

# Town of Collbran, Colorado

## 2035 Comprehensive Plan



Prepared by:

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**Mesa County Planning Department**

Adopted:

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## *I. Acknowledgments*

The Town of Collbran Comprehensive Plan would not have been possible without the substantial time generously donated by the Mesa County Planning and Economic Development Department, Town of Collbran staff and the public. The long-term challenge is to maintain Plan ownership as Town Trustees and staff transition and to ensure that Plan information is retained and communicated to future decision-makers and residents. A successful Plan will include regular use, application of the vision and implementation of the goals and policies to land use decisions. The following participants are individually recognized for their participation in this planning process.

### **Board of Trustees**

Mayor - Roland Hall

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Trustee - Emily Currier

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### **Town Staff**

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# I. Plan Organization

The Town of Collbran Plan is organized into 9 sections, plus appendices briefly described below.

**Section I - Plan Organization** - Summarizes the various sections of the document.

**Section II - The Planning Process** - Describes the planning process.

**Section III - Using the Comprehensive Plan** - Explains the source of the information for the document and how the Comprehensive Plan is to be used.

**Section IV - Collbran Community Vision** - A description of Collbran up to and beyond the year 2035.

**Section V - Collbran Core Values** - A list of the key values of Town residents identified from stakeholder interviews and public input.

**Section VI - Vision Statements, Goals, Policies & Implementation Actions** - A review of the vision statements with the goals and policies used to guide future growth and decisions on land-use applications. This section also lists the actions that should be taken by Town of Collbran and others to put the Comprehensive Plan into action.

- Land Use
- Housing
- Economic Vitality
- Utilities, Infrastructure and Services
- Transportation
- Community Pride, Health and Safety
- Environment & Aesthetics
- Parks, Open Space & Trails
- Intergovernmental Cooperation

**Section VII - Future Land Use** - Contains the descriptions of the future land use categories. This information is to be used with the Future Land Use Map.

**Section VIII -Annexation-** This section addresses sequencing, location and other characteristics of proposed annexed territory.

**Section IX - Appendix** - This is an assemblage of information and supporting documentation for the Comprehensive Plan.

**Appendix A - Maps** – Comprehensive Plan Maps.

Collbran Town Limits	Hydrant Locations
Collbran Annexation History	Aerial Map
Collbran Existing Zoning	Area Topography
Existing Land Use Map	Shaded Relief
Existing Land Use by Type, 1 Mile Radius	Viewsheds
Future Land Use Map (FLUM)	Source Water Protection Area
Future Annexation Map	Drainage Basins
Future Parks & Trails	Environmental Protection
Public & Community Facilities	Hazards
Conserved Lands	Wildfire
Transportation	Soils
Year Structures Built	Wildlife Areas
Area Wells, Septic Systems & Water Systems	Oil & Gas Resources
	Sand & Gravel Resources



**Appendix B - Town of Collbran Existing Conditions** - An overview of the existing state of affairs in Town of Collbran up to 2010 including: land use, transportation, housing, public services and facilities, open lands/public lands, historic and cultural resources, economic sustainability and natural resources.

**Appendix C - Infrastructure/Capital Improvements** – A discussion about existing capital improvements plans, impact fees and implementation.

**Appendix D - Forecasts** - Population forecasts.

**Appendix E - Plan Updates and Amendments** - Describes how the Comprehensive Plan is updated or amended to keep it current.

## II. The Planning Process

Public involvement in the comprehensive planning process is vital to a successful plan and long-term implementation. Input from town and area residents formed the basis for the planning process. In order to achieve broad-based public input, the following steps were completed.

- **Stakeholder interviews** were conducted to gather input from individuals, businesses and others with an interest in the process.
- **Public invitation and participation** at community meetings. Public notice of Comprehensive Plan meetings included the Town website, posters, word-of-mouth and mailings to residents/landowners within 1 mile of town limits.
- **Visioning session** to investigate preferred land-use options, design concepts and future land use designations.
- **Plan adoption public hearings** before the Board of Trustees to receive area resident input about the Plan prior to adoption.



The following overview highlights each step in the Comprehensive Plan.

### **1. Initial scoping to identify issues and concerns.**

Members of the public were introduced to the project, and a public outreach effort was initiated to engage residents in the planning process through dialogue and solicitation of input. Stakeholder interviews were completed with area residents, landowners and business owners. The process identified a list of stakeholder issues.

### **2. Existing Conditions.**

Existing conditions establish a baseline for determining future directions. A review of existing documents and information about Collbran offered insight about current land uses, infrastructure, socio-economics and the environment. The analysis included review of other studies, financial data, demographics, federal land information, socioeconomic reports and other documents. Geographic Information System (GIS) mapping and analysis detailed existing land use conditions. Existing conditions data include area history, geography, land tenure, demographics,

population trends/growth, economics, housing, transportation, environmental conditions and facilities/services.

### **3. Town Visioning and Preferences**

A community-visioning session offered important feedback on land use preferences. The process involved a mapping exercise in which participants created maps to illustrate their opinions about future land use. These maps were digitized as GIS files and offered a starting point for the Future Land Use Map.

### **3. Identification of Core Values**

A town meeting was held at which attendees were asked to identify core community values. In addition, the list of values was circulated to other folks in the community for input. The list of identified values was consolidated and categorized. Those values are included in this plan.

### **4. Geographic Information System (GIS) Maps.**

A series of GIS maps depict the following:

Municipal limits	Transportation	Hazards
Annexations	Year structures built	Wildfire
Zoning	Water/sewer systems	Soils
Existing land use	Hydrant locations	Mineral resources
Public/community facilities	Topography	Wildlife.
Conserved lands	Viewsheds	
	Drainage basins	

The Town will use these maps as part of their decision-making process. These maps are useful to the planning process because they provide important and useful information helpful for making informed decisions. This information serves as an initial screen about potential limitations that should be better defined through site-specific analysis that will be completed during the land use review process.

### **5. Vision Statements, Goals, Policies and Implementation Actions.**

Information gathered in the previous steps was a foundation for the vision statements, goals, policies and implementation actions. Each vision statement frames a series of land use topics. An associated set of goals identify outcomes that Collbran wants to achieve. The goals are supported by policies that guide decisions needed to achieve the goal. Lastly, implementation actions include the actions that Town of Collbran will use to make the Comprehensive Plan objective a reality. This part of the Plan is where the vision becomes reality and is important to accomplish the long-term vision articulated by the citizens of Town of Collbran. The Future Land Use Map (FLUM) is a key part of the implementation because it shows where and what type of development should occur. The information is important for land use applicants, town staff, decision-makers and the public. The map identifies land-use types (commercial, residential, open space, etc.), densities, road/trail corridors in Collbran and its growth areas. Areas for potential future annexation are also shown on the map. The Future Land Use Map is included in the Future Land Use section of the Plan.

## *III. Using the Comprehensive Plan*

The Town of Collbran Comprehensive Plan incorporates a variety of existing Town data and public input. The Plan recognizes the qualities, values, vision and objectives that describe the Town of Collbran's

desired future. The plan in its total sets a path that supports future growth in a deliberate, planned and positive approach that accommodates new housing, businesses, industry, agriculture, services, jobs, open spaces, transportation and environmental protection. The Plan also provides tools to Town of Collbran citizens, staff and decision-makers with the intent of supporting sustainable growth systems and Town values. This Plan functions to address the difficult task of balancing the Collbran's desire to maintain small-town rural character, protect environmental assets, develop a safe and efficient transportation network, promote economic vitality, provide adequate housing, effectively manage public infrastructure and protect personal property rights. Regular use of this plan will keep citizens engaged and knowledgeable of vision statements, goals and policies. Understanding of the Comprehensive Plan will help Town residents support their decision-makers as they evaluate future growth and strive to make the best choices for Town of Collbran. Land use applicants should demonstrate how their applications comply with the Comprehensive Plan.

It is understood that outside forces beyond the control of Town of Collbran can have a major influence on the type, rate and extent of development activity. Natural gas exploration is one such example. It will be important for the Collbran to stay involved with the decision-making process to the extent possible to keep abreast of these activities and to ensure proper mitigation of associated impacts. Town of Collbran decision-makers ultimately must consider the core values expressed by the Town residents as part of this Comprehensive Plan as a basis for future decision-making.

Flexibility in the Plan encourages creative solutions to the complex and integrated issues of growth. At the same time, the Plan incorporates enough specificity to support focused decision-making within the overall framework of the document. Comprehensive Plans that are too vague and too flexible do not offer adequate guidance for decision-making, resulting in widely-varying and sometimes conflicting decisions. Conversely, plans that are too rigid do not support creative solutions to complex real world problems. This Plan strikes a balance between these two boundaries. The document must be used as a whole and in the context within which it was created. It is a mistake to take individual paragraphs, goals or policies out of their context in the document to support a certain end without considering the whole plan. Successful development applications must be substantially compliant with the Town of Collbran Comprehensive Plan and FLUM to move forward in the approval process. The Board of Trustees is charged with determining whether a given land use application conforms to this plan. A finding of "***substantial compliance***" by the Trustees is a prerequisite of a subdivision, zoning or other land-use approval. The Town of Collbran Comprehensive Plan is intended as an advisory document except to the extent that the provisions herein are incorporated into the Town of Collbran Land Use Code (LUC) by resolution.

## *IV. Collbran Community Vision*

Collbran in 2035 is a small compact town, determined to grow from its core in deliberate steps to ensure cost-effective service/utility extensions without financially burdening existing residents. The mix of land use includes small-business commercial, diverse housing, light industrial and planned parks and open space. Careful annexation defines the municipal edge and retains adjacent rural character. East and West gateways create a sense of arrival and help define Collbran's sense of place.

Collbran's social and economic center is its historic downtown with civic functions, businesses, churches and public spaces. Downtown public space is defined by buildings fronting on sidewalks, street trees and landscaping. Pedestrians interact in public spaces without being overwhelmed by truck/vehicle traffic. Mixed uses above street level include offices and residential space. Regular community events draw area residents and visitors and celebrate Collbran's rural heritage. On-street and off-street accessible parking invites folks to stop and visit local businesses.

Strip development on Highway 330 is avoided with commercial areas located at defined nodes. Community design standards addressing signage, lighting, landscaping and trails keep Collbran alluring to area residents and visitors. Visitor Information is available at gateways, Town Hall and the Chamber of Commerce to encourage folks to spend time in Collbran. Economic balance supports jobs, goods and services in this dynamic community. Energy exploration presents a dilemma by offering needed employment and income, but truck traffic impacts this small community. Local governments, businesses and residents work with the industry on impact mitigation as part of a long-term community business plan.

Beautiful scenery, clean air and water are Collbran's hallmark. Environmental quality is an important community value and includes riparian areas, wildlife habitat and viewsheds. Interconnected trails offer access throughout Collbran and include educational waysides to inform users about the area environment and history.

Quality utility facilities and community infrastructure serves the existing community and accommodates future growth. Good planning facilitates coherent development patterns with sequenced infrastructure extensions to prevent expensive leapfrog growth. Capital improvement plans anticipate future facilities with updated fees to cover operational costs and capital needs. Collbran uses the Comprehensive Plan in conjunction with a Capital Improvements Plan to ensure facilities are sufficient to meet the long-term community needs.

Collbran achieves excellent transportation connectivity with its street and alley grid system that connects to a comprehensive trail network. New development designs address project circulation, trail connections and future public transit. Partnerships with Industry, CDOT, Mesa County and area residents result in the creation of a truck route around town that still directs visitors downtown.

Numerous park sites and the rodeo grounds support recreation and long-term community health. Open space protects sensitive environmental areas and offers places for hiking, mountain biking and horseback riding. Excellent recreation programs serve kids, young adults and seniors.

Intergovernmental cooperation coordinates development outside town to ensure compatibility of uses, infrastructure and coherent growth. Intergovernmental cooperation is ensured through a memorandum of understanding or an intergovernmental agreement. Interaction between governments maintains strong working relationships and information exchange. All of these elements protect Collbran's character, economy and quality of life well beyond 2035.

## *V. Collbran Core Values*

### **Summary of Core Values**

The following core values were obtained through a public process in Collbran at which members of the community were asked to identify values that were most important to them about the town and its residents. This information was recorded and discussed at the meeting.

#### **• Small Town**

No stoplights, no fast food, no Big-Box stores

Small town physically and perceptually

Compact community

Need to expand

“Social” feeling of community

Close community spirit – people know each other

#### **• Small Businesses**

Small businesses on Main Street

No strip development - discourage/prevent

Support of small businesses - encouraging small business growth

Preserve small-town Main Street - minimize truck traffic downtown

Support managed energy development in region

Develop commercial/retail in Plateau City

Parking areas for downtown

#### **• Environment/Aesthetics**

Clean water and air

Beautiful scenery & vistas

Protection of the town watershed - maintain high water quality

Agricultural heritage

Maximize historical preservation

Walking pathways and river trail

#### **• Community**

Sense of community

Social interaction - community meeting spaces/places

Small-town values - friendship, mutual aid, cooperation, differences of opinion

Welcoming community - Gateways welcoming & informing public

Community pride

Protect private property rights

Pay as you go fiscal responsibility

Recreation and entertainment, facilities for children; young people and adults

Greater citizen participation

#### **• Safe and Healthy Community**

Lack of traffic & congestion

Public safety/safe community - promote & protect

Healthy community activities

Community health - good medical facilities

Excellent police & emergency/fire services

Outdoor recreation & experiences

Choice of housing types for all residents

No big apartment building

Single family homes; no trailers in town



Reinforce existing regulations  
Road surface quality

Maintenance of speed limits  
Trail connectivity

- **Safe/Efficient Transportation**

Connected and integrated transportation system - trails, paths, sidewalks  
Trail connectivity  
Pedestrian & bicycle safety

Sidewalks and pedestrian/bikeway along Highway 330 to school

## *VI. Vision Statements, Goals & Policies.*

In the following section, the major elements of the Comprehensive Plan are addressed with a Vision Statement that frames an issue. The associated Goals and Policies present a direction for decisions. The Vision Statements are based on the core values of town residents as expressed through public input efforts including stakeholder interviews, public meetings and the visioning process. The following Vision Statements, Goals and Policies are intended to provide direction to the public, applicants and Board of Trustees about the topics set forth herein. These guidelines do not have the force of regulation unless and until they are incorporated into the Town of Collbran Land Use Code (LUC).

### *Land Use*

#### **Vision**

The small compact community of Collbran desires to grow from the core outward in logical steps. Support for a compatible mix of land-use types helps build a vital community with a diversity of housing and sense of place for existing and new residents. Well-planned parks, open spaces and trails maintain quality of life and retain the community's rural character. Carefully considered annexations in conformance with the Comprehensive Plan support managed cost-effective future growth.

#### **Goal LU-1: Support infill of vacant lots over annexation.**

Policy LU-1A: Preference will be given to development of existing town vacant properties over new annexations.

Policy LU-1B: Annexation of new properties will consider proximity of utilities, street access and cost-effective service provision.

Policy LU-1C: The Collbran annexation map and plan provide an important framework for making decisions on new annexations and should be paramount when considering annexation versus infill development.

Policy LU-1D: Long-term impacts from new development shall be carefully considered when evaluating infill compared to annexation. Impacts shall include, but not be limited to, cost of services, utility extensions, road construction/ improvements, future growth implications etc.

Policy LU-1E: Annexations will be considered based upon an identified community need; infill of existing undeveloped or redeveloped areas is the highest priority.

Policy LU-1F: Infill development should be compatible with surrounding uses and provide any needed roadway or utility interconnections.

**Goal LU-2: Maintain a compact community with a defined town edge and prevent urban sprawl.**

Policy LU-2A: Flagpole annexations resulting in "leap-frog" development is strongly discouraged.

Policy LU-2B: Growth should occur in logical increments out from the town center.

Policy LU-2C: Extension of utilities and infrastructure will occur in logical cost-effective steps and shall be paid for by new development.

Policy LU-2D: Incentives such as accessory dwelling units, allowing a mix of uses, density bonuses, etc. should be used to encourage infill development

**Goal LU-3: Ensure that new development substantially conforms to the Collbran comprehensive plan.**

Policy LU-3A: Town staff's development assessment reports should include written recommendations about comprehensive plan compliance.

Policy LU-3B: The Board of Trustees should make a finding of "substantial compliance" with the comprehensive plan based upon staff recommendations and application information in conjunction with development approvals.

Policy LU-3C: The Land use code should require new development conformance to the comprehensive plan.

**Goal LU-4: Support new development that provides a mix of land-uses including live/work, a variety of housing types, and ample open space/park areas.**

Policy LU-4A: Planned Unit Developments (PUDs) should be used to support mixed-use developments including housing diversity and adequate open space.

Policy LU-4B: Development applications with 20 or more lots/units and/or on one (1) or more acres should include a compatible mix of land-use types.

Policy LU-4C: Development review will consider how an individual project achieves the goal of land-use mix, housing variety and open space/parks to support this goal.

Policy LU-4D: Smaller separate development projects will be evaluated to ensure that the collective effect of the development supports the Goal LU-4.

**Goal LU-5: Review and, as necessary, modify the Land Use Code to ensure that it supports the comprehensive plan and its supporting vision/goal/policies.**

Policy LU-5A: Collbran will review its land use code to identify any modifications that may be necessary to ensure support of the comprehensive plan, its goals and policies. This review should include identification of new sections to the land use code that function to implement recommendations in the comprehensive plan.

**Goal LU-6: Embrace community participation in the planning process.**

Policy LU-6A: Citizen committees are encouraged to assist the Trustees in their review of land-use applications.

Policy LU-6B: Use of technologies such as live meeting Internet broadcast or other media should be used to keep citizens informed about development review/decision-making.

Policy LU-6C: The Collbran website should be used as an information resource with easy access to area residents.

Policy LU-6D: The Town should consider alternate methods of supporting public involvement in the planning process such as neighborhood meetings.

Policy LU-6E: Efforts should be made to involve students in the planning process by working with schools to involve young people in local government.

**Goal LU-7: New development should pay for all of its impact costs and not place a fiscal burden on the existing residents.**

Policy LU-7A: Annexations greater than 1/2 acre will fund an independent fiscal impact analysis quantifying financial impacts on the community (positive or negative) to ensure that there will not be a diminished level of service or negative financial impacts to the community.

Policy LU-7B: New development should pay for all impact costs generated by the project including both on-site and off-site improvements.

Policy LU-7C: New development shall not decrease quantified existing levels of service and as necessary shall financially offset additional service costs generated by the development.

Policy LU-7D: Development will be required pay all costs necessary to extend and properly size utilities, roads and other infrastructure necessary to serve the project and extend infrastructure to property boundaries for future connections.

**Goal LU-8: Development should occur from the community core outward in a sequential fashion that supports cost-effective extension of utilities and services.**

Policy LU-8A: It is a priority for Collbran to develop from the existing core where connections to adjacent utilities and roads are cost-effective.

Policy LU-8B: New development should first occur on vacant parcels within town unless the annexation section the Comprehensive Plan specifies otherwise or where it is demonstrated that it is more cost-effective to annex and develop unincorporated property (including infrastructure extensions) than to build inside town limits.

Policy LU-8C: Utilities and other infrastructure shall be extended in small increments and paid for by new development to ensure cost-effective growth in the community.

Policy LU-8D: Collbran will monitor growth as it occurs over time to ensure that the philosophy of growing from the community core in a cost-effective way is implemented.

**Goal LU-9: Establish a sense of "arrival" in Collbran.**

Policy LU-9A: Establish Gateways on the west and east ends of town that creates a sense of arrival and helps define Collbran's sense of place.

Policy LU-9B: Provide signage and information kiosks to welcome visitors and inform them about the community and the surrounding area.

Policy LU-9C: Consider decorative street lighting, wide sidewalks, gathering places and landscaping to draw visitors to downtown Collbran.

Policy LU-9D: Maintain a defined community edge by avoiding sprawl and protecting the rural character outside town limits.

**Goal LU-10: Promote intergovernmental cooperation.**

Policy LU-10A: Collbran will work with Mesa County to maintain an updated and relevant intergovernmental agreement on land development within the municipal planning area and the 3-mile area of influence around the town.

Policy LU-10B: Collbran will work with the school district to support their involvement in the planning process and ensure that facility space is available for new students and that land is available for school expansion.

Policy LU-10C: Collbran should develop agreements with the Colorado Department of Transportation that addresses highway access permitting, highway maintenance, multimodal access and coordinated planning.

Policy LU-10D: Collbran should consider memorandums of understanding with the BLM and the US Forest Service to ensure that there is consideration of municipal impacts that may result from their decision-making process.

## **Implementation Actions**

1. Review and modify the Town of Collbran Land Use Code (LUC) to make it conform to the Comprehensive Plan.
2. Regularly monitor growth to ensure that patterns of new development are occurring from the core outward in logical steps and in conformance with the plan.
3. Enter into intergovernmental agreements with Mesa County to support thoughtful annexation and appropriate adjacent development to which compatible infrastructure and services can be cost-effectively provided.
4. Ensure that staff reports to the Town Trustees include an analysis of development conformance to the Comprehensive Plan that includes a conformance checklist.
5. Investigate and implement land use tools that provide incentives for the protection and preservation of agricultural and open lands with Mesa County and other partners.
6. Make the Future Land Use Map, Goals and Policies and other relevant sections of the Comprehensive Plan easily available to the public on the Town's website and at Town Hall.

7. Hold periodic public outreach meetings in the schools with students, with land owners, energy companies and residents to review current land use activities, the Comprehensive Plan and to engage community members in the planning process.
8. Use available technology to provide information to the community about land-use decision-making including, but not limited to, document resources on the Internet, live streaming of meetings and e-mail newsletters.
9. Explore options for a land use review process that integrates performance standards designed to mitigate identified constraints and negative impacts.

## ***Economic Vitality***

### **Vision**

Economic diversification, protection of the historic downtown, support for existing businesses and enhancement of community appearance are part of an overall effort to sustain and build Collbran's local economy. The area's natural assets and ranching heritage are important components of an overall economic development effort. Historic downtown Collbran is envisioned as a place for community interaction, commerce and activities that draw outside visitors. The Town works closely with the business community to support economic vitality.



#### **Goal EV-1: Support and enhance the character of historic downtown.**

- Policy EV-1A: New development or redevelopment in the downtown should be designed to front on the sidewalk and include architectural designs that are compatible with adjacent and other historic downtown structures.
- Policy EV-1B: Downtown sidewalks should be 8-10 feet wide to encourage pedestrian and non-motorized access.
- Policy EV-1C: Collbran should develop historic preservation design standards for exterior building remodels and new construction.
- Policy EV-1D: Demolition of identified historic structures in the downtown should be prohibited or discouraged.
- Policy EV-1E: Collbran shall encourage the rehabilitation and preservation of historic structures.

#### **Goal EV-2: Provide for and maintain a mix of uses in the downtown.**

- Policy EV-2A: Collbran will support maintaining a diversity of uses in the downtown by retaining the mixed-use characteristics of the downtown zone district.
- Policy EV-2B: Rezoning that is not compatible with the downtown zone district should not be allowed.
- Policy EV-2C: The Town should work with downtown business owners and the Chamber of Commerce to develop a mixed-use business plan for the core that supports existing businesses and facilitates new business startup.



Policy EV-2D: Residential and office uses are encouraged on the upper stories of buildings, but residential use on ground-level is strongly discouraged.

Policy EV-2E: Collbran should work to develop downtown pedestrian-scale designs that include signage, public spaces, street trees, attractive street lights and other improvements that encourage locals and visitors to frequent the downtown as a place to be.

**Goal EV-3: Prevent commercial/residential sprawl development.**

Policy EV-3A: Future commercial and residential development should be located in areas designated on the future land use map.

Policy EV-3B: Sequential development should occur from the existing core adjacent to water/sewer utilities and roadways and develop in logical sequences away from the core.

Policy EV-3C: Concentrate new development where properly sized existing utilities and other infrastructure are available and at identified locations shown on the future land use map.

Policy EV-3D: Development of vacant properties located away from the developed core of town may be deemed premature if they are not approximate to suitable existing infrastructure and if development is not consistent with the goals and policies of the Comprehensive Plan.

**Goal EV-4: Promote good design standards for new development to maintain a quality community appearance.**

Policy EV-4A: Collbran should maintain a current and applicable set of design standard regulations in the land use code to ensure consistency with the goal of quality community appearance.

Policy EV-4B: The design standards included in the Collbran land-use regulations should be consistently applied to new development and major additions to structures.

Policy EV-4C: Designs should be developed for the community gateways with phased implementation consistent with the funding available in the municipal budget.

Policy EV-4D: Collbran should establish a revolving loan fund and other incentives for downtown businesses to make improvements to their street frontage.

Policy EV-4E: The Town should work with the business and residential communities to develop and implement community appearance goals with defined implementation actions.

Policy EV-4F: New development designs should incorporate high levels of connectivity with streets, sidewalks and trails connecting to off-site locations.

Policy EV-4G: Public works design standards should include standards for narrower streets sections that include separated sidewalks, on- street parking and street trees.

**Goal EV-5: Advance an alternative route around the historic core for heavy truck traffic that minimizes impacts to properties along the route and directs visitors downtown.**

- Policy EV-5A: Collbran should continue to work with Mesa County and the Colorado Department of Transportation on state highway and county road improvements that help minimize the impact of truck traffic through the community.
- Policy EV-5B: The Town should use the information developed in 2008 by Schmueser Gordom Meyer Engineers and the public meeting input received as part of an overall plan for investigating an alternative truck route for industrial traffic that avoids the downtown core.
- Policy EV-5C: A citizens committee should be formed that includes business owners, property owners, industry representatives, county representatives and other stakeholders to investigate truck route alternative options.
- Policy EV-5D: Collbran should work with industry representatives, BLM staff, county staff and the Colorado Oil and Gas Conservation Commission to monitor drilling permit activity to understand potential future industry- related vehicle impacts to the Town.
- Policy EV-5E: Collbran should develop and implement roadway access control plan in conjunction with Mesa County and CDOT.

Goal EV-6: Ensure a strong working relationship with the Chamber of Commerce and local businesses.

- Policy EV-6A: The Town should maintain a regular meeting schedule with the Chamber of Commerce or another organization that serves the business community to maintain open communications and a strong working relationship.
- Policy EV-6B: Collbran should maintain a business-friendly attitude that is consistent with their land-use policies and the Comprehensive Plan to support and retain existing businesses and to assist new business startups.
- Policy EV-6C: Collbran should work with Job Corps, Mesa State College, the Colorado Office of Economic Development and Mesa County to develop a community business action plan that includes an analysis of existing strengths, weaknesses and opportunities, as well as specific steps aimed at developing a healthy and diverse economic base.
- Policy EV-6D: Funds should be pursued to conduct a market analysis for the Collbran area to quantify assets and to investigate realistic and cost-effective economic opportunities.
- Policy EV-6E: Collbran and the business community should develop and maintain an economic profile of the community to offer new businesses readily available current information.

## Implementation Actions

1. Develop downtown design standards that address historic architectural protection and enhancement, wide sidewalks and landscaping.
2. Create a downtown business advocacy group to work with the Town on a mixed-use business plan, support for existing businesses and facilitation of new business startups.

3. Review the land-use regulations to ensure that there are not prohibitions on vertical mixed uses to provide for retail/service on the ground-level and office or residential functions on the upper levels. Amend the Code as necessary to support this use mix.
4. Support downtown Collbran as a "place to be" by creating inviting public spaces and pedestrian scale designs including signage, street trees, street lighting, gathering places and supporting frequent downtown community events.
5. Review the land-use regulations for impediments to infill development and develop language supporting infill of vacant lots and allowing higher densities that are compatible with existing uses.
6. Develop designs for the Collbran community gateways and pursue funding for phased development.
7. Investigate establishing a revolving loan fund or other programs for downtown business exterior improvements and other downtown enhancements.
8. Revise the public works standards to allow for narrower streets sections, separated sidewalks, street trees and on-street parking incorporating traditional neighborhood design concepts.
9. Continue working with Mesa County and CDOT on an alternate route for heavy truck traffic that utilizes an alignment that minimizes impacts to the majority of landowners.
10. Work with Mesa County and CDOT to develop and implement an access control plan for Collbran
11. Work with local citizens, industry representatives, county representatives, CDOT and other stakeholders on a most preferred truck route alignment.
12. Complete a Collbran area economic analysis and community sustainability plan, investigating the community's existing assets and realistic affordable economic development options.

## ***Environment/Aesthetics***

### **Vision**

Protection of air, water, environmental quality and the scenic vistas in Collbran is an important objective for the Town and area residents. Ongoing efforts to maintain and improve these qualities include riparian corridor preservation, watershed protection, conservation of wildlife habitat and education about the benefits of all of these community assets.



**Goal EA-1: Protect sensitive environmental areas from encroachment by development.**

Policy EA-1A: New development should include setbacks from riparian areas, wetlands and the 100-year floodplain.

Policy EA-1B: Collbran will work with the Colorado Division of Wildlife and other government agencies to identify sensitive habitat and environmental areas that should be protected from development encroachment.

Policy EA-1C: The Town should develop regulations that prohibit removal or destruction of riparian vegetation by new development.

Policy EA-1D: New development located in or adjacent to environmentally sensitive areas should complete an objective analysis of impacts and impact mitigation actions to be implemented if development occurs.

Policy EA-1E: New development or expanded existing development shall avoid areas of known sensitive wildlife habitat and mitigate such areas to avoid adverse impacts by development.

**Goal EA-2: Protect the municipal water supply from sources of contamination.**

Policy EA-2A: The Town will require all development activities within their watershed protection area to comply with the municipal watershed protection ordinance.

Policy EA-2B: Collbran will prohibit installation of new individual sewer disposal systems (ISDS) within town limits and will work to ensure that existing failing or failed systems connect to the municipal sewer system.

Policy EA-2C: The Town will work with the Colorado Department of Public Health and Environment (CDPHE) to ensure protection of all municipal water sources including, but not limited to, springs, wells and waterways.

Policy EA-2D: Ensure adequate buffering of all municipal water sources from development that could potentially contaminate the water supply.

Policy EA-2E: Identify all sources of potential water supply contamination and utilize the Town's source water protection plan to minimize risks of pollution from these sources.

**Goal EA-3: Maintain clean air and excellent water quality.**

Policy EA-3A: Support and encourage renewable energy sources in new development as well as energy-efficient construction to minimize impacts on air quality.

Policy EA-3B: Work with Mesa County and Colorado Department of Public Health and Environment (CDPHE) to establish air quality monitoring sites at strategic locations in the Collbran area to quantify existing baseline air quality data and continue monitoring over time to ensure that there is not degradation of air quality.

Policy EA-3C: Reduce dust and airborne particulates by investigating alternatives to sand on the streets in the winter.

Policy EA-3D: Establish baseline water quality standards in Grove and Plateau Creeks through in-stream testing and continue monitoring over time to ensure that there is not degradation of water quality.

Policy EA-3E: Identify sources of potential air and water quality pollution and work to eliminate or curtail the pollution sources.

Policy EA-3F: Investigate options for developing a Collbran storm water management plan to reduce pollution potential from run-off.

Policy EA-3G: Encourage storm water management systems that mimic natural functions such as bio-swales and natural infiltration basins that also serve to keep pollutants out of the town's wastewater collection system.

**Goal EA-4: Protect important ridgelines and viewsheds.**

Policy EA-4A: Identify key ridgelines and viewsheds for protection.

Policy EA-4B: Require setbacks from key ridgelines and in viewsheds to prevent visual impacts at those locations.

Policy EA-4C: Collbran will utilize standards for analysis and protection of ridgeline & viewsheds as part of the land-use review process.

Policy EA-4D: Collbran may work with Mesa County on ridgeline and viewshed protection analysis and utilize available County mapping of sensitive ridgelines and/or viewsheds.

**Goal EA-5: Promote renewable energy, resource conservation and environmental sustainability.**

Policy EA-5A: New development should utilize renewable energy sources and construction materials consisting of recycled or sustainable products and utilize waste reduction techniques for construction materials.

Policy EA-5B: Collbran supports use of energy conservation techniques in new development and encourages existing structures to reduce energy consumption through weatherization, increased insulation and similar methods.

Policy EA-5C: Collbran will lead by example by utilizing renewable and sustainable materials, renewable energy sources and energy conservation techniques to reduce energy demand and increase operational efficiency in municipal operations.

Policy EA-5D: Collbran supports periodic energy audits and monitoring of energy consumption in municipal operations to identify cost-effective areas for reducing energy demand and/or utilizing renewable energy sources.

Policy EA-5E: Collbran will investigate and consider adoption of building construction standards such as Energy Star or LEED directed at energy efficiency and sustainability in new construction.

Policy EA-5F: Collbran will work with town residents, local industries and local businesses on techniques to reduce waste generation, increase recycling and reuse of all waste materials.

**Goal EA-6: Prevent development in natural hazard areas.**

Policy EA-6A: Collbran supports protection of floodplains and wetland areas from adverse impacts by development through the use of setbacks, open space designations and other similar methods.

Policy EA-6B: Identified natural hazard areas are to be buffered to prevent adverse public safety impacts from rock-fall, flooding, slope failure, debris flows and similar hazards.



Policy EA-6C: Natural hazard areas should be set aside as open space and preserved in a natural condition.

Policy EA-6D: Areas that are at risk from wildfire shall be mitigated to reduce hazards to a "low" rating prior to development or otherwise set aside as undevelopable space.

Policy EA-6E: New development shall be required to conduct site-specific hazard studies on any identified potential natural hazard area and propose proper mitigation of impacts.

Policy EA-6F: Areas with soils that are unsuitable for development of roads, structures, and other infrastructure shall be avoided by new development.

## Implementation Actions

1. Develop and adopt regulations that preserve wildlife habitat and identified areas with sensitive wildlife species.
2. Establish regulations to prevent development in areas with identified natural hazards, including but not limited to, floodplains, rockfall, subsidence, wildfire, debris flow and soils not suited for development.
3. Establish intergovernmental agreements with CDOW and other agencies to establish wildlife protection areas and other sensitive lands, including but not limited to, wetlands, migration corridors, and archaeological sites that should be protected or buffered from development.
4. Review all new development proposals within Collbran's watershed protection area to prevent contamination of the municipal water supply through appropriate and effective mitigation measures.
5. Establish air and water quality monitoring sites at key locations in the community and work with CDPHE, Mesa County and others to fund, monitor and analyze the collected data to establish a baseline and ensure that air and water quality are not diminished.
6. Regularly identify potential or actual sources of water contamination and take actions such as developing storm water management regulations, creating development standards that address water quality protection and other actions to prevent pollution.
7. Reduce impacts to air quality by utilizing alternatives to street sanding, using vacuum street cleaning systems and working with CDOT and Mesa County on similar methods.
8. Work with Mesa County and utilize existing County mapping to establish ridgeline and watershed impact regulations for key locations in or adjacent to Collbran.
9. Seek assistance from Mesa County on development review for ridgeline and watershed impacts by new or expanded development activity.
10. Audit municipal operations for energy consumption and pursue reduction of energy losses and/or demands with renewable energy sources, weatherization, additional insulation and other cost-effective methods.
11. Consider adopting energy conservation/renewable resource/green building/waste reduction strategies and similar techniques that can be utilized by new development.

## *Utilities, Infrastructure and Services*



### **Vision**

Collbran strives to offer well maintained water and sewer facilities that provide high-quality potable water and properly treated wastewater to serve the existing community and future growth. The town also supports best practices for storm water management techniques and systems to maintain water quality. Regular review and updates of utility fees and capital improvements planning promotes sustainable utility systems, protection of public health and preservation of environmental quality.

**Goal UIS-1: Ensure cost-effective high quality potable water to customers.**

- Policy UIS-1A: Regularly evaluate tap and user fee structures to ensure adequate funding for operations and capital facilities based upon current and projected future needs.
- Policy UIS-1B: Adhere to land-use policies that direct growth from the existing town core and logical steps outward to avoid expensive and inefficient utility extensions.
- Policy UIS-1C: Development that requires major utility extensions that do not represent logical cost-effective utility expansions will not be supported.
- Policy UIS-1D: New development shall be responsible for all costs of utility extensions.
- Policy UIS-1E: New development shall obtain both water and sewer services from the Town.
- Policy UIS-1F: Collbran supports use of water conservation methods including low flow fixtures, use of nontreated water for outside irrigation, leak detection audits and other techniques to slow demand for potable water system expansions.
- Policy UIS-1G: Collbran will develop and utilize an overall utility system master plan to ensure that there are adequate sources of supply, water storage, treatment facilities, distribution and there are properly planned system expansions.

**Goal UIS-2: Protect water quality by maintaining high-quality wastewater effluent.**

- Policy UIS-2A: Provide adequate funding to maintain and update the wastewater treatment facilities to ensure effective wastewater treatment.
- Policy UIS-2B: Support and investigate innovative cost-effective methods for treating storm water and wastewater effluent such as constructed wetlands and similar techniques that mimic natural filtration systems which filter and control effluent to maintain water quality.
- Policy UIS-2C: Establish as a priority high standards for training of utility operators and within budgetary limitations, provide funding for ongoing training.
- Policy UIS-2D: Establish regulations and institute procedures to prevent storm water from entering the sewer system and adversely impacting system capacity.
- Policy UIS-2E: Support activities and building codes that encourage use of low flow fixtures and other techniques such as high flow fixture exchange programs to reduce demands on the wastewater system.

**Goal UIS-3: Provide well maintained municipal infrastructure for residents.**

Policy UIS-3A: Regularly update utility fees based upon system needs to ensure well-funded and properly operated/maintained utility systems

Policy UIS-3B: Maintain and update the capital improvements plan to ensure long-term planning and funding for future infrastructure needs.

Policy UIS-3C: Monitor vehicle trips with traffic counts on public streets and consider trends in traffic volumes as a tool to allocate and plan for street improvements.

Policy UIS-3D: Work with CDOT and Mesa County on roadway/street infrastructure planning and long-term funding.

Policy UIS-3E: Encourage conservation and efficiency in all municipal infrastructure designs and operations to reduce demands on system capacity and delay costly system expansions.

**Goal UIS-4: Secure adequate water rights for Collbran's long-term needs.**

Policy UIS-4A: Require new development to dedicate adequate water rights in both seniority and quantity commensurate with new development water demands.

Policy UIS-4B: The Town shall maintain the municipal water rights portfolio and ensure that there are adequate water rights for projected future municipal needs.

Policy UIS-4C: Collbran supports water conservation efforts on its water system to ensure that existing water supplies and water rights are used wisely will sustain the long-term needs of the community.

## ***Transportation***

### **Vision**

Collbran's interconnected network of streets, alleys, sidewalks and trails are the hallmark of its small-town transportation network. The system supports all modes of transportation and encourages walking, bicycling and other alternatives to single occupant vehicles. Coordinated planning efforts with Mesa County seek to expand public transit options for community residents and provide regional connections. Efforts to reduce heavy truck traffic through the downtown core by providing an alternative route help rebuild the downtown core as a focal point for residents and visitors.



**Goal T-1: Support street, sidewalk and trail connectivity in and to key locations through and outside town.**

Policy T-1A: Ensure that new development provides for roadway and trail linkages to adjacent properties that integrate with the overall community access network.

Policy T-1B: Identify funding opportunities that can be used to finance sidewalk and trail connections in locations where they do not exist.

Policy T-1C: Work with Mesa County, CDOT and other agencies to coordinate street, sidewalk and trail systems in and around Collbran.

**Goal T-2: Encourage new development to design for transit-oriented development (TOD).**

Policy T-2A: Support development projects that incorporate TOD design concepts.

Policy T-2B: Work with Mesa County on opportunities for public transportation service for all age groups to offer an alternative to single occupancy vehicles.

**Goal T-3: Secure an alternative route for diverting truck traffic off Main Street.**

Policy T-3A: Support and continue efforts to reduce heavy truck traffic on Main Street that include alternate routes, pipelines for produced water, other access to energy resources and other methodologies.

Policy T-3B: Seek to identify an acceptable alternative truck route around the downtown as part of an overall long-term transportation plan.

Policy T-3C: Encourage broad-based public involvement in future transportation planning.

**Goal T-4: Provide secure, well-located and fun facilities to encourage walking and bicycling.**

Policy T-4A: Collbran will develop and maintain a communitywide trails plan connecting to key nodes within the community, primary access to adjacent public lands and securing safe routes to schools.

Policy T-4B: New development will provide multiuse trail systems and connections that utilize irrigation ditch alignments, open space corridors and similar opportunities.

Policy T-4C: The Town will strive to meet or exceed National Recreation and Park Association Open Space Standards of one trail mile/2,000 population for bicycling, jogging, walking and other non-motorized uses.

Policy T-4D: Ongoing efforts will be made to coordinate trail planning with Mesa County, BLM, Forest Service and other trail organizations.

**Goal T-5: Coordinate transportation planning with other governments including CDOT and Mesa County.**

Policy T-5A: Collbran will regularly participate with Mesa County, CDOT and other agencies on coordinated transportation planning including participation in the Grand Valley Regional Transportation Committee.

Policy T-5B: Ongoing transit efforts will include work with the Mesa County Regional Transportation Planning Office to maintain and improve transportation services in the community.

Policy T-5C: New development should plan for transit services and coordinate with the Town to improve transit accessibility in the community.

Policy T-5D: Collbran will work with the Colorado Department of Transportation on techniques such as an access control plan, corridor planning and/or a transportation plan.

## Implementation Actions

1. The Town should prepare a comprehensive transportation master plan that includes, among other things, future transportation routes, roadway improvements, street connectivity and trail alignments.
2. Develop a transportation capital improvements plan for implementation of transportation objectives.
3. Efforts should be made with CDOT and Mesa County to develop coordinated and prioritized transportation plans.
4. An investigation should be made into transportation impact fees to ensure that new development covers the cost of all transportation impacts.
5. Collbran should investigate appropriate traffic calming measures to reduce traffic speeds and make the pedestrian environment more user-friendly.
6. Develop a plan for construction of a trail to provide safe non-motorized access to the Plateau Valley High School that includes financing mechanisms, right-of-way acquisition, construction schedule and phased development.
7. Establish a community-based transportation planning committee to investigate an alternative route for truck traffic to minimize impacts to the downtown.
8. Review the land use code to identify changes that will support transit-oriented development designs.
9. Work with Mesa County on expanded and improved opportunities for public transportation service to and around Collbran including consideration of connections to Mesa and Powderhorn Ski Area.

## Community - Pride, Health and Safety

### Vision

A quality, healthy living environment in which community and area residents thrive is an important value. Year-round outdoor activities, community events and community pride are evident throughout the town of Collbran. This positive approach is exemplified by a clean look to the town, attractive landscaping, well-kept yards, attractive business facades and a general attitude that Collbran is proud of and cares about its heritage and community.



Goal C-1: Promote community pride and self-help efforts to maintain and improve community appearance.

Policy C-1A: The Town will work closely with community businesses and residents to develop a community appearance plan aimed at self-help efforts to maintain and improve the look of the town.



Policy C-1B: Collbran will work with the Chamber of Commerce to investigate revolving loan fund opportunities and other assistance that can be used for business facelifts, downtown streetscape improvements and attractive community signage.

Policy C-1C: Collbran promotes a policy of “clean-scape” that includes regular street cleaning, landscaped plantings at strategic locations and overall town efforts at maintaining Collbran's image as an attractive little town with a lot of pride.

**Goal C-2: Sponsor coordinated efforts with the Chamber of Commerce, businesses and local citizens to promote local area events.**

Policy C-2A: Collbran will support regular coordination with the Chamber of Commerce and area businesses to host frequent events that draw people to the community.

Policy C-2B: Efforts will be made with the Mesa County business support organizations to promote Collbran as one of the hidden treasures of Mesa County and as an interesting detour just off the scenic byway.

Policy C-2C: The Rodeo Grounds will be supported as a community asset where regular rodeo events and similar activities are held for area residents and visitors alike.

**Goal C-3: Maintain adequate funding for public safety functions that ensure a safe and secure community.**

Policy C-3A: Collbran supports the efforts of the town marshal's office and coordination with the Mesa County Sheriff's Office to ensure quality community policing and crime deterrent.

Policy C-3B: It is the Town's policy to pursue educational awareness, neighborhood watch efforts and work with community businesses to assist law enforcement in reducing and eliminating unlawful activities to keep Collbran a safe, crime-free town.

Policy C-3C: The Town will and residents on crime prevention/community safety programs

Policy C-3D: Collbran supports work in the schools to educate students and increase awareness about positive choices that make Collbran a better safer place.

**Goal C-4: Endorse community policing approaches to law enforcement.**

Policy C-4A: Collbran supports community policing approaches to law enforcement.

Policy C-4B: Regular positive contact between the Marshall's office and community residents with an emphasis on youth and young adults is strongly supported.

Policy C-4C: Consideration of creative approaches to crime avoidance is encouraged through programs that include community liaisons to law enforcement, involvement with the Chamber of Commerce and other community organizations.

### Goal C-5: Promote community health.

Policy C-5A: Collbran supports efforts to maintain and expand existing community health care facilities and services.

Policy C-5B: The Town supports community health and wellness through activities such as expansion of community trail systems, access to open space, quality parks and similar facilities that encourage residents to walk, bike, jog and otherwise exercise outdoors.

Policy C-5C: The Town will work with area healthcare providers to support local healthcare efforts, community health fairs and other activities aimed at improving overall community wellness.

## Implementation Actions

1. Collbran will work with the business community and the Plateau Valley Chamber of Commerce to create a business partnership committee, whose charge will be to develop action plans for community appearance, revolving loan funds, economic sustainability and similar programs.
2. The Town will work with supporters of the rodeo grounds to pursue a summer-long rodeo events series aimed at drawing outside visitors and area residents.
3. The Collbran Marshal's Office, within available funding, will develop a community policing program that include community liaisons, work within schools and participation with the Mesa County Sheriff Department aimed at crime reduction/prevention and other community safety programs.
4. Support for community health will be demonstrated by the Town through funding and programs that support expansion of the town trail systems, park development, access to open space and other efforts to encourage walking, jogging, biking and other outdoor activities.
5. Collbran will coordinate with the Mesa County Health Department, the Plateau Valley Hospital and other health providers to support community health fairs, education and activities that support community wellness.

## *Parks, Open Space, Trails*

### Vision

Collbran maintains and supports development of active and passive parks for outdoor recreation purposes. The rodeo grounds are an important facility for area residents and reflect the area's Western heritage. The community continues to hold regular events at the rodeo grounds that draw visitors and entertain the local residents. Collbran strives to maintain a ratio of 10 acres of parkland per 1,000 residents and requires new development to dedicate active and passive recreation areas and/or provide cash in lieu of for parks/open space/trails purposes. Community recreation programs are supported by town funding as well as area volunteers. These programs offer recreation activities for young and old alike.



**Goal POST-1: Work with the Bureau of Land Management (BLM) to acquire nearby public land for recreation/open space.**

Policy POST-1A: Collbran supports access to public lands near the community for passive recreation use.

Policy POST-1B: Maintain regular communication with BLM about access and use of public lands for hunting, recreation and open space.

Policy POST-1C: Pursue discussions with BLM and private landowners about acquisition of and access to the 40 acre parcel northwest of the rodeo grounds for passive open space and future municipal acquisition.

Policy POST-1D: Collbran supports developing a memorandum of understanding (MOU) with BLM on joint use and development of nearby public land.

**Goal POST-2: Maintain an adequate ratio of parkland acreage to town population to ensure that long-term community needs are met.**

Policy POST-2A: Collbran supports maintaining an adequate ratio of parks and open space land for active and passive recreation purposes at a ratio of no less than 10 acres of parkland per 1,000 residents.

Policy POST-2B: Protection of riparian corridors as passive open space is important to protect floodplains, wetlands, greenbelts and community appearance.

Policy POST-2C: New development should provide usable developed park sites on or off-site to serve residents of the development and the community.

**Goal POST-3: Work with DOW, Mesa County and other entities to identify and secure open space protection for sensitive environmental areas including riparian corridors.**

Policy POST-3A: Collbran will work with the Colorado Division of Wildlife (CDOW), Mesa County, Great Outdoors Colorado (GOCO, Mesa Land Trust and other organizations to identify and protect sensitive environmental areas including riparian areas.

Policy POST-3B: Riparian areas and other environmentally sensitive lands/habitat should be mapped and used for overall community planning purposes.

Policy POST-3C: New development will be required to protect identified riparian areas and environmentally sensitive lands by designating them as open space by dedicating those lands to the Town or another public entity.

**Goal POST-4: Promote parks, trails, recreation and open space programs.**

Policy POST-4A: Collbran supports their community recreation programs as both town-funded and community-supported activities to provide a positive outlet for residents of all ages with a balance of all types of facilities.

Policy POST-4B: The Town supports formation of a parks/trails/open space committee to identify needs, opportunities, funding sources and implementation actions for these purposes.

Policy POST-4C: Collbran will strive to provide a variety of playground equipment, recreational fields, picnic areas, restroom facilities, shelters and other park improvements based upon community need and available funding.

## Implementation Actions

1. The Land Use Code should be revised to require land dedication or cash in lieu of land to maintain a ratio of 10 acres of active parkland per 1,000 town residents.
2. The Town will solicit interested residents to form a parks/trails/open space committee to identify needs, opportunities, funding sources and implementation actions for these purposes.
3. The Municipal Land-Use Code (LUC) will be reviewed periodically and at least every three years, to ensure that parkland dedication requirements and other standards relating to parks, trails, recreation and open space remain current with best practices and national standards.
4. Collbran will work with the BLM and private landowners to investigate and pursue acquisition of 40 acres of BLM land northwest of the rodeo grounds for passive open space purposes under the federal Public Purpose and Recreation Act.
5. Collbran should work with the BLM and US Forest Service on memorandums of understanding and/or cooperative agreements for planning and use of public lands around the community.
6. The Town will work with the Colorado Division of Wildlife and other agencies to identify and map areas with sensitive habitat and other areas of interest to be protected as the community grows.
7. The LUC will be revised to require protection by new or expanded development of riparian areas and/or identified sensitive habitat and provide ongoing protection of those lands through a defined series of actions including input from the Colorado Division of Wildlife. Long-term protection actions may include one or more measures such as public dedication, conservation easements or open space designation on the final subdivision plat, planned unit development (PUD) plan or other related final document(s).

## Housing

### Vision

Collbran is a community where housing remains affordable to a broad spectrum of the community. There are wide a variety of housing types ranging from single family to multifamily structures that include a range of pricing. Compatible new development includes a diversity of housing types and options for residents. Collbran actively seeks creative solutions for infill development that includes additional density, accessory dwelling units, multi-storied configurations and other options that are compatible with surrounding uses. Preservation of historic structures and design compatibility are important qualities for housing projects.



Goal H-1: Collbran will work with other governments and agencies to investigate and pursue affordable housing opportunities.

Policy H-1A: Collbran supports establishment of a housing authority and/or working with area and state agencies to ensure accessibility to affordable housing in the community.

Policy H-1B: Collbran will pursue strategies that include collaboration with other housing agencies and private developers aimed at creating and maintaining a pool of affordable rental housing.

Goal H-2: Collbran will work to maintain diversity in housing types and range of pricing.

Policy H-2A: New development with more than 10 dwelling units should include a variety of housing types, densities and sizes to ensure there is a diversity of unit type and pricing that serves a broad spectrum of the community.

Policy H-2B: Collbran will favor developments with higher building densities and smaller home sizes with pricing targeted to middle and lower income buyers.

Goal H-3: Land-use regulations and development policies should be structured to maintain a diversity of housing type and range of pricing.

Policy H-3A: The land-use regulations should support housing diversity in new development.

Policy H-3B: Collbran favors new development that supports efficient town service delivery, compatibility with adjoining uses and a sense of community.

Policy H-3C: On-site employee housing may be required in connection with non-residential development.

Goal H-4: Preservation and rehabilitation of existing housing stock is an avenue to protect neighborhoods and maintain existing housing options.

Policy H-4A: The Town supports preservation of historic structures and retention of the existing viable housing stock as a method of maintaining existing housing options.

Policy H-4B: Rehabilitation of existing housing units is supported as an alternative to demolition of existing structures.

Policy H-4C: The Town encourages replacement of older mobile homes in mobile home parks or on individual lots to improve housing stock and ensure compliance with new building/fire codes.

Goal H-5: Alternative housing techniques and housing financing mechanisms are important to ensure a good housing mix.

Policy H-5A: Encourage the use of accessory dwelling units as a method of infill and housing affordability.

Policy H-5B: Collbran supports working with the Colorado Housing and Finance Authority (CHFA) and to investigate viable financing mechanisms for housing and the community.

Policy H-5C: Compatible infill development that fits the traditional pattern of residential development is encouraged.

## Implementation Actions

1. Collbran should consider forming a housing task force and work with Mesa County, Colorado Division of Housing and the Colorado Department of Local Affairs to identify community housing needs and methods to respond to those needs.
2. A review of the Land Use Code will be made to identify changes needed to ensure that new development provides a diversity of housing type and range of pricing.
3. The Town should consider establishing "infill" regulations directed at focusing new development on undeveloped parcels or redeveloped parcels within town as an alternative to annexing new territory.
4. Consideration should be given to forming partnerships with private entities and other organizations to create affordable housing through public-private strategies and other creative mechanisms.

## *Intergovernmental Cooperation*

### Vision

Collbran works closely with Mesa County with formal and informal cooperation to ensure that growth outside the municipal boundary fits within the overall scheme of the Comprehensive Plan. Regular communication and use of intergovernmental agreements avoids duplication of services and allows logical future growth patterns, cost-effective infrastructure expansion and land-use compatibility. Similarly, good working relationships with state and federal agencies support coordinated planning and cooperation. Excellent communication, partnerships and coordinated planning optimizes solutions for transportation, housing, economic development, open space, recreation, environmental quality and overall community welfare.

Goal IC-1: Collbran will continue and maintain strong working relationships with area governments including, but not limited to, Mesa County, BLM, U.S. Forest Service, Job Corps and Colorado Division of Wildlife.

Policy IC-1A: The Town advocates regular communications and meetings with other governments and agencies to coordinate and inform about development activities that directly impact Collbran

Policy IC-1B: In addition to informal relationships, Collbran supports intergovernmental agreements and memorandums of understanding with other agencies to clearly delineate roles and responsibilities.



Goal IC-2: Collbran will work with Mesa County to coordinate comprehensive planning and information on future development.

Policy IC-2A: Collbran will continue working with Mesa County to develop an expanded and updated intergovernmental agreement on new growth and infrastructure within the municipal planning area.

Policy IC-2B: The Town endorses formation of a joint development review process for projects outside of town in the municipal planning area.

Goal IC-3: Collbran will continue coordinated efforts on transportation planning with area governments.

Policy IC-3A: The Town endorses collaboration with the Colorado Department of Transportation, Mesa County and the private sector to support coordinated transportation planning.

Policy IC-3B: Collbran supports working with CDOT on coordinated highway access permitting, roadway maintenance and highway improvements.

Policy IC-3C: The Town supports coordinated planning on roadway impacts associated with activities on BLM and U.S. Forest Service lands that result from decisions on public lands.

Goal IC-4: Governmental services in and around Collbran will be coordinated with Mesa County and CDOT to provide cost effective service delivery and to avoid service duplication.

Policy IC-4A: Collbran advocates ongoing coordination with Mesa County and CDOT on service delivery in and adjacent to Collbran to avoid duplication of services and to ensure cost-effective operations.

Policy IC-4B: The Town endorses cooperative service agreements, mutual aid agreements and intergovernmental agreements as mechanisms for ensuring coordinated and well-planned service delivery.

## Implementation Actions

1. The Town will review and update as necessary existing agreements with other governmental agencies to ensure they are up to date and effectively implemented.
2. Intergovernmental agreements, memorandums of understanding and other formal mechanisms will be considered with Mesa County, BLM, U.S. Forest Service, Colorado Division of Wildlife, Colorado Department of Transportation and other government agencies to support coordinated planning and service delivery.
3. Collbran will work with Mesa County on utilizing a joint development review process for development outside of town and within the municipal planning area.
4. Collbran will pursue written agreements with Mesa County and CDOT to establish design standard requirements for new development approved outside of the town boundary and within the municipal growth area.

## *VII. Future Land Use*

The Town of Collbran Comprehensive Plan includes the Future Land Use Map (FLUM) that is used with the Comprehensive Plan and the following descriptions of future uses. Together, the information comprises the Future Land Use Plan for the Town of Collbran. The FLUM, goals and policies work hand-in-hand to achieve Collbran's Vision. This Comprehensive Plan and map illustrate and describe land use patterns, types of uses, densities, location and character of future development. The Future Land Use Plan is not "zoning", but may be used by Town of Collbran to modify existing zoning or to establish new zone districts. This information is to be used by the public, Town staff and decision-makers to guide the land use review and decision-making process. The Future Land Use Plan is not intended to predetermine the details of specific applications or the exact boundaries of development areas. These details are left to the creative design work of applicants within the overall context of the Town of Collbran Comprehensive Plan. The Future Land Use Plan establishes a framework within which development proposals must be designed, evaluated by Town of Collbran. It is the goal of the Future Land Use Plan to:

- Ensure a variety and mix of uses that complement the existing Town of Collbran land-use patterns.
- Provide access and interconnection between use areas for both motorized and non-motorized traffic.
- Ensure compatibility between uses.
- Support economic development and a sustainable community economy.
- Support a balanced mix of housing types that support a broad range of pricing within the market.
- Make certain there are adequate open spaces, trails and connected parks.
- Offer protection of sensitive natural areas, preservation of cultural sites and conservation of resources.
- Support development of activity centers that include a sense of place where the public can interact, find services, employment, business, housing and recreation that are sustainable in the long term.
- Concentrate development in areas where there is good access, efficiently provided services and cost-effective utility extensions.
- Allow for a defined-edge community where there is a clear transition to rural areas where open lands and agricultural uses predominate.
- Promote service delivery efficiency and energy conservation in future development areas.

Successful development applications must be substantially compliant with the Town of Collbran Comprehensive Plan and FLUM to move forward in the approval process. Applicants will be afforded flexibility to achieve compliance with the Comprehensive Plan through design layout, zoning, infrastructure design, landscaping, non-motorized access, and the other requirements in the Comprehensive Plan. It is the applicant's responsibility to quantify and demonstrate how an application achieves substantial compliance. Staff's role, among other things, shall be to verify compliance and forward recommendations to the Town Trustees.

## ***Future Land Use Categories.***

### ***Residential Low Density***

#### **Types of Uses**

Single-family, patio homes and duplex structures characterize this area. Residential uses comprise 90% of the area and non-residential functions do not exceed 10%. Non-residential functions include neighborhood commercial, home businesses and daycare facilities. Home businesses will be included in the 90% residential standard as long as the occupant of the residential unit is the primary employee of the business.

#### **Density**

Net residential densities in this area may be up to 4 dwelling units per acre with flexibility to average densities across the site in order to cluster units closer to services, access roadways and to keep units separated from designated open space or environmentally sensitive areas. Accessory dwelling units (ADU's) are not included in the density calculations and are encouraged. Project designs must consider compatibility with adjacent uses, lot sizes, visual impacts and serviceability by the Town. These details will be paramount to the review process. It is an applicant's responsibility to demonstrate conformance to these standards before Town entitlements are granted.

#### **Design Characteristics**

Single-family, patio home and duplex buildings characterize this area with lower densities. Structures may serve standalone residential functions or may include live/work activities. On-street parking is allowed. Parking accommodations must be made for any home business functions. Parks, open spaces, greenbelts and trail/sidewalk systems are important design components. Neighborhood interaction remains an important quality of these areas. Garages should not be prominent on the unit street side, but should be side or rear-loaded to minimize their dominance on the front building façade. Buildings should include front porches and other neighborhood oriented design features. Minimum street lighting primarily at intersections and exterior building lighting is downcast, appropriately directed to the intended purpose and prevents glare, over-lighting and lighting trespass. Streets are tree-lined and narrower road sections reduce traffic speeds but accommodate on-street parking. Sidewalks are separated from the roadway by a street-lawn that is used for snow storage and as a storm water drainage infiltration basin. Trail systems are as important as sidewalks in this lower-density area to access open spaces and provide transportation/recreation functions. The traditional street grid is the most appropriate design configuration, but modified street grids may be used where terrain dictates. Lot sizes range from 4,000 to 6,000 square feet. Lot widths may be 25 feet per dwelling unit depending upon building design.

### ***Residential Medium Density***

#### **Types of Uses**

Single-family, duplex and multifamily residential structures characterize this area. Residential uses comprise 75% of the area and non-residential functions do not exceed 25%. Non-residential functions include neighborhood commercial, small offices, home businesses, day care facilities and other like uses. Live/work units and/or home businesses will be included in the 75%

residential standard as long as the occupant of the residential unit is the primary employee of the business. Live/work units and home businesses may also employ persons that do not reside on the premises. The location of these uses is intended to transition lower densities away from the town core, but still maintain cost-effective services, utilities, parks, road access and other necessary functions within close proximity to residences.

### **Density**

Residential densities in this area may be 4-6 dwelling units per acre and unit clusters may be permitted by averaging densities across a project site.

### **Design Characteristics**

A variety of building designs, sizes and types characterize this area with higher densities. Structures may be stand-alone residential units or may include live/work or home occupation activities. On-street parking is allowed, but side- and rear-loaded parking is emphasized. Parking accommodations must be made for non-resident employees on lot or within close proximity to employment. These neighborhoods attract a variety of residents with a range of incomes. Neighborhood interaction is an important characteristic of these residential areas. Parks, open spaces, greenbelts and trail/sidewalk systems are important design components. These sites shall include on-site central water & sewer systems. Street lighting and exterior building lighting is limited, downcast, directed to the intended purpose and prevents glare, over-lighting and lighting trespass. Narrower road sections reduce traffic speeds but accommodate on-street parking. Sidewalks are separated from the roadway by a street-lawn that is used for snow storage and as a storm water drainage infiltration basin.

## *Residential High Density*

### **Types of Uses**

Varieties of residential structures characterize this area. Residential units include multi-family buildings, townhomes, four-plex/tri-plex/duplexes and small/medium-sized single-family. Neighborhoods can include a mix of residential and compatible commercial activities. Non-residential functions include neighborhood commercial, small offices, home businesses, day care facilities and other like uses. Residential uses comprise 75% of the area and non-residential functions do not exceed 25%. Live/work units and home businesses may also employ persons that do not reside on the premises.

### **Density**

Residential densities in this area may be 6-9 dwelling units per acre. The location of these uses is designed to concentrate densities closer to the urban core where services, utilities, parks, road access and other necessary functions cost-effectively support the density.

### **Design Characteristics**

Varieties of residential structures characterize this area. Residential buildings may stand alone or may contain live/work activities. Good design is important in high density residential to ensure adjacent use and internal compatibility, pedestrian access and circulation. On-street parking is allowed, but off-street parking is required for building occupants. Parking accommodations must be made for non-resident employees on the lot or within close proximity to the place of employment. These neighborhoods attract a variety of residents with a range of incomes. Street lighting and exterior building lighting is downcast, directed to the intended purpose and prevents glare, over-lighting and lighting trespass. Tree-lined streets incorporate narrower road sections to

reduce traffic speeds and allow on-street parking. Sidewalks are separated from the roadway by a street-lawn that is used for snow storage and as drainage infiltration basins. Trail systems are as important as sidewalks to access open spaces and provide transportation/recreation functions. Parks, open spaces and greenbelts are important design components. Access to municipal utilities is necessary for development of the sites. Lot widths of 25 feet accommodate small-lot single-family and townhome units. Larger lot sizes likely will be necessary for duplex/tri-plex/four-plex and multi-family structures. Site plans may include shallow front yard setbacks, rear alley access, utility feeds from the alley and zero rear yard setbacks for alley-accessed garages.

**Note:** The FLUM does not show a Residential High Density category at this time. This is because the Town as a small rural community was uncomfortable with identifying specific locations for high-density residential. This designation remains in the Plan in the event that in the future, Collbran desires to identify one or more locations for Residential High Density. This will require an amendment to the FLUM and leaves the door open for future high density residential development.

## *Downtown Commercial*

### **Types of Uses**

The downtown includes a mix of complementary commercial uses including governmental offices, post office, library, restaurants, retail, office, services, lodging, entertainment and public transit facilities. Retaining civic uses such as town hall, post office and library are important anchors to the municipal core. These uses should be kept downtown because they are the cornerstones of a vital town center. Residential uses may include apartments, lofts and live/work units with residential units above the ground floor level. This core commercial area builds a sense of "place" and highlights the historic buildings of the downtown. Public gathering spaces offer key sites for social interaction and community vitality. An interconnected street grid with safe pedestrian crossings, on-street parking, alleys and narrower street sections offer excellent connectivity and easy access from multiple directions.



### **Density**

Higher density uses will be concentrated on smaller historic lots through multistoried building configurations. The downtown includes smaller historic lots with dimensions as small as 25' x 100' that result in lot sizes between 2,500 and 3,000 square feet. These original lots should be allowed to develop as they were originally platted to retain the historic downtown land patterns.

### **Design Characteristics**

Good community design includes historically compatible architectural design that highlights historic buildings in the downtown and includes a human-scale environment that also supports pedestrian accessibility. Quality street lighting, tree-lined streets and an abundance of landscaped areas enhance the outdoor realm and make it inviting for residents and visitors. Outdoor cafés and use of outdoor spaces by businesses add to the desirability of the area and enhance community vitality. Pedestrian-scale design is important and at the same time, vehicle access to local businesses is accommodated. Buildings should front on wide sidewalks that are pedestrian/bicycle friendly. On-street parking is allowed, but primary parking areas should be behind buildings with alley access, in internal courtyards or in locations that minimize the visual dominance of vehicles. These areas should accommodate service by private or public mass transit. Site designs will incorporate plazas, open spaces with outdoor seating, landscaped

spaces, trees for shade and places for social interaction. Lighting is well-designed to be directed to its particular function and to minimize glare, over-lighting, lighting trespass and night sky pollution.

## *Commercial Nodes*

### **Types of Uses**

Commercial Nodes include retail, wholesale, fuel sales, convenience commercial, visitor information, automobile sales/services and similar activities. These defined locations may include accessory residential uses in a mixed-use configuration.

### **Density**

Densities are best determined by a site-specific design.

### **Design Characteristics**

Site planning and building design are important in Commercial Nodes. Parking lots should be broken up with landscaped islands. Facilities that require substantial parking should include rear and side loaded designs that minimize large parking areas in front of the facility. Commercial areas should not cover large acreages and clustering of business development in commercial and or mixed-use configurations is encouraged. Mixed-use designs must consider the needs of residents and provide for green spaces, parks/trails and similar amenities integrated into the site. Site design and review criteria should discourage strip development and encourage compatible low-scale, low-impact commercial areas. Large-scale box type commercial business development is not considered appropriate. Lighting should be well-designed to be directed to its particular function and to minimize glare, over-lighting, lighting trespass and night sky pollution. Similarly, signage plans should be submitted that include uniform signage designs throughout a commercial site. Signage lighting should be evaluated with reference to lighting characteristics identified above.



## *Light Industrial*

### **Types of Uses**

This designation includes contractor yards, storage facilities, light manufacturing/fabrication, lumber/material sales, wholesale sales, related offices, equipment storage, material & equipment sales, wholesale sales and other similar uses located away from residential areas to minimize conflicts and incompatibility. Limited residential uses associated with industrial activities may be included as long as they are designed into the site and include residential amenities such as sidewalks, pedestrian access and open space/parks. Residential use should be focused on housing for business-related employees.

### **Density/Intensity**

Densities are best determined by an area compatible site-specific application and location.

### **Design Characteristics**

Site planning and building design is important in light industrial areas. Parking lots may be large areas that include properly screened security fencing and landscaped berms/screening. Site design should include access, circulation and parking for semi-tractor-trailers and other delivery



vehicles. Business activities may generate low levels of noise, odor and vibration, but it shall not extend beyond the property boundaries and shall comply with all Town, State and Federal regulations. These sites are located away from residential areas to avoid use conflicts. Businesses that require deliveries by large trucks should provide good access around and to the rear of the buildings. Lighting should be well-designed to be directed to its particular function and to minimize glare, over-lighting, lighting trespass and night sky pollution. Similarly, signage plans should be submitted that include uniform signage provisions throughout the site. Signage lighting should be evaluated with reference to lighting characteristics identified above.

## *Environmental Protection*

### **Types of Uses**

Passive open space, compatible trails, existing uses or restricted new uses with mitigation that minimizes human impact and/or locations where human activity is curtailed due to identified concerns.

### **Density**

Low or prohibited based upon site-specific analysis.

### **Location**

The Environmental Protection Map generally shows these locations adjacent to river corridors and other environmentally sensitive locations. This designation includes floodplains, riparian/wetlands and identified sensitive wildlife habitat, and may extend beyond those areas to provide buffering from residential and non-residential activities. In addition to areas shown on the Environmental Protection Map, other maps in this plan including floodplain, wildlife, soils and hazards should also be used to further define environmental protection areas.

### **Design Characteristics**

These locations include both existing rural development as well as natural habitat. Development proposed within the environmental protection area must complete studies investigating wetlands, wildlife, soils, habitat and other characteristics. The findings of these studies are to be incorporated into any development proposal to demonstrate and ensure that proposed designs protect these natural site qualities and limitations. New development must take into consideration the natural character of these sites and utilize setback buffers, open space, cluster designs and other techniques to minimize adverse impacts. Significant areas on these sites may be unsuitable for development. Building setbacks of at least 100 feet should be used to protect waterways and habitat from human encroachment. Restrictions should be employed to prevent surface or groundwater contamination from herbicides, pesticides, fertilizers and other human pollutants. Vegetation management techniques should be implemented to eradicate invasive species and noxious weeds. Trail routes may offer access to isolated nodes. There may be informational waysides to educate visitors about the natural qualities of these locations.

## *Parks and Trails*

### **Types of Uses**

Developed active parks, semi-developed lands, developed trails and natural passive parks are the primary uses. Depending on the type of park, uses may



include developed recreation facilities such as rodeo grounds, ball fields, parks and trails on active park sites.

### **Density**

Not applicable because residential and non-residential uses are not permitted.

### **Location**

Future park and trail locations are shown on the Future Parks and Trails Map included as part of this Plan. The location of these sites is based upon user accessibility and sufficient coverage of the existing and future municipal land area. The precise location of these sites will depend upon future annexations with site-specific development plans. Park sites, trails and related improvements may involve more than one developer depending on the timing and location of particular land use projects. These lands are often located in areas that previously have been used for agriculture but may include open meadows, scrub lands and/or forested sites. Open space may be located adjacent to roadway corridors to provide buffering and to soften the appearance of the municipal landscape.

### **Design Characteristics**

Passive open space is distinguished from active park sites by natural undisturbed or semi-disturbed habitat that may be traversed by compatible trails or low-impact roads. Trail routes may offer access to isolated nodes to minimize impact to wildlife and habitat. There may be informational waysides to educate visitors about the natural qualities of the area. The design characteristics of open space or park areas should be suited to the type of use (passive or active recreation), the character of the surrounding neighborhood and the community objectives. Active park sites improvements can include developed playgrounds, ball fields, water features, bicycle park facilities, skate parks and similar amenities. Properly designed "dark sky compliant" lighting may be incorporated where appropriate to offer nighttime use. Protections are utilized to prevent surface or groundwater contamination from herbicides, pesticides, fertilizers and other human pollutants. Vegetation management techniques are implemented to eradicate invasive species and noxious weeds.

## *Gateways*

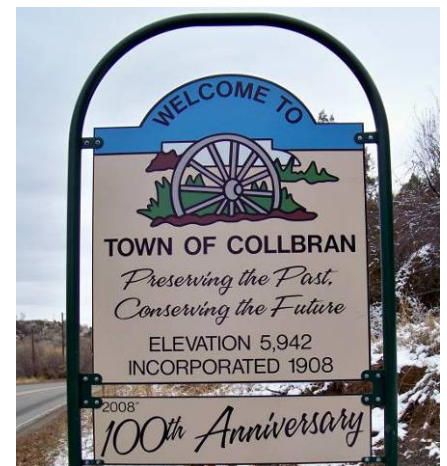
Town of Collbran has two primary gateways:

1. West State Highway 330.
2. East Main Street.

Each gateway serves as a welcome entry and offers visitors a first impression of Collbran. First impressions are those that remain and shape perceptions. The gateways present an opportunity to give visitors information about the area attractions, services and businesses.

### **Design Characteristics**

Each gateway should include the following attributes: attractive appearance, offer information, appealing natural landscape and reflect community pride. The gateways should include an attractive identifying monument sign, effective well-designed lighting, natural xeric landscaping, and informational signage that guide visitors to key points of interest. The gateways are important to community economic development and well-being and help to provide a sense of



place to Town of Collbran. The gateways should welcome and direct visitors to the Town with signage and landscaping.

## *IX. Appendix*

### Comprehensive Plan Maps.

- |  |                                      |
|--|--------------------------------------|
| 1. Collbran Town Limits                        | 16. Area Topography                  |
| 2. Collbran Annexation History                 | 17. Shaded Relief                    |
| 3. Collbran Existing Zoning                    | 18. Viewsheds                        |
| 4. Existing Land Use Map                       | 19. Source Water Protection Area     |
| 5. Existing Land Use by Type, 1 Mile Radius    | 20. Drainage Basins                  |
| 6. Future Land Use Map (FLUM)                  | 21. Environmental Protection         |
| 7. Future Annexation Map                       | 22. Hazards                          |
| 8. Future Parks & Trails                       | 23. Wildfire                         |
| 9. Public & Community Facilities               | 24. Soils                            |
| 10. Conserved Lands                            | 25. Wildlife Areas                   |
| 11. Transportation                             | 26. Oil & Gas Resources              |
| 12. Year Structures Built                      | 27. Sand & Gravel Resources          |
| 13. Area Wells, Septic Systems & Water Systems | 28. Kickoff Meeting Land-Use Group 1 |
| 14. Hydrant Locations                          | 29. Kickoff Meeting Land-Use Group 2 |
| 15. Aerial Map                                 | 30. Kickoff Meeting Land-Use Group 3 |

The following items are available in the Town Planning Office or on the Town of Collbran Website - <http://www.townofcollbran.us/TownGovernment/index.html>

## *Collbran at a Glance*

### Introduction

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The Existing Conditions Report is a snapshot of the Town as it relates to history, geography, land use, climate, population, economy, housing, wildlife, transportation environment, utilities and services. It also takes stock of different assets and amenities such as natural and cultural features and facilities/infrastructure. The report is broad in scope like the other components of this plan. It is formed on the basis that these data will have a far-reaching affect on the Town and beyond.

The examination of the Town's existing conditions will establish a context for identifying issues and opportunities that ultimately become the framework for realizing the Town Vision of its future.

The Existing Conditions Section is a general background of information that will be used in conjunction with the other sections of the Comprehensive Plan such as the Future Land Use Map and Goals and Policy recommendations. It may also be used as a basis for establishing context in public policy decisions and future land uses. It is expected to be a resource for the general public, land managers, public agencies, town staff, land use applicants, industry, community organizations and elected officials.

# History

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The Plateau Valley was occupied by the Ute Indians prior to settlement by Anglos. The Utes lived well off the land by hunting, fishing and collecting foodstuffs that were abundant in the area. The first white first settlers in the Plateau Valley were the family of George Hawxhurst and son-in-law H.G. Dunlap who homesteaded at the head of Plateau Creek on September 10, 1881. History notes that the only other whites in the Valley during that winter were George Howard and his livestock thieves that used this remote area to hide stolen horses and cattle.<sup>1</sup> The first house in what is now known as the Town of Collbran was built by John Alexander Fitzpatrick in 1883 on the east end of Main street.<sup>2</sup> After the Meeker massacre in 1882, the Ute Indians were forcibly removed from Colorado to Utah territory. This opened up Western Colorado to settlement by whites moving west. In July 1882, "gold fever" was described to have hit the Valley when gold was discovered on Buzzard Creek. Ultimately, the quantities of gold found were too small to make prospecting a viable business. Subsequently, the new Valley occupants began farming and ranching.

Collbran was originally known as the Town of Hawxhurst, named after George Hawxhurst. Present day Collbran was incorporated in 1884. The name of the town was changed March 3, 1892 in honor of Mr. Harry Collbran, known for building the Midland Railroad. As the town continued to grow, a mail route was established between Delta and Grand Junction, Colorado via Plateau Creek.



Initially there was one route per week and utilized the Hawxhurst Post Office operated by George Hawxhurst. By 1886, there were four post offices in the Plateau Valley.

The first newspaper operated by Alex Hawxhurst was printed in a building where the "locker plant" is currently located. He operated the paper until 1900. The little town of Collbran at that time had a tin shop, meat market, blacksmith shop, barbershop and a livery barn where the present-day "Auditorium" is located.

The first official road to Collbran was started on March 1, 1884 and completed in approximately 90 days. The road followed the Grand River (now known as the Colorado River) east to the mouth of Plateau Creek and up the canyon to the Collbran area. In January 1885, two schools opened in the Valley. The Town continued to grow and between 1902 and 1903 the area boomed with a reported construction of over 100 homes, a church and the I.O.O.F. Hall. The first bank in town was opened in 1905 by Frank Tanner and Sam McMullen, who also operated a mercantile company.

In 1915, D. A. Randall and John Milne organized the Stockmen's Bank. The bank had a rough start with various challenges to its establishment. Finally, on May 1, 1916 the Colorado Supreme Court ordered that a charter be issued for the Stockmen's Bank of Collbran, Colorado. The bank finally opened May 31, 1916. In 1929, the new brick bank building was built, replacing the wood frame building that was the bank's first home. The bank was sold to Denver interests in 1942, and the bank closed shortly thereafter. Over the years the bank building was used for a variety of activities including sale of high school books, a beauty parlor and a dental office. The former

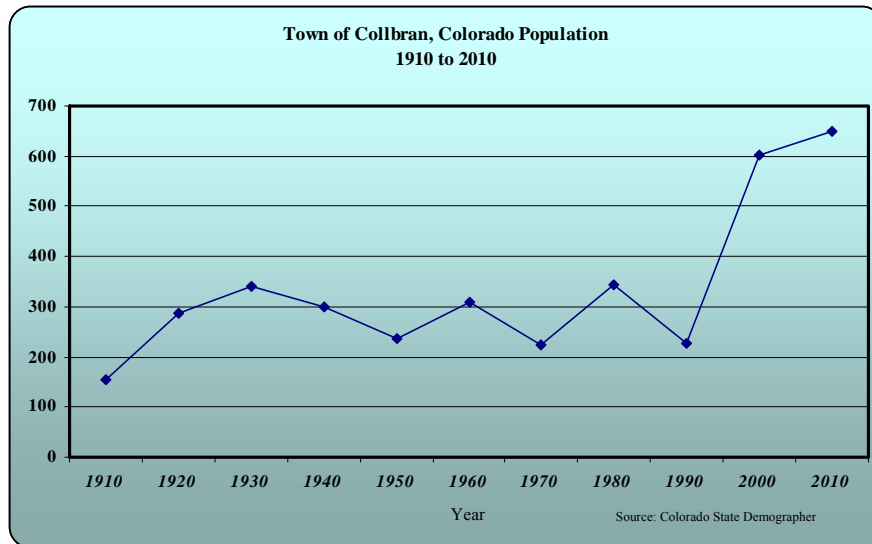
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<sup>1</sup> From Banknotes to Books: a History of the Stockman's Bank, Collbran, Colorado 1991

<sup>2</sup> Skin and Bones of Plateau Valley History, Helen Hawxhurst Young, 1976

bank is currently home to the Collbran Library that serves as a branch to the Mesa County Library system. The first library was formed in 1920 and located in the I.O.O.F. Hall.

Collbran has continued to grow over the years since its early history. Between 1990 and 2000



Collbran experienced a significant population increase with the establishment of the federal Job Corps facility in 2000. More recently, natural gas exploration and production outside of town on both public and private lands has generated another cycle of economic activity in the community. The national economic recession that began in 2008 recently slowed activity in the community, including gas development. Early 2011 has seen resurgence in gas exploration and drilling east of Collbran. The national economy and factors outside the area govern gas development and as the price of natural gas fluctuates, so will the pace of energy development activity.

Collbran is a statutory town governed by a six-member elected Board of Trustees and a Mayor. It is the largest community in the Plateau Valley and serves as a civic and economic center for the surrounding area.

Collbran continues as a farming and ranching town. It also serves as a gateway to nearby Vega State Park and other recreational sites along the northeast side of the Grand Mesa. The rural area population consists of ranchers or seasonal residents, with a few summer homes surrounding Vega Reservoir.

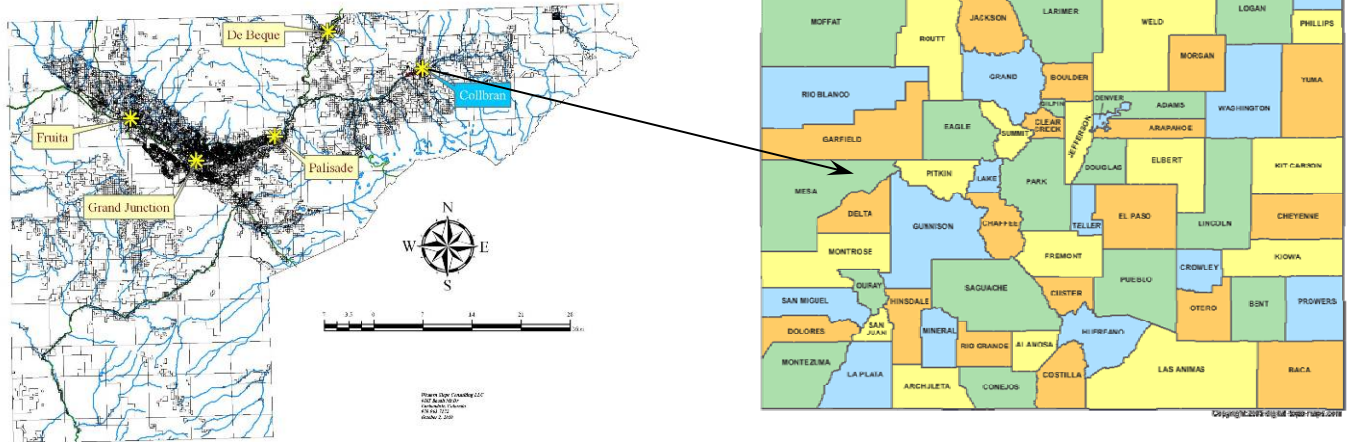
Collbran continues to be a very desirable community with a good quality of life. Its location north of the Grand Mesa, near Vega Reservoir and in close proximity to Grand Junction, makes it an attractive place for retirees, visitors and other folks interested in a small community with easy access to public lands and urban services. These factors will likely result in continued growth and development in town. The potential for future growth underscores the importance of good planning to ensure that community values are retained and Collbran can ensure a sustainable future.



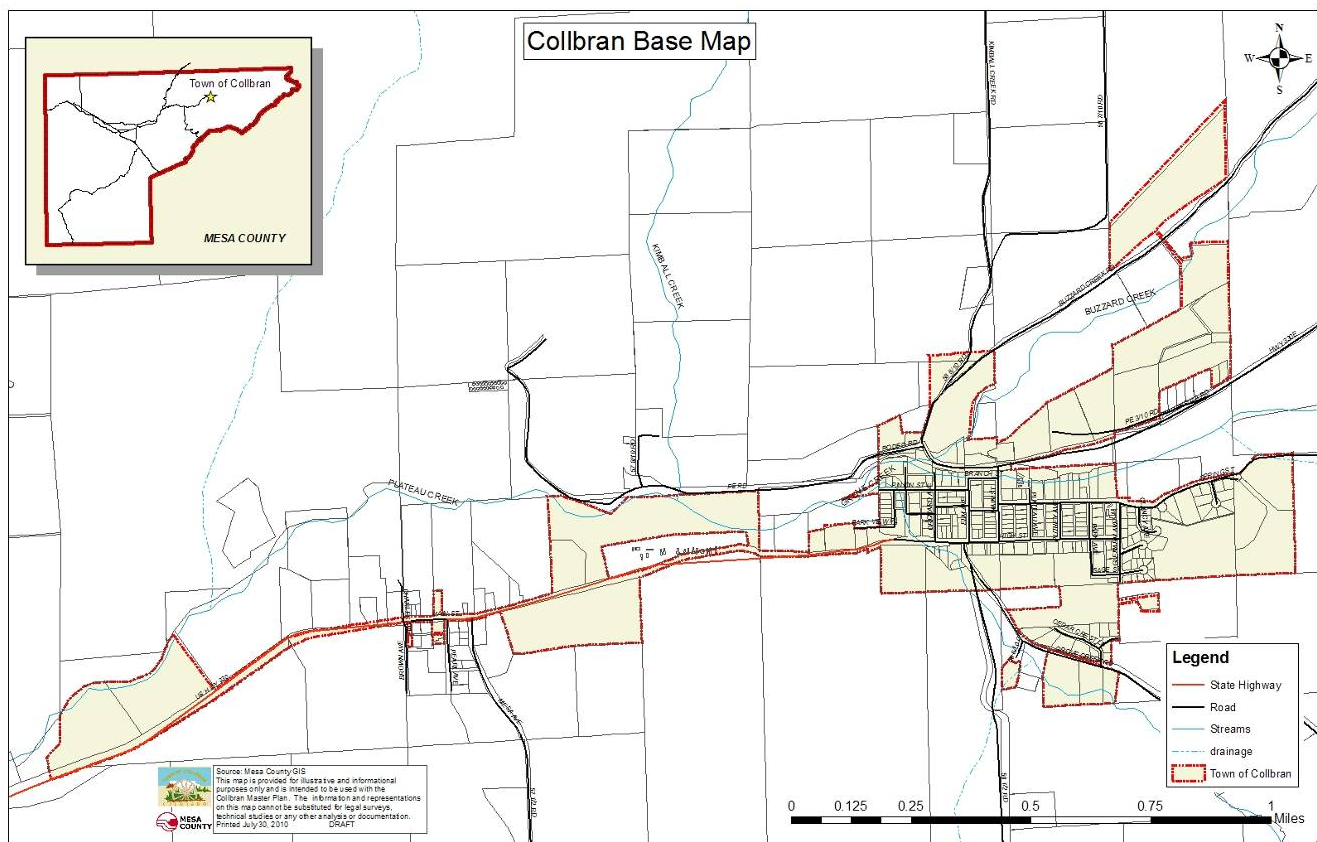
# Land

The Town of Collbran, population 667, is located in eastern central Mesa County 40 miles east of Grand Junction (Long 39°14'21"N, Lat 107°57'58"W) at 5,987' feet above sea-level. Collbran's land area is approximately 0.5 square miles (308 acres). Collbran has the second smallest town population in Mesa County.

*Collbran Vicinity Map*

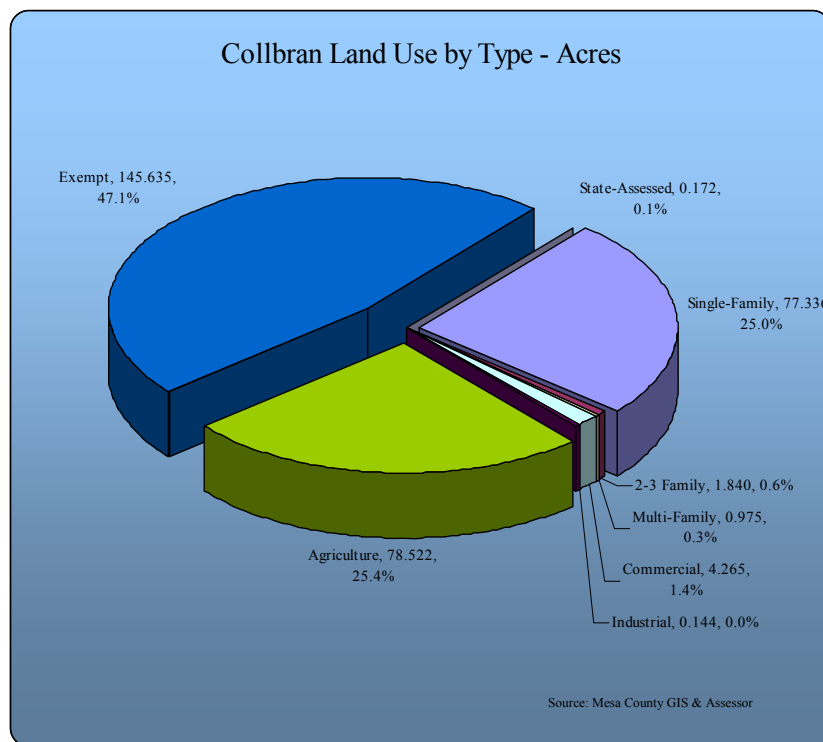


**Figure 1**



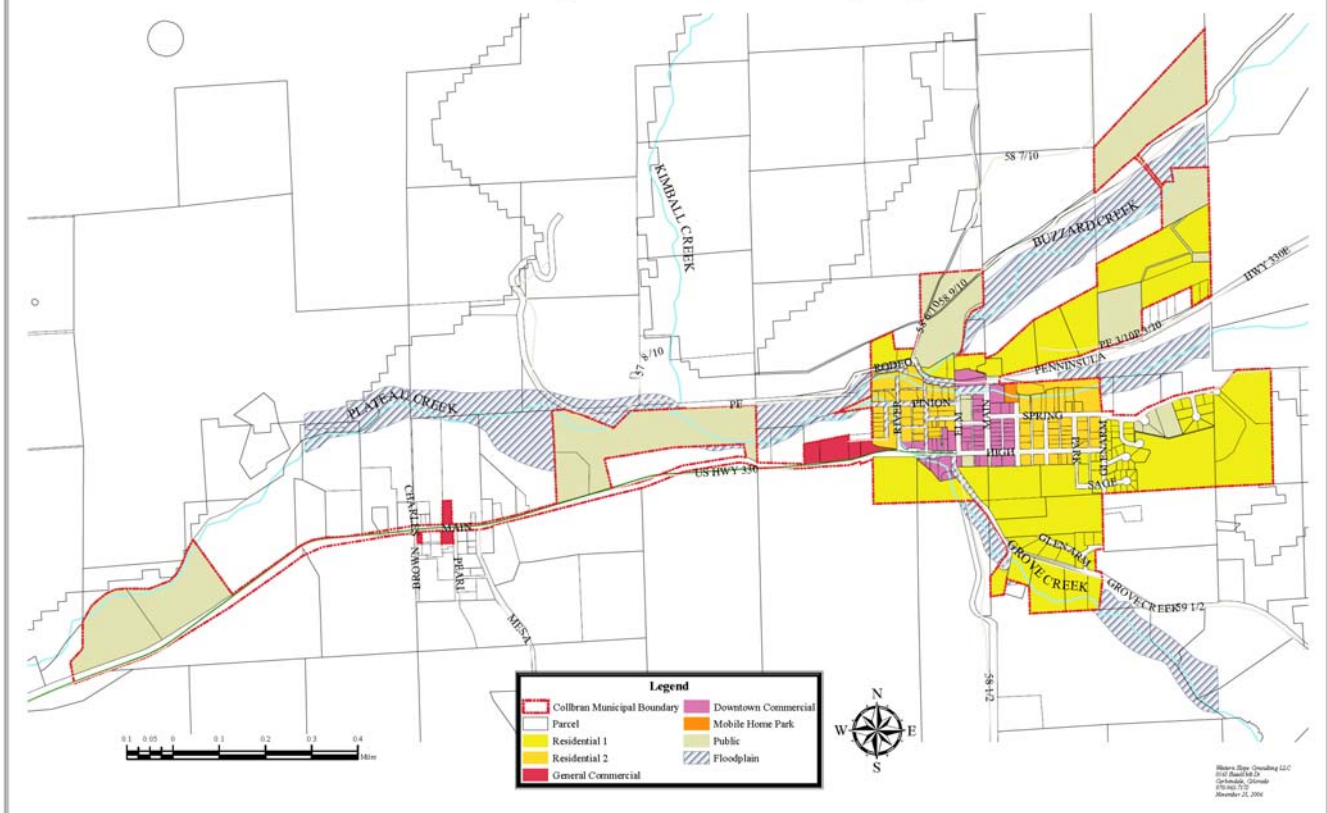
## Land Tenure

Collbran is largely a rural single-family and agricultural community with some mix of commercial and multifamily residential uses. The Town is surrounded by agricultural lands, scattered single-family rural development and substantial areas of public land. Significant natural gas exploration and development occurs on both private and public lands. The Town has very little input on the permitting decisions on these activities, but receives substantial impacts (both positive and negative) from this resource development. The community's small economic base offers some local employment and the federal "Job Corps" facility is the local largest employer. As Collbran continues to grow, land-use decision-making should maintain a focus on balancing land-use types to ensure that one land-use sector does not disproportionately overshadow another. For example, residential development should also be accompanied by commensurate commercial development to ensure balance in municipal revenue sources that include sales tax as well as property tax.

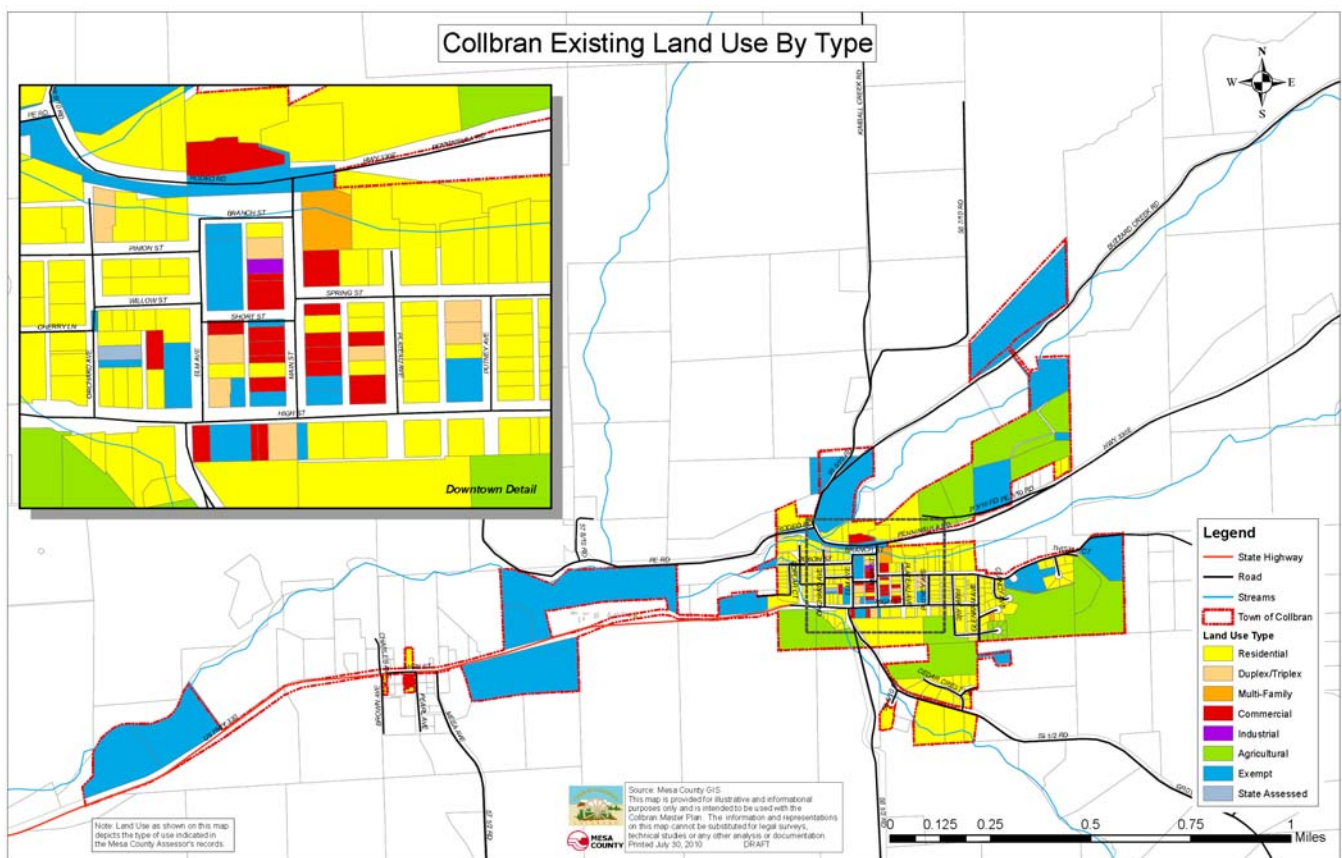


Land Use Summary	Total Acres	Count	Percent
Exempt	145.635	40	47.15
Agriculture	78.522	20	25.42
Single-Family	77.336	184	25.04
Commercial	4.265	21	1.38
2-3 Family	1.840	8	0.6
Multi-Family	0.975	2	0.32
State-Assessed	0.172	1	0.6
Industrial	0.144	1	0.05
<b>TOTAL</b>	<b>308.889</b>	<b>277</b>	

## Collbran Zoning and Municipal Boundary Map



## Collbran Existing Land Use By Type

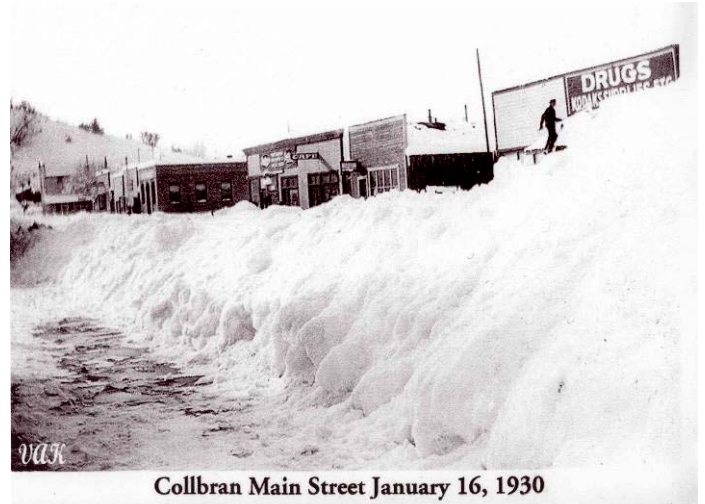


## Climate

### Weather Statistics

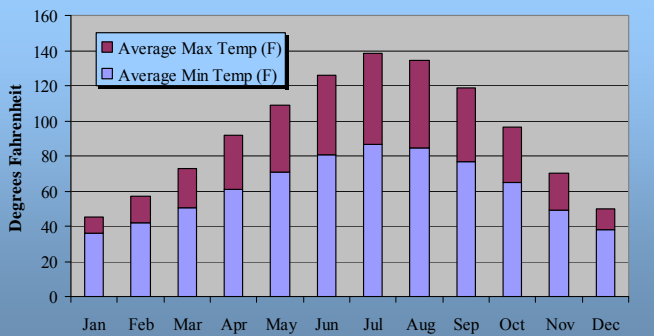
The Town of Collbran is located at an elevation of 5,987 feet above sea level and has an annual rainfall of 14 inches per year. Most of the precipitation that falls on the land during storm events flows directly into drainages, streams, and rivers as runoff. Some of the water will infiltrate the soil and recharge the underlying aquifer.

The average annual runoff for the Plateau Creek Watershed is 20 inches at the top of the mesa and between 1 to 5 inches at the valley floor.



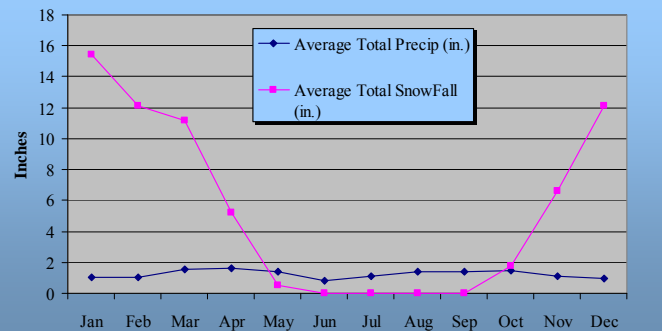
Collbran Main Street January 16, 1930

Average Max./ Min. Temperature (F)



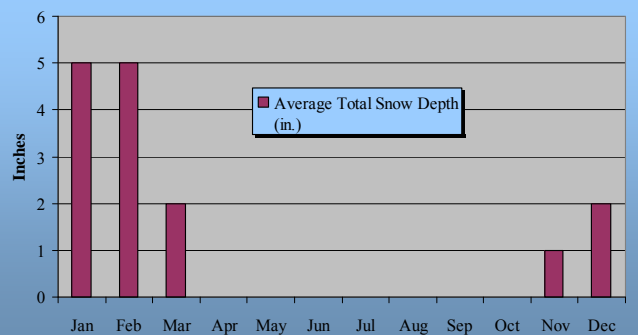
Western Regional Climate Center

Average Total Precipitation & SnowFall (in.)



Western Regional Climate Center

Average Snow Depth (in.)



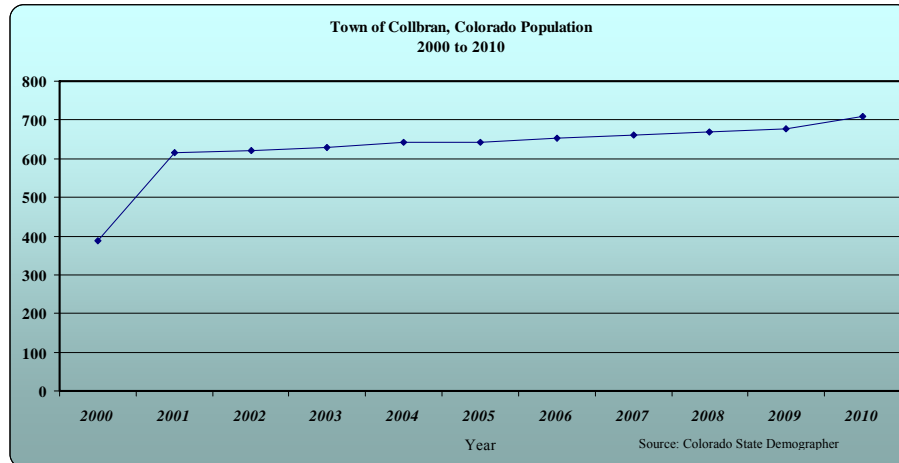
Western Regional Climate Center



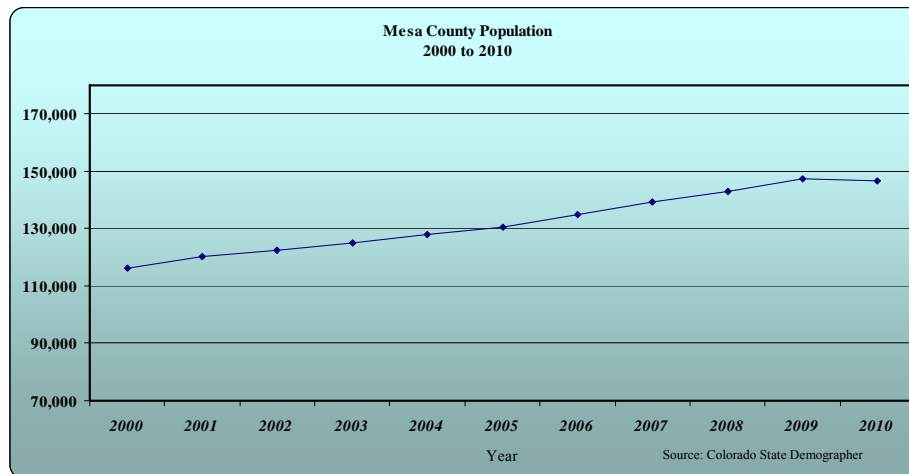
# The People

## Population

Between 2000 and 2010 Town of Collbran population grew at an annual average rate of approximately 8.25%. Most of that growth occurred when the Town experienced a significant population increase between 2000 and 2001. This increase came about as a result of the federal Job Corps facility in town. The 2010 census also shows a jump in population over 2009. This is most likely a result of low Colorado State Demographer Office estimates between 2000 and 2009 that were corrected and increased based on the actual census count in 2010.



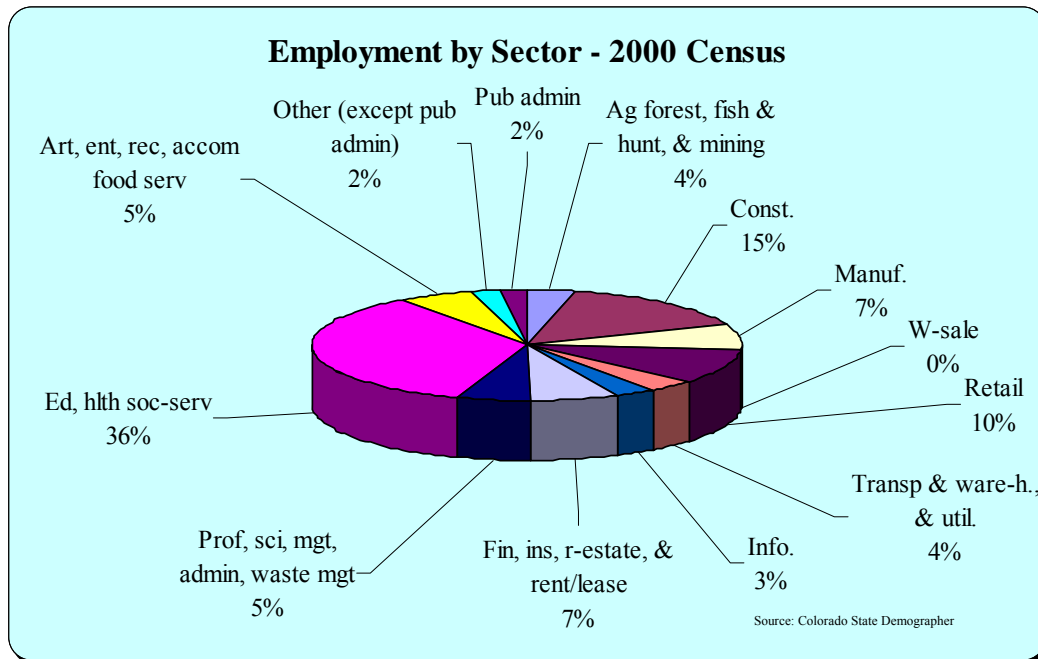
During the same time, the growth rates in Mesa County population grew at an annual average rate slightly under 3%.



There have been recent short-term fluctuations in the Town of Collbran population during periods of oil shale and gas exploration/development. However, these spikes are short-lived and in the case of natural gas and oil shale activity, the peaks are associated with construction activities and do not appear on the plot of population change. This is because energy workers are present for relatively short periods of construction and occupy temporary lodging such as motel rooms, rental units or may reside outside the municipal limits.

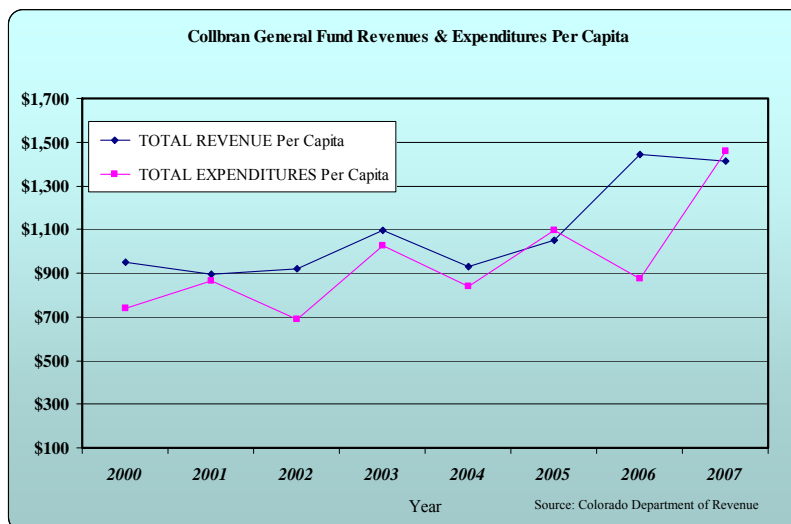
## The Economy

The largest employment sector in the Town is education, health and social services, followed by construction. Tourism, retail trade and agriculture are also part of the long-term foundations of the town economy. These activities maintain the baseline economy although they are subject to fluctuation with changing population and the economy.



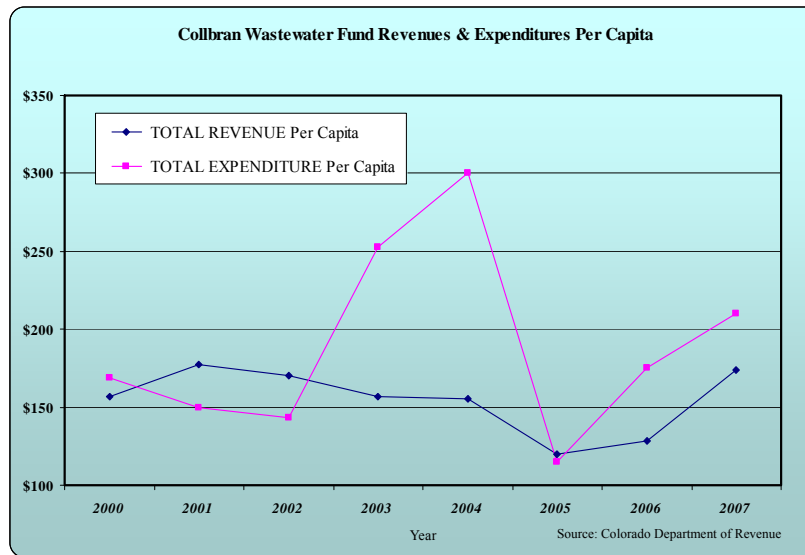
### Collbran Revenues and Expenditures per Capita

The following General Fund revenue and expenditure per capita graph generally shows total revenues per capita exceeding total expenditures per capita except for 2005 and 2007. In those years, Collbran utilized General Fund reserves to offset the additional expenditures. Municipalities in the state of Colorado are required to submit a balanced budget each year.

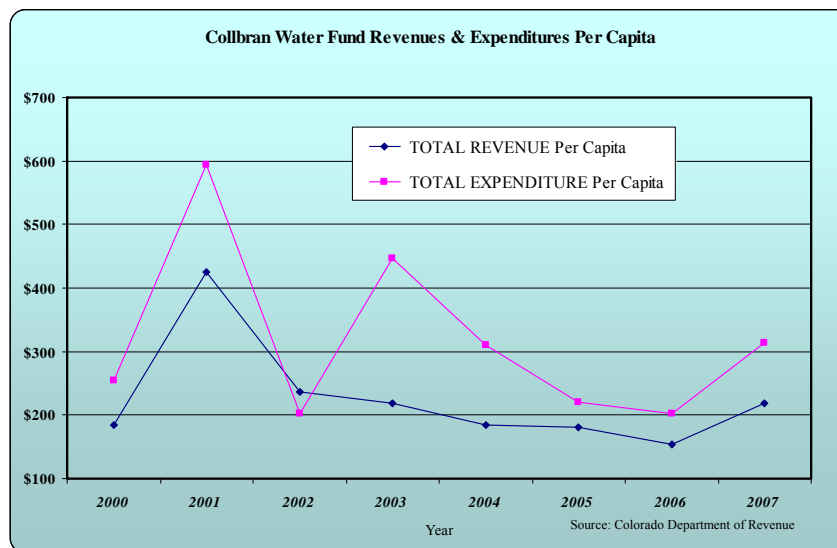




Maintenance of an adequate General Fund reserve is important for unanticipated emergencies, one time capital projects or economic downturns. Municipalities should try to maintain a 3 to 6 month reserve for these purposes.



The graph above showing wastewater fund revenues and expenditures indicates a deficit condition in the Wastewater Enterprise Fund in five of the seven years shown. This trend is problematic for the long-term because it results in utilization of reserve funds and except for planned capital projects may result in fund depletion.

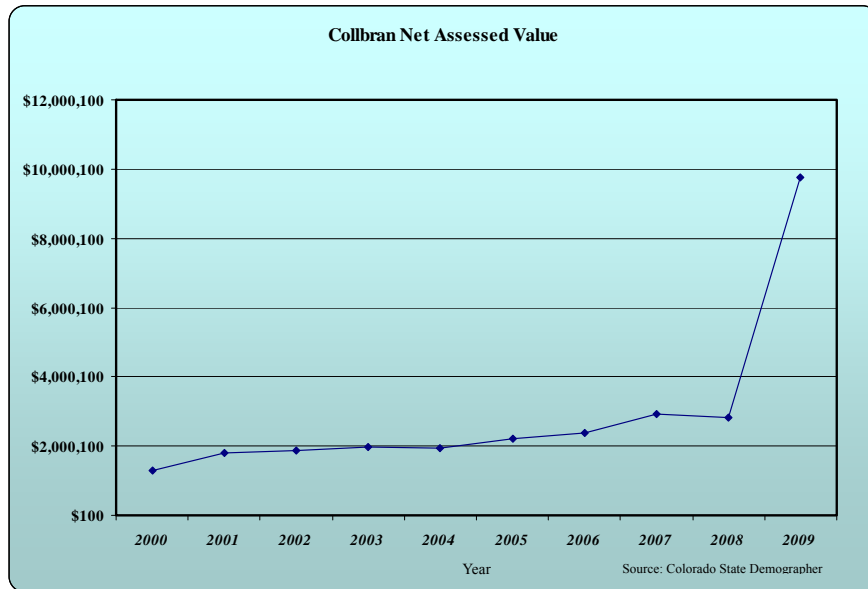


Similar to the Wastewater Fund, the Water Enterprise Fund has operated in a deficit condition in seven out of the eight years between 2000 and 2007. Collbran has been using surplus funds to balance the budget in the Water Fund. This is not a sustainable trend and an analysis should be made of both revenues and expenditures to ensure that the fund operates with a surplus to replenish depleted reserves.

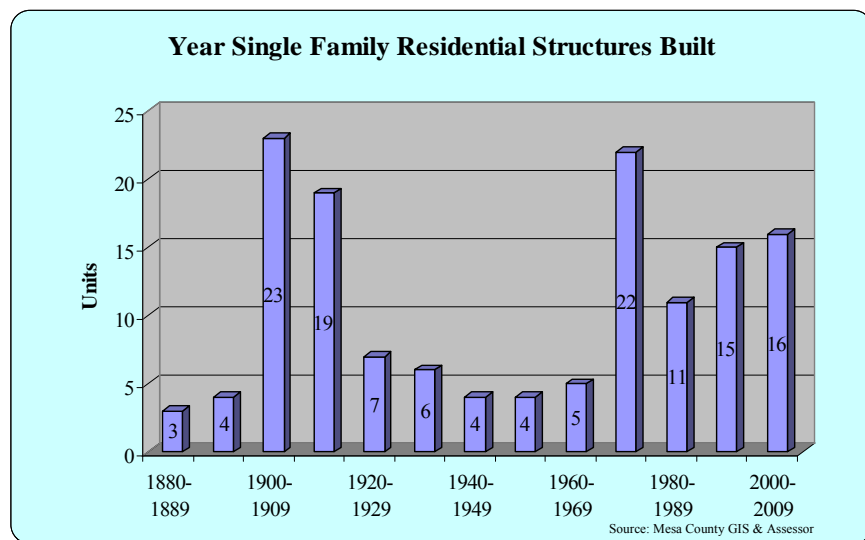
# Housing

## Town of Collbran Assessed Valuation

The total net assessed value in Collbran shows a general upward trend through 2007 with a major increase in 2009 as a result of oil and gas valuations. The impact of the great economic recession that began in 2008 will appear in the 2010 valuation numbers that are anticipated to drop appreciably for real property with a corresponding drop in property tax revenues.



## Residential Single Family Structures



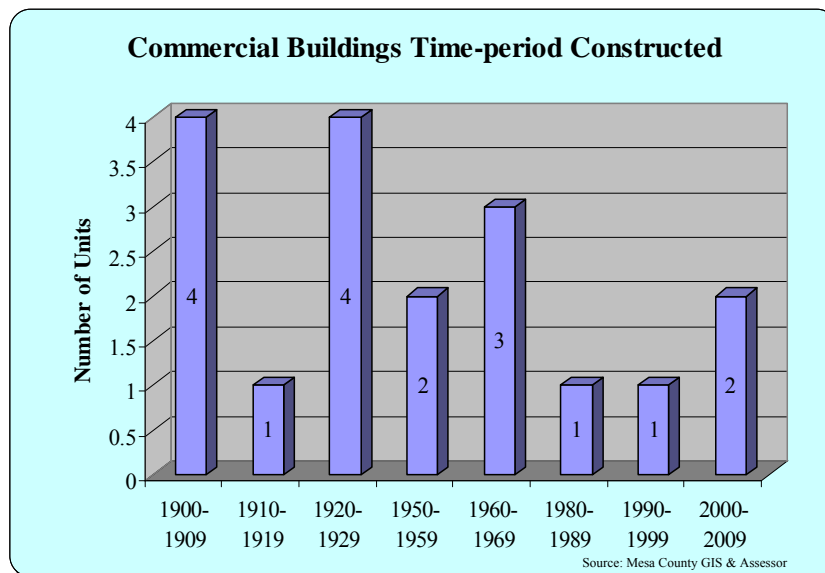
## Single Family Housing Unit Information - 2010 (Source: Mesa County GIS & Assessor's Office)

- Total Single Family Residential Housing Units - 155

- Average Sq. Ft. - 1,388 s.f. (16 properties not known, appear to be mostly mobile homes)
- Median Floor Area - 1,272 s.f. (excluding 16 properties not known)
- Total Single Family Residential Floor Area - 192,942 s.f (139 properties, 16 not known)
- Average Total Valuation - \$162,549.81 (155 properties, 14 have \$0 improvement value)
- Median Total Valuation - \$163,610 (155 properties, 14 have \$0 improvement value)
- Total Single Family Residential Valuation - \$25,195,220
- Total Acres SFR - 112.407 acres
- Average Lot Size - .7252 acres
- Median Lot Size - 0.243 acres
- Average No. of Bedrooms - 3

### **Persons/Household 2008**

In 2009, Collbran had an average occupancy rate for all dwelling unit types of 2.48 persons per unit. This is a somewhat typical number for rural predominately single family unit communities. In comparison, the state of Colorado has an occupancy rate of 2.55 persons per unit and Mesa County has a slightly higher unit occupancy count of 2.65. This number can often be used as a gauge of the types of structures that exist in the community. Typically, single-family units have a lower occupancy count and multifamily or mobile home parks. Also, communities with a larger immigrant population often have higher persons per dwelling unit counts. This is because immigrant families often live with extended families including grandparents and/or uncles and cousins.



### **Commercial Buildings Information - 2010** (Source: Mesa County GIS & Assessor's Office)

**Total Parcels Commercial** - 22, including 1 classified as Industrial

**Total Parcel Area** - 4.409 acres

**Average Parcel Size** - .200 acres

**Median Parcel Size** - .144 acres

**Total Commercial/Industrial Valuation** - \$3,774,710

**Average Valuation** - \$171,578

**Median Valuation** - \$110,460

**Total Commercial Square Feet** - 48,344

**Average** - 2,686 s.f.

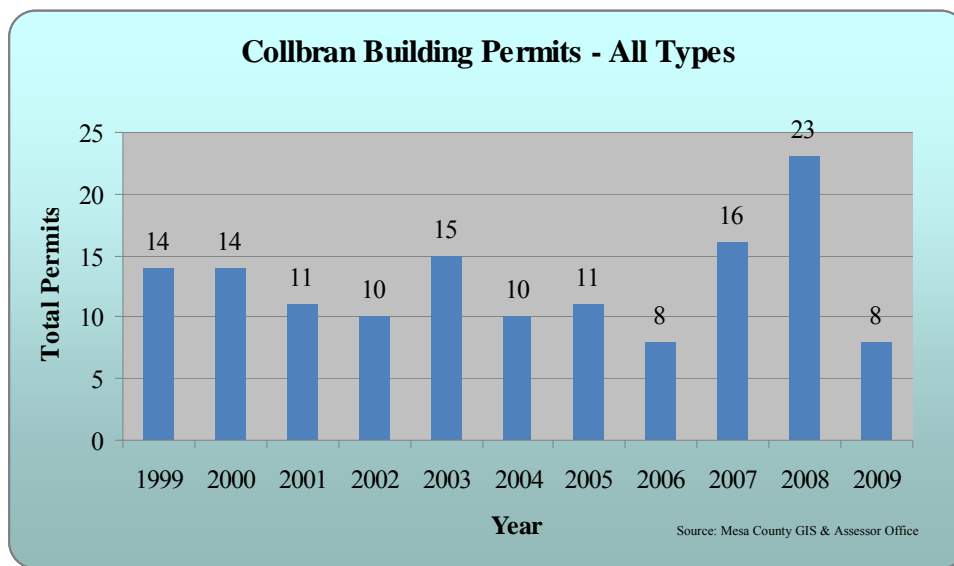
**Median** - 2,430 s.f.

**Median Year Built** - 1950 (22 properties; 4 not known/vacant)

Collbran remains quiet with regard to commercial building permits for new construction. The Town retains a small commercial base which is important to its long-term success from the standpoint of retail availability as well as commercial tax revenues. The Town should work collectively with local businesses to support existing businesses and to embrace new business startups as the opportunities materialize.

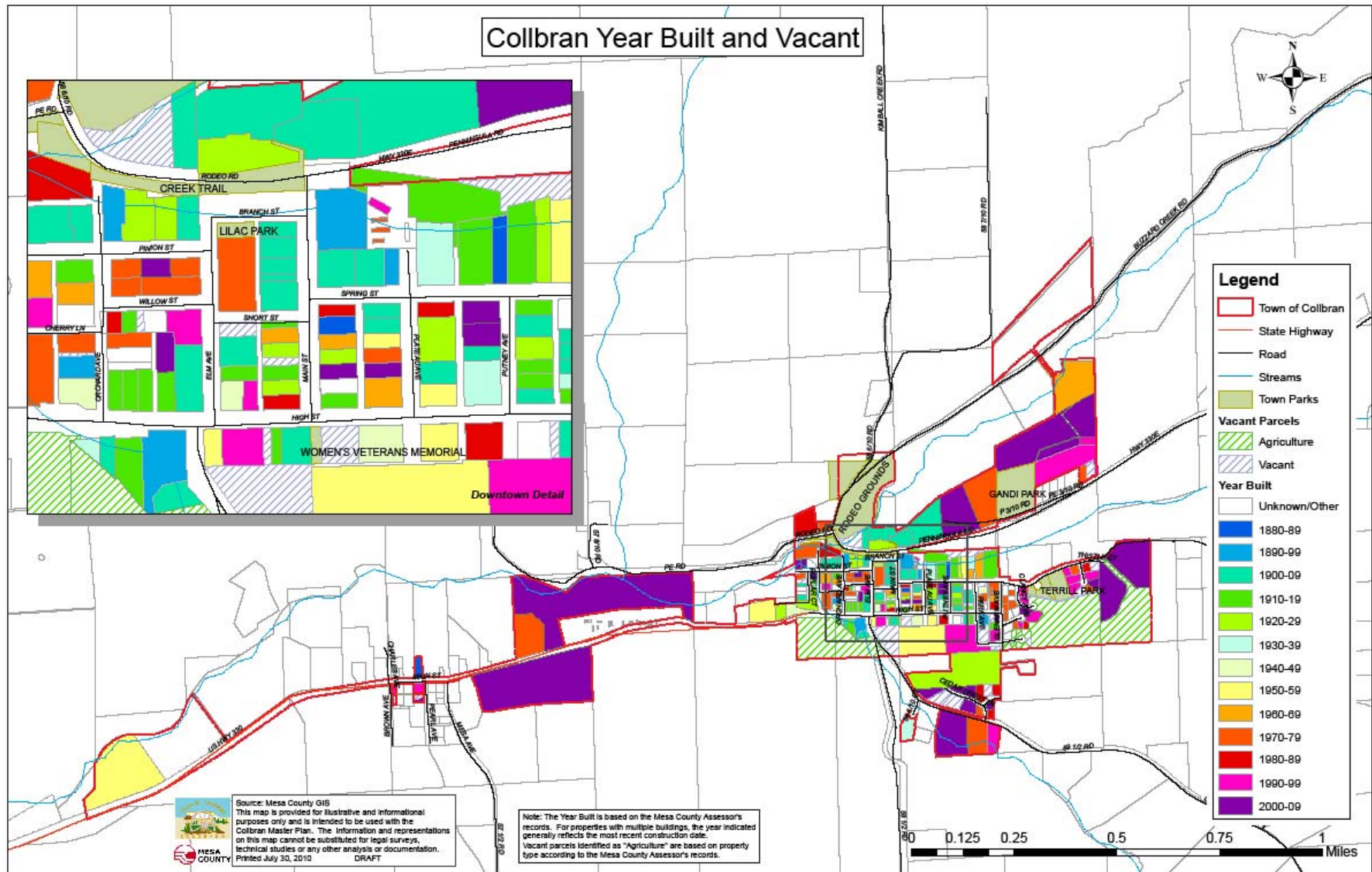
### **Total Building Permits Units**

Total building permits include all construction types from remodels to new construction.



PERMIT TYPE	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010 thru May	TOTAL
Mobile Home	1	1	3			2							7
SFR	2	1	1		1	1		3	3	4	1		17
2-Family									2				2
Res Garage	2		1	1						4	1	1	10
Church				1									1
Industrial/Comm	1										1		2
Office, Professional					1								1
Public Works				1							1		2
Storage	1		1	1	2						2		7
Fences, Signs				1	1								2
Res Rem/Add	4	10	5	1	6		5	4	8	11	1		55
Bus Rem/Add	1	2		2	2	5	4			3	1		20
Other	2			2	2	2	2	1	3	1			15
<b>Subtotal</b>	<b>14</b>	<b>14</b>	<b>11</b>	<b>10</b>	<b>15</b>	<b>10</b>	<b>11</b>	<b>8</b>	<b>16</b>	<b>23</b>	<b>8</b>	<b>1</b>	<b>141</b>
Elec/Mech/Plumb.	4	4	6	5	5	2	4	4	8	2	5	1	50
<b>TOTAL PERMITS</b>	<b>18</b>	<b>18</b>	<b>17</b>	<b>15</b>	<b>20</b>	<b>12</b>	<b>15</b>	<b>12</b>	<b>24</b>	<b>25</b>	<b>13</b>	<b>2</b>	<b>191</b>

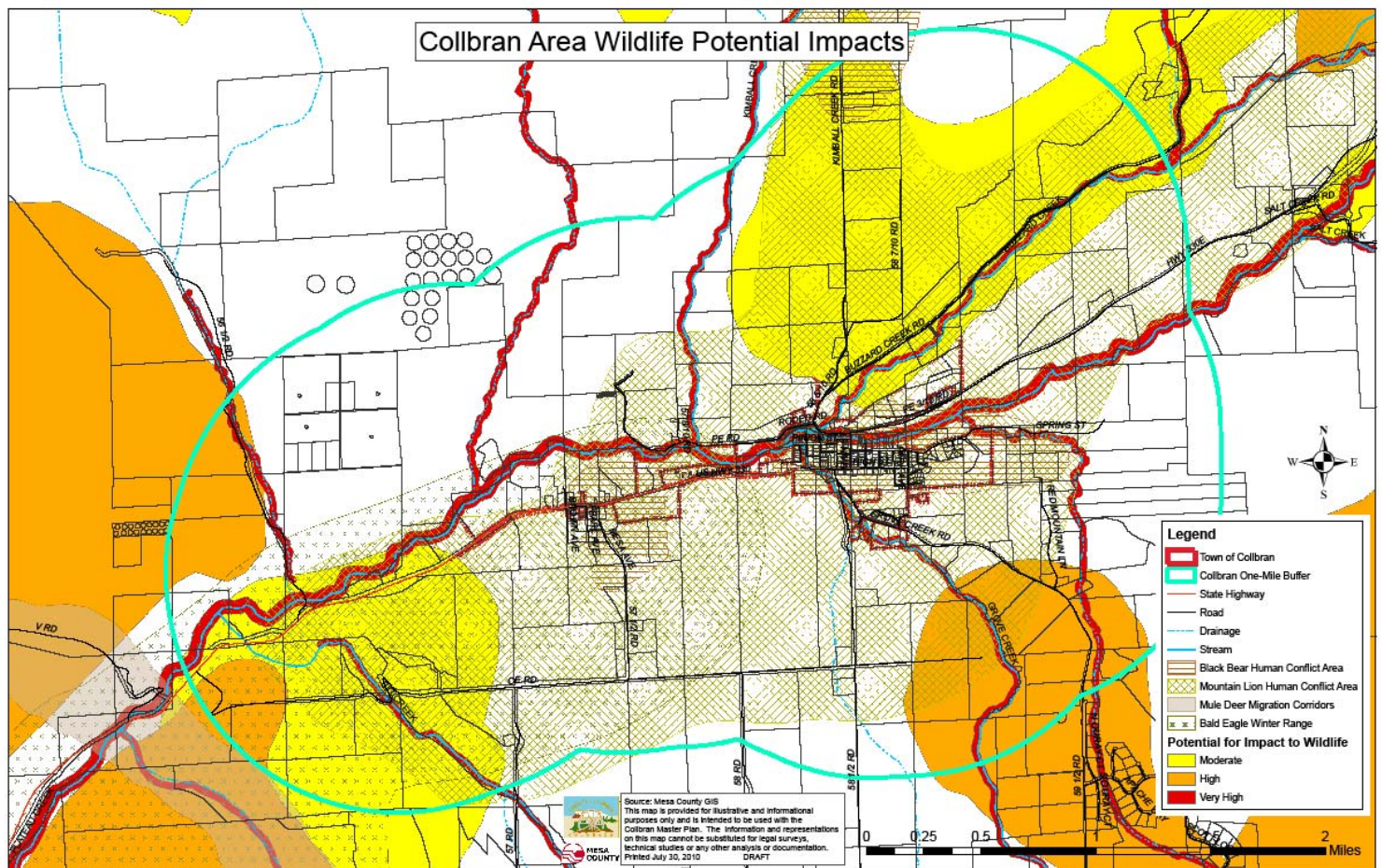
# Collbran Year Built and Vacant





## Wildlife

The following map shows areas of potential impacts to wildlife by new development. This map does not preclude development in those areas, but mitigation actions should be implemented by new development to minimize conflicts. For example, developers might incorporate game friendly fencing for boundary fences for new development. Residential projects may be required to include kennels for dog owners or have limits on the number of dogs. Typically, mitigation actions are recommended by the Colorado Division of Wildlife as part of development application referrals to review agencies that are required by the subdivision regulations.



## Transportation

The surface transportation system for Town of Collbran consists of state highways, county roads, municipal roadways, alleys sidewalks and local trails.

### Roadway Network

Town of Collbran is served by State Highway 330. Highway 330E, a Mesa County maintained road, connects to Garfield County. The most easterly sections of this roadway become very rural and in some areas do not have wintertime maintenance. It is always best to contact Mesa County



or the US Forest Service before utilizing this access to Garfield County. County Road 59 leads to the Grand Mesa and Delta County and is a very scenic drive.

**Streets**

In Town: 4.75 miles

In Town Platted, Not Built: 1,235.8897 feet/.2341 miles - (Park Avenue S of High Street, Sage Street, Sage Circle, Glenarm Avenue S of Sage Street and 170' of Clancy Avenue)

Outside Town: 1.87 miles

**Alleys, paved** - 600 feet

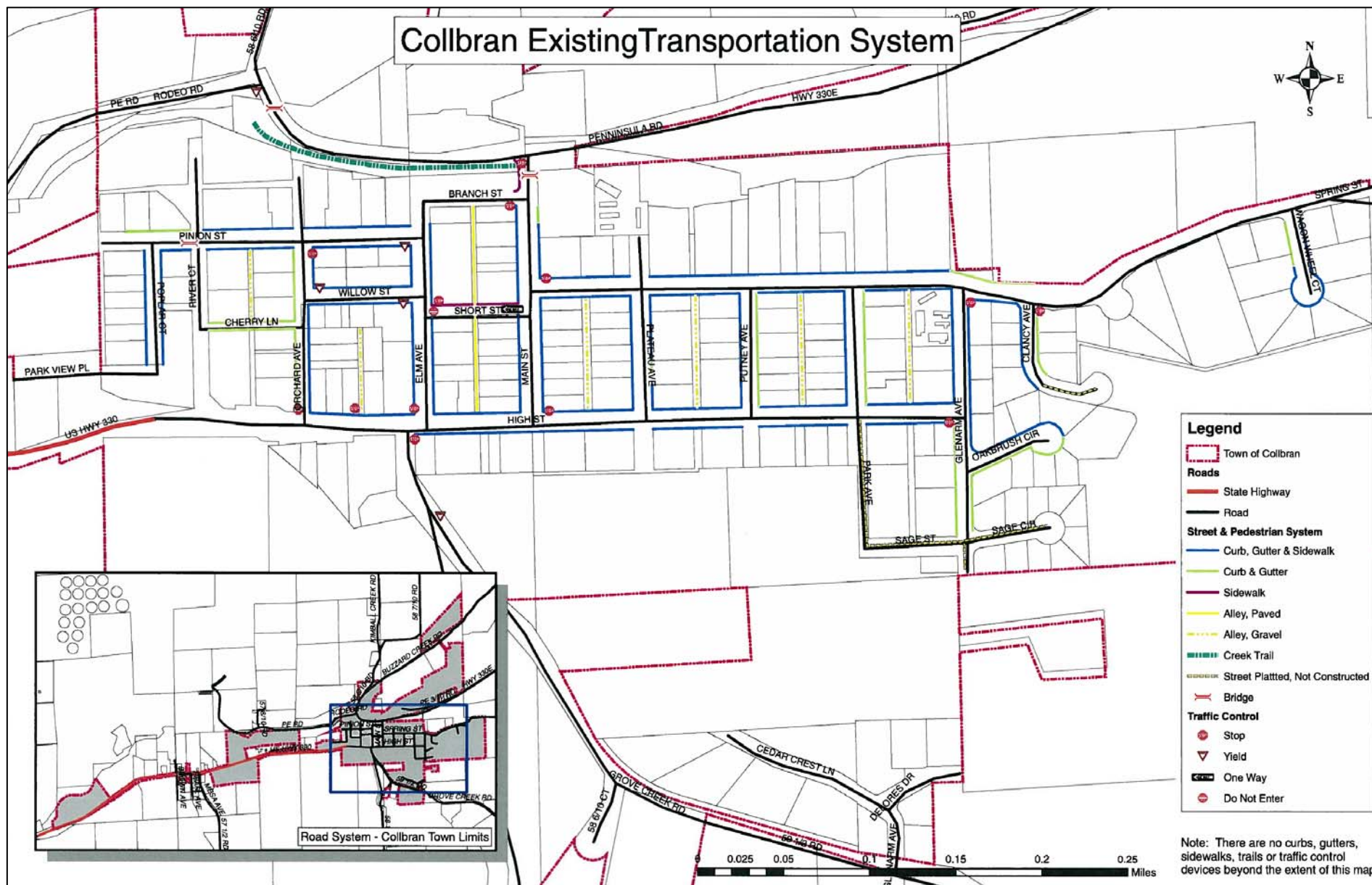
**Alleys, gravel** - 1895 feet

**Alleys, Total** - 2495 feet - (.4725 miles)

**Highway**

Total: 1.87 miles

In Town: 0.2miles



## **Bicycle and Pedestrian Facilities**

Collbran has an interconnected network of sidewalks throughout town. There is a pedestrian/bike trail along the east side of Plateau Creek that has connections at Main Street and near Rodeo Road. A second off-highway trail was initiated several years ago along US Highway 330 but was not completed because of the right-of-way acquisition problems. There is a need for a safe pedestrian trail to connect the town center with the Plateau Valley school on the west end of the community.

## **Transit and Public Transportation**

There is no regional transit that serves the Collbran community.

## **Existing Volumes**

Daily traffic volumes obtained from the Colorado Department of Transportation (CDOT) website for State Highway 330 east of State Highway 65 from October 2009 show an easterly direction volume of 1,052 trips and westerly direction volume of 1,014 trips. The count showed that 11.7% of the average daily volume was trucks. A similar October 2009 vehicle count taken on State Highway 330A west of Grove Creek Road yielded 1,488 daily eastbound vehicle trips and 1472 vehicle trips westbound. This average daily volume consisted of 9.2% truck traffic.<sup>3</sup>

# **The Environment**

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## **Floodplain**

The Town of Collbran participates in the National Flood Insurance Program. The first Collbran flood hazard boundary map was completed in 1974 and later revised in 1975. A flood insurance study for Collbran was completed in October 1981 by the US Department of Agriculture there have been subsequent revisions to the floodplain maps and plan since that time.<sup>4</sup>

Floods are a periodic hazard in Collbran on Plateau Creek, Grove Creek and Buzzard Creek. Flooding is caused primarily by snowmelt in the larger drainage basins that also occurs from thunderstorm cloudbursts over smaller drainage basins. Rain on snowpack is most hazardous within the Plateau and Buzzard Creek basins because it rapidly accelerates melting snow. The potential for flooding is most severe when the snowpack melts in May, June and sometimes in July.<sup>5</sup>

A major flood occurred on Plateau Creek in 1922. Stream volumes at the gauge located 6 miles east of Collbran recorded an estimated flow of 3,080 cubic feet per second (CFS). This flow exceeded the 100 year flood event calculated for Plateau Creek.<sup>6</sup>

The following table identifies the risk exposure of residential, commercial, agricultural and industrial structures in the Town.<sup>7</sup>

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<sup>3</sup> Colorado Department of Transportation Website,  
<http://apps.coloradodot.info/dataaccess/Traffic/index.cfm?MenuType=Traffic&fuseaction=TrafficMain>

<sup>4</sup> Floodplain Management Study, Collbran, Colorado, US Department Of Agriculture

<sup>5</sup> 2010 Mesa County Hazard Mitigation Plan, Mesa County, Colorado

<sup>6</sup> Mesa County Colorado Predisaster Mitigation Plan, October 2004

<sup>7</sup> 2010 Mesa County Hazard Mitigation Plan

Jurisdiction:	Town of Collbran								
Hazard	Flooding								
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area
Residential	143	17	11.89%	\$18,625,780.00	\$ 2,071,730.00	11.12%	468	67	14.32%
Commercial	18	1	5.56%	\$ 3,059,140.00	\$ 353,660.00	11.56%			
Agricultural	7	0	0.00%	\$ 1,706,920.00	\$ -	0.00%			
Industrial	1	0	0.00%	\$ 43,170.00	\$ -	0.00%			

## **Geology/Geography**

The Town of Collbran is located in the Plateau River Valley within the physiographic area called the Colorado Plateau. The Colorado Plateau is a region geologically and topographically distinct from other parts of the West. Originally named the “Colorado Plateaus” by explorer John Wesley Powell, the “Plateau” is in fact a huge basin ringed by highlands and filled with plateaus. Sprawling across southeastern Utah, northern Arizona, northwestern New Mexico, and western Colorado, the Colorado Plateau province covers a land area of 130,000 square miles<sup>8</sup>.

This high-desert terrain of the Colorado Plateau consists of a succession of plateaus and mesas that gradually cascade away from the mountains and broad structural valleys and basins. The area is semiarid, sparsely vegetated, and sculpted by the Colorado River and its tributaries, the Green, Little Colorado and San Juan rivers. The region contains substantial amounts of oil, gas, coal, oil shale, and uranium resources and includes the San Juan, Uinta-Piceance, and Paradox Basins and the Wasatch, Black Mesa, and Kaiparowits plateau areas<sup>9</sup>.

While the Rocky Mountains to the east and the basin and range country to the west were being thrust, stretched, and fractured into existence, the Colorado Plateau earned a name for itself by the simple device of remaining structurally intact<sup>10</sup>. Relatively little rock deformation has affected this high, thick crustal block within the last 600 million years or so. The Colorado Plateau is characterized predominantly by sedimentary rocks<sup>11</sup>.

## **Municipal Utilities**

### **Town of Collbran Water and Wastewater Services**

#### **Potable Water Supply and Use.**

The source waters for the Town of Collbran includes the Plateau River watershed upstream from the Hoosier Ditch and the Buzzard Creek watershed upstream from the Town’s springs.

Currently, the town obtains its drinking water from its many springs in the Buzzard Creek watershed. The Town has water rights to use the ditch water from Plateau Creek for domestic use in the future if so desired. The raw water from the Town’s springs is collected via a network of perforated pipes and piped 0.3 miles to the Town’s treatment plant.

<sup>8</sup> Wheeler, 1990

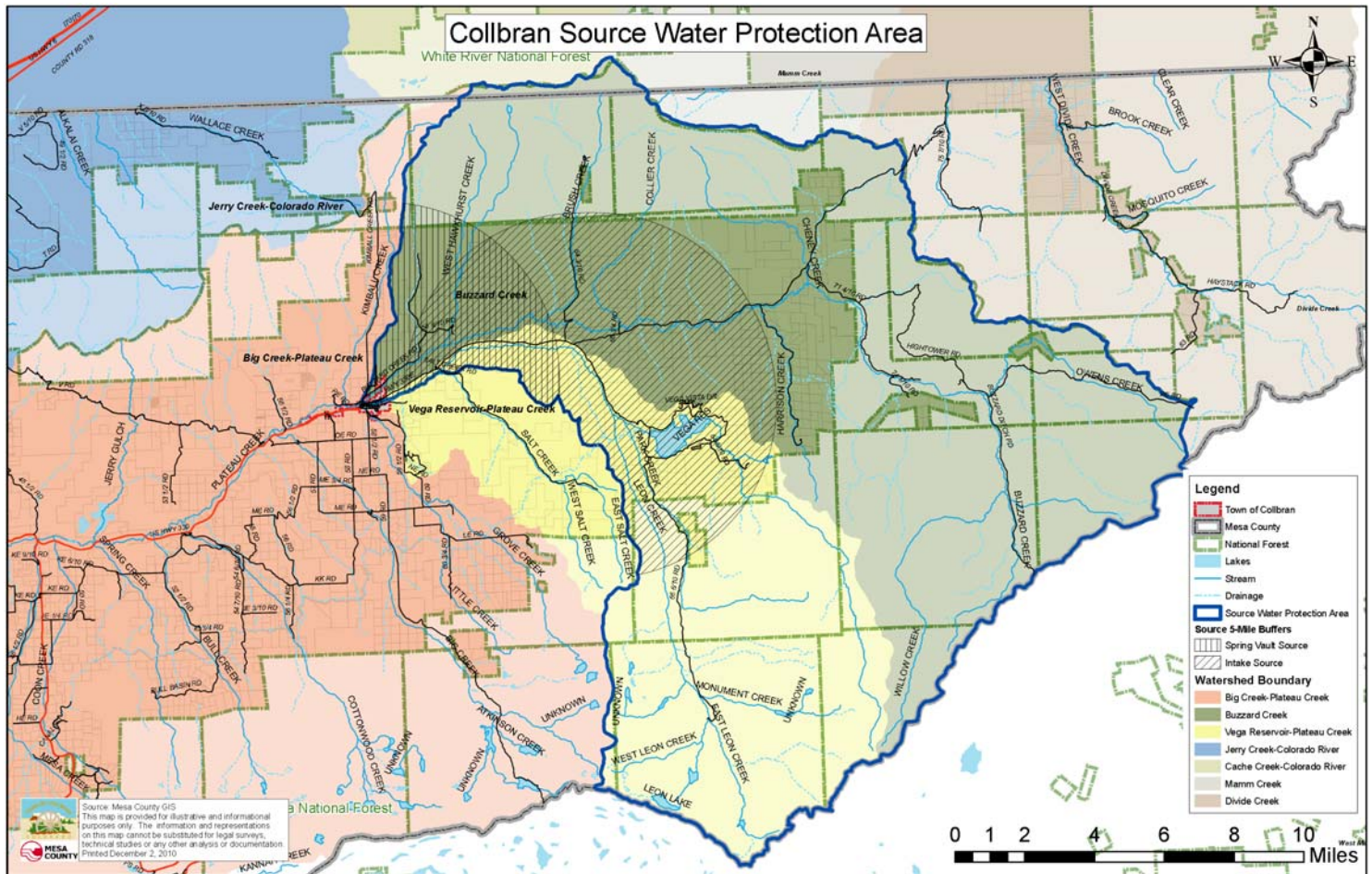
<sup>9</sup> USGS, 2008

<sup>10</sup> Wheeler, 1990

<sup>11</sup> Topper, et al, 2003



Raw water at the Collbran Treatment Plant is treated with conventional filtration (coagulation, flocculation, sedimentation, and filtration). It is then chlorinated and sent into the distribution system. The treated water is stored in 3 storage tanks with a total capacity of 750,000 gallons. The water distribution system currently has 240 taps. The average daily demand is 140,000 gallons/day. Peak usage during the summer is 230,000 gallons/day.<sup>12</sup>



**Map of Source Water Protection Area for the Town of Collbran**

## **Wastewater System.**

The Town of Collbran wastewater treatment system service area encompasses an area of 790 acres. The system serves a population of approximately 688 of which 645 customers are residential and 43 customers are nonresidential. The service population flow is broken out as 94% residential and 6% nonresidential flow contribution.

<sup>12</sup> Fox, J. (2007). *Collbran Water Supply*. Email correspondence from Joe Fox, Town of Collbran, Public Works Director. September 14, 2007.

The wastewater treatment plant is an aerated lagoon system located west northwest of town on the north side of Plateau Creek. System facilities include 2 aerated lagoons, an influent flow measurement system, a manual bar screen, settling pond, mixing flume and a mechanical lift station connected to a six-inch force main that serves the Plateau Valley School.

The current system capacity is estimated at 275 EQR based upon 2.5 persons per EQR. Average daily influent flows at the plant are 115,000 gallons per day with a 120,000 gallon per day maximum peak daily flow. The permitted daily discharge is 192,000 gallons. The system currently operates at 60% of permitted capacity. However, the actual influent flow based upon the existing municipal population (688 persons x 80 gallons per day/person) should equal 55,040 gallons per day. The town engineer assumes that commercial users and the schools are contributing approximately 40,000 gallons per day to these flows. The combined theoretical influent flow of 55,040 gallons per day plus an estimated 40,000 gallons per day from commercial/school uses yields a total influent flow of 95,040 gallons per day. This yields an unaccounted-for wastewater influent flow of 19,960 gallons per day. All or a portion of this unaccounted-for flow may come from system infiltration and estimate calculation errors. The town engineers recommend that Collbran complete a sewer study to determine the reasons for these high flows. The Town has conducted a video and field inspection of the collection system and believes that the majority of inflow and infiltration comes from the Grove Creek Road and Spring Street improvement areas.

The Colorado Department of Public Health and Environment (CDPHE) have permitted the facility to operate within the following parameters.

- Maximum hydraulic capacity-192,000 gallons per day
- Organic loading-261 ppd BOD
- Biological Oxygen Demand (BOD)-30 mg/l (30 day average)
- Effluent Total Suspended Solids-70 mg/l (30 day average)
- Effluent Ammonia-24.8 mg/l (November-April 2008), 36.8 mg/l (May-July 2008) and 20.3 mg/l (August-October 2008).

The Town presently has no debt on the wastewater treatment system. Collbran has not developed a master water/wastewater plan and they do not have a capital improvements plan in place.



# Facilities and Services

## Town of Collbran facilities and services

The Town of Collbran is governed by a six-member elected Board of Trustees with an elected Mayor. The Trustees also sit as the planning commission on land use applications. Day-to-day operations are overseen by a part-time town administrator. The administrator is responsible for supervising each of the department heads who in turn manage their own staff.

The department heads include a town clerk, treasurer, public works assistant and town marshal. Other staff members are a facilities maintenance laborer and part-time recreation staff. Collbran contracts, on an as needed basis, for professional engineering, planning, utility operator and legal services.

Municipal services provided by the Town consist of water/wastewater utilities, public works, road maintenance, parks/recreation, court, town administration and law enforcement.

Municipal Facilities include the following structures:

Town Hall

Public Works

Sewer Treatment Plant (lab, office and chlorine – influent and effluent)

Water Plant

Auditorium

Library

Rodeo Grounds Buildings – office, crows, nest, storage

Water Springs Building

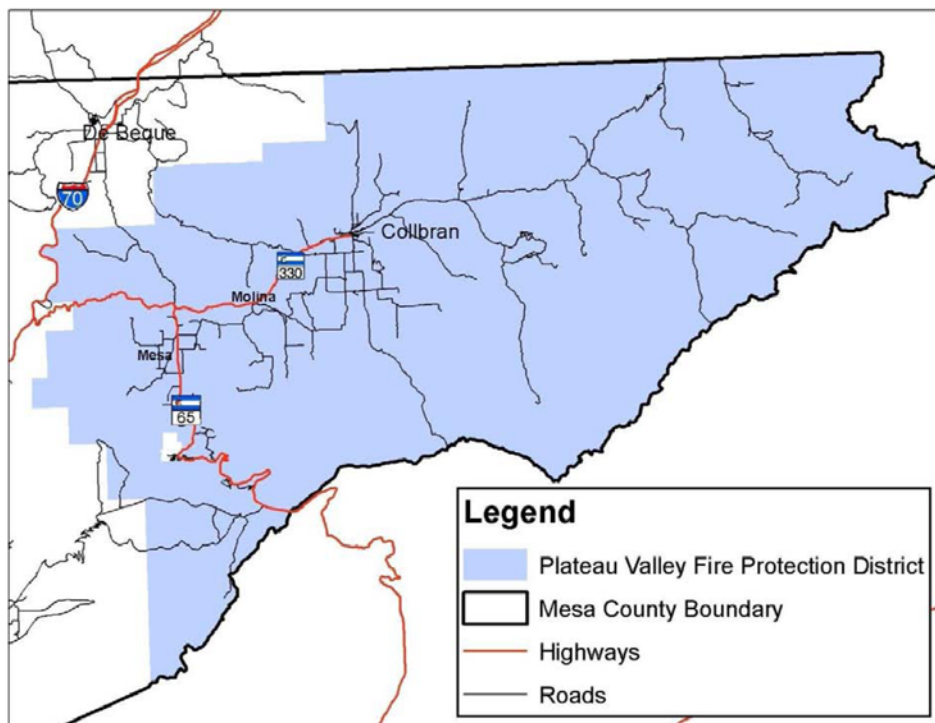
Parks Restrooms

Gandi Park Storage

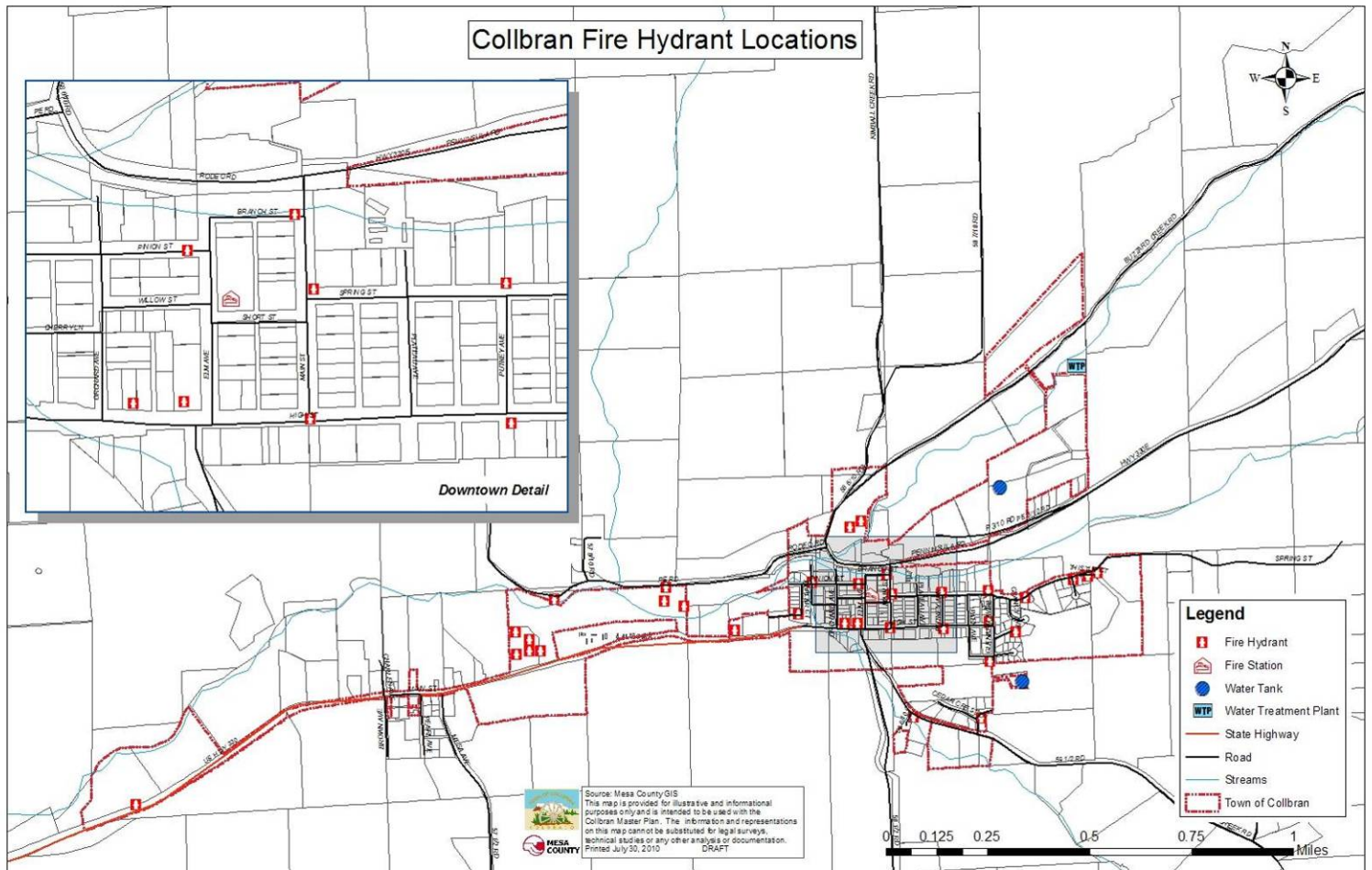
Terrell and Gandi Pavilions

Municipal Parks: Lilac Park, Gandi Park, Terrell Park

Fire and ambulance services are provided by the Plateau Valley Fire Protection District. The following is a map of their district service area.

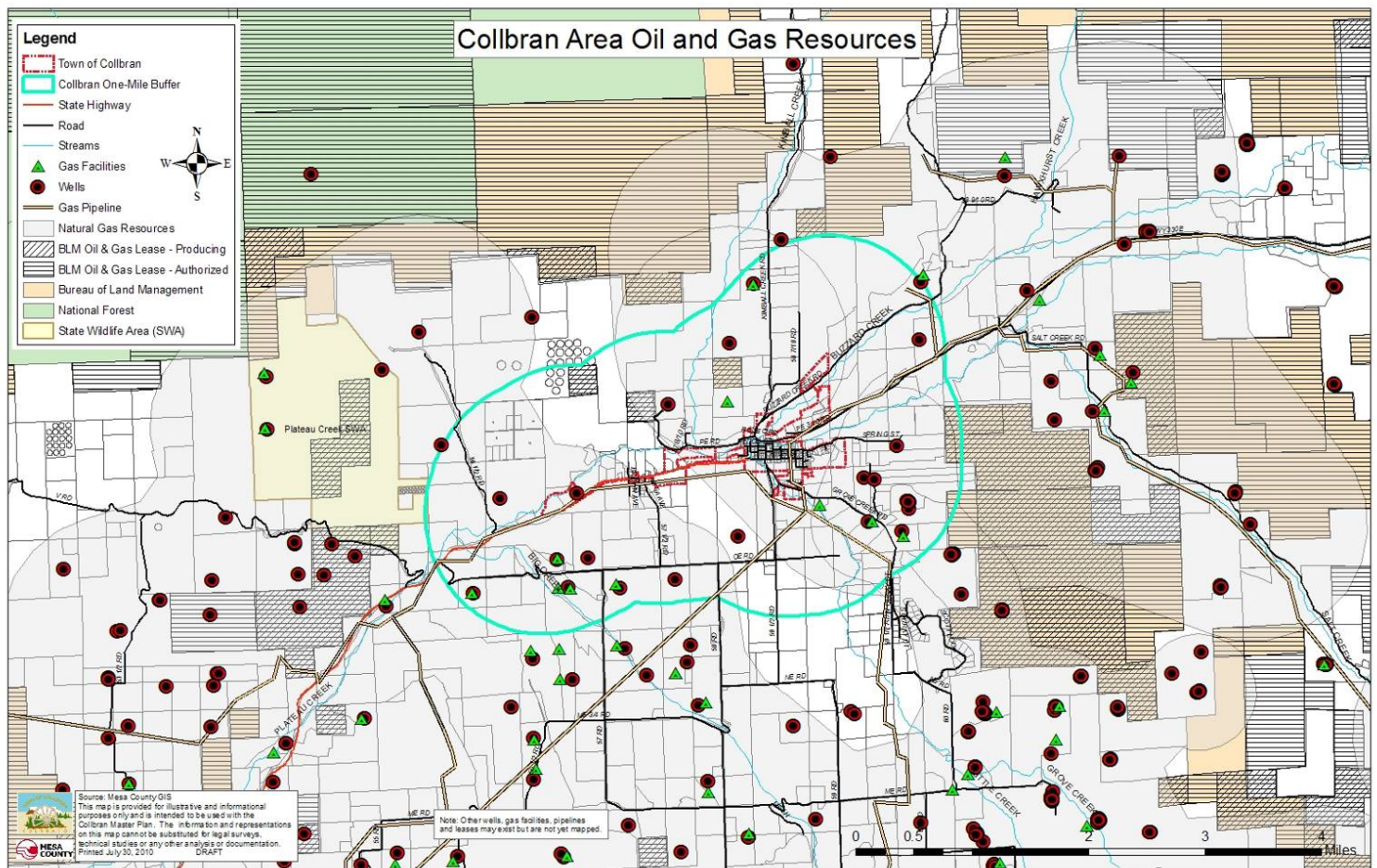


The map below shows the location of a fire station, fire hydrants, water tank locations and the location of the water treatment facility.



## Natural Gas

Collbran is effectively surrounded by natural gas resources. Natural gas exploration in the Collbran area provides both jobs and revenue to the community. At the same time, the primary access to the gas fields east of Collbran is down Main Street. This creates a significant impact to the community from heavy truck traffic. Gas drilling activities have decreased in the last 24 months as a result of declining natural gas prices and gas resources closer to the demand in the East. In recent months, drilling activity has begun to increase again. The following map shows the location of existing gas facilities and wells in the Collbran area.

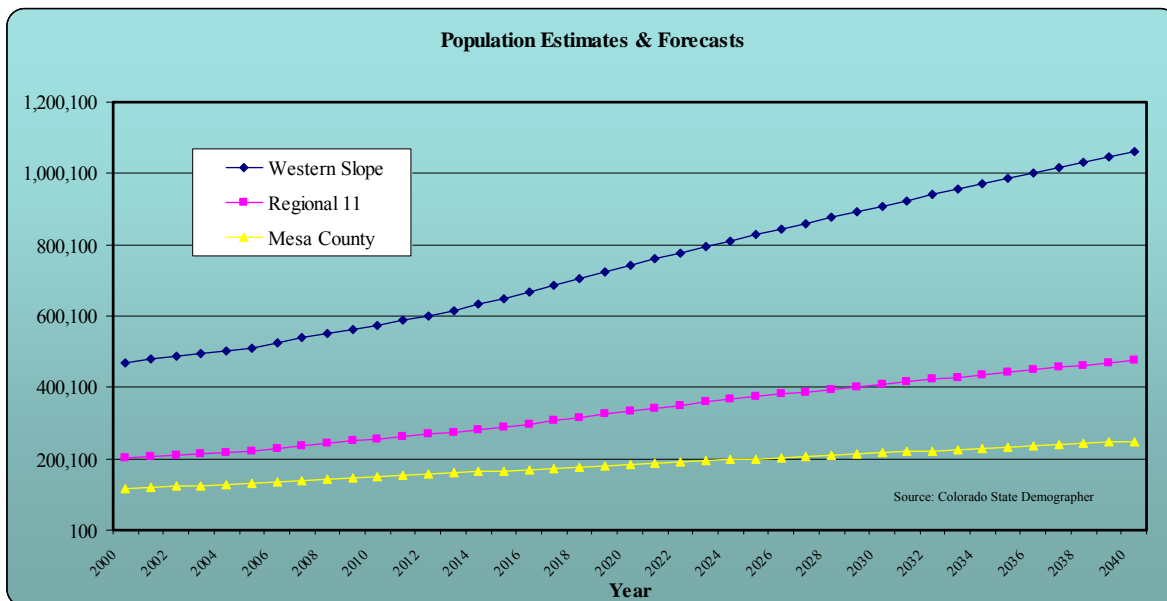


## Forecasts

### Population Forecasts

Population forecasts are both an art and science. Population projections for Collbran are a best guess at future growth in the community. Collbran lies in beautiful Plateau Creek Valley and remains largely undiscovered. The community is surrounded by substantial natural gas reserves and has experienced the ups and downs of natural gas exploration and drilling. Large areas of public lands under the jurisdiction of the Bureau of Land Management and the US Forest Service are within easy reach of Collbran. These are just a few of the factors that will affect the rate of growth in the community over the next 20 to 50 years. The community must be prepared to respond to growth challenges as they occur. It is also important for Collbran to determine how the community wishes to grow as well as to plan for staffing, infrastructure, facilities, service delivery, environmental protection and preservation of quality of life. This is why Collbran must periodically look into its crystal ball and make its best estimate of future growth. Historic growth rates are important indicators of growth trends, but they do not necessarily serve as predictors of future growth.

The following graph shows Colorado State Demographer's Office actual and projected population numbers for Colorado's Western slope, Region 11 (Garfield, Mesa, Moffat, Rio Blanco and Routt Counties) and Mesa County. This information serves a framework for understanding and gauging future growth in the region. The Region 11 counties are and will be impacted by energy development that includes natural gas, coal, oil and oil shale. Oil shale development in this region has been accompanied by cycles of boom and bust with the most recent activity in the early 1980s. Natural gas is similarly affected as a result of market price and developing technology. Likewise, coal is affected by market forces outside the region.



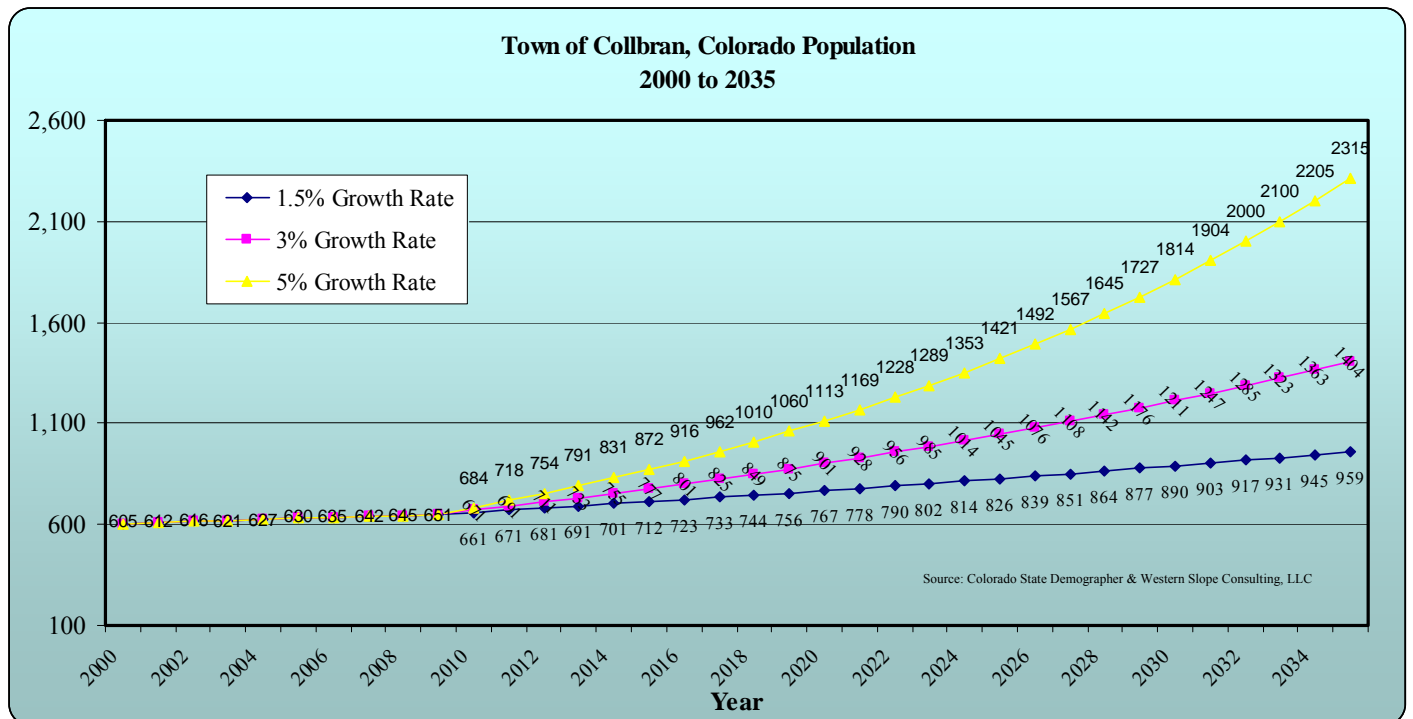
Between 1999 and 2000 Collbran's population grew by 47.2 % primarily as result of the federal Job Corps facility locating in town and establishing a live-in population. This anomaly skews the population growth percentages between 1999 and 2010. The average annual growth rate between



2000 and 2010 presents a more realistic picture of the long-term community growth rate at 0.82%.

The following graph portrays three growth scenarios based upon differing rates of increase - 1.5% (low growth), 3% (moderate growth) and 5% (high-growth). Population changes under these scenarios will depend on a number of factors many of which are beyond the control of the community. It is probable that the long-term population increase for Collbran will fall somewhere within these ranges.

It is realistic to use this graph and the three growth rate scenarios as a basis for anticipating the future Collbran population. It is vital to continue to track community growth as it occurs by monitoring building permits, water/sewer taps and other indicators on an annual basis. This information can be correlated to the population estimates made by the Colorado State Demographer's Office and adjustments should be made to the projections accordingly. This methodology will give Collbran a reasonably accurate basis for anticipating future service and infrastructure demands. The data will also be valuable for capital improvements planning that can be used for targeting water/sewer treatment facility expansions, staffing and other municipal needs.



## *Annexation*

Annexation is one of the most effective tools for managing and directing future community growth in Collbran. The annexation process allows Collbran to negotiate development terms with an applicant. Annexation offers control over the development process including the type of land use plan, utility extensions, phasing, fiscal impact, land dedications, water rights and other elements that directly affect the Town. Municipalities are not obligated to annex property and therefore can exercise important control over the process.

The Collbran Comprehensive Plan with its vision, goals policies and implementation actions is the primary document for evaluating whether and how a proposed annexation fits with the community's long-term vision and growth strategies. All annexations should substantially comply with the comprehensive plan. This document, among other things, sets forth land-use policies that support sequential, logical and cost-effective community growth. Consideration of new annexations must be based on demonstrated community benefits and needs. Residential, commercial, industrial and recreation land uses should be balanced in a manner that supports a long-term sustainable economy that preserves community values and quality of life.

Collbran and Mesa County must work closely on review of development outside the town boundary and within Collbran's future annexation areas to ensure it is compatible and can be easily and cost-effectively annexed. New growth must not include inefficient leapfrog development beyond the range of cost-effective municipal infrastructure and services. New growth should maintain the concept of a compact community with a defined urban edge. The town boundary must be discernible from the surrounding rural and agricultural areas. Urban sprawl and the resulting taxpayer costs must be avoided by concentrating development adjacent to or within Collbran where adequate services, infrastructure, parks and open space are cost-effectively provided.

The Collbran annexation map included as part of this plan identifies two separate annexation areas: Tier 1, the primary annexation area, and Tier 2, a secondary annexation area, to be considered after 80% of Tier 1 has been annexed and developed. The logic behind substantial annexation and development of Tier 1 before annexation is considered in Tier 2 is based upon sequential growth of the community from the existing core. This approach is supported by the goals and policies in this plan and is in keeping with the community vision and public input.

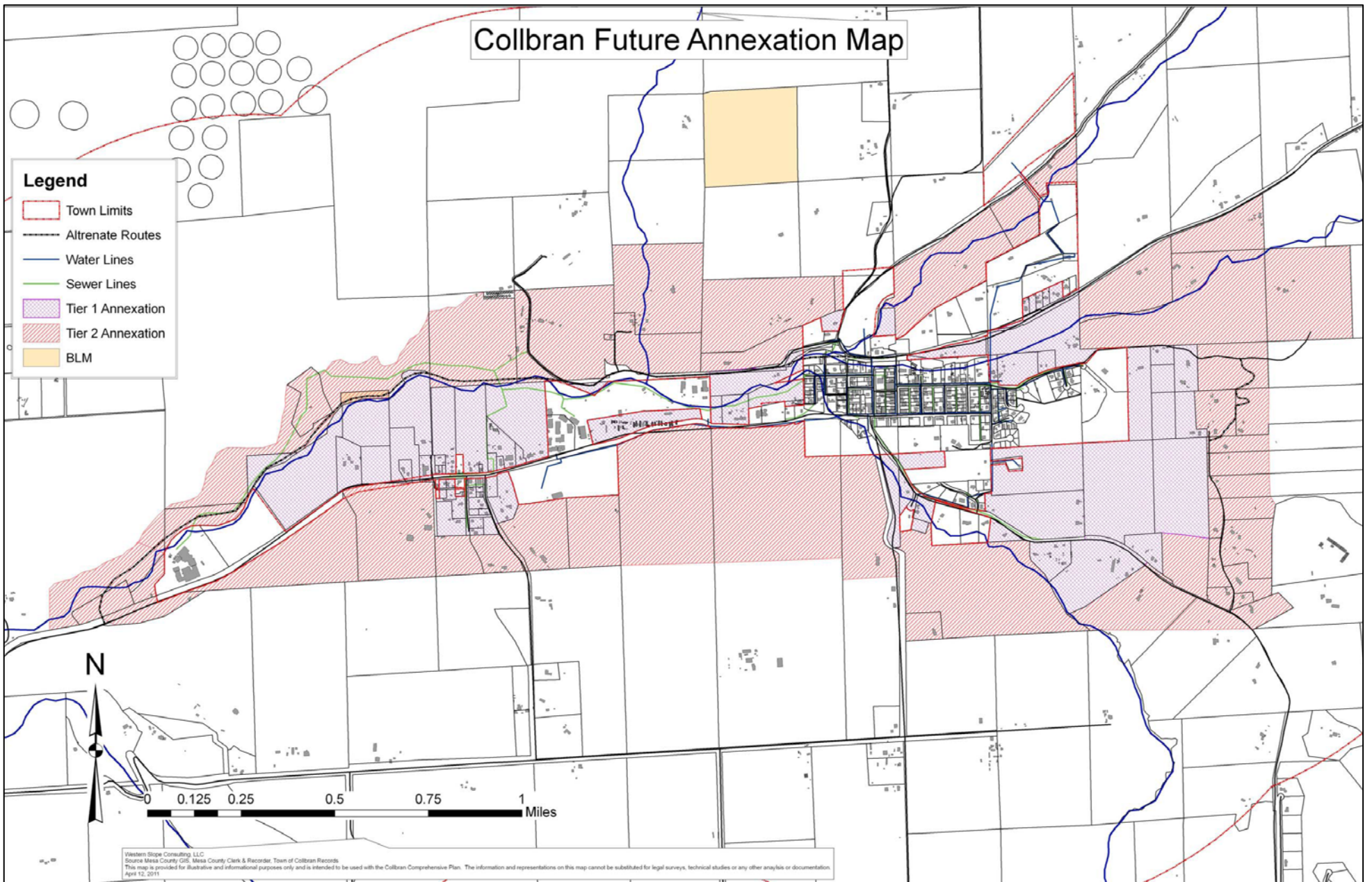
Proposals for annexation must be accompanied by a specific development plan which details all aspects of a project including, but not limited to, land-use types, density, infrastructure, water rights, public dedications and the overall community benefit. Annexation applications must be consistent with the vision, goals and policies of this comprehensive plan. Any annexation proposal that cannot objectively demonstrate and quantifiably an overall community benefit should not be accepted by Collbran. Flagpole annexations and other "leapfrog" approaches to annexation should not be accepted because of the attendant adverse costs to the community from inefficient provision of services and infrastructure. New annexations must conform to and be consistent with this Plan to protect and preserve the interests of Collbran.



# Collbran Future Annexation Map

## Legend

- Town Limits
- Alternate Routes
- Water Lines
- Sewer Lines
- Tier 1 Annexation
- Tier 2 Annexation
- BLM



Western Slope Consulting, LLC  
 Source: Mesa County GIS, Mesa County Clerk & Recorder, Town of Collbran Records  
 This map is provided for illustrative and informational purposes only and is intended to be used with the Collbran Comprehensive Plan. The information and representations on this map cannot be substituted for legal surveys, technical studies or any other analysis or documentation.  
 April 12, 2011

## *Plan Updates and Amendments*

The Collbran Comprehensive Plan is designed to be a dynamic document that articulates the vision goals and policies of the community for future growth and development. The plan is intended to guide community decision-making as Collbran's future becomes its reality. The comprehensive plan needs to remain fresh and current. The basic community values and vision from which this plan is made are not expected to change significantly. However, as time passes technical details in the document may need modification and updating. Minor errors may be found in the plan that should be corrected. The comprehensive plan amendment process is not directed at changing the plan to fit the needs of a development proposal that does not comply, but rather, it allows the Town and its residents to ensure that the basic tenets remain consistent with Collbran's future.

The comprehensive plan should be subject to review for updates every five years. The practice of periodic updates gives the community and Trustees a chance to review, evaluate and consider changes to the policies and strategies defined in the document. This is also an opportunity for appointed and elected boards to renew ownership in the Plan. It is ownership in the plan that is in harmony with the community's vision that ensures long-term sustainability. Collbran may also want to conduct annual/semiannual progress reviews of comprehensive plan implementation actions and use that information to prepare work plans for allocation of resources.

In addition to the regular plan update process, two other measures are available for modifying the document. The simplest method is an **Insubstantial Amendment** to the plan. Insubstantial amendments are reserved for small changes and/or corrections of errors found as the document is used. For example, population numbers may need to be updated as current information becomes available. Errors in the text or on the maps may be discovered and should be corrected. Language may be revised to better clarify the intent of a particular section. Insubstantial amendments are those that apply to a few sections of the document and do not change the intent or underlying principles of any given section. Insubstantial amendments are typically initiated by the staff or Trustees annually or as they are needed.

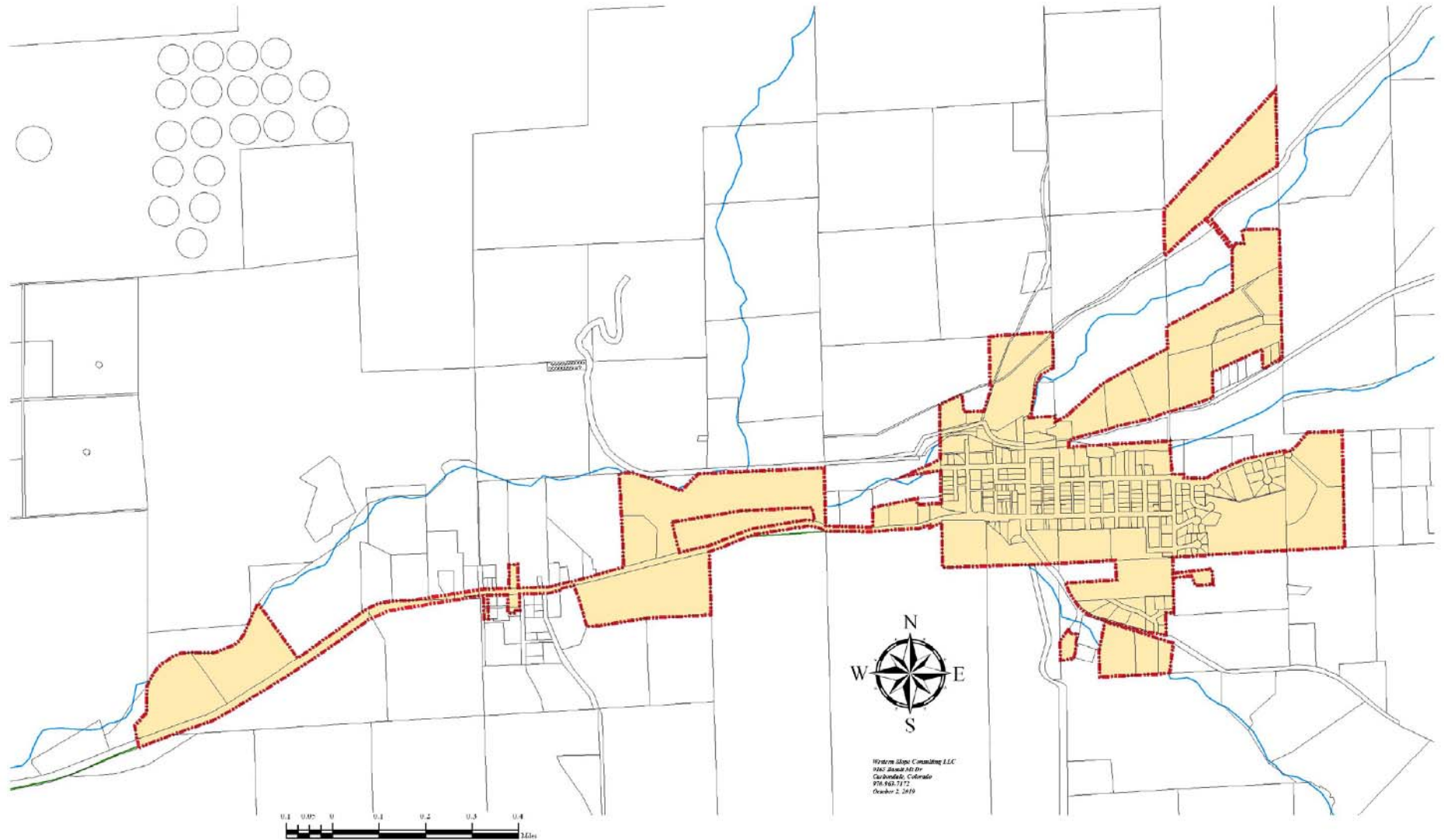
**Substantial Amendments** are the second method for modifying the document and are reserved for major changes. Substantial Amendments are only available once a year on or near the anniversary of the plan's adoption and must be considered carefully. These amendments typically are directed to policy changes, multiple sections of the document or are a magnitude that warrants larger-scale review. Substantial plan amendments involve noticed public hearings before the Board of Trustees.

Insubstantial and substantial amendments may also be initiated by municipal property owners.

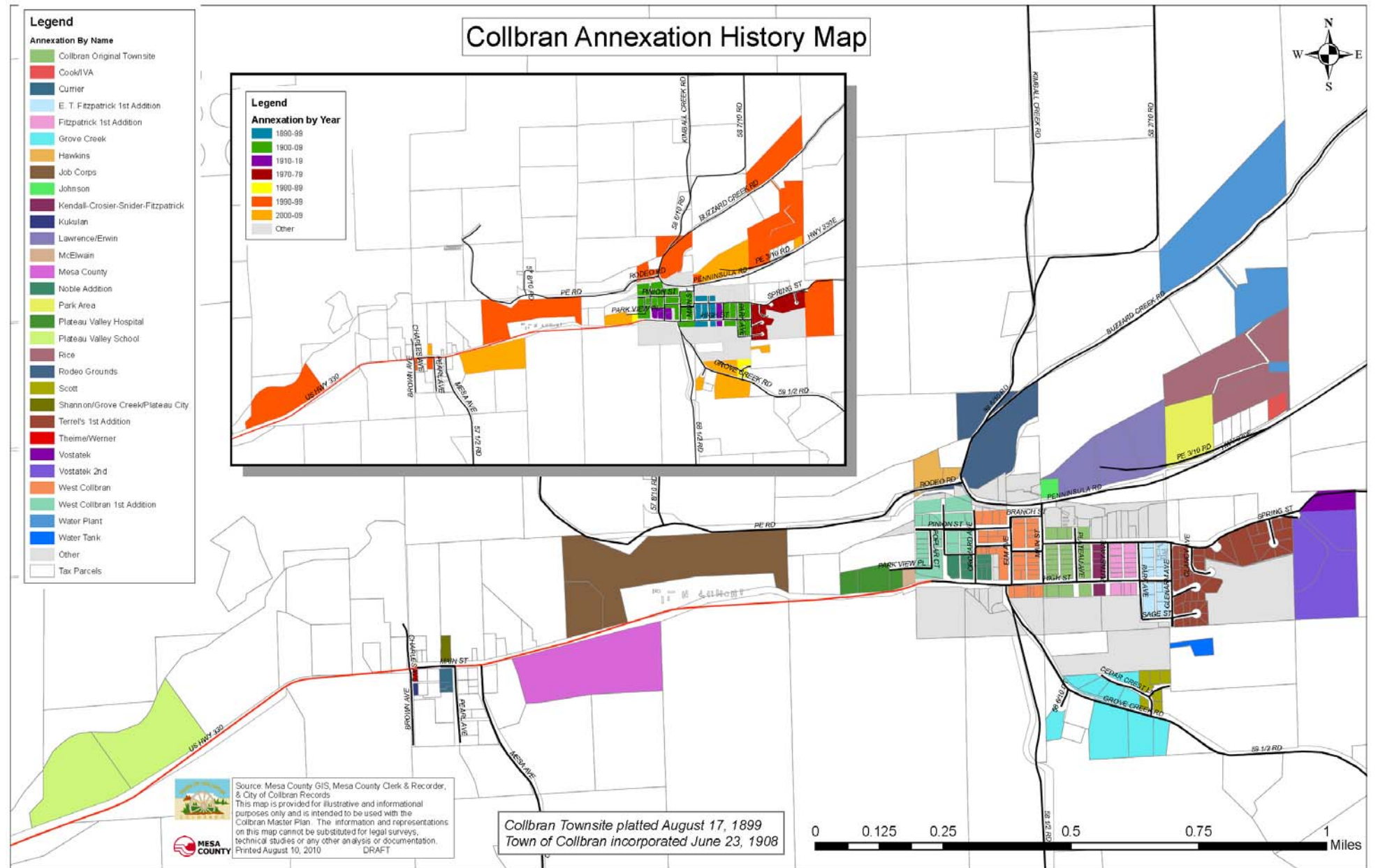
Plan amendments (substantial or insubstantial) shall be evaluated against the following criteria. The town planning staff shall submit written recommendations to the Trustees. The Board of Trustees is the final decision-making body on these changes and shall make written findings on each of the following items.

1. The plan section or sections subject to amendment are erroneous or have been found to be out of date.
2. An amendment does not bestow an individual benefit to a developer, property owner, or requesting party, but confers a benefit to the community as a whole.
3. A proposed change is compatible with existing uses, the plan vision, goals and policies.
4. The amendment is based upon a considerable change in the land use character of an area that warrants modification.
5. The modification does not conflict with or inhibit logical cost-effective annexations.
6. The plan amendment is consistent with logical extension of services, utilities, roadways, parks/open space and other essential municipal functions.
7. The amendment does not adversely affect sensitive environmental areas, air or water quality, or result in increased risks to public health, safety or welfare.
8. Strict compliance with the provisions of the section(s) to be changed conflicts with the intent of the plan or creates conditions that were not intended in the document.
9. The amendment will not result in a reduction and delivery of municipal services, utilities, unmitigated traffic impacts or other conditions that create a municipal financial hardship or other adverse impacts to major functions of the Town.
10. The amendment is in keeping with the overall intent of the Collbran 2035 Comprehensive Plan, its vision, its goals and policies, and is in the best interest of the community.

## *Collbran Town Limits*





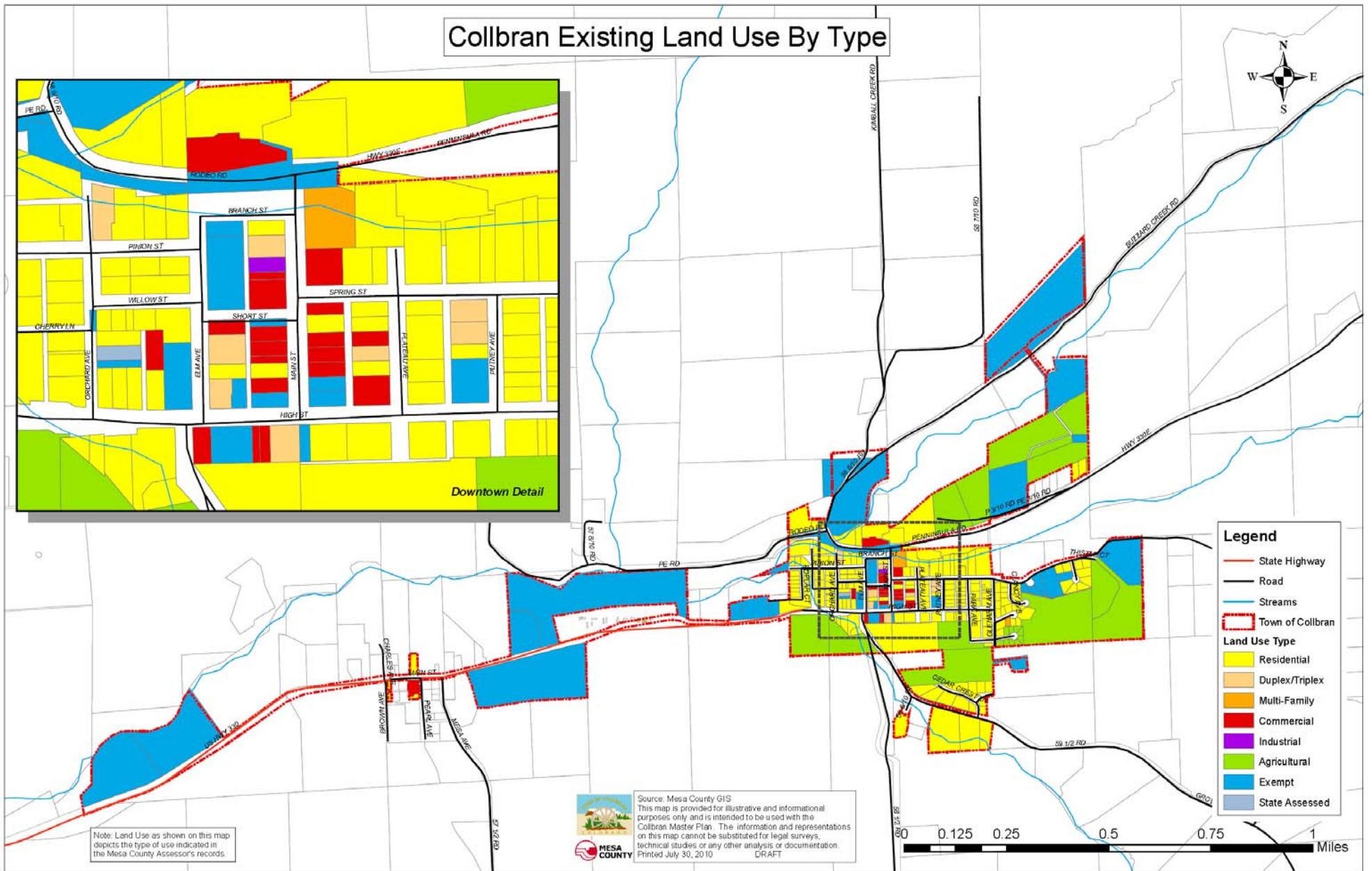


# Collbran Zoning and Municipal Boundary Map

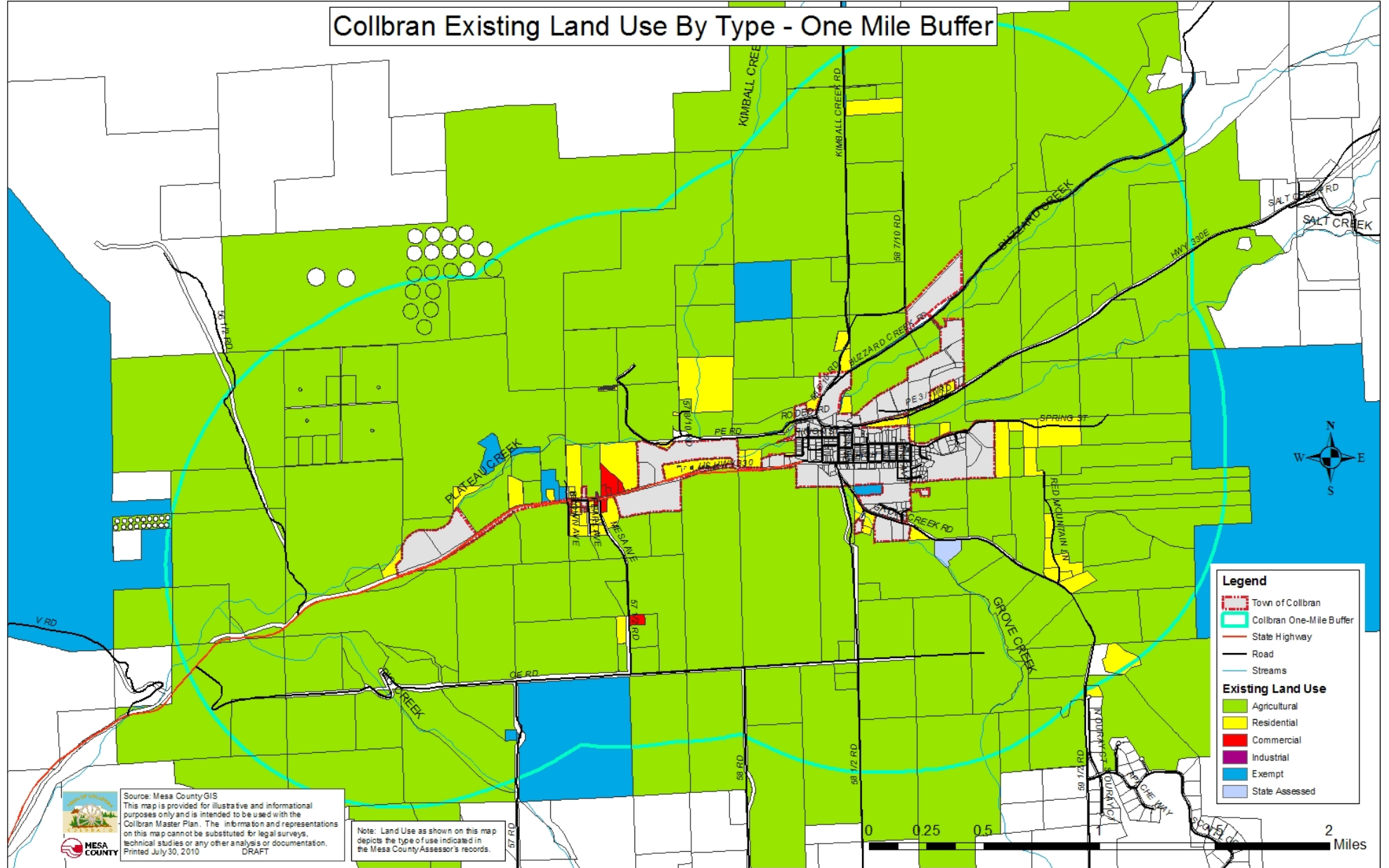




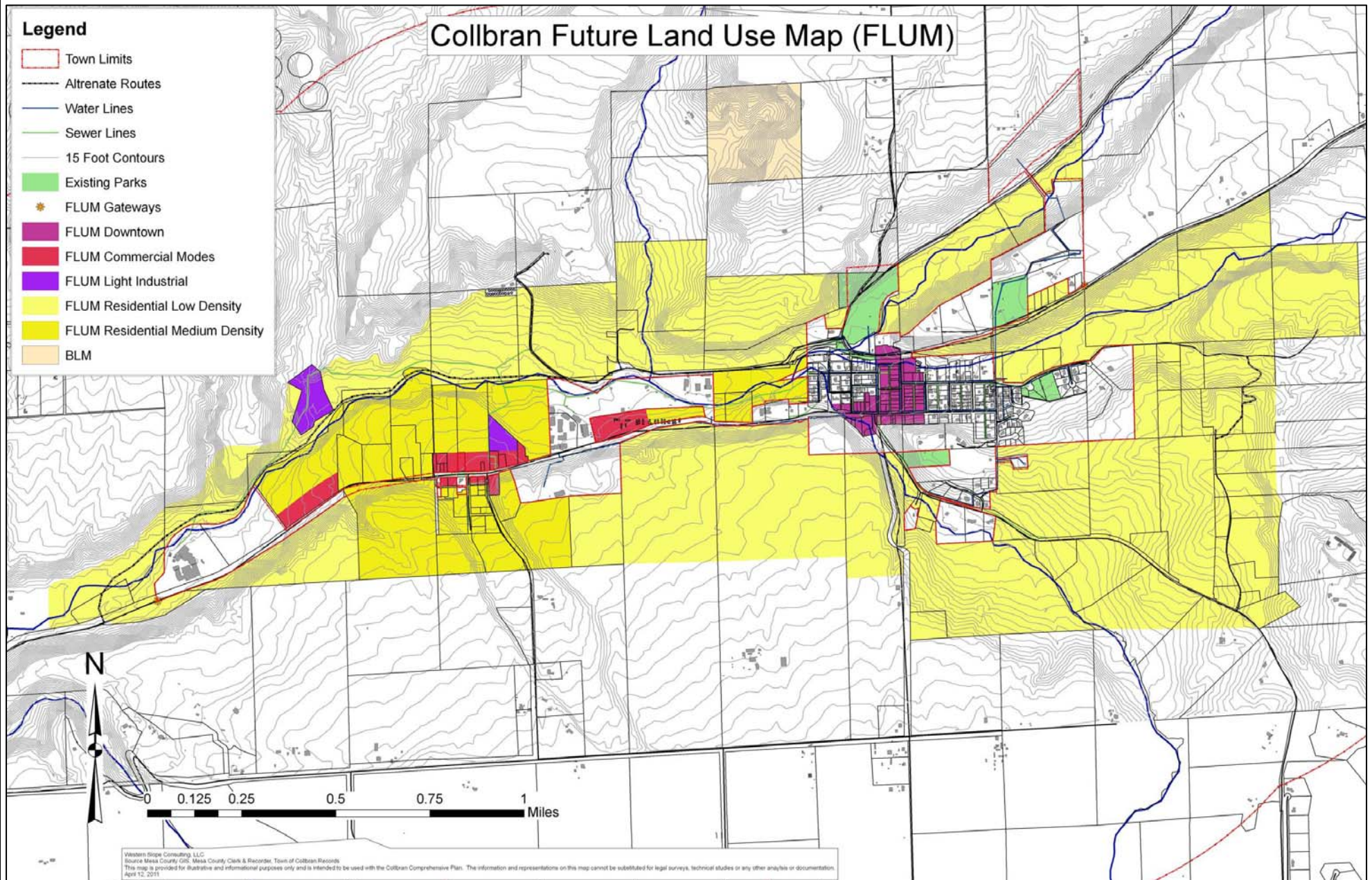
# Collbran Existing Land Use By Type



# Collbran Existing Land Use By Type - One Mile Buffer





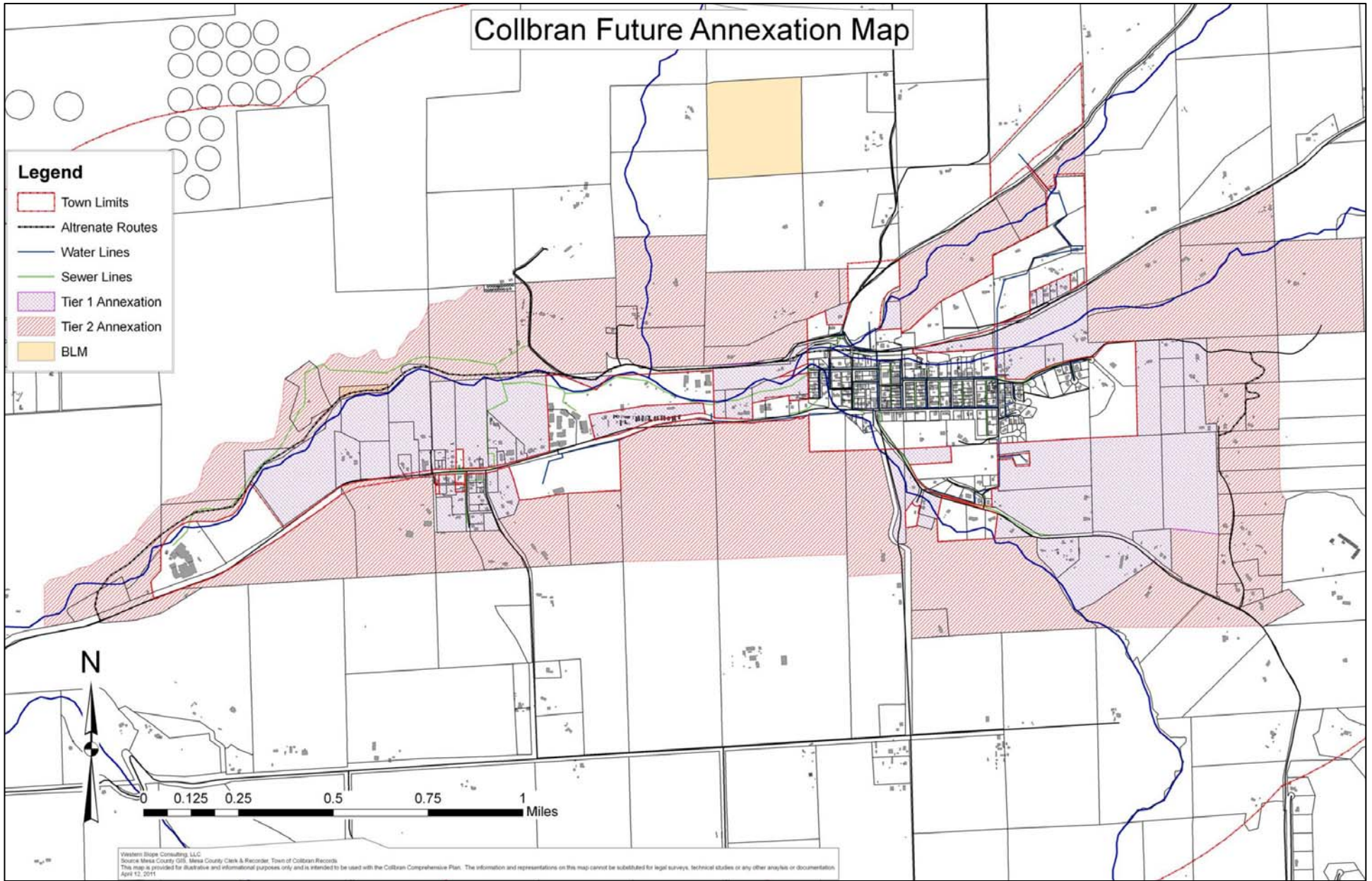




# Collbran Future Annexation Map

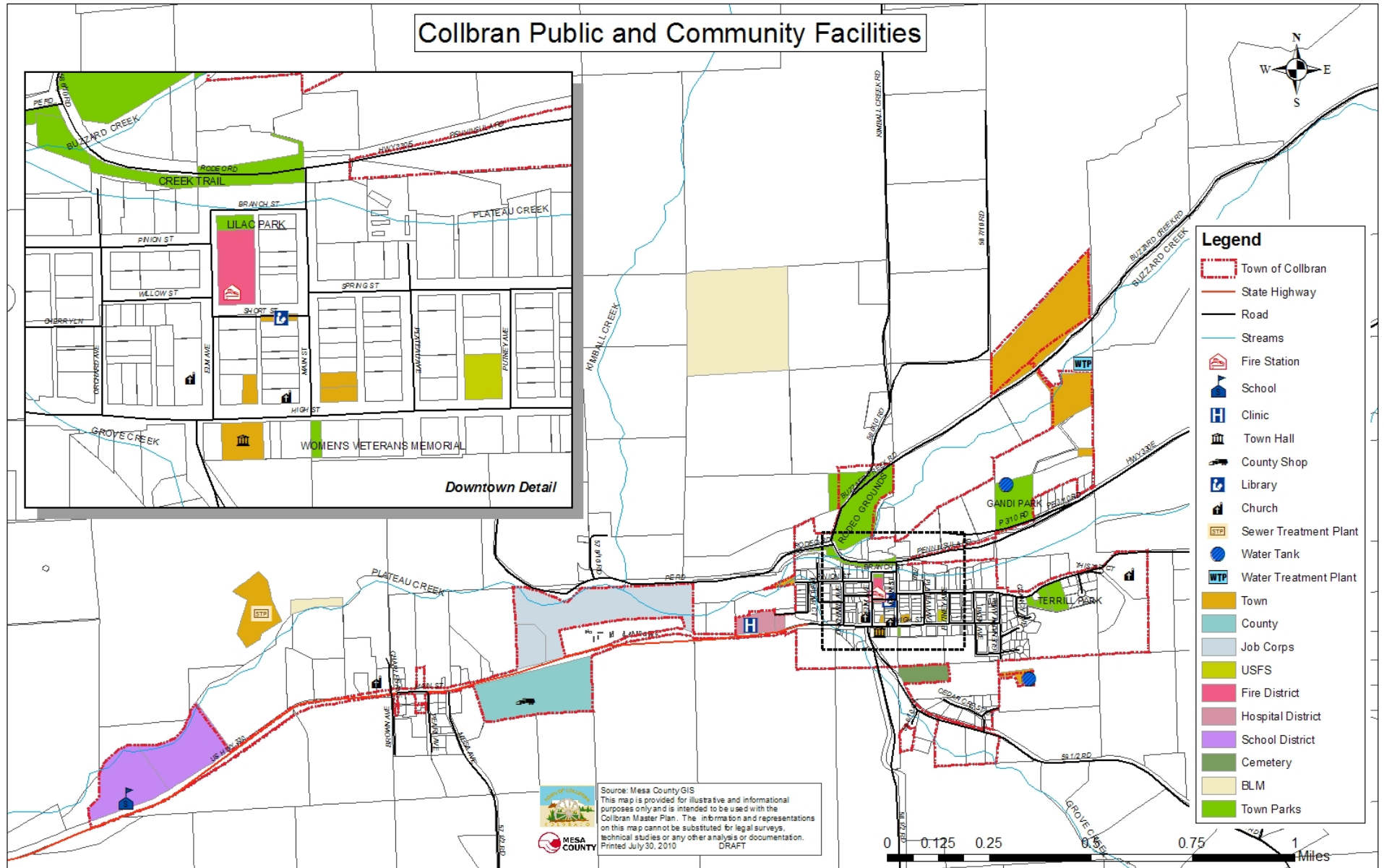
## Legend

- Town Limits
- Alternate Routes
- Water Lines
- Sewer Lines
- Tier 1 Annexation
- Tier 2 Annexation
- BLM



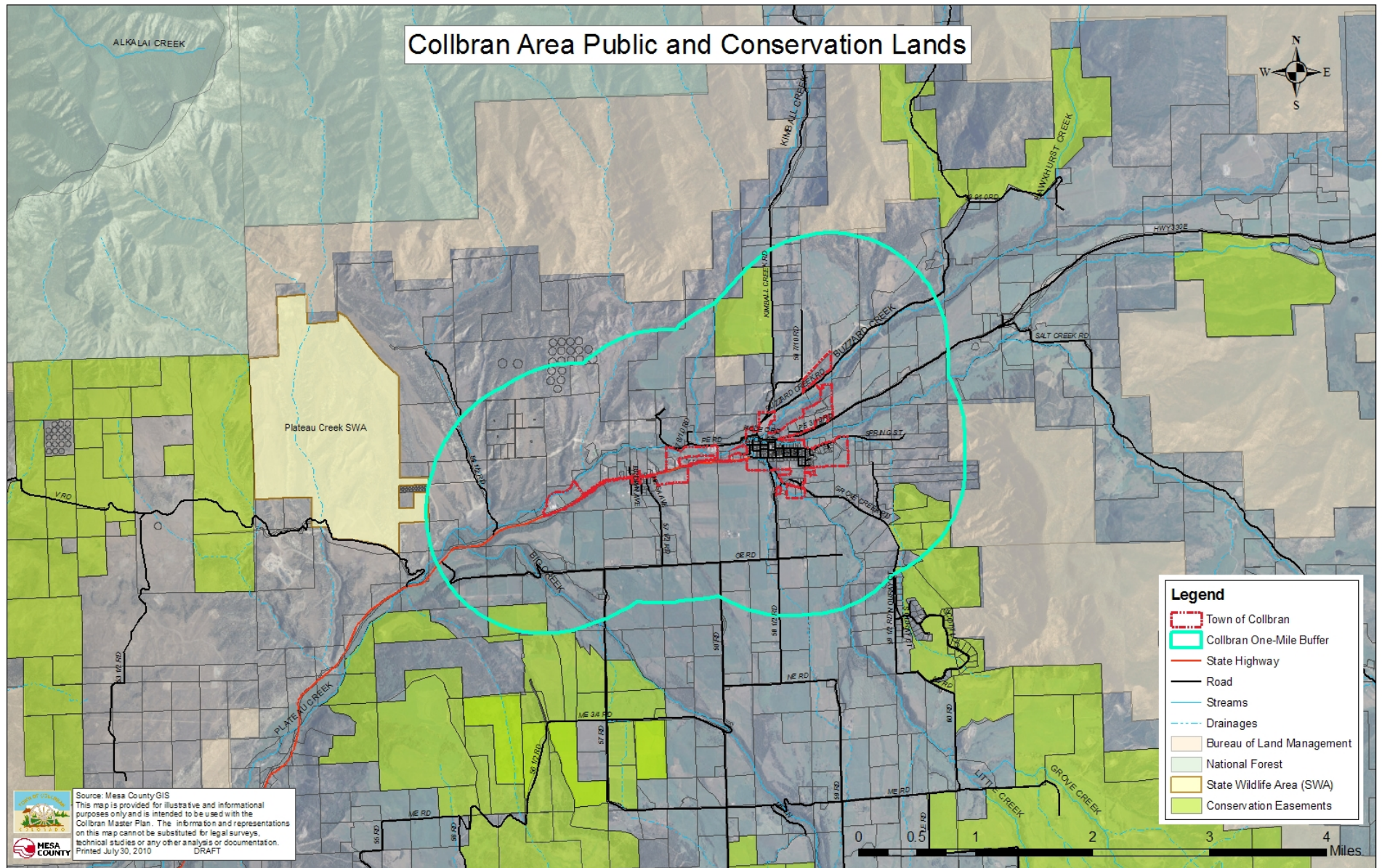
Western Slope Consulting, LLC  
 Source: Mesa County GIS, Mesa County Clerk & Recorder, Town of Collbran Records  
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 April 12, 2015

# Collbran Public and Community Facilities





# Collbran Area Public and Conservation Lands

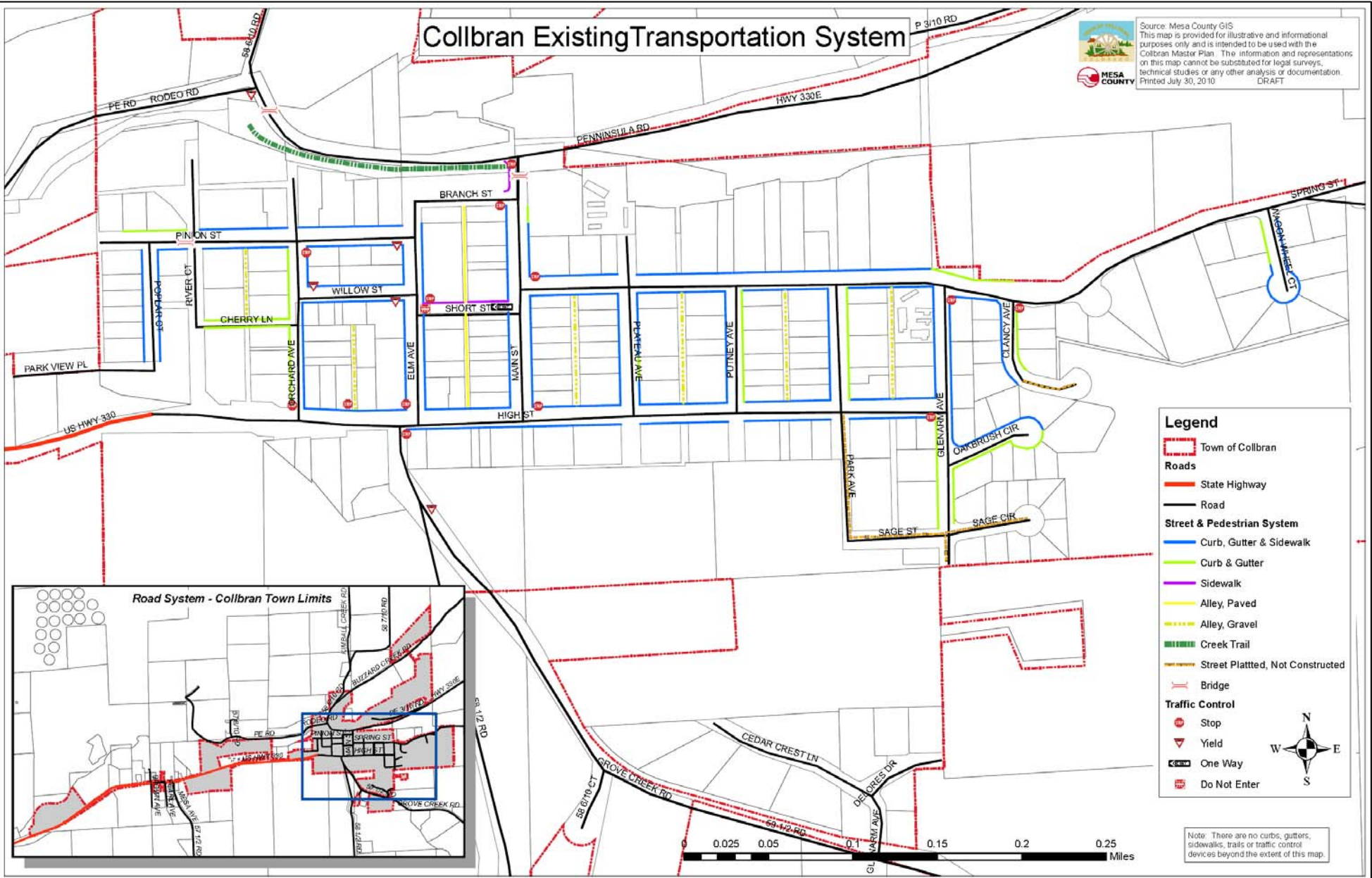




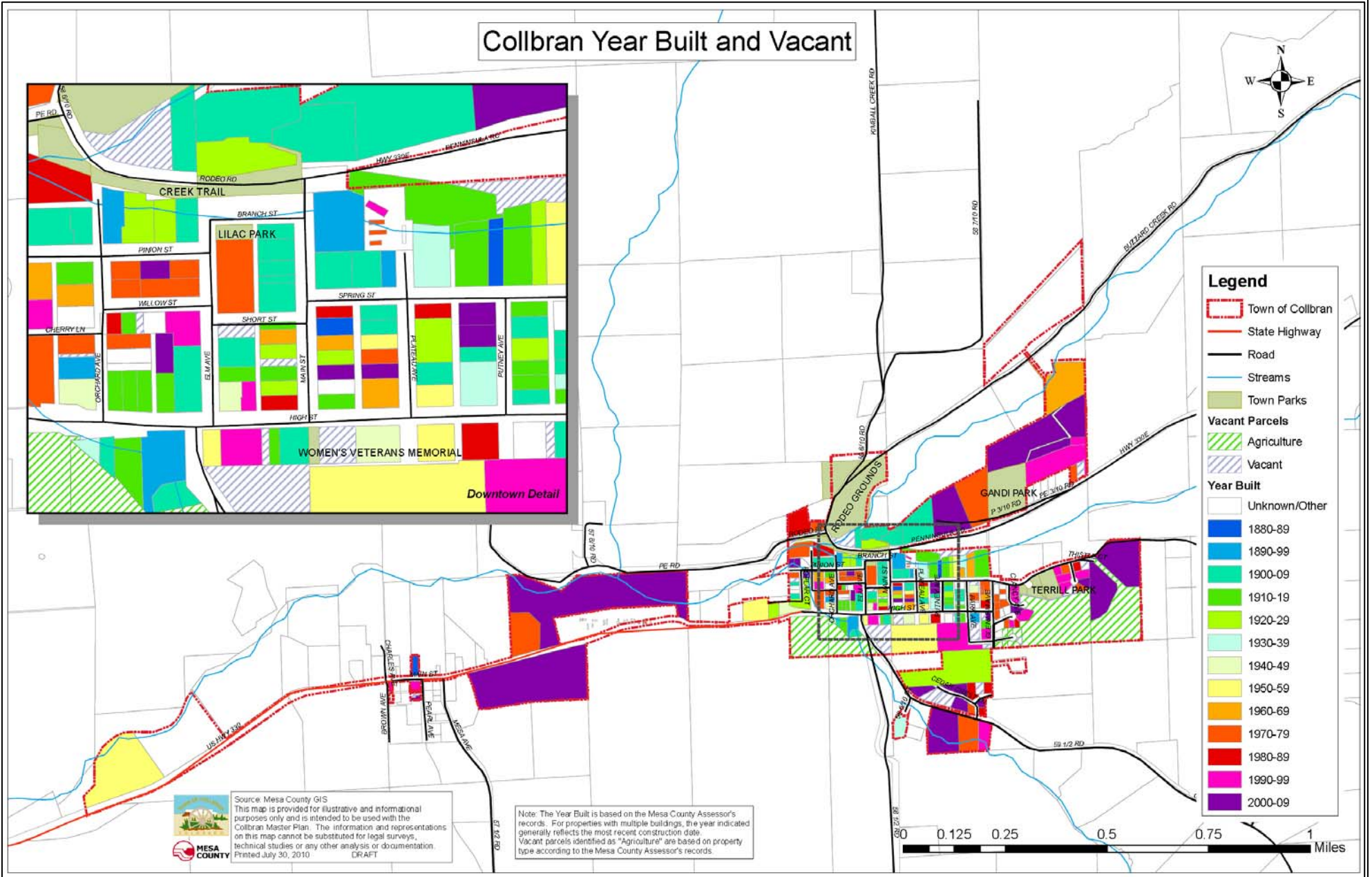
# Collbran Existing Transportation System



Source: Mesa County GIS  
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Printed July 30, 2010 CRAFT

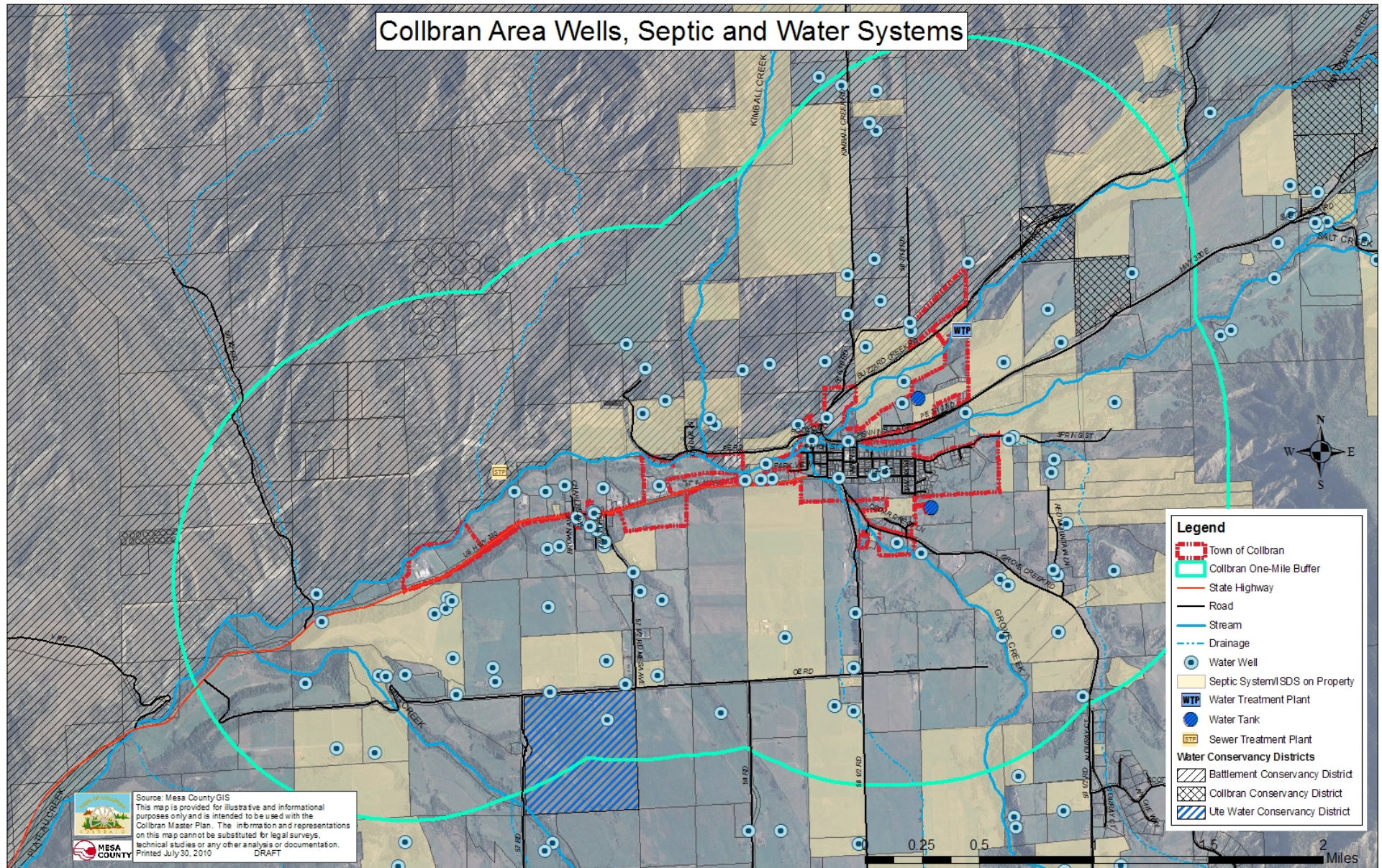


# Collbran Year Built and Vacant



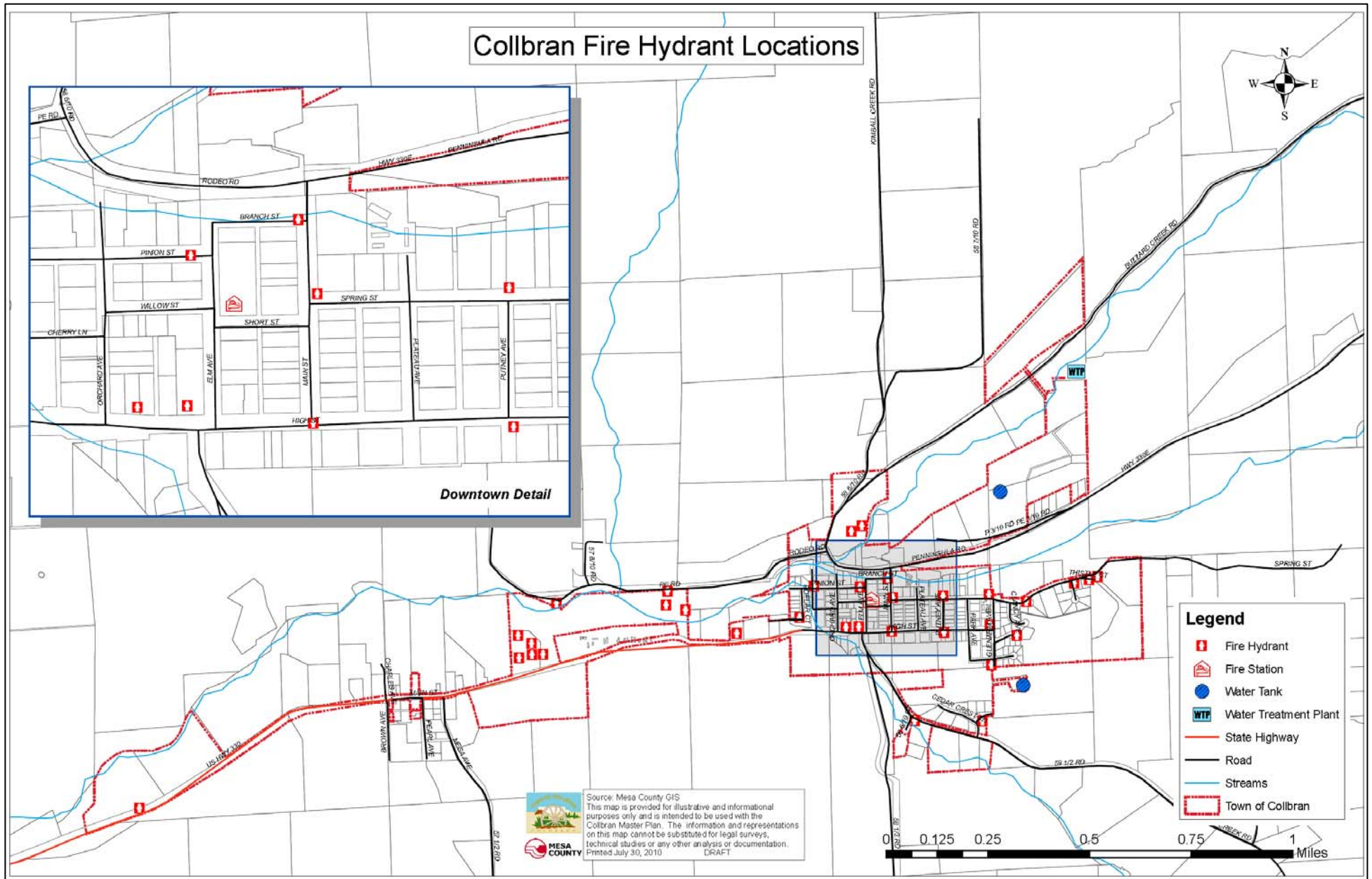


# Collbran Area Wells, Septic and Water Systems

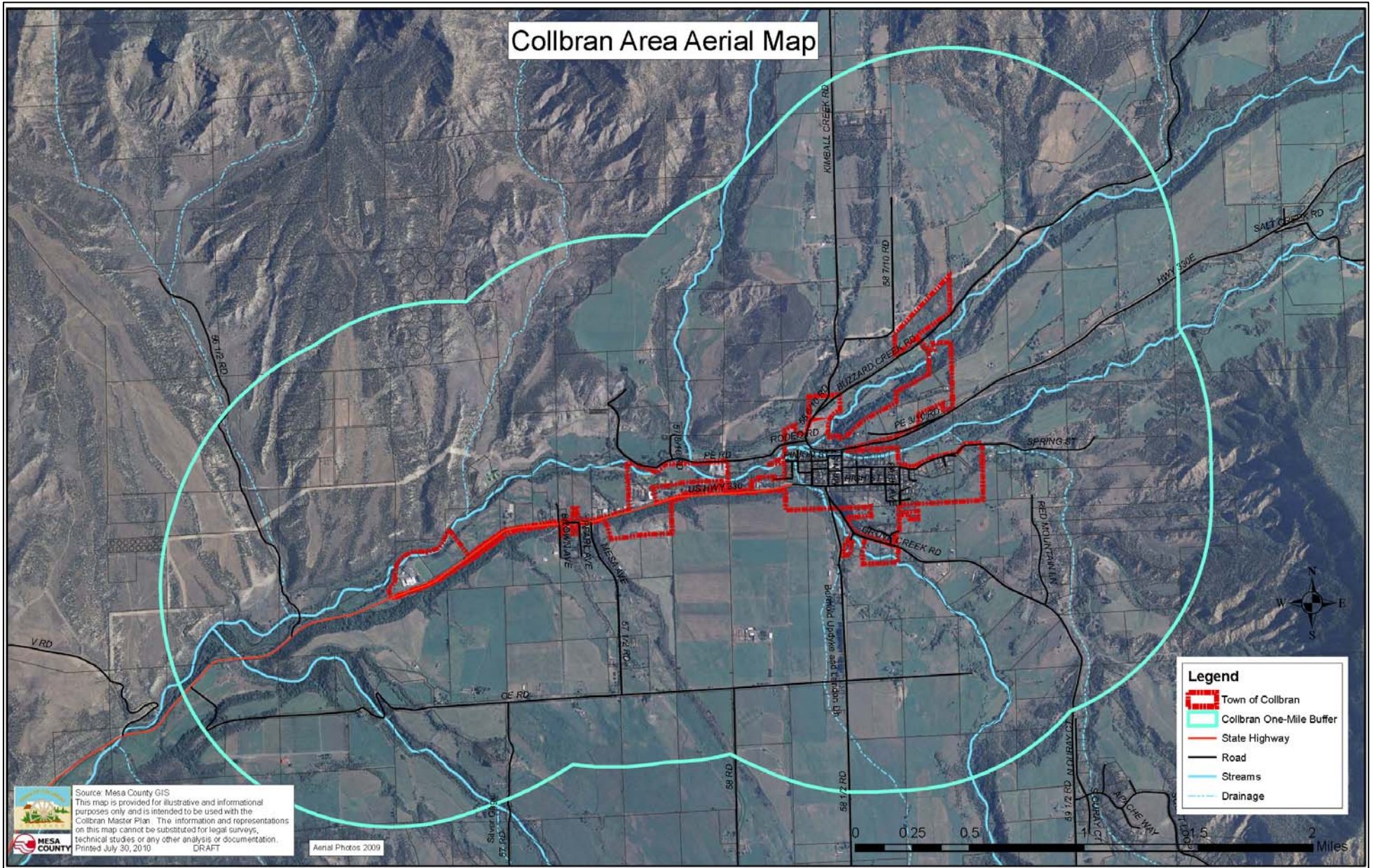




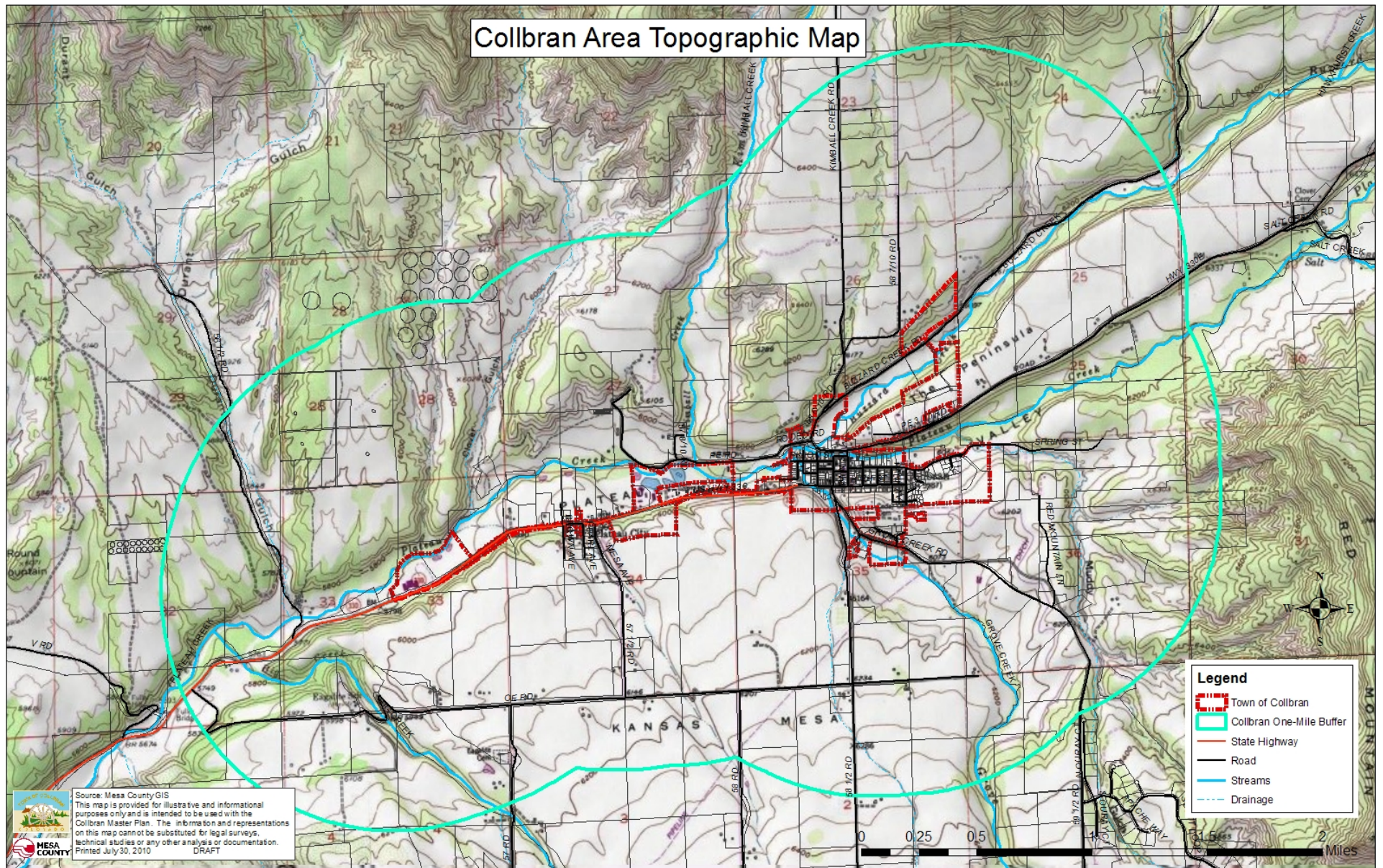
# Collbran Fire Hydrant Locations





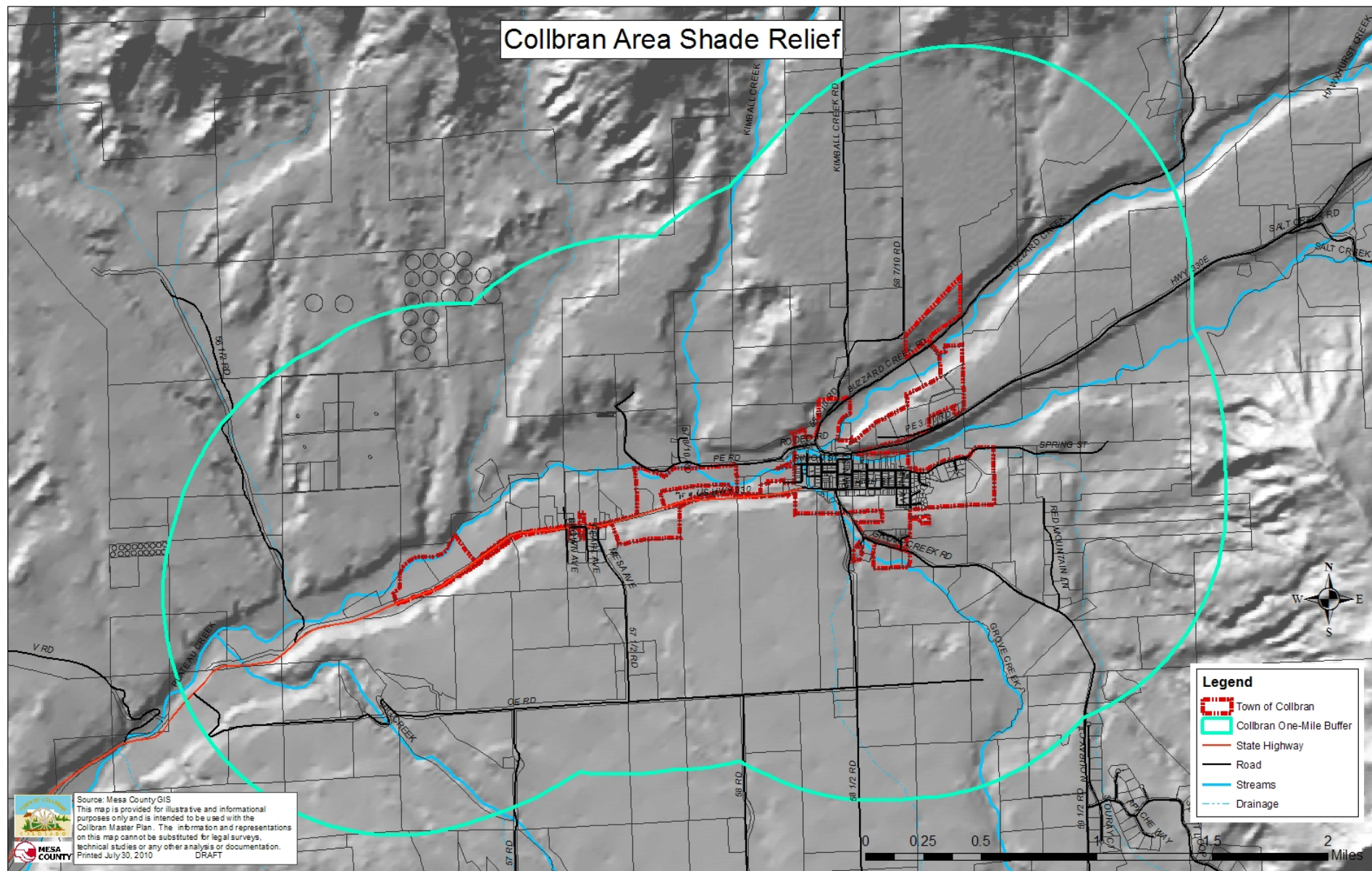


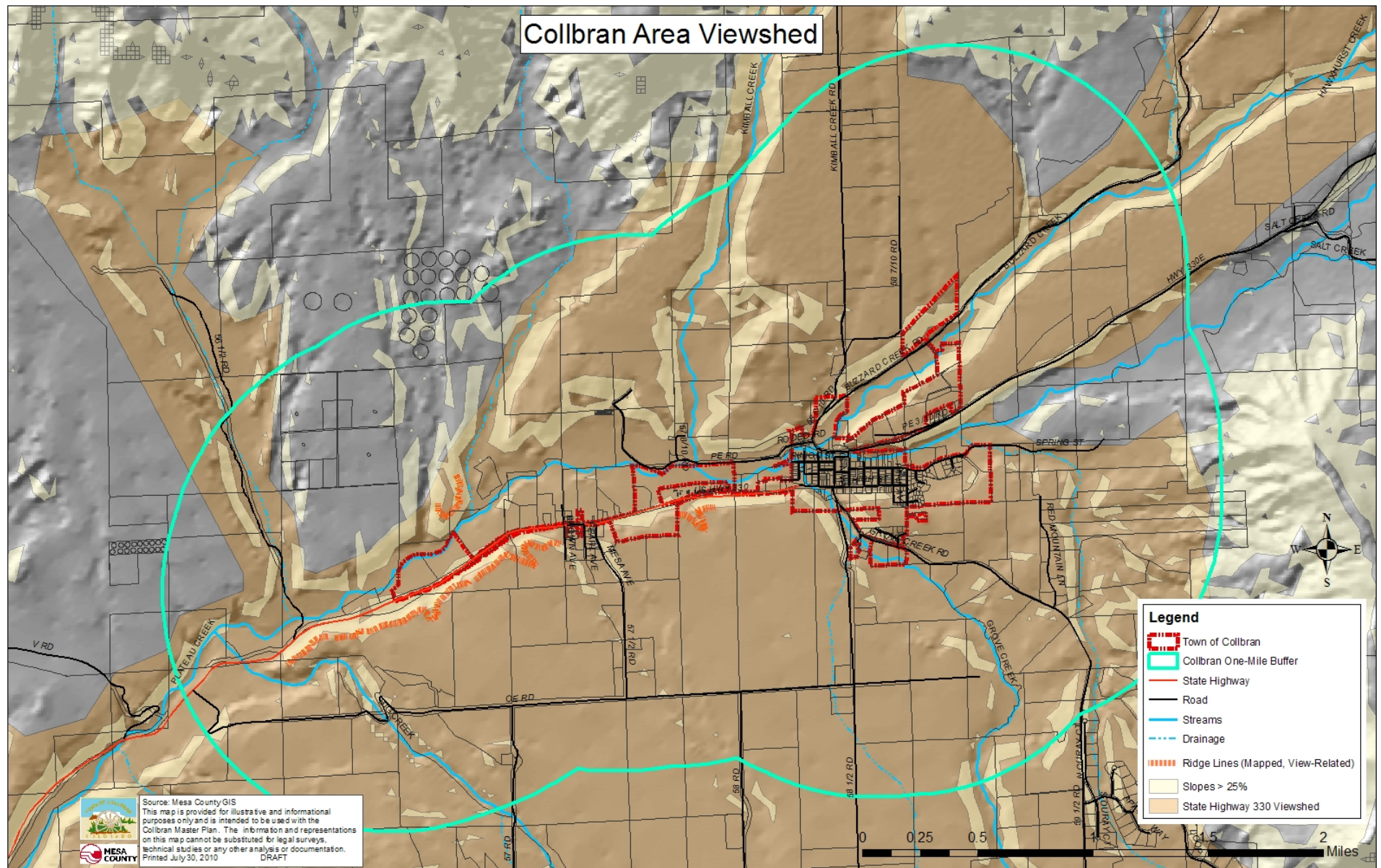




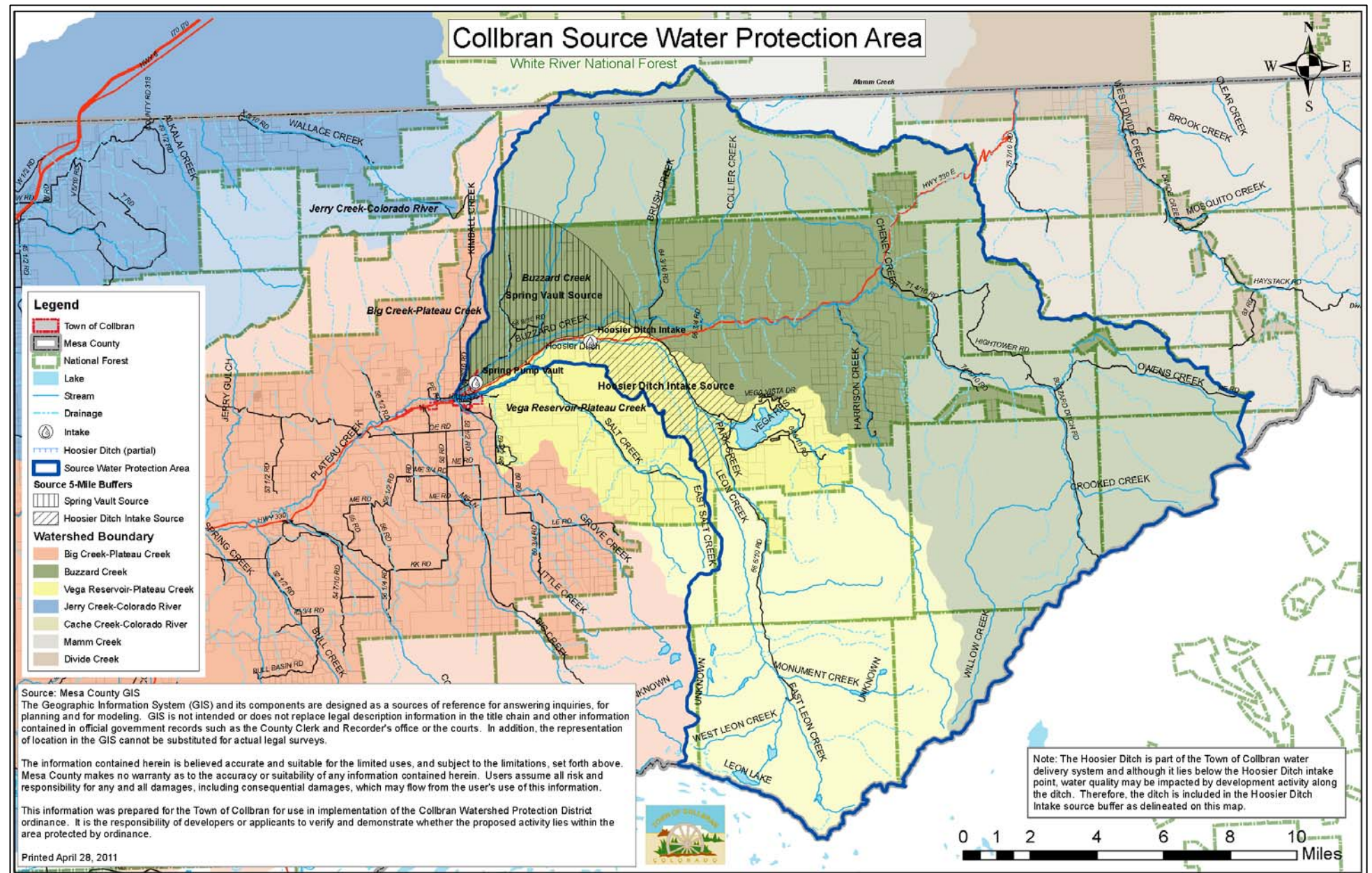


# Collbran Area Shade Relief

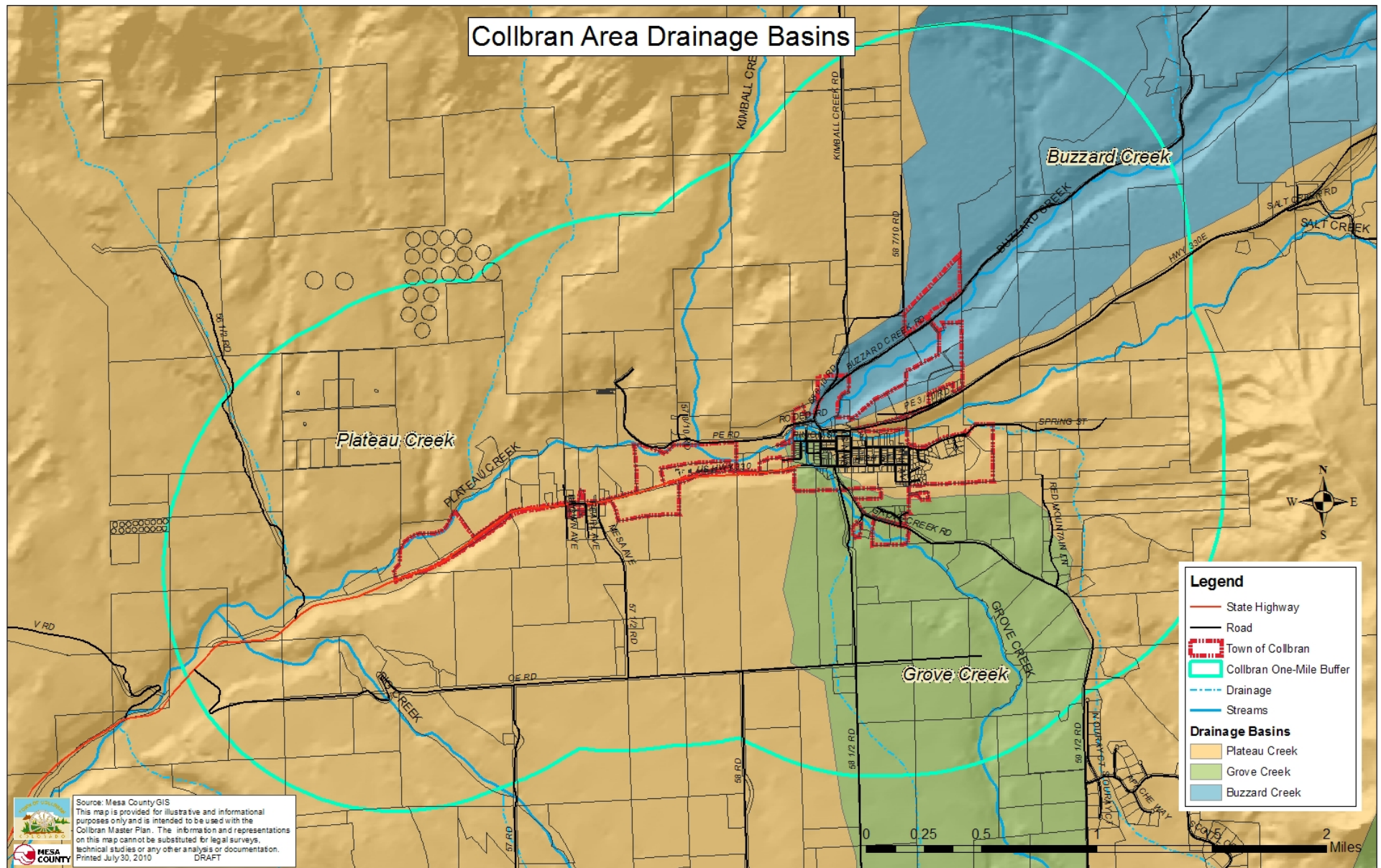










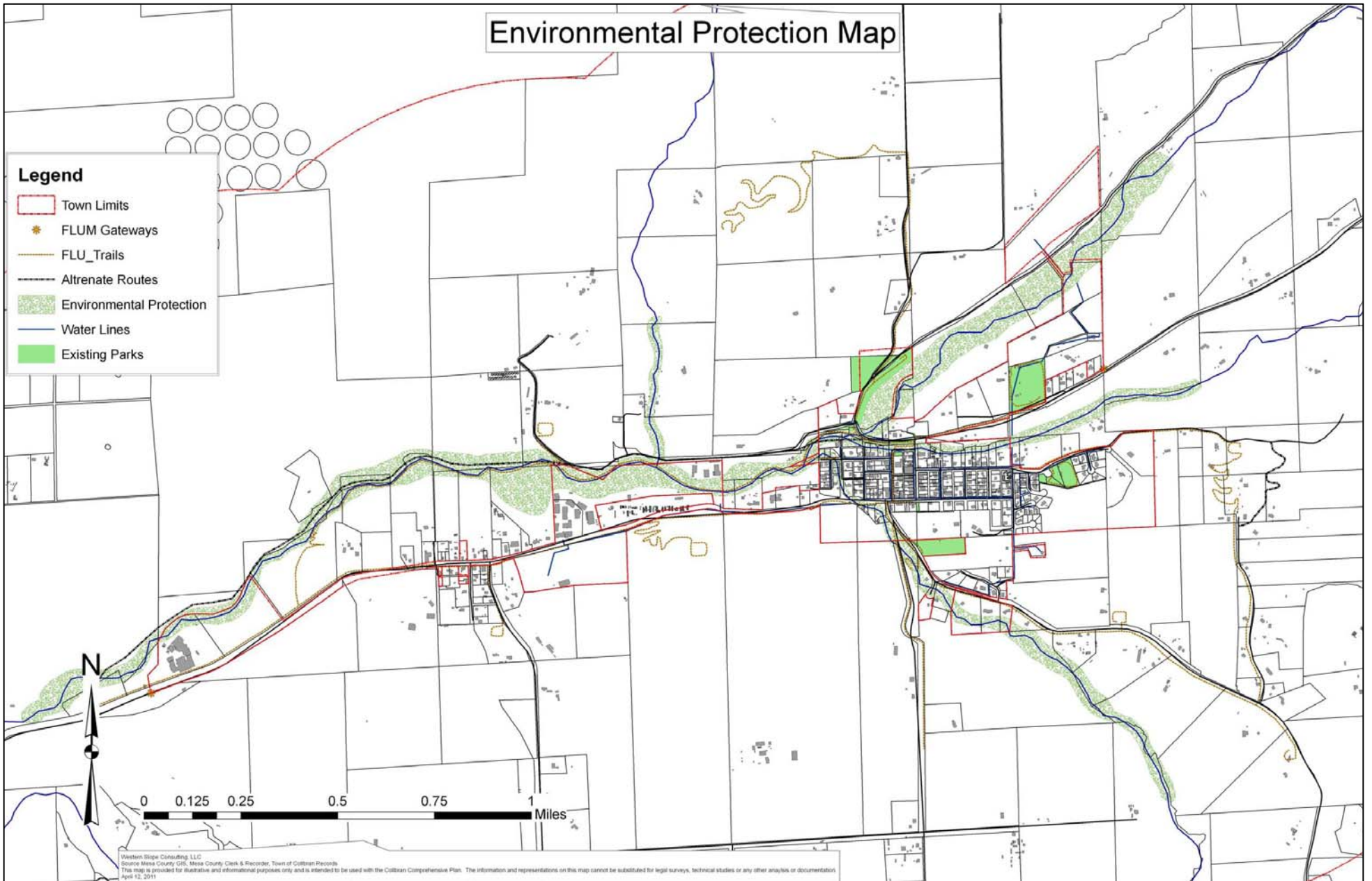




# Environmental Protection Map

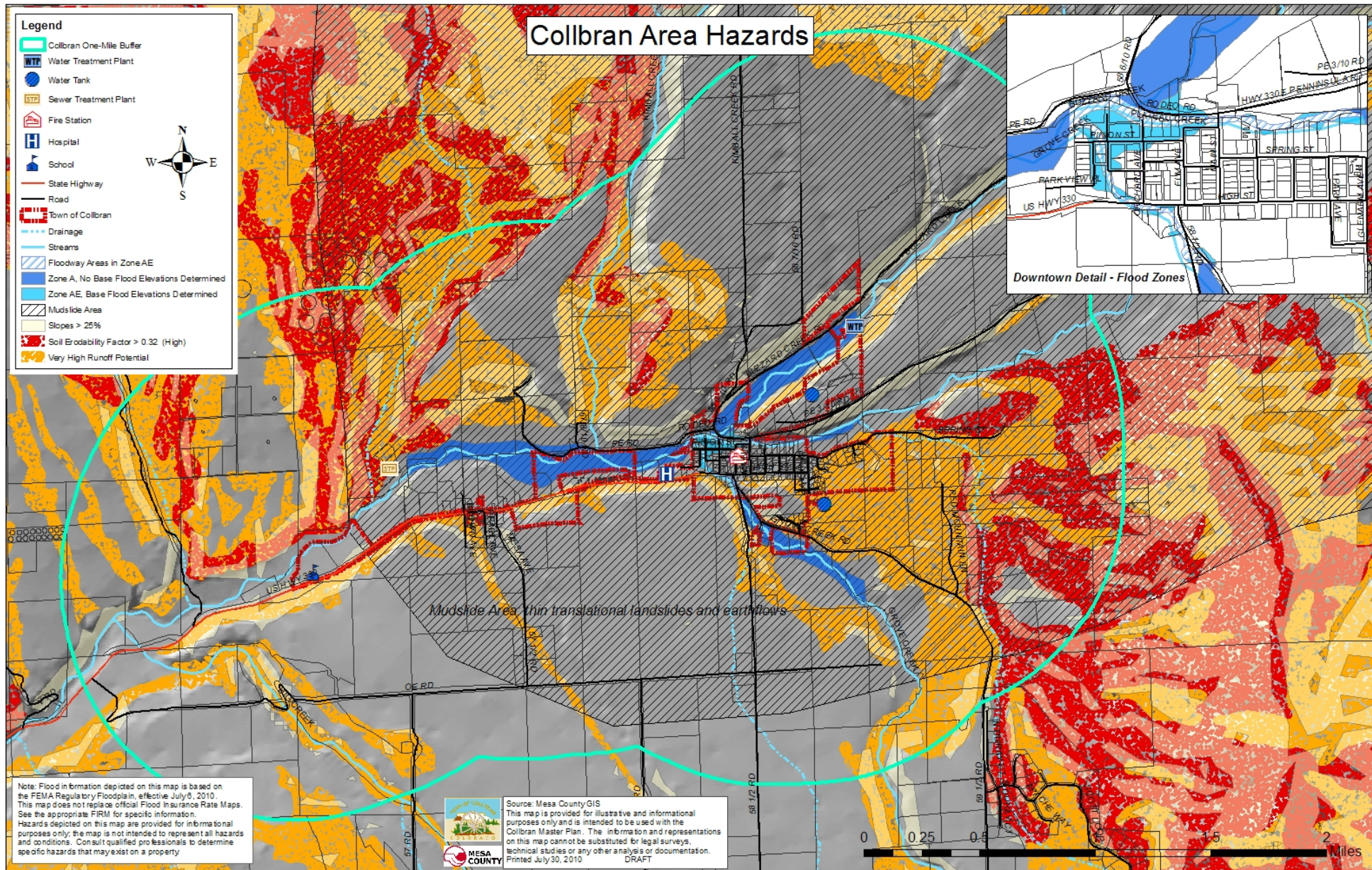
## Legend

- Town Limits
- ✱ FLUM Gateways
- FLU Trails
- Alternate Routes
- Environmental Protection
- Water Lines
- Existing Parks



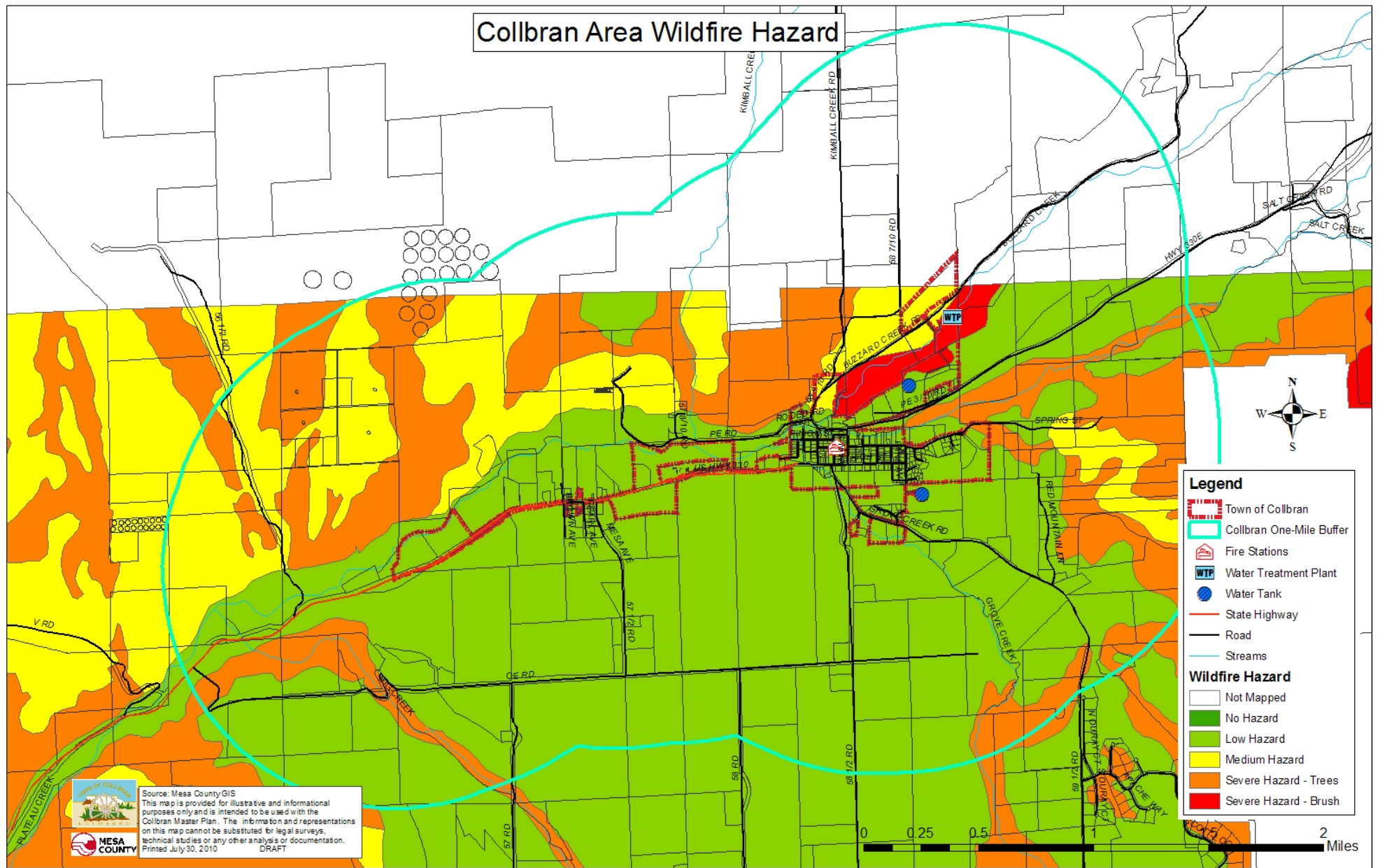
Western Slope Consulting, LLC  
 Source: Mease County GIS, Mease County Clerk & Recorder, Town of Colbran Records  
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 April 10, 2011





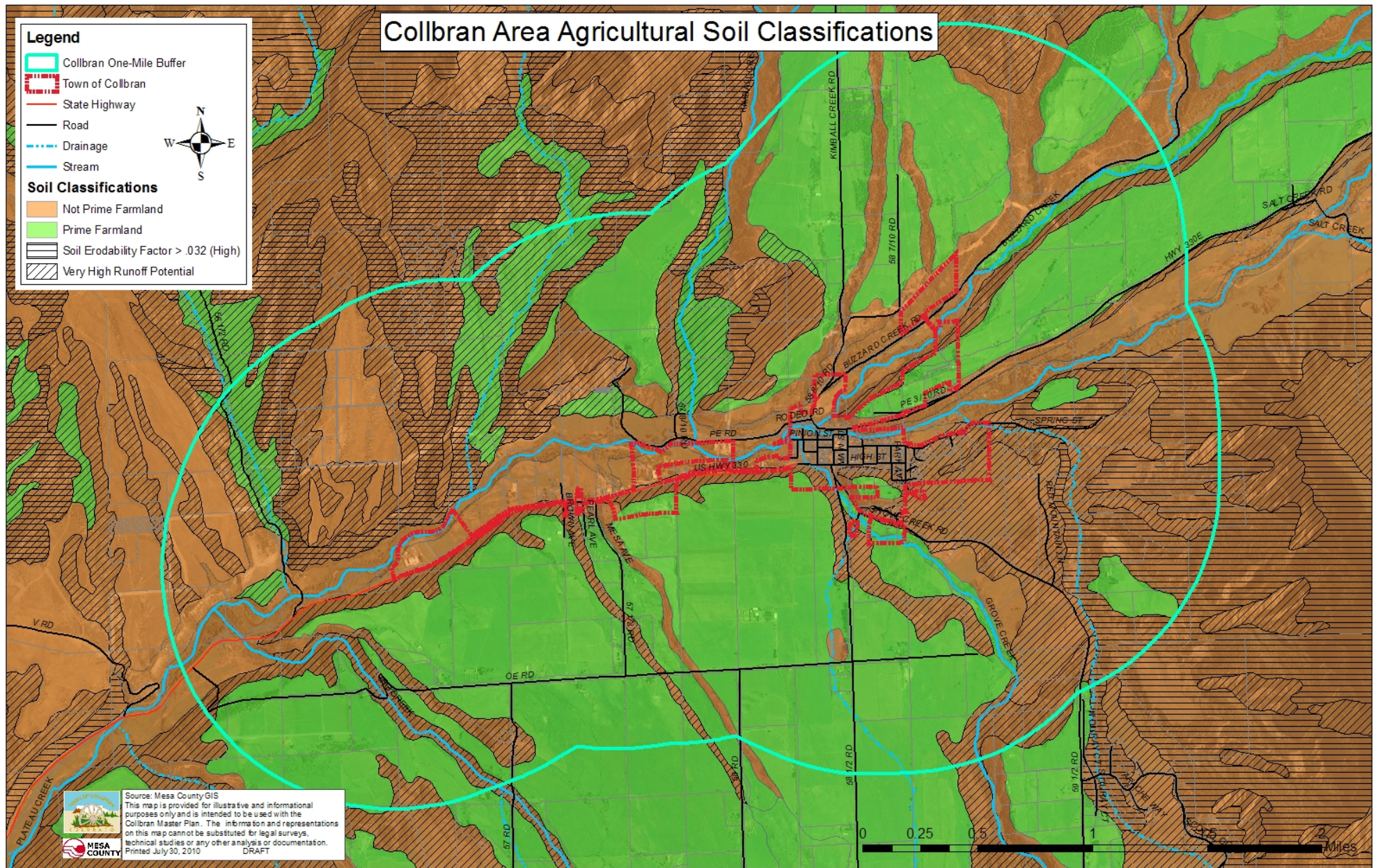


# Collbran Area Wildfire Hazard



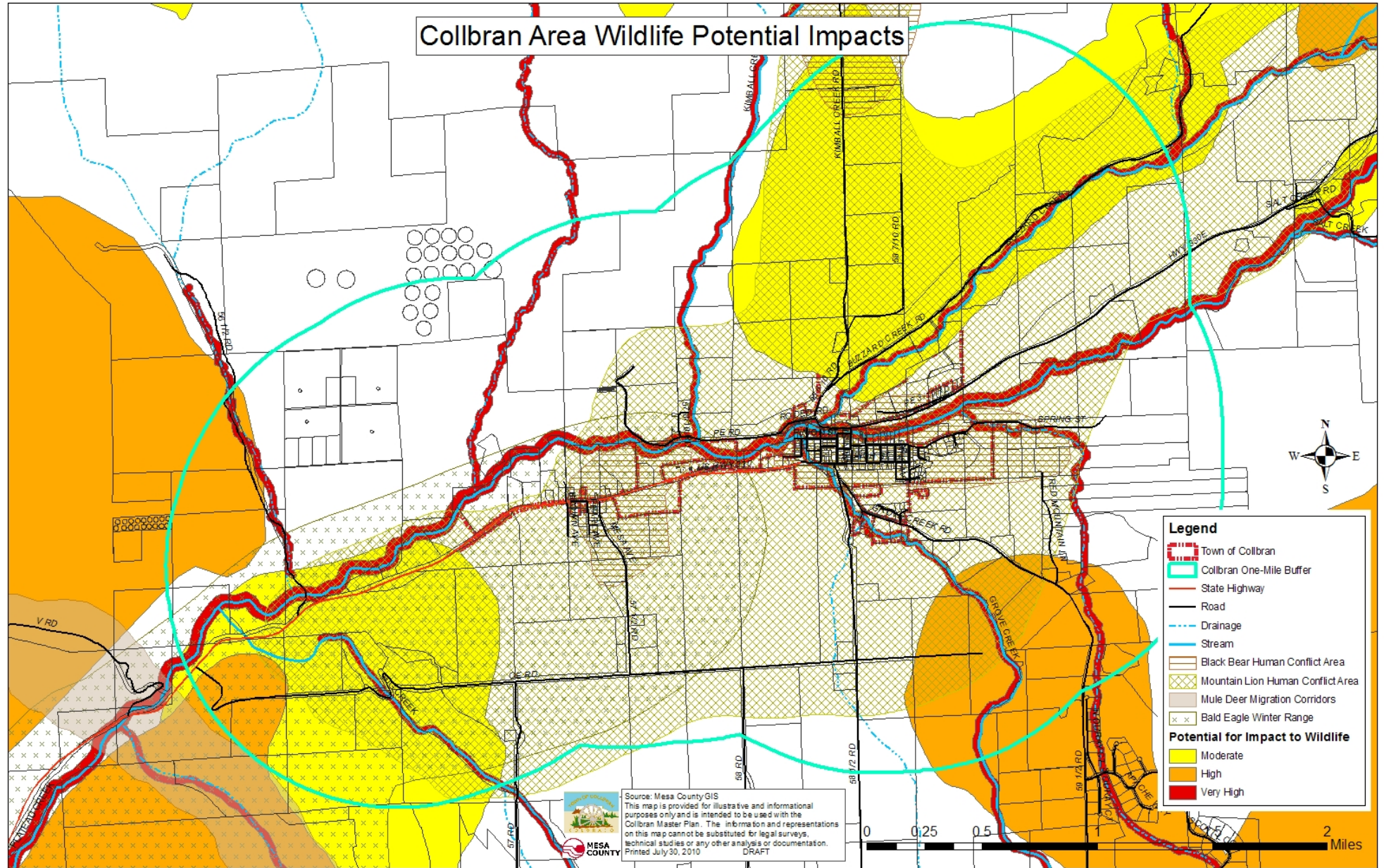
Source: Mesa County GIS  
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 Printed July 30, 2010 DRAFT



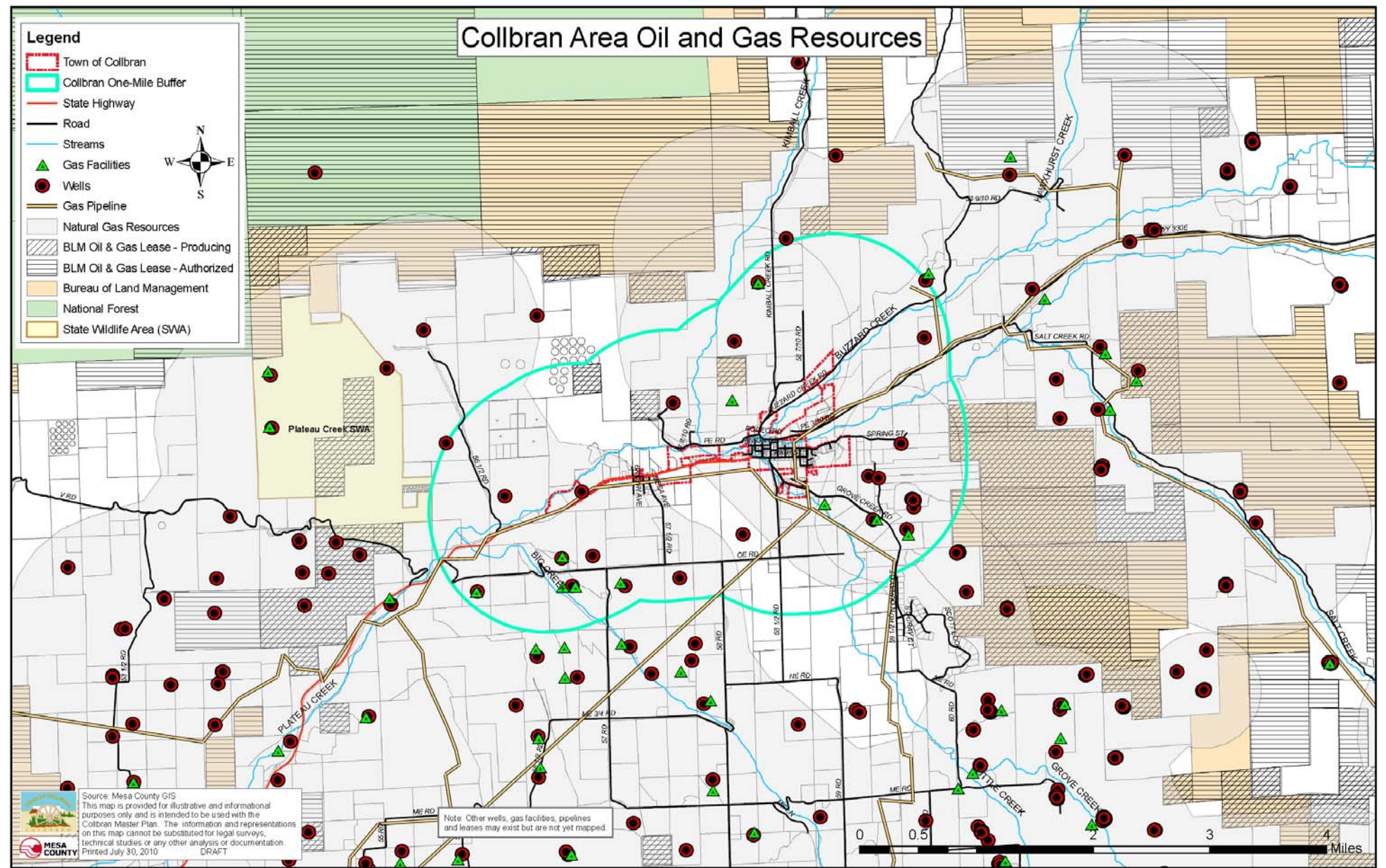




# Collbran Area Wildlife Potential Impacts









# Collbran Area Known Sand & Gravel Resources

