

TOWN OF HOTCHKISS COMMUNITY MASTER PLAN

PREPARED BY:
THE CITIZENS OF THE TOWN &
THE HOTCHKISS COMMUNITY
THE HOTCHKISS PLANNING COMMISSION
THE HOTCHKISS BOARD OF TRUSTEES

Town of Hotchkiss Staff
Kelly Yeager – Land Use Planner
Fall 2006

*Amended/Updated • June, 2012
by the Hotchkiss Planning Commission and Town Staff*

*“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. Why is a Community Master Plan Needed? (page 6)
 - D. What is a Community Master Plan? (page 6)
 - E. What is the Purpose of the Community Master Plan? (page 7)
 - F. What the Community Master Plan is not. (page 7)
 - G. How is a Community Master Plan Used? (page 8)
 - H. 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 12)
 - 1. Demographics (page 12)
 - 2. Housing (page 13)
 - 3. Economy (page 13)
 - C. Infrastructure (page 14)
 - 1. Water (page 14)
 - 2. Wastewater (page 14-15))
 - 3. Transportation (page 16)
 - D. Community Services & Facilities (page 17)
 - 1. Public Buildings (page 17)
 - 2. Parks and Recreation (page 18)
 - 3. Law & Code Enforcement (page 19)
 - 4. Fire Protection (page 19)
 - 5. Ambulance Service (page 19)
 - 6. Mosquito [Abatement](#) District (page 19)
 - E. Current Land Use Regulations (page 20)

- IV. COMMUNITY VISION STATEMENT (page 20)**
 - 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 21)
 - B. Transportation Goal (p 24)
 - C. Economic Development Goal (page 26)
 - D. Downtown Commercial Center Goal (page 27)
 - E. Recreation Goal (page 29)
 - F. Small Town Atmosphere Goal (page 30)
 - G. Land Use Planning Goal (page 32)
 - H. Senior Citizens Goal (page 33)
 - I. Community Spirit Goal (page 34)
 - J. Tourism Goal (page 35)
 - K. Periodic Review of Plan (page 35-36)
- 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 37)
 - C. Intergovernmental Agreement with Delta County (page 38)
 - D. Annexation (page 38-39)
- VII APPENDICES**
- [A. Zoning Maps \(page 40\)](#)
 - B. Demographics - U.S Census figures -2010 (Page 41)
 - 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 43)
 - 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 \(page 47-50\)](#)
 - [K. Streets Plan - Hotchkiss Avenue Extension Plan \(Page 51\)](#)
 - 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 10 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, they took the time and energy to receive and review public comments from not only the citizens of the Town, but the whole Hotchkiss Community. The Planning Commission, [between 2003-2006](#), held public information/educational meetings, conducted surveys and input gathering from the citizens with the hope of getting everyone involved and have them give direction to the growth of Hotchkiss in the future. [The process was repeated in a somewhat less intensive way in revising and updating the plan in 2011-2012.](#)

The citizens learned that planning occurs with or without a master plan. 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 is a job [that prior to 2006 was](#) made more difficult in not having the community's input formulized into a master plan to give direction to their land use decisions. [During the initial process](#) the Commission also learned that land use planning affects everyone. We are not islands, we are all in this together and what I do, or receive approval for from the Board of Trustees on my property, will affect my neighbors and the community as a whole. Without any input from a master plan based on what the citizens of the town and community desire and envision, it could affect the value, quality of life, cost of living, etc.

[In the time before](#) the adoption of the master plan, the future of the community [was being](#) determined based on, sometimes arbitrary, individual actions taken by decision makers lacking knowledge of the vision of the citizens they serve. The master plan gives the decision makers the needed direction and guidance so that they know the vision of how the town and community desire to develop in the future.

Therefore the Hotchkiss Community Master Plan is a guide to sound decision-making.

A. AUTHORIZATION:

Colorado Revised Statutes authorize 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. 31-23-212	Jurisdiction

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 the area within three miles. They feel 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 felt the plan should identify proposed land uses only for the areas they felt to be most likely to grow and ultimately become a part of the town.

C. WHY IS A COMMUNITY MASTER PLAN NEEDED?

The following statements made by the Planning Commission during the 2003-2006 process determined the “why” along with all the comments received from citizens through the planning process:

- 1) The Town is making decisions without a long-range plan for development based on citizen input.
- 2) The Town needs to know what the community wants and desires for the future.
- 3) The Town makes decisions that impact the surrounding area as well as the Town.
- 4) The Town has no plan for the future.
- 5) The Town has been plugging away for years with little direction, with growth there is a need for direction and planning.
- 6) The Town has no document that represents the citizens who have lived in the Town and area a long time.
- 7) The area is becoming a retirement area and planning is needed.
- 8) It is for the community and not personal.
- 9) Lastly it is the purpose of the Planning Commission to create a master plan based on citizen input and their mission is to implement the plan.
- 10) **Much progress has been made in answering these concerns since the adoption of the first version of the plan in 2006.**

D. 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 based on public input and concerns.

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, since 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 addressed this by involving everyone in the process since they wanted 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 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.

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 bear 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 Town of Hotchkiss.
- 6) Continuously updated as conditions change.

E. 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 of an intergovernmental agreement with Delta County.

F. 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.

G. 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, 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. At that time, it was determined that the residents of the Town of Hotchkiss and the Hotchkiss Community would become the major players in creating a community master plan that would be real. It would be based on the public's vision and goals and be interactive.

The Planning Commission learned to listen and create a document that would be representative of, and accepted by, the citizens. They learned that the key to the project was citizen input, and acting on that input, so that the citizens would be included in the process and the plan would become a real, useful, document. It was interesting that during the public process used to gather the wishes of the citizens, people were present who realized that the vision and goals of the citizens were real and proceeded to take actions independently to implement some of these goals based on what they had learned through the process.

Therefore the whole process was centered on hearing from the citizens through information gathering public meetings, surveys, written public comments, and word of mouth. All the comments received were grouped and rated by number received and that is how the [initial](#) vision and goals of the Hotchkiss Community Master Plan were created.

[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.](#)

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 Grand Western railroad spur line into the North Fork gave a huge boost to the fruit industry and especially to what would become the economic engine of the valley - the new coalmines. 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.

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 – Page16)*

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 Highway's 92 and 133, which from their beginnings as dirt and gravel roads, have been upgraded over the years to

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)*

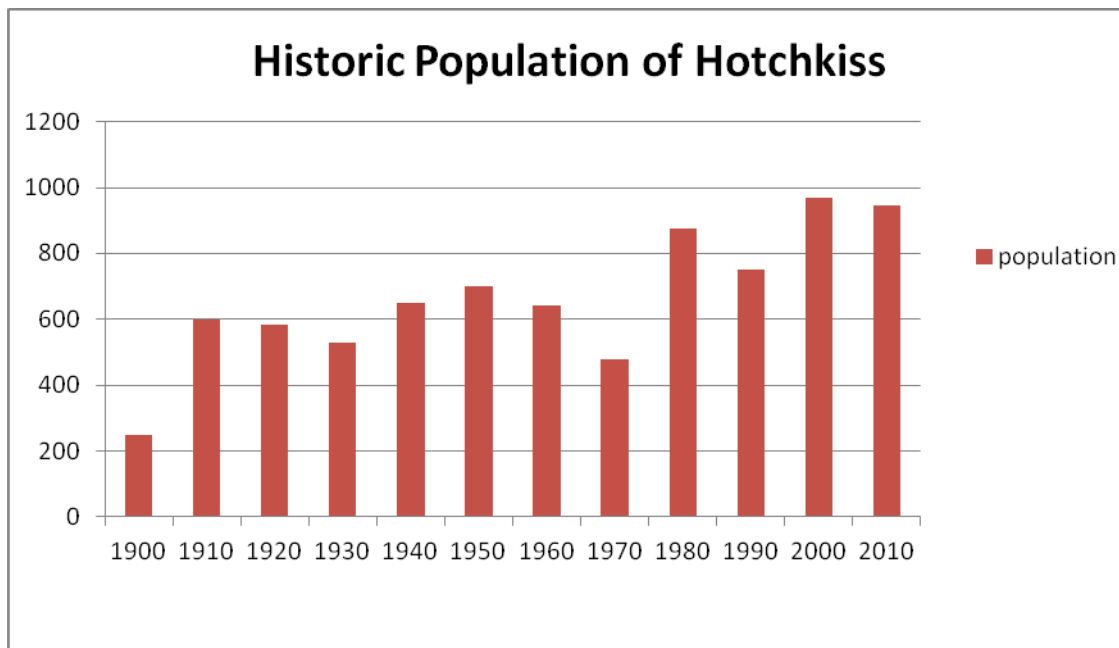
Prior to the adoption of the first HCMP in 2006 the Town had never had comprehensive land use planning, but had previously appointed a Planning Commission and adopted a building code in the 1980's. That code was abandoned in 1990. In 1982, the large Willow Heights subdivision planned unit development was annexed to the Town. In 1983, the Town 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 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.

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. Two surveys, one by the Town and one by the Chamber of Commerce along with comments received at several public meetings indicated that they did.



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 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 2006 North Ridge Meadows Subdivision with 32 lots. There is a small portion of the Town higher than Clara Vista consisting of the small property upon which the lower water tank is sited and one additional residential property immediately to the northwest and accessed from Barrow Mesa Road.

3. A third separate area of the Town consists of Highway 92 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.

2. Natural Hazards

Natural Hazard areas within the Town consist of 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 to the west of Knob Hill, and the slopes of

Duke Hill given the steep slopes and 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)*

3. Existing Land Use and Development

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

Industrial/commercial uses. There are also some industrial uses including a 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 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 and an expansion has been under consideration.

Multiple-unit housing. There is one larger apartment located in Town and one six- unit complex located on Lorah Lane. 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 decade, 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 development 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 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.

B. THE PEOPLE

1. Demographics

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 was 968 people. In 2010, according to the U.S. Census figure, Hotchkiss had 944 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, which increased over the ten years from 2000-2010.

Education – 503 people had a high school degree and 71 people have 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 occupied 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. Rent ranges from \$493 to \$839 per month.

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

The source for the figures quoted is from Colorado Department of Local Affairs, the US Census 2010.

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 mining, agriculture and tourism.

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 (2012) 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 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 drove 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 (*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 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 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 use in the system.

The Town also sells Town-owned treated water on a 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.

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. 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 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 and a lower tank 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. 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 currently (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-Town sewer taps currently (2006) are \$4,100 and \$5,100 for out-of-Town. In-Town monthly fees for residential use are \$25.00.

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 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 is now planned to span the railroad at the bottom of Stengel's Hill near the Pleasure Park road. 2013-14.](#)

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 Marshall's office is also housed in the northwest corner of the building

The Senior Citizens Center, located in the same building is independently run by Hotchkiss Senior Citizens. 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.

The Town also owns the 2.3 acre Willow Heights Park, the 9 acre water treatment plant property at Horse Park above Barrow Mesa, and the 135 acre Hotchkiss Waste Water Treatment facility property.

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 include 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. A new east access to Highway 92 was constructed in 2012.

Memorial Hall which includes the Hotchkiss Public Library is owned by Memorial Hall Inc., which is a 501-C-3 non-profit, which 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.

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

The Hotchkiss Crawford Historical Society has constructed a new 4000 square foot museum in Town.

The Creamery Arts Center operates an arts and teaching facility on Bridge Street beginning in the summer of 2006.

2. Parks and Recreation

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 pavilion over a concrete pad.

There is a small 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 is located in the 100 block of West Bridge. Currently there is only a simple gravel covering and no seating or other landscaping.

The Town purchased four lots at HWY 92 and HWY 133 for future development of a park/entry into Town.

Hotchkiss is part of the North Fork Pool, Park 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 30 acres. The public Kid's Kingdom playground is located next to the pool near the Montessori School.

The Delta County Fairgrounds is located within the Town and includes a large, grassy, shaded park available for the use of the Town residents and visitors. Many events, including the County are held at the Fairgrounds, which includes grandstands with a capacity of about 2,000. Delta County added 19 acres to the facility in 2010 with the purchase of the Maloney property. This adds direct river access and many, future possibilities.

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 Marshall's office, which consists of a Marshall and two full time deputies. 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 currently (2012) shares the services of the Town of Paonia building inspector for those 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 Fire Code in place.

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 NFAA shares space with the Fire Department.

6. North Fork Mosquito Abatement District

Hotchkiss is part of the North Fork Mosquito Abatement District. A voter approved special district, which provides a larvicidal program in order to control

mosquitoes in and near the Town. [Fogging is done only in the case of emergency 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: 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).

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.

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 will establish the overall direction for the comprehensive plan and the community in a few concise sentences. Following the citizen involvement procedure used by the Planning Commission, the citizens told the Planning Commission what they liked about Hotchkiss both now and in the future and what they feel are and will be problems. Everyone has a personal vision for the Hotchkiss Community and it is very important that the Hotchkiss Community has its own identity.

Hotchkiss is made up of different visions, values, desires and goals so the vision

outlines where we want to go and what we desire in the future. It is the big picture and therefore the vision for the Hotchkiss Community is created from the vision of the residents. All the information the Planning Commission received during this process was considered in creating the overall 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 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 drafted by the Hotchkiss Planning Commission [during the 2003-06 process and reviewed in 2011-12](#), were based on the public comments from the Hotchkiss community received via survey results, dot voting, two public vision meetings and submitted public comments. They are meant to reflect, as closely as possible, the vision of the community. 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. The Hotchkiss Community Master Plan Goals are listed in priority order based on the number of comments received. These goals represent the values that are most important to the citizens of the Hotchkiss community

The goals addressed unsatisfactory situations, unmet needs and/or unresolved issues based on the most important concerns the Planning Commission heard from the citizens. 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 expressed concerns about existing conditions including street maintenance, sidewalks, animal control, mosquito control, public parking, curbs, gutters, street lights, police protection, snow removal, water, sewer, handicap access, drainage, ambulance service, and fire protection. 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. The Planning Commission's main concern 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.

Policy Statement: The Town of Hotchkiss will create a five-year 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	1. 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	3. The Town shall actively work with and support the North Fork Mosquito Abatement District by supplying the citizens with District provided mosquito control devices and literature at Town Hall.
Ongoing	TS	4. Continue to seek to effectively enforce the leash law to control loose and/or vicious dogs.

Ongoing	TS	5. Continue to seek to effectively enforce the current weed, junk and nuisance laws.
2014	BT/TS	6. Develop both a street plan to guide future development and 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 future domestic water needs as related to the capacities of the current (2010) water treatment plant.
2013	BT/TS	8. The Town will create a domestic water treatment system improvement plan 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 periodically the legal status of current water supplies and develop a plan of placing future supplies into domestic system as they are needed.
2013	PC	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.

BT = Town of Hotchkiss Board of Trustees TS = Town of Hotchkiss Staff PC = Town of Hotchkiss Planning Commission FD = Fire Department

Policy Statement: The Town of Hotchkiss shall amend their current subdivision and review the zoning code and other related ordinances to ensure that 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
2015	BT/PC	1. Require new development to comply with the Town's capital improvements plan for the repair and maintenance of existing, and construction of new infrastructure (streets, curbs, curbs, gutter, sidewalk, etc.) associated with their development.
2016	BT/TS	2. Require new development to comply with the Town's domestic water system improvement plan 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.
2017	TS/PC	4. Require all development located in the wildlands wildfire interface to comply with the Town's fire reductions mitigation measures. (Colorado State Forest Service)
2020	TS/PC	5. Develop a regulation to require screening for trash handling dumpsters.

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 issues: traffic lights, sidewalks, pedestrian crosswalks, trails, stop signs, traffic speed control on Highways 92 & 133, and railroad related safety issues.

Policy Statement: The Town of Hotchkiss shall develop a working relationship with the Colorado Department of Transportation (CDOT) and the Union Pacific Railroad Co.

YEAR	RESPONSIBLE	DESCRIPTION
2012	TS/BT	1. The Town of Hotchkiss elected officials shall periodically 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.
2015	TS/BT	3. The Town shall start the planning process with the Colorado Department of Transportation 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 a working relationship with the Union Pacific Railroad
Ongoing	TS/BT	5. The Town shall 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.

Policy Statement: The Town of Hotchkiss shall create integrated transportation plans 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
2014	PC	1. Create a Town of Hotchkiss Trails Plan.
2015	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.
2013	TS/BT	3. A plan for construction of new sidewalks, including ADA (Americans with Disabilities Act - Federal law) accessible sidewalks, with a timetable for their construction, shall be created by the Town. Adopt an ordinance clearly defining a cost sharing arrangement for sidewalk construction between the Town and property owners and uniformly enforce it.

2013	PC/BT/TS	4. The Town's existing regulations shall be amended to require all new development and changes of use to existing structures to construct and/or repair sidewalks.
Ongoing	PC	5. Explore a public transit system for use in and around the Hotchkiss community with service to other areas of the county. Continue to support All Points Transit service for seniors and the disabled.
2020	PC	6. Explore an integrated transportation system (surface travel, rail, aviation, bicycle, pedestrian), which will address various modes of travel.
2017	BT/TS	7. The Town Staff shall create a safety checklist approved by the Board of Trustees to, on a yearly basis, evaluate safety status of the Town of Hotchkiss streets, sidewalks, trails and railroad crossings. The Town shall formulate and adopt an ongoing safety improvement plan to address any shortfalls.

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

The citizens of Hotchkiss expressed concern 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 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	BT	1. Develop a working relationship with Delta Area Development
Ongoing	TS/BT	2. Explore the creation of public/private partnerships to increase the economic base of the Town
Ongoing	PC/BT	3. Explore the creation of a commercial/industrial park and possible incentives to existing and new businesses.
2014	TS/BT	4. Work with the Small Business Development Center so citizens are aware of this available resource.

Ongoing	PC	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.
2020	PC	7. Expand on the Town being the “HUB” of the North Fork physically, culturally and economically.
2015	TS/BT	8. Work with the Delta County Commissioners to effectively develop and increase use of the facility while strongly supporting the Delta County Fair.
Ongoing	BT/PC	9. Support existing festivals, and the creation of new events.
Ongoing	PC	10. Explore how the Town might facilitate agriculture tourism.
2013	PC	11. Explore creating a better-defined industrial zone.

D. DOWNTOWN COMMERCIAL CENTER: Maintain 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 was 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	Responsible	Description
Ongoing	BT	1. Develop a working relationship with Delta Area Development by having an elected official attend monthly meetings.

2012	BT/TS	2. Introduce the citizens and invite the director of the Small Business Development Center to hold seminars so the citizens become familiar with this available resource.
Ongoing	TS	3. Have information available for owners of historic buildings so they understand there are grants, low-interest loans and other benefits of historical designation

Policy Statement: The Town of Hotchkiss will periodically review and adjust as needed the set of land regulations, which has been adopted to implement the vision of the citizens.

Year	Responsible	Description
2008	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.
2013	PC/BT	2. Explore the adoption of sign regulations.
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 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 develop a streetscape plan and 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,

Year	Responsible	Description
2017	BT/TS	1. Explore moving the Public Works shop to another location and use a portion of the area to create public parking
2012-13	PC/BT/TS	2. Develop streetscape plan for downtown with five year implementation plan

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 when appropriate, shall strive to offer a wide range of year-round and recreational opportunities for all ages.

Year	Responsible	Description
2013	TS/BT	1. The Town of Hotchkiss, the Delta County School District and the North Fork Pool District should explore the development of a memorandum of understanding, or an intergovernmental agreement, to facilitate the use of all facilities and the dissemination of information concerning upcoming events.
2014	TS/BT	2. Create a working relationship with the Delta County Commissioners for the use of the fairgrounds as a park with the replacement of playground equipment
2016	TS/BT	3. The Town and Board of County Commissioners shall work towards a formal memorandum of understanding concerning cooperation 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.
2017	TS/BT	4. The Town should strive to work with other community leaders to facilitate the creation of a youth and/or a community center.

Policy Statement: The Town shall create a parks plan for the Hotchkiss community including a trail/bike path plan and the placement of pocket parks.

Year	Responsible	Description
2016	TS/BT	1. Create a parks plan for the Hotchkiss community including a trail/bike path plan and the placement of pocket parks.
2015	PC/BT	2. Adopt new land use regulations that require new development to be designed with trail/bike paths/sidewalks.
2015	TS/BT	3. Complete the planned trail from Hotchkiss Middle School to Hotchkiss High School
2017	TS/BT	4. Construct a parking area, access trail and 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 2011 revision process surveys and meetings indicated that the citizens of the Town continue to strongly support maintaining the present small Town feeling and atmosphere.

The results from the (2003-2006) dot voting, survey and written comments stated that the majority of the citizens of the Town would like to maintain the present small Town atmosphere and feeling. Input received during the 2011-12 revision process generally reconfirmed this.

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 promotes and establishes a small Town atmosphere.

Year	Responsible	Description
Ongoing	PC/BT	1. Define and encourage art centers, festivals, carnivals, ice cream socials and other activities in areas of the Town to bring the community together; including Neighborhood Watch.
2015	BT	2. Permit the placement of banners advertising local events in all areas of the Town whenever possible.
Ongoing	PC/BT	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 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	1. Develop 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. Develop a working relationship with schools to facilitate communication and the flow of information to the public.

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

Year	Responsible	Description
2014	BT/PC	1. Require new residential subdivisions to dedicate either property or funds to facilitate the construction and implementation of the park plan.

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

The residents spoke and there is 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 planning tools such as zoning to insure compatible land uses which addresses the following citizen concerns:

- 1 Protects and maintains private property rights and values.
- 2 Allows a mixed use of residential and low impact commercial land uses anywhere in Town unless covenanted otherwise.
- 3 Directs moderate impact commercial and industrial land uses to be located within one block on either side of Bridge Street.
- 4 Directs 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) 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.Planning Commission and Board of Trustees shall periodically review and adjust the Town’s Zoning regulation as needed.
Ongoing	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.
2015	PC/BT	3. The Town shall explore the adoption of sign code regulations

Policy Statement: The Town and Delta County shall work together to periodically review and update the present intergovernmental growth management agreement (IGA).

Year	Responsible	Description
Ongoing IGA with County	PC/TS	1. Review and adjust as necessary urban services boundaries and growth tiers around the Town based on present and future availability of municipal services.
2013	PC	2. Create an annexation plan and policy
Ongoing	TS/PC/BT	3. Develop a working relationship with Delta County Board of Commissioners, Delta County Planning Commission and the Leroux Creek Area Planning Committee.
Ongoing	PC/BT	4. Work 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	1. Periodically review and update as needed the emergency response preparedness plan
Ongoing	FD/PC/TS	2. Periodically review and update as needed maps of the wild lands wildfire interface and required fire reduction mitigation measures.
Ongoing	PC/TS	3. Periodically review and update as needed maps of all hazard areas within the Town and growth management area 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 survey revealed that senior apartments, assisted living complexes and nursing homes were easily the highest rated type of housing need in the Hotchkiss community.

Policy Statement: The Town shall proactively seek the creation and promotion of senior citizen apartments, assisted living and nursing homes so that as our population ages they may remain within our community.

1. Identify senior housing areas on land use plan & 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 Senior Citizen Center.
2013	PC	2. Ensure the walking paths/trails/sidewalks plan shall be designed to be senior accessible.
Ongoing	TS/BT	3. Develop a working relationship with the North Fork Pool, Park and Recreation District to promote recreational activities, (e.g. covered pool, water aerobics, horseshoe pit, etc.) related to seniors.

I. COMMUNITY SPIRIT: Encourage a continual effort to show pride in the appearance of the Town.

Clean up the Town, take pride in Hotchkiss and make it not only the friendliest place around but a place where people would want to stop, spend money and enjoy the atmosphere were concerns expressed the process.

Policy Statement: The Town shall facilitate and show leadership and encourage a continual effort to show pride in the appearance of the Town to benefit our citizens and visitors.

Year	Responsible	Description
2012 Ongoing	BT	1. The Town shall facilitate a spring and fall clean-up day and work with Delta County to reduce the landfill fees.
Ongoing	TS/BT	2. The Town shall maintain clean streets and well maintained Town buildings.

Policy Statement: The Town shall develop a streetscape plan for the downtown commercial center, with a five year implementation schedule for sidewalk improvements, benches, trees, flower planters and decorative street lighting.

Year	Responsible	Description
2012-13	PC/BT	1. Engage in a formal planning process with the Town, Chamber of Commerce and businesses to create and facilitate 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 benefit the Town, including the attractions of the agriculture uses that surround its borders that 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 uses that contribute to this part of our economy.

Year	Responsible	Description
Ongoing	BT	1. Encourage and support agriculture related manufacturing businesses that use local produce to create value-added products to locate within the Town.
Ongoing	BT	2. Encourage and support the idea of agriculture tourism and eco-agri tourism.
Ongoing	BT	3. Be willing to act as pass through for grants to facilitate sustainable local agriculture.
Ongoing	BT	4. The Town will develop a working relationship with the Chamber of Commerce, business leaders and citizens to facilitate the slogan “The Friendliest Town Around”.
2015	BT/TS	5. The Town, and Board of County Commissioners shall work towards a formal memorandum of understanding concerning cooperation 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.

2017. 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 2017.

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 2012 the implementation process got underway and included adoption of building codes, adoption of a zoning ordinance and basic LDRs along with a growth management IGA adopted by 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 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 (*during the 2003-2006 process*), agreed they wanted some type of land use regulation. Fifty (50%) percent of all respondents of the survey felt that new mobile homes should either be located in mobile home parks or designated areas of the Town. Forty-seven percent (47%) felt that multifamily (apartments) should be located in designated areas while only 25% stated they could be located anywhere. Forty-three percent (43%) of all respondents of the survey and sixty four (64%) percent of in Town residents desire to have no building taller than two to three stories in the Town (height restrictions). Forty-six (46%) percent of in Town residents and forty-three (43%) percent of all respondents felt high impact businesses should not be allowed inside the Town limits. While thirty three (33%)

percent of all respondents (and specific in Town residents) felt high impact uses should be located in designated areas with other similar uses.

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. Public informational meetings [were](#) held and, since zoning is a regulation, public hearings [were](#) held before the Planning Commission and Board of Trustees to receive public comments.

The end product of this process will be a Town of Hotchkiss Land Development Code (LDR) which would contain the subdivision regulations, zoning 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.](#)

A majority of the citizens of Hotchkiss had stated in the survey, and through the comments received, that they were in favor of the adoption of the International Residential and Building Codes for new construction and significant remodeling of existing structures. [The regulations were adopted in 2008.](#) These regulations are not considered land use tools to implement the community master plan, but are regulations concerned with safety of buildings and structures constructed. Adoption of the related permitting process was also necessary to provide practical enforcement of many of the implementation goals of the Master Plan.

B. THINGS WE DO NOT WANT TO SEE CHANGED

It was the goal of the Planning Commission, [both in 2003-06 and in 2011-12](#), to identify issues and things that need to be changed based on what they heard. The Commission and citizens also identified things that they do not want to see changed. These include things that are many of the important reasons why we live in this community. The goal of the Planning Commission is to ensure the public that these themes will be preserved in the future

“Friendly Small Town Atmosphere” should be preserved, even though we are growing and will continue to grow and change. That theme received the most votes and 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 while creating the land use tools necessary to implement the Hotchkiss Community Master Plan.

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. 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 already is 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 Town's 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.

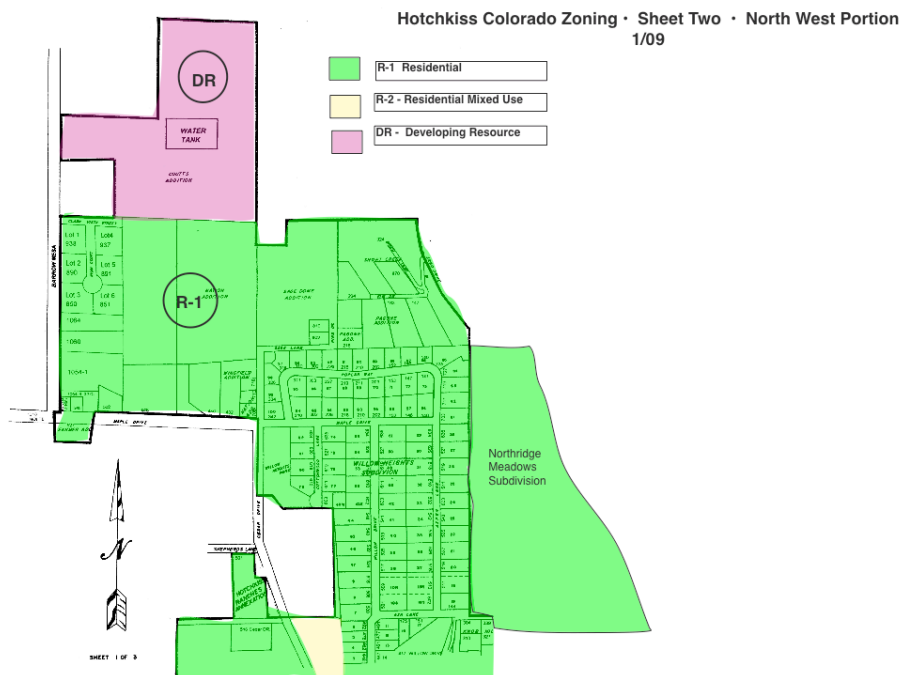
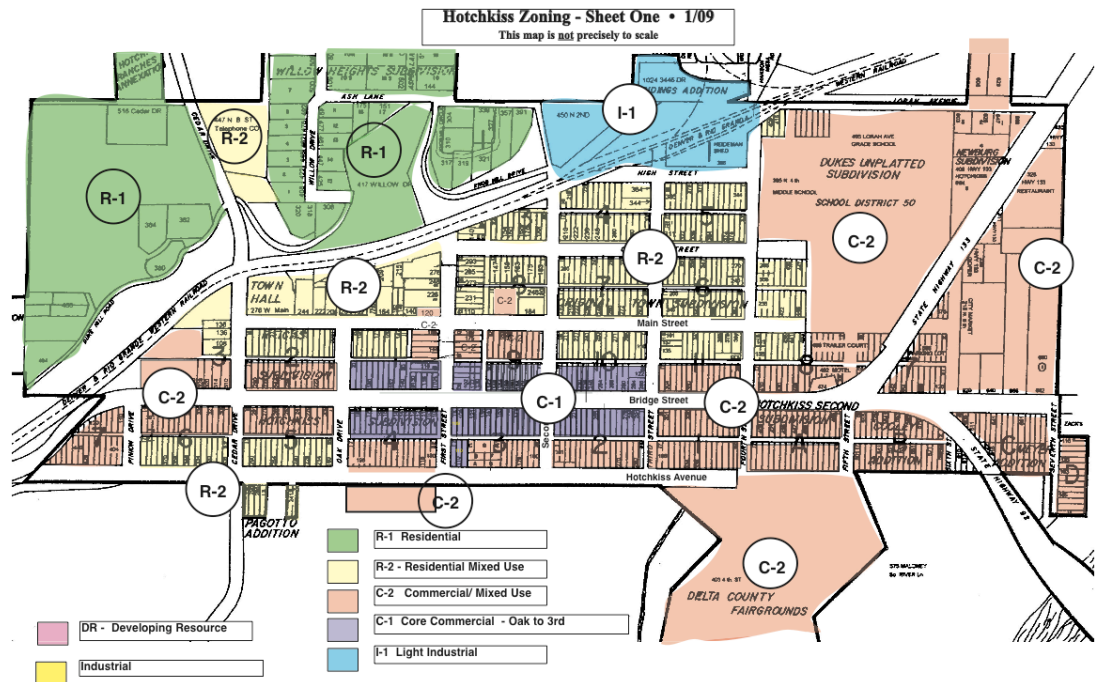
D. ANNEXATION

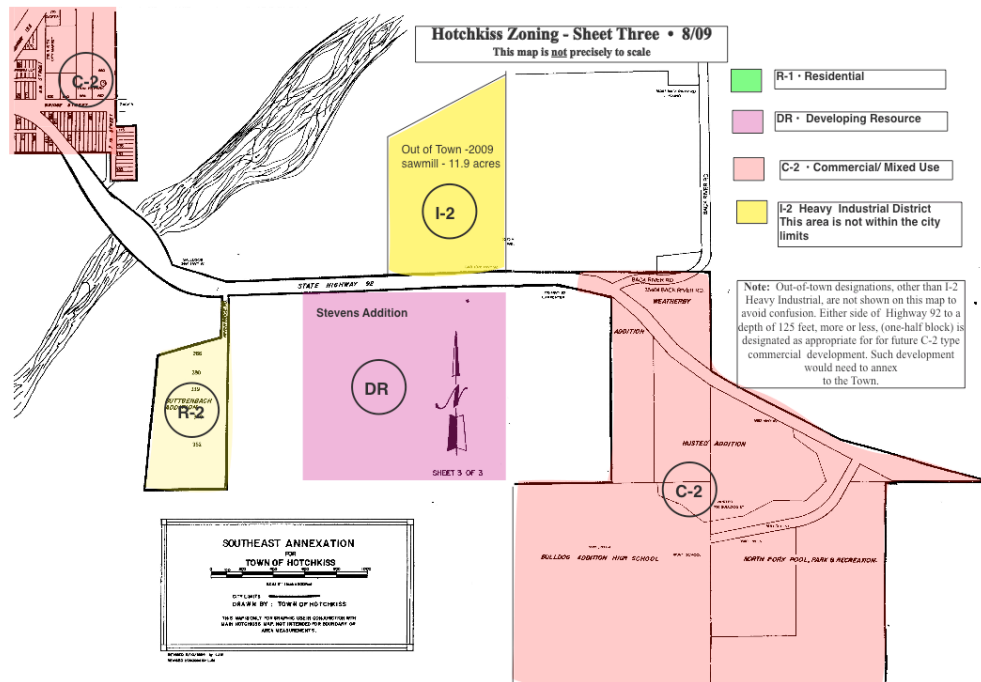
The Town of Hotchkiss has had relatively few annexations in the past, but this appears to be changing (2003-2006). The Community Master Plan has identified the preferred locations for future residential development to occur outside of the current Town limits. The locations identified in the 2004 survey 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.





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/GENERATION	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%
Vietnamese	0	0	Owner occupied units	281	284
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)	24,437,160
*Leroux Creek Water Assn	B1 - 170 (stored water)	55,391,000
*Leroux Creek Water Assn	B2 - 100 (stored water)	Spring run-off
Overland Water Company	300 (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	
Fire Mountain Ditch Co.	848 - .58 cfs	
*Highline Ditch Co. 1907 decree	63 shares	
North Fork /Gunnison	1 cfs raw (.5 cfs converted)	.5 cfs

*** = 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

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)

Appendix III continued - Additional Domestic Water Data

Hanson Mesa usage for 2011	4,326,400
Rogers Mesa usage for 2011	33,207,000
Town usage in Town and out for 2011	53,405,600

Month by Month total Usage 2003/2011 (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
February 2003	5,752,114	2,582,200	
February 2011	6,199,000	1,830,000	295,800
March 2003	5,957,616		

March 2011	5,693,000	2,171,000	298,000
April 2003	8,470,460		
April 2011	6,340,000	2,647,000	290,400
May 2003	9,053,025		
May 2011	7,392,000	3,131,000	276,700
June 2003	9,951,100		
*June 2011	*10,773,000	*4,020,000	430,000
*July 2003	*14,055,880		*705,000
July 2011	10,265,000	3,547,000	366,700
August 2003	10,581,245		
August 2011	10,574,000	3,747,000	*565,900
September 2003	10,464,510		714,300
September 2011	7,719,000	2,954,000	296,100
October 2003	7,302,650		
October 2011	6,380,000	2,487,000	318,700
November 2003	6,580,590		339,600
November 2011	6,093,000	2,298,000	356,600
December 2003	7,046,170		
December 2011	5,966,000	2,225,000	270,900

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 (90taps) 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

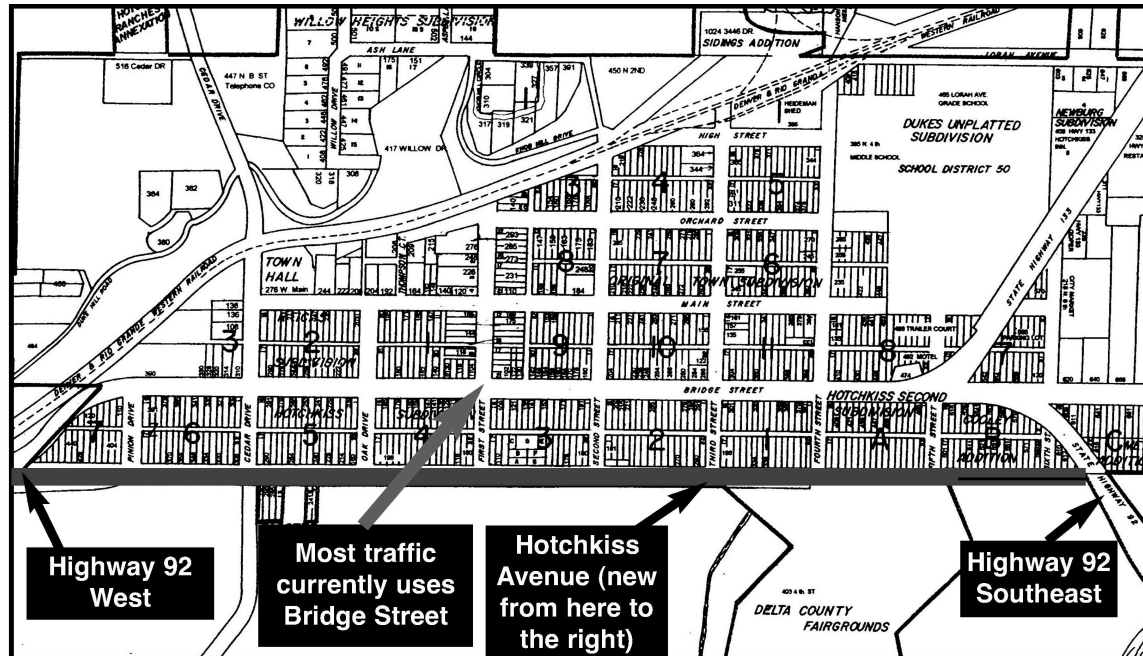
Date _____

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.