



Cedaredge Master Plan 2017 Amended

1999

**Planning Commission Adopted April 26, 1999
Board of Trustees Resolution 9-1999 May 20, 1999**

2011

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Board of Trustees Resolution 29-2011 October 20, 2011**

2014

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Board of Trustees Resolution 4-2014 April 17, 2014**

TOWN OF CEDAREdge MASTER PLAN
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TOWN OF CEDAREEDGE MASTER PLAN

TOWN OF CEDAREEDGE PLANNING VISION AND MISSION

The image theme for Cedaredge requires that citizens weigh carefully the options for change so as not to lose those qualities that make this a special place. With its near perfect weather, forever views and famous trees, Cedaredge welcomes visitors to share in our **distinct uniqueness**. Our vision is to retain the special, small town character with its natural mesa openness and create positive economic and living opportunities for current and future residents.

I. INTRODUCTION – MASTER PLAN BACKGROUND

The Town of Cedaredge Master Plan, **here after referred to as “The Plan”**, was originally adopted in 1999 and is comprised of both text and maps and continues to be the policy statement about the community goals and desires. The Study Area for the plan includes the areas within the Town of Cedaredge and lands within the town’s statutory, three (3) mile Cedaredge Municipal Influence Area. The Plan is a “living document”, a result of strong community participation and involvement. It is intended to be used regularly as a guide to making decisions and is a statement of continuing community values.

The Plan continues to provide policy direction in matters relating to the many aspects of government including development review, budgeting priorities and community desires.

The practical purpose of the Plan is to provide a vision of a path to the future as well as support policy and practices that fulfill the goals of the Plan. Since the first Plan traversed the public review process and was adopted as revised, a number of objectives have been accomplished by policy, project, election, practice or regulation. Significant waterline projects include: the transmission line from the treatment plant to water storage tanks, Phase I and Phase II of the water distribution line replacement project that replaced waterline infrastructure dating back 50 years or more and a radio read meter replacement plan for outdated manual read meters. An impact fee on new residential and commercial development was established to provide funding for increased circulation needs, while exempting the downtown area where pedestrian dominant circulation reduces overall circulation costs. The electors approved a one half percent sales tax designated for Major Street Improvement and authorized bonding for streets. As a result of the sales tax and bonding two major street projects were completed, the streets within the Westador subdivision and West Main Street from the west city limits to Highway 65. In addition, zoning, annexation, site development and land use ordinances have been codified in Title 16 to standardize land use applications and purpose. Annexation water acquisition policy and zoning water restricted overlays regulate water acquisition based on proposed density.

Authorization

Colorado Revised Statutes authorize municipalities (or towns) to plan their communities as provided by the following statutes:

C.R.S. 31-12-105	Three-mile plans
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. 31-23-213	Scope of control



I. Introduction – Master Plan Background

The Board of Trustees shall adopt a Master Plan for the Town and update it from time to time, as the Board of Trustees deems appropriate. The Town of Cedaredge Master Plan as revised, as well as any legally adopted amendments shall be considered a Master Plan for the purposes of Section 1-15 of the Home Rule Charter.

The following paragraphs provide a brief description of the purpose and laws governing Master Plans, three (3) mile plans, annexation, and land use codes:

Master Plans

Master Plans are the foundation to the land use regulatory system. They serve as the policy “guide” to land use regulation. CRS 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 governing body having jurisdiction thereof, which bears relation to the planning of such municipality. Such plan, with the accompanying maps, plats, charts, and descriptive matter, shall show the commission’s recommendations for the development of said territory.”

Three (3) mile plans

Towns are required by state law [CRS 31-12-105(1)(e)] to plan for expansion – the law recognizes that some growth is inevitable for most towns, that coordination of growth is of general public benefit, and the law establishes a 3-mile planning area around each municipality. According to the author of the statute, such plans “are intended to cover the entire three (3) mile area. The plan should make reasonable provision for the extension of streets, bridges, parks, public utilities, and etc., to be provided by the municipality.”¹

“Reasonable provision” for a large metropolitan municipality obviously means the entire three (3) mile area should be planned in detail. “Reasonable provision” for a small town can mean that such facilities should be planned to accommodate reasonably expected future growth, which may well be limited to a much smaller area. In either case, the plan should identify proposed land uses, with emphasis on areas that are believed to be eligible for annexation. The Town has developed a circulation plan and done a 201 study that includes areas in the three (3) mile area. The study area for the Cedaredge Master Plan is illustrated on page 6 – the Cedaredge Municipal Influence Area.

Annexation

All annexations are governed by and subject to the specific requirements of Colorado state law. An annexation most commonly occurs when the owner of land eligible for annexation (i.e., the parcel has at least 1/6 perimeter contiguity with town boundaries) requests that their land become part of a town. In other cases, a town may annex property when more than 50% of the landowners in an eligible area request annexation, and the town agrees to add the land to the town, or landowners have agreed to delegate annexation responsibility to the town by a utility annexation agreement.²

The Town Home Rule Charter **Section 13-8. Land Use Administration**. The Board may adopt land use and development ordinances and approve or disapprove of any related land use decisions concerning these ordinances. The Town has adopted Ordinances inserting Title 16 Chapter 2 regarding annexations.

¹ *Three Mile Plan Requirements: Municipal Annexation*, Gerald E. Dahl, Gorsuch Kirgis, L.L.C., Denver Colorado

² *Summary of Municipal Annexation in Colorado*, October 20, 1998, prepared by Tim Sarmo & Andy Hill, Colorado Department of Local Affairs.



I. Introduction – Master Plan Background

Land use codes

A land use code is an implementation tool. It is a legal document that changes Master Planning policies into law. A land use code applies solely to lands that are inside town boundaries; and, it should contain all town regulations that might apply to land use and development. By consolidating subdivision, zoning, annexation, site development, and other regulations relating to land use and development into a single document, public review processes can best be coordinated, expedited and simplified.

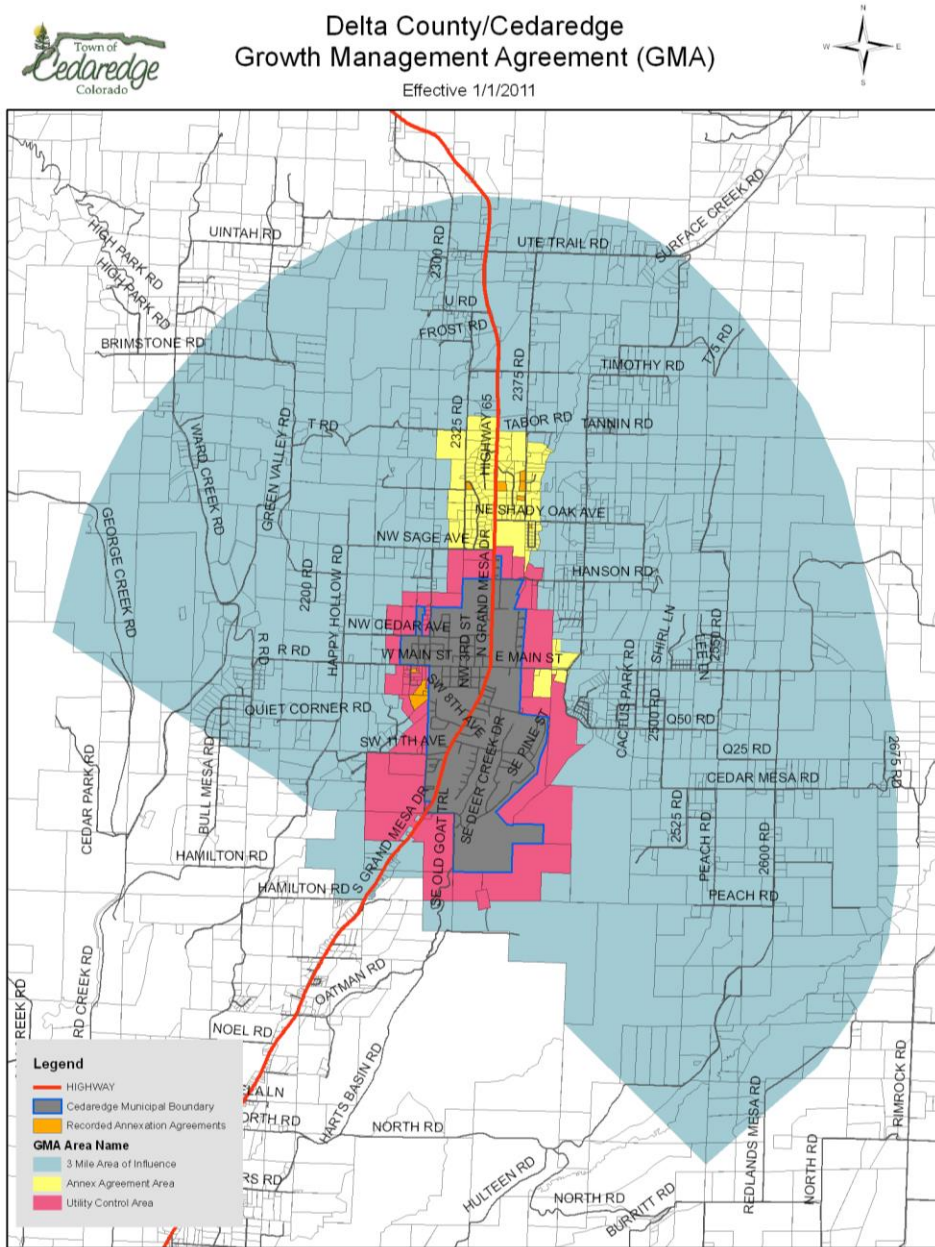
“Subdivision”, in its simplest terms, is the division of land into more than one (1) parcel. The primary purpose for subdivision regulations is to protect the consumer. As part of subdivision review, a “subdivider” demonstrates the public facilities (i.e., water, sewer, access, utilities, etc.) necessary to serve the development are available.

“Zoning”, in its simplest terms, is the regulation of land use. The primary goal of zoning is to separate any incompatible uses, and to protect quality of life and property value from degradation as a result of the intrusion of incompatible uses. Typically, zoning specifies “allowable uses” and the specific standards; such as, the number of units per acre, setbacks, height limits, and other development standards.

I. Introduction – Master Plan Background

Applicability

The Cedaredge Master Plan is designed to provide guidance for growth in the town of Cedaredge, and growth management areas including the 3-mile Area of Influence. However, the primary focus and most recommendations of the Plan apply to Cedaredge. These are areas in which municipal services are available or can reasonably be expected to be available in the near future. All development on the mesa around Cedaredge may affect the municipality, its ability to provide economical services to its citizens, and raise compatibility issues with other land uses. Therefore, it is the area of primary municipal concern.



I. Introduction – Master Plan Background

Why Plan?

Land use planning is a means of achieving community goals through citizen participation and rational decision-making, consistent with a desired community image. It is fiscally responsible to base major infrastructure finance decisions on land use planning. Planning is a responsibility of all towns, because Colorado law recognizes that both public and private investment can yield greater benefits where there is an orderly, reliable program for development. The Cedaredge Master Plan is intended to provide guidance for investment decisions that must be made by the Town of Cedaredge, other area service providers, and individual landowners.

Planning occurs with or without a coordinated, community planning effort. All land use decision-making, whether accomplished by individuals or as a community, is “planning” and it affects everyone in the community. Planning affects people’s homes and investments, their peace and enjoyment, the cost of living, and overall quality of life. With effective, coordinated planning, a community can achieve its preferred future. Without effective, coordinated planning, the future of a community is determined solely through individual decision-making that seeks to achieve personal goals, and without necessarily considering the good of adjacent property owners and others in the community.

A myth regarding the “rugged individual” that settled the west is prevalent in our western slope culture today. The myth would have us believe that complete independence, self-reliance, and private property rights have always been the paramount principals of the west. In reality, cooperation with other pioneers and recognition of the need for community were the more common characteristics of our western forefathers. The people who settled the west and the Upper Surface Creek area, traveled together for security, and settled together in community, where they could build their lives together, help each other in tough times, celebrate the good times, and work together to achieve a successful future for their families and for their neighbors. The rugged individuals who settled the Cedaredge area believed quite strongly in community. Working together, they built the town of Cedaredge, its schools, its water and sewer systems, the Cedaredge Park, the public buildings, irrigation systems, and planted orchards.

If Cedaredge is to preserve its local culture and character as it moves into the future and absorbs new residents with new ideas, Cedaredge citizens must continue to recognize the importance of community and work together, with due respect for individual property rights, to achieve a common vision. The adoption of a common vision in the form of a Master Plan may be the town’s best chance for preserving the characteristics of Cedaredge that everyone loves.

Brief History

In the late 1880's, the present site of Cedaredge was headquarters for the Bar-I Cattle Ranch. Sophie Kohler, wife of the ranch foreman, observed that their location was at “The edge of the cedars”. The name Cedar Edge was shortened to one word when the post office became official in 1894.

The Town of Cedaredge was incorporated on March 25, 1907. The Town was initially planned by the Cedaredge Town, Land and Development Company to be a traditional small town, defined by a grid of small town lots defined by streets and alleys. According to a local newspaper report on August 19, 1904, the Company provided a town park and built a hotel, and intended to make Cedaredge, “one of the prettiest little towns in this part of Colorado”.



I. Introduction – Master Plan Background

The Original Planning Process (1998-1999)

The Cedaredge Master Plan was shaped according to the documented preferences of local residents. Citizen input, ideas and participation were documented throughout the process and used to determine the planning project's direction.

The planning process, which began with the initial Vision/Scoping Workshop on September 27, 1998 and continued over the next several months, started with a sharing of ideas about what Cedaredge is and what it can become. Over 80 citizens attended and participated in the Vision/Scoping Workshop. First, participating citizens agreed on an overall vision for the community. From that shared view of what the place should be like, goals statements were solicited from participating citizens and recorded as a means to achieve the Cedaredge Planning Vision and Mission Statement. Goal statements were subsequently organized and edited into the Plan's goals, objectives, and policies. Existing conditions were evaluated to determine where the town is today, and what it will take to get the community where it wants to be.

46 citizens attended the Alternatives Workshop, which followed on November 10, 1998. Three (3) alternative scenarios designed to represent the principal citizen viewpoints offered in the Vision/Scoping Workshop were presented: (a) Infill, (b) Moderate Expansion, (c) Area Service Provider. These alternate scenarios and their respective attributes were presented to citizens for evaluation. Participating citizens provided written responses in the form of survey response sheets. Citizen responses to the three (3) alternative scenarios determined the direction of the process and were utilized to develop the Preferred Alternative.

The Preferred Alternative was presented to the public in the Preferred Alternative Workshop on December 9, 1998. Over 90 citizens attended the Preferred Alternative Workshop and expressed their opinions. All participants in the Preferred Alternative Workshop were asked to record their comments on the plan – 46 citizen survey responses and preferences were collected and documented. Only the citizens preferred features of the Plan are incorporated into the Cedaredge Master Plan.

The Revision Planning Process (2004-2005)

The Planning Commission, in 2004-2005, under the direction of the Board of Trustees, revised and amended the Master Plan. This included revision of the Goals and Objectives, updating tables, and other minor modifications. The revised plan was adopted by the Planning Commission on April 13, 2005 after a brief public hearing. Citizens were invited to make suggestions. Written comments from a Grand Junction planner were discussed.

Subsequent revisions included a thorough page by page review with modifications in 2011 and in 2013 it was clear that many of the projects planned would be completed resulting in necessary updates considered in 2014.



II. Existing Conditions

II. EXISTING CONDITIONS

In order to plan for the future, it is first necessary to understand the community's history, to assess the community's present situation, and the demographic, economic trends. This part of the Cedaredge Master Plan summarizes information obtained from a variety of sources to provide a realistic assessment of existing conditions.

The Setting

Cedaredge is located in the Upper Surface Creek Area in a prominent location on the south slope of the Grand Mesa. Cedaredge, which has long been known as the gateway to Grand Mesa, enjoys direct access to the Mesa via the National Scenic Byway Colorado Highway 65. At over 10,000 feet high and more than thirty-five miles long, Grand Mesa is a distinctive landmark, an important natural resource, and the world's largest flat top mountain. Nestled at the sunny, southern foot of this grand mountain, the Town of Cedaredge is ideally situated at a comfortable elevation above 6,000 feet. The valleys on the south side of Grand Mesa are blessed with some of the mildest weather in Colorado. For nearly a century, fruit growers have found this climate, along with abundant irrigation water from Grand Mesa, ideal for apples, peaches, apricots, cherries and pears. More recently, innovative growers in the Surface Creek Area have discovered the mild seasons perfect for wine grapes; it's now possible to buy a fine wine with a Cedaredge label. Apples, though, remain the fruit Cedaredge celebrates annually. Each October, an Applefest brings an influx of weekend visitors to this usually quiet, mountain-valley town of over twenty-two hundred residents.

Cedaredge and the Surface Creek Area enjoy four (4) moderate, sunny seasons. The annual rainfall is usually five to fourteen (14) inches; winters may bring fifteen to thirty inches of snow. Although some long-time residents tell of snowstorms of over a foot, individual snows seldom exceed four to six inches in Cedaredge. As you go north from town, the snow becomes noticeably deeper with each mile. The top of Grand Mesa, only twenty minutes from Cedaredge, is a winter sportsman's paradise.

The Surface Creek Area's population of 8,000 people supports many good art galleries, gift shops and antique stores. Pioneer Town, a museum monument to early Surface Creek settlers, comprises restored original buildings, new structures and an impressive collection of interesting artifacts. The unique and original Bar-I wooden grain silos are themselves well worth seeing.

The Cedaredge area has a large number of painters, sculptors, writers and artisans. Stop for breakfast at any of several popular eateries and you will likely rub elbows with farmers and doctors, lawyers and town employees, shopkeepers and senior citizens. The Cedaredge area is home to a genuinely interesting cross-section of people from everywhere.

Cedaredge is affordable, too. Although some expensive houses are built on choice country lots and around the Cedaredge Golf Club, other fine homes sell for well below the national average. The Golf Course, owned and operated by the Town, is a primary recreational asset and major tourist attraction for Cedaredge and Delta County. Players are drawn from Montrose and Mesa Counties, other parts of the western slope, the Denver Area, and from many states across the country.



II. Existing Conditions

Sales Tax Growth

Table 1 illustrates the trend in sales tax revenues collected by the Town.

Table 1 -- SALES TAX REVENUES

	1998	1999	2000	2001	2002	2003	2004	2005
Revenues	432K	478K	380K	362K	376K	378K	392K	420K
	2006	2007	*2008	2009	2010	2011	**2012	**2013
Revenues	440K	444K	528K	499K	494K	473K	514K	503K

*2008 Major Street Improvement beginning 1/2% added to 1 1/2 % for total of 2% Sales Tax collected
**2012 & 2013 Sales Tax paid by a vendor in error in 2012 was refunded in 2013.

The sales tax trends point to the need for Cedaredge to manage and direct growth.



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Public Facilities and Services

The following section contains information on Cedaredge's parks, streets, water system, wastewater disposal, and other aspects of the local infrastructure.

Parks and recreation

The Town of Cedaredge provides several in-town recreational facilities, which are available for use by town and county residents alike, as well as visitors. These facilities include Cedaredge Town Park, Cedaredge Golf Club, Surface Creek Trail, Grand Mesa Gateway Trail, High Country Park and several pocket parks.

Streets

The historic grid pattern of streets and alleys plays a role in the residential community's living environment. In addition to serving as transportation routes and as linkages between neighborhoods (for residents, trash trucks, school buses, etc.), Cedaredge streets provide residents with a means of identity and orientation to their surroundings. Some neighborhoods benefit from the presence of alleys, which help to create more attractive streetscapes by making it possible to place cars, garages and trash in the rear of lots and thus to avoid garage or parking area dominance of the streetscape. As the town grows, it would be desirable to continue the street and alley grid, or a modified grid where dictated by topography.

Cedaredge's existing street system is generally in fair condition with the exception of normal maintenance problems. Several streets remain unpaved. None-the-less the street system is adequate to accommodate the *existing* platted development. Cedaredge streets currently provide a service level "A" -- there is never a waiting period. There are some dust and other air quality problems despite the low traffic volume. There are some circulation problems that affect the town of Cedaredge. A significant deficiency in the town's road system is the fact that many residential streets terminate in cul-de-sacs and no provision was planned for the continuation of the streets. A related problem is that a limited number of alternatives are available for north-south and east-west travel. Traffic tends to be channeled to a few streets, including Main Street, rather than being dispersed across a network of streets. As future development occurs in and outside of town, this situation should be corrected with the addition of new streets and thoroughfares.

The Town of Cedaredge enjoys a compact, human scale, meaning that it is possible to be a pedestrian in Cedaredge and to travel over most of the town in a relatively short period. However, many areas do not have sidewalks, thus pedestrianization is made more difficult. Sidewalks or trails are particularly needed; as an example, along E Main ST, NW Cedar Avenue, SW 11th AVE, SE Independence AVE with extensions to the Surface Creek Trail and the Grand Mesa Gateway Trail. Lack of pedestrian planning in existing subdivisions has complicated access through adjacent subdivisions. Future planning for pedestrian access would enhance the usability of all trails for both transportation and recreational purposes.

Water System

The Cedaredge water supply is comprised of a combination of reservoirs, reservoir storage rights, and ditch flow decrees. Depending on the time of year and availability, the town's source water can be collected at creek intakes and spring boxes located within the Grand Mesa National Forest at elevations from 9,500' to 10,200'. A network of piping carries the water to the water treatment plant that is situated at an elevation under 8,000'. Treated water is delivered to the two 1,000,000 gallon water tanks just north of town at 6,500' in elevation through 5¼ miles of pipe and six pressure reducing stations, serving over 150 out-of-town taps along the way. In town, there are over 1,000 residential and over 150 commercial taps served.

The Town holds Agricultural (Ag) in addition to Municipal and Industrial (M&I) water rights. On the average, about 625 acre-feet of water is decreed *Ag*, and 1625 acre-feet is decreed *M&I*. Most years are not "average," however, and will present challenges ranging from extended periods of abnormally low snow or



II. Existing Conditions

rain accumulation (drought), to controlling the release of water from reservoir impoundments to keep the snowmelt within authorized waterways.

In dryer-than-average years, water is released from some reservoirs to make room for more snowmelt. For some, this lack of storage is evidence enough that more reservoirs are required to provide maximum benefit to the valley. Until such a time that the economic, administrative, environmental, legal and political challenges to reservoirs are overcome, it remains helpful that all the reservoir water in the Town's basin is pooled together and managed by the Grand Mesa Water Users Association. In this way, spillway water from one reservoir can be stored in a lower reservoir that may have received less snow or rain. Then, as the irrigation season progresses in the valley, the lower reservoirs may be emptied first in an attempt to keep the colder water cool at higher elevations to reduce algae growth and decrease evaporation.

Because the physical location of the water is managed to preserve water quality and quantity for all of its rightful users, the determination of who has what rights to the collective water "bank" requires separate tracking and accounting by the Grand Mesa Water Users, and the administration of Colorado Water Law by the **Colorado Division of Water Resources**, also known as the *Office of the State Engineer*. Local Water Commissioners can appropriate the waters of the state, in order of their priority right (the oldest water right has the highest priority, thus the saying "first in time – first in right"), according to estimates of existing water availability, near-term weather forecasts (typically one irrigation season) and historical experience. The periodic setting of "appropriations" is done to help ensure that those with oldest water rights have at least some portion of their "average year" yield for the duration of the growing season or as long as it will last.

The Town of Cedaredge has a mix of water rights, most of which are relatively "senior." None the less, when the two most recent droughts cycles reached their worst in 2002 and 2012, the town had about 60% of its average yield. Once that percentage begins to decline, it will generally decline sharply for as long as the drought continues. Though no two climate cycles will be the same, the general nature of a local drought is early summer-like conditions that turn into ongoing "hot and dry" conditions. The warm spring will evaporate more snow than usual, instead of melting it into the reservoirs. The water that does make it to the reservoirs is diminished in place by evaporation and in transport by evaporation and the wetting of the ditch, as fewer people will be ordering water. More efficient means of applying the water has been shown to reduce evaporation loss during watering, but the efficiency does not recharge the groundwater like flood irrigation and results in compounding problems for water rights and late season stream flows that historically provided for riparian habitat. One can see how water availability can confound planners as a limited resource is required for domestic and agricultural purposes, and one is dependent on the other.

There has been a concentrated effort on determining and guiding proper infill development within the town limits, and therefore annexation or expansion of the Town service area has not been explored beyond recognizing the inefficiencies of a more dispersed service area. Those desiring to annex should be aware of the water acquisition policy that requires that one half (½) acre-foot (or equivalent flow) of suitable water per residential unit be transferred to the Town. The intention is to ensure water rights adequate to serve the population's residential and commercial needs both now and in the future.

The Town of Cedaredge has adopted a **Drought Response Plan** that acknowledges it's interrelatedness with agriculture, the socio-economic impacts of a drought, and its own vulnerabilities. Implementation should reflect the sentiment that struggling food crops and grains are of more significance during a water shortage than a plush yard, and that non-essential uses should be discouraged proportionately with the severity of the drought, as conservation measures will leave more water in the reservoirs to be distributed the following year.



II. Existing Conditions

With new development designing for water use appropriate for a high-desert climate in conjunction with implementing a variety of measures to reduce the per capita water usage throughout the service area, the town's water rights can conceivably serve a population that is twice the current population. This generalization of available water is not meant to imply that all of the infrastructure is in place to serve twice the current population. Growth that is causing the need for expansion should pay for the associated costs.

There is not enough water in Colorado at the right place at the right time to provide all of the water rights to everybody that has them. Water has been **over appropriated** within the state and with interstate compact agreements made in the early 20th century. A significant finding in efforts to find solutions is that Surface Creek Valley water will be counted upon to help make up shortages in the State's Colorado River compact commitments. These agreements and commitments will necessitate that all water users be able to defend the quantitative value of the rights held and the current consumptive use. To begin this process, in 2003 the Colorado General Assembly authorized the Colorado Water Conservation Board (CWCB) to implement the Statewide Water Supply Initiative (SWSI), an 18 month basin-by-basin investigation of the state's existing and future water needs. As part of that effort, the CWCB assembled water users (farmers, ranchers, municipalities, industrial users, recreationalists, and environmentalists) to plan for the future. That effort resulted in the completion of the Statewide Water Supply Initiative (SWSI) Phase I Report in November 2004. Cedaredge water consumption statistics were over 270 gallons per capita per day (gpcd). Cedaredge is included in the Gunnison Basin, which averaged 226 gpcd while the overall Colorado population weighted average was 210 gpcd. Several miles of water distribution lines were replaced in 2006 and 2007, contributing significantly to the drop in consumption statistics to an average of 210 gpcd. Calculating the three year average, from 2011 through 2013, indicates the Cedaredge usage has dropped below 180 gpcd. In addition the Town's assessment of water use the State of Colorado continues to study, forecast and has shifted to developing Colorado's Water Plan. The effort briefly described below could have a broad effect on Colorado and direct effect regarding the Town's provision of water.

"Colorado's Water Plan" Governor Hickenlooper issued an Executive order in May 2013 directing the CWCB to develop Colorado's Water Plan. Creation of this plan is a grassroots effort drawing upon eight years of unprecedented work, dialogue, and consensus-building that water leaders from across the state have engaged in through the Interbasin Compact Committee (IBCC) and Basin Roundtable process. Colorado's Water Plan will be aligned with the state's water value: vibrant and sustainable cities, viable and productive agriculture, a robust skiing, recreation and tourism industry, and a thriving environment that includes health water-shed, rivers, streams and wildlife. The timeline includes the finalization of Basin Implementation Plan July of 2014, presentation draft to the Governor December 2014 and a final Colorado Water Plan Presented to Colorado December 2015.

Wastewater Collection and Treatment System

The Town of Cedaredge owned and operated wastewater system consists of wastewater collection and a wastewater treatment facility that services approximately 1300 service tap connections, within and adjacent to town limits. In May of 2016 a new mechanical sequencing batch reactor plant was finished to treat the Town's wastewater. The new plant was designed and constructed to treat twice the amount of current taps. The capacity is sufficient to meet the needs of the Town over an estimated twenty (20) year implementation period.

Permitted discharge limits will be more difficult to meet, within the next twenty (20) years, as clean water regulations continue to be modified. Although capacity may not be an issue, updating to industry standards and implementing new technology expenditures are anticipated to remain compliant with effluent discharge limits. The wastewater treatment effluent is pumped uphill northwest from the wastewater treatment facility to a discharge point in Surface Creek just south of the Jay Ave Bridge. Effluent discharge limits are permitted May 2016 to May 2021.

The cost of transitioning from sewer lagoons to mechanical wastewater treatment was subsidized in large part by federal and state funds. Operation of mechanical plant costs will exceed the sewer lagoon costs



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considerably. Sludge removal will be a large annual cost to wastewater treatment. The market area may not have enough need to create a quality added market for sludge, which would require large capital investments. Lab testing requires almost daily trips to Grand Junction. Electric costs to pump effluent uphill and renewal energy capital investment are costly.



Wastewater treatment is provided by a Sequencing Batch Reactor system just North (to the left) of the three basins. The two smaller basin are used to store and further treat the biosolids with the larger basin for additional storage as necessary.

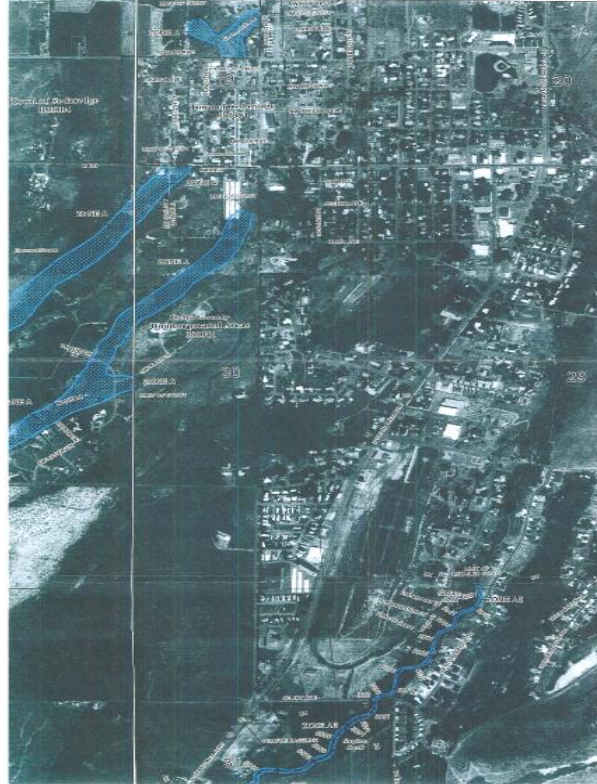
II. Existing Conditions

Hazard and Resource Areas

Physical hazards that affect the suitability of land for development include both wildfire and floodplain hazards. Floodplain hazards areas are found along Surface Creek and several other intermittent streams and irrigation ditches that traverse the area. Wildfire hazards are present on the steep side slopes of Cedar Mesa and in other similar parts of the community. This information is included in the Master Plan so that land owners and town officials will: (1) be informed, regarding the physical characteristics, magnitude, severity, frequency, and extent of hazard areas affecting the Cedaredge community, and (2) can take steps to protect the public and prevent property loss.

Floodplain hazard areas

The Federal Emergency Management Agency ("F.E.M.A.") completed 100-year floodplain mapping through town in May 27, 1993. Subsequently, the Town decided to "option out" of the Federal Flood Insurance Program and rescinded its adoption of the floodplain map. On June 20, 2013 the town ordained a new Flood Damage Prevention Ordinance as an update from the 2010 Ordinance that had established the foundation of the 1993 FEMA study and new "2010" digitized maps of the "1993" study. The FEMA maps depict only areas of Cedaredge that at the time (1991-1993) were not incorporated into the Town boundary. See Map →



Surface Creek is the major drainage channel through Cedaredge. In addition, there are a number of intermittent stream channels that contribute to Surface Creek. Flooding along Surface Creek may occur primarily in mid-June with the principal cause being frontal type rainstorms, convection type cloudbursts, and snowmelt. Spring runoff usually begins in the first week in April, increasing to a peak in mid-June and returning to normal flow in early August. Flooding is generally caused by rapid snowmelt coupled with a high intensity thunderstorm. This results in such high discharge that both natural and fabricated drainage-ways reach capacity within a short period; the drainage-ways cannot contain the total discharge and flooding occurs.

The 100-year floodplains through the planning area are generally confined to well defined channels. This is particularly true for Surface Creek. A new floodplain study and map should be done and until it can be completed, the town may wish to simply establish a minimum stream setback from Surface Creek and the intermittent streams. After the floodplain study is completed, existing bridges and culverts should be evaluated to be sure they are properly sized to handle the flows of a 100-year flood.

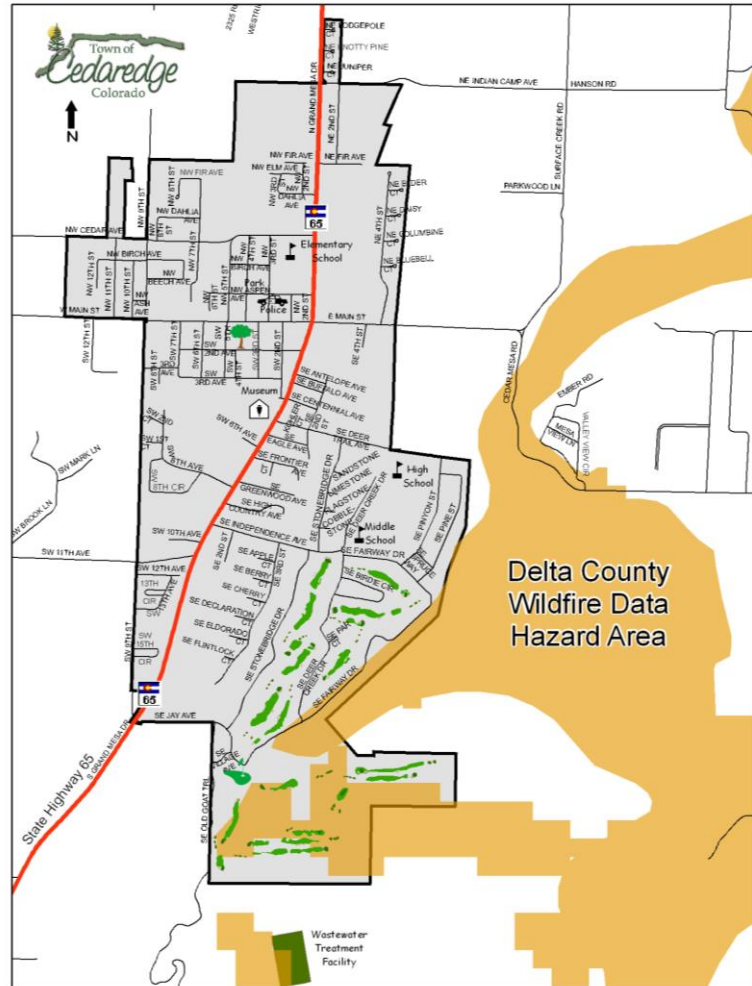
II. Existing Conditions

Wildfire hazard areas

The Colorado State Forest Service has identified several wildfire hazard areas in the Cedaredge area. These hazard areas are generally confined to steep slopes areas, which are located below the Cedar Mesa and in similar areas. Wildfire hazards may exist around home sites in forested areas and in areas with heavy brush. Hazards become more severe with increased hillside gradient. Effective mitigation techniques for wildfire hazards include establishing and maintaining a “zone system” of defensible space, landscape maintenance, and avoidance of certain construction style and materials. Wildfire hazards mapped by the Colorado State Forest Service are illustrated on the Hazards Area Map, provided on this page.

Wildlife habitat resource area

The riparian area along the Surface Creek corridor through Cedaredge is an important wildlife habitat. Riparian zones are areas immediately adjacent to rivers, streams, and wetlands. Riparian zones frequently parallel or coincide with floodplain areas. Such areas are valuable habitats in that they provide a diverse environment of flora and fauna. Wildlife depends on these areas for providing food and cover as well as a means for protective travel. Stream setbacks can be an effective tool for preserving the riparian vegetation and habitat area. Up to 70% of the vertebrate species of the area will use a riparian corridor in some significant way. Maintaining the riparian community will be a key to maintaining the aesthetic qualities of Surface Creek and the area's wildlife diversity. The numerous wildlife species that are present in the Cedaredge area are too numerous to describe and beyond the scope of this Master Plan.³



³ *Research and Management Techniques for Wildlife and Habitats*. 5th ed. Bookout, T.A., Editor. 1994. The Wildlife Society, Bethesda, MD. 740pp.

II. Existing Conditions

Economic and Demographic Growth Potential

Cedaredge is commonly associated with Colorado's Grand Mesa. However, Cedaredge is actually part of and influenced by a much larger area known as The Colorado Plateau. Cedaredge has shared many of the same profound social, economic, and demographic changes with that larger area. In a report entitled "Charting the Colorado Plateau", some of these changes are paraphrased below:

Farming and ranching, whether measured by employment or by income, has been a declining proportion of economic activity, while service-based employment has increased.

Population growth was occurring at a rate of more than double the national population growth rate.

People are coming because of vast open space, high quality of life, premier scenery, pristine air and water, recreational opportunities, and small-town lifestyles.

These same amenities are fueling much of the new economic activity; serviced based employment related to these new activities has been the primary contributor of new jobs and new wealth.

The area's sustainability requires an understanding of the changes that are already underway as well as an understanding of a need for a complementary relationship between human development and natural landscapes.

It is vital that policies and practices provide for economic development, but not at the expense of the area's economic base, the area's environmental amenities.

The area's most important attraction and amenity appear to be the availability of vast, high quality, public open space.

"Charting the Colorado Plateau" continues by explaining that the key to economic sustainability is economic diversity. In other words, a strong economic base should have multiple segments. Conversely, excessive emphasis on any one economic sector may not provide a sustainable economy. Job creation and growth in a diversified economy that includes segments such as health care, services, education, and agriculture is more likely because it can better handle changes that may affect only one segment.

Cedaredge has much in common with the changes noted above for the Colorado Plateau; specifically, the town historically enjoyed a vibrant agricultural economy as its base, but that base has been shifting to a tourism/service/retirement economy. Potential for new growth can be observed in the 2013 revitalization of Main Street. In addition, Cedaredge does offer a desirable, high quality of life that has resulted in historic population growth.

Both old and new residents of Cedaredge have noted that one can find many advantages not always found in small towns. Town services include a fine Police Force, a reliable Fire Department, a comprehensive Public Library, a wonderful Town Park, and a championship golf course. The Cedaredge School System provides a modern Middle School, High School, and new Elementary School. Cedaredge local businesses include health and dental care, financial services, and retail outlets. Cedaredge is home to many artists and musicians, so residents are able to enjoy fine galleries and festivals. Agriculture in the area includes orchards and wineries. Nearby recreation includes fishing, hunting, skiing, snowshoeing, hiking, and even sled dog races.

Because of its proximity to Grand Mesa and other public open space, Cedaredge and the Upper Surface Creek Valley, is in one of the more desirable locations on the Colorado Plateau. Future planning should take that location into consideration and maximize its impact. By combining that advantage of location with public policies that promote a wonderful small town environment and improved services, Cedaredge will provide an undeniable opportunity for a vibrant economy and quality of life.



II. Existing Conditions

Population Estimates and Projection

Table 3 summarizes the Department’s population estimates for Cedaredge.

Table 3
CEDAREDDGE POPULATION ESTIMATES
(Source: Colorado Department of Local Affairs)

	1940	1950	1960	1970	1980	1990	1997	1998
Population	566	574	549	581	1,184	1,380	1,707	1,760
	1999	2000	2001	2002	2003	2004	2005	2006
Population	1,814	1,861	1,904	1,940	1,982	2,054	2,082	2,118
	2007	2008	2009	2010	2011	2012	2013	2014
Population	2,133	2,178	2,207	2,248	2208	2213	TBD	TBD

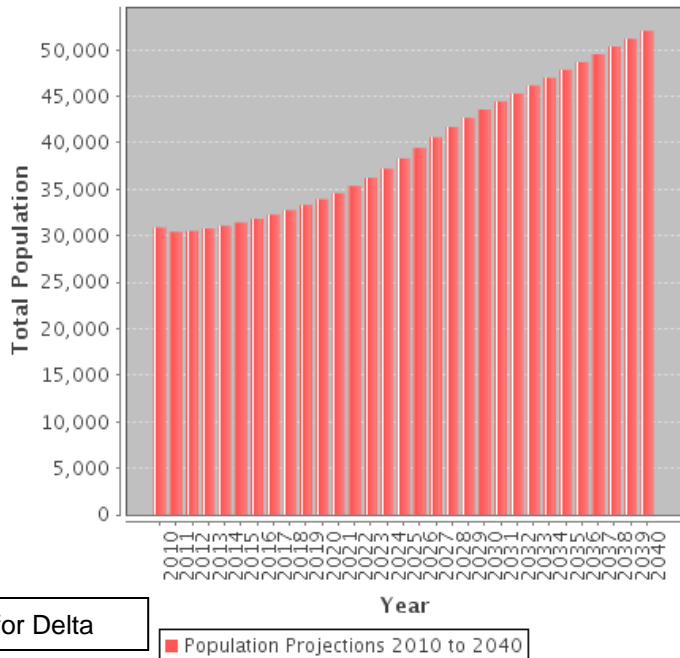
Table 4
CEDAREDDGE POPULATION GROWTH BY DECADE

Decade	1960 to 1970	1970 to 1980	1980 to 1990	1990 to 2000	2000 to 2010	2010 to 2020	2020 to 2030	2030 to 2040
Population Growth	32	603	196	481	387			
Percentage Change	5.83	103.7%	16.55%	34.86%	20.80%	TBD	TBD	TBD

The 1960 to 1970 decade growth was 5.83% with less than ½ percent per year; the population doubled from 1970 to 1980 with 103.7% in ten years, an unprecedented 10% per year. The following decades to 2010 averaged 3% growth with a slight decrease in growth in the last couple years.

The Population Projections bar chart for Delta County provides an estimated growth rate of 2.2%. Historically Cedaredge and the communities in the western half of Delta County have grown at faster rates. Given the projections and historical data, Cedaredge will exceed a population of 2,600 by 2020.

Population Projections 2010 to 2040



State Demography Office Population Projection for Delta



II. Existing Conditions

Land Use Pattern (Existing)

The Town of Cedaredge's existing land use pattern, is characterized by the presence of a wide variety of mixed uses. Retail, office, service and light industrial activities are interspersed among primarily single family uses. It is neither uncommon nor undesirable for small towns to provide such a mixture of compatible and often interrelated uses within a community. For example, offices and retail uses are interrelated with housing -- residents utilize them on a daily basis. The presence of these uses in close proximity decreases residents' dependence upon the automobile and enhances the quality of life. Such a mix is necessary to provide residents with jobs, as well as daily services and goods. Yet, the largest commercial enterprises and most jobs in Cedaredge are found along Main Street and along the highway.

A strict separation of use types is impractical for small towns. In fact, a pattern of mixed and multiple uses are common among traditional communities. "Mixed uses" refers to the presence of different uses side by side. "Multiple uses" refers to the presence of different uses in the same building. Some uses are ideal for multiple uses, for example: offices or apartments above retail, and small offices and particularly home offices in residences. Both mixed and multiple uses are desirable in small towns and should be encouraged to continue within an established framework designed to ensure compatibility among uses.

III. Plan Elements

PLAN ELEMENTS

Principal elements in the Cedaredge Master Plan are intended to accommodate limited change and improvement without undermining the community's small town character. Infill (development on existing, vacant lots) with limited, moderate population growth is preferred to enable progressive, affordable responses to the Town's identified needs. Eight (8) element components are being addressed in the Cedaredge Master Plan: Land Use, Growth Management, Open Space/Recreation, Economic Development, Community Revitalization, Historic Preservation, Housing, and Transportation.

A. LAND USE – Maintaining an interesting mix of compatible uses on a small community scale is the basis for land use recommendations. Infill on platted properties, with compact expansion adjacent to Town limited to areas easily serviced by existing town facilities, allows for gradual, compatible growth.

1. **Residential** – Residential is the most significant growth category in terms of land area. The Plan encourages a variety of lot sizes and housing types – particularly dwellings that fit local incomes; provide quality shelter for a mixture of family income levels and individuals of all ages that are compatible with surrounding, established neighborhoods.
2. **Commercial** – Community revitalization, streetscaping, provision of more parking, and possible expansion of Pioneer Town are positive means for attracting tourism. More commercial development and activity is needed in the downtown commercial area. Expansion of commercial development areas, particularly strip-commercial development, is discouraged until existing areas are more fully developed. Preference is to avoid franchise-style development and garish sign clutter. Creating walking districts for shopping and dining activities is an aim that would benefit from coordinated, ample parking spaces.

B. GROWTH MANAGEMENT – Citizens prefer that Cedaredge remain a small compact town and that future growth be focused on infill within the current town. New development is therefore encouraged on already platted town lots, which can be most economically served by municipal systems. This is recommended as a practical approach to growth management.

C. OPEN SPACE/RECREATION – It is recommended that green space expansion continue with additional facilities and leisure enjoyment areas, new neighborhood parks, and north-south extension of the Surface Creek Trail to connect to the Grand Mesa Gateway Trail. Community events such as Applefest are strong visitor attractions that need room to grow. The community is encouraged to work together to achieve the goal of developing an area recreation center with recreational facilities for all ages.

Developers will be required to make public land dedications for parks, trails, and other public purposes. Other land areas that the town should consider for public dedications in conjunction with future development approvals include lands along the Surface Creek corridor. The dedication of these areas would provide direct benefit to the residents of the annexed area as well as to the entire town.

The development of trails, especially in already developed areas, must be undertaken with utmost sensitivity to privacy concerns of residents along such trails. Where appropriate, landscape screening should be provided to mitigate adverse impacts. Trail alignments should circumvent areas where impact mitigation is not possible.

D. ECONOMIC DEVELOPMENT – The agriculture-based economy has been substantially replaced by a service/retirement/recreation-based economy. Nevertheless agriculture and ranching remain an integral part of the history and culture of the area. It is in everyone's best interest to continue to promote agriculture in the area of influence, along with the aesthetics of agricultural fields and open spaces. The plan seeks to protect agricultural and ranch lands from the adverse impacts of suburban sprawl by separating town from rural uses and densities.



III. Plan Elements

Creating economic assets and diversity for the town, without creating adverse fiscal impacts on the town or damaging the small town character, is a priority of the Plan. Economic interests and open space conservation are not necessarily at odds – high quality open space amenities are, in fact, critical to the long-term success of Cedaredge’s emerging base economy.

E. COMMUNITY REVITALIZATION – With recommendations from the citizens and verification from the Downtown Colorado, Inc., Community Revitalization report; November 2010, the town accomplished a major street improvement project providing a desirable pedestrian environment with decorative street lighting, flower pots, benches, street trees, and decorative masonry features.

F. HISTORIC PRESERVATION – Maintaining the heritage is a part of the quality of life that the citizens of Cedaredge have identified as important. It is also important to acknowledge that the heritage of Cedaredge includes both structures and activities, and both should be maintained.

Recognizing, recording, preserving, and restoring significant historic structures are a desirable focus for the community. As a part of that focus, the significant work already done with Pioneer Town should be continued.

Preservation of activities that have become annual events, which are eagerly anticipated by residents and visitors alike, should be given equal value as that given to structures. Whether it is a community celebration, a rodeo, an event in the park, or an art show, there is great value in all of these functions.

Any efforts regarding Historic Preservation in the Town of Cedaredge as it is now known should be considered applicable to any areas that may be annexed, and should be made part of specific annexation plans.

It is the combination of people and facilities that give Cedaredge the unique quality of life that begins with the recognition of its heritage.

G. HOUSING – The importance of promoting a variety of housing cannot be overstated. Such variety will ultimately provide suitable housing, and allow all current and future residents a place to live that permit them the chance to take advantage of the lifestyle available in Cedaredge.

Understanding that Building Standards and Zoning help to determine and maintain quality housing is important, and keeping these standards updated must be emphasized.

H. TRANSPORTATION – Improved street maintenance and traffic circulation is necessary to solve current problems and to minimize future problems. Citizens want to see town streets, street lighting, sidewalks, and signage improved throughout the town.

Internal circulation and connections with other communities for work and shopping are critical to community success.

1. *Town Circulation* – Street improvements, including merchant and visitor parking areas, need to be considered on a cost-benefit priority basis with other needs. Residents and business people alike, strongly support pedestrian amenities in the Town’s central core.
2. *Alternate Transportation Modes* – Extension of a multi-purpose sidewalk or trail along Surface Creek and along both sides of the highway through town will serve recreational and transportation purposes. More lateral connections are needed to access the Surface Creek Trails from adjacent neighborhoods through town.



IV. Goals and Objectives

IV. GOALS AND OBJECTIVES

Toward the attainment of the Vision Statement, a number of goals have been outlined below. These goals are all equal; no one goal has priority over any other goal. Although they are stated separately for clarity and convenience, collectively they present a mosaic of Cedaredge's Vision.

The following goals and objectives are based on documented citizen input and opinions expressed in a series of public workshops held during the fall of 1998. All major viewpoints expressed by citizen groups were incorporated into the goals and objectives in accordance with the consensus developed, with emphasis on the recommendations of town residents. In 2005 the Planning Commission eliminated some policies that had been enacted and added some they felt were needed. Citizen input was requested at two public hearings in 2005. Further edits to the goals took place in 2011 and 2013 with additional public requested input.

Goals, Objectives, and Policies are defined as follows:

GOAL: A broad statement of the desired result that Cedaredge wishes to obtain.

OBJECTIVE: A more detailed or specific description of the ends that support the goal or steps that may be taken to achieve the goal.

POLICY: Statements of public policy that will guide the drafting of land use regulations, zoning and rezoning decisions.

A. LAND USE GOAL: Preserve the small town environment.

1. Objective: Maintain a detailed land use plan and an orderly implementation plan.

a. Policy: Protect private property rights and establish reasonable land use regulations and procedures, adopting only those changes that are necessary to accomplish legitimate public objectives.

b. Policy: Accommodate a mixture of uses and densities in town, while adhering to zoning ordinances.

2. Objective: Ensure compatibility of future land uses with affected neighborhoods.

a. Policy: Protect established residential neighborhoods from incompatible uses.

b. Policy: Minimize and mitigate the negative impact of future development on current town residents.

c. Policy: Periodically review and update zoning plan.

3. Objective: Encourage enhancement of quality of life Cedaredge.

a. Policy: Enforce sign regulations.

b. Policy: Encourage the cleanup of yards and open spaces.

c. Policy: Promote effective use of landscaping and the preservation of trees.

d. Policy: Adopt outdoor lighting standards to mitigate the adverse impacts of such lighting.

4. Objective: Protect the public health, safety and welfare.

a. Policy: Avoid development in hazard areas, and if it cannot be avoided, such hazards should be reasonably mitigated.

b. Policy: Maintain wildfire hazard mitigation standards.



IV. Goals and Objectives

B. GROWTH MANAGEMENT GOAL: Grow logically and wisely.

1. Objective: Adopt an Annexation Master Plan.

Bridge annexation policy with growth management agreement.

2. Objective: Provide Town residents with adequate and affordable public water and sewer service.

a. *Policy:* Maintain safe drinking water standards.

b. *Policy:* Support the conservation of water in all uses.

c. *Policy:* Provide adequate wastewater treatment to meet State of Colorado regulations.

d. *Policy:* Upgrade water transmission lines and storage capacity to meet projected future needs.

3. Objective: Improve existing town streets, sidewalks and lighting.

a. *Policy:* Continue to comply with street maintenance schedule.

b. *Policy:* Establish an annual sidewalk maintenance and construction schedule.

c. *Policy:* Budget money annually for streets, sidewalks and lighting improvements throughout Town.

d. *Policy:* Continue to support downtown revitalization.

4. Objective: Ensure that new development pays its own way.

a. *Policy:* Require developers pay for all infrastructures needed to serve new development.

b. *Policy:* Require developers seeking annexation to submit an analysis that demonstrates the benefits to the town.

c. *Policy:* Maintain impact fee structure for increasing circulation improvement.

C. OPEN SPACE/RECREATION GOAL: Provide adequate recreational opportunities to meet the needs of all ages.

1. Objective: Promote diversity of recreational activities.

a. *Policy:* Encourage the development of an area-supported Recreation District.

b. *Policy:* Continue to provide active and passive recreational facilities in all town parks.

c. *Policy:* Support the Grand Mesa Scenic and Historic By-way.

2. Objective: Extend the public trail system and develop open space as the town grows.

a. *Policy:* Continue to implement the Cedaredge Trail Plan.

b. *Policy:* Mitigate adverse impacts of public trails adjacent to private property through site planning, use of landscape screening, fencing, etc.

3. Objective: Develop new park lands to provide for future needs.

a. *Policy:* Maintain public and park land service as the town grows.

b. *Policy:* Continue development of High Country Park as resources are available.



IV. Goals and Objectives

- 4. Objective: Preserve trees and open green spaces.**
 - a. Policy:* Encourage the preservation of healthy trees.
 - b. Policy:* Preserve riparian areas and natural areas.
 - c. Policy:* Preserve open spaces as part of new development approvals.
 - d. Policy:* Encourage Gateway Greenways example such as Southwest Centennial Plaza.
- 5. Objective: Support the school district in the development of facilities for use by all ages.**
 - a. Policy:* Find ways to support families and youth in use of school facilities.
- 6. Objective: Continue to support the Cedaredge Golf Club.**
- 7. Objective: Promote the recreational attractions in Cedaredge and the surrounding areas.**

D. ECONOMIC DEVELOPMENT GOAL: Promote economic stability and diversity.

- 1. Objective: Promote utilization of local medical services.**
- 2. Objective: Promote free enterprise and small business growth.**
- 3. Objective: Encourage new businesses to locate here.**
 - a. Policy:* Utilize local web sites and advertise the attractiveness and other benefits of conducting business in Cedaredge.
 - b. Policy:* Encourage the types of businesses that integrate well with residential use.
 - c. Policy:* Encourage attendance at business gatherings; and to present Cedaredge as a good place to enjoy quality of life and to conduct business.
 - d. Policy:* Work with the Cedaredge Chamber of Commerce to market Cedaredge.
 - e. Policy:* Celebrate Business Image Improvements.
 - f. Policy:* Encourage local realtors to create an inventory of available business properties including details of each property.
 - g. Policy:* Support local realtors in creating attractive staging of available business properties.

E. COMMUNITY REVITALIZATION GOAL: Make the business districts more attractive and welcoming.

- 1. Objective: Encourage maintenance for all buildings, streets and trails.**
- 2. Objective: Support revitalization of the town's business community.**
 - a. Policy:* Expand recommendations in the Downtown Cedaredge Plan to include all business is community.
 - b. Policy:* Enhance the quality of the pedestrian experience with decorative street lighting, sidewalk improvements, benches, street trees, flower planters, and traffic calming devices.
 - c. Policy:* Provide adequate serviced off-street parking that is dust and mud-free.

IV. Goals and Objectives

F. HISTORIC PRESERVATION GOAL: Promote historic preservation.

1. Objective: Focus attention on the community's heritage.

- a. *Policy:* Inventory historic structures and districts.
- b. *Policy:* Establish a historic register and voluntary, historic designation procedures.
- c. *Policy:* Continue support of a Historic Walking Tour.
- d. *Policy:* Inform the public off historic designation.
- e. *Policy:* Encourage the restoration of historic structures.
- f. *Policy:* Continue support of traditional community activities.

2. Objective: Continue to support Pioneer Town.

- a. *Policy:* Encourage increased visibility of Pioneer Town.
- b. *Policy:* Promote use of "pioneer town" theme in future commercial buildings.
- c. *Policy:* Support the Surface Creek Valley Historical Society.

G. HOUSING GOAL: Encourage housing to meet the needs of all residents.

1. Objective: Encourage new projects to include a mix of housing types and sizes.

2. Objective: Update standards and zoning as conditions change.

H. TRANSPORTATION GOAL: Improve streets and pedestrian circulation.

1. Objective: Provide more trails, bike paths and sidewalks.

- a. *Policy:* Support the Trail Plan connectivity recommendations.
- b. *Policy:* Provide ADA accessibility when replacing sidewalks or within required time frame.

2. Objective: Continue to improve streets and traffic circulation.

- a. *Policy:* Continue and improve the town circulation regarding proposed streets and alleys as the town grows.
- b. *Policy:* Require traffic studies, as necessary to support new subdivision development.
- c. *Policy:* Review the capacity of culverts and bridges to manage traffic safety.

3. Objective: Support All Points Transit or similar public transportation for all users.

4. Objective: Focus on safety and protect pedestrians.

- a. *Policy:* Identify crosswalks and give pedestrians the right-of-way throughout town.

V. Annexation Policy

V. ANNEXATION POLICY

A. Annexation is an action by a property owner(s) or the Town, to legally merge unincorporated property into the incorporated boundary of the Town in order to gain all rights, privileges, and services from government and town business operations and responsibilities as conveyed to town citizens. Although the annexation may be a positive participant in the cost of services and taxes, the conveyance of all rights, services, and privileges with annexation shall not burden the town.

1. Petitions for annexation shall assume and include obligations for the construction of water mains, sewer lines, streets, or any other utilities in connection with the property proposed to be annexed.
2. Additional obligations may include, but not limited to, conveyance of land for trails or parks.
3. Useable water for domestic use shall be conveyed to the Town, and is required at the time the annexation is final.
4. Compliance with applicable State Laws for annexation application and procedures is required.

B. Annex Control Areas and Annex Agreement Areas have been written into land use codes.

C. Annexation Master Plan

1. The purpose of an Annexation Master Plan is to define the preferred areas where and how the town should grow and illustrate to county and nearby town officials the potential for urban services.
2. Preparation of an Annexation Master Plan should be drafted for the “three mile” area surrounding the Town. The “Annexation Master Plan” should be updated for each annexation or as needed.

D. Annexation is not always the right solution to development and growth. Potential infill and development within the town can reduce long term costs of sprawl and should be considered as an option to annexation.

E. In summary, annexation should be an extension of the Master Plan describing community and values important to Cedaredge’s success.

VI. Intergovernmental Agreement

VI. INTERGOVERNMENTAL AGREEMENT

Following town adoption of the Plan, endorsement of the plan by the Delta County Commissioners and the Orchard City Town Council should be sought. In addition cooperative efforts through intergovernmental agreements should be considered to document adjacent or overlapping local government services and desired land uses.

Delta County GMA (Growth Management Agreement)

At least annually, the governing bodies of the Town and the County shall discuss the effectiveness of an adopted GMA and their joint planning efforts and the Town's annexation plans. The course of the review shall inquire into the extent of compliance with agreements and the consistency with the Master/Comprehensive plans adopted by both bodies and will determine whether any modifications to agreements need to be accomplished.

Orchard City IGA

An intergovernmental agreement with Orchard City is desirable in order to promote cooperation between the two municipalities and to address joint planning problems. Such an agreement should, at a minimum, include mutual agreement to respect each jurisdiction's Municipal Influence Area, as defined by state statute. It would be preferable for each jurisdiction to limit the provision of municipal services to lands within their respective influence areas, so that one municipality does not create service demands and planning problems for the other. A less desirable, but possible, problem-solving alternative would be mutual agreement to provide sewer service and water service to each residence or development served.

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