



# *DELTA UNLEASHED*

CITY OF DELTA COMPREHENSIVE PLAN

ADOPTED JANUARY 2022



# ACKNOWLEDGEMENTS

## City Council:

Mayor Nathan Clay  
Mayor Pro Tem Kevin Carlson  
Ryan Crick  
Cathy Boyd  
Mark Broome

## Planning Commission:

Mary Cooper  
Tyson Gallenbeck  
Gerald Roberts  
Jay Stooksberry  
William Tedrow  
John Vigil  
Ronald White

## City of Delta:

[Community Development Department Staff](#)



## Citizen Advisory Committee:

Jim Kendrick  
Sky Miller  
Ashley Trujillo  
Portia Vigil

## Planning Team:

[McCool Development Solutions](#)



[Cornerstone Geospatial Consulting](#)



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# CHAPTER 1

## INTRODUCTION



### About Delta

Delta is located in a wide valley in western Colorado, between Grand Junction and Montrose, at the confluence of the Uncompahgre and Gunnison Rivers. Highway 50 runs through the center of town, and two state highways, 348 and 92, converge on Highway 50 in the downtown area. The Uncompahgre and Gunnison Rivers meet at Confluence Park. Delta's geographic location and lush agricultural land have attracted inhabitants for over a century.

The early days of Delta were about agriculture, ranching, mining, land, and water development. The area, brimming with pioneer spirit, was also home to the Ute Indian people. Recognizing the agricultural opportunity of the region, settlers diverted water from the Gunnison and Uncompahgre Rivers through an extensive system of ditches and canals, which supported the booming

agricultural industry. The introduction of railroads in 1890 further supported the industry by providing easy access and transportation to local growers. The railroads also allowed coal mining to become a significant industry for the city. Today, there is one upper valley mine that ships coal to the nation by rail through Delta.

Incorporated as Uncompahgre on October 24, 1882, the City originally had a population of 470. The name was later changed to Delta because of its location on the delta of the Uncompahgre and Gunnison Rivers. Today, ranching, agriculture, and mineral extraction are still the biggest industries in the region. With a population of approximately 9,000, the City of Delta is the largest community in Delta County and boasts an array of recreational, history, art, and cultural opportunities. The city maintains its rural, small-town charm, often celebrating its agricultural heritage, community spirit, and access to recreational and natural amenities.

Delta is a close-knit community with a strong desire to preserve its community assets and values. Working together, residents, business owners, and community partners created Delta Unleashed, an initiative designed to identify and articulate those assets and values and encapsulate them into the City's Comprehensive Plan.



*The City of Delta is a home rule municipality that is the county seat and the most populous municipality of Delta County, Colorado*



# CHAPTER 1

## INTRODUCTION



### Purpose of the Plan

Just as people grow and change over time so do cities. A Comprehensive Plan is a guiding document to help a community accommodate and change intentionally and efficiently. This plan is a tool to help the Delta community ensure that it grows and evolves in a manner that is consistent with its vision and values by providing guidance to property owners, current and future residents, businesses, developers, elected and appointed officials, and City staff on where and how the community will invest and change over the next 20 years.

Delta adopted its previous Comprehensive Plan in 2008. The 2021 Comprehensive Plan, Delta Unleashed, builds on and strengthens many of the goals, policies, and actions identified in the 2008 Plan. It represents a collective vision and direction for how Delta should evolve over the next 20 years, with recommendations reflecting what the community would like to see change and continue in the coming decades. This update also provides an Action Plan to help ensure that residents' vision, values, and goals translate into changes that will benefit the community now and in the future.

### Building on Previous Planning Efforts

In recent years, the City pursued several valuable planning efforts to revitalize its downtown corridor; facilitate economic growth; improve infrastructure; enhance recreation, open space, and trail resources; ensure emergency preparedness; and protect community character and quality of life. Building on those efforts, the City developed Delta Unleashed to complement and reinforce goals and recommendations identified in the following plans and documents:

- Destination Delta, Strategic Plan 2020.
- Major Street Plan, 2019.
- Parks, Recreation, Open Space and Trails Master Plan, 2017.
- Delta Downtown Urban Renewal Plan, 2017.
- Delta County 2018 Hazard Mitigation Plan.
- Riverfront Preliminary Plan 2016.

While Delta Unleashed incorporates aspects of the above plans into the relevant sections of the Comprehensive Plan, users should refer to the original documents for detailed direction on specific recommendations while considering the updated content of this plan.

# CHAPTER 1

## INTRODUCTION

### Plan Process

Delta Unleashed is built upon ongoing community participation and represents a collaborative effort between the Delta Planning Commission, City Council, community organizations, City staff, Delta residents, and business owners. Hundreds of community members contributed to this plan through stakeholder interviews, forums, events, and activities. The thoughtful and ongoing feedback directly shaped all components of the plan.

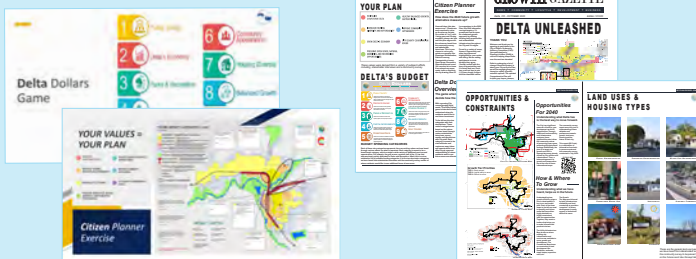
Due to the COVID-19 pandemic, in-person engagement was limited; however, the community came together in an impressive show of engagement with 657 responses to the community survey and 50 people who participated in the Planning-in-a-Box small group events hosted by the Citizen Advisory Committee and the City.

City staff made these outreach efforts possible by providing support with day-to-day operations, including distributing the community survey, coordinating Planning-in-a-Box activities, providing refreshments, and posting communication materials on the project website and on the City's social media platforms.

Summaries of the community engagement events and results can be found in appendices of the plan.

### PLANNING-IN-A-BOX

*In response to gathering restrictions brought on by the pandemic, the Delta Unleashed team created Planning-In-A-Box. These boxes included background materials, facilitator instructions, and a variety of exercises to gain valuable community input in smaller groups.*





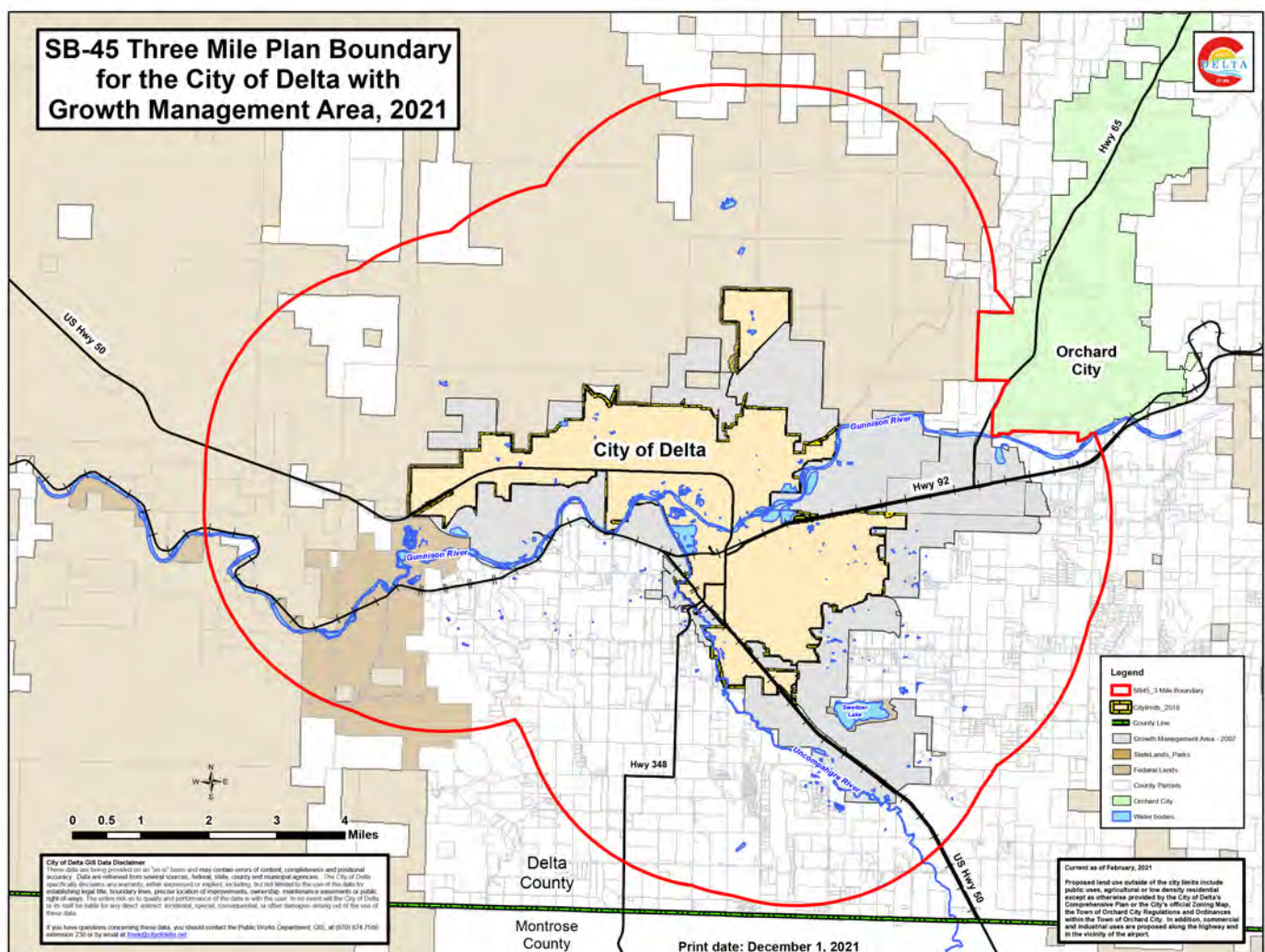
# CHAPTER 1

## INTRODUCTION

### Statutory Authority

Colorado Revised Statutes (CRS) 31-23-206 requires the City of Delta Planning Commission to adopt a “Master Plan” for the physical development of the City. CRS 31-23-206 provides the framework for such a “Master Plan,” requiring that the document serves “...to clarify and provide broad authority to local governments to plan for and regulate the use of land within their respective jurisdictions.” Serving as Delta’s “Master Plan,” the Comprehensive Plan complies with state law by providing for planned and orderly development and balancing basic human needs for a changing population with legitimate environmental concerns.

In keeping with state law, the Comprehensive Plan will guide development and growth within Delta, while also providing direction to other nearby municipalities and governmental entities. The plan is designed to work with these other agencies by encouraging intergovernmental agreements and other plans that address all the concerns of nearby municipalities and government organizations. This Comprehensive Plan is intended to serve as the “Three Mile Plan,” as required by CRS 31-12-105.



# CHAPTER 1

## INTRODUCTION

### How to Use the Plan

This Comprehensive Plan is a community-driven effort to create a living vision document to be used by the community, City staff, elected and appointed officials, and boards and committees to move community goals forward; target investment; and guide residents, businesses, and property owners regarding future development and redevelopment in the City. For current and future residents and property owners, the plan can help shape expectations about future land use. For City staff and officials, as well as Planning Commission members, it will be used to evaluate development and project proposals to ensure that they align with the community's vision, goals, policies, and overall intent of the Comprehensive Plan.

If there is a conflict between the intent of the Comprehensive Plan and a proposed land use or development, the landowner/developer should collaborate with the City to arrive at an appropriate solution. For example, if the Recreation and Tourism Map shows a trail location that conflicts with the developer's plans, the developer should work with the City to align with the intent of the Plan.

### Plan Elements

The Delta Comprehensive Plan consists of written and graphic components to identify and explain strategies for achieving the community's vision for the future. The written components are the Community Vision and Values, which provide the framework for the goals and policies set forth in the seven plan elements:

- Community Growth and Land Use.
- Economic Vitality.
- Community Character and Identity.
- Recreation and Tourism.<sup>1</sup>
- Transportation and Connectivity.
- Neighborhood and Housing.
- Community Facilities and Services.

Each plan element provides goals and policies that align with the plan's values to achieve the community's vision. The goals and policies are not presented in any order of importance or priority, as each is equally important to achieving the vision for the future. Chapter 5 of the plan provides actions for goal and policy implementation.

The graphic components of the Comprehensive Plan, provided in Chapter 4, consist of the Future Land Use Map, Recreation and Tourism Map, and Major Street Plan.

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<sup>1</sup> This element serves as the Recreation and Tourism element, as required by CRS 30-28-106 and 31-28-206.



# CHAPTER 1

## INTRODUCTION

### Amending the Plan

The Delta Comprehensive Plan is a citizen-based document intended to help City staff, the Planning Commission, and City Council advise and direct decision-making for the City. As the community grows, the plan must adapt accordingly through amendments to both the written and graphic components. The Planning Commission, City Council, and City staff should reevaluate and update the plan in response to changes in the community about every five years. Amendments may be necessary to address future development trends or reflect newly adopted policies by the City or requests by City staff. In addition, residents and/or developers may request amendments to the plan at any time following adoption.

The Planning Commission should review all proposed amendments. If an amendment is proposed, City Council and the Planning Commission must determine if the changes are in the best interest of the City by holding a public hearing. An amendment to the Comprehensive Plan must be reviewed by the Planning Commission with a recommendation made to Council and subsequent approval by resolution of City Council. When evaluating proposed amendments outside of the City's regularly scheduled plan review and amendment processes, the Planning Commission and Council should consider all of the following criteria:

- The amendment expedites implementation or improves/clarifies one or more of the Comprehensive Plan's goals.
- The amendment is consistent with the Comprehensive Plan's overall intent.
- The amendment does not detrimentally impact existing or planned community facilities, services, or transportation facilities.
- The amendment does not adversely affect the public health, safety, and general welfare of Delta residents and business owners.







# CHAPTER 2

## COMMUNITY VISION AND VALUES

### Community Vision

Delta is a close-knit community that cherishes its rural small-town charm, respects its natural resources, celebrates its agricultural heritage, attracts lifelong families and friends, invites economic opportunity, and welcomes visitors and residents to enjoy its recreational and natural amenities, thriving historic downtown, and vibrant local economy.

### Community Values

The community vision describes the kind of place that residents, community leaders, and business owners want Delta to become. The vision represents the community's shared values and guiding principles and sets the desired direction for future change and improvement.

Delta Unleashed is founded upon seven core values that emerged during the community engagement process:

- Revitalize Downtown Delta.
- Increase Housing Diversity and Affordability.
- Encourage Healthy Balance Growth.
- Grow Delta's Economy.
- Coordinate City Edges with County.
- Improve Community Appearances.
- Preserve Open Spaces, Natural Amenities, and Recreational Opportunities.







# CHAPTER 3

## PLAN ELEMENTS

### Community Growth and Land Use

During the past century, Delta has experienced periods of growth and stagnation. According to Census data, the City experienced accelerated growth between 1990 and 2010. But that growth is mostly the result of significant annexation in areas where development is costly to serve.



The Community Growth and Land Use element intends to guide future development while allowing flexibility for landowners and developers to accommodate long-term growth without imposing burdens on existing residents and to shape growth in a way that maintains and enhances Delta's unique identity. This element presents Delta's Future Land Use Map, which identifies land use designations associated with specific physical areas. Also, this element reflects the City's goal of growing within its existing boundaries, while also utilizing a balanced mixture

and distribution of land use designations. This ensures that development does not unduly burden current residents, preserves Delta's rural character, and respects agricultural lands, wildlife, river corridors, natural resources, and amenities.

#### **Goal 1. Promote stable and managed growth from the City's core outward.**

Policy 1.A. Guide growth that promotes efficient and cost-effective use of City infrastructure and services, strengthens downtown Delta and existing neighborhoods, and respects agricultural lands, natural resources, amenities, and the rural character of the community.

Policy 1.B. Encourage the "clustering" of new development in areas designated rural neighborhood on the Future Land Use Map to preserve open space, agricultural resources, wildlife habitat, river corridors, and other natural amenities.

Policy 1.C. Continue to collaborate with Delta County to plan city edges (as defined on the Future Land Use Map) by providing joint guidance on factors including, but not limited to, annexation, future land use, development referrals, infrastructure planning, development standards, fees, and preservation of agricultural lands and river corridors.

#### **Goal 2. Promote a balanced mix and distribution of land uses.**

Policy 2.A. Utilize the Comprehensive Plan to guide land use decision-making.

Policy 2.B. Encourage redevelopment of underutilized properties.

# CHAPTER 3

## PLAN ELEMENTS

### Economic Vitality

The City of Delta has historically been a regional service center, supporting the needs of nearby communities and agricultural operations. Today, the City is a regional hub with a historic downtown, two vital transportation corridors, and access to the outdoors, recreational amenities, and area attractions. It is also home to the second largest employer in the County, Delta Health, formerly Delta County Memorial Hospital.

Economic vitality is essential to the success of Delta, which strives to be a hub for tourism and entrepreneurialism, attracting new business and young households to live, work, and recreate. The Economic Vitality element's goals and policies aim to strengthen and diversify Delta's economy, enhance commercial highway corridors, and establish downtown Delta as the commercial, arts, entertainment, and cultural heart of the community and region.

The City cannot successfully achieve economic vitality by acting alone. Implementation of the Economic Vitality goals and policies relies upon the City engaging and expanding various partnerships — more than most of the plan's elements. In some cases, Delta may be the catalyst for a new partnership. In other cases, the City may have a permanent leadership role. In each case, the following goals and policies will guide how the City fosters these partnerships, as well as what role the City will play in each of those partnerships to achieve a successful and sustainable economy.

#### **Goal 1. Strengthen and diversify Delta's economy by supporting agribusiness, entrepreneurship, and innovation.**

Policy 1.A. Support existing businesses by facilitating ongoing communication, increasing resource awareness, tapping into regional or state resources, and continually improving the ease of doing business.

Policy 1.B. Support efforts to expand jobs that pay livable wages within and surrounding the City.

Policy 1.C. Continue to expand partnerships to improve broadband internet service throughout the City.





# CHAPTER 3

## PLAN ELEMENTS

### **Goal 2. Enhance commercial highway corridors to attract high-quality development.**

Policy 2.A. Encourage development and redevelopment of commercial and industrial land uses along highways that strengthens and compliments the City's appearance and character.

### **Goal 3. Establish downtown Delta as the commercial, arts, entertainment, and cultural heart of the community and region.**

Policy 3.A. Contribute to the development of downtown Delta to support robust public spaces, strong businesses, and efficient transportation.

# CHAPTER 3

## PLAN ELEMENTS

### Community Character and Identity

Delta's residents value its image as an All-American city with a rural, small-town atmosphere. Delta is a great place for fun, family, and community, with a rich agricultural heritage, art, culture, and recreational assets. Most community survey respondents rated the character and overall feel of Delta as primary reasons why they plan to stay in Delta and what will attract future opportunities.



PHOTO: DELTA AREA CHAMBER OF COMMERCE

The Community Character and Identity element recognizes that the City's rural character and sense of place are directly linked to its ability to attract and retain residents and desirable businesses. Therefore, the goals and policies within this element aim to influence future development and redevelopment by encouraging quality design that reinforces the distinctive characteristics valued by residents and incorporates Delta's agricultural heritage, culture, and historical legacy that defines the image and spirit of Delta.

#### Goal 1. Maintain and enhance Delta's rural character and sense of place.

Policy 1.A. Reinforce the distinctive characteristics valued by the community in the downtown area, various neighborhoods, rural areas, historical and cultural resources, and recreational assets throughout the community.

Policy 1.B. Encourage quality design for new development and redevelopment that is representative of the City's rural character and creates an attractive, functional, and welcoming environment for all citizens and visitors.

Policy 1.C. Incorporate Delta's agricultural heritage, culture, and historical legacy into our public image.

Policy 1.D. Promote and build awareness of the City's history and heritage.

Policy 1.E. Invest in public art that reflects Delta's history and values, improves the City's appearance, and engages the community in promoting Delta's image.

#### Goal 2. Increase Delta's community spirit.

Policy 2.A. Promote local citizens to be active and participate in local governance.

Policy 2.B. Maintain and enhance community pride to further prove that Delta is a great place for fun, family, and community.

# CHAPTER 3

## PLAN ELEMENTS

### Recreation and Tourism

In Delta, historical character, art, cultural resources, and recreational amenities are essential components that provide excellent quality of life for residents, draw visitors, and attract new families and employers to Delta. These assets and resources in and surrounding Delta represent a substantial foundation for a robust tourism economy.

The Recreation and Tourism element promotes our cultural and recreational assets in collaboration with our partners to broaden the recognition of Delta's assets in the regional market. This element also aims to improve, maintain, and connect the existing parks and recreation system to our neighborhoods and downtown to jobs and year-round recreation. The Recreation and Tourism map illustrates existing and future parks; trails connecting the Gunnison River Front/Cottonwood Park Opportunity Areas to downtown; Delta's assets, such as the Devil's Thumb Golf Course, Sweitzer Lake State Park, and Confluence and other parks; future river accesses; art and cultural resources; and access to surrounding outdoor resources, such as the Dobies, Grand Mesa, and Dominguez-Escalante National Conservation Area.

#### **Goal 1. Actively promote our rich history, culture, and recreational resources to provide memorable experiences and attract visitors and potential residents to our community.**

Policy 1.A. Continue to collaborate with the Colorado Tourism Office, economic development organizations, and regional partners to broaden the recognition of Delta's cultural and recreational assets in the regional market.

Policy 1.B. Communicate locally and regionally about the cultural and recreational opportunities within and surrounding the City.

#### **Goal 2. Develop and maintain our first-class system of interconnected parks, open space, and trail networks that link neighborhoods and downtown to jobs and year-round recreation.**

Policy 2.A. Continue to maintain and improve existing recreational facilities with a focus on how to reduce future maintenance needs while continuing to provide excellent facilities.

Policy 2.B. Encourage trail development and connections within and surrounding Delta.





# CHAPTER 3

## PLAN ELEMENTS

### Transportation and Connectivity

Linking people and places — true connectivity — is vital to improving the economy and overall quality of life. The automobile is the primary means of transportation for Delta residents. The community engagement process revealed a desire to make it easier to get around the community.

The Transportation and Connectivity element sets forth goals and policies to strengthen the City's transportation network for all users, focusing on improvements that provide ample connections throughout the City as well as between neighborhoods, downtown, recreational resources, and area attractions. The City envisions its street network as inviting to pedestrians and bike riders, with improvements that enhance safety and functionality and support a vibrant street life and downtown amenities.



Transportation and Connectivity features are graphically depicted on the Major Street Plan and illustrate the connected system of roadways, city and downtown gateways, river access, pedestrian and bike connections, and the overall transportation network.

**Goal 1. Construct and extend streets, sidewalks, and bike lanes that make it easier to get around the community in different ways.**

Policy 1.A. Support, enhance, and maintain a street system that provides ample connections throughout the City and neighborhoods.

Policy 1.B. Expand pedestrian and bicycle connections between neighborhoods, downtown, recreational resources, and other points of interest.

**Goal 2. Target downtown transportation improvements that enhance safety and functionality and support walkability, a vibrant street life, and amenities.**

Policy 2.A. Identify strategies to reduce truck traffic and travel speeds on Main Street in coordination with the Colorado Department of Transportation.

Policy 2.B. Enhance rights-of-way to invite non-vehicular activity that will increase the sense of place in downtown Delta and invite pedestrian users.

# CHAPTER 3

## PLAN ELEMENTS

### Neighborhood and Housing

Housing is one of the distinctive physical aspects of any community. Housing forms neighborhoods, which combine with other uses to create community. Housing is more than just shelter; it is our living environment. The quality, affordability, and type of housing available to Delta residents are tied closely to the city's future growth and economic strength.

Delta's population has remained relatively stable; however, economic and demographic changes (e.g., an aging population, inventory shortages, older housing stock) have created new demand for housing products not readily available in Delta.

The Neighborhood and Housing element addresses the City's desire to promote a diverse housing supply and improve existing neighborhoods by encouraging property maintenance and infrastructure repairs and providing opportunities to develop affordable housing for all citizens at all stages of life and income levels.

#### **Goal 1. Support a diverse housing supply that is available and accessible to all residents at all life stages.**

Policy 1.A. Encourage the development of diverse housing types, such as small (patio) homes, accessory dwelling units, live/work units, senior-living units, townhomes, apartments, and condominiums, to meet market demand.

Policy 1.B. Promote strategies, programs, and incentives to encourage the construction of affordable housing throughout the community.

#### **Goal 2. Promote neighborhood vitality, safety, and appearance.**

Policy 2.A. Support appropriate new development and redevelopment, property maintenance, and infrastructure repairs in existing neighborhoods to encourage stability.

Policy 2.B. Encourage quality design in new residential or mixed-use developments that promote community and provide for safe, connected, and visually appealing neighborhoods.



# CHAPTER 3

## PLAN ELEMENTS

### Community Facilities and Services

Quality public infrastructure ensures that Delta remains a sustainable and resilient community. Delta residents enjoy an array of community facilities and services, such as the much-used Bill Heddles Recreation Center, the award-winning Devil's Thumb Golf Course, quality schools, a strong police department, high-speed broadband, and a first-class system of interconnected parks, open space, and trail network. These amenities and services improve the quality of life for residents as well as attract and retain new residents and businesses.



It is important for Delta to maintain existing infrastructure as well as ensure that future growth and development share the cost of extending infrastructure to existing and future residents. Equally important is to plan for safety and resiliency.

The Community Facilities and Services element focuses on maintaining existing infrastructure, facilities, and services; building capacity within the community; and adapting to changing conditions or challenges relating to emergency and disaster mitigation response.

#### **Goal 1. Provide and plan for quality infrastructure and public services to adequately serve existing and future residents.**

Policy 1.A. Closely monitor infrastructure needs and public services.

Policy 1.B. Invest in existing infrastructure and facilities before expanding and building additional facilities, when practical.

Policy 1.C. Analyze long-term operation and maintenance costs when considering adding new parks, facilities, roads, and other infrastructure to the City's current inventory to ensure those costs are accounted for.

#### **Goal 2. Plan for safety and resiliency by positively adapting to changing conditions or challenges.**

Policy 2.A. Support the Police Department in their efforts to keep our City safe.

Policy 2.B. Invest in community safety and crime prevention.

Policy 2.C. Collaborate with regional partners to enhance emergency response and communications while ensuring continuity of operations.

Policy 2.D. Prepare for future needs of the City.







# CHAPTER 4

## PLAN MAPS

### Future Land Use Map

This map illustrates desired future land uses, areas that provide a transition between developed areas in Delta, and the rural character of the County. It also identifies areas of opportunity for development and/or redevelopment. It is used to guide future development and other land use decisions by the City. The Future Land Use Map shifts away from the 2008 Comprehensive Plan toward the vision of growing from within, focusing on where development can be served by City infrastructure and services. It increases flexibility with more freely drawn designations (rather than following exact parcel lines) and fewer land use categories that include a broader variety.

Descriptions of the future land use designations, areas of opportunity, and gateways are provided in the Future Land Use Designations Table below.

FUTURE LAND USE DESIGNATIONS	
LAND USE TYPE	DESCRIPTION
<b>Rural Neighborhood</b>	<p>This designation provides a rural atmosphere for low-density residential and agriculturally related land uses in the outlying areas of the City. These lands may lack easy access to City services at this time and, therefore, are not desired to develop much until those services become available.</p> <p>Uses within this designation include open space, agriculture, and rural residential development. To preserve open space and agricultural resources, this designation encourages rural residential lots to cluster.</p> <p><b>Zone Districts:</b> A-1, R-R, and B-2 and B-3 when fronting or near Highways 50 and 92.</p>
<b>Suburban Neighborhood</b>	<p>This designation provides for low- to medium-density, single-family development in walkable neighborhoods. Suburban neighborhoods incorporate schools, public facilities, neighborhood amenities, parks, and trails.</p> <p><b>Zone Districts:</b> R-1 and R-1A</p>
<b>Mixed-Use Neighborhood</b>	<p>This designation accommodates a variety of development types, including medium- to high-density housing options; small-scale neighborhood services; and civic, natural, and community amenities that are appropriately scaled to the area, meet the needs of future residents, and contribute to neighborhood character.</p> <p><b>Zone Districts:</b> R-2, R-3, and R-4.</p>

# CHAPTER 4

## PLAN MAPS

### FUTURE LAND USE DESIGNATIONS

LAND USE TYPE	DESCRIPTION
<b>Medical Residential</b>	<p>This designation provides for a mixture of medically oriented retail and service businesses, including hospitals, doctors' and dentists' offices, clinics, pharmacies, personal-care facilities, nursing homes, assisted-living facilities, adult-care facilities, and a variety of residential housing types.</p> <p><b>Zone Districts:</b> MR and OR.</p>
<b>Downtown Neighborhood</b>	<p>This designation allows for a mixture of residential, office, and commercial uses that connect to and support the neighboring downtown core. It provides for transitional areas — from residential to commercial — wherein future development and redevelopment should be consistent with the character of downtown Delta.</p> <p>Primary uses include single-family, duplexes, multifamily residences, offices, neighborhood services, retail, and compatible light-industrial uses.</p> <p><b>Zone Districts:</b> R-1, R-2, R-3, R-4, B-3, O-R, and I-R.</p>
<b>Downtown Mixed-Use</b>	<p>This designation is reserved for the City's historic downtown core and accommodates a mixture of vibrant uses to attract more users and visitors year-round. Uses in this area include retail, commercial, hotels, restaurants, civic and cultural facilities, entertainment, service uses, and high-density residential. This designation encourages dwellings and offices to locate above ground-floor retail and services.</p> <p><b>Zone Districts:</b> B-1, B-2, OR, and R-2.</p>



# CHAPTER 4

## PLAN MAPS

### FUTURE LAND USE DESIGNATIONS

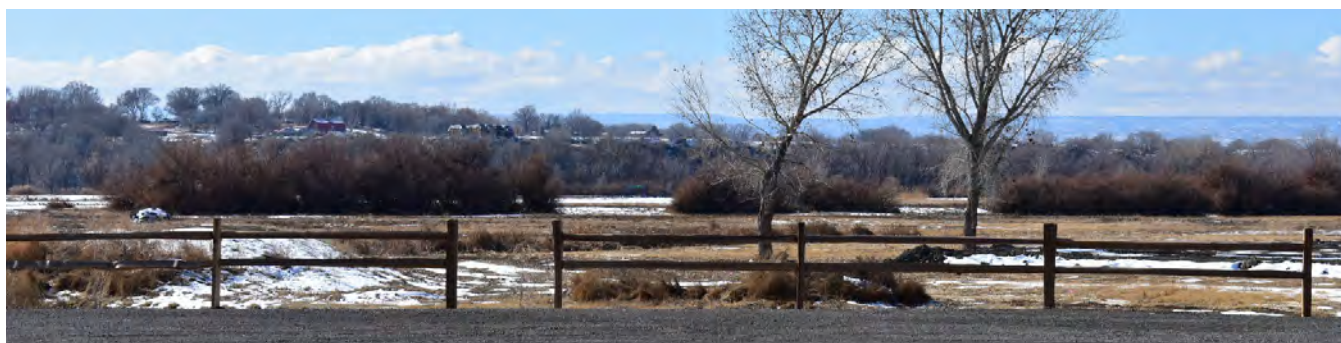
LAND USE TYPE	DESCRIPTION
<b>Commercial Mixed-Use</b>	<p>This designation provides for a wide variety of commercial land uses that leverage access to and locations along the City's highway corridors. Uses in these areas provide retail services to both local and regional consumers and contain a mix of retail — from big-box retailers, restaurants, hotels, entertainment centers, and multi-tenant shopping centers to smaller, stand-alone businesses. The uses can be mixed and include high-density residential and potentially include light industrial. These areas should be visually attractive from the highways.</p> <p><b>Zone Districts:</b> B-2 and B-3.</p>
<b>Industrial</b>	<p>This designation provides locations for a variety of work processes and workplaces, such as manufacturing, wholesaling, warehousing, agricultural product processing, and commercial, research, and development activities. These areas are located near major roads and the railroad tracks for easy access.</p> <p><b>Zone Districts:</b> I and I-R.</p>
<b>Parks-Open Space</b>	<p>This designation applies to major parks and open spaces, recreational resources, Gunnison and Uncompahgre River corridors, and much of the 100-year floodplain. Land use should focus on preserving, maintaining, and enhancing these areas and improving connectivity between parks and open spaces and adjacent neighborhoods/amenities. Not all parks and open spaces are shown on the map, as they can be included in any other designation, too. These lands could be considered for development if they generally comply with this plan.</p> <p><b>Zone Districts:</b> All.</p>
<b>City Edges</b>	<p>City edges are located along the perimeter of the City's boundaries. As the City grows, this area will provide a transition between developed areas in Delta and the rural character of the County, as well as state or federal lands. These edges take on many forms, including open space, agricultural uses, and rural residential development. Decision-makers should consider the availability of infrastructure and services and preservation of agricultural lands and river corridors when considering development proposals in these areas. City edges correspond with the Growth Management Areas identified in the Growth Management Agreement with Delta County.</p> <p><b>Growth Management:</b> City/County joint planning efforts address, but not limited to, annexation, future land use, development referrals, infrastructure planning, development standards, fees, and preservation of agricultural land and river corridors</p>



# CHAPTER 4

## PLAN MAPS

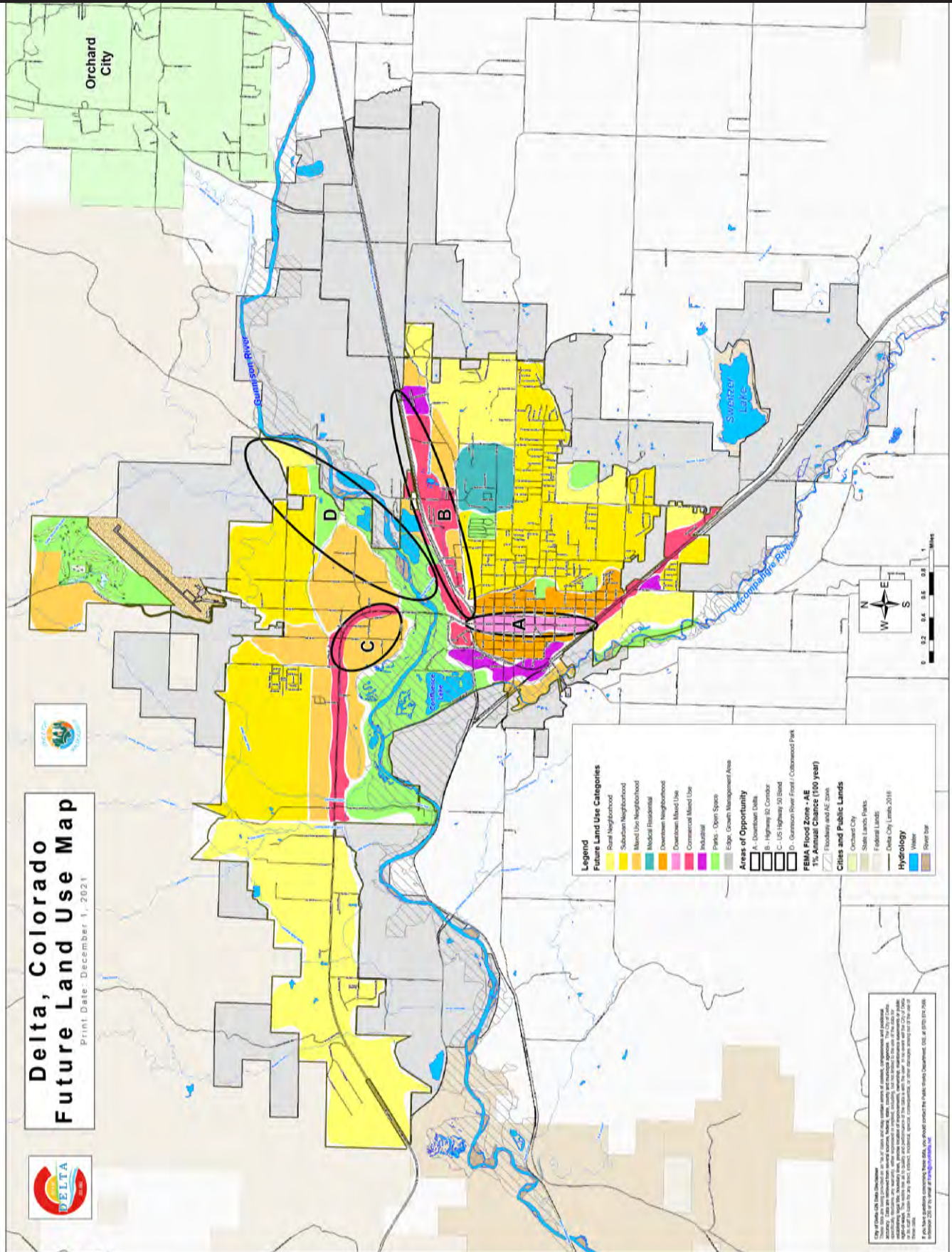
AREAS OF OPPORTUNITY	
CATEGORY	CHARACTERISTICS
<b>A. Downtown Delta</b>	The historic downtown area represents the opportunity to enhance downtown Delta as the vibrant commercial, arts, entertainment, and cultural heart of the community and the region.
<b>B. Highway 92 Corridor</b>	The Highway 92 corridor presents the opportunity to diversify the City's tax base and expand employment opportunities by targeting regional commercial development and redevelopment that provide a wide range of goods and services, including retail and entertainment uses for the region and the traveling public.
<b>C. Highway 50 Bend</b>	With existing commercial uses along Highway 50, this area represents the opportunity for quality corridor commercial infill that supports mixed-use neighborhood development.
<b>D. Gunnison River Front/Cottonwood Park</b>	The Gunnison River Front/Cottonwood Park area represents the opportunity to incorporate Cottonwood and Riverbend Parks into mixed-use and suburban neighborhoods that celebrate their location along the Gunnison River corridor. The area also provides opportunities to improve existing recreational facilities and develop river access, community recreational amenities, and trail connections to Confluence Park and downtown Delta.



GATEWAYS	
CATEGORY	CHARACTERISTICS
<b>City Gateways</b>	City gateways correspond to the Highway 92 and Highway 50 corridor entries into the City and represent the opportunity to better define and promote Delta's community image to travelers entering or leaving Delta.
<b>Downtown Gateways</b>	Downtown gateways welcome visitors to downtown Delta, promoting its rich history, art, culture, character, and vibrancy. These gateways should complement existing downtown signage and wayfinding to encourage visitors to stop, shop, eat, and be entertained.

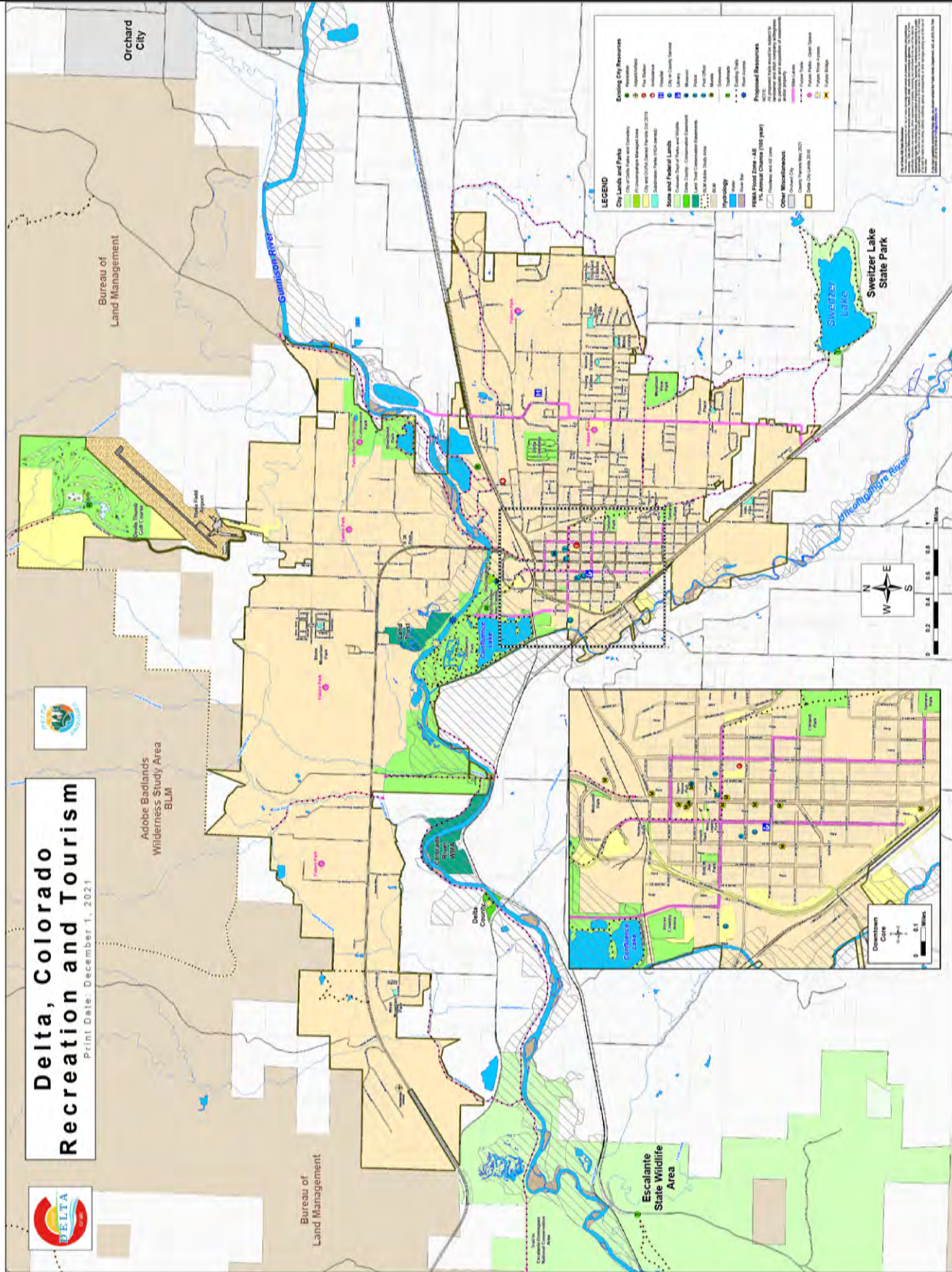
# PLAN MAPS

## Future Land Use





## Recreation and Tourism Map



**Recreation and Tourism Map** — This map depicts the recreation and tourism elements of the plan and is slightly updated from the Future Parks and Trails map, found in the 2017 Parks, Recreation, Open Space, and Trails Master Plan.



# PLAN MAPS

## Major Street Plan



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DELTA CITY OF MURALS

RAILWAY EXPRESS

# CHAPTER 5

## PLAN IMPLEMENTATION

### Action Plan

Implementation is vital to the comprehensive planning process and connects a community's vision with its day-to-day activities. While the Comprehensive Plan establishes the overall vision for growth and redevelopment, the Action Plan provides detailed action steps that the City and its partners will need to undertake to achieve the plan's vision and goals. It should be used as a tool to guide the City Council Strategic Plan; department-level work programs; capital improvement planning; the City's budgeting process; and the allocation of staff time and other City resources.

The Action Plan organizes the actions by the seven Plan Elements in the table below. For each of the actions listed, the anticipated responsible party or lead and time frame are defined. There are four categories of time frames expected for completion of each action:

Short-Term: 1-3 years.  
 Medium-Term: 3-6 years.  
 Long-Term: 6 Years or more.  
 Ongoing: Over the life of the plan.

ACTION		LEAD	TIME FRAME
<b>COMMUNITY GROWTH AND LAND USE</b>			
1	Continue to require development to pay its fair and proportionate share of extending public facilities and services.	Community Development	Ongoing
2	Develop fair and equitable cost-sharing or reimbursement policies between property owners for situations in which public facilities' installations directly benefits an adjacent property.	Community Development, Public Works	Short-term
3	Support the reuse or redevelopment of underutilized sites and buildings and encourage higher-density development along highway corridors and other core areas of the City.	Community Development	Short-term
4	Update the Delta County and City of Delta Growth Management Agreement, as needed.	Community Development, Administration, Council, County	Ongoing
5	Encourage coordination between special districts and the City on development that will have a significant impact on the pattern of growth of the City.	Administration	Ongoing
6	Adopt annexation regulations specific to Delta in compliance with the Colorado Municipal Annexation Act of 1965 (C.R.S. 31-12-101, et seq.).	Community Development, Administration, Council	Short-term



# CHAPTER 5

## PLAN IMPLEMENTATION

ACTION		LEAD	TIME FRAME
7	Adopt annexation-review criteria that incorporate the following: 1) adjacency to City limits, 2) provision of economic benefits to the City, 3) provisions for significant community benefits or enhancements to the City; 4) compatibility with Delta's character, and 5) efficient provision of public facilities and services.	Community Development, Administration, Council	Short-term
8	Complete a comprehensive reorganization of Titles 15, 16, and 17 of the Municipal Code to make the regulations easier to follow and comprehend.	Community Development	Short-term
9	Continually improve City planning, building, utility, communication, and other processes to make them more customer friendly.	Community Development	Ongoing
10	Update the zoning code to allow for appropriately scaled service and retail uses and other neighborhood-serving uses in residential areas along main roads and at key intersections.	Community Development	Medium-term
11	Amend the City Zoning Map and Land Use Regulations, as needed, for consistency with the Comprehensive Plan.	Community Development	Ongoing
12	Review the B-1 and B-2 zone districts to ensure the desired mix of retail, civic, office, cultural, high-density housing, employment, and other desired uses are permitted by right to spur investment.	Community Development	Medium-term
13	Regularly review public land-dedication requirements to ensure adequate land for parks and other public facilities in coordination with entities, like Delta County School District.	Community Development	Ongoing
14	Look for opportunities to utilize existing railroad infrastructure for businesses and other uses as well as update zoning to ensure properties adjacent to the railroad tracks can utilize the infrastructure.	Community Development	Medium-term
15	Work with the County to annex or disconnect property where there are isolated areas, gaps, or otherwise unclear jurisdiction.	Community Development	Medium-term
<b>ECONOMIC VITALITY</b>			
1	Create a "Doing Business in Delta" page on the City's website or in coordination with the Chamber that provides information on items, such as business resources, regional and state grants and programs, City permits and licenses, available land and buildings, and networking opportunities.	Marketing	Medium-term
2	Implement economic development programs, including small business incubator, entrepreneurial training, business recruitment, business attraction, and marketing strategies.	Community Development, Partners	Medium-term
3	Support increased access to quality and affordable daycare.	Recreation Center, Council, Partners	Short-term

# CHAPTER 5

## PLAN IMPLEMENTATION

ACTION		LEAD	TIME FRAME
4	Support efforts that bring livable-wage jobs to Delta and fill gaps in various professions by partnering with local schools, colleges, and private-sector businesses to expand high school and post-secondary educational and training programs for residents of all ages.	Council, Partners	Long-term
5	Connect with the business community to identify needs and concerns regularly and often.	Administration	Ongoing
6	Actively participate with the Delta Area Chamber of Commerce and One Delta County.	Administration, Community Development	Ongoing
7	Coordinate with surrounding municipalities and the County to enhance affordable, reliable, and redundant broadband infrastructure within Delta.	Administration, Council	Short-term
8	Update subdivision regulations to require the installation of broadband internet infrastructure and remove the requirements to install outdated infrastructure.	Community Development	Medium-term
9	Revisit the supplemental site development standards for highway corridors to encourage quality aesthetics while also balancing business needs.	Community Development	Medium-term
10	Implement big and small projects that improve the appearance and functionality of downtown, like a facade-improvement program, Main Street pedestrian enhancements, and public art installations in partnership with businesses, Delta Area Chamber of Commerce, One Delta County, and others.	Community Development, Administration, partners	Short-term
11	Foster a collaborative working relationship between the City and downtown business, arts, and cultural interests, particularly in relationship to street festivals, parades, and other special events that promote downtown's unique environment.	Police, Administration, Partners	Ongoing
12	Update the Urban Renewal Authority (URA) Plan, specifically addressing the plan area, creating a productive tax increment financing model, and adding flexibility and specificity. Implement this plan and keep the URA active.	Community Development, Administration	Short-term
13	Analyze if programs, such as collaborating with Colorado Main Street or Colorado Creative Industries or starting a downtown development authority, would interest businesses and the community.	Administration, Council	Medium-term
14	Utilize the voter's authorization to sell the Municipal Light and Power (ML&P) building, so it can become an economic driver and anchor to downtown and Main Street. Find a new home for the ML&P department.	Administration	Short-term

# CHAPTER 5

## PLAN IMPLEMENTATION

ACTION		LEAD	TIME FRAME
15	Work with the County to develop a plan and strategy for increasing development potential at and around the airport.	Administration, Council, County	Short-term
<b>COMMUNITY CHARACTER AND IDENTITY</b>			
1	Create a more formal sponsor/volunteer program for all City beautification efforts.	Administration	Medium-term
2	Evaluate City-hosted community events to ensure existing and new events meet the objectives and goals of the City, like fostering a sense of community, supporting businesses, and encouraging investment in downtown.	Administration	Short-term
3	Work to preserve agricultural lands, public lands, wildlife resources, and water resources, as practical, when evaluating new development and annexation requests.	Community Development	Medium-term
4	Create a program to grow future community leaders.	Administration, Council	Medium-term
5	Continually adjust best practices for outreach and engagement of various City populations and residents.	All Departments	Ongoing
6	Start a diversity committee to help the City meet the needs of all residents.	Administration, Council	Medium-term
7	Celebrate our citizens and attract people who grew up here to return home.	Administration, Council	Medium-term
8	Market all that the City has to offer, like parks, recreational opportunities, natural features, rural community-centered lifestyle, and regional access, with a focus on Delta's rich history.	Administration	Ongoing
9	Build leadership capacity, encourage cross-department collaboration, and empower employees to implement solutions.	Administration	Ongoing
10	Recognize and reward City employees who go above and beyond in making Delta a great place for our residents and visitors.	Administration, Council	Ongoing
11	Collaborate with landowners, businesses, Delta Area Chamber of Commerce, County, Colorado Department of Transportation, and other partners to enhance the gateway entries, which announce to visitors and residents that they have entered the City of Delta, as identified on the Major Street Plan.	Community Development, partners	Long-term
12	Revisit landscaping regulations to incorporate xeriscaping and native plantings that require less water, while also appropriately balancing aesthetic goals, business needs, and public welfare.	Community Development	Long-term



# CHAPTER 5

## PLAN IMPLEMENTATION

ACTION		LEAD	TIME FRAME
13	Encourage the designation of historically significant buildings and sites to the local, county, state, and national registers of historic places.	Community Development	Long-term
14	Create interpretive materials for residents and visitors to understand Delta's historic and cultural resources.	Administration	Medium-term
15	Utilize the Arts/Culture/Events Committee to maintain and expand existing public art that promote the historic and cultural heritage of the community while looking forward to the community's future.	Administration	Ongoing
<b>RECREATION AND TOURISM</b>			
1	Continue strategic marketing campaigns and strategies to broaden the recognition of Delta's assets, such as the golf course, Confluence and other parks, the airport, the historic downtown area, and access to the outdoor recreation resources, like the Dobies, Gunnison River, Grand Mesa, and Dominguez-Escalante National Conservation Area.	Administration	Ongoing
2	Work with the Delta Area Chamber of Commerce and local businesses to create marketing materials that highlight assets (e.g., Devil's Thumb Golf Course, Recreation Center), historic resources (e.g., Fort Uncompahgre, Delta County Historical Society's Museum), and events programming (e.g., Delta-Montrose Community Concert Series).	Golf, Parks and Recreation, Partners	Ongoing
3	Encourage the use of City facilities to expand arts and culture programming to grow interest and demand.	Administration, Rec Center	Medium-term
4	Develop a consistent and highly visible wayfinding program with a unified signage theme to guide residents and visitors to Delta's rich historic, cultural, recreational assets, and other key community sites. The program should be designed for all modes of transit, including pedestrians, and could include travel distances.	Administration, Community Development	Medium-term
5	Maintain the City's mural programming.	Administration	Ongoing
6	Incorporate Delta's history and art in parks and on trails, including interpretive signage, monuments, and banners.	Administration, Parks	Medium-term
7	Implement the 2017 Parks, Recreation, Open Space and Trails Master Plan with consideration of the goals and policies stated in this plan and the updated elements on the Recreation and Tourism Map.	Parks, Rec Center	Ongoing
8	Utilize existing facilities and consider providing new opportunities for recreation, including amenities, activities, and features, that are gaining in popularity and may attract tourists.	Parks, Rec Center	Ongoing

# CHAPTER 5

## PLAN IMPLEMENTATION

ACTION		LEAD	TIME FRAME
9	Continue to invest and show pride in Devil's Thumb Golf Course, parks, and trails by addressing deferred maintenance needs.	Golf	Ongoing
10	Integrate trails planning (i.e., signage, education, promotion) that promote downtown Delta and local businesses.	Parks, Community Development	Medium-Term
11	Collaborate with the County, U.S. Bureau of Land Management, U.S. Forest Service, Colorado Parks and Wildlife, schools, State of Colorado, and neighboring jurisdictions to facilitate trail connections that access outdoor recreation and resources surrounding the City.	Parks, Community Development, partners	Long-term
12	Enhance pedestrian access and gathering locations throughout the City to promote locations for fun, family, and community.	Parks, Community Development	Long-term
13	Incorporate trail connections while protecting the quality and integrity of the river corridor in the Gunnison River Front/Cottonwood Park opportunity area, as depicted on the Future Land Use Plan.	Community Development	Short-term
14	Determine the future for Horse County Arena and the best use of the property.	Administration, Council	Short-term
<b>TRANSPORTATION AND CONNECTIVITY</b>			
1	Require new streets to follow the existing street pattern, as designated on the Transportation and Connectivity map, and serve the community efficiently and conveniently.	Community Development	Ongoing
2	Adopt and fund a sidewalk-improvement program, complete gaps in existing sidewalks, and repair existing sidewalks.	Public Works	Medium-term
3	Encourage programs and projects that improve and enhance pedestrian and bicycle safety, Americans with Disabilities Act (ADA) accessibility, and connections from neighborhoods to schools and other points of interest.	Community Development	Long-term
4	Continue to participate in the Delta Area Transit Advisory Council and other regional and statewide efforts to create public transportation routes between key locations.	Community Development	Ongoing
5	Encourage walking and biking to events, services, and recreation, whenever possible.	Parks, Administration	Ongoing
6	Support implementation of the Gunnison Valley Regional Transportation Plan.	Administration	Ongoing
7	Coordinate with Delta County to improve the intersection of G50 Road/5th Street and the truck bypass.	Public Works, County	Medium-term

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## PLAN IMPLEMENTATION

ACTION		LEAD	TIME FRAME
8	Provide and support new amenities, such as bicycle parking, benches, landscaping, and public art, to create pedestrian-friendly spaces downtown and along transportation routes.	Community Development	Long-term
9	Continue to incorporate art, sculpture, enlarged planters, trees, flowers, and murals into the downtown streetscape.	Administration	Ongoing
10	Finalize and implement the Downtown Highway 50 Plan to reduce truck traffic and make Main Street more walkable.	Community Development	Short-term
11	Create a plan to implement ADA compliance at all intersections, including curb cuts and sidewalks.	Public Works	Medium-term
12	Enhance City-owned parking facilities in the downtown area, making them more attractive and accessible.	Public Works	Medium-term
13	Work with partners to improve road access to the golf course.	Golf	Medium-term
<b>NEIGHBORHOOD HOUSING</b>			
1	Revise zoning regulations to make it easier to build a range of housing options — including price points and dwelling unit types, such as accessory dwelling units — to meet the changing needs of existing and future residents. Update regulations that affect housing affordability, such as parking requirements and lot sizes.	Community Development	Medium-term
2	Actively work with the private sector to promote and potentially incentivize the construction of housing types that are needed in the community.	Community Development	Medium-term
3	Support the incorporation of higher-density housing types, such as townhomes; multifamily apartments and condominiums; live-work options; and housing for special populations, such as seniors or people with specialized needs in downtown Delta, employment centers, and corridors near currently accessible or planned services, employment opportunities, and amenities.	Community Development	Medium-term
4	Update regulations and policies to support residential development on underutilized or vacant property, ADA accessibility, and additions to existing homes to support attractive, attainable, and accessible housing.	Community Development	Medium-term
5	Distribute affordable housing throughout the community.	Community Development	Ongoing



# CHAPTER 5

## PLAN IMPLEMENTATION

ACTION		LEAD	TIME FRAME
6	<p>Work with residents to define and preserve desirable characteristics of neighborhoods by:</p> <ul style="list-style-type: none"> <li>• Encouraging development in existing neighborhoods that is designed to be compatible with the scale and character of the City's existing neighborhoods, especially in downtown Delta.</li> <li>• Designing and locating public facilities to have positive impacts on established residential neighborhoods.</li> <li>• Encouraging the adaptive reuse of homes located along arterial or collector streets, or adjacent to corridors, to office, retail, or restaurant uses (as an alternative to redevelopment).</li> <li>• Supporting the maintenance of older housing stock that make important contributions to the City's character and historical development.</li> </ul>	Community Development	Long-term
7	Coordinate with housing partners to fill demand for migrant housing, upgrade or rehabilitate existing housing, and develop new housing types to accommodate all income levels.	Community Development	Long-term
8	Continue to facilitate and sponsor neighborhood clean-up events.	Police	Ongoing
9	Continue to support neighborhood watch and related programs.	Police	Ongoing
10	Continue current code-enforcement efforts to address property maintenance issues, specifically early intervention.	Police	Ongoing
11	Encourage homebuilders and developers to use construction and site design methods that conserve energy, water, and other resources.	Community Development	Medium-term
12	Promote the addition and retention of culturally relevant businesses, gathering places, and services in existing neighborhoods and commercial areas to be welcoming and inclusive, as redevelopment occurs.	Community Development	Long-term
13	Engage with the State and other resources to find funding that supports homeless people finding shelter and meeting their basic needs, including employment.	Homeless Prevention Coordinator	Ongoing
14	Continue to support the Abraham Connection shelter by identifying additional funding sources, encouraging City staff to volunteer, and supporting other efforts, services, and programs.	All Departments Council	Short-term
15	Coordinate with Habitat for Humanity of the San Juans and homeowners to rehabilitate or replace unsafe housing.	Community Development	Medium-term

# CHAPTER 5

## PLAN IMPLEMENTATION

ACTION		LEAD	TIME FRAME
COMMUNITY FACILITIES AND SERVICES			
1	Annually prepare, adopt, and implement a five-year Capital Improvement Program (CIP) and prioritize expenditures in areas consistent with the Comprehensive Plan's goals and policies and in areas where the City's residents will receive the greatest economic, social, and environmental benefits.	Administration	Ongoing
2	Budget adequate funds for the maintenance and operation of public improvements consistent with the City's budget priorities and accept responsibility for the maintenance and operation of those improvements.	Administration, Council	Ongoing
3	Review the City Charter, budget process, tax structure, regulations, and other policies to remove hurdles to taking care of infrastructure and facilities.	Administration, Council	Short-term
4	Consider revising subdivision regulations to require new development to have irrigation water rights and/or dedicate water rights to the City.	Community Development	Medium-term
5	Analyze projected water needs to inform growth policy, infrastructure needs, and other planning decisions.	Community Development	Medium-term
6	Explore grant funding and encourage new development to install additional public electric vehicle-charging stations throughout the City as local demand increases and to support regional tourism.	Community Development	Long-term
7	Collaborate with Delta County to identify a solution for the Carnegie Library that preserves the building and ensures ongoing library services for Delta residents.	City of Delta, Delta County	Short-term
8	Continually maintain existing City facilities to remain safe and comfortable.	Fleet and Facilities Department	Ongoing
9	Continue to support the Bill Heddles Recreation Center, including all programs, special events, youth programming, and local business sponsorship.	Rec Center, Council	Ongoing
10	Keep current agreements in place for service of utilities in the Delta service area so the City can be the service provider when it is best to do so. Revisit as necessary.	Public Works	Ongoing
11	Identify a new home for the police department that fits their needs.	Police, Manager, Council	Short-term
12	Implement the Back the Badge Initiative and use new funds to target crime reduction through community-based solutions.	Police	Ongoing

# CHAPTER 5

## PLAN IMPLEMENTATION

ACTION		LEAD	TIME FRAME
13	Increase community-policing practices, including the presence of police at community events.	Police	Ongoing
14	Support efforts to increase access to mental health support, domestic violence prevention, and drug rehabilitation.	Police	Ongoing
15	Regularly revisit continuity of operations plans.	Staff Senior Leadership Team	Ongoing
16	Continue to work with Delta County, neighboring towns, and fire and school districts to regularly update and implement the Delta County Multi-Jurisdictional Hazard Mitigation Plan.	Police, Admin	Ongoing
17	Continue communication and coordination with the County Emergency Manager and State Emergency Management, especially in reviewing and testing existing emergency-management communications systems.	Police, Admin	Ongoing
18	Encourage wildfire-mitigation activities and adequate emergency access on private property.	Community Development	Medium-term







# APPENDICES

[Public Input Summaries](#) *Click for Online Documents*

## PUBLIC INPUT SUMMARIES:

1. Planning-In-A-Box Summary.
2. City of Delta Community Survey Report.
3. Comprehensive Plan Update 2020 Stakeholder Interview Summary Report.

# APPENDICES

[Community Profile and Base Maps](#) *Click for Online Documents*

## COMMUNITY PROFILE AND BASE MAPS:

1. Community Profile, 2020
2. Base Maps:
  - Current Land Use
  - Environmental Resources and Constraints
  - Utility Infrastructure
  - Wildlife Habitat
  - Parks and Open Space | Civic Resources
  - Topography and Slope
  - Transportation | Connectivity