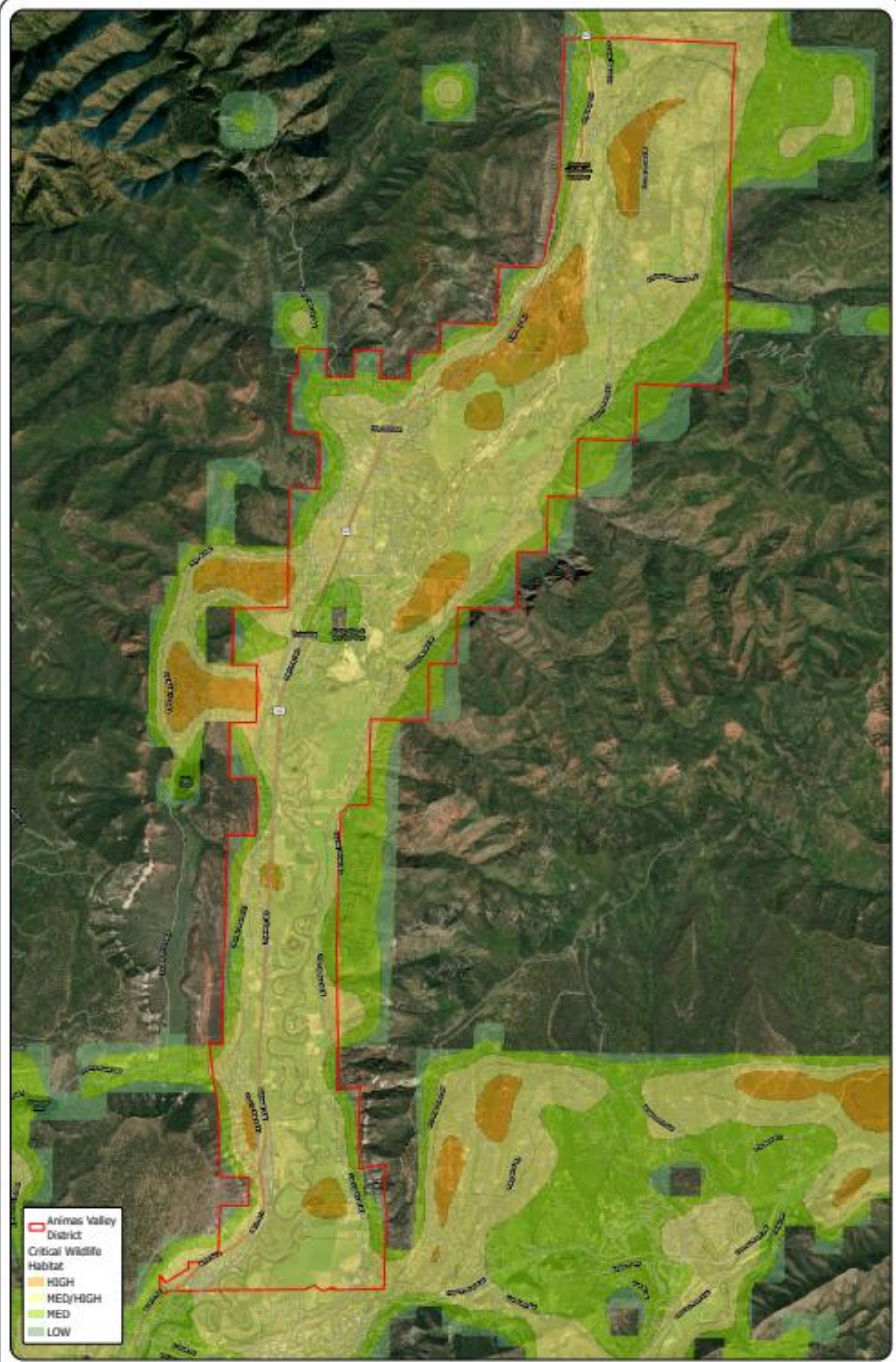
- Animas Valley District
- Conservation Easements
- Lakes/Rivers
- Roads
- Parcels

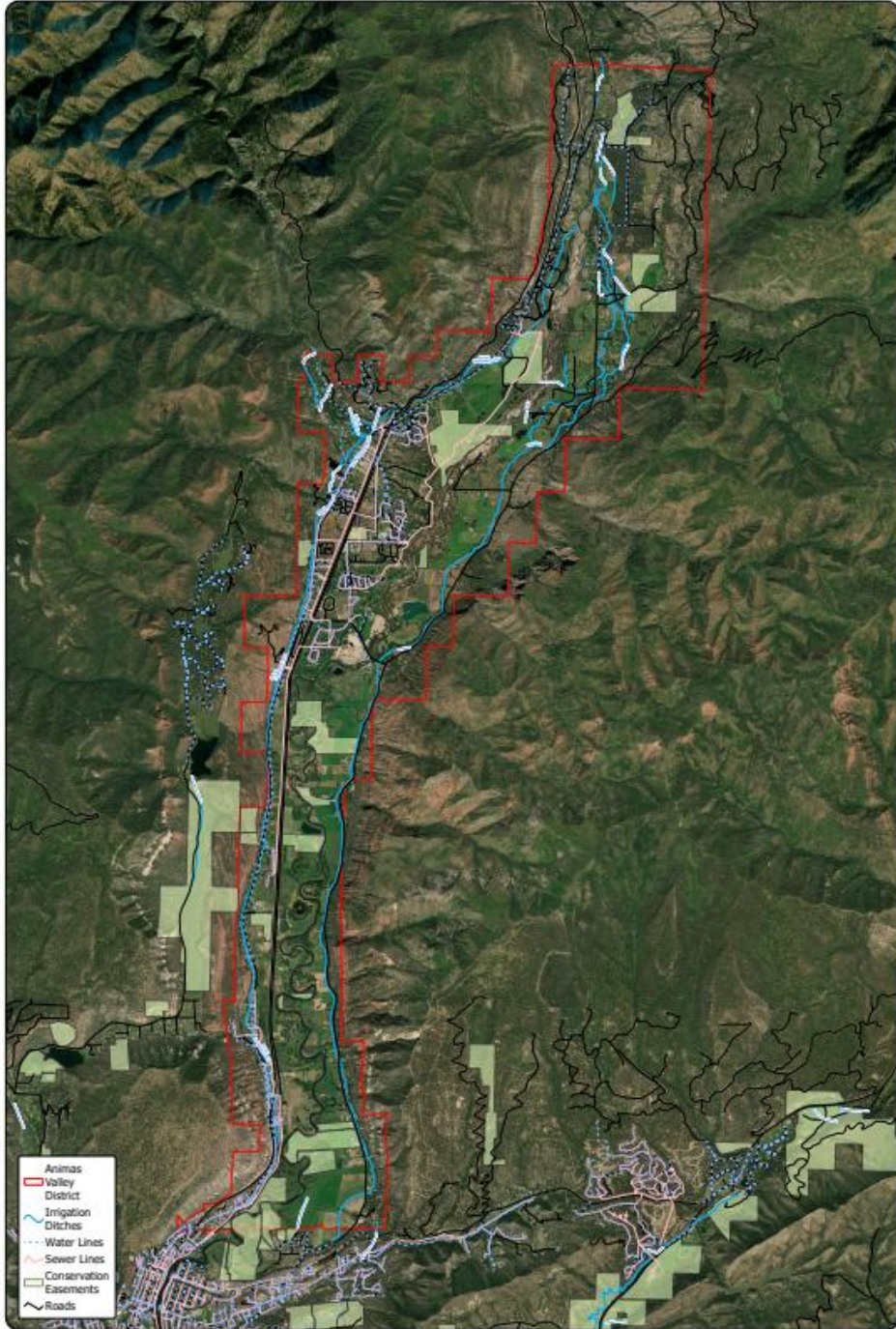


Animas Valley
AVAC

Scale	1:25000	Date	08/2018	Author	CGM	Checked by	CGM
Software	ESRI ArcGIS Desktop 10.5.1		Date	11/2018			
Project	Animas Valley AVAC						
Client	San Juan County						







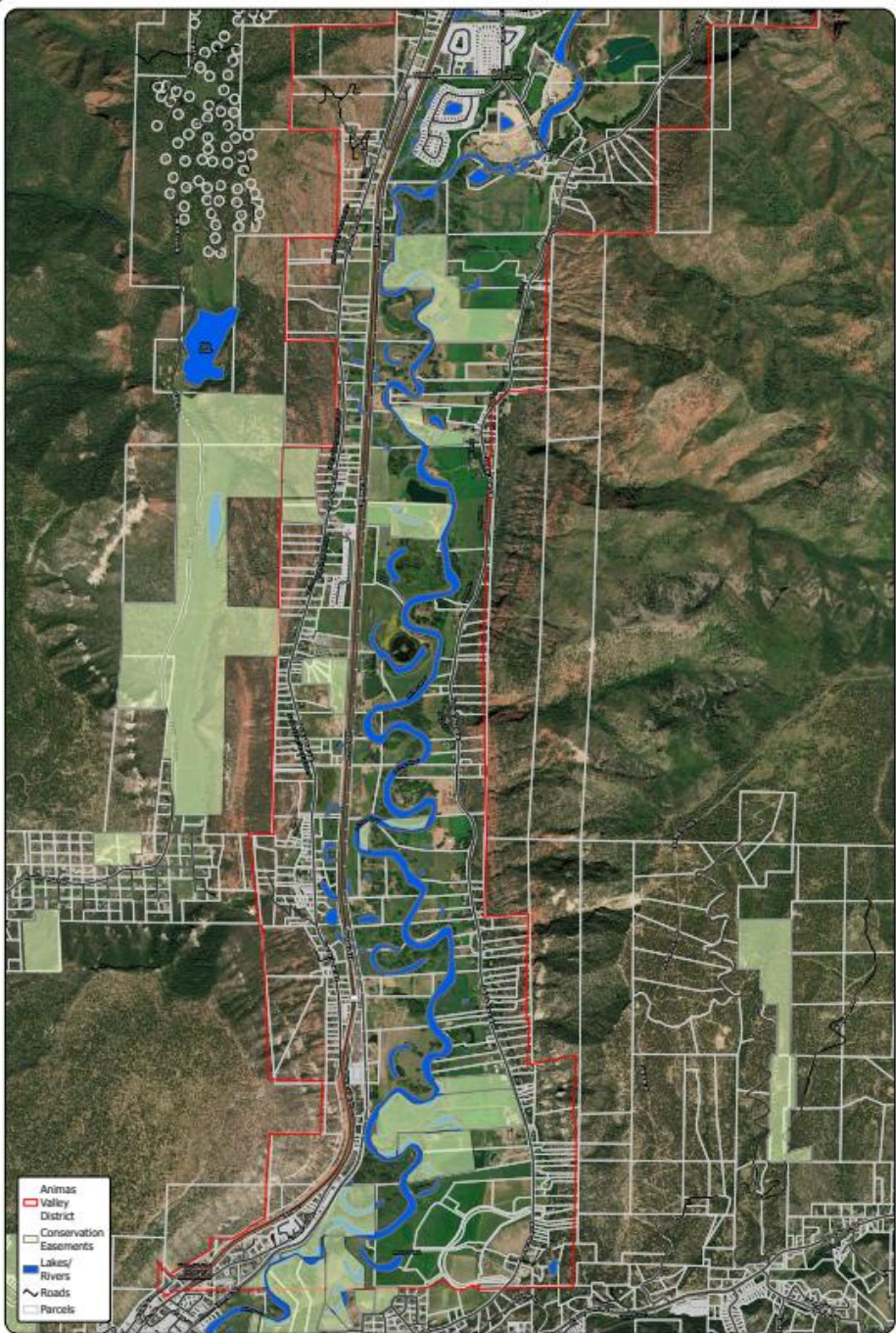
- Animas Valley District
- Irrigation Ditches
- Water Lines
- Sewer Lines
- Conservation Easements
- Roads



Animas Valley
AVDC

Date:	08/20/2024	Scale:	1:20,000
Coordinate System:	NAD 83 - North American Datum 1983 - NAD83	Author:	SGM
Data Source:	USDA, NRCS, National Conservation Swath (NCS) 2022/23	Checked by:	SGM
File:	Animas Valley District - Infrastructure	Drawn by:	SGM





HEALTH, LIFE AND SAFETY

CONFLICT BETWEEN RVS AND PEDESTRIANS, AND BIKERS

LARGE RVS ARE NOT APPROPRIATE IN THE COMMUNITY.

WATER QUALITY PROBLEMS WITH TREATING SEWAGE FROM RVS

TRIMBLE BRIDGE IS ALREADY HAZARDOUS DUE TO ITS STEEP GRADE, CURVE, AND LACK OF TRANSITION ON THE WEST SIDE.

THE INTERSECTION OF TRIMBLE LANE AND 250 IS NONSTANDARD, AND WITH ADDITIONAL TRAFFIC, WILL BE A HAZARD.

MORE GROWTH WILL IMPACT WILDLIFE

FIRE SAFETY