

TOWN OF HOTCHKISS COMMUNITY MASTER PLAN

PREPARED BY:

THE HOTCHKISS PLANNING COMMISSION

(Lead Planner/Secretary, Tom Wills)

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THE CITIZENS OF THE TOWN &
THE HOTCHKISS COMMUNITY

THE HOTCHKISS BOARD OF TRUSTEES

Town of Hotchkiss Staff

Draft writer – Tom Wills

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“THE FRIENDLIEST TOWN AROUND”

“THE HUB OF THE NORTH FORK”

TABLE OF CONTENTS

- I. INTRODUCTION** (page 4)
 - A. Authorization (page 4)
 - B. Applicability (page 5)
 - C. What is a Community Master Plan? (page 6)
 - D. What is the Purpose of the Community Master Plan? (page 7)
 - E. What the Community Master Plan is not. (page 7)
 - F. How is a Community Master Plan Used? (page 8)
 - G. What was the Planning Process Used to Create the Community Master Plan? (page 8)

- II. WHERE WE CAME FROM - HOTCHKISS'S HISTORY RELATING TO PLANNING AND INFRASTRUCTURE** (page 9)

- III WHERE ARE WE NOW?** (Page 11)
 - A. Land
 - 1. Topography (page 11)
 - 2. Natural Hazards (page 11)
 - 3. Existing Land Use and Development (page 12)
 - B. People (page 13)
 - 1. Demographics (page 13)
 - 2. Housing (page 13)
 - 3. Economy (page 14)
 - C. Infrastructure (page 15)
 - 1. Water (page 15)
 - 2. Wastewater (page 16-17))
 - 3. Transportation (page 17)
 - D. Community Services & Facilities (page 18)
 - 1. Public Buildings (page 18)
 - 2. Parks and Recreation (page 18)
 - 3. Law & Code Enforcement (page 20)
 - 4. Fire Protection (page 20)
 - 5. Ambulance Service (page 21)
 - 6. Mosquito Abatement District (page 21)
 - E. Current Land Use Regulations (page 21)

- IV. COMMUNITY VISION STATEMENT** (page 22)
 - A. Why is a Community Vision Statement Important? (page 20)
 - B. Town of Hotchkiss Community Vision Statement (page 20)

- V. COMMUNITY MASTER PLAN GOALS, POLICIES, IMPLEMENTATION STRATEGIES AND TIME LINE**
 - A. Public Facilities and Services Goal (Page 22)
 - B. Transportation Goal (p 25)
 - C. Economic Development Goal (page 26)
 - D. Downtown Commercial Center Goal (page 28)
 - E. Recreation Goal (page 29)
 - F. Small Town Atmosphere Goal (page 30)
 - G. Land Use Planning Goal (page 32)
 - H. Senior Citizens Goal (page 34)
 - I. Community Spirit Goal (page 35)
 - J. Tourism Goal (page 36)
 - K. Periodic Review of Plan (page 36)

- VI. COMPONENTS & IMPLEMENTATION OF THE COMMUNITY MASTER PLAN** (page 36)
 - A. Implementation Tools - “How Do We Get to Where We Want to Go” (page 37)

 - B. Things We Do Not Want to See Changed. (page 38)

 - C. Intergovernmental Agreement with Delta County (page 39)

 - D. Annexation (page 39-40)

- VII APPENDICES**
 - A. Zoning Maps (page 41-42)
 - B. Demographics - U.S Census figures -2010 (Page 43)
 - C. Three Mile Area Planning Map (Needs inserted)
 - D. Hazard Area Map (Needs inserted)
 - E. Existing Land Use Map (2012 - needs inserted)
 - F. Additional Water Supply Data (Page 44)
 - G. Water Service Area (the same as GMA map page 49)
 - H. Housing Needs Assessment for Delta County
 - I. Engineering Memo on Sewer Capacity (Needs inserted)
 - J. Hotchkiss/Delta County GMIGA & GMA map (page 49-52)
 - K. Streets Plan - Hotchkiss Avenue Extension Plan (Page 53)
 - L. Additional Maps and Resources

I. Introduction

The Hotchkiss Community Master Plan is an expression of the vision of the citizens of the Town of Hotchkiss and the Hotchkiss Community for the next 5 to 10 years and is reviewed annually as well as being comprehensively reviewed and revised every 5 years. The Town of Hotchkiss Planning Commission's desire is to have the plan be a true representation of the vision of the citizens that they serve. Therefore, as part of regularly scheduled review/revision processes, they take the time and energy to receive and review public comments from not only the citizens of the Town, but from the greater Hotchkiss Community.

During the initial process, the Planning Commission, between 2003-2006, held public information/ educational meetings, conducted surveys and instituted input gathering from the citizens with the hope of getting as many residents as possible involved and have them give direction to the growth/maintenance of Hotchkiss in the future. The process was repeated in a somewhat less intensive way in revising and updating the plan in 2011-2012. This third revision began in 2016-17 as a more comprehensive revision, including extensive work during 2016 in making citizens aware of the process, revising a comprehensive planning survey to reflect the current status of the Town, and otherwise encouraging broad community input into the process..

The Planning Commission and the Board of Trustees are tasked with the responsibility of making land use decisions with or without a master plan. It was a job that, prior to 2006, was made more difficult in not having the community's input formulized into a comprehensive master plan to give direction to their land use decisions. During the initial process, and since then, the Commission has learned and re-learned that land use planning affects everyone. Without the clear direction from a master plan based on what the citizens of the town and community desire and envision, the results could negatively affect the property values, quality of life, cost of living, etc.

In the time before the adoption of the first comprehensive master plan in 2006, the future of the community was being determined based on sometimes arbitrary, individual actions taken by decision makers lacking knowledge of the larger vision of the citizens they serve. One main purpose of the master plan is to give the decision makers the needed direction and guidance so that they are fully aware of the vision of how the Town and community desire to develop in the future.

Therefore the Hotchkiss Community Master Plan is an essential and necessary guide to sound decision-making.

A. AUTHORIZATION:

Colorado Revised Statutes authorizes and encourages municipalities (Town) to plan their communities as provided by the following statutes:

C.R.S. 31-23-202	Grant of power to municipality
C.R.S. 31-23-206	Master Plan
C.R.S. 31-23-207	Purposes in view

C.R.S. 31-23-206 explains that, *“It is the duty of the (planning) commission to make and adopt a master plan for the physical development of the municipality, including any areas outside its boundaries, subject to the approval of the governmental body having jurisdiction thereof, which in the commission’s judgment bear relation to the planning of such municipality. When a commission decides to adopt a master plan, the commission shall conduct public hearings, after notice of such public hearings has been published in a newspaper of general circulation in the municipality in a manner sufficient to notify the public of the time, place, and nature of the public hearing, prior to final adoption of a master plan in order to encourage public participation in and awareness of the development of such plan and shall accept and consider oral and written public comments throughout the process of developing the plan. Such plan, with the accompanying maps, plats, charts, and descriptive matter, shall, after consideration of each of the following, where applicable or appropriate, show the commission’s recommendation for the development of said municipality and outlying areas, including, but not limited to: (a)....(k).”*

C.R.S. 31-23-207 of the Colorado Revised Statutes provides that the Town of Hotchkiss *“shall make careful and comprehensive surveys and studies of present condition and future growth of the Town, with regard to its relation to neighboring territory. The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire, flood waters, and other dangers, adequate provision for light and air, distribution of population, affordable housing, the promotion of good civic design and arrangement, efficient expenditure of public funds, the promotion of energy conservation, and the adequate provision of public utilities and other public requirements.”*

C.R.S. 31-23-212 states that, *“The territorial jurisdiction of any commission over the subdivision of land includes all land located within the legal boundaries of the municipality and, limited only to control with reference to a major street plan and not otherwise, also includes all land lying within three miles of the boundaries of the municipality not located in any other municipality; except that in the case of any such land lying within five miles of more than one municipality, the jurisdiction of each commission shall terminate at a boundary line equidistant from the respective municipal limits of such municipalities. The jurisdiction over the subdivision of lands outside the boundary of a municipality shall apply equally to any municipality”.*

B. APPLICABILITY:

The Town of Hotchkiss Community Master Plan is designed to provide guidance for growth in the Town of Hotchkiss. Towns are required by Colorado Revised Statutes (33) 31-12-105 (1) (e) to plan for growth in the surrounding community and the law establishes a three-mile planning area around each municipality. The plan is to make

reasonable provisions for the extension of streets, bridges, parks, public utilities, etc. to be provided by the Town of Hotchkiss. However, the Planning Commission has realized that it is wise to plan to accommodate reasonable expected future growth, which for a small town like Hotchkiss, does not include all of the area within three miles as authorized by the State. They felt that the practical area of future growth would be a much smaller area but would include both sides of Highways 92 and 133 within the three (3) mile area. Therefore, they support the idea that the plan should primarily identify proposed present and future land uses only for the areas that were determined to be most likely to grow and ultimately become a part of the town. (Note: see growth area map and Hotchkiss Delta County growth management IGA in Addenda)

C. WHAT IS A COMMUNITY MASTER PLAN?

A master plan is a document that defines how a community wants to develop. It is a framework and guide for accomplishing community aspirations and intentions. It states goals and objectives and recommends courses of action for future growth and development of land, public facilities and services and resource protection. It suggests where housing, businesses, offices, industries, parks and open space, etc. should be located. A master plan is a tool to encourage private investment and guide public investment. It is not law, but a guide for policy makers, residents and developers based on public input and concerns. Implementation of the master plan is then done by formal actions of the Town Council and Town staff.

The community master plan is a document that considers all of the complex facets of the Town of Hotchkiss, the things that together make up the town. It considers the neighborhoods, downtown, industrial and commercial areas, as well as roads, highways, parks, open space, recreation, tourism, historic sites, cultural amenities, the environment and anything the community desires to have considered for the future. The key feature of this plan is that it treats all of these many diverse subjects individually, and all these subjects combined, make up the community plan. The plan is an important tool in maintaining the commercial and economic base, provide good public facilities, improving the quality of housing and to guide development based on the vision of the community itself.

The master plan reviews the current status of the community, identifies key problems and opportunities facing the town and sets forth goals and objectives based on what the citizens have stated. The Town of Hotchkiss has its own specific identity when compared with other municipalities. The town is made up of people with many different visions, desires and goals. The Planning Commission addresses this by involving everyone in the process since they want the citizens themselves to create a picture of the future of the town for the next 10 to 15 years. The master plan is a description, spelled out through the goals and objectives, of how the citizens want the Town to look in the future. The policies and implementation strategies for each of the goals, determined by citizen input, show how the community will be able to achieve each goal. Policymakers and residents should consider the Master Plan an ongoing, continually revised To-Do list.

The Town of Hotchkiss Community Master Plan is:

- 1) A public guide to community decision making encompassing all geographical parts of the town and all functional elements that bears on physical development.
- 2) An assessment of the community's needs.
- 3) A statement of community vision, values, goals and objectives, but does not indicate specific locations or detailed regulations.
- 4) A blueprint for the community's physical development addressing current issues but also looking beyond the present to the problems and possibilities in the future.
- 5) A public document adopted by the Planning Commission and the Town of Hotchkiss.
- 6) A storage document for basic Town history, status, and data important in the planning process.
- 7) Continuously updated as conditions change.

D. WHAT IS THE PURPOSE OF THE COMMUNITY MASTER PLAN?

The principal purpose of the master plan is to be a guide for the achievement of the community's vision and goals. These were created based on the citizen's concerns and comments. The following reasons for a Master Plan are the ones determined to be important by the Planning Commission through the planning process:

- 1) State and promote the community values in the goals, objectives, policies and programs.
- 2) Establish a planning process to implement the goals, objectives, policies and implementation strategies.
- 3) Balance competing interests and demands.
- 4) Provide for coordination in the pattern of development by communicating land use and development policies to citizens, landowners, and developers.
- 5) Provide a balance between the natural and built environment.
- 6) Reflect regional conditions and consider regional impacts.
- 7) Address both current and long range needs based on the community's vision and goals.
- 8) Provide for the public health, safety and welfare of the citizens.
- 9) Provide guidance for the creation, and periodic revision, of an intergovernmental agreement with Delta County.

E. WHAT THE COMMUNITY MASTER PLAN IS NOT:

The Town of Hotchkiss Community Master Plan is **NOT LAW**. It is designed to provide guidelines for the future growth and development of the community. It is a tool to be used by the Town for future utility, street and public facilities planning and the annual budget process. It is a tool to be used by the public to provide direction for future growth and development and it is not a regulation.

As a tool, its value is only as good as the amount of use the master plan receives! So please don't put it on the shelf, it is full of valuable information based on public comments, concerns and input that provides a valuable guide for the future growth and development of the town. **It is the Town's official roadmap into that future.**

F. HOW IS THE COMMUNITY MASTER PLAN USED?

Land use planning is a means of achieving community goals through citizen participation and decision making by elected officials based on a desired community vision expressed in the master plan. The master plan is the document that gives direction to the developers and elected officials indicating what the citizens of the Town desire in approving land use applications. Without a master plan, the developers and elected officials are able to only make judgments based on the current regulations and public comments given at the time a specific proposal is reviewed along with their own personal vision of how they see the Town of Hotchkiss developing. The Master Plan is the Community's vision, stored for future reference.

It is also fiscally responsible to base major infrastructure financial decisions on well - established land use planning. Planning is a statutory responsibility of all Towns, since Colorado law recognizes that both public and private investment can yield greater benefits where there is orderly, planned development based on a master plan.

H. WHAT WAS THE PLANNING PROCESS USED TO CREATE THE COMMUNITY MASTER PLAN

The initial (2003-2006) process started with the decision of the Hotchkiss Board of Trustees to form a Planning Commission in 2003. With the formation of the Planning Commission came the goal of creating a master plan for the Town of Hotchkiss, including the community. The primary goal and/or the mission statement for municipal Planning Commissions is to create and implement a master or comprehensive plan.

The Planning Commission next explored different ways in which to create a master plan. The area representative with the State of Colorado, Department of Local Affairs (DOLA), presented the Planning Commission with an overview of the process and conducted interactive lessons to explain the process of creating a vision based on what the citizens of Hotchkiss desired in the future.

Therefore the whole process was centered on hearing from the citizens through information-gathering public meetings, surveys, written public comments, and word of mouth. The initial vision and goals of the Hotchkiss Community Master Plan were created based on the input received.

In revising the plan in 2011-2012 the Planning Commission used the results of two surveys, one done by the Town and another by the Chamber of Commerce along with comments from several public meetings in confirming that the original goals and policies were still valid.

The 2017 process returned to the more comprehensive methodology of 2003-06, including a broadly distributed Comprehensive Master Plan Survey, both hard copy and online versions, being made available to town residents and to the greater Hotchkiss community.

II. Where We Came From: A Brief Overview of Hotchkiss History Relating to Planning and Infrastructure

The first settlers to the Hotchkiss area arrived in the fall of 1881 following the removal of the native Ute Indians to a new reservation in northern Utah. For the first twenty years, the local economy was mainly based on agriculture and land development along with commercial, in-town businesses serving the local population.

In 1900, the Town of Hotchkiss was officially incorporated. It was named after the leader of the first settlers, Enos Throop Hotchkiss.

In 1902, the arrival of the Denver and Rio Grande Western railroad spur line into the North Fork gave a huge boost to the fruit industry and especially to what would become a major economic engine of the valley - the new coal-mines. The Rogers Mesa area, located to the west of town was, and still is, the major fruit growing center of the Hotchkiss area.

At first, the railroad provided both passenger and commercial shipping services, but these services were eventually abandoned and at this time the railroad exclusively serves the coalmines of the upper valley. Currently (2017) there is only one operating coal mine remaining in the upper valley (Arch Coal – West Elk) with one other mine closed and the other idled.

The Town of Hotchkiss's first domestic water system was completed in 1903 and its first sewer collection system serving the central section of Hotchkiss was completed in 1911. Both systems were made somewhat more necessary due to the original core of the town being constructed in the floodplain of the North Fork of the Gunnison River with its accompanying high water table. The Town's sewage was at first collected and discharged into a ditch, which eventually emptied into the North Fork River. This system was in place until the late 1960's when the Hotchkiss Sanitation District was formed to construct the first wastewater treatment plant south of town. The Town soon took over the functions of the Hotchkiss Sanitation District. A new, larger, plant was completed in 1997. (*See Infrastructure: Sewer – Page 16*). In 2015/2016 the Town replaced many of the older, clay, main sewer lines in the lower town.

Over the years the domestic water system was converted from a minimally filtered system to a modern treatment plant and delivery system incorporating three treated water storage tanks. From just serving the Town itself, the treatment plant now also serves Rogers Mesa and Hanson Mesa as well. (*See Infrastructure: Water - Page 14*)

The Town is located at the intersection of State Highways 92 and 133, which from their beginnings as dirt and gravel roads, have been upgraded over the years into paved two-lane highways. In the early years both roads essentially were dead ends, in that the roads over McClure Pass and Black Mesa were very rough and closed in the winter and bad weather. Both highways now provide reliable year round access into and

out of the valley. (*See Infrastructure: Transportation – Page 17*)

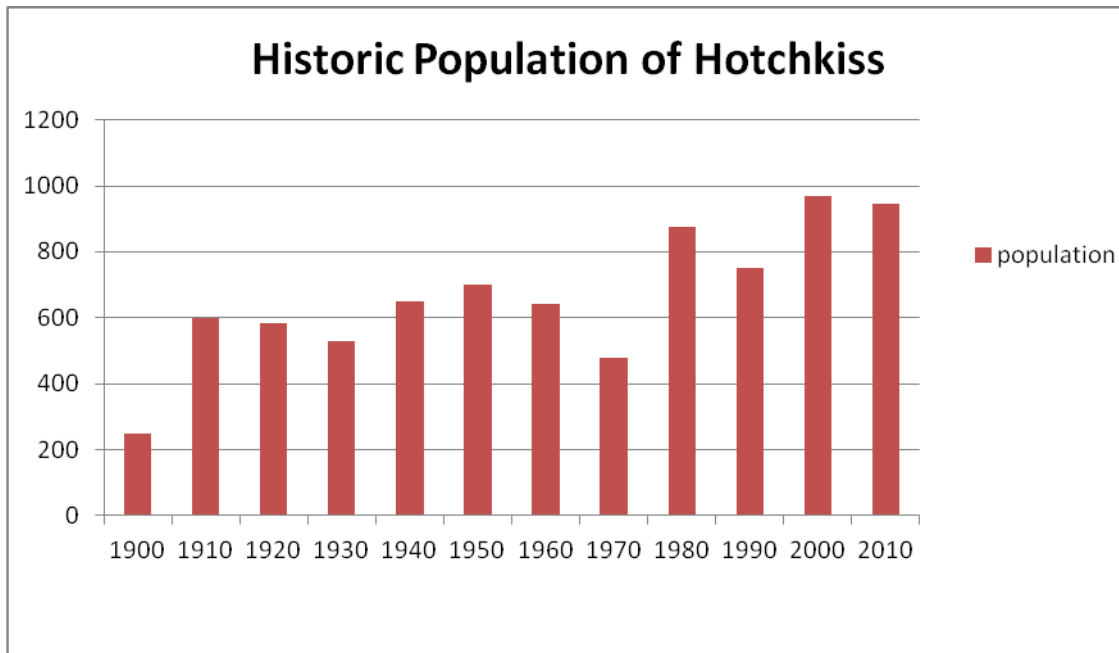
Prior to the adoption of the first HCMP in 2006 the Town had never had comprehensive land use planning, but had previously appointed a Planning Commission and adopted a building code in the 1980's. That code was abandoned in 1990. In 1982, the large Willow Heights subdivision planned unit development was annexed to the Town as was nearly a mile of Highway 92 south of Town and the site of Hotchkiss High School. In 1983, the Town, with the aid of a Town Manager/Planner, first attempted to write a Master Plan, and a document was produced, but a decision was made at that time not to incorporate zoning, and the plan was never embraced by the Trustees. A second attempt in 1996 was even shorter lived.

During the 1990's the Town grew by 30% or an average of 3% per year over the decade. (*See below and Appendix I*). This was almost entirely due to in-fill development with only one new six lot subdivision (Clara Vista).

In 2003, the Board of Trustees approved, and then Mayor, Larry Jakubiak, appointed, a seven-member Hotchkiss Planning Commission, with one of its first tasks being the drafting of this Master Plan for the Town of Hotchkiss.

Between the adoption of this Plan in 2006 and this first revision done in 2011-2012 the Town has implemented the plan by, among other things: adopting a Zoning Code, adopting the International Building Codes, completing the K-8 Trail project and constructing a new water treatment plant. A water line project was done resulting solving the problem of low pressure on the line from the Highway 92 bridge to the High School. This provided adequate pressure to the High School and Crossroads Recreational complex and also makes it possible for development to occur in that area as identified in the Master Plan (as a primary future growth area. Working with the Chamber of Commerce the Town has also supported ongoing downtown improvements.

In 2011, Mayor Wendell Koontz and the Board of Trustees tasked the Hotchkiss Planning Commission with revising the HCMP by updating the status portions and determining if the community still supported the stated goals. In 2016-17 a second public input and revision process took place resulting in a more comprehensive update of the document.



III. WHERE WE ARE NOW

A. THE LAND:

1. General Description - Topography

The Town of Hotchkiss is comprised of approximately 512 acres of land located in three generally distinct areas.

1. The original, and expanded, Town located on the North side of the North Fork of the Gunnison River and bounded by railroad crossings and a steep rise in the terrain to the east (Hanson Mesa) and to the west (Rogers Mesa). Also at the west edge of Town is a gulch containing Leroux Creek, which flows south into the river. To the north the land rises sharply to lower Barrow Mesa, which includes Duke Hill and Knob Hill.

2. Willow Heights/Lower Barrow Mesa is located directly to the north and on a bench of land above the original Town and is comprised of gently sloping and rolling terrain and the large 1982 subdivision of Willow Heights, the 1995 six lot subdivision, Clara Vista and in the 2006 North Ridge Meadows Subdivision with 32 lots. There is a small portion of the Town higher than Clara Vista, consisting of the property within which the lower water tank is sited

3. A third separate area of the Town consists of Highway 92 itself, and some adjacent annexed lands, on the south side of the river extending to and including the North Fork Pool and Sports Complex and the Hotchkiss High School. This begins at the level of the riverside and rises up a gentle hill with the High School being about 100 feet higher in elevation than the river bridge. There are several properties on the southwest side of Highway 92 between the North Fork of the Gunnison River and the High School that have been annexed into the Town since 1982. This includes the Bittenbach Addition accessed by way of River Ridge Road.

2. Natural Hazards

Natural Hazard areas within the Town include the flood plain of the North Fork of the Gunnison River, which affects certain parts of the lower and older areas of the Town. *(See appendices)*

There is also a significant flood hazard area along the Short Draw to the east of Coal Road and south to where it enters the Town at Lorah Avenue at the K-8 School and then down 4th Street, crossing at an angle Main and Bridge Streets and on to the river. There have been flood incidents in the past particularly along Fourth St. caused by two separate factors. 1. Heavy rain on the steep foothills to the north of the Fire Mountain Canal. 2. The rupturing of the Fire Mountain Canal itself.

According to the Hotchkiss Fire Department, if a wildfire removing groundcover, were to occur in the area north of the canal followed by a heavy rainfall, this could result in severe flooding from the Short Draw.

Parts of the Short Draw, the gully and waterway to the west of Knob Hill, and the slopes of Duke Hill, given the steep slopes and heavy vegetation, can also be considered wildfire hazard areas.

Another significant hazard concern would be if the gas storage tanks located to the east of Lorah Lane suffered a massive rupture as consequence of a train derailment east of the Highway 92 crossing or other action of God or man. The gas could possibly flow to the south. *(Source: Doug Fritz - Hotchkiss Fire Department)*

The Town and Fire Department currently has a plan in place setting forth responses to various disaster scenarios.

3. Existing Land Use and Development

Hotchkiss has adopted zoning, and has a variety of land uses throughout the Town. Speaking generally, most of the intensive commercial uses are located adjacent to the Highway 92 (Bridge Street) and Highway 133 corridors.

Industrial/commercial uses. There are also some light industrial uses including a fruit juice factory and an auto repair business located adjacent to the Union Pacific Railroad to the North of High Street and west of Coal Road. A slaughter/meat processing business is also located in the same general area on the northern edge of the lower residential area. Several light impact businesses, including an attorney's office and a beauty shop, are located within the lower (R-2) residential area. Several private homes on Bridge Street in particular have been converted to commercial use since 1990. This would seem to be a steady ongoing trend. *(See appendix map of land uses within the Town)*

There is currently a sawmill (industrial use) located adjacent to the annexed portion of Highway 92 south of Town, but which is not located inside of the Town boundaries. Within a mile of Town limits to the east, on Hanson Mesa, there is a node of

commercial uses consisting of an RV park, auto repair/tire sales business, wholesale storage for a Paonia lumber business and a construction company. About one half-mile west of Town on Highway 92 at 3300 Road one commercial use, self-storage sheds, has been approved by Delta County. (Note: in 2017-18 CDOT and Delta County are collaborating on a Rogers Mesa Highway 92 Access Plan in anticipation of planned improvement on the highway across the mesa.)

Multiple-unit housing. There is one larger apartment building located in the town (Main and Cedar) and one six- unit complex located on Lorah Lane. The upper story of the Hotchkiss Hotel has seven living units. Some homes have also been converted into individual rental units. 32.7% of all dwelling units in the Town are rental units. (*Source: 2010 U.S. Census*)

There have been many annexations to the Town in the previous two decades, resulting in the addition of two single-family homes and land for a swimming pool and planned recreational complex owned by the North Fork Pool Park and Recreational District. The largest residential developments within the existing Town in the past decade was a six lot development in 1994-1995 on lower Barrow Mesa (Clara Vista.) and the 32 lot North Ridge Meadows Subdivision in 2006. Most other development within Town since 1990 has been the building of single-family homes on vacant lots or in replacement of existing homes or commercial buildings. Demolition of several business and residential structures have currently (2017) resulted in several vacant lots in the central business district.

B. THE PEOPLE

1. Demographics

The 2017 population of Hotchkiss is estimated at just under 1,000 people by the State demographers with a predicted trend of rising population over the next five to ten years. In 2010, according to the last U.S. Census figure, Hotchkiss had 944 people. The 2006 population of Hotchkiss was estimated to be slightly over 1,000 people according to estimates from the state demographer. The 2000 census count reported 968 people.

Of the population in 2010 of 944; 706 were age 20 or older including 220 who were over age 60. Median age is 41.1 and 15.8% of the population is over the age of 60.

The average household size in 2010 was 2.24 persons.

Most Hotchkiss citizens are Caucasian, with the most significant minority block being those of Hispanic or Latino origin (139 - in 2010), a demographic that increased over the ten years from 2000-2010.

Education – **In 2010**, 503 adults had a high school degree and 71 adults had a Bachelor's or higher degree.

2. Housing

In 2010, according to the U.S. Census about 32.7% of all the occupied housing units were inhabited by renters and 67.3% of the housing units occupied by homeowners.

According to the U.S. Census in 2010 the Hotchkiss housing inventory consisted

of:

- 316 - Single family homes
- 55 - Multi-family units
- 100 - Mobile Homes (a majority located within three mobile home parks)
- 471 - Total housing units

Of these, according to the 2010 Census, 49 units were vacant at that time.

A majority (79%) of housing units were built before 1970. 60 units have been built after 1990.

In 2010, (Delta County Board of Realtors) the average sales price for a single family home in Hotchkiss, was \$175,000.

There were 138 in-town rental units listed on the 2010 census, with an average rental price of \$493/mo. In 2017 this average has risen to about \$600. Rent ranges from \$350 to \$1,200 per month.

According to conclusions in the (2004) *Delta County Housing Needs Assessment*, there is a lack of affordable housing across Delta County, including Hotchkiss. Hotchkiss has no designated senior or specifically affordable housing developments. The nearest nursing home/assisted living facility is located in Paonia.

The source for the figures quoted is from Colorado Department of Local Affairs, the US Census 2010 and Delta County Board of Realtors.

3. Economy

The economy of the Town and area is based on several factors with major sources of personal income of residents including transfer of payments (pensions, investments, etc.) being the largest followed by agriculture, mining and tourism. Local mining employment has declined by over two-thirds since 2010 with only one mine operating at reduced production in 2016-17. As of 2016 there were 41 people within the town that were employed within the energy extraction and direct support industries. (*Federal data*)

There were about 100 commercial businesses (*based on commercial water billings*) in Hotchkiss in 2010, ranging from industrial to small service businesses. The Town's largest commercial employer (2017) is City Market (grocery store). The two county schools are the largest overall employers within the Town, although part of the larger school district.

Average incomes for households in Hotchkiss according to the 2010 census;

Average household income is \$42,571, per capita is \$17,667.

The average median disposable income for Hotchkiss households was \$27,804

In Hotchkiss in 2009 there were 29 families and 141 individuals living under the federally designated poverty line.

Most employed people in Hotchkiss commute to other areas to work, driving an average of 20.25 minutes to work. (*The sources for the figures quoted are from Colorado Department of Local Affairs, the U.S. Census 2010.*)

C. INFRASTRUCTURE: Current Status

1. Water

During 2011, the Town of Hotchkiss Water Treatment plant provided treated water to a total of 869.5 Single Family Residential Equivalent (EQ) taps & 104 Commercial taps (including Hanson Mesa and Rogers Mesa). Total combined water usage in 2011 was: 90,939,000 gallons. This is down from the 102,024,811 gallons used in 2006 In 2017 combined usage as up to 123,771,000 (*see Appendix III*). Total water treated for Rogers Mesa in 2011 was 33,207,000 gallons. Total water treated for Hanson Mesa in 2011 was 4,326,400. Total water treated for the Town of Hotchkiss in 2011 totaled 53,405,600. Total of just the Town owned system (in-Town & out of Town use) in 2003 was 51,901,811 gallons (Information: Town of Hotchkiss Water System Assessment - 1999 - Consolidated Consulting Services and 2003-17 Town water usage figures).

The Town of Hotchkiss's present domestic water source is surface water from Leroux Creek. The water in the creek is supplemented by water stored in about 28 separate small reservoirs owned by the Leroux Creek Water Users Association in which the Town owns shares. The Town owns a Number One decree right to .50 cfs (cubic foot per second) in Leroux Creek. In short water years, the Town can call upon lesser decreed users to relinquish the water to the Town first. The Town also owns additional shares of Leroux Creek Water Users water, Overland Ditch water, Highline Ditch water and Fire Mountain Canal water. In 2006, 1 cfs of water from a senior 1907 (Vandeford Ditch) decree from the North Fork of the Gunnison River was purchased. (*See Additional Water Data - Appendix III.*)

The water from Leroux Creek is transported from the reservoirs down Leroux Creek to the Highline Ditch, then to a diversion point where it travels by pipe to the Town's Horse Park Water Treatment Plant. Water owned by the Rogers Mesa Domestic Water Company (RMDWC) is also transported to the plant via the same pipe and is treated on a contract basis and delivered to their system. RMDWC has in the past paid a share of the cost for upgrades made to the water treatment plant and for the new (2002) water tank based on their percentage (approximately 30%) of total water treated in the system.

The Town also sells Town-owned treated water on a per/thousand, contract basis to the Hanson Mesa Pipeline Co. (HMPC). The 40 year-old HMPC contract expired in 2006 and was renegotiated in 2006. HMPC paid a share of the new (2002) water tank commensurate to their percentage (approximately 6%) of total water use in the system. HMDW approached Hotchkiss in 2016 to begin discussions on expanding the number of taps allowed the company.

The Service Area served by the water plant takes in the Town south to the High School with a line extending northeast along J-75 Drive now Back River Road as far as the Delta County Shop. The J-75 line, being only 2 inches, has only limited capacity. Also included are most of Rogers Mesa (RMDWC) and Hanson Mesa (HMPC) and some of Powell Mesa (*See Appendix G - Water Service Area Map*)

The Town's water treatment plant, built in 1977, was modified with addition of a new upper tank installed in 1987. The change from using alum to using poly aluminum chloride to coagulate (*remove particles from the water*) increased the capacity of the plant by 100,000 gallons per day. The original plant was designed to have a maximum treatment capacity about 1 MGD, but the constant lowering of allowable turbidity by the EPA has cut that original production capacity almost in half, to about .5 to .6 MGD. The 1999 Consolidated Consultants, Town of Hotchkiss Water System Assessment recommended that the plant be upgraded and expanded at an (1999) estimated cost of \$400,000 (2006 estimate is approximately \$1.2 million) in order to meet water use needs 20 years into the future.

The new membrane water treatment plant was completed in 2010 at a cost of \$1.6 million. The new membrane water treatment plant is modular (expandable) and presently consists of two skids, each capable of producing 385 gallons per minute with a net design production of 1 million gallons per day.

The Town's treated water storage currently consists of three separate, above ground steel tanks. An upper tank at the plant holds 350,000 gallons and a lower tank (1963) holds 400,000 gallons. In 2002 the Town constructed the third tank, a new one million gallon tank at the plant site, increasing the Town's total treated water storage capacity to 1,750,000 gallons which should adequately address the Town's treated water storage needs approximately 20 years into the future according to the 1999 water study. (Note: in 2017 the Town conducted repairs on the lower tank and in 2017 is planning for the replacement of the aging structure in 2018.)

Currently, residential water use fees are a \$19 base rate (with no usage) with usage fees beginning at a \$2.50 per thousand gallons used and escalating to \$3.50/thousand

In-Town water tap prices are based on an equivalent residential tap (3/4 inch) of \$5,500. Commercial tap fees are based on actual line size in multiples of 3/4 inch standard. Out-of-Town taps (3/4 in.) are \$10,000. (*In 2006, a moratorium on out-of-Town taps was put in place. The moratorium was lifted in a limited way in 2009 and completely in 2012.*) Out of Town tap sales require Town Council approval.

2. Wastewater

The Town of Hotchkiss sewer system (as of December 2003) serves approximately 570.5 combined EQ residential and commercial taps within and outside of the Town. In Town: 430.5 residential EQ taps & 100 commercial. Out-of-Town: 38 residential taps & 2 commercial. (*Note: These taps are based on the number of taps and fractions of taps required by ordinance currently in existence. Half taps should be considered as full taps for planning purposes according to the Town Engineer. See Consolidated Consultants memorandum 7/5/04.*)

The Town of Hotchkiss completed a new wastewater treatment facility in 1997, which increased the estimated treatment capacity to .494 mgd (*million gallons per day*.)

The plant design allowed that the level of the ponds could then be easily increased to allow a new capacity of .55 mgd, although this will require a new permit *from* the Colorado Department of Health and Environment and will subject the Town to possibly severe regulatory complications (*See Consolidated Consultants memorandum 7/5/04*).

The wastewater flow in 1995 was estimated to about .35 mgd although it was hoped that replacing a collector line would somewhat reduce groundwater infiltration into the system and, as a result, somewhat increase capacity. (*See Consolidated Consultants memorandum 7/5/04*).

As of 1996, it was estimated by the Town Engineer that adding 100 EQ (*Equivalent of a single living unit*) taps to the system would bring the plant to 80% of the .494 mgd capacity (.395 mgd). In 2004, the engineer estimated that from 167 to 330 EQ taps could be added, depending upon the increase in organic load, not just volume per tap. At that point, the Town will have to begin to plan for expansion and by the time the plant reaches 95% (.469mgd) of capacity, allowing another 138 EQ taps - using the low 167 EQ figure the Town will need to be ready to begin construction of a new cell. There already is a partial fourth cell mostly excavated.

Therefore, the Town could ideally add approximately 305 EQ taps minimum at about 300 gpd (*gallons per day*) per tap, or the equivalent flow to the existing plant before financing and building a new cell. This should conservatively last for another 20 years at a moderate, but healthy 1.5% annual growth rate. It should be kept in mind that per tap flows and impact to the plant from existing taps will probably increase in some existing sectors including restaurants, schools, public facilities (Fairgrounds etc.). There is more than adequate room at the treatment plant property to add additional cells.

In 2015/2016 the Town replaced many of the older, clay, main sewer lines in the lower town. This has dramatically reduced the volume of infiltration inflow into the sewer plant.

In-Town sewer taps currently (2017) are \$4,100 and \$5,100 for out-of-Town. In-Town monthly fees for residential use are \$25.00. Commercial uses are assessed additional costs based on impacts to the system.

3. Transportation

The Town is served by two major arterials Highway 92 (Bridge Street) and Highway 133. Major collector streets include Cedar Street, which brings traffic in from Willow Heights and Barrow Mesa to the north and 4th Street, which serves the Hotchkiss Middle and Elementary Schools (K-8) and brings traffic from Hanson and Powell Mesas to Highway 92 (Bridge Street).

Average Vehicles per day at peak usage season for Arterials and Collectors
(State Hwy figures are from 2002 CDOT counts - February 4, 2004 - CDOT website)

Average per day traffic counts on Highway 92 (west) is 7,209 vehicles per day.
Average per day traffic counts on Highway 133 (east) is 6,069 vehicles per day.
Average per day traffic counts on Highway 92 (south) is 3,433 vehicles per day.

Average per day counts on Cedar St. (north & south) is 3,117 vehicles per day.
Average per day counts on 4th St. (north) is 624 vehicles per day.

The Colorado Department of Transportation added shoulders to Highway 92 between Hotchkiss and Austin in 2009-2011. A highway overpass was completed in 2016 to span the railroad at the bottom of Stengel's Hill near the Pleasure Park road. CDOT currently (2017) is developing a Rogers Mesa Highway Access Plan in anticipation of improving and widening Highway 92 across the mesa. CDOT has plans to realign the Highway 92/133 intersection but has no firm timeline for this. Adding stable road base under the Bridge Street portion of Hwy 92 has been discussed but it is unclear when this would happen.

The Town itself (not counting the State Highways) has a total of 7.28 miles (plus addition of North Ridge Meadows streets) of streets of which most miles are paved.

D. Community Services and Facilities

1. Public Buildings

The Town owns a combination Town Hall - Senior Citizens Center, located at Cedar and Main Street, which was built in 1982. The Town Hall includes the Town offices and council chambers, which are used for a variety of meetings. The Hotchkiss Marshal's Department office is also housed in the northwest corner of the building

The Senior Citizens' Center, located in the same building, is leased from the Town at no cost, and independently operated, by the non-profit Hotchkiss Senior Citizens Inc. It incorporates a full commercial kitchen and two public rooms; a dining room and recreation room - both of which are available for rental for meetings or events.

In 1983 the Town acquired the old County Shop building at Oak St. and Highway 92 (Bridge Street) and converted it into the Town Shops and Public Works building. The facility includes a fenced storage area in the rear of the building.

Other Town-Owned Facilities

The Town also owns the 2.3 acre Willow Heights Park, the 9 acre water treatment plant property at Horse Park above Barrow Mesa, the 7 acre "old" sewer plant property, and the 135 acre "new" Hotchkiss Wastewater Treatment facility property.

The Town owns an undeveloped, gravel surfaced parking lot consisting of four lots located at midblock on the south side of the 100 block of West Hotchkiss Avenue.

Other Facilities

The Delta County Courthouse Annex building (constructed in 2001) is located at Hotchkiss and Oak Avenue and incorporates a meeting room for about 20 persons with a Sheriff's substation office and offices for various other departments of county government including the County Clerk and Recorder's office.

The Delta County Fairgrounds located in Hotchkiss includes a park, a large exhibition hall (Heritage Hall), covered horse/livestock pavilion, open stock exhibition barn, and covered grandstands with a seating capacity of over 2000. The Fairgrounds was expanded eastward by 19 acres in 2010 and now includes the Maloney House facility that will accommodate meetings of up to about 40 people. A new east access to Highway 92 was constructed in 2012. A disc golf course was added to the Fairgrounds facility in 2016.

Memorial Hall, which includes the Hotchkiss Public Library is owned by Memorial Hall Inc., which is a 501-C-3 non-profit that is owned by a membership of social and civic organizations. Memorial Hall includes a large ballroom-meeting space with a stage and adequate tables and chairs along with two smaller meeting rooms and a small, basically-equipped kitchen.

The Hotchkiss Public Library was expanded into an addition built onto the building (Memorial Hall) in 2002 and has a 99-year lease with Memorial Hall. The library is operated by the tax-supported Delta County Library District. The basement area has space to host modest meetings.

There are also four schools, K-8 elementary & middle (new-2004), and a high school within the Town.

The Hotchkiss Crawford Historical Society has a new 4,000 square foot museum in Town at East Hotchkiss and Second Streets. The building includes a VFW meeting room that also serves as a venue for events and meetings.

The non-profit, Creamery Arts Center operates an arts and teaching facility on Bridge Street beginning in the summer of 2006. The large gallery area hosts art shows and musical events. The structure and land is privately owned.

2. Parks and Recreation

In the area of “developed” parks the Town owns only one larger park and two small pocket park areas. The Willow Heights Park is 2.3 acres and incorporates a small parking lot with basketball hoops. The park is maintained grass with all-season asphalt pathways, a variety of trees and playground equipment. There is also a small covered picnic pavilion over a concrete pad.

There is a small pocket park, the Julia Ferry Littlefield Memorial Pocket Park, formerly a short north-south alleyway that was closed, located in the 100 block of East Bridge St. that was developed and is currently leased by an adjoining property owner. It includes seating, trees and landscaping elements.

A second similar closed alley, the Bernie/Fair Pocket Park, located in the 100 block of West Bridge has been developed by collaboration between the Town and Chamber’s – Downtown Improvement Committee into a second pocket park. The park contains a covered informational kiosk and two large picnic tables for seating. Two large planters were removed and relocated in 2017. The area is in need of further development.

In “non-developed” parks or quasi parks, the Town has two additional properties. The Town purchased four lots at Hwy 92 and Hwy 133 in (2011?) for future development of a park/entry into Town as well as to facilitate a planned CDOT alignment of the intersection. The area contains a short section of all-weather trail, but no tables or other amenities (2017).

Hotchkiss is part of the North Fork Pool, Parks and Recreation District, which maintains a seasonal swimming pool near Hotchkiss High School. The district began work in 2004 on the Crossroad Sports Complex near the pool, which will consist of numerous baseball and soccer fields, trail and other recreational opportunities. Eventually it is planned to cover more than 56 acres. A planned bicycle “pump track” is to be located next to the pool near the Nature Connections building in 2018-19. There is a North Fork Pool, Park and Recreation Master Plan that addresses future development of the facility in Hotchkiss. *(Note to staff: please store the latest version of this plan with the Master Plan document and addendums.)*

The Delta County Fairgrounds located in Hotchkiss includes a park, a large exhibition hall (Heritage Hall), covered horse/livestock pavilion, open stock exhibition barn, and covered grandstands with a seating capacity of over 2000. The Fairgrounds was expanded eastward by 19 acres in 2010 and now includes the Maloney House facility which will accommodate meetings of up to about 40 people. A new east access to Highway 92 was constructed in 2012. A disc golf course was added to the Fairgrounds facility in 2016. There is a Fairground’s Master Plan that addresses future development of the facility. *(Note to staff: please store the latest version of this plan with the Master Plan document and addendums.)*

A range of recreational facilities, some of which are open to the public on a limited basis, are provided by the various schools.

3. Law and Code Enforcement

Hotchkiss is served in the area of general law enforcement by the Hotchkiss Marshal’s office, which consists of a Marshal and three full time deputies. The third deputy was added in 2018. They are aided, when needed, by the Delta County Sheriff’s department. The Town has a Municipal Court and Judge who hears cases monthly. The Marshal’s Office coordinates a Neighborhood Watch program for the Town.

The codes of the Town (weeds, nuisances, etc.) are enforced on a regular basis as violations are observed. The Town does not employ a code enforcement officer as such but the officers serve in that capacity.

The Town has a contract Town building inspector for building code inspections.

4. Fire Protection

The Town of Hotchkiss is part of Delta County Fire Protection District #4 which is staffed by the Hotchkiss Volunteer Fire Department. The District is funded by a property tax mill levy. The Hotchkiss Fire House is located on Hotchkiss Avenue and

Oak Street.

The Town has installed and maintains fire hydrants, properly spaced to the Fire Department's satisfaction, throughout the Town. The Town currently has no specific Fire Code in place beyond safety related items included in the building codes.

5. Ambulance

The Town as well as the North Fork is served by the North Fork Ambulance Association which is a non-profit organization owned by anyone who pays a yearly membership fee. It is staffed with volunteers. In Hotchkiss the NFMA shares space with the Fire Department.

6. North Fork Mosquito Abatement District

Hotchkiss is part of the North Fork Mosquito Abatement District (NFMAD). This is a voter-approved special district, which provides an extensive larvacidal program in order to control mosquitoes in and near the Town. Fogging is done on targeted based trapping and testing data and any heightened threat of West Nile Virus or other health threats. The district extends along the river valley from Bowie west to the west side of Hotchkiss. The District extends north onto lower Barrow Mesa taking in all of the northernmost parts of the Town. The district was expanded in 2006-07 to include the remainder of the eastern and northern portions of the Town. The district is funded by a property tax mill levy. (*Source: NFMAD, Delta County GIS department map*).

E. Current Land Use Regulation

The Town of Hotchkiss adopted Subdivision Regulations in the mid 1990's.

In 2000, the Town adopted performance zoning in the form of a Change of Land Use Ordinance (In 2009 the Town adopted Zoning Regulations, which replaced the COLU). In 2008 the Town adopted the International building codes and requires building permits, fees and inspections.

In 2006 the Town adopted a Master Plan. (Updated in July 2012 and in 2018).

In 2008 the Town adopted building height and setback and off-street parking regulations. (LDRS)

In 2009 the Town adopted Zoning Regulations.

The Willow Heights subdivision is a PUD (planned unit development) and has covenants in place that preclude commercial use and limit certain uses of the land. However, the subdivision has no homeowners association to review and enforce their covenants. Some of their requirements are now included in the R-1 zoning code.

The Town has Mobile Home Regulations in place that were also adopted about 1995. These set standards for trailer parks and allow mobile homes outside of parks as long as they are placed on a 50' X125' lot or its square footage equivalent. The

regulations were revised and updated in 2016-17 but the draft revision still awaits adoption.

IV. COMMUNITY VISION STATEMENT

A. WHY IS A COMMUNITY VISION STATEMENT IMPORTANT

The “*vision*” is a statement created based on what the people of Hotchkiss have stated they like about Hotchkiss now and what they would like to see Hotchkiss become in the future. The vision of the Town of Hotchkiss establishes the overall direction for the comprehensive plan and the community in a few concise sentences.

All the information the Planning Commission received during the initial process and during each subsequent update process was considered in creating the overall, evolving vision for the Hotchkiss Community. The main goal of the Hotchkiss Community Master Plan is to guide the achievement of this vision through goals and implementation strategies set forth by the community based on the personal vision we each have for the Hotchkiss Community.

B. Town of Hotchkiss Community Vision Statement

Hotchkiss is the “Friendliest Town Around” and we want it to remain that way even though we know Hotchkiss will experience growth and change. We are in favor of well-managed growth while protecting Hotchkiss’s small Town character. We envision Hotchkiss as a special place that provides an excellent living environment/quality of life for everyone, including visitors, while striving to build and maintain a prosperous business climate. We want to ensure our young people will have an opportunity to live here and raise their families and we want to provide seniors a high quality place to retire. We acknowledge that Hotchkiss is not an island and the Town should form and maintain positive partnerships with its neighbors, special districts, water companies and other entities that have connections to the Town.

V. COMMUNITY MASTER PLAN GOALS, POLICIES, IMPLEMENTATION STRATEGIES AND TIME LINE

The following goals initially drafted by the Hotchkiss Planning Commission during the 2003-06 process, reviewed in 2011-12 and updated in 2017-18, *were* based on the public comments from the Hotchkiss community received via survey results submitted public comments, status and demographic data and more. They are meant to reflect, as closely as possible, the vision of the community. During the ongoing processes all comments received were recorded, organized and tabulated by theme and number received, insuring the citizens of the Hotchkiss community that their comments and viewpoints were accurately incorporated into the goals. These goals represent the values that are most important to the citizens of the Hotchkiss community

The goals identify and address unsatisfactory situations, unmet needs and/or unresolved issues based on the most important concerns the Planning Commission have heard from the citizens over the past decade plus. A great deal of time was spent

determining policy statements that reflected the public concerns. The specific policy statement associated with each goal provides a framework for achieving the goal.

Lastly, the Planning Commission asked themselves what, when, and who was going to have the responsibility to take a specific action on a strategy to implement the policy, which then moves the community forward to achieve the goal. The “when” (first column) “who” (second column) and “what” – (third column) comprise the charts below each policy. The listed implementation strategies are recommended actions that can be taken by the citizens, community, business leaders and Town of Hotchkiss elected and appointed officials.

Again, each goal is listed with policy statements, implementation strategies and a time line estimating when it is recommended that the Board of Trustees, Planning Commission and Town of Hotchkiss staff should address the implementation strategy.

A. PUBLIC FACILITIES AND SERVICES GOAL. Ensure that adequate public facilities and services are provided prior to or concurrent with development and growth.

The citizens of the Hotchkiss community in continuing input from 2003-2018 have expressed concerns about existing conditions including infrastructure, maintenance and public safety. Understanding that the majority of the related concerns revolved around existing conditions and maintenance issues, the Planning Commission felt that the Town should create policies and implementation strategies to cure existing conditions over time, while acknowledging limited resources. One of the Planning Commission’s main concerns is centered on requiring new development to provide adequate public facilities and services to insure that present residents will not be burdened with the additional capital outlay for future development and growth.

Key to Column 1 – Responsibilities: BT = Town of Hotchkiss Board of Trustees TS = Town of Hotchkiss Staff PC = Town of Hotchkiss Planning Commission FD = Fire Department, Delta County= Delta County government commissioners, planning commission and staff as applicable.

Policy Statement: The Town of Hotchkiss will ***review update and enforce plans and laws related to infrastructure and*** create a five-year capital improvements planning process, which should be updated yearly, and includes a timeline to construct new infrastructure and the upgrading and maintenance of existing infrastructure with limited resources. (*See key to abbreviations on page 23*)

Year	Responsible	Description
Ongoing	FD/TS	1. The Fire Department in cooperation/collaboration with the Town will periodically review and adjust the existing wildfire mitigation plan to accurately reflect the ongoing status of the wildland interface areas located inside and adjacent to the incorporated Town boundaries.

Ongoing	TS	2. Existing streets. The Town will continue to yearly monitor the conditions of all streets and create a list with the high traffic volume streets in the worst shape to be repaired first.
Ongoing	TS/BT	3. The Town shall actively cooperate/collaborate with and support the North Fork Mosquito Abatement District (NFMAD) by supplying the citizens with District provided information in appropriate medias when available and by actively cooperating on mosquito breeding and habitat mitigation when deemed necessary.
Ongoing	TS	4. Continue to effectively enforce the leash law to control loose and/or vicious dogs.
Ongoing	TS	5. Continue to effectively enforce the current weed, junk and nuisance laws.
2019	BT/TS	6. Develop a street plan to guide future development Develop a five-year capital improvements plan for the construction of new infrastructure, repair, and maintenance of existing infrastructure (streets, curb, gutter, sidewalk, etc.) Review yearly after adoption (prior to budget)
Ongoing	BT/TS	7. The Town will continue to review, analyze and plan for future domestic culinary water needs as related to the capacities of the current treatment, storage and delivery.
2020	BT/TS	8. The Town will create a comprehensive domestic water treatment system improvement plan, from reservoirs to users, including upgrading of existing lines including the looping of all lines. Review yearly after adoption. (prior to budget)
Ongoing	BT/TS	9. The Town will continue to quantify and review and update periodically the legal status of current raw water supplies and develop a plan of placing future supplies into the domestic system as they are needed.

2020	PC/BT/TS	10. Develop a public parking plan with the pedestrian in mind to access the commercial down Town.
Ongoing	TS	11. Continue to develop ways of monitoring all water users with an eye towards enforcement to control excessive use and waste.
2020-2022	TS/BT	12. The Town shall develop a comprehensive energy conservation/conversion/transition plan including all Town-owned infrastructure and vehicles. This may overlap with the Capital Improvements Plan.

Policy Statement:

The Town shall review and amend as needed the current subdivision regulations, the zoning code and other related ordinances to ensure they uniformly require new growth and development to provide adequate public facilities and services.

Amend the subdivision regulations and adjust the zoning codes and land development regulations to:

YEAR	RESPONSIBLE	DESCRIPTION
2020	BT/PC	1. Require new development to comply with the Town's capital improvements plan (after adoption) for the repair and maintenance of existing, and construction of new infrastructure (streets, curbs, curbs, gutter, sidewalk, etc.) associated with their development.
2020	BT/TS	2. Require new development to comply with the Town's domestic water system improvement plan (after adoption) to address pressure, upgrading existing lines, looping all lines so the impact of new growth and development may be able to assist with these upgrades as it relates to their development.
Ongoing	PC/BT	3. Continue to require all new development and changes in land use outside of the downtown core commercial area to design and construct a designated number of parking spaces determined by the type of business being proposed.
2019	TS/PC	4. Require all development located in the wildlands wildfire interface to comply with the Town's/Fire Department's fire reductions mitigation measures. (Colorado State Forest Service)

2020	TS/PC	5. Develop a regulation, and incorporate it within the Zoning/LDR Code, to require screening for trash handling dumpsters for new uses where visible from Highways 92/133 and other specifically sensitive areas.
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B. TRANSPORTATION GOAL: Ensure the safe & efficient movement of people (pedestrians and vehicles of all types), goods and services in and around the Town of Hotchkiss.

The citizens of the Hotchkiss community expressed a desire to keep the Town pedestrian-friendly and focused on the following transportation related issues: sidewalks, pedestrian crosswalks, trails, and traffic speed control on Highways 92 & 133.

Policy Statement: The Town of Hotchkiss shall maintain and strengthen its working relationship with the Colorado Department of Transportation (CDOT) and the Union Pacific Railroad Co

YEAR	RESPONSIBLE	DESCRIPTION
Ongoing	TS/BT	1. The Town of Hotchkiss elected officials shall periodically communicate with and invite the District #3 engineer of the Colorado Department of Transportation to a joint meeting of the Board of Trustees, Planning Commission and interested community members to address concerns received during the planning process.
Ongoing	BT	2. Town representatives shall attend the Region 10, Transportation Planning meetings and other related regional meetings.
Ongoing	TS/BT	3. The Town shall cooperate and collaborate as needed during the Colorado Department of Transportation's effort to redesign and construct the "Y" at the intersection of Highway 92 & 133 with proper turn lanes (The Town has purchased property (2011) at the intersection to facilitate this.)
Ongoing	TS/BT	4. The Town will continue to develop and strengthen a working relationship with the Union Pacific Railroad
Ongoing	TS (Public Safety) /BT	5. The Town shall have a plan of its own and continue to work with the Union Pacific Railroad to review their emergency access plan for the Town in the event a train is stranded on either or both the Highway 92 & 133 railroad crossings.

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Policy Statement: The Town of Hotchkiss shall create an integrated transportation plan with an emphasis on movement of people, goods and service in and around the Town addressing all modes of transportation. The relationship between transportation and current land use strongly influences future patterns of growth.

Year	Responsible	Description
Ongoing	PC/BT/TS	1. Implement and periodically update the Town of Hotchkiss' Sidewalks and Trails Plan.
2018-19	PC/BT	2. Amend the Subdivision regulations and Zoning Code Regulations to require all new development next to a trail or proposed trail to designate land for such as part of their development.
2019-20	TS/BT	3. A plan and evolving timeline for construction of new sidewalks, including ADA (Americans with Disabilities Act - Federal law) accessible sidewalks, shall be created by the Town as an addendum to the Hotchkiss Sidewalks and Trails Plan.
Ongoing	TS/BT	4. Cooperate and collaborate with Delta County, North Fork Pool, Parks and Recreation District, the Nature Connection and other entities who may develop trails in the Hotchkiss area.
Ongoing	PC	5. The Town will be open to, and supportive of, a public transit system for use in and around the Hotchkiss community with service to other areas of the county. The Town will continue to support All Points Transit service for seniors and the disabled.
		Save space for future use.
2019	BT/TS	7. The Town shall consider a staff-generated infrastructure status report as part of an annual review of transportation related plans and their ongoing implementation.

C. ECONOMIC DEVELOPMENT: Encourage and retain all existing businesses, and attract new and diversified, ideally those that pay a living wage.

The citizens of Hotchkiss have continually expressed concerns about attracting new businesses and retaining existing businesses that pay a living wage. Citizens support a diversified economy with commercial retail in the downtown and light and heavy commercial/industrial businesses located in specific locations.

Policy Statement: The Town shall work with existing businesses and seek new businesses to create stable, long term, higher paying jobs.

Year	Responsible	Description
Ongoing	TS/BT	1. Support and strengthen the working relationship with Delta County Economic Development
Ongoing	TS/BT	2. Support the development of the creation of public/private partnerships to increase the economic base of the Town
Ongoing	PC/BT	3. Support the development of a commercial/industrial park and possible incentives to existing and new businesses.
2018 and ongoing	TS/BT	4. Work with Region 10 and its Small Business Development services and make sure citizens and businesses are aware of this available resource.
Ongoing	PC/BT	5. Continue to support and improve a proactive home occupation/cottage industry land use regulation including the mixed residential/commercial zone district included in the Zoning Code to facilitate the start of new businesses within the Town.
Ongoing	BT	6. Work with, and support, the Hotchkiss Community Chamber of Commerce in support of existing businesses and attraction of new ones.
Ongoing	PC	7. Support the idea of the Town being the “HUB” of the North Fork physically, culturally and economically.
Ongoing	TS/BT	8. Work with the Delta County Commissioners to effectively develop and increase use of the Fairgrounds facility while strongly supporting the Delta County Fair.
Ongoing	BT/PC	9. Support existing festivals, and the creation of new events.
Ongoing	PC/BT/TS	10. Explore how the Town might help facilitate local agriculture and agricultural tourism by collaboration with State/County/ Local agencies and organizations.

2019	PC	11. Explore creating a better-defined industrial zone.
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D. DOWNTOWN COMMERCIAL CENTER: Maintain, improve, and promote the downtown commercial center.

Maintaining the present downtown commercial center, which contains many essential services such as a bank, hardware store, library, Memorial Hall and other services that are important for daily community interactions was a concern of many of the residents. The primary location of the US Post Office is a key to the continued utilization of the downtown commercial center. It is the central meeting place and the citizens enjoy their journey, spreading out to shop in the downtown commercial center. Issues like a streetscape plan, preservation of historic structures, along with a proactive approach of developing Hotchkiss's own downtown shopping atmosphere to attract and maintain new and existing commercial/retail to the central business district is important to citizens. The development of retail shops with sufficient off-street parking is a must to get people to stop and shop.

Policy Statement: The Town shall take a proactive approach to introduce citizens and business leaders to resources that are available to assist existing businesses and promote the downtown commercial center to new retail outlets.

Year		Description
Ongoing	BT	1. Develop a working relationship with Delta County Economic Development by having an elected official or staff member attend meetings periodically.
2018	BT/TS	2. Introduce the citizens to the business development services offered by Region 10 and encourage them to hold local seminars so the citizens become familiar with this available resource.
Ongoing	TS/ Historical Society	3. Have information available for owners of historic buildings so they understand there are grants, low-interest loans and other benefits of historical designation. (Note: Colorado Main Street Program has a focus on historic downtowns)

Policy Statement: The Town of Hotchkiss will annually review and adjust as needed the set of zoning land use regulations that relate to the downtown core, which have been adopted to implement the vision of the citizens.

Year	Responsible	Description
Ongoing	PC/BT	1. Maintain the policy and regulation to limit the height of buildings in the downtown commercial center. First adopted as part of LDR Regulations in 2008 and included in the zoning charts.
Annual	PC/BT	2. Periodically review the sign code regulations in light of practicalities and ongoing development.

Annual Review	PC/BT	3. Periodically review and adjust zoning and other land use regulation that applies to downtown development. The idea being to encourage infill and discourage sprawl and strip development.
Ongoing	PC/BT	4. Continue to restrict industrial type uses in the downtown commercial center as per the current Zoning Code.

Policy Statement: The Town shall maintain and refine the Downtown Improvement/streetscape plan.

Year	Responsible	Description
Ongoing	BT/TS	1. Explore moving the Public Works shop to another location with the goal of having the property transition to an attractive retail/commercial use that would improve downtown
Ongoing	PC/BT/TS	2. Annually review and refine the streetscape plan for downtown and maintain a five year implementation plan
2019-20	PC/BT/TS	The Downtown Improvement plan shall have a written, evolving capital improvements plan for the downtown commercial center, with a five year implementation schedule for sidewalk improvements, public parking benches, street trees, flower planters and decorative street lighting,

E. RECREATION GOAL: Offer a wide range of recreational opportunities for all ages.

Policy Statement: The Town of Hotchkiss, in cooperation with the North Fork Pool, Park and Recreation District, Delta County Commissioners, Delta County School District and other appropriate partners including the Delta County Fair Board, shall strive to make available a wide range of year-round and recreational opportunities for all ages.

Year	Responsible	Description
2018 and ongoing	TS/BT	1. The Town of Hotchkiss should cooperate and collaborate with the Delta County School District and the North Fork Pool District, Delta County (Fairgrounds etc.) and other appropriate agencies and organizations to improve the use of all facilities and the dissemination of information concerning upcoming events.

Ongoing	TS/BT	2. Continue to maintain and improve a working relationship with the Delta County Commissioners for the use of the fairgrounds as a park with the replacement of playground equipment
Ongoing	TS/BT	3. The Town and Board of County Commissioners continue cooperation/collaboration in the development and use of the Delta County Fairgrounds as a park, playground, and festival events center as well as offering services to tourists and strongly supporting the Delta County Fair.
2018 and Ongoing	TS/BT	4. The Town will be willing to cooperate and collaborate with appropriate agencies and organizations and community leaders to facilitate the creation of a youth and/or a multi-purpose community center.

Policy Statement: The Town shall create a parks plan for the Hotchkiss community including the placement/development/improvement of pocket parks.

The Town shall amend the Sidewalk and Trails Plan to address the citizens wishes that bicycle trails and amenities be developed, by planning for their construction.

Year	Responsible	Description
2019	PC/TS/BT	1. Create a parks plan for the Hotchkiss community including the placement of pocket parks.
2019	PC/BT	2. Adopt new land use regulations that require new development to be designed with trail/bike paths/sidewalks where appropriate.
2022 and ongoing	TS/BT	3. Continue to seek funding and collaborations/cooperation with other governmental agencies and organizations to complete the planned multi-modal trail from Hotchkiss Middle School to Hotchkiss High School
2022	TS/BT	4. Construct a parking area, access trail and eventually a trail system on the Town of Hotchkiss Waste Water Treatment property

Policy Statement: The Town realizes the importance of tourism to the local economy and shall create a plan to actively promote tourism including hunting, fishing, camping, snowmobiling, and agricultural tourism.

F. SMALL TOWN ATMOSPHERE: Maintain and preserve the current small Town atmosphere

The citizen input from 2017 revision process surveys and meetings indicated that the citizens of the Town continue to strongly support maintaining the present small Town feeling and atmosphere.

Policy Statement: Promote a small Town atmosphere by encouraging and maintaining a community spirit and closeness in the way the Town of Hotchkiss conducts business and makes decisions.

Policy Statement: Establish land use regulations/zoning that maintains, promotes and preserves a Small Town atmosphere.

Year	Responsible	Description
Ongoing	PC/BT	1. Encourage art centers, festivals, carnivals, ice cream socials and other activities in areas of the Town to bring the community together; including an active Neighborhood Watch program.
Ongoing	BT	2. Permit and facilitate the placement of banners in a safe manner advertising local events in appropriate areas of the Town.
Ongoing	PC/BT	Continue to periodically review and adjust as needed current zoning regulations that allow a mixed use of residential and low impact commercial land uses with the mix of housing types that presently exist.
Ongoing	PC/TS	4. Encourage the preservation and development of the best of the unique qualities and characteristics, which presently exist in Hotchkiss's neighborhoods.
Ongoing	PC/BT	5. Periodically review, and adjust as needed, zoning regulations that direct growth and protect existing areas from incompatible land uses.

Policy Statement: The Town shall work with, and encourage, the Postal Service to maintain a central location in Hotchkiss.

Year	Responsible	Description
Ongoing	BT/TS	1. Continue efforts to maintain a working relationship with the US Postal Service if /when they decide to relocate and/or construct a new post office, with the goal of maintaining a downtown central location.

Policy Statement: The Town shall facilitate for better promotion of school sports and activities.

Year	Responsible	Description
Ongoing	BT/TS	1. The Town will continue to improve its working relationship with schools to facilitate back-and –forth communication and the flow of information to the public.

Policy Statement: The Town will create a public parks plan. (See Recreation Goal)

Year	Responsible	Description
2020	BT/PC	1. Review, and improve if necessary, the current requirement that new residential subdivisions to dedicate either property or funds to facilitate the construction and implementation of the parks and sidewalks and trails plan.

G. LAND USE REGULATIONS: Protect the residents from incompatible land uses.

The residents have expressed strong support for the management of growth and land use planning along with a building code.

Policy Statement: The Town shall continue to review and adjust as necessary the land use plan with implementation of planning tools such as zoning to insure compatible land uses which addresses the following citizen concerns. This would include regulation to maintain, accomplish, and implement the following:

- 1 Protect and maintains private property rights and values.
- 2 Allow/encourage a mixed use of residential and low impact commercial land uses anywhere in Town unless covenanted otherwise.
- 3 Direct moderate impact commercial and industrial land uses to be located within one block on either side of Bridge Street.
- 4 Direct high impact industrial and commercial land uses to locate in designated areas with other similar uses.
- 5 Permit new mobile homes either in designated areas or mobile home parks.
- 6 Multifamily (apartments) above a certain size shall be permitted in designated areas only.
- 7 Establish height restrictions for new and remodeled buildings in all areas of the Town.
- 8 Designate future growth areas around the Town.
- 9 Coordinate development with the school district to address impacts.
- 10 Encourage infill development to avoid strip commercial development along Highways 92 and 133 out of Town.

11 Identify environmental impacts of new development.

Year	Responsible	Description
Ongoing	PC/BT	1. The Planning Commission and Board of Trustees shall periodically review and adjust the Town's Zoning regulation as needed.
2019	BT/TS	2. The Town shall review the Town's building codes (the International Building, International Residential Building Codes & International Energy Conservation Code) and update to new versions as necessary.
Ongoing	PC/BT	3. The Town periodically review and change and improve as necessary the sign code regulations

Policy Statement: The Town and Delta County shall, on an ongoing basis continue to cooperate and collaborate on reviewing and updating the present intergovernmental growth management agreement (IGA).

Year	Responsible	Description
Ongoing IGA with County	PC/TS/ Delta County	1. Continue, cooperation/collaboration with Delta County, to review and adjust as necessary urban services boundaries and growth tiers around the Town based on present and future availability of municipal services.
2019 & Ongoing	PC/BT/ Delta County	2. Review annually the current annexation policy and develop a plan for future annexations particularly for inholdings/islands of unincorporated land within the town.
Ongoing	TS/PC/BT	3. Continue, and strive to improve, the current working relationship with Delta County Board of Commissioners, Delta County Planning Commission and the Leroux Creek Area Planning Committee.
Ongoing	PC/BT/ Delta County	4. Work in collaboration/cooperation with Delta County to have a future IGA state that all new development in Tier 1 shall comply with Town of Hotchkiss Regulations and infrastructure plans.

Policy Statement: The Town shall protect the public health, safety and welfare of its citizens.

Year	Responsible	Description
Ongoing	TS/BT/FD/ NFAA	1. Periodically with appropriate cooperation/collaboration with other agencies and organizations, the Town will review and update as needed the emergency response preparedness plan

Ongoing	FD/PC/TS	2. Periodically with appropriate cooperation/collaboration with other agencies and organizations, review and update as needed maps of the wild lands wildfire interface and required fire reduction mitigation measures.
Ongoing	PC/TS/FD	3. Periodically, with appropriate cooperation/collaboration with other agencies and organizations, review and update as needed maps of all hazard areas within the Town and the official Growth Management Area (GMA), along with mitigation measures.

H. SENIOR CITIZEN: Promote and support a vibrant senior community; including encouraging the development of senior housing/apartments/nursing homes and assisted living.

The 2004/2017 surveys revealed that senior apartments, assisted living complexes and nursing homes were easily the highest rated type of housing needed in the Hotchkiss community.

Policy Statement: The Town shall proactively, in cooperation with other governmental agencies and appropriate organizations, seek the creation and promotion of senior citizen apartments, assisted living, transportation options, and nursing homes so that as our population ages they may remain within our community.

1. Identify possible senior housing areas on land use plan and promote assisted living and senior housing development.
2. Construct ADA (handicapped accessible) approved sidewalks and street crossings and paths.

Policy Statement: The Town shall promote and support activities geared towards seniors to encourage a vibrant active community. (See Transportation and Recreation Goals)

Year	Responsible	Description
Ongoing	BT	1. Actively support, promote and assist the Hotchkiss Senior Citizen Center and their activities.
Ongoing	PC	2. Ensure that the facilities/infrastructure recommended by the walking paths/trails/sidewalks plan shall be designed to be senior/handicapped accessible.

Ongoing	TS/BT	3. Develop a working relationship with the North Fork Pool, Park and Recreation District, the Nature Connection, and Delta County and other appropriate organizations to promote recreational activities, (e.g. covered pool, water aerobics, horseshoe pit, etc.) related to serving the needs of seniors.
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I. COMMUNITY SPIRIT: Encourage the community through cooperation, collaboration with all appropriate governmental entities, and organizations to engage in a continual effort to show pride in the appearance and perception of the Town.

The Town residents wish to see the Town cleaned up as needed, takes pride in Hotchkiss and wants to make it not only the friendliest place around but a place where people would want to stop, spend money and enjoy the atmosphere.

Policy Statement: The Town on all levels, council and staff, shall facilitate and show leadership and encourage a continual effort to show pride in the appearance of the Town to benefit the quality of life of our citizens and enjoyment of visitors.

Year	Responsible	Description
2018 Ongoing	BT/TS	1. The Town shall facilitate an annual clean-up day for larger items from residences and continue with the Roadside Clean-up event (with schools) and work with Delta County to reduce the landfill fees for the event, if possible
Ongoing	TS/BT	2. The Town shall maintain clean streets and well maintained Town buildings.

Policy Statement: The Town shall maintain, review, improve, and change as needed, the streetscape plan for the downtown commercial center, with a rolling five year implementation schedule for sidewalk improvements, benches, trees, flower planters, street art, and decorative street lighting.

Year	Responsible	Description
2018-19	PC/BT	1. Engage in a formal planning process with the Town, Chamber of Commerce and businesses cooperating and collaborating to facilitate/implement the streetscape plan.

J. TOURISM: Encourage and participate with the Hotchkiss community to embrace and create a tourism friendly environment.

Policy Statement: The Town realizes that tourism of all types benefits the Town, including the attractions of the variety agriculture uses that surround its borders and adds greatly to the economic life, visual beauty and quality of life for the Town’s citizens. The Town shall actively support tourism in any reasonable way, including support of the continuance of nearby agricultural/agri-tourism uses that contribute to this part of our economy.

Year	Responsible	Description
Ongoing	BT	1. Encourage and support agriculture-related manufacturing businesses, which use local fruits, produce and other grown items to create value-added products, to locate within the Town.
Ongoing	BT	2. Encourage and support, with cooperation and collaboration with appropriate agencies and organizations, the idea of agriculture tourism and eco-agri tourism.
Ongoing	BT	3. Be willing to act as pass through for grants, when appropriate, to facilitate sustainable local agriculture.
Ongoing	BT	4. The Town will maintain and strive to improve their working relationship with the Chamber of Commerce, business leaders and citizens to facilitate the slogan “The Friendliest Town Around” and “Hub (Crossroads) of the North Fork.”
Ongoing	BT/TS	5. The Town, and Board of County Commissioners shall continue cooperation/collaboration in the development and use of the Delta County Fairgrounds as a park, playground and festival event site as well as offering services to tourists

K. Periodic Review of the Master Plan - Revisit the plan often and revise and update periodically.

Annually. 1. The Planning Commission shall, at an annual dedicated session, review the status of the Master Plan and note any changes needed or implementations accomplished as well as reviewing the Plan in light of any development activity occurring within that year. The notes, including suggested updates to the Plan, from this review shall be stored along with the Town’s primary reference copy of the Plan.

2022. 2. The Hotchkiss Community Master Plan shall be revised during a public process occurring no longer than five years from the previous revision. The next public review and revision of this Plan shall happen no later than 2022.

VI. COMPONENTS & IMPLEMENTATION OF THE COMMUNITY MASTER PLAN

A. IMPLEMENTATION TOOLS – “HOW DO WE GET TO WHERE WE WANT TO GO”

The Hotchkiss Community Master Plan is a document that directs growth; it is not law or a regulation. It is used as a tool to give the public and local decision makers guidance in their decision making process and the public direction in how they desire to see their Town develop over time. Land use planning regulations have to be adopted by the Town in order to *implement* the Hotchkiss Community Master Plan and move the community towards achievement of their desired vision. Between 2006 and 2017 the implementation process got underway and included adoption of building codes, adoption of a zoning ordinance, supplemental planning documents specifically addressing the downtown core and sidewalks and trails, and basic LDRs, along with a growth management IGA adopted by both the Town and Delta County.

One of the main land use planning tools is zoning. Zoning is defined as the division of the Town by legislative regulations into areas, or zones, which specify allowable land uses (uses by right, uses by review and prohibited uses) for real property along with other criteria-like lot size restrictions, building height limitations, setbacks from property lines, etc. The purpose of zoning is to delineate areas or zone districts in the Town within which regulations and requirements uniformly govern the use, placement, spacing and size of land and buildings. Zoning protects the residents from incompatible land uses, which are Goal G. of the master plan.

The majority of the citizens of Hotchkiss, when surveyed initially and several times since agreed they wanted effective and use regulation.

Zoning is flexible tool that can be tailored to fit the specific vision and goals of the citizens of Hotchkiss. There is no set rule about how to create the different zone districts, classifications and standards, permitted and conditional uses for each zone district and the overall district regulations. Any number or type of zone districts may be proposed.

In order to make this happen, the Planning Commission created a zoning ordinance and zoning map for the Town and the Town Council adopted it.

The end product of this process, the first wave of implementation resulted in the adoption of the International Building Codes and the Town of Hotchkiss Land Development Code (LDR) which contains the subdivision regulations, zoning code classifications and standards, provisions for the protection of existing nonconforming land uses and structures, and all regulations associated with the development of land in the Town. Most of the components of the LDRs have now been adopted and Planning Commission will continue to revise and amend them as necessary as conditions and public wishes change.

B. THINGS WE DO NOT WANT TO SEE CHANGED

It has been the goal of the Planning Commission, from 2003 to 2017, to identify issues and things that need to be changed based on citizen input during the writing and

revision processes. The Commission and citizens also identified several things that they did not want to see changed. These include items that include many of the important reasons why we live in this community.

“Friendly Small Town Atmosphere” should be preserved, even though we are growing and will continue to grow and change. That theme comments of concern from the citizens. *“Pedestrian Friendly”* was another theme the citizens stated that they strongly supported *“Opportunity and Freedom to Live Diverse Lifestyles”* and *“A Mix of Residential, Commercial and Public Uses within Certain Areas of the Town”* were two more themes which the Planning Commission will continue to strive to preserve

C. INTERGOVERNMENTAL AGREEMENT WITH DELTA COUNTY

The Planning Commission expressed a desire during the 2003-2006 process to implement a discussion with Delta County to create an intergovernmental growth management agreement. The Delta County Master Plan provides that joint planning areas should be established to define the urban service boundaries around each municipality to direct development in and near municipalities where adequate infrastructure is available and services can be efficiently provided.

A joint Growth Management IGA was adopted by the Town and Delta County in 2010. It is suggested that this agreement be periodically reviewed, adjusted and possibly strengthened. As part of the 2018 Delta County Master Plan recommendation are made that all such IGAs be reviewed and updated. See GMIGA and map in Appendix section - Page 46.

With a limited amount of space for development existing within the Town, the Town of Hotchkiss will continue growing out into the County. A growth area (urban utility service boundaries) has been identified around the Town of Hotchkiss based on present and future availability of municipal services. Other municipalities in Delta County have identified two tiers; one tier would consist of property which is generally served by municipal utilities and may be subject to annexation by the municipality in a limited timeframe and the other tier consists of property which lies within the municipality’s “201 Plan” (the area that can be served with municipal sewer and/or water.

Different visions, goals, regulations, ordinances, design specification and standards exist between Delta County and Town of Hotchkiss. Development that occurs just outside of the Town boundaries, within an urban service boundary would be subject to County regulations, which may be different than the regulations within the Town. Although county regulations can change over time, relying solely upon the County to effectively implement the elements of the Town of Hotchkiss Community Master Plan over the long-term is not likely to be effective. As the Town grows outward, it inherits developments built to County standards and specifications that do not necessarily fit the vision and goals of the Town. Therefore, the intergovernmental agreement (IGA) should eventually require property located within the urban service boundaries (tiers) to be developed using the Towns regulations and ordinances so that when it is eventually annexed into the Town, it will fit the vision and goals of the Town. An effective IGA allows for development to comply with Town regulations, rather than County regulations,

even though the property is located in the County.

D. ANNEXATION

The Town of Hotchkiss has had relatively few annexations in the past, but this changed during the growth period of the early 2000's. The Community Master Plan has identified the preferred locations for future residential development to occur outside of the current Town limits. The locations identified in the 2004 survey were 30% chose south of the Town across the river, 29% thought east of the Hotchkiss High School and 21% felt Lower Barrow Mesa. Fifty-five (55%) of business owners who live outside of the Town chose south of Town across the river and not one out-of-Town responding resident chose Hanson Mesa.

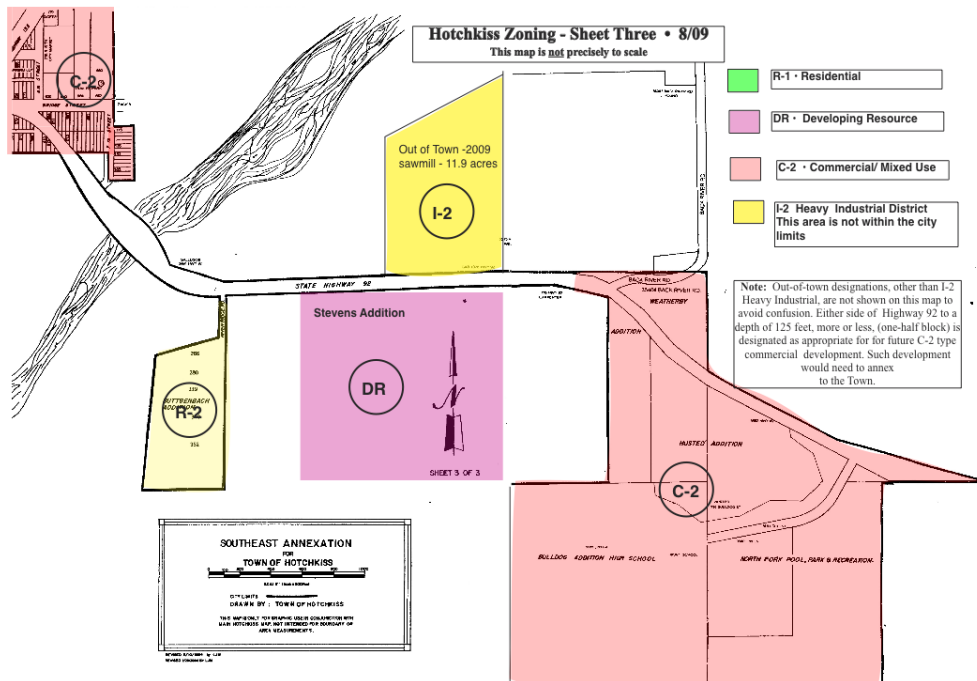
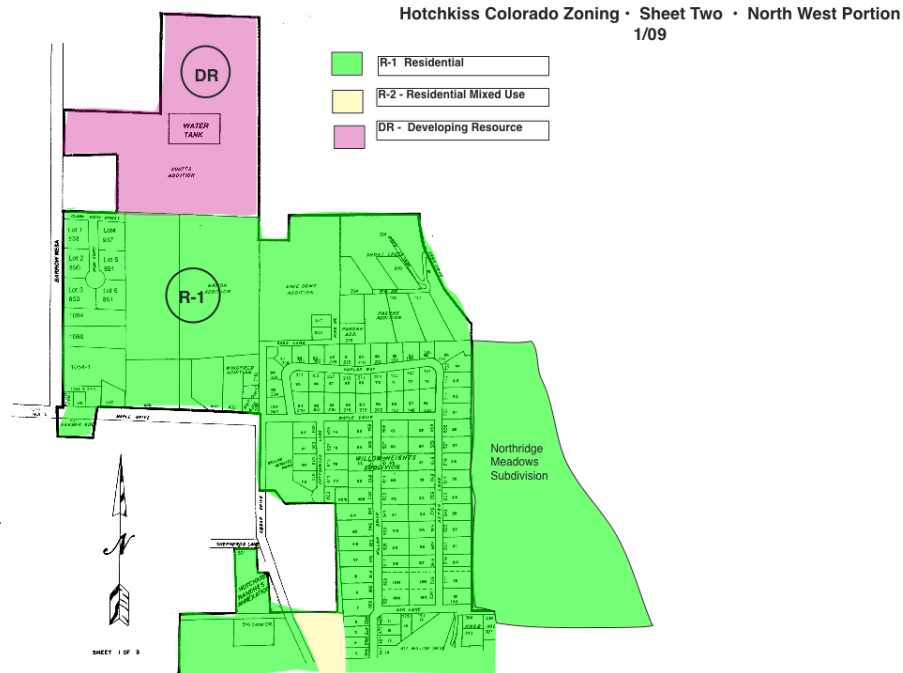
As you can see from the above results, other criterion needs to be created to determine where Hotchkiss is going to grow. The Town is limited, since it is located at the bottom of a bowl with hills existing on three sides, which limits the amount of easily developable area. The Planning Commission discussed this during the 2003-2006 process, and formulated the following list of general criteria to review vacant land annexations:

- 1 The property is eligible for annexation pursuant to the requirements of state law;
- 2 Proposed land uses needs to be consistent with the Town of Hotchkiss Community Master Plan;
- 3 There is a need for additional developable land to meet identifiable needs;
- 4 The Town has the physical and economic capabilities and the capacity to provide the same level of services to the site that is provided to other parts of Town within a reasonable period of time;
- 5 The developer has the ability to develop within a reasonable period of time;
- 6 The developer of the site has the ability to install all required services and facilities; and
- 7 There is a positive cost-benefit (to the Town) analysis of the annexation.

Future annexations will occur when the owner(s) of the land that is eligible for annexation initiate the annexation process. The Town needs to consider annexation petitions based on the above noted criteria, and should require findings that support the need for additional developable land in order to maintain an orderly, compact growth pattern. Any annexation should be within the Town's service capability and be compliance with the goals and policies of the Community Master Plan. The Town currently requires a pre-annexation agreement from any out-of-town landowner requesting utilities from the Town.

This map is not precisely to scale





Hotchkiss Master Plan - Appendix

Appendix I - Demographics of the Town of Hotchkiss (Source 2010 United States Census)

Profile of General Demographic Characteristics: 2000-2010 Hotchkiss Town, Colorado

AGE/ GENDER	2000	2010	RELATIONSHIP	2000	2010
Total Population	868	944	Household Population	854	854
Males	453	464	House	417	422
Females	575	480	Spouse	213	197
Under 5	60	49	Children	275	248
5 to 9	71	60	Group Quarters Pop	4	0
10 to 14	66	56	In	0	0
15 to 19	78	73	Non-in	4	0
20 to 24	58	53	Household Type		
25 to 34	120	103	Total Households	412	422
35 to 44	155	120	Family	271	247
45 to 54	129	149	w/children*	130	105
55 to 59	36	61	Married couple family	213	197
60 to 64	38	61	w/children*	90	76
65 to 74	74	84	Female householder		34
74 to 84	63	55	w/children	30	20
85 and up	23	20			
Race			Non family households	145	175
White	902	877	Householder living alone	125	147
Black/African American	0	1	Avg. household size	2.34	2.24
Amer. Indian	10	8	Avg. Family size	2.91	2.93
Asian/Pacific Island	5	5	Housing Occupancy/Tenure		
Asian Indian	0	4	Total House Units	451	471
Chinese	0	1	Occupied Housing Units	412	422
Filipino	2	0	Vacant Housing Units	39	49
Japanese	1	0	Seasonal, Recreational or	2	1
Korean	1	0	Vacancy Rate	8.5%	8.6%
	0	0	Owner occupied	281	284

Vietnamese			units		
Other Asian	0	0	Renter occupied units	131	138
Pacific	0	0	Owner Occupied MH Size	2.36	
Other	51	42	Renter occupied MH Size	2.29	
Hispanic/Latino					
Hispanic/Latino	90	139			
Mexican	55	136			
Puerto Rican	0	0			
Cuban	0	0			
Other Hispanic	31	3			

Appendix III - Additional Domestic Water Data
All raw water shares owned by the Town include:

Town owned Raw Water	Number of Shares	Gallons per Year Estimated Yield
*Leroux Creek #1 decree	.50 cfs	117,945,000
*Leroux Creek Water Assn	A1 - 75 (stored water)9/13/1950	24,437,160
*Leroux Creek Water Assn	B1 - 170 (stored water)12/19/1968	55,391,000
*Leroux Creek Water Assn	B2 - 100 (stored water) (1/20/1969	Spring run-off
Overland Water Company	300 shares (issued 12/6/1938) (stored water) Approx. 1.5 cfs when available (ditch runs only from June 1 (about) to Sept. 1 (on a good water year). Note: Water decree includes municipal use	Seasonal 1.5 cfs (varies)
Fire Mountain Ditch Co.	848 (Class 2 stock – 500 shares issued 3/29/1996 and 348 shares issued 3/14/1981	- .58 cfs

*Highline Ditch Co.	63 shares (Issued 6/29/1935)	
1907 decree		
North Fork /Gunnison Vandeford Ditch	1 cfs raw (.5 cfs converted)	.5 cfs
Smith McKnight Ditch	280 Shares issued 1/18/1996 (Irrigation for sewer plant property)	

*** = Water currently used for raw water supply**

Note: The volume calculations are based on the ideal of one share equaling one acre-foot of water. In a typical year the actual yield would be between 65% and 80% of the ideal listed value.

Actual Taps Served & Actual & Approximate Water Usage

Total EQ 9(residential unit equivalent) taps served by the Hotchkiss water treatment plant
(Dec. 2000)

Number of taps	Description of tap
561	Residential on Town-owned system (in (462) and out (99) of Town)
126	Commercial taps - (in (122) and out (4) of Town)
90	Hanson Mesa (2003) (several inactive) no commercial
338	Roger Mesa - (2003) (some ag and commercial)
959.5	Total Residential EQ units
126	Total Commercial taps (not counting some commercial use on Rogers Mesa)
	Total combined usage in 2003: 102,024,811 gallons Total combined usage in 2011: 90,939,000 gallons Total combine usage in 2017 : 123,771,000

It has been estimated that the total water treated at the plant is divided up approximately as follows for 2011:

Town of Hotchkiss	59%
Rogers Mesa	36%
Hanson Mesa	5%

(February, 2012 – actual usage for 2011 & 2017)

Appendix III continued - Additional Domestic Water Data

Hanson Mesa usage for 2017	4,927,611
Hanson Mesa usage for 2003	(2003 - 4,326,400)
Rogers Mesa usage for 2017	46,220,000
Rogers Mesa usage for 2003	(2003- 33,207,000)
Town usage in Town and out for 2017	72,667,000
Town usage in Town and out for 2003	53,405,600

Month by Month total Usage 2003/2011/2017 (includes HMPC and RMDWC)

Month	Gallons Water Produced	Rogers Mesa Usage Separated out	Hanson Mesa Usage Separated out
January 2003	6,809,451		
January 2011	7,546,000	2,152,000	300,600
January 2017	8,416,000	2,930,000	445,962
February 2003	5,752,114	2,582,200	
February 2011	6,199,000	1,830,000	295,800
February 2017	7,290,000	2,679,000	327,263
March 2003	5,957,616		
March 2011	5,693,000	2,171,000	298,000
March 2017	8,840,000	3,270,000	469,028
April 2003	8,470,460		
April 2011	6,340,000	2,647,000	290,400
April 2017	10,206,000	4,213,000	435,946
May 2003	9,053,025		
May 2011	7,392,000	3,131,000	276,700
May 2017	11,726,000	4,527,000	453,720
June 2003	9,951,100		
*June 2011	*10,773,000	*4,020,000	430,000
June 2017	13,439,000	5,033,000	561,582
*July 2003	*14,055,880		*705,000
July 2011	10,265,000	3,547,000	366,700

July 2017	13,676,000	5,236,000	468,859
August 2003	10,581,245		
August 2011	10,574,000	3,747,000	*565,900
August 2017	13,571,000	5,228,000	444,940
September 2003	10,464,510		714,300
September 2011	7,719,000	2,954,000	296,100
September 2017	10,655,000	3,792,000	376,393
October 2003	7,302,650		
October 2011	6,380,000	2,487,000	318,700
October 2017	9,025,000	3,248,000	342,696
November 2003	6,580,590		339,600
November 2011	6,093,000	2,298,000	356,600
November 2017	8,476,000	3,107,000	342,696
December 2003	7,046,170		
December 2011	5,966,000	2,225,000	270,900
December 2017	8,451,000	2,912,000	343,551

Yearly Peak = ***BOLD** (Source: Public Works Director)

Appendix III continue - Additional Domestic Water Data

In-Town (EQ) residential living units: served with water 430.5 (2003)

Overall Annual residential usage average: **72,238.83 gallons per tap** (6,019.9 gallons per month per EQ tap on a 12 month average) (Note: this combines in-Town and (101) out -of-Town taps) (*Math: 38,394,936/531.5 eq taps -Town system = 72,238.83/12 mos. = 6,019.9*)

Note: For the purposes of this overview, units served with a single tap - but described as apartments, are counted as ½ EQ units. Trailers are counted a 1 EQ unit per trailer, even though some have extensive landscaping and some very little.

Out of Town EQ residential living units served with water - 101 (November 2003 - 421,940 Total - approx. 4,178 gal for the month per EQ unit.)

Commercial in-Town meters billed - 100

(Average usage in 2003 - 110,954.23 gallons per tap or 9,246.19 gallons per month on a 12 month average.

(*Note: This combines in-Town and out-of-Town taps*) Quite a few commercial buildings have a single tap and are sent a single bill consisting of the base rate plus actual usage.

Commercial out-of-Town - 4 (four) (total usage Nov. 2003 - 66,740 gallons or 16,685 per tap.) (*Total commercial usage, both in-Town and out, for 2003 was 11,539,240*)

The Hotchkiss High School used 41,100 gallons in November 2003 - (possibly a typical school in-session month)

Until 2011 Taps sold on the High school line, from the river south to the HS, were split

60% Town and 40% to the School District. (Source: Dec. 29, 1980 contract between School District & Town). In 2011 the formula was changed to 70/30. All Schools combined used a total of 636,395 gallons during 2003. Currently new taps on the line are subject to approval by the Delta County School District but water pressure is no longer an issue since the line was upgraded in 2011-12.

The North Fork Pool is categorized separately, but is included in the totals for Commercial.

Town owned facilities: Town Hall - shops, standpipe, etc. used 8,381,160 gallons during 2003.

Hanson Mesa Pipeline Company (90 taps) is categorized separately. During the 2001 year the company used approximately 5,000,000 gallons of water of 5.30% of all the water used in the Town system. In 2003 Hanson Mesa used a total of 5,678,300 gallons. (5567 gallons per month/per tap average using 85 active and 5 inactive taps)

Rogers Mesa Domestic Water Company (348 taps including some ag business commercial.) In 2003 the total was 44,444,700 gallons treated. (10,643 gallons per month/per tap average in 2003)

RMDWC supply their own water and pay the Town based on the overall cost of treatment. They currently sell five domestic water taps per year on a lottery basis. Their current (2003) plans are to sell no more than 10 additional taps with their current limited raw water supplies. They were a partner on past upgrades to the plant including a new million gallon tank.

Rogers Mesa Domestic Water Co. Water Rights
(Water treated by the Town on contract)

Leroux Creek Water Assn	A1 - 150 shares (stored water)	48,874,000 gal per year
	B1 - 160 shares (stored water)	52,133,000 gal per year
	B2 - 240 shares spring run-off	

For further detailed information about system specifics please consult Town of Hotchkiss Water System Assessment - December 1999 - Consolidated Consulting Services

GROWTH MANAGEMENT AGREEMENT

**For a defined unincorporated area surrounding
the Town of Hotchkiss, Colorado.**

**This agreement is between Delta County
and the Town of Hotchkiss, Colorado**

THIS AGREEMENT is entered into between the statutory Town of Hotchkiss, Colorado, hereafter referred to as the "Town," and the County of Delta, Colorado, hereafter referred to as the "County," effective - _____, 2010.

WHEREAS, the 1996 Delta County Master Plan provides that joint planning areas should be established to define the urban service boundaries around each municipality with a goal of directing development into and near municipalities where adequate infrastructure is available and services can be efficiently provided.

WHEREAS, the parties wish to cooperate to provide for efficient management and administration of growth in the developing areas around the Town of Hotchkiss by defining a Growth Management Area (GMA) based on present and future availability of municipal services.

WHEREAS, the parties have determined two areas around the Town: The Growth Management Area consisting of that property which is generally served by Town utilities and may be subject to annexation within the next five to ten years; and the remainder of the area outside of the GMA, but within the three mile area of influence surrounding the Town. The respective areas are shown on the map, attached hereto and by reference incorporated herein, and;

WHEREAS, the parties enter into this agreement pursuant to Section 29-20-105, C.R.S. as amended, with the intention of cooperating with respect to land use planning in the areas around the Town, and;

WHEREAS, the Town of Hotchkiss has adopted a Community Master Plan and a Zoning Ordinance and map identifying certain areas of preferred growth outside of the Town boundaries. The Town has adopted the International Residential and Building Codes including Energy Efficiency Code and has subdivision and mobile home regulations. The Town requires pre-annexation agreements to be signed by owners of property serviced by all new water or sewer taps sold outside of the Town. The Town does not sell commercial taps outside of Town boundaries.

WHEREAS, the County has adopted a general Master Plan in 1996, Delta County Regulation for Specific Development requiring review of new commercial and industrial uses in the unincorporated county (2000), ~~and~~ revised Subdivision Regulations in effect as of March 1, 2009, and Mobile Home Park Regulations. Subdivisions located within one-half (1/2) of a municipality located within a Growth Management Area are required to connect to a domestic water system, may be required to connect to a public sewer system and may be subject to annexation.

NOW THEREFORE, FOR AND IN CONSIDERATION of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. Growth Management Area.

To encourage growth with urban standards and services within the area described as the Growth Management Area (GMA), the following agreements apply to all developments within this area:

(a) Upon the receipt by the County of any application for development within the GMA, or whenever a presentation for a subdivision within that area is made at a pre-submittal meeting between the developer and the Planning Staff of the County, the County shall refer the proposed development/subdivision to the Town. The purpose of the pre-submittal meeting and referral will be to determine whether the development proposal would be more appropriately reviewed and approved by the Town for annexation. If it is determined that the development will be annexed, the Town will be the entity

to consider the application for approval and the County will become the "review" agency.

(b) If, at the choice of the Town, the County considers the subdivision/ development, the application and information shall nevertheless be submitted to the Town for its review per statutory requirement, and the County will consider the standards which are recommended by the Town, including but not limited to infrastructure requirements. Although the County does not presently have a zoning code for this area (other than the Specific Development regulations and SDR density standard), and until such a zoning code is adopted, the Commissioners may condition approval of the subdivision upon a requirement that the owners declare a use for the property, which declaration shall be binding unless modified by the Board.

(c) Any developments within the GMA will be required to have Town of Hotchkiss or other existing domestic water, fire protection and acceptable sewer (approved ISDS systems or Town service), septic systems will not be allowed for lots smaller than one (1) acre exclusive of easements. Cisterns and wells will not be authorized for domestic water within the GMA.

2. Properties Outside of the Growth Management Area but within 3 Miles of the Town Limits

(a) Any application for subdivision/ development within this area will be submitted to the Town for its review as per statutory requirement. The recommendations of the Town shall be considered, but not binding upon the County.

(b) County standards shall apply to developments/subdivisions within this area, including road easements, road standards, access/utility codes and the design standards set forth within subdivision and mobile home regulations. The county should consider such major factors as storm drainage and road easements in light of the proximity of this area to the Town.

(c) With respect to services, the County will require developments to utilize Town or other domestic water; Town sewer shall be required if the dwelling or structure is within 400' of an existing main sewer line. Cisterns and wells will not be authorized for domestic water and depending on the location and size of the parcels; individual sewage disposal systems (septic systems) may be discouraged for sewage disposal.

3. Annexation

(a) The Town may annex any property to which Town water and/or sewer is available at the time that such services are provided, if - statutory and Town ordinance annexation requirements are met, or the Town may enter into agreements (pre-annexation agreements) with property owners who receive services whereby those property owners are required to accept annexation at the Town's formal request. If such annexation requirements are not met at the time services are provided, the Town may annex said property at any future time that statutory and Town ordinance requirements are met.

(b) The Town shall annex in a timely manner any enclaves created by prior annexation as allowed by State Statute. When conducting annexation the Town shall annex the entire width of any right-of-way. Where deemed necessary and appropriate by the Town, the Town will also seek to annex rights-of-way adjacent to Town limits for purposes of achieving contiguity for future additions. As annexation progresses, the Town will eliminate those situations in which less than the entire width of the right-of-way has been annexed.

(c) Upon annexation, property shall be subject to Town jurisdiction.

4. Implementation

In addition to this Intergovernmental Agreement, the Town and the County agree to keep each other informed of their planning efforts, to adopt such ordinances and/or resolutions as will implement the intention of this Agreement and to enter into additional intergovernmental agreements to accomplish the purposes thereof, for example, with respect to road maintenance and law enforcement.

5. Annual Review

At least annually, the governing bodies of the Town and the County shall meet to discuss the effectiveness of their joint planning efforts. The course of the review shall inquire into the extent of compliance with this agreement, the consistency with the Master/Comprehensive Plans adopted by both bodies and whether any modifications to this or any similar agreement need to be accomplished.

6. Term/Termination

This agreement shall commence upon execution by both governing bodies signatory hereto and shall continue unless terminated by either party upon sixty days written notice to the other.

TOWN of HOTCHKISS

By: _____

Mayor of Hotchkiss

ATTEST:

Marlene Searle - Town Clerk

COUNTY OF DELTA

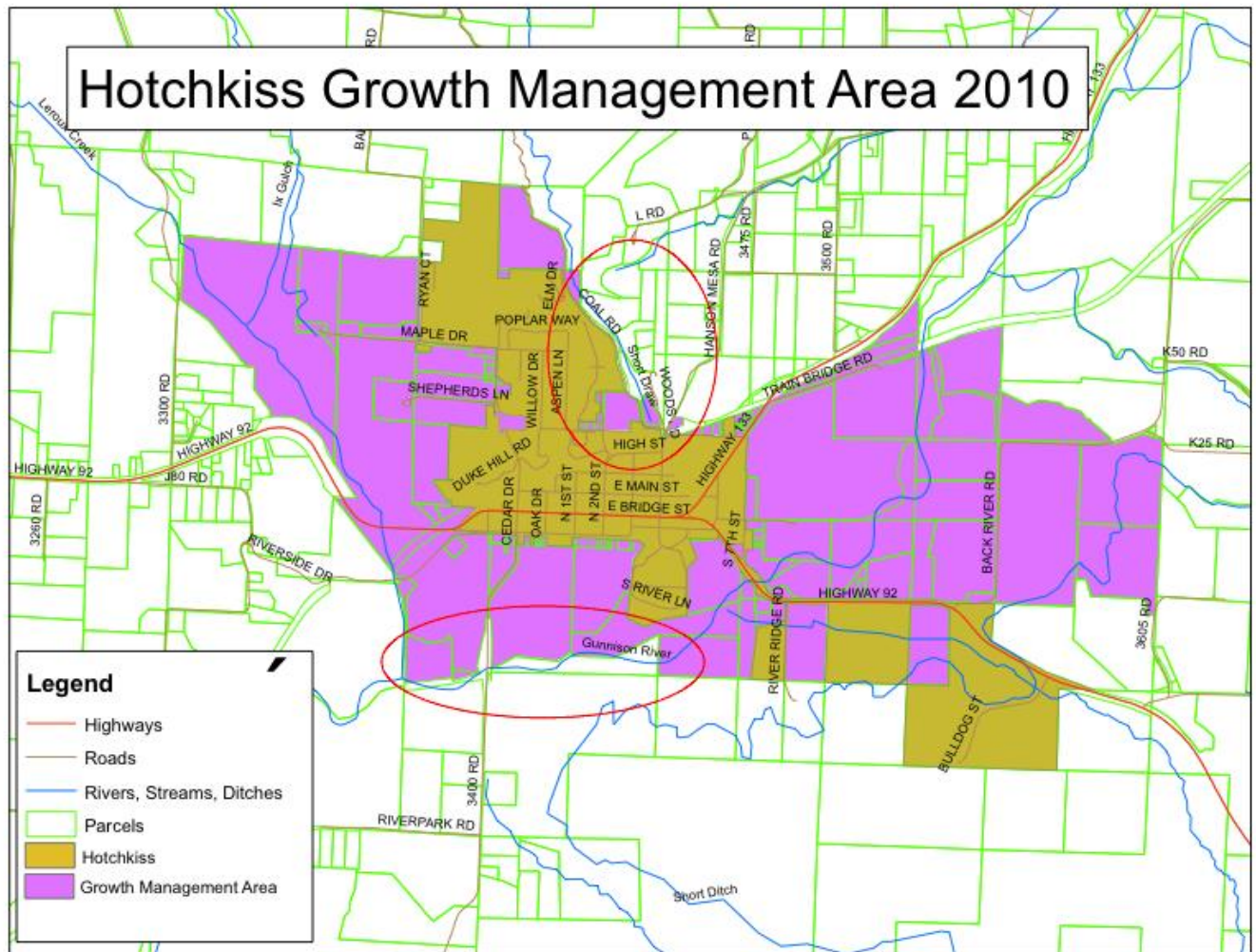
By: _____

Chair - Board of County Commissioners

ATTEST:

County Clerk

Date _____

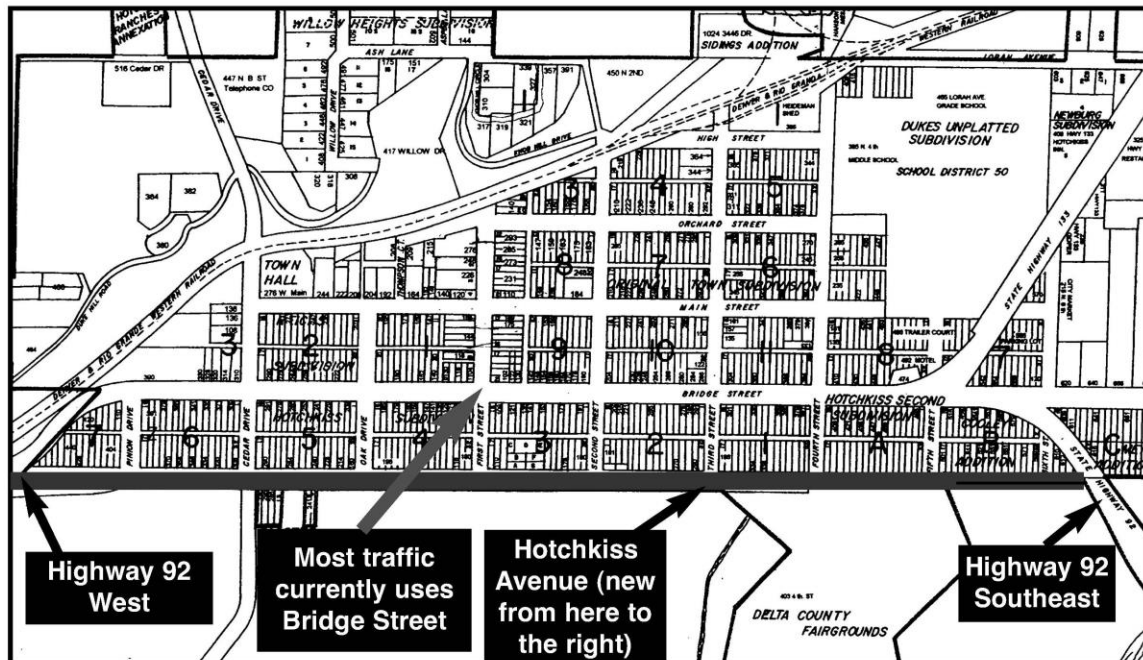


Appendix III - Hotchkiss Master Community Plan

February, 2008

Addressing Long Term Traffic Planning for the Town of Hotchkiss - Hotchkiss Streets Plan

A. Hotchkiss Avenue Extension



Summary

Hotchkiss, the North Fork, and the region surrounding it include some of the most desirable and scenic places to live in the state. The Town is growing at a steady rate and surrounded by other places that are growing even faster, such as the resort counties. As the region develops, traffic will increase. This will be magnified in Hotchkiss since all traffic from both Highway 92 and 133 is currently being funneled down the two lanes of Bridge Street. This will eventually create a slow moving bottleneck. When Hotchkiss reaches that point, the Colorado Department of Transportation (CDOT,) being in the business of moving traffic from point A to point B as efficiently as possible, may build a bypass around the core of Hotchkiss. One relatively straightforward solution to mitigating this issue when it becomes crucial, twenty to fifty years into the future, is to extend Hotchkiss Avenue east through the northern edge of the Fairground's parking lot to Highway 92, while acquiring other land to expand Fairground parking needs for the future. This would theoretically result in up to one third of the traffic load moving from Bridge Street to Hotchkiss Avenue while encouraging future businesses to locate close to the core business area of the Town rather than sprawling further out along the highway corridors.

In 2007, the proposed extension was included in the Delta County Fairgrounds Master Plan. The intention of this appendix is to establish a plan and policy and make sure that it is kept easily accessible and plainly visible as a part of the Hotchkiss Community Master Plan as the years pass so that the necessary actions are taken so that when the alternate route is needed it will be a smooth process to turn planning into action.

Background:

As far as traffic in and out of the valley is concerned, Hotchkiss, because of topography, acts as a

sort of bottleneck with the flow of traffic from both Highway 133 and Highway 92 and the surrounding county being funneled down the single two lane Bridge Street. The intersection of Highway 133 and 92 is a particular problem as there is no stoplight at this time creating safety concerns, especially for traffic coming from the south making a left turn onto Highway 92 onto 92 (an odd situation) to the west or from Highway 133 left onto 92.

As growth continues in both the North Fork and Delta County, and also in the surrounding areas, the problem of the Hotchkiss bottleneck, poorly configured Hwy 92-133 intersection, will get worse. There will come a time when Bridge Street will be inadequate in handling the traffic flow.

The Town of Hotchkiss has begun to address pedestrian crossing concerns caused by increase traffic on Bridge Street most recently by placement of brightly colored pedestrian crossings signs in the street at one intersection. An off-highway pedestrian path is also planned on the west side of Highway 133 north of the intersection.

Recognizing the bottleneck issue, CDOT approximately 30 years ago drafted a long term plan for a Hotchkiss Bypass which would take Highway 92 to 133 through traffic north of the Town beginning at the top of Rogers Mesa grade, south east across Barrow Mesa and Hanson Mesa and intersecting with the Hanson Mesa Road, on to Highway 133. Hotchkiss proper would be left with the through traffic to Highway 92 to Crawford and local traffic. This plan will become more and more impractical as development occurs in the path of the planned bypass. Even if it were physically possible, the plan would fragment the Town and move commercial development to the new highway corridor.

In the meantime the Delta County Commissioners and Delta County Fair Board have been looking at creating a Master Plan for future needs of the Fair Grounds. This plan includes developing alternate access into the facility because the single entrance exits from Fourth Street onto Highway 92, creating a sometimes-unsafe situation, especially during the annual Fair and other heavily attended events at the facility.

One proposal that has been explored, with the leadership of present (2007) County Commissioner Olen Lund, is the opening of a new east entrance onto Highway 92 roughly in line with Hotchkiss Avenue to the west. Problems have been encountered there because the Colorado Department of Transportation (CDOT) would like to have Park Drive closed to ingress and egress from Highway 92 in order to mitigate impacts of the new entrance. This appears to be difficult since this would create a narrow dead-end alley without a sufficient emergency turnaround. The new entrance has been approved by CDOT, but with numerous conditions (including the allowance for right turns only) having the effect of possibly making it impractical.

At a meeting between the Commissioners, Delta County Fair Board and Town of Hotchkiss on November 6, 2007, the focus of a new entrance apparently turned to opening up Hotchkiss Avenue into the Fair Grounds on the west side. While not as desirable as the proposed east entrance it appears to have the advantage of being doable with the application of sufficient funding. Former County Commissioner Ted Hayden proposed a west entrance over a decade before. Town maps show Hotchkiss Avenue extending through to 4th Street so it is a simple matter of establishing the street in the right of way or perhaps sweeping slightly to the north to avoid the old stock barn, which is in the mapped street.

The Delta County Commissioners have agreed that the extension of Hotchkiss Avenue is desirable and in late 2007 the extension was included in the draft Delta County Fairgrounds Master Plan.

A Long Term Solution: Hotchkiss Avenue as Alternate Traffic Route

Presently about two-thirds of all through traffic on Bridge Street comes from and to Highway 133. The other third proceeds onto Highway 92 south. An obvious mitigation for the impacts of increasing traffic down the Bridge Street bottleneck and through the Highway 133-92 intersection would be to have an alternate route for a portion of the traffic.

Hotchkiss Avenue intersects with Highway 92 on the West End of Town, but terminates at Third Street even though it was apparently platted (on Town maps) through to 4th Street. Ideally if Hotchkiss Avenue were extended through to 4th and then through the Fairgrounds north of Heritage Hall and east to Highway 92, an alternate route removing one third or more of traffic from Bridge Street would be established. This would put off the need for a bypass for many years. It would also solve the problem of providing ease of access to and from the Fair Grounds.

Another advantage of opening up Hotchkiss Avenue would be the encouragement of commercial development in the core area of the Town instead of sprawling along the highway corridors further and further from the Town core.

Developing the new route will require close cooperation between the Town of Hotchkiss, Delta County and the Fair Board and CDOT.

Recommended Actions (2008 - 2017)

Although the need for the alternate route may be twenty to fifty years into the future, the Town of Hotchkiss and County needs to officially recognize the need for the Hotchkiss Avenue alternate route now, identify issues and move towards a formal plan. To accomplish this the following action items are recommended:

Accomplished: 2007 - The proposed extension was included as part of the 2007 Delta County Fairgrounds Master Plan. The plan was updated in 2010 to include the 19-acre Maloney property added to the Fairgrounds.

- On the east end, an easement (minimum of 60 feet) for the street will need to be acquired from the Fairgrounds, east, to Highway 92. This easement should be annexed to the Town.
- Any interim street constructed in the easement, and proposed easement, for the street should be built with view of being expanded to a Town standard, major arterial route.
- Opening up Hotchkiss Avenue as an adjunct to Bridge Street will bring up the question of how to replace the parking lost at the Fairgrounds by the street. This should be solved well before the alternate route is built. The paved surface would have to be at least 24 feet wide (ideally 36 -38 feet) plus curb and gutter and sidewalk where needed. The solution to this would be to establish more parking for the Fairgrounds by planning for and purchasing adjacent land as it becomes available. This should be a cooperative ongoing effort between Town and County. *(Update: In 2010 the County purchased the 19-acre Maloney property to the east between Highway 92 and the Fairgrounds. In 2012 a second entrance Hwy 92 entrance/exit was built through the newly acquired property aligning with 7th Street.)*
- The Town should begin, and continue on an ongoing basis, discussions with CDOT as to the feasibility of using Hotchkiss Avenue as a future alternate or secondary route in moving traffic through Town. (Discussing possible design, funding, costs to be borne by the Town, etc.)
- Using predictions of growth rates for the area and region, the Town should establish a planning timeline for the project. (Example - each new home established up-valley would add several car trips per day to the traffic load on Bridge Street)
- The Town should monitor traffic numbers on Bridge Street and determine a specific flow number that would trigger final phase planning - design process for the extension.
- The Town should place a priority on traffic impact mitigation efforts on Bridge Street over the next twenty years.
- The Town's zoning should reflect planned future heavier commercial uses along Hotchkiss Avenue.