



Comprehensive Plan 2004 to 2024

*Rangely: Building on Diverse Opportunities from Scenic
Settings and Resource Wealth*

Written by Town of Rangely Staff for the Rangely Comprehensive Plan
Committee, Planning Commission and Town Council

Final Recommendation

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Section I Executive Summary and Introduction

Introduction

This Comprehensive Plan, “Rangely: Building on Diverse Opportunities from Scenic Settings and Resource Wealth”, is a 20-year plan (2004-2024) designed to articulate a vision of how Rangely can manage and promote future changes in the community that will sustain existing features of value and enhance the overall quality of the community for its citizens. The Comprehensive Plan establishes basic policy and provides a flexible framework of potential strategies for positioning the Town to address the conditions it will face in the near future. The Plan is designed to offer a wide range of options and it is possible that all, or none, of the strategies may succeed. Most likely some strategies will succeed and some will not. Therefore the Plan must be understood as a conceptual range of possibilities and revised as new information and conditions change.

The plan includes a discussion of the “basic building blocks” that can be considered the essential “elements” of this place at this time. Section two discusses these key aspects and includes topics such as transportation, housing, demographics, capital facilities, utilities, environmental quality, economics, and community and human development. This information has been used in analysis of the situations the Town may face in the future. It is the foundation on which the reasoning, for the strategies recommended in this plan, are built. The very point of the planning process is to identify ways to move Rangely forward in a positive and progressive manner while also maintaining those features and values that define the community. Choices among policy directions and the weighing of priorities have been made on the basis of publicly expressed values and beliefs. The basic features and characteristics for the community of the future were expressed in discussion during development of this plan and are the basis for the “Vision and Themes”. This is the premise on which the strategies and policies in the plan are built. The ideas in this plan were developed through long discussion, debate, and the creative thinking of Rangely citizens working with town staff and elected officials.

Purpose and Implementation

This plan is intended to outline activities for the betterment, health, and longevity of the Town of Rangely over the next twenty years. Some of the strategies listed and their related projects, if implemented on adoption, would take twenty years to come to full fruition. This future cannot be achieved all at once. Over the life of the plan, change (growth or decline) will likely occur at a different pace, pattern, and sequence than is currently understood. Therefore, the best this plan can offer is a point of departure on a path toward a more positive future and a well-educated guess about how to accommodate people and conditions that cannot be known in advance. An effective plan must be flexible enough to succeed within a range of likely conditions. It must be accommodating enough to be adjusted as conditions and strategies succeed or fail. It must maintain a steady aim at the ultimate goals as articulated in the Vision Statement.

It is the responsibility of Town staff to implement to the best of their ability the strategies, policies, and goals outlined in this plan. The plan is a conceptual point of departure in building a better future. Therefore on a yearly basis Town staff are to provide a year-end report on the overall status of the plan, its implementation, and a set of recommended changes. Based on the findings outlined in this report, the Planning Commission will revise the plan as necessary, following an appropriate public involvement process, and submit it to the Town Council for re-adoption.

Vision

Rangely is a small community located in an area of geologic and ecological beauty on which its character, recreational opportunities, and economy are built. It is a place facing change as the sustainability of the finite natural resource base diminishes and progress alters world priorities. It is a town that has a strong set of public values that are reflected in its rich history, strong infrastructure base, family values, institutions, and low crime rate. It is a community ready to face change by employing a positive attitude toward growth and natural resource development as long as the qualities of rural life and landscape are not sacrificed. It is a home where visitors can become neighbors and children have the option of a complete education through college; because of, and for these reasons we affirm that:

- we aspire to have a friendly small-town that is crime and drug-free, that promotes and is a good place to raise healthy families, and is nurturing of these aspects as it changes;
- we have rich natural resources that have to be properly managed for multiple uses and that must be developed in an environmentally and ecologically sound and sustainable manner;
- we shall be true to our economic roots and foster an environment conducive to the continued health of these industries while recognizing other diverse economic opportunities are needed to keep the town in a healthy state;
- we are blessed with available and abundant water resources and will use, protect, and appreciate them responsibly;
- we require and desire to develop a thriving, sustainable, diverse commercial sector;
- we possess and must continue to develop our outstanding, accessible health-care system that promotes the well being of all citizens;
- we will continue to expand our partnerships and gather together to maintain and improve the schools and college as central assets of the community;
- we need to continue our strong support for educational opportunities and expand the region's understanding of our exceptional vocational offerings;
- and that we shall continue to build on our rich variety of social, historical, cultural, and recreational amenities.

It is for these reasons that we recognize the uniqueness of this place and that we will rise to the challenges set before us and implement the strategies outlined in this plan for continued success of the community.



Themes and Strategies

From the many discussions that contributed to the development of the Comprehensive Plan, a simple set of five general themes were developed. For each of these themes a discrete set of strategies have been selected to implement a program to fulfill the objectives described in the Vision Statement:

- I. A Place to Call Home: Continue to develop options for housing, education, and maintain the qualities of a small rural town.
Build Out and Redevelopment: Focus on finishing existing laid out lots and subdivisions, build into vacant lots, and remodel or remove substandard housing to improve the housing market.
Downtown: Continue to develop programs for the beautification of the commercial area of Town, replacement of dead and dying trees with a diversity of types, clean up substandard lots and design features that promote pride and respect.
- II. Coming Together: Work on bringing organizations and people together so they can share resources and information to expand fiscal resources and local development opportunities.
Living Laboratory Feedback Loop: Use cooperative approaches that benefit more than one agency and agenda to expand on resources and opportunities. For example, the town could provide capital for redevelopment and then have the college building trades program do some of the work, benefiting both agencies and internalizing the fiscal resources in the local economy.
- III. Preserving and Building on the Qualities of Place: Understand the power of the land and its resources, and their appeal to the community and people in general, and develop recreational and access amenities for these resources.
Building on Place: Develop centers (fishing access, visitor's center, museum, maps, trails, etc) for those in the community and visitors to explore and appreciate the resources of the area.
Access to the River: Expand public access to the river so that the multiple values that can be achieved through preservation, park development and boating use, are available.
Scenic Vista Golf and Equestrian Park: Develop opportunities to expand utilization of Rangely's regionally respected golf course and redevelop Equestrian Park.
- IV. Diversity in Long-term Options: Develop large-scale economic drivers that will replace the loss of jobs resulting from resource depletion and global change.
Build Out Energy: Develop power facilities using clean coal technology using available land, coal, and water resources.
Manage the Waters: Establish additional water storage capacity to further manage and utilize the water resources of the White River for industrial energy related projects.
- V. Relationship to the Rest of the World: Open up transportation options that better position Rangely as a base for the development of the energy resources of the region.
Access to the Industry: Create an east west access through the Cathedral Bluffs to change traffic patterns in and out of the Piceance Basin and shorten travel times.

These core strategies are the approaches that will be implemented by adoption of the Comprehensive Plan. Section 3 explains the process of discovery and selection of the strategies, and describes each in greater detail. It is recommended that the Town revise its Mission Statement as reflected in Section 4 to match the objectives of this plan.

Description of Plan Methodology and Approach

The goal of this plan is to communicate and outline a series of intents. The conventional practice of listing options within the plan, such as a “no action alternative”, a “moderate action” alternative”, and a “high growth scenario” have not been followed in construction of this document. Rangely has a history of master/comprehensive planning (the comprehensive plan is considered the master plan) and the question of whether to plan or not is not relevant. In initial meetings with the Town Council and kickoff public meetings, there was general agreement that planning to do nothing is planning to fail. Therefore, a strategic planning approach has been employed. In this plan all possible avenues have been explored. The most outlandish concepts have been proposed and discussed as well as the most subtle and benign. Each of these ideas has been mulled over, and those offering the most promise and in keeping with the Vision Statement, have been formed into themes and strategies. The objective has been to discover and adopt a set of measures (vision, themes, strategies, policies, goals and projects) that will promote the development of a climate of prosperity and provide a framework for implementing the right actions to carry Rangely toward a sustainable and healthy future.

History of Comprehensive Planning in Rangely

Adoption Date	Author	Type
1965	Ken R. White Company	1st known Master Plan
1976	Gulf Oil Real Estate Development Company (Goredco)	New Master Plan
1983	Town of Rangely	New Master Plan
1994	Town of Rangely	Plan Amendment
2004	Town of Rangely	New Comprehensive Plan

In 1994, the 1983 plan was updated. The basis for the update was that several factors suggested an update of the Master Plan was needed. As stated in that plan, the 1994 Plan promulgated the following strategies should be followed:

- Slow and Steady Growth. It is unlikely that rapid growth will occur in the immediate future. Planning should accommodate a slow and steady growth.
- Quality of Life. People have choices, unlike in boom times, on where they wish to live. Amenities, such as an attractive downtown and the quality of life, are vital.
- Fiscal Austerity. Funds are not as freely available as they were. The Town and Districts must out of necessity, share facilities and carry out programs and projects jointly.
- Predictable Zoning. Zoning maps and regulations should be easy to understand and predictable so that an investment by a person in his property is reasonably safe.
- Program Goals. Traditionally, the Master Plan of Development has dealt with physical facilities and land use. Of equal importance are programs and goals that complement such physical facilities and land use.

These strategies have been recognized in this plan, and where appropriate, carried forth into this new plan.

The 1994 Plan was updated in part because the 1976 Plan was updated in 1983 during the height of the boom associated with development of the Deserado Mine by Western Fuels Corporation and the construction of the electric railroad to haul coal from mine the Deseret's Bonanza power generation plant in Utah. At the same time, the Town anticipated substantial impact from projected oil shale facilities in Rio Blanco County and over the line in Utah.

The 1983 update replaced a Master Plan prepared in 1976 by the Gulf Oil Real Estate Development Company (GCREDCO). Many of the assumptions in that plan became invalid. Growth was anticipated to reach 25,000 persons under optimum conditions and 12,590 persons on development of the oil shale tracts and power plant. These developments were foreseen to be imminent at the time. Such rapid growth did not occur; nevertheless the 1983 assumed substantial population growth, although on a reduced scale.

The 1976 Plan replaced the 1965 Plan, which found a Rangely in its infancy, struggling with questions of infrastructure, facilities, and a loss of tax base due to the shopping patterns of its residents. The Town of 2004 may in some ways be a closer relative to the Town of 1965 than any other. In the conclusions of the 1965 Plan it states "Rangely's future is difficult to predict" and it still is.

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Section II Context

Physical Context

Geography

The Town of Rangely is situated in western Rio Blanco County, in the valley of the White River, in northwestern Colorado, 13 airline miles east of the Utah border. Rio Blanco County is roughly rectangular in shape, has a maximum east - west distance of about 108 miles, is approximately 2.174 million acres or 3,263 square miles, and could encompass the combined areas of Rhode Island and Delaware. Rangely is on the far western side of the State of Colorado, roughly 300 miles west of Denver, and 250 miles east of Salt Lake City. Economic activities are centered on energy resources such as the Rangely oil field, high-grade coal deposits and extensive natural gas reservoirs.

The nearest major population centers are Grand Junction, Colorado (90 miles to the south), and Vernal, Utah (50 miles to the north and west). Other populations of influence are Craig, Colorado (85 miles to the north and east), Meeker, Colorado (the County seat - 60 miles to the east), and Rifle, Colorado (100 miles to the south and east). The small town of Dinosaur sits 19 miles to the northwest on highway US 40. Access to Rangely is provided from the south (Grand Junction) by Highway 139, and from the east and west by Highway 64, which links (to the northwest) with Highway 40, a major east-west artery.

Within the Town Limits of Rangely (2003), there are 2592 acres of land. Much of this area lies in the narrow gently sloping southern plain of the river valley. The rest is along the tops of the Mesa's to the south. Highway 64 is Main Street and the pattern of the Town is arranged along this major highway.

Area of Influence

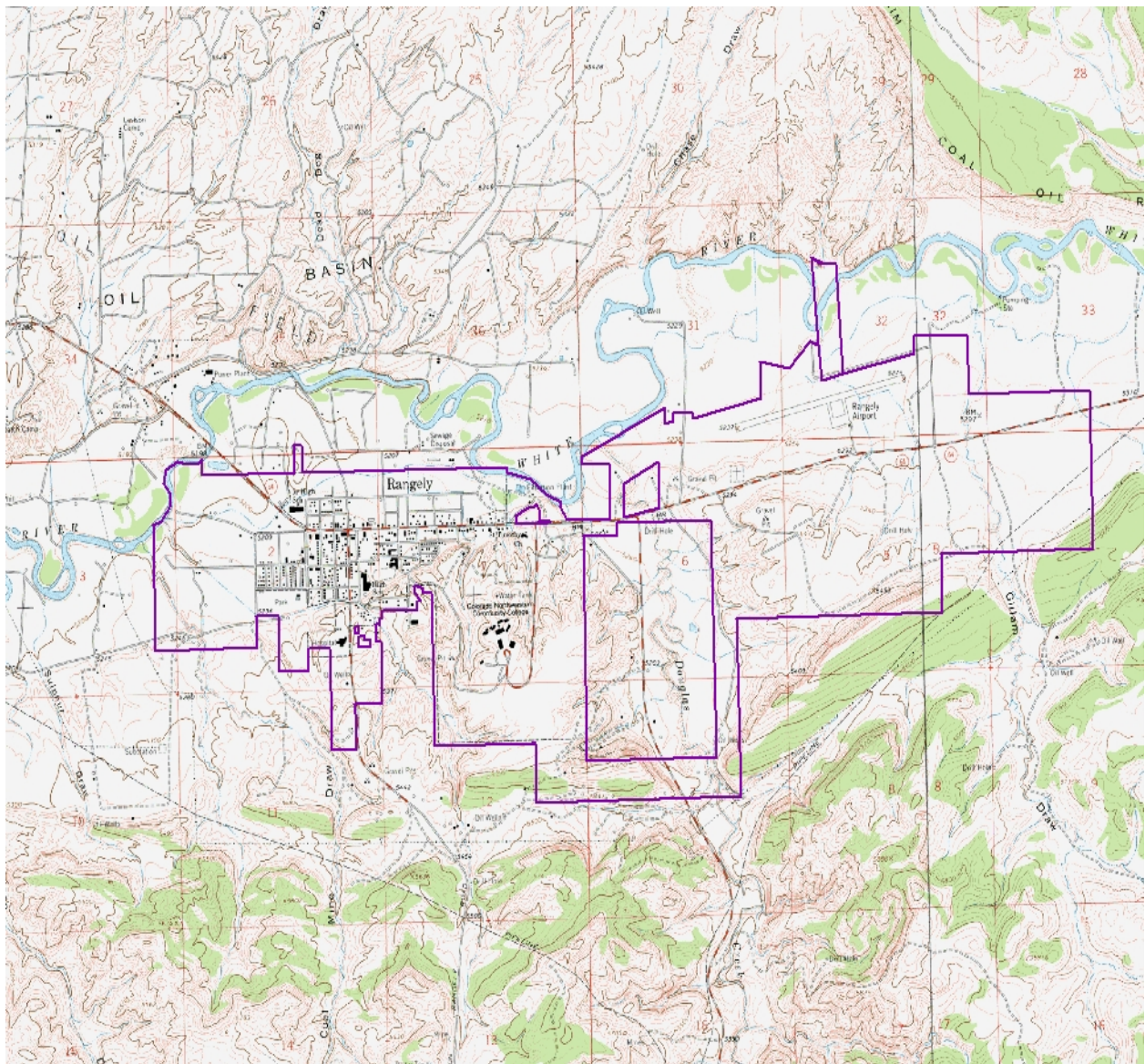
During analysis and discussion with the Comprehensive Plan Committee (2004), areas of influence for the Town were designated. The area of influence is considered all the physical, social, economic environmental, (etc) components of an area that makeup the characteristics of a place and help decision makers understand key relationships and models. Areas of influence have been designated on three levels in this plan. The first is the local area of influence (red outline on Map 1); the second is the primary area of influence which would include the local area (purple outline on Map 1); and the third is the regional area of influence (blue outline on Map 1).

For Rangely, the local area is considered the area where services are directly provided by Rangely, and/or natural and recreational resources are directly part of Rangely's identifying characteristics, and/or are activities that are part of Rangely's core economic sector. The primary area of influence includes all the factors of the local area of influence in addition to aspects that are shared with surrounding communities that are not necessarily solely identified with Rangely. For example, the Weber Oil Field is identified with Rangely, yet the work force is from throughout the primary area of influence. The region is the area in which Rangely has close interconnected economic and social relationships, which however overlap with other distinct regions that have little relationship to Rangely.

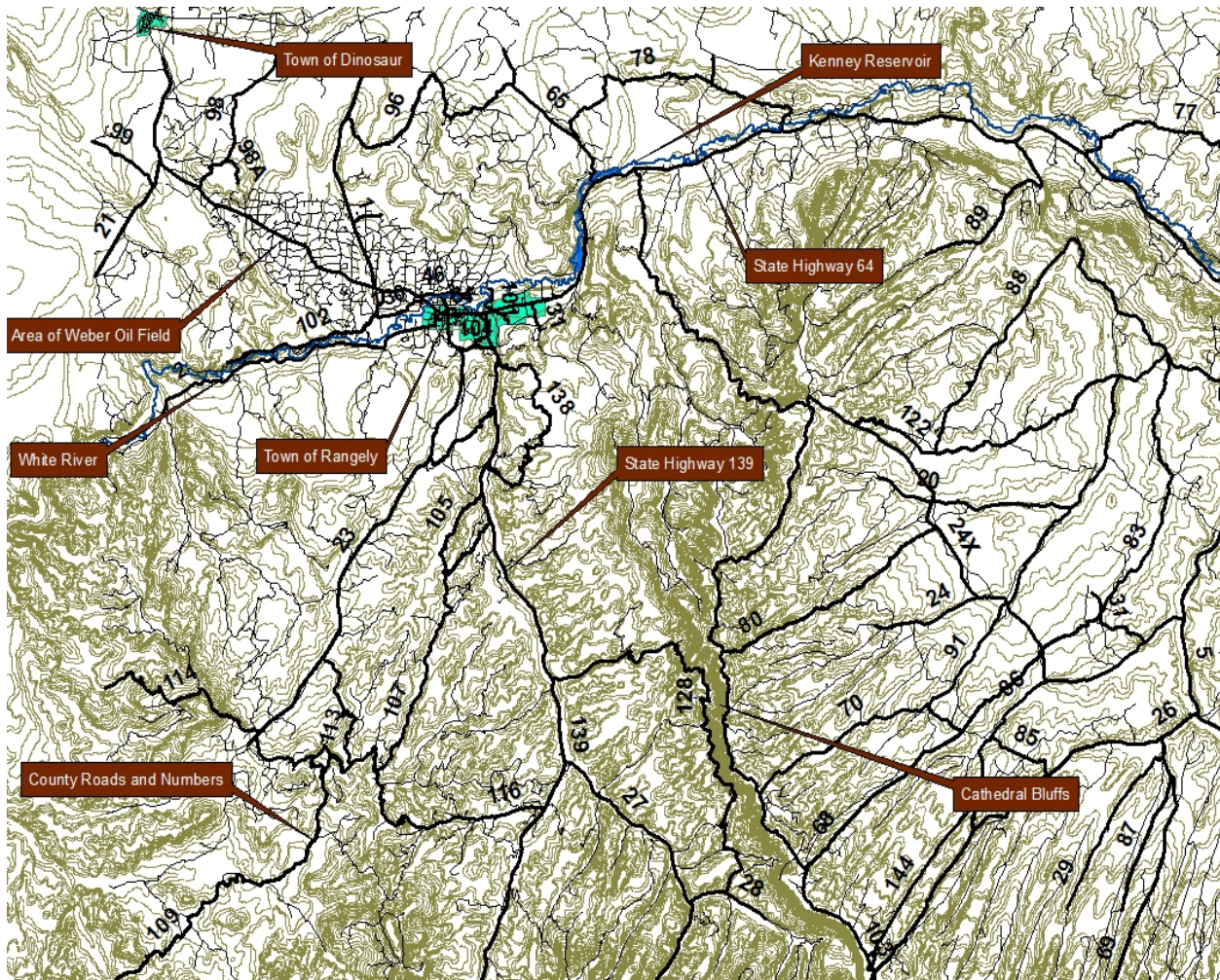
Topography

Topography (Map 2A and 2B) in the Rangely area is extremely diverse, and includes dissected plateaus, sharp ridges, abrupt cliffs, and rugged badlands that are interspersed with open valleys, meadows, and basins. The presence of underlying rock layers with wide differences in resistance to erosion, along with geologic structure, have been the principal factors in the evolution of these varied landforms. The effects of erosion in the rolling shale hills and badlands around Rangely are pronounced. Deep and extensive gullying in the alluvium along drainages is of considerable significance. In many locations, dissection by gullies severely limits use of the land, and bridging gullies increases highway construction costs.

Map 2A: Outline of the Town of Rangely (purple) and Area Topography



Map 2B: Showing Contour Lines (grey-green) and Key Features

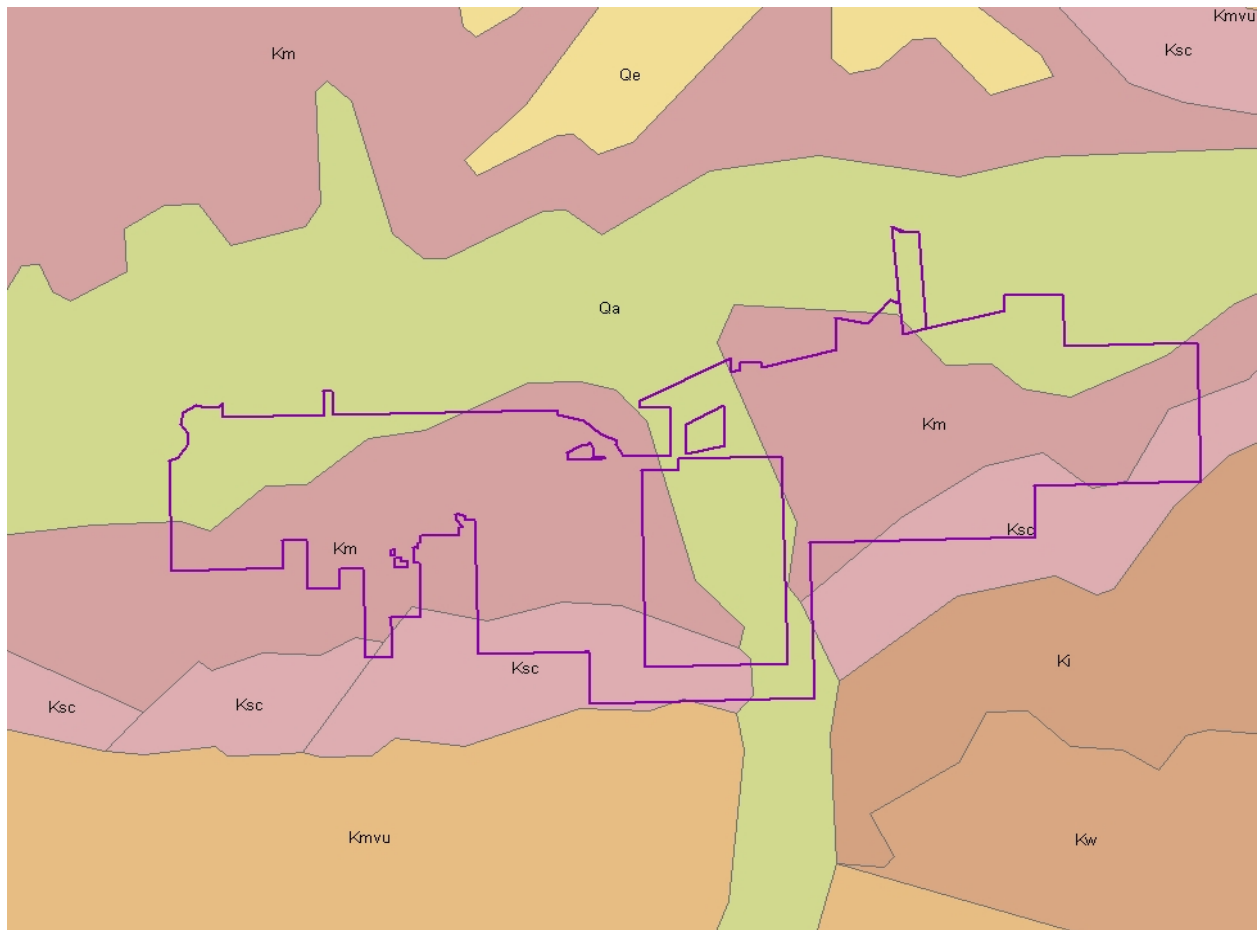


Geology

Structure

Western Rio Blanco County is in the north-eastern part of the Colorado Plateau physiographic province; eastern Rio Blanco County lies within the north-central part of the Southern Rocky Mountains physiographic province. The Grand Hogback, a monoclinic structure of steeply dipping sedimentary strata, traverses the county in a general north-south direction near State Highway 13 and separates the two major provinces. West of the Grand Hogback, the Piceance Basin forms the principal geologic structure in the west central part of Rio Blanco County. The basin extends from the Grand Hogback westward to Cathedral Bluffs and contains sedimentary strata rich in oil shale, gas, and alkaline minerals. West of Cathedral Bluffs, in the western most parts of the County, the physiography is largely controlled mostly by an anticlinal structure known as the Douglas Creek arch. The axis of the arch trends north – south and the arch contains significant recoverable resources of gas and oil. The predominant surface bedrock within the Rangely area are sedimentary deposits ranging in age from the Mesozoic (63-230 million years ago) to the Cenozoic (present to 63 million years ago). Map 3 describes the basic geology of the area.

Map 3: Basic Geologic Map of Town of Rangely (purple)



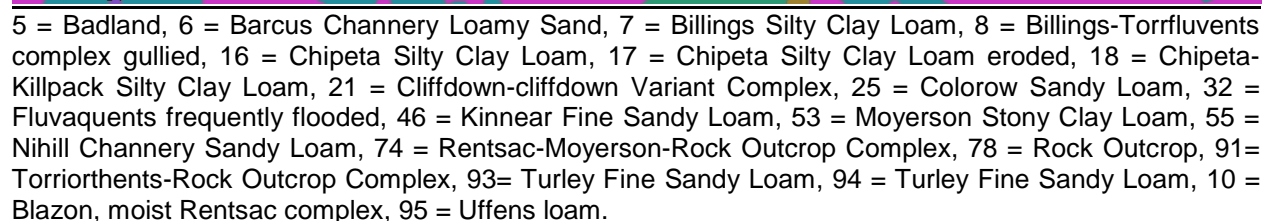
QA = Modern Alluvium, KSC = Sego Sandstone Buck Tongue of Mancos Shale and Castlegate Sandstone, QE = Eolian Deposits, Kmvu = Mesaverde Group or Formation (Upper Part), KM = Mancos Shale, KI = Iles Formation, KW = Williams Fork Formation.

Soils

Rangely rests on bedrock of the Mancos Shale formation of Upper Cretaceous age. This formation is more than 5,000 feet thick, and is essentially a dark grey, calcareous, shallow marine deposit that weathers light grey to yellow brown. The soils of this area have formed under a low-effective annual precipitation environment. Soil-parent materials are mainly calcareous, clayish shales and sandstones; however, sandy and gravelly outwash, windblown sands and silts, and alluvial sediments are also extensive. Surface soils are light colored and range in texture from sandy loam to silty clay. Subsoils are principally clay loam or clay in texture, and have a permeability rate that varies from moderate to slow. Sandy subsoils with a high permeability rate are a minor component within the area and are largely confined to the terraces and floodplain of the White River.

All soils within Rio Blanco County have been surveyed and mapped (Map 4). The extent of the Rio Blanco Soil Survey (USDA, 1982) covers private and BLM lands in the western section of

Map 4: Basic Soil Map for the Town of Rangely (black outline) Area



Meteorology

Temperature

The rugged topography of western Colorado causes large variations in climate within short distances, and few climatic generalizations apply to the whole area. Rangely is found on the western edge of the White River Valley in Colorado. The valley begins at the summits of mountains in the Flattops Wilderness approximately 70 miles to the east. In this area temperatures are low, averaging less than 32° F over the year, and snow-covered for six months a year. The lower western valleys in this region are protected by the surrounding high terrain, and have a greater uniformity of weather. Climate is mostly semiarid/high desert in the lower elevations of western Rio Blanco County and along the Utah border.

Changes in topography cause considerable variations in local temperature, precipitation, and surface wind. Variations in annual precipitation are primarily due to orographic (mountain related) control. Rangely lies at a mean (average) elevation of about 5,200 feet and its climate is characterized by low humidity and rainfall. Mean temperature in January is 18.4° F, and in July 73.6° F. Climate in the Rangely area is classified as semiarid, with relatively warm summers and cold winters. The mean annual temperature is 46°F, with extremes of -37°F and 106° F. The lower valley of the White River near Rangely has a frost-free period with an average length of 124 days per year.

1971-2000 Monthly Climate Summary

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average	Max.	32.0	39.8	52.7	62.8	73.0	84.6	91.0	88.8	79.5	65.4	45.9	34.0	62.6
Temperature (F)														
Average	Min.	4.8	11.8	23.9	32.3	40.8	49.2	55.5	53.8	44.5	32.1	19.6	7.9	31.5
Temperature (F)														
Average	Total	0.55	0.56	0.93	1.28	1.22	0.86	0.87	0.94	1.15	1.28	0.80	0.53	10.97
Precipitation (in.)														

Unofficial values based on averages/sums of smoothed daily data. Information is computed from available daily data during the 1971-2000 period. Smoothing, missing data and observation-time changes may cause these 1971-2000 values to differ from official NCDC values. This table is presented for use at locations that don't have official NCDC data. No adjustments are made for missing data or time of observation. Check [NCDC normals](#) table for official data.

Western Regional Climate Center, wrc@dr.edu

Precipitation

Precipitation is about 9" per year. Snowfall varies widely, between recorded extremes of 71.8" (1908) and 15.5" (1963). Winds are predominantly from the west or southwest. Average annual precipitation varies from 50 inches in the headwater regions of the White River Basin to 9.3 inches at Rangely. Normally, approximately 40 percent of the annual precipitation occurs during August, September, and October. Wintertime precipitation occurs mostly as snow, and a deep snowpack usually accumulates in the high elevations. The average annual snowfall is 22.3 inches. Summer rainstorms cause short-duration runoff that is characterized by high peak, low-volume flows.

Air Quality

Air quality in Rangely is very good to excellent. The isolation of the Town from major sources of air pollution in combination with prevailing wind patterns and other climatic factors contribute to sustain good air quality under all conditions. Oil and gas operations, dust, auto, and truck exhausts, are the only major sources of air pollution. Present transportation and economic

systems are not likely to change in any major way under any foreseeable scenario, so the sources of pollutants are not anticipated to shift and air quality will remain good.

Noise

Principal existing noise sources in Rangely are vehicular. The movement of large trucks through the community has, and will continue to have the highest impact. In terms of over-all planning, growth is not expected to generate traffic noise sources exceeding acceptable levels. Specific conflicts of noise with land-use can be dealt with where possible in the design phase of development.

Hydrology

Surface Water

The White River is a principal river in northwestern Colorado and the main source of water in Rio Blanco County. Most water (about 78 percent of the annual discharge) in the White River originates from snow pack that accumulates in the high mountain elevations of the White River uplift in eastern Rio Blanco and Garfield Counties. The mainstream of the White River begins at the confluence of the North and South Forks near Buford, and flows from an alpine climate westward through transitional climates near Meeker into a semiarid climate in western Rio Blanco County. The drainage area of the White River at the Colorado-Utah State line is 3,680 square miles and the annual discharge normally ranges between 400,000-700,000 acre-feet.

In Rangely, the computed existing White River 100-year flood plain covers 1100 acres, of which approximately 80 acres lie within Town Limits. Rangely is part of the National Flood Insurance program (NFIP) and has adopted the 100-year flood, as defined by the Federal Emergency Management Agency (FEMA) and the base flood used for floodplain management purposes. Flood Insurance Rate Maps (FIRM), prepared for Rangely by FEMA identifies the 100-year floodplain boundaries. Rangely has adopted floodplain regulations that apply to development in flood hazard areas.

As generally defined, the 100-year floodplain is that area adjacent to a stream channel that is inundated by unobstructed large flows that occur, on average, once every 100-years. The floodway includes the normal channel of the stream plus that part of the adjacent inundated areas of the floodplain where, if stream velocities are obstructed, would create a damming or back water effect. This effect could produce a substantial increase in water levels; thus, inundating areas normally outside the 100-year floodplain. The area between the floodway and the 100-year floodplain boundary is defined as the floodway fringe. The floodway fringe is that area of the floodplain where velocities are small and obstructions can occur without increasing water surface elevation of the 100-year flood by more than one foot.

Construction of any type is allowed only in the floodway fringe (floodplain) after receipt of approval (floodplain development permit) by the Town and development is prohibited in the floodway. A request for approval is granted when plans clearly show, and when necessary are certified by a licensed professional engineer or architect, that indicate the development will not create a flood hazard and comply with Town of Rangely standards for management of development in the floodplain.

Principal Flood Problems

Because of its particular geographic location, Rangely is subject to five different types of events that cause flooding. These are:

- Ice jams;
- Rapid snowmelt;
- Rain on snow;
- General rain;
- and local thunderstorms.

Of these events ice jams, rain on snow, and local thunderstorms have caused the greatest flood damage in and around Rangely. Ice jams are formed by ice creating an obstacle, such as an existing ice accumulation, bridge, or streambed irregularity. The ice blocks the entire channel section completely down to the river bottom, and water then has to move through the ice plug by infiltration. When infiltration is inadequate, the water-surface elevation increases until spill occurs and adjacent land is flooded. However, ice jams are unstable and often break up when the upstream water level increases. Ice jams are usually caused by Chinook winds and temperature inversions. During a Chinook, air temperature may increase very rapidly (increases of more than 50°F in a few hours have been recorded in some areas subject to these winds), and it is not unusual for a 2-foot layer of snow to melt in 1 day. Temperature inversions cause ice jams by melting upper elevation snow and ice, while freezing conditions remain in the lower elevations. The rising water heaves and breaks up river ice, which floats into jams.

Twice in the last 85 years, in March 1955 and February 1962, ice jams caused water stages in the White River to reach Main Street between Colorow Street and Birch Avenue. These floods caused damage to homes, businesses, and public utilities. Ice jam floods have been observed as far back as 1891, when Rangely consisted of a saloon, blacksmith shop, store, and hotel. The March 1955 ice jam caused the White River to leave its banks, and at one time the town water supply was cut off when 6 feet of floodwater covered the water filtration plant. The water supply was again interrupted by ice jams above and below the town in February 1962. The flood of February 1962 was the largest flood of record. In March 1966, another ice jam diverted the flow of the White River and several ranches experienced flooding. The most recent flooding as a result of an ice jam occurred in March 1983. Local residents agree that damaging floods occur on the average of once every 7 to 10 years, with the majority resulting from ice jams.

Kenney Reservoir has been constructed on the White River at Taylor Draw approximately 5 miles upstream of the Town of Rangely. The reservoir was not constructed for flood protection purposes. The reservoir storage volume is 13,800-acre-feet, as compared with an average annual runoff of 550,000 acre-feet for the approximately 3,000 square mile drainage area, and has no significant affect on the 100- and 500-year floods. Construction of the dam was completed in the spring of 1984. Though not intended to provide flood protection, it was expected and appears to have resulted to indirectly lessen or eliminate flooding problems caused by ice jams in the Town. The dam apparently provides flood protection since it collects ice flows and fluctuates discharges in the river, causing existing ice accumulations to break up, preventing blockages. Since the development of Kenney Reservoir there has been no ice jamming that resulted in flooding of the Rangely area.

The low permeability of the soils in and around Rangely is a major factor in producing flooding in the area. In the late summer of 1910 or 1911, a thunderstorm produced flood stages almost to

the 1962 ice jamming flood level. Another thunderstorm in the 1920s raised the White River to approximately the location of the Rangely Hotel, but the water was 1 foot lower than the 1955 flood. Two of the largest thunderstorms to produce local flooding occurred in August 1946 and July 1953. In the 1946 flood, one downtown office building had from 6 to 8 inches of water covering the floor. On July 31, 1953, 1.42 inches of rain was measured in slightly over 1 hour at the Rangely gage, and the resultant local flooding washed out a road and tore away a bridge outside of Rangely. In town, runoff caused drainage ditches to overflow, and damage from the floodwaters was aggravated when the high water picked up oily mud from around a local oil well. Shallow flooding, with water characteristically less than 3 feet deep, occasionally occurs in some southern portions of Rangely as a result of rampant thunderstorm runoff from ravines and washes. Due to a lack of streamflow records for the immediate vicinity of Rangely, data basic to estimating the frequency of past floods are not available.

There are no Federal flood control projects affording protection to Rangely, and none are under consideration. Most new development in Rangely is being kept out of potential flood damage areas. College Canyon Draw has been channelized between South White Avenue and County Road 2 to increase channel capacity.

Groundwater

Groundwater in Rio Blanco County mostly is from bedrock aquifers contained in the strata of the Mesa Verde formation (Cretaceous Period) and in the fractured rocks of the Green River and Uinta formations (Tertiary Period). Additional groundwater can be found in the valley fill (alluvium) of the White River and its tributaries. Groundwater is generally of poor to extremely poor potable quality in the area around Rangely due to contamination from minerals in the surrounding bedrock including coal.

Stormwater

In general, the stormwater drainage pattern of Rangely is from southeast to northwest. The White River flows westward on a meandering course just north of Rangely with Douglas creek draining into it from the south. The drainage basin of College Canyon Draw, also known as Dragon Wash, is south of the town. The stream enters the town along its southern corporate limits, flowing west and northwest to join the White River. This major draw, which drains a substantial area to the south of the Town has been diverted by means of a ditch, which runs westerly along the base of the tableland and thence northwesterly to the White River. A portion of runoff from the south is thus intercepted which would otherwise run through the western portion of the Town.

The drainage basin of Coal Mine Draw is also south of town and is situated directly to the west of the College Canyon Draw drainage basin. The stream enters the town in the western half of its southern corporate limits, and then flows west and northwest to its confluence with the White River.

All the area within and surrounding the Town drains northerly to the White River. There is virtually no underground conduit system, except under Main Street. As a consequence, unpaved areas tend to develop ponding areas, and existing conduits are overloaded during high-intensity rainfall. Streets, particularly those lying east-west across the normal surface flow, accumulate silt, and generate dust. A major draw, which drains a substantial area to the south of the Town has been diverted by means of a ditch, which runs westerly along the base of the tableland and thence northwesterly to the White River. A portion of runoff from the south is thus

intercepted which would otherwise run through the western portion of the Town.

Traditionally, the Town has built roads higher than abutting properties. As a result, drainage runs off streets or alleys onto abutting properties, or the Town has had to build ditches alongside roads. These ditches drain poorly, become weed grown, are unsightly, and pose maintenance problems. The Master Drainage Plan of Claycomb Engineers (1983) addressed this problem.

Ecology

Vegetation

The terrain surrounding Rangely is characterized by tablelands cut by the valley of the White River, and the canyons of its tributaries. Salt desert shrubs, pinyon, juniper, cottonwood, and willows comprise the predominant native vegetation. Irrigated and dry land crops of mixed grasses and alfalfa hay are grown in the river valley. Four major ecological communities are found in the Rangely Area, identified by the predominant plant associations characteristic of each. The four communities described below owe their differentiation to varying combinations of soils, moisture, slope and exposure.

1. The riparian community is found in the deep alluvium of the White River bottom, in which cottonwood and willow predominate, and which supports relatively abundant plant and animal life. This area is being invaded by Russian Olive and Salt Cedar (Tamarisk), which is diminishing its ecological viability and increasing the wildfire hazard to the town. The Town encourages the County and other agencies to begin an eradication program in the upper reaches of the White River. When the extent of this program reaches Rangely the Town can implement eradication through its weed control program.
2. The salt desert shrub community, which comprises the major part of the Area, occurs on the slopes above the river plain, and is dominated by saltbush, snakeweed, sages, and other shrubs, and supports a relatively sparse animal population.
3. The pinyon-juniper community, dominated by these two small-tree species, occurs on the slopes of the ridges to the south and east of Rangely. This area is subject to destructive wildfires, especially when winds are great and drought exists.
4. The greasewood community is found in the bottomlands of intermittent streams such as Gillam and Johnson Creeks support a sparse animal population. Much of this growth is the result of the destruction of fragile riparian areas. Poor land management practices have expanded this range type.

Wildlife

Wildlife and the habitats that support them are an important component of the Rangely and Rio Blanco county economy that lure hunters. Wildlife is part of what creates the quality of life for many residents who choose to live in Rangely. In some cases this is the sole reason people choose to live in this area. The tourism industry is dependent on wildlife for the hunting of elk and deer, and fishing, and adds to the diversity and stability of the economy.

A Note on Natural Hazards and Mitigation

Rangely has completed, in cooperation with Rio Blanco County, a Pre-Disaster Natural Hazards Mitigation Plan that has been approved by the Federal Emergency Management Agency. This plan covers mitigation for key soil, flood, and wildfire issues that face the community and county.

Societal Context

Archeology

Data suggest that humans have occupied Rio Blanco County for approximately 12,000 years. Early inhabitants were hunters and gatherers. Material remains of these early inhabitants are limited and archaeological sites generally small. Data indicate that significant changes in lifestyle occurred in the first millennium AD. Ancient fields suspected of growing corn and bean crops have been identified in aerial photographs. Also, small masonry structures, storage facilities, and "houses" built by people of the Fremont Culture 200 to 1250 AD are known to exist. Recent analysis of pottery fragments suggests that the people of the Fremont Culture may have had periodic contact with the Anasazi to the south. Rock art associated with the Fremont Culture is common in the western portions of the county. Rangely has extensive prehistoric resources and sits in the heart of what was the land of the Fremont Culture. Canyon Pintado to the south of Rangely has received designation as a National Historic District.

Around 1200 to 1300 AD, evidence of the modern Ute Nation first occurred in the archaeological record. Before the introduction of the horse, the Utes lived much like the people of the Fremont Culture. After the introduction of the horse in the 1590's, Ute culture changed noticeably and individuals began adopting many traits similar to those of the plains hunters. These traits included the utilization of the tepee, abundant beadwork, saddles, and horse racing.

History

In 1776 Spaniards led by Fathers Escalante and Domingues became the first recorded Europeans to enter what is now Rio Blanco County. Entering from the south after crossing the Roan Plateau, they traveled down Douglas Creek and crossed the White River upstream of the Town of Rangely. These Friars were seeking a route between Santa Fe, New Mexico and Monterey, California. A highway marker placed on State Highway 64 near Rangely by the Colorado Historical Society commemorates this expedition and marks the campsite of these explorers near the confluence of the White River and Douglas Creek.

Rangely was originally settled in 1882 as a center for cattle ranching and Indian trading. In 1888 major ranching began when ranchers drove thousands of cattle into the lower White River valley following removal of the Utes to Utah. It was a part of the west known as the Isolated Empire because of its isolated nature and distance to major rail headings and remained virtually unknown until 1947 when a major oil discovery was made. Ultimately, the Rangely Oilfield became the largest producer in the Rocky Mountain region and the sixth largest in the United States. The Town of Rangely was incorporated in 1947 when the Town experienced a boom as a result of oil field development.

Dinosaur National Monument is eighteen miles from Rangely. The Monument was established in 1915 to protect and preserve a remarkable deposit of ancient animal bones. In 1938, the Monument boundaries were expanded to protect a landscape far more ancient than even the dinosaurs, where the Green River cuts through the "basement of time" into rocks more than two billion years old.

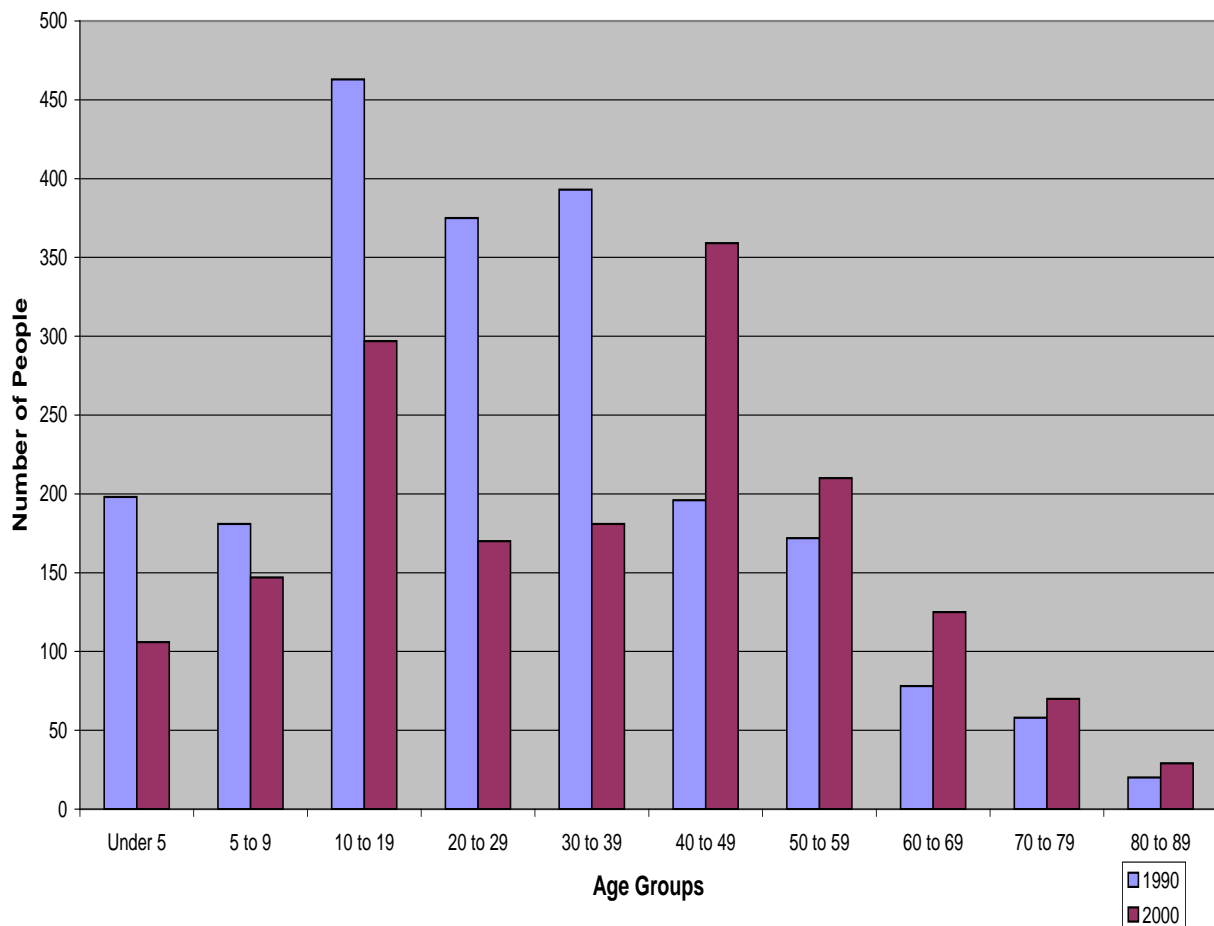
Demographics

Population and Age

Since the development of the oil field Rangely has seen periods of boom and bust in tandem with the business cycle of the energy industry. Since the late 1990's demographic data indicate that Rangely has been in a period of decline. Among the most obvious indicator is a steady decline in population. After peaking at a population of 2,361 people in 1996, Rangely has seen a population decline to 2,096 people in 2000.

The decline in population is not the same across all age groups. 2000 census information indicates that population change has been particularly pronounced in the age groups spanning from 0–39 years. The rate of decline was partially offset by the small growth in residents older than 39 years of age. The result of this trend is an increase in the community's median age to the current 31.1 years of age. Additionally the Town has experienced a marked decline in school age children and adults of childbearing age. These effects and trends have a potentially significant impact on the future of Rangely and its economy.

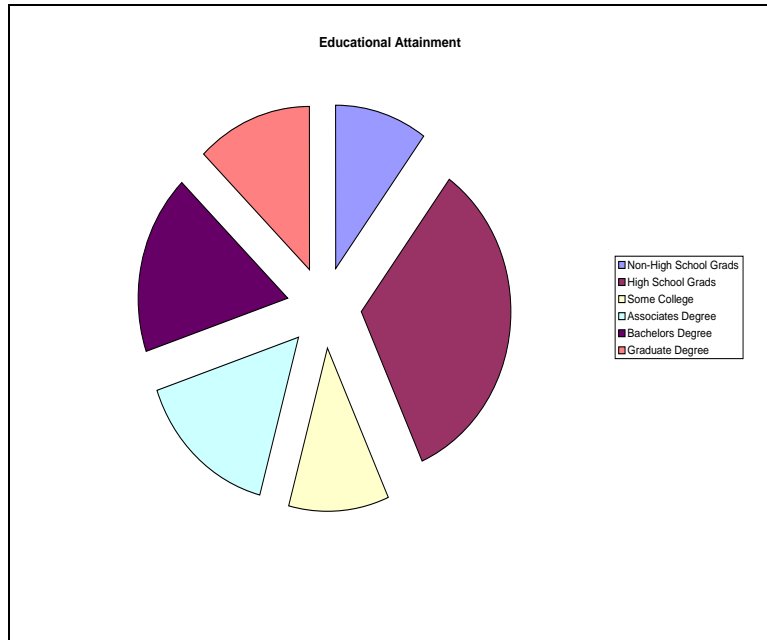
Age Distribution Comparison



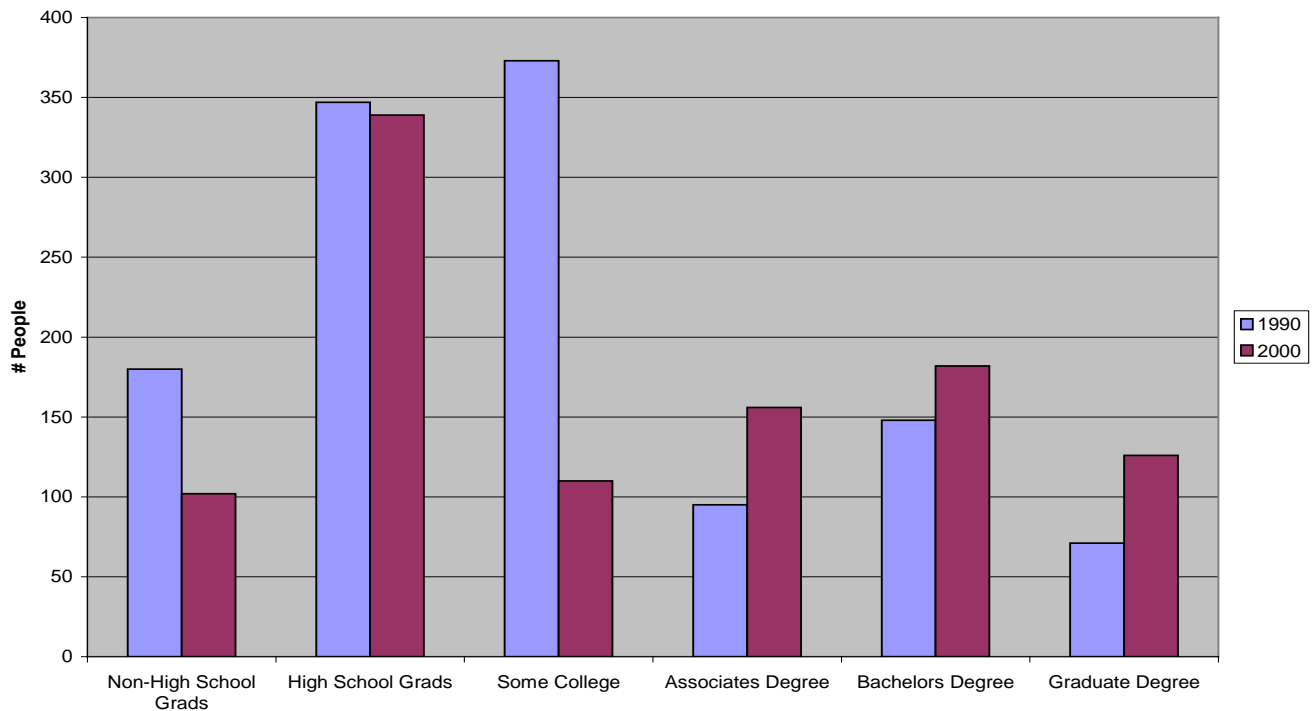
Education

The educational characteristics of a community can provide a provocative insight into the nature of its residents. Rangely exhibits an interesting bell curve of educational attainment. Non-high school graduates and people holding graduate degrees hold relatively similar population shares at polar ends of the spectrum with 8.5% and 9.8% of the 25 + population respectively.

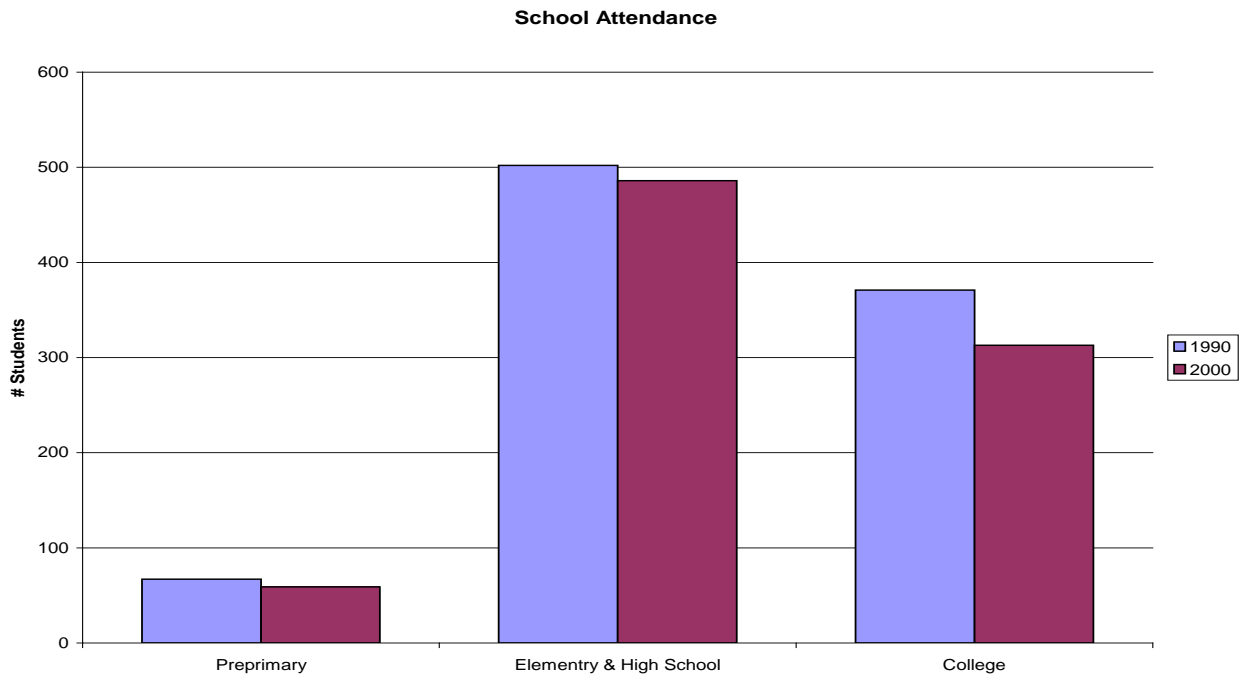
The largest population segments consist of those holding only a high school diploma or having attended some college without achieving a degree. Combined these two segments of the population account for 53.6% of the 25+ population. Rangely has maintained a relatively high number of college-educated residents through the presence of Colorado Northwest Community College. The college's contribution to the community, as a source of continuing higher education, has been to provide a stable base of jobs and opportunities.



Educational Attainment 25+ Age Group

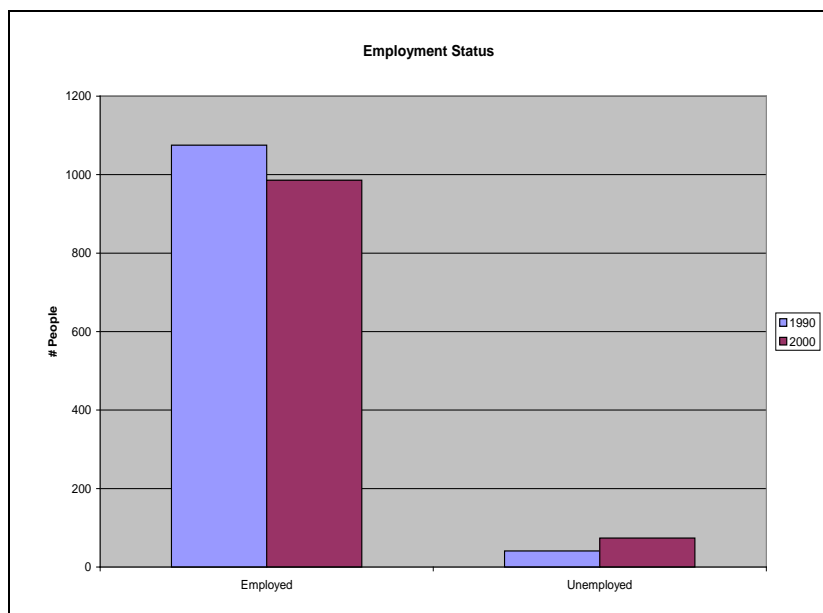


The population enrolled in some level of education has declined as the younger age groups have decreased as a portion of the population. As of 2004, Rangely had 535 students enrolled in K-12 education. The teacher-student ratios are slightly better than the state average and high school students have the opportunity to go to Colorado Northwestern Community College offering an advanced option. As the population grows older and trends in household size continue to decline the number of residents enrolled in academic programs also is declining.



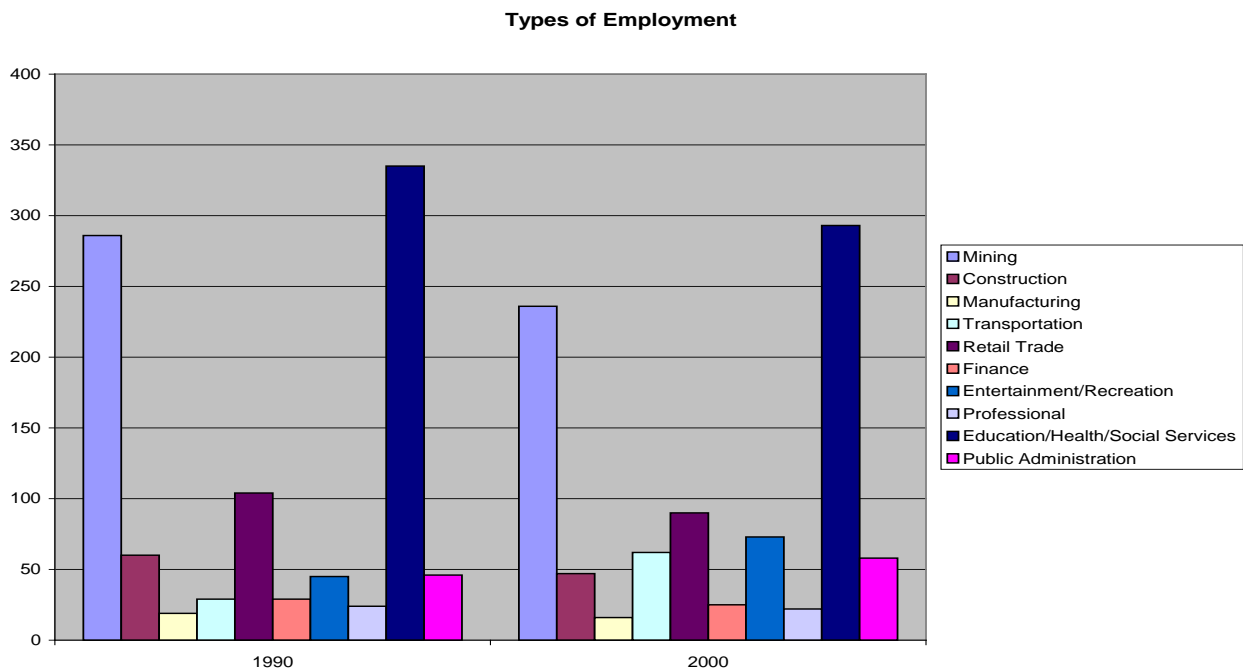
Employment

Rangely has historically maintained low unemployment levels. Recent declines in population have affected the size of the labor force while simultaneously maintaining the ratio of employed to unemployed workers. In 1990 Rangely had a labor force contained of 1,143 residents and in 2000 it contained 1,068 residents. In 1990, there were 1089 employed residents and in 2000 there were 986 employed residents.



At 61.9% of the labor force, private wage and salary earners made up the majority of the employed workforce. Government employees provided 31% of the jobs for Rangely residents, and 7.1% of the labor force was self employed or unpaid family workers. The three largest industry employers in 2000 were the same as in 1990 and include education/health/social services, mining, and retail trade. All three industries have witnessed a decline in the number of employees throughout the 90's. Education/Health/Social Services declined from 335 employees in 1990 to 293 employees in 2000. Mining declined from 286 employees in 1990 to 236 in 2000 and retail trade declined from 104 employees in 1990 to 90 in 2000. Under Rangely's current economic structure, particularly its reliance on the energy industry, these three industries are particularly indicative to the stability of the entire economy.

Rangely's economy has traditionally provided employment stability, but events of the past decade have worked against the optimism of the past. It is important that the recent trends in the economy be properly understood in efforts to create a sustainable economy.



Approximate Numbers of Employees by Trade

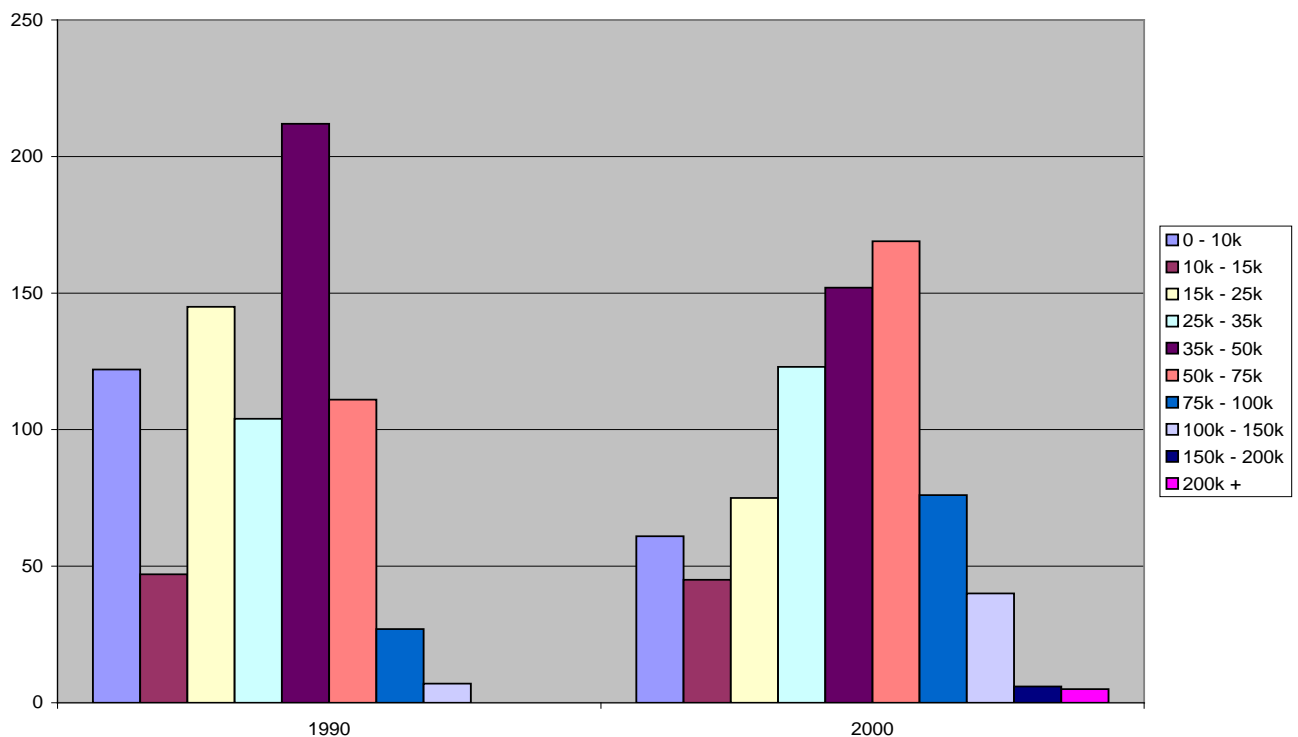
Major Employers in the Area	
Blue Mountain Energy	164 FTE
Chevron U.S.A., (Oil field)	45 FTE (approximately 60 contract workers)
C.N.C.C. (Community College)	84 FTE (109 part-time)
RE-4 School District	90
Rio Blanco County	36
Rangely District Hospital	60 FTE (35 part time)
Encana Gas	23 FTE (12 contract workers)
Town of Rangely	32 FTE (6 seasonal workers)
Western Rio Blanco Metro Recreation & Park District	40 peak season

Source: phone survey: 2004

Income

The mean income has increased over the last decade, as has the per capita income. In 1990 the mean household income was \$32,757 and in 2000 the mean household income was \$46,169. Likewise, the per capita income rose from \$11,806 in 1990 to \$17,668 in 2000. These figures show that income has increased at rates that maintain a fair standard of living for many of the residents of the Town. In 2000, 59.1% of the households had an income between \$25,000 - \$75,000. In contrast to this relative prosperity, there does exist an element of poverty representing the less fortunate of the community. 188 residents in 2000 were considered to be below the poverty level. Of the 188 residents determined to be below the poverty level 68 were younger than 18 years old.

1990-2000 Income Comparison



Public Facilities and Institutions

Municipal Government

The Town of Rangely is governed by a seven-member council one of which is the Mayor. These are all elected positions. The core services provided by the Town include gas, water, sewer, streets, drainage, public safety, and dispatch communications (see section in Utilities). The Town also has a Housing Authority and Development Corporation for underwriting and promoting renewal and development activities. The Town is involved to a limited extent with recreational facilities and works cooperatively with the Western Rio Blanco Recreation & Park District for the maintenance of these facilities.

County Government

The Town of Rangely is in Rio Blanco County. The County is administered by a Board of three Commissioners. The mission of the Board of County Commissioners (BOCC) is to provide the necessary guidelines for the Rio Blanco County Government. The Board adopts the budget, sets the Mill Levy and approves all County cash disbursements. The Board acts as the Board of Equalization and the Board of Social Services. The basic core services provided by the County include Assessor, Building, Development (Planning), Clerk and Recorder, Treasurer, Sheriff, Landfill, Road and Bridge, Social Services, and Weed Control Departments that operate under Colorado State Statute and regulations adopted by the BOCC. Elected positions include, BOCC, Sheriff, Assessor, Treasurer, Clerk and Recorder, and Surveyor.

Community College

Colorado Northwestern Community College (CNCC) is a publicly supported two-year institution that was established in 1960. The main campus at Rangely, was opened in 1962 as Rangely College to a freshman class composed of 82 students. Originally, the College was a branch of Mesa College in Grand Junction, Colorado, but the two were separated in 1970. In July of 1974, Rangely College officially became Colorado Northwestern Community College. It was deemed relevant to change the name since the College was serving many communities by that time. CNCC operated as an independent college under the governance of an elected Rangely Junior College District Board of Trustees, financed by legislative appropriation and district tax levy.

State legislation was subsequently approved whereby affiliated junior college districts could be created. In September, 1989, a vote by the electorate in Moffat County created an affiliated junior college district and activities as a CNCC branch campus began in Craig, Colorado beginning on January 1, 1990. A locally elected five member Board of Control directed the development of the campus. A local tax provided the funds to expand course offerings in transfer, general education and occupational programs.

On November 3, 1998, the electorate of both the Rangely Junior College District and the Moffat County Affiliated Junior College District voted for CNCC to join the Colorado Community College and Occupational Education System (CCCOES). The College became a member of the State Community College System on July 1, 1999.

To accomplish the College's Mission to serve the Northwestern portion of Colorado, CNCC maintains Service Area Centers in Meeker, Hayden and Yampa, in addition to the campuses in Rangely and Craig. Current enrollment is approximately 325 full-time and 375 part-time students with approximately 100 in Rangely at any time. The College is recognized for its programs in Dental Hygiene, Criminal Justice and Aviation Technology and maintenance. CNCC also offers an outstanding general education program that transfers to four-year colleges and intercollegiate athletic programs.

Public Schools

Rio Blanco School District Re-4 takes in the Western half of Rio Blanco County. There are approximately 535 students in the school district, with a portion of these students coming from Dinosaur, Colorado in Moffat County. Rio Blanco School District is an equal opportunity employer and teachers are recruited all over the United States. The district employs 28 teachers, making an ideal 14/1 pupil/teacher ratio. The teaching staff is a mixture of teachers new to the district and those that have been here for sometime. Frequent in-service programs

are held through Colorado Northwestern Community College, Mesa State College, Colorado State University and the Northwest Consortium for Professional Development.

Mission Statement:

- The Rangely School District challenges students to acknowledge their unlimited potential and to strive for excellence. The district commits its resources to teaching students basic skills, cultivating their ability to learn, instilling a desire to be the very best, equipping them with confidence in viable options as they face life after high school, and developing positive interpersonal relations skills.
- The Rangely School District works for the best interest of students at all times and assumes responsibility for a modern, relevant program that represents life as it is anticipated to be in the year 2010.
- The Rangely School District staff is dedicated to learning the latest educational techniques. Experience plus proven research helps to determine district staff development and program planning activities.
- The Rangely School District believes that short term and long-range planning is essential to the progressive growth and development of positive programs

Philosophy of Board of Education:

- The RE-4 Board of Education is aware of the great responsibility to provide a quality educational program for the student in the Rangely Schools. As a leader in setting the tone for the school district, the RE-4 Board of Education will provide whatever necessary time to insure that quality education takes place. Sessions will be provided for planning and priority setting, budgeting, reviewing teacher evaluations and attending school activities. Decisions will be based on what is best for kids along with being responsible with taxpayers' funds.
- Recognizing that students have varied interests and abilities, the Board provides a well-rounded program-scholastic, vocational, athletic, artistic and musical. Programs are provided to allow all students a chance to succeed and achieve. Although there are certain requirements for graduation, particularly in the areas of English and mathematics, which will be used by every student in some form for the rest of his/her life, the Board believes it is important not to cast each student in the same mold. Because of this a wide variety of electives and activities are offered and students are encouraged to pursue these on an individual basis according to their interests and abilities.
- The RE-4 Board of Education believes each student must be helped to understand and to develop his/her capacities in order that he/she may take part in his/her place as a responsible and fulfilled person, first in school and in life. While each student is encouraged to be an individual, he/she is taught to respect the rights of others and to obey the rules necessary for the benefit of the majority. A sound framework on the U.S. Constitution and government will be provided to all students.
- The RE-4 Board of Education understands the value of teamwork. Because of this, parents, the community, as well as the schools must cooperate if educational excellence in a well-rounded program is to be achieved. Education does not take place just within the walls of the school or during normal school hours. Rather, it takes place continually. Parents and taxpayers must take a very active role in the education of the RE-4 students.
- Above all, the Board hopes to kindle and keep alive a desire for each student to continue to learn-whether learning is in the form of a college education; vocational or trade school; service training; a better way to do a daily job; a way to become a better homemaker; or, a way to maintain an active interest in current affairs in the local

- community, the nation and the world.
- A well-rounded education benefits everyone. The Rangely Schools are what we make them. We should always strive to make them the best.

Water Districts

The Rio Blanco Water Conservancy District owns and operates the Taylor Draw Dam and Kenney Reservoir. Taylor Draw Dam and Kenney Reservoir were completed in October 1984 and are maintained for hydroelectric and recreation. Located approximately five miles east of Rangely, Colorado, on the White River, Kenney Reservoir offers a wide variety of recreational facilities and leisure activities. The reservoir is composed of approximately 13,800 acre feet of water. There are restrooms, group shelters, horseshoe pits, swimming areas, a marina, and sand play areas. The facilities are all open in spring and summer, and are handicapped accessible. Aspects of the reservoir include camping, boating & water sports, fishing, hunting, wildlife viewing, and picnicking.

Recreation & Park District

The Western Rio Blanco Metropolitan Recreation and Park District is a local taxing district that exists to provide healthful and creative recreational programs, activities, and facilities to meet the needs of the District's citizens, regardless of race, age, or physical condition. The district is headquartered in the Rangely Recreation Center at 611 S. Stanolind Avenue. This multi-use building has locker rooms with showers, game room, three handball/racquetball courts, weight room, two dance rooms, all-purpose room with kitchen facilities, swimming pool, hot tub, conference room, patio, maintenance garage, and administrative offices.

The game room overlooks the swimming pool and features a pool table, ping pong table, couches for relaxing, a television with VCR, tables for board games or refreshments, and video games. Games and equipment can be checked out at the front desk. The room is open for public use during regular center hours, and can also be rented for classes or meetings. The handball/racquetball courts can be reserved for play during regular hours on the half-hour. Advance reservations can be made up to one week prior to play.

The swimming pool is used for sport and recreation and is available for use during specified hours of the day. The pool may also be rented for private parties. A hot tub is available on the pool deck. The hot tub was added with proceeds from the State of Colorado Lottery funds distributed to the District. The locker rooms have restrooms, showers, and lockable lockers.

The Rangely Recreation Center is open to the public seven days a week with some holidays excluded. Various passes are available, as well as general admission for very reasonable fees. Many classes are held at the center in cooperation with Colorado Northwestern Community College including step aerobics, aqua aerobics, lifeguard training, water safety instruction, racquetball, swimming, weight training, scuba and kayaking. The District also offers other general recreational activities including swimming lessons for youth and a competitive swim team. The grounds around the center are comprised of grassy swells with trees and include lighted basketball/tennis courts and inline skating rink. Picnic tables are available on the patio. The Rangely Recreation Center could accommodate a population base of up to 13,000. No future expansion is anticipated.

The District properties also include Cedar Ridges Golf Course. This public course, has a little bit of everything: rolling swells, mounds marking safe landing areas, multiple tee boxes, large

rolling greens, hills, water, sand traps, trees and level areas. It is located two miles east of Rangely on Highway 64 in Columbine Park. The nine hole par 36 course was constructed in 1984-85 and was open for limited play in August 1985. Frank Hummel, who has designed and constructed well over 200 courses in the United States, designed the course.

Parks

Parks in Rangely are operated and owned by multiple entities. The Town, Western Rio Blanco Recreation and Parks District (District), and Rio Blanco County all operate parks. The District operates Elks Park that has playgrounds, picnic areas, shelters, restrooms, basketball courts, sand volleyball court, horseshoe throwing area, open grassy area, two lighted softball/baseball fields, and restroom/ concession shelters. Youth soccer, baseball, softball, and tee-ball programs are conducted here. The District also has a ballfield at Columbine Park and maintains, per an agreement with the Town, the East Entrance Park and West Entrance Park. The Rangely Museum is located at the East Entrance Park. The Town owns a park on the White River that has a camping area, restrooms, potable water, and picnic area. This park is maintained by the District and is the location of the raw water supply ponds. The County owns and maintains Columbine Park located next to Cedar Ridges Golf Course. This facility has stables, and equestrian maintenance facilities, arena and horse racing track. All the facilities are in use except for the racetrack.

Library

The Rangely Regional Library operates as a special district. An expansion of the building was completed in 1983. It has access to books and reading materials through a regional network, and it has close working relationships with the Colorado Northwestern Community College and RE-4 School District. Its collection currently numbers 28,000 volumes.

Non-Public Institutions

Churches

There are multiple churches in Rangely, including the following denominations:

- Assembly of God
- Church of Jesus Christ of Latter Day Saints
- Lutheran
- Bible Baptist
- Roman Catholic
- Episcopal
- Seventh Day Adventist
- Church of Christ
- First Baptist
- Southern Baptist
- Christian Church

Museum

In recent years, the Rangely Museum Society has renovated its museum building, located in East Entranceway Park, in cooperation with the Town. Both the Town and County contribute to support of the society. The Rangely Outdoor Museum preserves in historical buildings and

exhibits the unique history of the Rangely area. There are three distinct periods represented at the museum: Native American and Prehistory (from the distant past until 1883), Pioneer and Ranching (from 1883 until 1946), and Energy Development (from 1946 to the present day).

Public Safety and Welfare

Senior Services

Housing for Senior Citizens was completed in 1983. Called White River Village, it consists of 24 apartment units operated by the Town. Associated with it is the Radino Center where meals are served several times a week and activities sponsored for senior citizens. There is sufficient land available to provide buildings for another 24 units. In 2000 Eagle Crest assisted living home was completed. To date this facility has had a high rate of residency. Based on this and other residency trends apparent demand exists for additional facilities. The only other options are to move away and a great many people upon retirement move to Vernal and Grand Junction.

Family and Youth Services

Services to families and youth are provided by a multiplicity of agencies. Based on the type of issue facing individuals, services are provided primarily by the County in concert with the State. The Town provides limited assistance outside what is required to maintain the peace.

Fire Protection

Fire protection is provided by the Rangely Rural Fire District; a volunteer organization with a firehouse located on Nichols Street. The Rangely Rural Fire Protection District has a part-time Fire Chief and is manned by volunteers who are paid for training and responding to emergencies. Fire protection is provided to the entire western half of Rio Blanco County. The fire station was expanded in 1983 and it houses modern equipment. A training facility was completed in 2003.

Hospital and Emergency Medical

The Rangely Hospital District owns and operates a 28-bed general acute care hospital, a medical clinic, and a land-based ambulance service. Rangely Hospital District offers primary care to inpatients and outpatient. The range of ancillary services is quite extensive for a small, rural, primary care hospital with a helicopter-landing pad. The medical clinic provides service of a family clinic, physical therapy, radiology, flight for life, dentist, home health services, emergency room, respiratory therapy and lab. The Rangely Volunteer Ambulance Association provides emergency response in the 2,200 square mile service area. The district also runs Eagle Crest, a 20-unit Assisted Living Complex, which opened in the spring of 2000.

Police

Police Services are provided through the Rangely Police Department, Colorado State Patrol, and County Sheriff Department. There is a central dispatching service at the Municipal Building with 911 and reverse 911 capability. Both the County Sheriff Department and Town Police Department operate out of the Municipal Building.

Economic Context

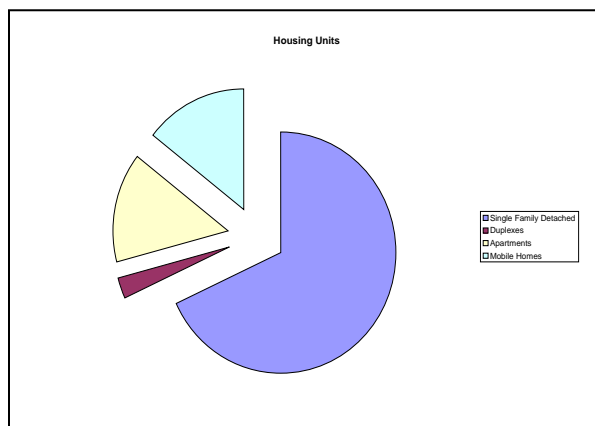
Residence

Housing

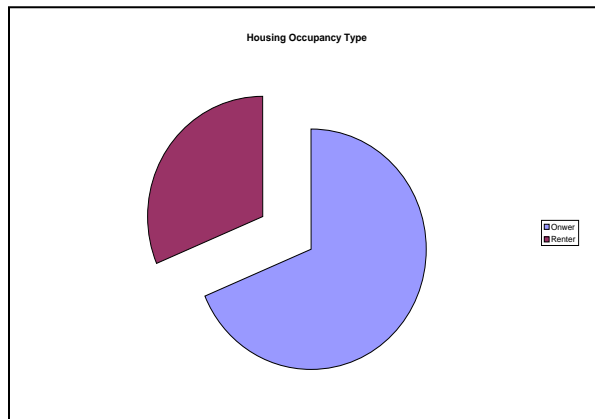
The housing market is currently a reflection of the close reliance on the energy industry. Inventorying homes in Rangely reveals home quantities, numbers, and conditions that one would anticipate to be associated with fifty years of boom and bust in the energy markets.

The distribution of the types of housing in Rangely is weighted heavily towards single-family homes. In recent years the number of mobile homes and apartments has been on the decline as cheap rent and housing prices have made single family homes an affordable choice. As the population continues to age, the likelihood that new housing units will be of single-family type is highly probable.

- Single Family Detached 608
- Duplexes 24
- Apartments 132
- Mobile Homes 130

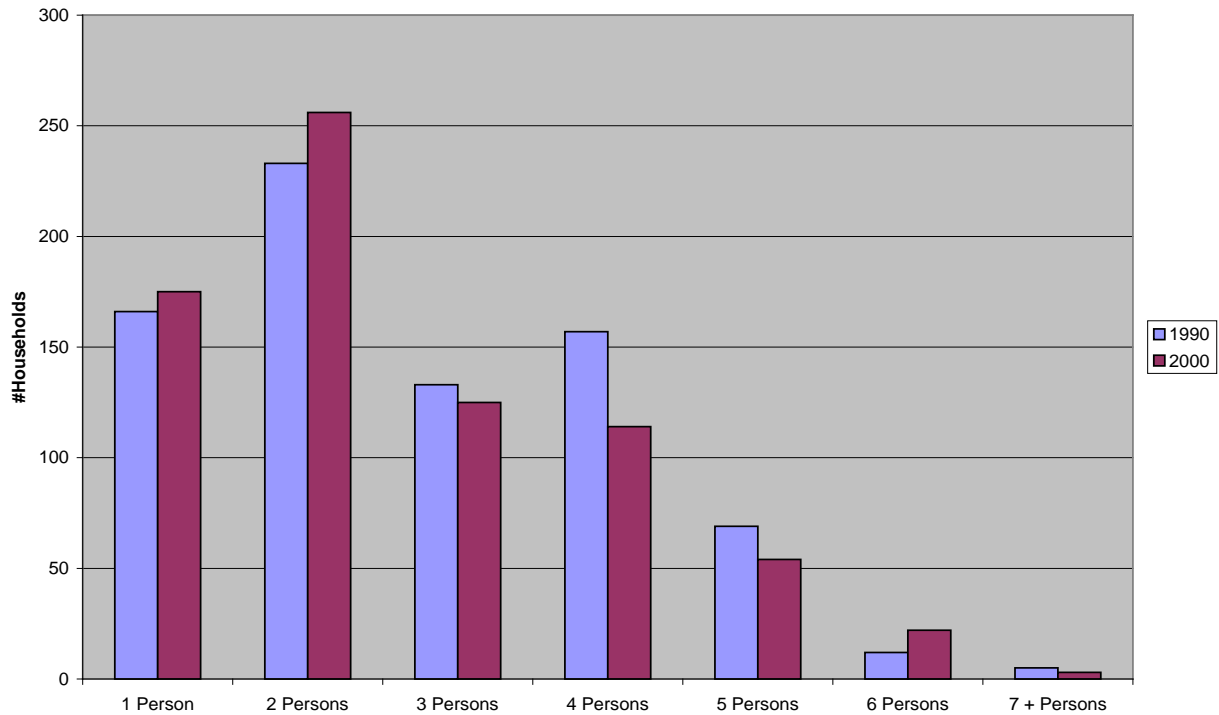


- Owner Occupied :514
- Renter Occupied: 235



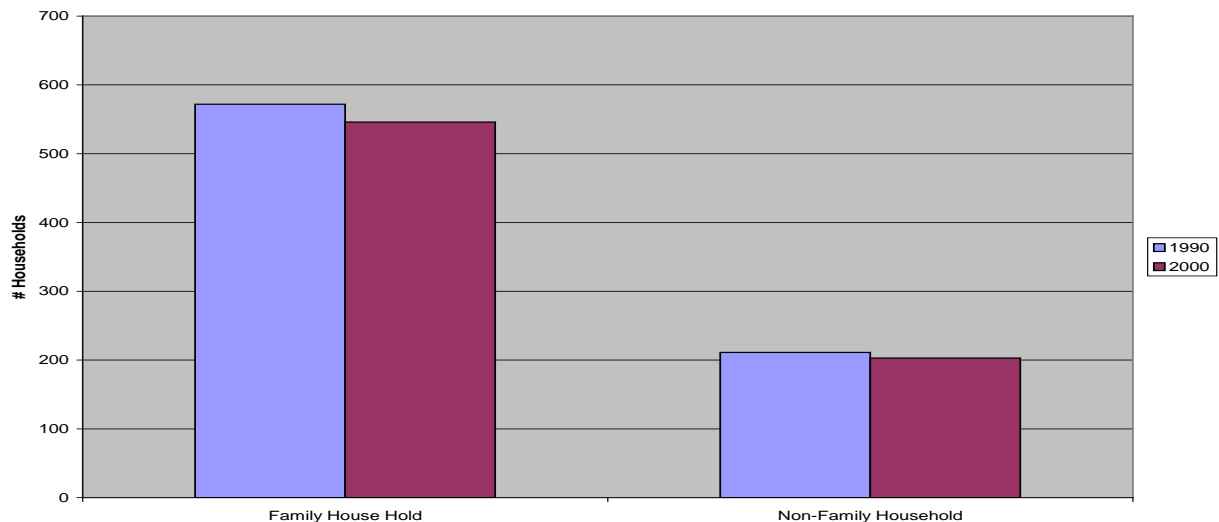
The size of households in Rangely has shifted significantly over the past decade. Trends in household composition have lead to an increase in smaller households of 1-2 people and a decline in households of 3-5 people. This trend in household size has effectively decreased the average household size from 2.76 people per household in 1990 to 2.59 people per household in 2000 (Census 2000). Contributing to this trend is a notable decline in the number of married couple families from 499 in 1990 to 431 in 2000. Also in decline are family households, which decreased from 572 households in 1990 to 546 households in 2000. Non-family households experienced a less dramatic decline falling from 211 households in 1990 to 203 households in 2000.

Comparison of Household Sizes



Potentially providing more insight into the nature of household demographics in the Town is the marital status of the population. The largest demographic groups pertaining to marital status are those currently in wedlock. Married residents account for 56.4% of the population or 920 people. The next largest group, making up 29.8% of the population, are individuals who have never been married. And the smallest group in the community, with 13.8% of the population, is the separated/widowed/divorced group.

Household Type

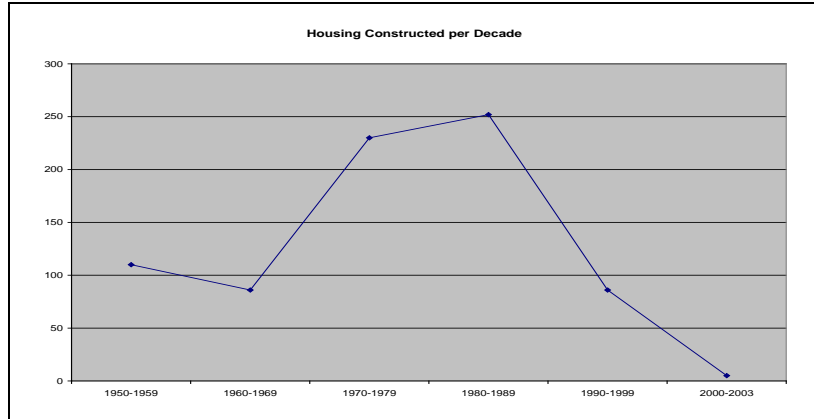


Housing Age

Rangely has witnessed several periods of heightened growth in homes construction. These times of growth were directly correlated to expansion in the energy market. Recent years have been marred by a dramatic decline in housing construction thus leading to a higher average age of housing in Rangely.

Construction Period

- 2000 – 2004 5 units
- 1990 – 1999 84 units
- 1980 – 1989 252 units
- 1970 – 1979 230 units
- 1960 – 1969 86 units
- 1950 – 1959 220 units

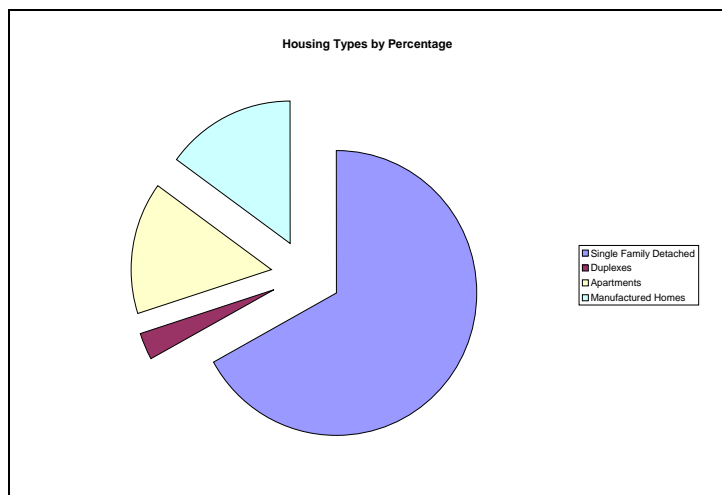


As of Census 2000 there were approximately 899 housing units in Rangely. Of the current housing units in Rangely 88% were built prior to 1990. The most significant period of housing construction occurred between 1970 and 1990 when 53% of Rangely's current housing units were built. As a result of the past decade's decline in housing construction, the housing stock has continued to increase in average age creating a relatively large segment that is not contemporary in style and attributes.

Housing Characteristics

Housing in Rangely is an eclectic collection of structures built over time in response to the boom and bust cycle endemic to the energy industry. Many of the characteristics that lend themselves to the character of the inventory are largely the result of the effects of such a close association with the energy market. In recent years, a downward trend in permanent energy based jobs has slowed the housing construction market in Rangely to a near halt, creating little change in the housing inventory.

Sixty seven percent of housing in Rangely is single family detached. Duplexes comprise 3% of the housing stock, while apartments and manufactured homes each represent 15% of the housing market. Approximately 57% of housing units in 2000 were owner occupied. This rate of ownership is about 13% less than in 1990.



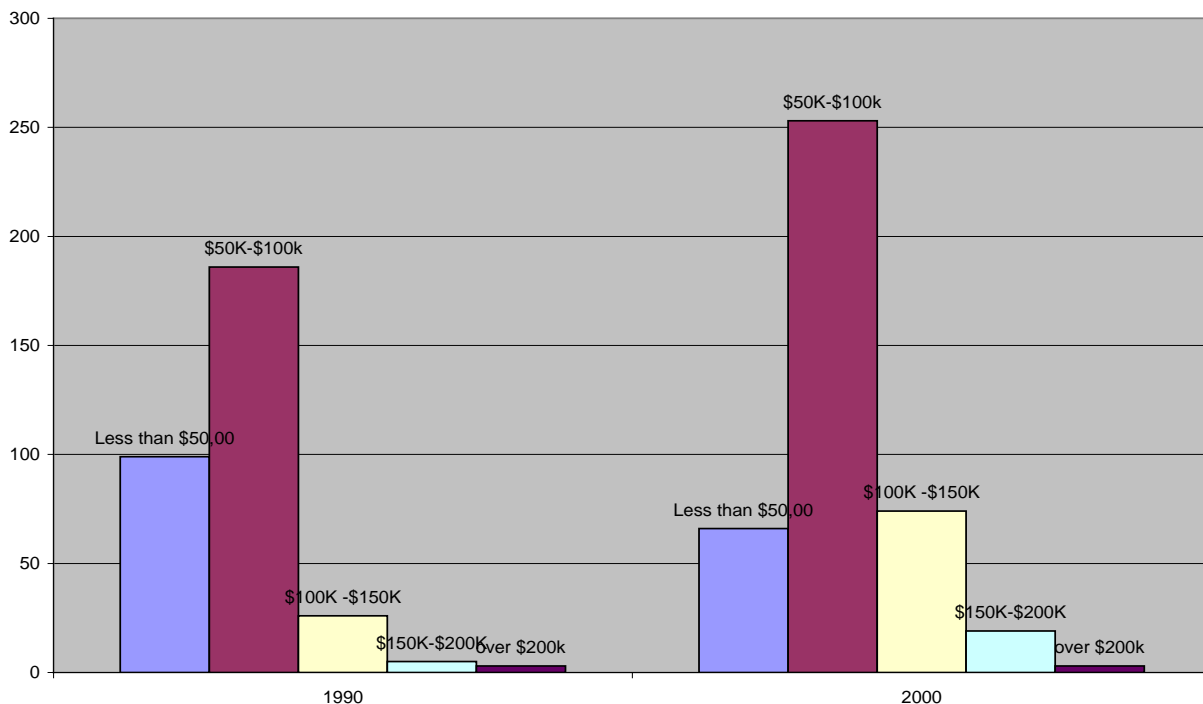
Regardless of this significant decrease in homeownership, Rangely remains only slightly lower in its homeowner occupancy rate than the rest of Rio Blanco County.

Slightly less than nine in every 10 housing units in Rangely have three or more rooms. Approximately 72% of Rangely's housing units have five or more rooms. The median number of rooms in all housing units in Rangely in 2000 was 5.3 rooms. Vacancy rates as an indicator of the availability of housing units show the vacancy rate decreased from 22% in 1990 to 17% in 2000. This is in part because substandard housing units have been removed. In 1982, 21.7% of existing dwelling units were considered substandard. When housing was at a premium, there was no particular motivation to remove such dwelling units. In later years a number of substandard units have been demolished and others renovated. Substandard units are now estimated at 12% of the housing stock.

Housing Costs

The median value of housing in Rangely in 2000 was \$72,700 (based on owner estimates). This was an increase of 19.6% since 1990. The majority of Rangely's homes fall in the \$50,000 - \$99,999 price range for middle class homebuyers. Rangely has only 23 homes valued over \$150,000 illustrating the relatively small number of homes that would fit into the professional/executive home category.

Housing Value Comparisons



The cost of renter occupied housing in Rangely has also increased, although the rate of increase has been substantially less than that for owner occupied homes. In 2000 median gross rent was \$414 per month; an 8% increase over 1990's \$384.

Affordability of housing is measured not only in terms of the price of housing, but also in terms of the household living in it. A generally accepted standard used to determine affordability of housing is that it should cost no more than 30% of the household income. A guideline used by banks when evaluating home mortgage applications is that the monthly payments do not exceed 30% - 34% of household income. The 2000 census shows only 7% of homeowners paying more than 34% of their gross income towards their mortgage.

In the past, Master Plans have stated that the Town should encourage a reasonable diversity of housing types and classified that current zoning provides for such diversity. Analysis reveals that some people believe the Town has a wide range of housing types based on the expression of the many different zoning types on the Town zoning map. The zoning has deterred rather than incentivized a diversity of housing types. It is questionable whether enough flexibility has been allowed generally to promote a diversity of housing types.

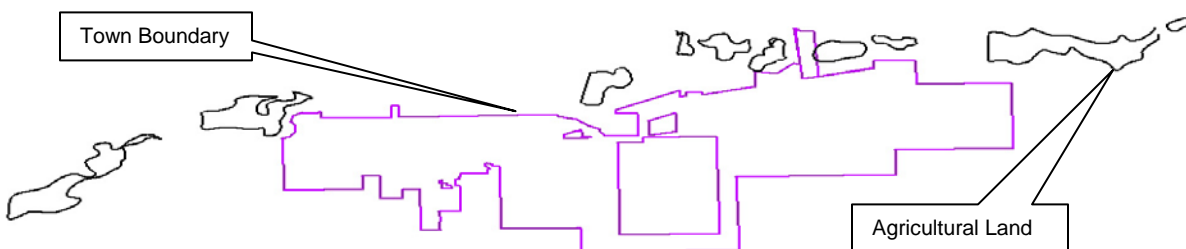
In 1994, housing was tight with few vacancies and was understood to reflect high construction costs and a difficulty obtaining permanent financing for multi-family housing. Additionally through the nineties, the Town adopted a Housing Construction Loan Incentive Program and Western Fuels-Utah made lots available in its La Mesa PUD at reasonable prices. Factors contributed to development of some single-family home construction. The conditions the Town faces today are not markedly different, yet the Housing Construction Loan Incentive Program is no longer active. A combination of counter veiling transportation patterns and a lack of land use flexibility (for both private and regulatory reasons) has constrained housing rather than expanded it in the last ten years. The housing market reflects development for replacement rather than for growth.

Past recommendations included proposals for the Town to work with local builders and cooperative landowners such as Western Fuels-Utah to stimulate the construction of moderately priced rental housing for which there was and is still a need. Public housing has not been recommended, rather, combinations of incentives and innovative partnerships have been attempted as a means to reduce costs and provide for affordable rents.

Agriculture

Agricultural land use is almost entirely outside the Town limits. Some existing rural residential and marginal farming does exist inside the Town limits. Oil has been the lifeblood of the town, but cattle and sheep ranching is also considered important to the economy of this rural community. Map 5 demonstrates the extent of agricultural production by farmland around Rangely. Almost the entire amount of this land is put to the raising of alfalfa. The only other agriculture in the area is the raising of sheep and cattle.

Map 5: Agricultural Lands along Town Boundary



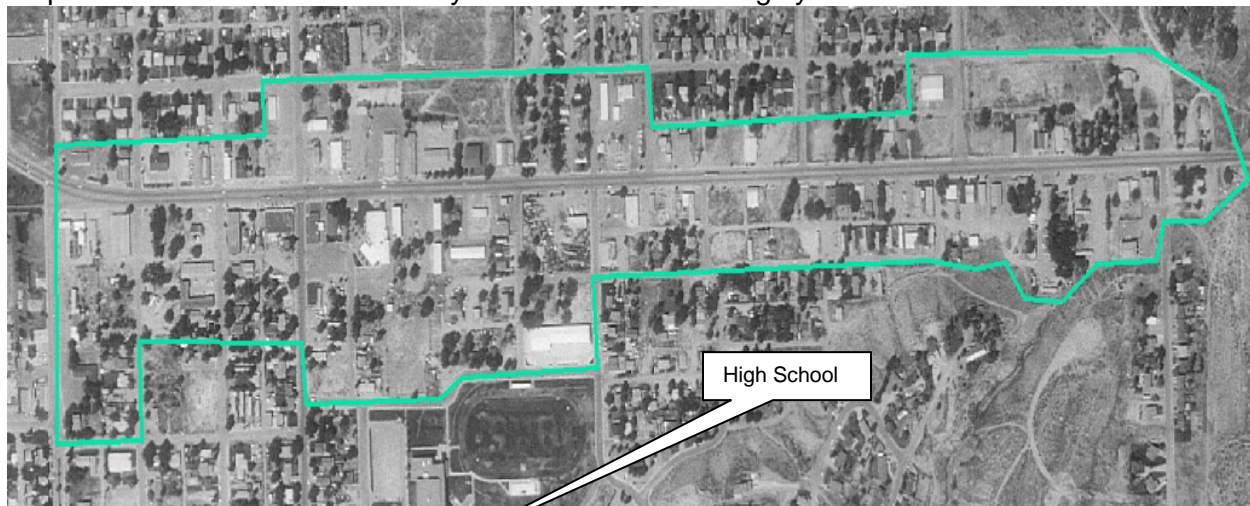
Commerce and Business

Commercial and professional activity occupies about 18 acres throughout Town. This pattern is scattered and discontinuous and exists principally along both sides of Main Street from east to west. Along this frontage (both sides of the street) approximately 35% is either vacant or in non-commercial land uses. A somewhat limited range of goods is offered, and more than half of Rangely residents depend on Vernal and Grand Junction for sources of durable goods and groceries. Nearly all commercial activity is located along this wide thoroughfare; however, there are scattered instances of commercial activity intermingled with residential areas.

Downtown Commercial

Although Rangely has attractive schools, beautiful parks, an outstanding recreation center, a handsome college campus, and fine residential areas, its downtown, despite a number of well-maintained buildings, has the perception of a being rundown. It is perceived by locals to have many vacant stores, rundown buildings, weed grown lots, and unpaved parking areas. Since 1986, the Town, in cooperation with business owners, has undertaken a multi-year program of Downtown Renovation. Curb, gutter, sidewalk repair and replacement has occurred concurrent with landscaping, site improvements, and replacement of light poles. Although improvement has been made there are a number of blighted lands and buildings in the downtown commercial area, some residential and some business (Map 6). Among the building areas are several which have been abandoned because of aged and leaking gasoline tanks. These buildings are eyesores, attractive nuisances, and fit the legal code definition of "dangerous buildings". The Town is proceeding to redevelop these properties utilizing federal grant programs to help.

Map 6: Area of Commercial Activity in Central Part of Rangely



Sales

In 1982, a formal survey revealed that 64 cents of every retail dollar was spent out of town. In 1987, it is estimated that this figure had increased to 75 cents. As of 2004 the exact figure is not known, however business expansion has not occurred and the loss of sales tax income is still substantial. Residents readily acknowledge that they have a propensity to shop out of Town and note that the Town needs more restaurants, entertainment, a major grocery store, and a greater variety of retail services. Until several years ago, the Town had a fund set aside to

assist existing businesses to renovate and expand, and new businesses to start up. This fund was by created the Rangely Development Agency. Given that the population has not expanded and that existing business structure is stable (not expanding) further capture of sales leakage is not expected.

Mixed Uses

Commercial zones in the Town, border Main Street from the eastern side of Town to the western boundary of the corporate limits and an additional distance of 2 miles. There is enough area zoned for commercial use to serve a population of 25,000 people. Commercial uses are scattered along the entire length of this strip and include parcels of vacant land, residential, and industrial uses.

Industry

The economy of the Town is dependent on the energy industry - coal, gas, and oil. Many of the employees in this industry, particularly oil and coal, live elsewhere. Less than half employed by the Deserado Coal mine live in Rangely. There are many contractors in the Rangely oilfield that operate out of Vernal, Utah. The Town has established an industrial park to the east where it has installed roads and utilities in exchange for the owner fixing a price for the land. In all industrial zones, there is a requirement for review and approval by the Town of site plans. Zoning regulations reflect previous administrations belief that industrial zones should be developed to carefully protect investment in present and future industries. The area reserved for industrial use is extensive and development of these industrial zones has been limited.

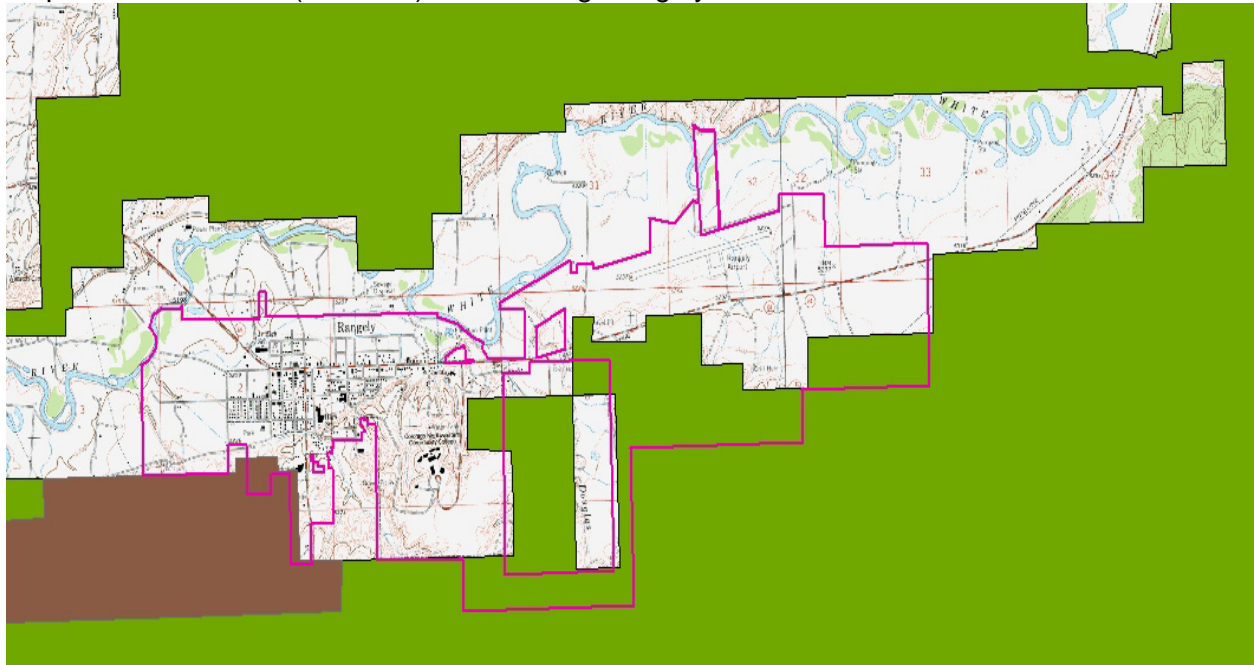
Industry in Rangely is at present largely based upon services to existing oil fields. These include well-service, auto and truck maintenance, contractors' yards, town, state and county maintenance yards, and plumbing, heating, and electrical service enterprises. Some industries, such as welding and vehicle repair, are situated outside the town limits, to the south and northwest. Industrial buildings are all one-story structures, predominantly of prefabricated steel construction. The potential for additional industry is limited because of a lack of transportation infrastructure. Notwithstanding, the area has capacity for additional light industry and available energy, land, and water resources.

Public Land

Federal

Rangely, as a town located in the rural west, is surrounded by public lands (Green on Map 7). Rio Blanco County has over 70% Federal land ownership. These lands buttress right up to the Town and offer opportunities and challenges. Much of the natural resource extraction of natural gas and coal occurs on Federal land just out side the Town. The Town works closely with the United States Bureau of Land Management (USBLM or BLM), which is the designated agency for management of the lands around Rangely. The Town/BLM working relationship is based on finding mutually beneficial ways to put land to use that meet the mandates of both parties. Areas such as the golf course have been transferred from the BLM to the Recreational District for use as a public facility. Recreational use of BLM lands is important to the residents of Rangely. This includes hunting, biking, four wheeling, and other outdoor pursuits. These industries are a very important part of the economy and the Town has to have a superior working relationship with the BLM to develop them in the future.

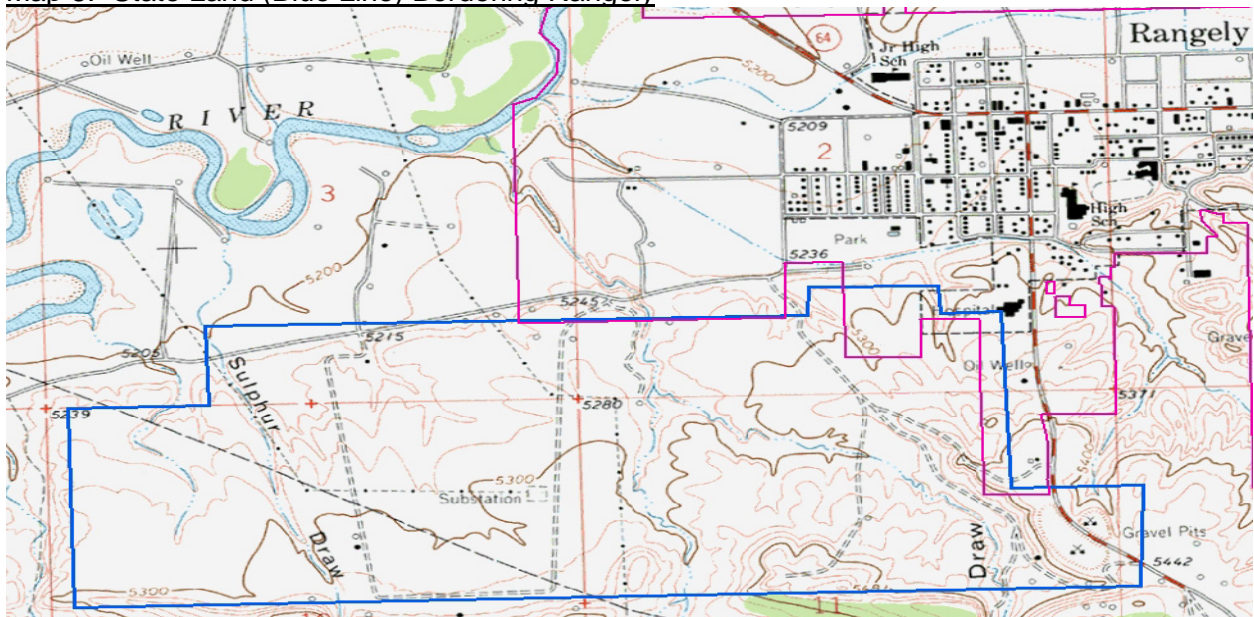
Map 7: Federal Land (in Green) Surrounding Rangely



State

A large section of land to the southwest of the Town, just within and beyond the Town boundary is owned by the State Land Board (Map 8-area outlined in blue). These lands have been used for assorted gravel mining operations and have a major electrical distribution line running through them. In the future these lands might provide opportunity for rural residential lots in a low density layout and recreation if the Town can work out a mutually beneficial arrangement with the State.

Map 8: State Land (Blue Line) Bordering Rangely



Annexation

In 1982, the Town Council, following a recommendation by the Planning and Zoning Commission, adopted an Annexation Plan. This plan provided for annexations areas outside the Town that could be incorporated if growth and infrastructure required. The annexations that have occurred have been in accordance with this plan. Most major annexations have occurred to the east.

Map 9: Area Outlined in Green is that Approved for Annexation 1981 (Town outlined in yellow)



Recreation

Tourism

The State of Colorado tracks income by basic industry group by county. The most current information (2001) shows that income through tourism is the sixth highest industry in Rio Blanco County, producing revenue totaling \$4,256,000. This ranks behind mining (\$73,137,000), government (\$14,996,000), indirect basic services (\$9,188,000), retirees (\$7,705,000), and households with dividends (\$6,781,000). The State of Colorado also tracks jobs by basic industry group by county. The most current information (2001) shows that tourism supports 360 jobs in Rio Blanco County. This ranks third behind mining and government. The population and tourist land uses are equally distributed throughout the County and therefore it is reasonable to assume Rangely has approximately one third to half these jobs or 120 to 180 tourism related jobs.

Impact on this sector of the economy (particularly hunting) would have a large impact on Rangely. This sector is often overlooked and not appreciated next to oil and gas and has the potential for explosive growth. The following information was gathered by the National Sporting Goods Association 2002 Survey using a mail panel resource of more than 20,000 pre-recruited

households. Through a self-administered questionnaire, male and female heads of household and up to two other household members who were at least seven years of age were asked to indicate the sports they participated in 2002, along with the frequency of participation in 2002. For this study, a participant is defined as an individual seven years of age or older who participates in a sport more than once a year.

Outdoor Recreation Participation and Percentage Change from 1997-2002

Source: National Sporting Goods Association

Outdoor Activity	Total Participation 2002 (in Millions)	Percent Change From 1997
Camping (vacation/overnight)	55.4	18.9%
Camping (backpack/wilderness)	15.5	29.1%
Hunting with Firearms	19.5	14.4%
Muzzle loading	3.6	22.5%
Hunting with Bow & Arrow	4.6	-13.1%
Canoeing	7.6	7.1%
Boating, Motor/Power	26.6	-2.0%
Water Skiing	6.9	6.3%
Fishing	44.2	-1.2%

Transportation

Circulation

Rangely is not on any main transportation routes, but it is connected to Meeker, US 40 at Dinosaur, and Grand Junction via Colorado State Highway 64 and 139 that connect on the eastern side of town. Transportation facilities have generally been adequate to meet the needs of the farm and ranch population but have hindered industrial and commercial development. Because there is no railroad line through Rangely all shipping has to be done by truck. The county airport near Rangely has a 4,500 foot runway and can accommodate light commercial aircraft.

Actual Traffic Patterns

The Colorado Department of Transportation (CDOT) tracks the Annual Average Daily Travel (AADT) across the State of Colorado. The AADT (adjusted to include truck traffic) can be used as a measuring tool to determine how many autos travel in and through the region. The table below shows the AADT for two major corridors heading into and out of the Town of Rangely. The first category projects the traffic that travels both north and south crossing the Rio Blanco and Garfield County line on Colorado State Highway 139. The second category projects southbound traffic on Colorado State Highway 64 at the junction of State Highway 139.

Location	2002 AADT	2005 ADD* [*]	2010 ADD* [*]	2015 ADD* [*]
N/S Rio Blanco/Garfield County Line	884	940	1030	1121
Yearly Totals	322,631	343,027	375,939	408,851
E/W Hwy 64 @ Hwy 139	1189	1240	1323	1955
Yearly Total	434,146	452,666	482,815	713,670

Commercial Transportation Services

The Rangely Airport has no commercial freight or passenger traffic. There is also no bus or taxi service in the Town. The nearest commercial airport is at Vernal, Utah and interstate buses pass through Dinosaur on U.S. 40. The town is served by trucking companies, UPS, Fed Ex, and senior citizens have a system of transportation by vans. The Recreation District arranges trips by bus for the recreation programs they sponsor.

Road Networks

The Town has one north-south artery along north White and south White. Main Street is the east-west artery. River Road is the only other arterial street. Since its development during the oil shale development period, the Claycomb Engineers' Master Street Plan (1983), has been followed. There are two long-range arterial street plans: one a highway bypass from the intersection of Highways 64 and 139 north and then west along a route north of the White River to intersect again with Highway 64. The other is South Ridge Drive, which would be an arterial connecting Highway 139 to River Road along a route south of the Town. These bypasses have never been developed and have no foreseeable purpose within the time frames of this plan.

Curb, Gutters, and Sidewalks

Over the last fifteen years, the Town has rebuilt or resurfaced most of its public roads. It has embarked on an annual program of installing curb, gutter, and sidewalks in developed areas. One reason is to eliminate maintenance problems; another is to improve safety to vehicle and pedestrian traffic. Lastly, there is a desire to improve the appearance of neighborhoods. An important factor involving roadside appearance is the decline of the elms planted generations ago.

Pedestrian/Bike Paths

The Town, in association with the Western Rio Blanco Recreation & Park District, CNCC, and School District, has prepared a plan for a pedestrian/bike path network in and outside the Town. The intent is to tie together schools, parks, college, golf course, rodeo grounds and neighborhoods by using unused rights of way, public lands, and easements, generally off-road. The first phase was funded in 1989. Various pieces of this plan have been implemented.

Parking

The Town has regulations governing off-street parking and it permits on-street parking in all zones, including along Main Street in the commercial sector. Some commercial buildings, such as on the south side of Main Street between South White and South Grand, that have no off-street parking. Additional and supplemental parking is a problem for some properties and for trucks within the Town.

Alleys

Rangely, in its early planning, provided for alleys. They are like another set of streets requiring maintenance except no state aid is available for them. They are also often used by people for storage of abandoned automobiles and the deposit of trash, and debris. Many property owners support the idea of alleys as they give ready access to rear yards.

Airport

The Rangely Airport is a county facility located 2 miles east of Town. It has a 4,500-foot east-west runway and a northeast-southwest auxiliary runway. As winds are predominantly from the west or southwest, take-offs and landings are oriented to these directions. The airport lies in the narrow White River valley, with elevated topography to the north, east and south. Bluffs to the east rise sharply 400 feet presenting an obstruction to landing aircraft. Take-off patterns direct air traffic toward the Town.

Temperature inversions produce a horizontal windshear problem over the river valley. Occasionally, a vertical windshear occurs, particularly over the northeast runway. However, no evidence exists that indicate that wind shear phenomenon presents a serious hazard to air safety. The current noise pattern at the airport does not encroach upon existing occupied areas or planned Town expansion, nor do the type and frequency of take-off and landing movements constitute hazard to the Town. An airport for Rangely is an important asset to the Town and college. In addition to its educational, business and recreational value to Rangely, an airport will contribute significantly if further energy related development occurs in the future. At present, the airport can be used by small jets, but not for scheduled service, due to the absence of instrument landing facilities.

Utilities

Water and Sewage

The Water and Wastewater Department operates and maintains facilities and equipment for the distribution of water and collection of wastewater. All facilities are run in compliance or exceed all applicable Federal, State and Local standards for quality and quantity of water, and collection and disposal of wastewater. The Town has 2 cubic feet per second (CFS) of older water rights (1941) and 28 CFS dating to 1954. This is an adequate supply of water although future development and drought contingency merit further holdings in water rights and diversion points upriver. Staffing of the Water Department is considered adequate for the present level of service load.

Water Treatment: The water plant is a four million gallon a day capacity, class "A", conventional surface water treatment facility consisting of settling, chemical addition, coagulation, flocculation, filtration, taste and odor control, chlorination and fluoridation. Water is delivered via a River Intake Structure and River Pump Station that has a screened intake structure, two 100 horse power centrifugal pumps, one 35 horse power submersible pump, associated valves and piping, recording equipment, compressor, pneumatic control system, electrical system and building maintenance. The raw water from the intake is settled in three ponds that have associated valves and piping, instrumentation controls, one pump. The settled water is moved to the plant which consists of seven large pumps and motors, two compressors, instruments, radio control system, programmable controller, auto dialer, two polymer feed units, two alum feed units, streaming current analyzer, two flocculation basins with mixers, two clarifiers with sludge drive units, three filters with associated backwash controls and pumps, chlorine feed system, fluoride feed system, electrical system. All systems are controlled and data storage is by a state of the art SCADA control system computer. An in-house laboratory is used for daily and monthly water quality testing. Calibration and preventative maintenance of all equipment is done on a daily, monthly and annual basis and reflected in records and reporting that meet State and Federal requirements. Additionally daily and monthly recording and monitoring for

National Weather Service, housekeeping and vehicle cleaning is carried out. The potable water is delivered to one of four potable water tanks that have one back wash tank with associated valves, controls and vaults. The system covers considerable elevation gains and rises and these are controlled through pressure reducing stations. There is a pressure reducing station at Kennedy Drive consisting of valves, controls, electrical systems and vaults used to supply water to the Low Pressure Zone. In addition, a distribution pumping station, with two pumps and motors, associated valves and piping, controls, instruments, electrical systems, and building used to supply water to the High Pressure Zone, is in service.

Wastewater Treatment: The Town is served by a one-half million gallon per day wastewater treatment plant with aerated lagoon system, filtration and chemical addition. The system has an influent structure consisting of bar Screen, grit chamber, dump station for septic tanks, four influent pumps, emergency generator, exhaust fans, aeration systems, grit auger, solids grinder, associated valves and piping, controls, influent metering system, backup diesel generator, instruments and recording equipment. The effluent is retained in four ponds that are equipped with six circulating pumps, one waste pump, catwalks, vaults, associated valves and piping, and Parshall flume effluent metering system. The plant has three air blowers for ponds, filter, backwash pump, associated valves and piping, electrical system, controls and instruments, contact chamber, chlorine feed system, shop. All daily, weekly, and monthly quality assurance testing is done in the in-house laboratory. The facilities are located on grounds consisting of one irrigation system, one pump, five gun type sprinklers, and associated valves and piping for grounds maintenance and mowing of approximately five acres. The approximate size of the collection system consists of eighteen miles of line with 350 manholes, and is serviced with jet truck and CCTV system for preventative maintenance, blockage removal, and line locates.

Other Water/Sewer System Aspects: A raw water system is used for large institutional irrigators such as the schools. This consists of an intake structure, three settling ponds, distribution pump station and two pumps, associated valves and piping, controls, electrical system, building, and one tank, controls, and electrical system. The distribution system has two pumps, associated valves and piping, and controls, electrical system. Approximately five miles of lines, five booster pumping stations, electrical systems, and controls are in place. The Town provides a building, valves, and associated piping, computerized control system (with modem, credit card type user system) for those who need to haul bulk potable water for domestic and other uses.

Electrical

Moon Lake Electric Association provides power to the Rangely Area. Most of the power is generated at the Deseret Bonanza Generation Plant over the Utah line. There is sufficient capacity to serve the needs of the region far into the future. Moon Lake Electric was organized in 1938 as a rural electric cooperative by residents of Northeastern Utah who were unable to obtain electric service from a private power company. S.K. Daniels, an early pioneer of Moon Lake Electric, wrote a letter to the Rural Electrification Administration in Washington, inquiring about possible loan funds to enable residents to begin construction of lines and equipment. Soon a non-profit corporation was formed and funds were approved, allowing residents to get started with building their own power system. As of 2003, Moon Lake employs 81 full-time employees and furnishes power to over 14,000 member accounts in Northeastern Utah and Western Colorado. Moon Lake's headquarters office is located in Roosevelt, Utah, with district offices in Altamont, and Duchesne, Utah. Rangely Colorado is the home of the Colorado District office.

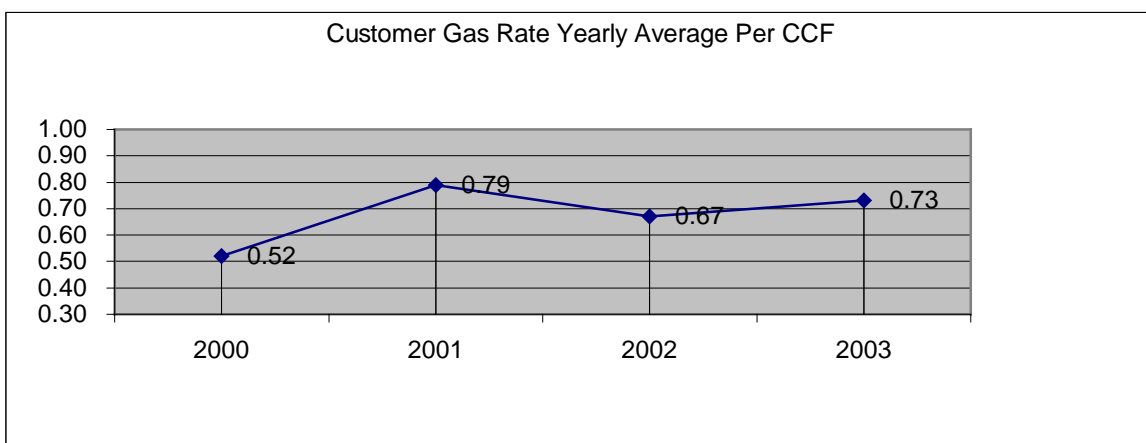
Natural Gas

The Town of Rangely purchased the Natural Gas Distribution System sometime in the early seventies. The system consisted of mostly oilfield pipe and one master meter to town. In the mid 1970's much of the pipe was replaced, but many problems still remained. The Public Utility Commission (PUC) ordered one of three options be decided upon; contract with a private company, sell the system (recommended by the PUC), or operate the system with sufficient number of qualified people. Early in 1980, Greeley Gas operated the system for almost a year in anticipation of purchasing it from the town. The vote to sell the system failed at a 325 to 149 in April of 1980. The final decision was made: resolve any operational problems, hire qualified employees, and operate as a municipal system. The gas department was then created separate of the other departments with three employees already trained in the field of natural gas distribution. One employee hired at this time is still with the department.

Today the gas department operations are highly technical, very regulated, with safety procedures and employee training ranked most important. The Operation and Maintenance Plan, Emergency Plan, and Public Awareness Plan are standard to all other gas distribution companies. Employees are required by regulation to qualify and test in every covered task within the gas operation every one to three years. Requirements for education and training reach beyond the employees to contractors, mutual aid, schools, and the public with additional damage prevention requirements this year.

Gas control and measurement has reduced the amount of unaccounted gas (15-20% in the late seventies and early eighties) in the acceptable range of 1% to 4%. Plastic gas line replacement, meter testing/replacement, electronic monitors on high usage meters, and gas theft reduction contribute to the safety, and financial stability of the operation. The plastic pipeline replacement totals approximately 80% of the system, most of which has been completed in house.

Competitive gas rates have been accomplished through various management tools. The gas purchasing philosophy analyzed in 2000 established a profile, strategies and target prices in the purchase of natural gas for the Town of Rangely. As gas prices continue to be extremely volatile, (more upward than downward) our customers have been able to depend on the Town of Rangely for a balance of cost with reliable natural gas services. The following graph reflects the average yearly gas rate to our customers over the dramatic market fluctuations in the past four years.



The future direction of the department should continue forward with industry standards. Gas Conversion Incentives from other sources of fuel to natural gas should continue aggressively. Insurance coverage in the areas of exposure should be reviewed.

The Gas Utility is financially sound. In recent years, the Town has purchased gas directly from suppliers and has contracted for transportation. This arrangement has resulted in substantial savings. The safety record of the utility is excellent. Conversion of steel to plastic mains and services and is a multi-year program

Communications

Telephone and mobile phone service is provided by private companies. Access and service are provided the same as throughout the United States. Internet access is provided by a number of small rural providers. The Town has high-speed digital available through fiber optic lines completed in 2002 in conjunction with a County internet access program. High-speed access is available to homeowners.

Television Services

Cable TV is available to residents in Town limits. In 2003, the County discontinued traditional free frequency television service. Many residents have chosen satellite service over cable. The franchise for cable is provided by the Town. There is a public service channel that is utilized.

Public Works

The Town of Rangely Public Works department has five employees. Equipment includes three dump trucks, one backhoe, one loader, one grader, one bobcat, one asphalt roller, seven pick-ups and miscellaneous small tools and equipment. One employee is responsible for the maintenance of all town vehicles and equipment. One employee is the Building Inspector.

The Public Works Department is responsible for all street maintenance, curb and gutters, sidewalks, the slurry sealing of streets, the crack sealing of streets and new overlays. The department patches potholes as well as asphaltting of streets. In the summer months, activities include the cutting of weeds along roadways, alleys, and in the drainage ditches, the spraying of weeds, the cleaning up of trash around town. As required, the department will assist in demolition of condemned buildings. The department is also responsible for the maintenance of all water lines, water valve maintenance, curb stop repairs and or replacement, testing of water meters, new service taps, and installation, repair, and replacement of fire hydrants. As of 2004 the Department completed construction of a bike path to Kenney reservoir. Miscellaneous jobs include street sign repairs, grading of alleys, sweeping streets, sanding streets, plowing of snow, hanging of seasonal banners, record keeping on all vehicle maintenance. The public works department also assists other departments in anything that needs to be done. All public works employees have their CDL license. Two employees are certified for gas line fusions, and have water distribution and collection certifications.

Section III Themes and Strategies

Process of Discovering and Selecting Strategies

Strategies and Seed Ideas

Themes

Descriptions

1. A Place to Call Home
 - 1.1. Build Out and 1.2. Redevelopment
 - 1.3. Downtown
 - 1.4. Equestrian Park and 1.5. Scenic Vista Golf
2. Coming Together
 - 2.1. Living Laboratory Feedback Loop
3. Preserving and Building on the Qualities of Place
 - 3.1. Building on Place
 - 3.2. Access to the River
4. Diversity in Long term Options
 - 4.1. Build Out Energy
 - 4.2. Manage the Waters
5. Relationship to the Rest of the World
 - 5.1. Access to the Industry

Section III

Themes and Strategies

Introduction

The objective behind this plan is to establish a set of themes, strategies, policies, and goals for implementation that match the spirit and intent outlined in the plan's Vision Statement. A strategy, as outlined in this plan, is a set of activities that can be carried out that will achieve a particular objective. These strategies are combinations of programs, partnerships, and projects that have been clustered under general themes. The themes are intended to represent the purpose for implementing a particular set of strategies. It is the level of success achieved through these approaches on which this plan will ultimately be judged.

Process of Discovering and Selecting Themes and Strategies

Over a set of six initial meetings a series of discussions and exercises were carried out to develop consensus on what approaches would be recommended for adoption by Town Council. Key topics involved discussion on the nature of relevant economic, cultural, ecological, and societal concerns, and exploring how Rangely fits into the region, and how the region operates as a system. Out of these exercises and discussions a vision statement, themes, a set of strategies, and a preferred outcomes map were produced. The Vision Statement reflects the collective vision of the comprehensive plan group. During one exercise, the group developed a set of land use drawings, utilizing aerial photographs of the Town and surrounding land, to create visions of "what could be". These vision concepts were refined into a long list of seed ideas. These seed ideas reflect projects and changes the plan committee envisioned could be implemented to move the community forward. In this sense, forward means toward the objectives outlined in the vision statement. Out of these seed ideas a list of strategies were developed. The strategies were refined until an exclusive set was derived that provided short, mid, and long-term activities the Town could implement. The following list outlines the steps, exercises, and discussions that were built on to develop the strategies and policies described in this plan. The work documents for these steps, exercises, and discussions can be referenced in Appendixes A-C.

Overview of the Process

- Basic types of Comprehensive Plan processes (Overview)
- Building as we go within a hazy framework
- Draft Table of Contents (Handouts)

Setting the Stage-Mapping the System

- General discussion on handout from last meeting (particularly the meaning and nature of the system)
- Map the System-paradox of thinking in a systems approach (Exercise)
- The System Mapping Process (Handout)
- Map the System (Discussion)

Understanding the place and merging with the potential of the blank slate: Discussion and Handout-Economic Survey 2001

Plan Vision

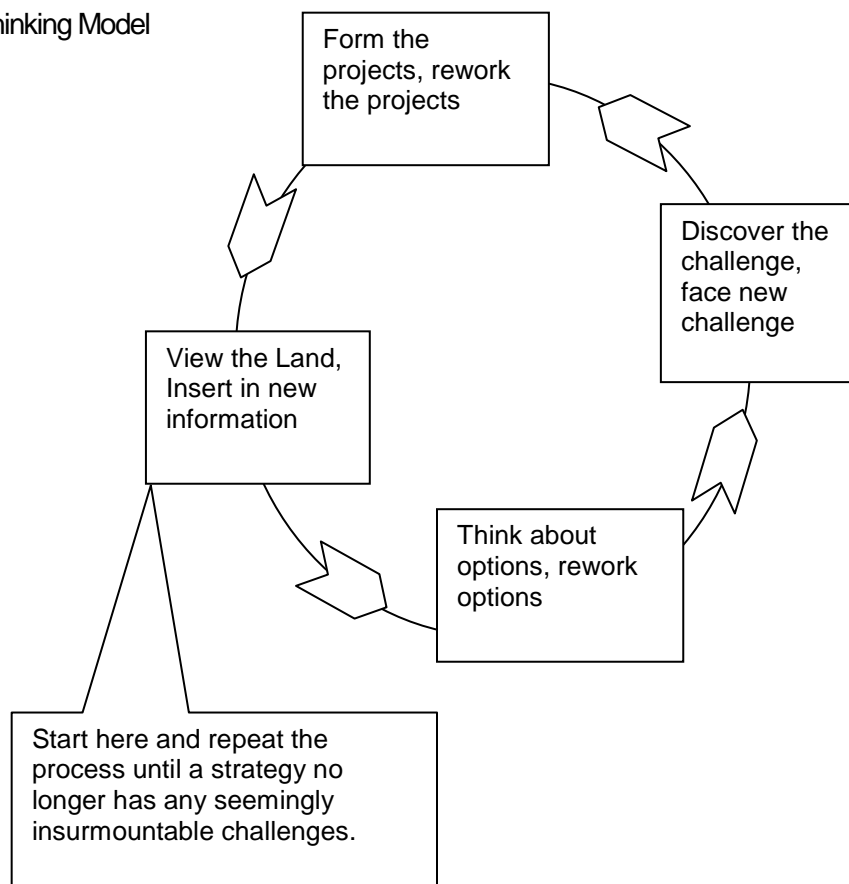
- Themes to organize actions/activities (Strategies, Policies, & Goals)
- Vision
- Example vision, change, and discussion (Handout)
- Break out Themes from the Vision
- Sets of Themes (Lists of Options and Discussion)

Map of a New Rangely

- Introduction of exercise, and general discussion on last meetings dialogue on the meaning and nature of the system.
 - Break into groups and start the map of New Rangely (Exercise)
 - Presentation of Maps of New Rangely (Discussion)
 - Staff Map of New Rangely
 - Presentation by workgroups-Group 1, 2, 3, 4.
 - Discussion of further mapping and merging of options proposed into strategies,
- Complete the Vision
- Example vision, change, and discussion (Handout)
 - Break out Themes from the Vision
 - Complete Sets of Themes (Lists of Options and Discussion)
- Go over last map of a New Rangely
- Discussion of further seed ideas and strategies.
 - Merging of options proposed into strategies, policies, & goals.
 - Discussion of further projects
 - Picking of priorities
 - Final list of Strategies and seed ideas
- Refining the Strategy Priorities
- Review of lists and last sessions voting (Discussion)
 - Finalizing the Short, Mid and Long-term Strategies.

The conceptual premise followed in refining what ideas would be condensed into the vision, themes, and strategies is demonstrated in Figure 1 below. This thinking cycle is the conceptual model used to formulate the ideas in this plan and determine what priorities should be pursued.

Figure 1: Thinking Model



Strategies and Seed Ideas

Building on each previous meetings exercises and discussions, a list of seed ideas was refined into a set of strategies. After a set of initial cuts, the committee agreed to weigh the remaining strategies. The results of this weighting process are reflected in Table 1. After considerable discussion at a later meeting (April 15th) the strategies on the list were refined into a final group.

Table 1

General consensus in the group was found to merge seed ideas and strategies into five short-term (1 to 7 years), two mid-term (7 to 14 years) and two long-term strategies (14 to 21 years) to be implemented. Several of the strategies were removed and placed back as seed ideas, and/or it was decided they could be reflected on the land vision map. Foremost of these was the combining of “Expand Commerce to the North, Far East Commercial Industrial Park Build Out, and Far East Commercial Industrial Park Discourage” into a statement of intent to be reflected in the map and not a true implementable strategy, but a vision of a preferred outcome. Additionally the recycling facility was determined to be an activity that was really part of a larger idea of a recommendation for the Town to partner with other agencies on a more progressive waste management approach for Western Rio Blanco County. This actually would qualify as the type of activity that is encouraged in the “Operational Synergies Strategy” which was determined to be a management approach to be pursued when implementing Living Laboratory Feedback Loop strategy under the “Coming together” theme. The strategy ‘Massive Irrigation’ was rejected as not practical because of regulatory hurdles, timing with bonding on the hydro-electric operation at Taylor Draw Dam, irrigation, landownership, and pipeline. In the final analysis the strategies to be proposed for adoption are:

- Build Out and Redevelopment
- Downtown
- Living Laboratory Feedback Loop
- Building on Place
- Access to the River
- Equestrian Park and Scenic Vista Golf
- Build Out Energy
- Manage the Waters
- Access to the Industry

Strategy Considered	Group Vote Result Yes/No/Undecided
Downtown/Commercial Strip Improvement	9/0/2
Airport Industrial Park	5/2/4
Expand Commerce to the North	4/0/6
Far East Commercial Industrial Park Build Out	0/6/6
Far East Commercial Industrial Park Discourage	6/0/6
Developing Features and Enhancing the Reservoir	4/0/8
Access to the River	
1. Boating	9/0/3
2. Conservation Easements	1/0/11
3. Access to the River	9/0/3
Riverpark	6/0/6
Develop a Visitors Center	10/1/1
Recreational Activities Development	10/1/1
Golf Course Changes	12/0/1
Building on Place	11/0/2
Build Out and Redevelop	
1. Build Out	11/0/2
2. Redevelopment	12/1/0
Scattered Rural Residential	2/0/11
Access to Industry	12/0/1
Marketing Synergies	9/0/3
Operational Synergies	13/0/0
Living Laboratory Feedback Loop	13/0/0
Manage the Waters	12/0/2
Build Out Energy	8/0/5
Massive Irrigation	0/4/9
Regional Waste Management Strategy	9/0/1

Themes

Early on in the process it was determined that the strategies should be clustered under relevant theme headings that reflect the spirit and intent of the vision statement. Themes provide an easy and convenient way to organize an otherwise diverse set of strategies. Through development of specific broad policies and goals under the general theme heading, the greater collective meaning of the strategies as a group can be conveyed. The themes and strategies chosen for implementation in this plan are:

1. A Place to Call Home: Continue to develop options for housing, education, and maintain the qualities of a small rural town.
 - 1.1. Build Out and 1.2. Redevelopment: Focus on finishing existing laid out lots and subdivisions, build into vacant lots, and remodel or remove substandard housing to improve the housing market.
 - 1.3. Downtown: Continue to develop programs for the beautification of the commercial area of Town, replacement of dead and dying trees with a diversity of types, clean up substandard lots, and design features that promote pride and respect.
2. Coming Together: Work on bringing organizations and people together so they can share resources and information to expand fiscal resources and local development opportunities.
 - 2.1. Living Laboratory Feedback Loop: Use cooperative approaches that benefit more than one agency and agenda to expand on resources and opportunities. For example, the town could provide capital for redevelopment and then have the college building trades program do some of the work, benefiting both agencies and internalizing the fiscal resources in the local economy.
3. Preserving and Building on the Qualities of Place: Understand the power of the land and its resources, and their appeal to the community and people in general, and develop recreational and access amenities for these resources.
 - 3.1. Building on Place: Develop centers (fishing access, visitor's center, museum, maps, trails, etc) for those in the community and visitors to explore and appreciate the resources of the area.
 - 3.2. Access to the River: Expand public access to the river so that the multiple values that can be achieved through preservation, park development and boating use, are available.
 - 3.3. Equestrian Park and 3.4. Scenic Vista Golf: Develop opportunities to expand utilization of Rangely's regionally respected golf course and redevelop Equestrian Park.
4. Diversity in Long-term Options: Develop large-scale economic drivers that will replace the loss of jobs resulting from resource depletion and global change.
 - 4.1. Build Out Energy: Develop power facilities using clean coal technology using available land, coal, and water resources.
 - 4.2. Manage the Waters: Establish additional water storage capacity to further manage and utilize the water resources of the White River for industrial energy related projects.
5. Relationship to the Rest of the World: Open up transportation options that better position Rangely as a base for the development of the energy resources of the region.
 - 5.1. Access to the Industry: Create an east west access through the Cathedral Bluffs to change traffic patterns in and out of the Piceance Basin and shorten travel times.

Description of Theme 1: A Place to Call Home

Strategies:

1.1. Build Out and 1.2. Redevelopment

1.3. Downtown

1.4. Equestrian Park and 1.5. Scenic Vista Golf

Situation and Purpose for Implementation

The pattern of settlement and the type of housing development has changed substantially since Rangely was originally laid out in the early days of the development of the oil field. The small lot arrangement has been replaced by a pattern of larger lot size, and redevelopment has consisted of removing dilapidated construction, leaving open lots throughout town. The anticipated development of oil shale encouraged extensive infrastructure construction and subdividing. As the growth did not materialize, the pattern of development adjusted accordingly. These factors coupled with the use of older homes left from the initial oil field boom for rental properties, have conspired to create a diverse pattern of housing and urban design. The comprehensive plan committee generally agreed that this pattern is a burden on potential community development. The key aspects of this strategy include building out new housing to accommodate workers who are otherwise locating in surrounding communities, finishing existing subdivision construction where the free market and past housing agreements between the town and large industries have not completed potential development, raising the overall quality of the housing stock through redevelopment and/or replacement, and infilling vacant lots.

This strategy appealed to the committee because there is general agreement that Rangely has a need for new and additional housing of all types in all areas. Particular shortages exist in large lot rural residential, existing suburban, and the supply is short in affordable homes for renters and/or first time homebuyers as most of what is available is in a decrepit state. Movement by residents between homes by up grading (as families grow and change), or down scaling (after children leave home), is not possible if new and desirable housing types are not available to facilitate transitions and transactions. A couple who have children who have left home, will not move to a smaller more convenient residence if they have no alternatives from which to choose and/or establish an alternative lifestyle. Opportunities must exist to appeal to all living style ranges including "horse properties", "retirement golf", "rolling up" and "college rentals". A diversity of styles allows for diversity in market and broadens the potential number of individuals who may choose Rangely within the region as a place to live. Housing has to appeal to a demographic with the propensity to commute and be part of a larger set of community qualities and amenities that attract people to live in the Town. This requires Rangely offer a variety of living styles and amenities.

In implementing strategies for Build Out and Redevelopment, Downtown, and Scenic Vista Golf the Town will be required to play a role that facilitates the development of this diverse housing market. This role should not interfere with the market or favor particular development however, the Town will be required to finance, underwrite and otherwise promote a series of projects if these strategies are to succeed. In facilitating development, the Town will not only have to carefully manage its involvement but will have to do so in a manner that several projects can be developed concurrently and in an active fashion. This will require the Town to develop an internal project management program that can be financed and staffed at a consistent level for at least the next seven years. This will be required because the free market in Rangely is not adequately developed enough to implement the full range of projects required for these strategies to succeed. If these strategies are consistently pursued, funded, and implemented it is reasonable to assume that in about ten years the community will change and grow sufficiently enough that Town involvement can be

permanently reduced and the free market can be allowed to perpetuate what has been started. If Rangely can broaden its housing market to include a greater diversity in residential styles and prices, there is every expectation that the population can stabilize or grow slightly. Any growth in housing should be planned to help provide diversity in the housing market.

Policy for “A Place to Call Home”

Of all the available living styles, one with some great development potential is rural residential, which can be developed in the Rangely market at reasonable prices. However, as development is stimulated the Town can only do so at the capacity it has to manage. This means that if the Town is involved in activities for a set of developments, and additional options come forth, it should not overextend itself to accommodate each and every option. This is not favoritism, it is first come first served. New development should always match the economic capacity of the Town to provide service. The Town will not put undue burden on present residents, through unreasonable fee's and tax structure to facilitate development of a diverse housing market although it must participate as a constructive actor in helping to maintain and enhance a diverse housing market.

The Town will establish and maintain sufficient funding amounts to underwrite key components of the strategy that are being implemented in a diverse fashion provided the projects can be fulfilled in a revenue neutral manner. This will require a pool of funding sufficient to carry out four or five simultaneous projects in the range of \$100,000 to \$500,000 in size. As part of this program the Town requires a balanced development scenario where all types of land development can occur. Within this range of scenarios no one type of development (subdivision verses urban infill verses rural residential verses commercial) should be given preference. The Town will maintain a balanced development portfolio between all viable types of development.

The Town of Rangely will develop and maintain land use plans and regulations that encourage success of these strategies and consistently adhere to good community standards while doing so in a customer friendly manner. The Town will implement these policies to provide a range of possibilities so the distribution of the demography is consistent and opportunities are available to all ages.

The Town of Rangely will enter into agreements to provide incentive to reaching the objectives of the strategies outlined in this plan, provided it can do so in a manner such that development and/or growth pays its way. Examples of incentive include extension of service infrastructure such as water and roads that provide a return on investment that does not put the cost on other community residents; facilitating conservation easements so development results in preserving the quality of life for community residents; brokering negotiations between parties where there are impasses and the town can play a constructive and positive role. This also can include, when it is feasible, the revenue neutral underwriting of development.

Goals for “A Place to Call Home”

The Town will write development guides and change the municipal code so that the development process is user friendly. The user guides are to provide sufficient information to streamline the development process and keep it quick, and provide simple interpretation of the code such that the development process is not a burden for those who develop.

The Town will develop a housing plan primarily based on visual maps that reflect how a diverse housing mix would look, including infill development, and that is concurrent with the new land use and zoning code, which will be developed.

The Town will revise the land use system and code section, and update the zoning system to accommodate mixed use and provide flexibility to landowners so multiple options are available.

The Town will look to facilitate build out and provide infrastructure and good community development in the area of annexation noted on the following map (Map 1.a) in purple. The red outline is the 1981 annexation area. The following map presents the annexation area defined for the Town of Rangely as of adoption of this plan.

Map 1.a: Annexation Map for Rangely 2004

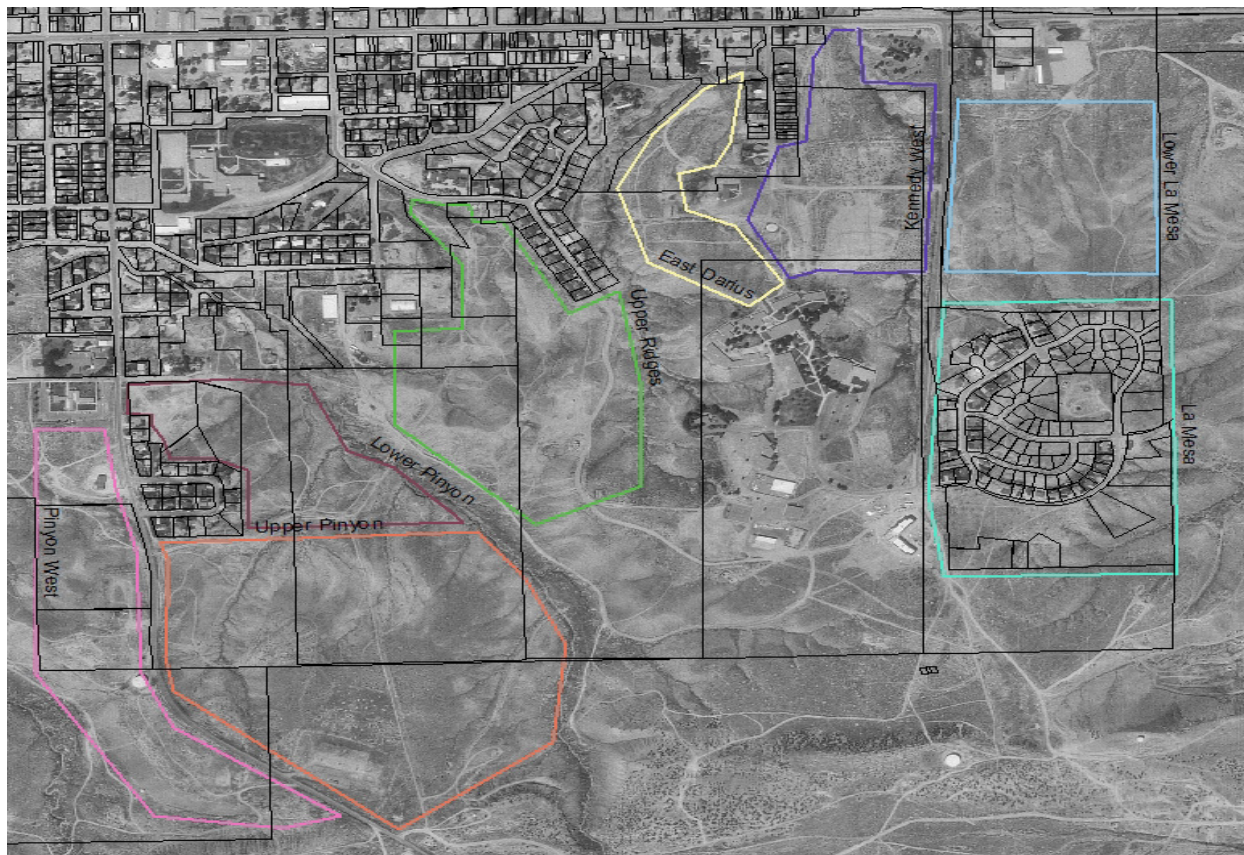


Description of Strategy 1.1: Build Out

The Town has the opportunity to partner and work with landowners to see property developed. A clear linkage exists between housing stock in certain locations and the price structure. Property developed with a view of the stunning landscape provided by the panorama of the valley in which Rangely is located, commands a high premium, and makes up the basis of higher priced housing within the community. These properties have not been completely built out for a number of reasons, though primarily because of a lack of developed infrastructure. The Town, through this strategy, will partner with key stakeholders in these lands, and in a revenue neutral fashion, partner in the development of infrastructure to see that these properties can be built out. Map 1.1.a was presented at the time this strategy was chosen by the comprehensive plan committee. The properties were ranked as to preference for Build Out. Preferences were La Mesa (particularly the edge properties), Kennedy Drive West, and Pinyon Circle West.

The Lower La Mesa, Lower Pinyon, East Darius, and Upper Ridges property areas are believed to have difficulties including soil problems, access and available infrastructure that may make building more difficult. These areas received low rankings for emphasis. It was decided to drop the Upper Pinyon site as there are existing recreational uses that are in conflict with Build Out and demand is not foreseeable for these lands at this time. Additionally available lands on the fringe of the Town should be encouraged to be developed as scattered rural residential properties. There is evidence that this sector of the housing economy is not fully developed. When it is reasonable, Build Out should include expansion of infrastructure in a revenue neutral fashion that will allow for more rural residential property development around the Town.

Map 1.1.a: Areas considered for Build Out under this strategy





Policy “Build Out”

The Town will establish and maintain a program to consistently develop properties as outlined in this plan.

The Town will implement Build Out of La Mesa and Kennedy west as soon as a reasonable financial mechanism approved by the Town Council can be put in place.

The Town will work with landowners to find mutually beneficial ways to develop properties.

The development of new lands requires adjustment of the Town Land Use Code. The Town will create and administer a one stop shop and efficient process based on a new code utilizing mixed use, transect, form, and risk based zoning.

The Town will operate the program with impartiality such that all contractors, builders, mortgage companies, and real estate agents are treated on an equal basis within the reasonable confines of the free market.

Goals for “Build Out”

The Town will facilitate the build out of the outer circle of La Mesa subdivision in the next three years.

The Town will facilitate the build out of the Kennedy west area in the next five years.

The Town will facilitate the development of 25 rural residential lots in the next two years.

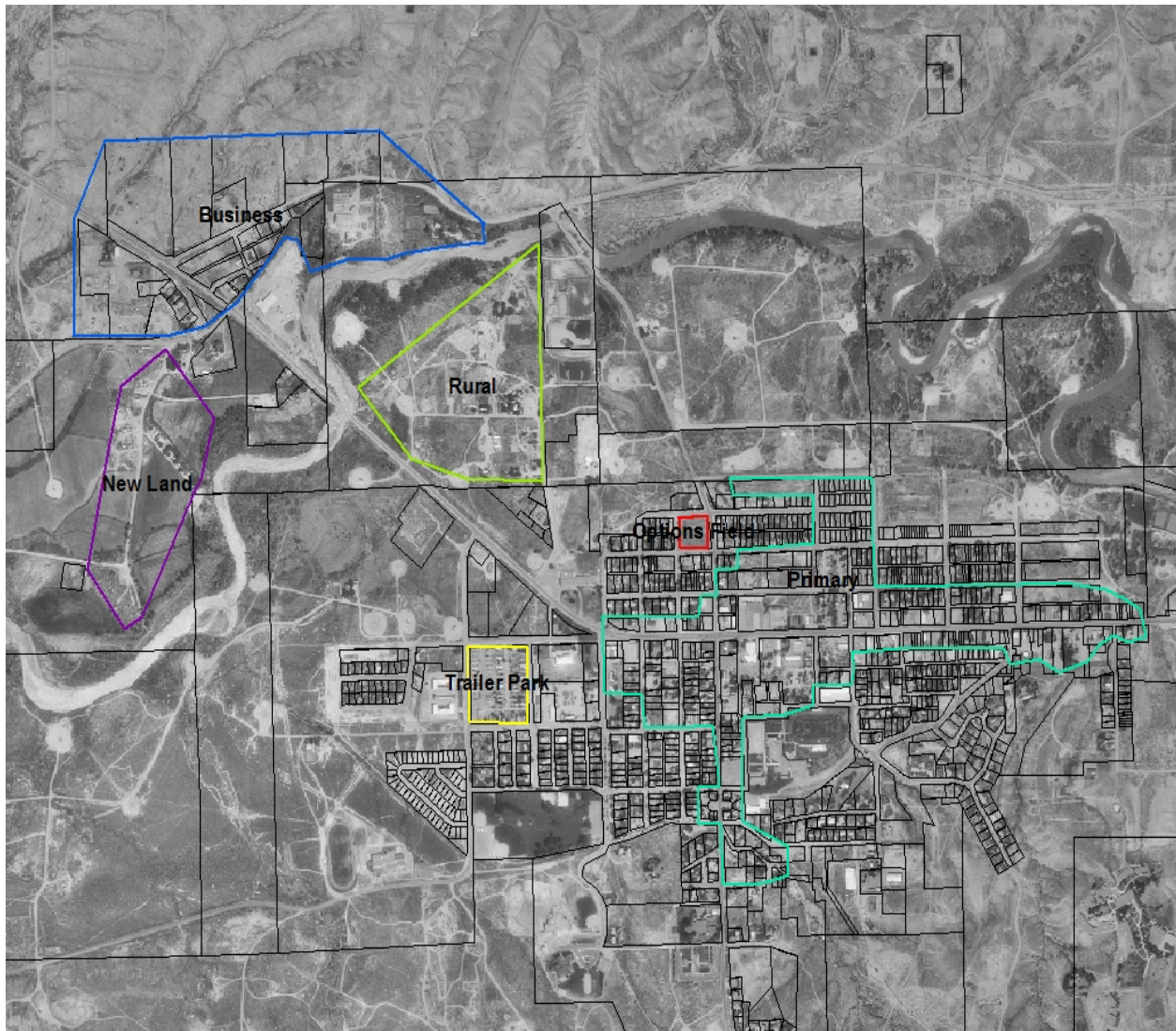
The Town will change the code for mixed use within one year of adoption of this plan.

The Town will ensure new rural residential development includes landscaping such as large diameter fast growing trees as a condition of development.

Description of Strategy 1.2: Redevelopment

The redevelopment portion of this strategy is oriented toward improving housing and other building stock through infilling on empty lots, redeveloping older building stock, and constructing new lower cost buildings whether for commercial, industrial or residential purposes. Of interest are the areas noted on Map 1.2.a, although any applicable improvement or infill anywhere in the community is included in this category. The area noted as primary on the map is the older core area of Town that has the greatest need, and when redeveloped should provide the greatest return to owner and community alike.

Map 1.2.a: Area of greatest redevelopment interest.





Policy for “Redevelopment”

The Town will establish and maintain a program to consistently redevelop properties as outlined in this plan. As redevelopment occurs, the Town will revise priorities to continually have an ongoing set of projects for implementation. The Town will work with landowners to find mutually beneficial ways to redevelop properties.

The development of redevelopment requires adjustment of the Town Land Use Code. The Town will create and administer a one stop shop and efficient process based on a new code utilizing mixed use, transect, form, and risk based zoning.

The Town will operate the program with impartiality such that all contractors, builders, mortgage companies, and real estate agents are treated on an equal basis within the reasonable confines of the free market.

Goals for “Redevelopment”

The Town will change the code for mixed use within one year of adoption of this plan.

The Town will develop additional housing in a location alongside White River Village in the next three years.

The Town will pick several key redevelopment properties and remodel, create new housing, and/or commercial buildings to further redevelopment efforts.

Description of Strategy 1.3: Downtown

The downtown strategy is based on a combination of redevelopment (addressed above) and beautification. The major emphasis of the strategy is beautification along Highway 64 (Map 1.3.a). Beautification is already a primary activity of Town staff. This strategy envisions a continued emphasis on these activities and includes the removal of dead trees and replanting of other species that will enhance the urban forestry canopy of the Town. This emphasis is based on the numerous comments from citizens of Rangely that have indicated that beautification and particularly trees are an important component of a healthy and livable community. Redevelop will also include expanding uses of land for the parking of trucks and servicing the traffic through Town. Primary interest will be to design for the capture of this traffic for business and the effect of remembering Rangely as a pleasant rural Town.

Map 1.3.a: Area considered downtown in this plan.



Policy for “Downtown”

The Town shall, where feasible, expand the beautification program of flowers and tree planting as established.

The Town will develop options for further public places in the downtown including following a Main Street Development Plan.

As part of downtown redevelopment, the Planning Commission shall be changed to consist of eleven members of whom a group of four members will constitute a quorum. The duties, charge and administration of the Planning Commission shall consist of those of executive administration of land use, Board of the Rangely Development Corporation and the Rangely Development Agency, which includes the Rangely Housing Authority in a manner consistent with the Colorado State Statutes. Two members, whose standing is considered the same as all other members, except they hold position as non-voting, shall constitute the development committee of the Town Council. These two members shall advise and engage in the same issues as the Planning Commission as a whole.

The Town shall adopt a Tree Care Ordinance as part of a community forestry work plan that outlines public tree care policies, maintenance, insect, and disease control.

The Town will create, as part of the Building and Maintenance Department, a part time working position of Community Gardener and Arborist and designate the Planning Commission with oversight and responsibility for Main street beautification and design.

The Town will create a community forestry program with an annual budget of \$2.50 per capita to address removal, pruning, and incentivizing tree care.

The Town will proclaim and observe Arbor Day and have a public outreach program for maintaining trees and healthy garden spaces.

The Town will, to the greatest extent possible, utilize the Living Laboratory Feedback loop concept in implementing the policies and goals for Downtown.

Goals for “Downtown”

The Planning Commission will contract a consulting firm in the range of \$15,000 dollars to put together a Public Places package and Main Street Plan to be developed over the next two years and implemented in the next five years.

Facilitate the removal of all the dead Elm trees in the downtown area of Rangely within the next three years.

Strategically locate and maintain a compost pile using available local carbon sources for use by locally registered gardeners and Town projects.

Establish a volunteer type program for beautification of the Town based on registering key personnel and pay for their time, equipment and help in composting.

Offer a Small Town Horticultural Certificate as part of a summer work internship in improving and maintaining Town beautification projects in conjunction with CNCC.

Plant a large number of primitive roses in strategic locations throughout Town in conjunction with planters.



Description of Strategy 1.4: Equestrian Park

One of the most recognized assets of the community is Cedar Ridges Golf Course. Owned and operated by the Western Rio Blanco Recreation and Park District, this public course was designed by Frank Hummel, and is a nine-hole par 36 course. Located next to the golf course is Columbine Park, which has a racetrack, horse arena, horse stalls, and other horse related training and care facilities (Map 1.4.a). This strategy involves both of these projects and consists of two parts: one being redevelopment of Columbine Park to accommodate development of retirement and golf related homes around the golf course, and the other being improvement or movement of the Equestrian Center located at Columbine Park. How the Equestrian Center would be made into an Equestrian Park is not finalized and the extent of changes are undetermined, however at a minimum some facilities at Columbine Park would have to be removed to implement strategy 1.5, including the horse arena and events seating, to be reconstructed or replaced. The racetrack would be removed and not replaced.

Map 1.4.a: Existing features and situation at Columbine Park and Cedar Ridge Golf Course



The existence of an Equestrian Park, with outdoor (and indoor in the future) arena, stables, training facilities, and the other accoutrements, is an important feature for citizens of Rangely, western Rio Blanco County and recreational amenity appealing to people wishing to locate in a rural community. The improvement of this recreational asset, whether on this site or a new

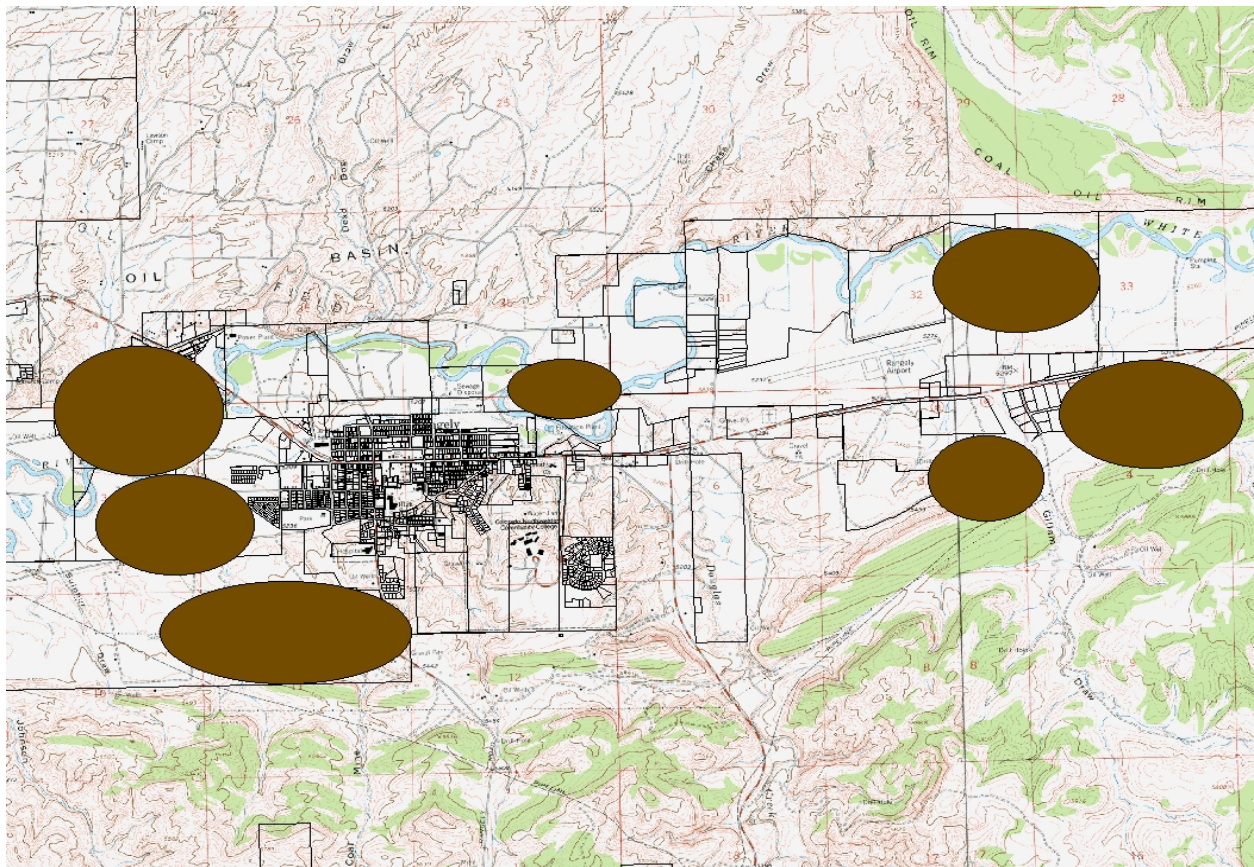
location, is a priority issue. Given the constraints, further discussion of this strategy will assume moving the facilities, however if they remain, change in layout and design, building and facility improvement, and space should be given priority consideration. This strategy is viable under either situation.

Equestrian Park

Rangely is a rural community with a strong ranching and outdoors heritage. The market for rural properties with municipal services (water) is strong. Presently Rangely has a limited number of available properties in this category. These types of properties, coupled to a well designed and laid out Equestrian Park and equestrian trail system, could offer a lifestyle to meet the needs of those who have an interest of living in a rural area.

When reviewing potential locations for design and construction of an Equestrian Park, it becomes apparent most available areas are of sufficient size to offer the opportunity of associated rural development. The following Map 1.4.b provides an overview of potential locations for Equestrian Park and associated rural development. In each case, these areas are approximate and conceptual locations, and a combination of ownership, capital, timing, and other complexities may or may not allow the development of either the Equestrian Park and/or rural development.

Map 1.4.b: Potential Sites for Equestrian Park



Policy for Equestrian Park

The Town, with the assistance of other partners, will redevelop or relocate the Equestrian Park in recognition that this feature is an important recreational amenity for citizens of the Town and a potential economic driver.

The Town will not develop the Scenic Vista Golf property plan until provisions are in place to ensure redevelopment (on site or new location) of the Equestrian Park is concluded and development underway.

The Town recognizes the need for additional rural residential housing and will facilitate this development as a component of a housing development, and if it is deemed reasonable and desirable, co-locate the Equestrian Park in an area with multiple lots of rural residential property.

Goals for Equestrian Park

Facilitate the development of a new equestrian facility to be built and ready for use at the time the old park equestrian facility has to be removed, changed and/or expanded. The type of structures, design, and location of new park are to be determined through consensus planning between BOCC, Rangely Planning Commission, Town Council, Park Board and users.

Work with landowners to develop options for rural residential development and if plausible the co-location of an Equestrian Park.



Description of Strategy 1.5: Scenic Vista Golf

If resolution of the complexities of Columbine Park and the equestrian center can be resolved amicably, the property located around the golf course (Map 1.4.a) offers the opportunity for development of golf-associated housing and uses. The land of interest is controlled in part by Rio Blanco County and owned by the BLM. Transfer of the land to the Town will require negotiation, eventual purchase, and resolution of all other use issues including the shooting range (third phase). Conceptually the project outline would be as follows and activities for each task would occur concurrently:

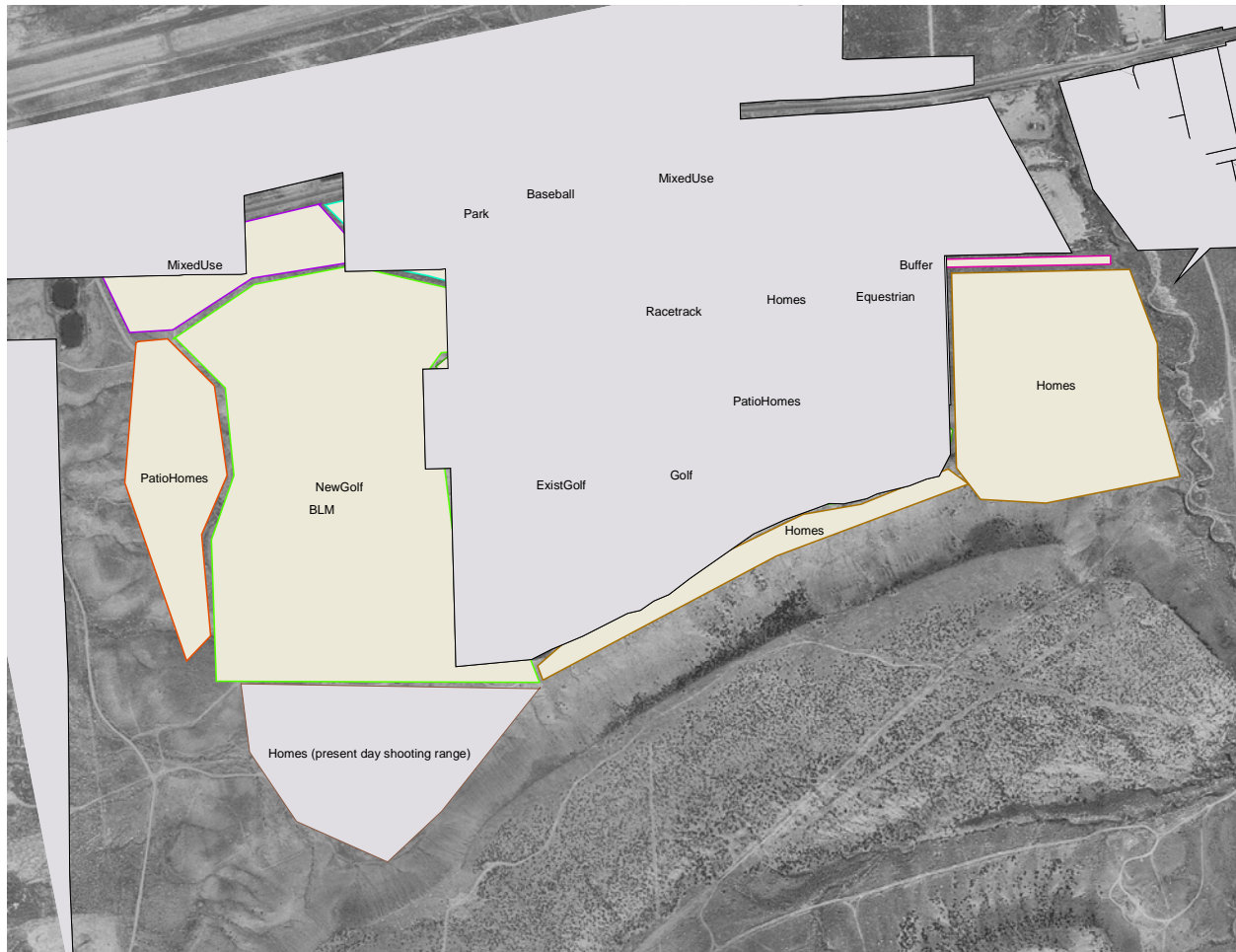
Phase I	<ul style="list-style-type: none"> Plan adoption Negotiation with RBC (BOCC, other stakeholders) Letter to BLM Land acquisition for Equestrian Park/BLM land transfer New equestrian park facility development and construction New infrastructure development (sewer, water extensions) Lot sales and/or public-private partnership development 	(Three Years)
Phase II	<ul style="list-style-type: none"> Patio homes construction (south side and north sides) Large lot home construction (far east) Mid lot home construction where the race track is located Complete park around ball park facilities Commercial development at entrance on hwy 64 	(Starting in Three Years)
Phase III	<ul style="list-style-type: none"> New infrastructure development Next BLM land transfer Public-private partnership on another 9 hole golf course expansion Patio homes west Mid size homes south and west 	(Starting in Six Years)

As noted above, a large number of options can be foreseen for these two interconnected projects. If the Equestrian Park is built on another location, the basic project outline as described would result in the development of the lands as sketched out on Map 1.5.c.

View from land that could have housing



Map 1.5.a: Sketch Plan for Scenic Vista Golf



The area directly around the course is presently used for a variety of activities foremost being Columbine Park and BLM open space. This strategy envisions the building of homes for a diverse community around the course.

Policy for “Scenic Vista Golf”

The Town will implement the project plan outlined for the development of the lands indicated in this plan following the sequences of phases as outlined and the policies for the Equestrian Park.

The Town will find acceptable alternatives for all other uses on BLM land (shooting range) prior to any land transfers affecting a particular parcel.

Goals for “Scenic Vista Golf”

Facilitate the initial construction of housing on lands in the previous park within four years from the date of adoption of this plan.

Description of Theme 2: Coming Together

Strategies

2.1. Living Laboratory Feedback Loop

This theme is a combination of the original “Living Laboratory Feedback Loop, Marketing Synergies, and Operational Synergies” seed ideas. These management practice type strategies are each key concepts in cost effective implementation of all the other strategies.

Situation and Purpose for Implementation

In order for the community as a whole to benefit from the potential of each organization, it is necessary for all agencies to work together. Redundancy in tasks, equipment, and purpose occur as each group strives to improve. The expense and inefficiency of this redundancy is counterproductive. In the 1994 Master Plan, it was pointed out that improvement and efficiency could be found if agencies worked together. In the 2001 Economic assessment, a consistent theme was a lack of efficient use of resources between agencies. Considerable opportunity exists for institutions in the area to partner so resources and projects can be shared to find opportunities of mutual interest and expand the potential of fulfilling their basic missions by working together. In discussion on this Comprehensive Plan, these opportunities and other organizational synergies were widely acknowledged. All of these cooperative efforts provide a feedback loop on which project success can be built. Monies can flow internally, fulfilling multiple mandates and reinforcing the stability of each agency. For example, it makes little sense for the recreational district, Town, and College to all have separate marketing activities. What each is marketing is not different enough, nor exclusive enough to require three separate sets of expenditure, staff, and equipment. The three agencies could easily combine their efforts and market together. Each is going to market the amenities of living in this area. The Town has a vested interest in ensuring enrollment in the College, as this is a major economic driver of the local economy. The district is in the business of providing recreational amenities for the benefit of residents. All of these objectives are best served through a cooperative effort by putting more minds on the task for a higher level of success. Operational feedback loops also exist and need to be explored particularly in the area of developing additional recreational and community amenities.

Policy for “Coming Together”

The Town will underwrite a portion of a full time marketing position, when funds to make up the difference for the full time position are provided by other institutions, so the Town of Rangely, CNCC, Recreational District and others can be marketed collectively.

Goals for “Coming Together”

The Town will work with other institutions to discover and work out where cooperative efforts can be beneficial in making agencies more efficient and cost effective.

Description of Strategy 2.1: Living Laboratory Feedback Loop

The third largest employer in the Town of Rangely is Colorado Northwest Community College (CNCC). While the industrial base will change, and resources will dwindle, the need for education will not abate. The position of CNCC within the economic and social fabric of the Town is of critical importance. This institution has the largest potential to offer a sustainable component to the economy than any other, and the financial health of this institution is linked to the number of students who attend the institution. The Living Laboratory Feedback Loop is a strategy developed to create a living training center out of key operations of the Town such that they can be used to provide real world training to college students and subsequently provide an enhancement to the quality of the education offered. In this strategy, the Town positions itself to directly underwrite the college through implementing programs for community development that can be places for student learning. By arranging circumstances in this manner, the Town can leverage the dollars it spends and the college can offer experiences it cannot otherwise afford to provide as part of its curriculum. If the Town is already underwriting or carrying out certain activities and these activities can be opened such that they are available for training to students, the return on investment to the Town is increased substantially. If the Town and College can partner in this way, the Town can expand the sustainability of the College through fulfilling the everyday activities it is otherwise is going to fulfill anyway. The basic cost of the activity and the college's use of the opportunity to provide practical real world training provide a sustainable feedback mechanism of community support.

For example, the Town has a vested interest to improve the housing stock. If the Town purchases an old structure when it goes up for sale, and the College remodels it through a building trades program, the Town benefits by not having to pay for the re-model and the College benefits because it can offer a real-world experience as part of its building trades program. Additionally the College does not have to purchase the opportunity to provide the experience for the student. By working these two institutions together, a self-supporting mechanism can be developed that creates a feedback loop, which provides more than the two could accomplish apart. The levels this model can be taken to are extraordinary. The Town has many assorted activities that students need to be exposed to, to become successful citizens of the community. If this exposure is provided during the course of college study, the student experience is enriched and graduate employability is expanded, resulting in a competitive advantage for the institution in providing a quality education.

Policy for "Coming Together- Living Laboratory Feedback Loop"

The Town will underwrite programs and maintain within its staff the necessary elements to allow the college to take advantage of the work ordinarily carried out by the municipality for the benefit of the students and the quality of the academic offerings provided by CNCC.

Goals for "Coming Together- Living Laboratory Feedback Loop"

The Town will put a program in place to begin development of the opportunity for a trades program within two months of adoption of this plan.

The Town will work with other institutions to hire a full time qualified marketer, for the collective position of marketing the area, within one year of adoption of this plan.

The Town will develop three feedback loop mechanism program elements, and the Director of Community and Economic Development will be responsible for ensuring program level development, within two years of adoption of this plan. Examples beyond the Building Trades program include:

- Planning and Maintenance of Public Spaces
- Gas Technician in the Municipal Sector
- Backcountry and Off Road Recreational Facility Development
- Off Road Recreational Equipment Mechanic
- Certified Water and Wastewater Operators Options
- Enhanced Criminal Justice Opportunities
- Golf Course Maintenance
- Communications and Marketing
- Restaurant Management and Operations
- Recreation Programming



Description of Theme 3: Preserving and Building on the Qualities of Place

Strategies

3.1. Building on Place

3.2. Access to the River

The following discussion pertains to the strategy of “Building on Place and Access to the River”. The Access to the River strategy is a combination of the original “Developing and Enhancing the Reservoir, Boating, Conservation Easements, and Riverpark” strategies. The “Building on Place” strategy is a combination of the “Developing a Visitors Center, Recreational Activities Development, and Building on Place” strategies.

Situation and Purpose for Implementation

The Town of Rangely is situated on the lower White River in an area of high desert sandstone canyons with a rich paleontological, archaeological, and historical heritage. The area surrounding the Town is comprised mostly of public lands dedicated to multiple uses excluding those to the north in Dinosaur National Monument. The people of the area are particularly attached to the land and most make this their home because of the opportunities the land offers. It is this link to the land, its character, and scenic qualities that have been identified as being of critical importance to the continued vibrancy of the community. The Comprehensive Plan committee considered development of key activities to promote and integrate these aspects of land and water into the future development of the community. Considerations such as visitor's center, recreational uses of the river, reservoir, preservation of land, and enhancement of cultural and historical attractions and sites have been included in this section of the plan.

Policy for “Preserving and Building on the Qualities of Place”

The Town will take advantage of opportunities to open access to the river for use as parks and easements for public use in a manner to maintain the qualities of the river, riparian environment, and associated land uses.

The Town will work with the USBLM to facilitate the development of recreational facilities on lands in the area around Rangely. Features will be developed so they enhance and do not detract from existing features and preserve the unique environmental, economic, and historic aspects of the area.

The Town will work closely with other agencies (RBC, WRBRPD, RBWCD, CNCC, Dinosaur Diamond Byway, clubs, private groups, etc.), as well as the USBLM, to see that the development of recreational and cultural features are accomplished in unison, so resources, needs, and concerns are shared and addressed.

Goals for “Preserving and Building on the Qualities of Place”

The Town will accomplish key water and land recreational developments for fishing, motorized vehicles, bike, equestrian, and hiking trails in a phased manner so that over the next ten years these amenities are all developed and implemented. The Town will market recreational developments in accordance with completion.

The Town will develop short and efficient trail and recreational facility plans to be used in planning, permitting, and construction. This work will include providing leadership in developing trails and working with CNCC and other local groups to develop trail crews and trails.

Description of Strategy 3.1: Building on Place

A key ingredient to maintaining diversity in the economy of Rangely and its housing market is providing a recreational amenity set which will allow for the Town to attract a diverse population of persons to live and/or visit the community. This recreational amenity set is a cornerstone in establishing and maintaining a sustainable tourist economy that will help diversify the areas economic base. Building on place, so that the diverse assets of the land and water are used in maintaining the qualities of the community, is a critical activity that boosts the success of the other strategies in this plan and helps institutions such as the college that attract persons from outside the area.

Recreational and Economic Amenity of Off Road Vehicle Trails

An example of an opportunity for Rangely is the formal development of an off highway vehicle (OHV) park area where motocross, all terrain vehicles (ATV), rock crawling, and four wheeling can coincide. The area on map 3.1.a lays out potential areas for such activities. The area within the **pink** has the potential to be put into this type of park area. The northern section is the area presently used for ATV and motocross and is outlined in **green**. The **yellow** section to the south of the green area is prime area for rural residential.

Map 3.1.a: Potential area for Off Highway Vehicle Park



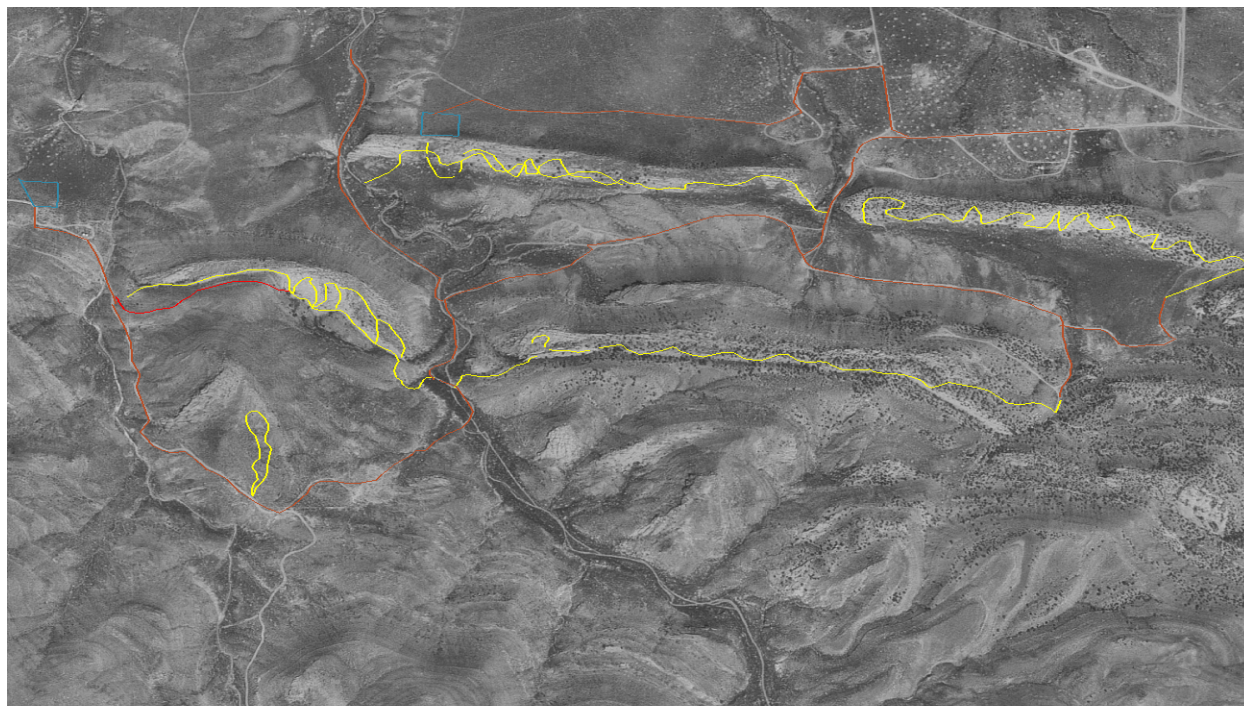
Beyond this to the south and west are areas for rock crawling (**brown**) and four wheeling (**blue**) in addition to ATV's on Map 3.1.a. As part of this project, a set of improved accesses, properly designed features, erosion control structures, and specific signs will have to be developed. In addition extensive permitting and clearance with federal and state land agencies will be required to formalize the area. Additional area can be added as needed to the south and west, when and where applicable

Within the area designated for the Off Highway Vehicle Park there are a number of rock shelves that lend themselves to rock crawling. This rather recent off road sport involves using stock and modified four wheel vehicles to climb over challenging rock formations. This sport is growing and the types of rocks within the area designated are of particular interest to enthusiasts. On map 3.1.b, the yellow lines indicate possible trail configurations for rock crawling. There is approximately 10 miles of trail described. Additional area would expand into an interconnected group that would make up 30 miles of trails. Each is linked by a track for OHV in brown, which would be part of the larger area. The red line is an optional bail out trail for those who may need this option. Parking would be provided at two locations, noted by the blue boxes. This area would require proper permitting, trail layout, trail construction and signage.



In addition, the Town would need to make available literature that includes cautions and maps with resources for use by those who come to the area.

Map 3.1.b: Potential area for rock crawling (initial phase) within Off Highway Vehicle Park.

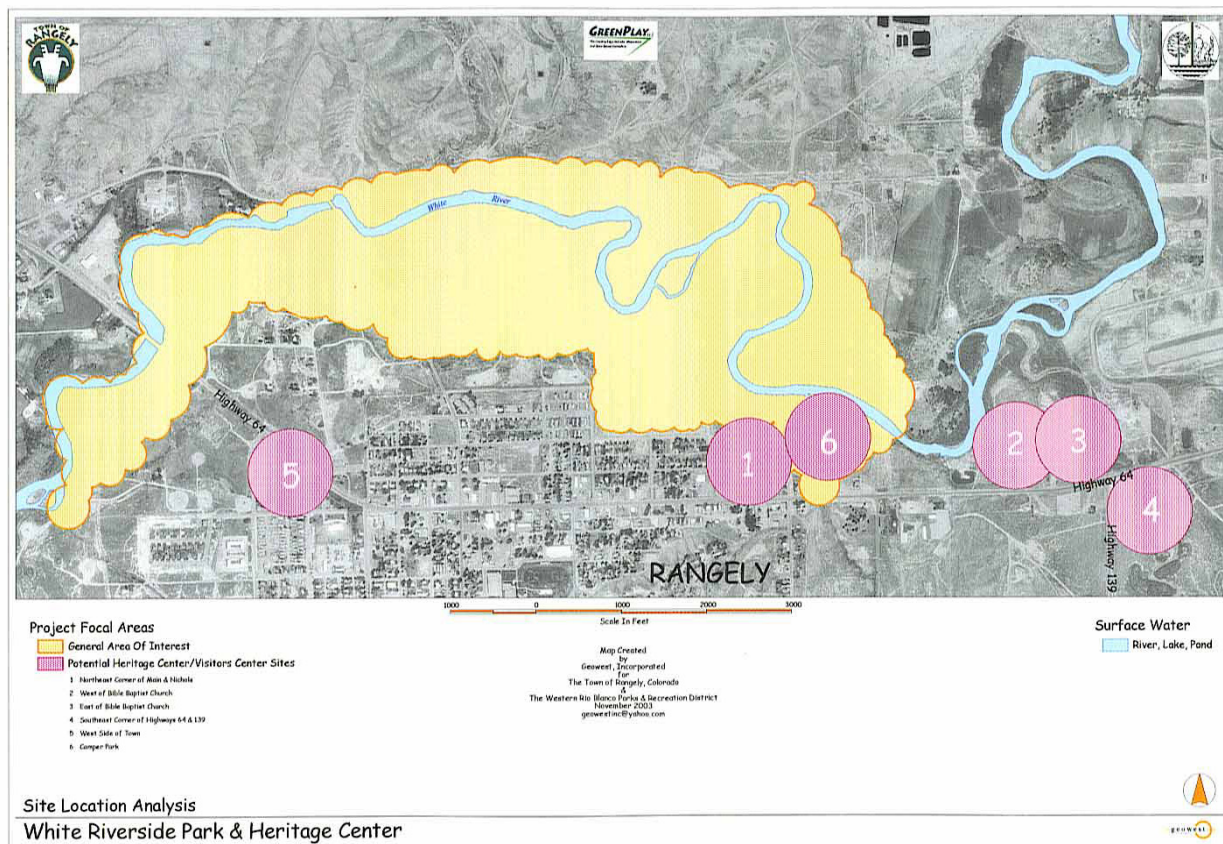


Visitors Center

Another opportunity the Comprehensive Plan committee believes the Town should pursue is the development of a Visitors Center. As part of the White Riverside Park Feasibility Study and Concept Plan (White Riverside Park or White Riverside Park Conceptual Plan), the feasibility and conceptual planning for creating a Heritage and/or Visitor's Center was accomplished. In that plan, the often-discussed possibility of creating a Heritage and Visitors Center, to let people know where and how to access the area's recreation resources and cultural heritage components was reviewed. The idea behind the facility was intended to be the creation of a distinctive focal point for tourism in the community and surrounding areas. The visitor resource center would be a facility to provide space to display and provide information on the many community and recreational activities available to visitors and local citizens. During the White Riverside Park Project planning process it was determined several local organizations were interested in being located within or having space in the building. These include Rangely Chamber of Commerce, Colorado Northwestern Community College and the Bureau of Land Management.

During the initial stages of the White Riverside Park Project a variety of potential sites for the Heritage & Visitors Center in Rangely were considered (Map 3.1.c.). After careful analysis of the costs for acquisition and development, ownership and possibilities for site acquisition, location and potential fulfillment of center use goals, and ease of development, the sites were rated. The following information presents the sites contemplate and the comparison analysis for locations considered.

Map 3.1.c: Locations Contemplated for Visitors Center



Heritage / Visitors Center - Site Comparison Analysis

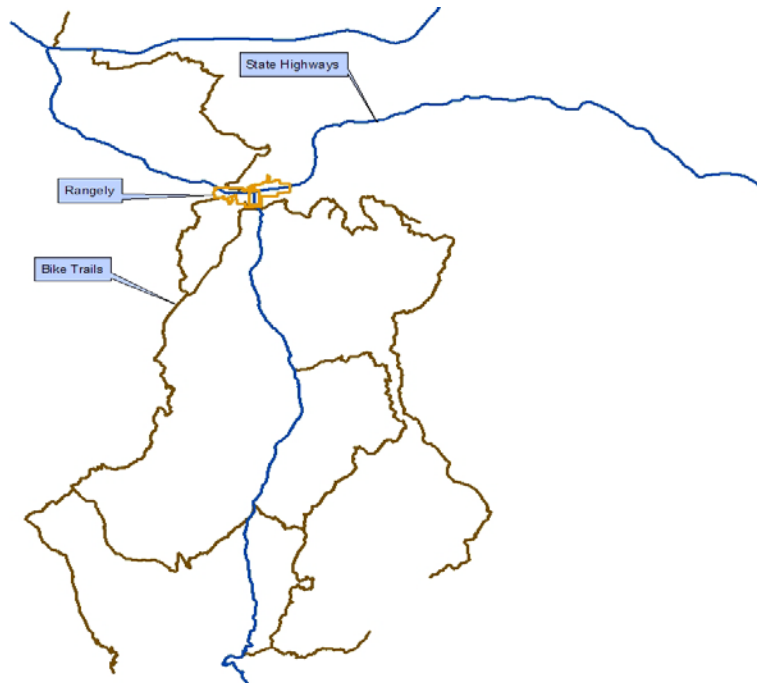
7/25/2003

Site	Description	Pros	Cons	Rating
1	NE corner of Main and Nichols	Land is available, possible easy acquisition of multiple parcels, frontage could be used for commercial interests and the Center could be located closer to the river on Town land. All structures up to the motel could be removed for redevelopment. Good frontage on Hwy 64.	Land is not owned by the Town or District. Would require demo of existing structures. Multiple owners of different parcels.	2
2	Just west of Bible Baptist Church on north side of Hwy 64	Land may be available. View of river is good and possibility of instream component view. Land has one owner. Within lower speed section of Hwy. Has Town utility access.	Land is not owned by the Town or District. Access directly to river is not easy. Would need substantial entry improvements.	3
3	Just east of Bible Baptist Church on north side of Hwy 64	Land may be available. View of river is good and possibility of instream component view. Land has one owner. Close to the intersection of Hwy 64 and Hwy 139. Has Town utility access.	Land is not owned by the Town or District. Access directly to the river is not easy. Site would need to be substantially leveled. Would need substantial entry improvements.	5
4	South of Hwy 64 on east side of Hwy 139 along Douglas Creek	Land may be available. Utilities are available. Would be a good site for focus on intersection and Dinosaur Diamond.	Land is not owned by Town or District. No access to river. Flood and soil issues related to Douglas Creek.	6
5	Land by Loaf n Jug on West side of Town on south side of Hwy 64	Would create west entrance identity. Availability unknown. Just north of Rec. District property. Has access to Town Utilities. Has river frontage in area projected to have project trail.	Land not owned by Town or District. May not be easily available. Has Chevron high power easement and mining/oil interests. Does not create east entrance identity.	4
6	Camper Park area and Surrounding Town Land	Land is owned by Town and mostly already managed by the District. Already has Camper Park and park area. Has frontage on Hwy 64 and river frontage. Already set for utilities. Signage can create east entrance identity.	Frontage may not be easily seen as traffic comes down hill.	1

Recreational and Economic Amenity of Bike, Equestrian and Foot Trails

Another aspect that was reviewed in the White Riverside Park Project was extension of the internal bike/ foot trail system in the Town itself. The Town has, in cooperation with the BLM, established a set of bike trails throughout a wide area utilizing existing tracks and primitive roads (Map 3.1.d.). In addition, many of these tracks connect to a set of trails designated within the Town. In the summer of 2004, the "Way to the Water Trail" was completed providing access to Kenney Reservoir.

Map
3.1.d.



In reviewing the options for all the different trail types, a concern of focus has been on the mixing of different and potentially incompatible activities. Therefore, the intent has been to utilize areas that fit USBLM designation and the activity. Thus, motorized activities have been planned for south of Town and non-motorized to the east and north. Areas in yellow on Map 3.1.e indicate areas highlighted for hike, bike and equestrian trails.

The map displays the Rangely area in Big Bend National Park, Texas. The Rio Grande is shown as a prominent blue line forming the border with Mexico. Key features include the Rangely town and airport, the Colorado State Natural Area, and various geographical features like White River, Little Thompson River, and several draws. A yellow boundary outlines a specific area of interest, and a purple boundary outlines the Rangely town and airport area. The map includes a grid with coordinates and various labels for landmarks and terrain.

Policy for “Building on Place”

Facilitate and partner with all interested and vested stakeholders (clubs, WRBRPD) and establish permission with USBLM to develop an off-road mechanized trail and track system to the south and west of Rangely that will offer a comprehensive set of interconnected off road, all terrain, rock crawling, and four wheeling facilities.

Facilitate and partner with all interested and vested stakeholders (clubs, WRBRPD) and establish permission with USBLM to develop a non-mechanized trail and track system to the north and east of Rangely that will offer a comprehensive set of interconnected mountain bike, equestrian riding and hiking facilities.

Position the Town to develop a visitor’s center to take advantage of the increased traffic and benefits of the noted recreational features outlined for development in this plan. Build on the areas heritage (dinosaurs, fossils, Indians, ranching) to increase visitor stoppage and interest.

The Town will weigh whether the activities to be developed create undue risk to other users and the environment and design for no-low impact that is compatible with both.

Goals for “Building on Place”

Have 20 miles of single-track mountain bike trails in a looping fashion constructed north and east of Town on non-motorized designated BLM lands, within two years of adoption of this plan.

Have several rock crawling tracks marked and ready, of from 2 to 15 miles in length and interconnected, south of Town, built within two years of adoption of this plan.

Integrate the rock crawling tracks with existing and future marked off road vehicle routes and all terrain vehicle tracks as part of a mechanized off road recreational area.

Revise the Town Bike and Trails Plan, integrate with Trails Plan on surrounding lands, and formalize how the program will proceed.

As part of the Equestrian Park development formalize an equestrian trail system that links to the park and is designed for horse riding.

Explore the option of developing a visitor center in a key location in Town to promote the community, history, archeology, and paleontology of the region, and submit a plan for development to the Town Council within two years of adoption of this plan.

Have a visitor’s center developed and operating five years from adoption of this plan. Noted potential sites include but are not limited to those as outlined in the White Riverside Park Plan adopted by Town Council in 2003.

Determine whether an off road recreational mechanic certificate or degree of a particular type can be offered at CNCC as part of the living lab feedback loop in conjunction with the development of off road trails.

The White River provides multiple benefits to the community. Whether the river is used for recreation, water supply, or irrigation it is one of the most important assets within the area. The purpose of this strategy is to engage the Town in actively developing these resources for future prosperity of the community and expanding the uses of the river to include use by boater, fisherman, and access. In developing expanded uses, the Town will protect private property and design access so agricultural uses and irrigation are not harmed within the ability to achieve the goal of expanded use.

As discussed in the strategy 3.1. “Building on Place” the Town adopted the White Riverside Park Conceptual Plan. This plan had numerous facets including trails, visitor’s center, and river features with enhancements for river boating and the raw water ponds at the Camper Park. One of the recommendations of the Comprehensive Plan committee involved inclusion of the White Riverside Park Conceptual Plan as a basis for several recommendations within the strategies addressed under this theme. Map 3.2a provides the conceptual layout for the White Riverside Park.

White Riverside Park - Concept Plan
White Riverside Park & Heritage Center

Concept Plan Features

- Unique Feature
- Trail
- Green Space
- Building
- Road
- Parking

Scale in Feet

0 100 200 300 400 500 600 700

Concept Plan Created by
 Design Concepts, Lafayette Colorado
 Hydraulic Design Group, Durango Colorado
 Michael Cheney, Grand Junction Colorado
 Map Created by
 Glenwood, Incorporated
 The Town of Rangely, Colorado
 The Western Slope Parks & Recreation Contract
 November 2003
 glenwoodinc.com

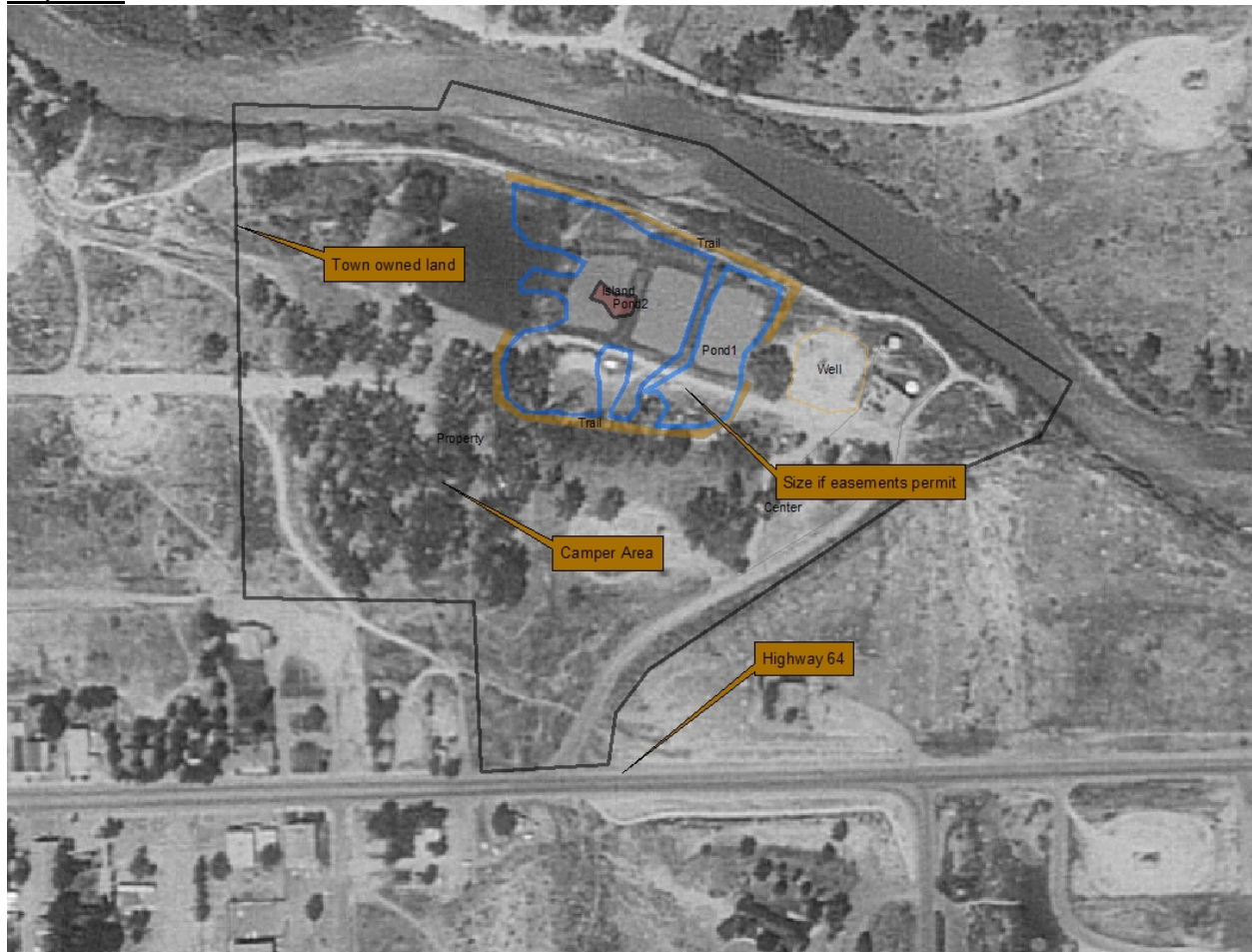
Surface Water
 River, Lake, Pond

All Boundaries Of The White Riverside Park Depicted Upon This Map Are For Illustration Purposes Only.
 It Does Not Represent Any Actual Ground Survey.

Fishing is Fun

Working from the White Riverside Park Conceptual Plan a raw water pond reconstruction project has been developed. This project envisions reconstructing the raw water ponds in place rather than spreading them throughout the park. The conceptual idea of spreading them out has been adjusted because the cost and timeline are very high. Funding is available presently for reconstruction. This reconstruction allows for further implementation of the White Riverside Park as envisioned with some adjustments. Map 3.2.b outlines the conceptual layout for the “Fishing is Fun” raw water reconstruction project.

Map 3.2.b



Policy for “Access to the River”

The Town will work with all agencies, stakeholders and private landowners to develop key areas along the White river to provide access, develop river boating and play challenges, and create recreational amenities.

The Town will continue to determine options for access and use of the River for basic public use (tubing, swimming, stone throwing, fishing, picnicking, peace of mind, canoeing, kayaking, and rafting), and when feasible implement projects for features, routes, access and enhancement of

the river as a recreational facility. The Town will implement the concept ideas determined feasible, compatible, and after they are designed in detail, will construct the features as outlined in the White Riverside Park Feasibility Study and Concept Plan Adopted in 2003.

The Town will weigh whether the activities to be developed create undue risk to other users and the environment and design for no-low impact that is compatible with both.

The Town will gather additional water rights to have the ability to control its water future to a greater degree.

The Town will facilitate and if necessary hold conservation easements for access and use of the White River for all foreseeable uses, including water supply and recreation.

Goals for “Access to the River”

Re-construct the raw water ponds at the Camper-Park for use as local fishing facilities, and redevelop that portion of the Park with trail and landscaping, within two years of adoption of this plan.

The Town will rework the levy and trail as part of the final phase of the fishing pond park improvement so that a beach and river access is available.

The Town will facilitate the development of easements (conservation) and/or purchase of property to create access to the river particularly between the present Camper Park and BLM property to the northwest.

Have a park and play kayak facility that meets the expectations of a very challenging to expert boaters built within three years of adoption of this plan.



Description of Theme 4: Diversity in Long Term Options

Strategies

- 4.1. Build Out Energy*
- 4.2. Manage the Waters*

Situation and Purpose for Implementation

Before oil was discovered just north of Town, Rangely was a ranching and farming community. Since the discovery of oil, Rangely's economic future has been tied to the exploration and production of oil, gas, coal, and other associated hydrocarbon fossil fuels. Only one other feature has as much importance to the Town as fossil fuels and that is the White River and its waters. The White River is the primary water source for all agricultural, recreational, industrial, and domestic uses. In the future, how these two resources are developed and used will determine the future of the Town. This theme and these two strategies address the fact that both these resources are limited and of critical concern, not only to Rangely, but to the region, country, and world.

Given the declining status of the Weber Sands oil field, the increasing efficiency of natural gas operations, and the stability of coal production, the future growth of jobs related to fossil fuels is limited. Therefore, Rangely faces a difficult dilemma as its basic industrial job base is eroding. As technology and economic situation across the globe changes Rangely will need to maneuver so the remaining and available fossil fuel resources (natural gas and coal) can be utilized in a manner that will provide employment and community stability.

In a similar manner, the future management of water will shape the community. As the population centers of the west grow, and demand draws on resource areas that are less constrained and allocated, growth and community development may become increasingly difficult to achieve. Therefore, it is recognized in this plan that the Town should promote, and when possible partner on the development of new projects that will ensure the longevity of the community through jobs and investments that utilize these resources long-term.

The following two strategies of *4.1. Build Out Energy*, and *4.2. Manage the Waters*, are intimately linked, as each requires the other to succeed. The reason is that even though it is understood that water is a scarce commodity, which is increasingly difficult to obtain in sufficient quantity, the Town of Rangely and regional water management interests cannot build a major reservoir on the White River, as is the proposal of strategy *4.2. Manage the Waters*, unless a major use can be found for the water. Conversely, one of the major requirements for the development of a new power facility is a supply of water, which is increasingly difficult to find in the western United States. The Town of Rangely is positioned in a place where the basic ingredients for the development of new clean coal technology are available, namely water and coal. If these two projects, a major reservoir and a power plant, are successfully developed, the long-term issue of jobs and water security will be resolved well into successive generations.

Policy for Diversity in Long Term Options

The Town will aggressively seek development of the strategies outlined in this theme of the plan recognizing that their development requires more than private sector capital and endorsement to succeed.

Key Town staff (Community and Economic Development, Town Manager) will network with and provide information for key regional, state, and federal policy and decision makers in an effort to facilitate the development of these projects listed in the strategies of this theme.

Key staff will keep the Town Council apprised of the progress and the situation with the potential development of these projects through periodic updates.

Goals for Diversity in Long Term Options

To construct one or more of the features listed in the strategies of this theme in the next fifteen years.

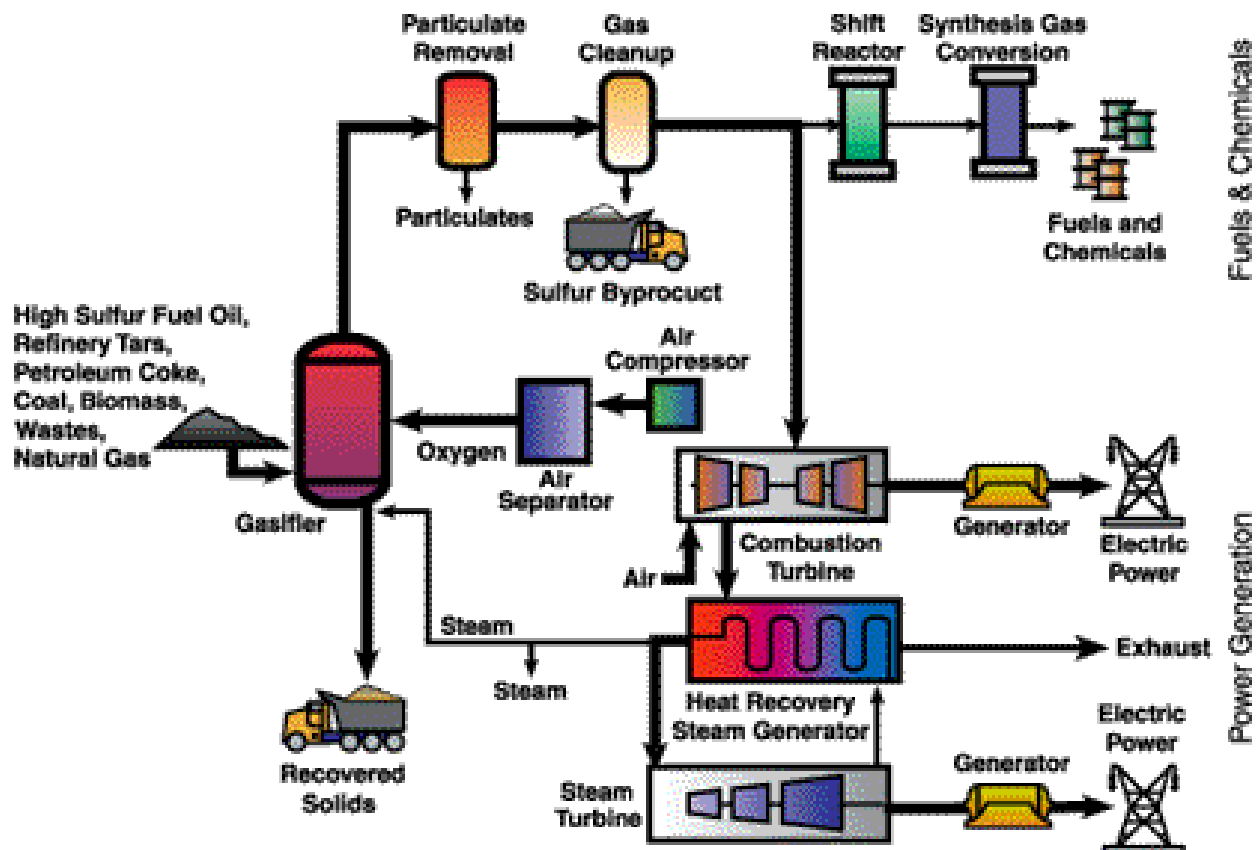


Description of Strategy 4.1: Build Out Energy

Rangely sits in an area of abundant energy related resources. As technology changes and the prevalence of new economic and energy models arise Rangely will be best positioned if it has programs in place to foster existing industry and resource bases, while working for the adoption of obvious additions of the new technological base. The Town can help facilitate this development by fostering an environment conducive to new development and capitalizing promotion and feasibility. The objective of this strategy is the construction of a pilot, and eventually commercial scale, integrated gasification combined cycle power plant (clean coal power plant). The source of power would be the available coal base of the region. It is envisioned that the pilot facility will position Rangely and CNCC to lead in the development of fossil fuel conversion to hydrogen. This will position CNCC to adopt programs for training in upcoming technology. Obvious linkages exist with natural gas and the pipeline systems in the area as the corrosion and other conversion issues are resolved. Further, excess electricity can be used within the region as demand and population expands. Provided that the fundamentals of this development can be achieved, in 10 years the Town should move toward use of hydrogen as well as natural gas as fuel sources and in 15 to 20 years convert the Gas Department to be in both the hydrogen and natural gas businesses.

Gasification

The gasification process converts any carbon-containing material (fossil fuel such as coal) into a synthesis gas (syngas) composed primarily of carbon monoxide and hydrogen. The gas can be used as a fuel to generate any combination of electricity, steam, hydrogen or other basic petrochemicals. The following diagram provides a basic overview of the gasification process.



Gasification technologies differ in many aspects but share certain general production characteristics. Typical raw materials used in gasification are coal, petroleum based materials (crude oil, high sulfur fuel oil, petroleum coke, and other refinery residuals), gases, or materials that would otherwise be disposed of as waste. The feedstock is prepared and fed to the gasifier in either dry or slurried form. The feedstock reacts in the gasifier with steam and oxygen at high temperature and pressure in a reducing (oxygen starved) atmosphere. This produces the synthesis gas, or syngas, made up primarily of carbon monoxide and hydrogen (more than 85% by volume) and smaller quantities of carbon dioxide and methane.

The high temperature in the gasifier converts the inorganic materials in the feedstock (such as ash and metals) into a vitrified material resembling coarse sand. The vitrified material, generally referred to as slag, is inert and has a variety of uses in the construction and building industries. Gas treatment facilities refine the raw gas using proven commercial technologies that are an integral part of the gasification plant. Trace elements or other impurities are removed from the syngas and are either recirculated to the gasifier or recovered. Sulfur is recovered either in its elemental form or as sulfuric acid, both marketable commodities.

If the syngas is to be used to produce electricity, it is typically used as a fuel in an integrated gasification combined cycle (IGCC) power generation configuration. IGCC is the cleanest, most efficient means of producing electricity from coal, petroleum residues and other low- or negative-value feedstock's. The combined cycle system has two basic components. A high efficiency gas turbine, widely used in power generation today, burns the clean syngas to produce electricity. Exhaust heat from the gas turbine is recovered to produce steam to power traditional high efficiency steam turbines. Syngas can also be processed using commercially available technologies to produce a wide range of products, fuels, chemicals, fertilizer or industrial gases. Some facilities have the capability to produce both power and products from the syngas, depending on the plant's configuration as well as site-specific technical and market conditions. These types of facilities have the ability to exceed stringent pollution standards and set the stage for transition to a hydrogen economy.

Policy for "Build Out Energy"

The Town will promote the use of alternative technologies that can realistically build on the resources of the area and match emerging energy models as a way of transitioning the Town and region for resource depletion and technological change.

Goal for "Build Out Energy"

The Town will promote and underwrite feasibility, marketing and lobbying for the development of a pilot IGCC power plant for producing electricity, hydrogen, and other byproducts utilizing new technology based on coal resources of the area.

The goal is to transition from pilot to production facility by having the pilot plant as a component for construction of a major new facility in the Rangely area within the next ten years.

Develop a program in the next five years to use the gas department in training new service personnel, with the college, as part of a program to explore and adopt mechanisms for moving to new hydrogen technologies.

Description of Strategy 4.2: Manage the Waters

The Taylor Draw Dam and Kenney Reservoir were completed in October of 1984 with a storage size of approximately 13,000-acre feet of water. Construction of this dam established several boundaries on the White River including the end point for habitat of some endangered fish species. At the time of development another set of dam sites were considered further up stream. Locations exist in the reaches above Kenney Reservoir and below Rio Blanco Lake to construct another reservoir. The water from an additional and larger reservoir could be used for power generation (hydro and coal fired), irrigation, and domestic water supply. Because further energy (power plant) development requires water resources, and water resources in the west have a certain scarcity, this strategy's purpose is development of the upper reservoir as part of the power plant project. While existing sites have been identified, a new study of feasible sites and construction technologies would be the starting point for this project. An aside benefit of this project would be the recreational attraction the pair (or more) of reservoirs would provide leading to a small business expansion for fishing, boating, and other associated supplies.

Policy for "Manage the Waters"

The Town will facilitate and actively work for the development of a new reservoir on the White River.

The Town will work to create partnerships, develop the briefing and informational data, and provide funding for the initial feasibility efforts for this development.

The Town will work closely with the Colorado River Water Conservation District, the Rio Blanco Water Conservancy District, and other associated agencies in developing a new storage facility.

Goals for "Manage the Waters"

The Town will complete the initial effort for development of the reservoir in terms of briefing, lobbying, and feasibility within two years of adoption of this plan.



Description of Theme 5: Relationship to the Rest of the World

Strategies

5.1. Access to the Industry

Situation and Purpose for Implementation

One of the greatest dilemmas facing Rangely is its location and the transportation infrastructure serving the area. Any successful plan must acknowledge this fact and realistically adopt strategies with this understanding. In the last several years, there has been an attempt on the part of Utah to develop additional phosphate mining facilities in the Uinta basin. Key to the development of these facilities is the creation of a rail line linking these new projects to existing rail infrastructure. The findings of the initial feasibility study determined that not enough freight will become available to underwrite the cost of the rail facilities even with a new phosphate mine and associated manufacturing. Therefore, this option has been dropped from the strategies. However, attention will be paid to regional development and if this infrastructure is needed for other strategies to succeed, it will be addressed in further planning. Additionally, the existing road infrastructure is developed to a level that a massive increase in expenditure is not merited for additional traffic within the time frame of this plan except for what would be considered basic improvements and maintenance. However, if several of the listed strategies in this plan succeed and are constructed, road infrastructure as well as rail may have to be addressed in future updates of this plan. In a similar fashion, the airport is sufficient size to address existing and foreseeable traffic including short hop commuter service if the economics ever adjust and the need arises.

One area of concern that this theme addresses is the need for additional parking through Town. As resource development within the region expands the amount of truck traffic has increased. Rangely businesses are not well positioned to capture this truck traffic, and other tourist related traffic, because off road parking is not readily available. All types of parking should be considered for development throughout downtown. Of particular need is parking for trucks, and parking and service for trucks moving hazardous materials.

Another key consideration for Rangely is the question of whether the Town has the capacity to accept additional location neutral businesses (LNB's). These businesses are of the type that they do not require central offices and the work can be done from remote locations and delivered via postal or internet access. Rangely is well positioned, with excellent internet access via fiber network, to pick up some LNB's. However, those employed in these types of businesses receive high rates of pay and are able to choose from a host of locations. Once completed the strategies for improvement of recreational and outdoor amenities, and housing, that are envisioned in this plan, will clearly allow Rangely to more effectively compete with other locations. Therefore, it is paramount that Rangely diversify the economic base and succeed in development of recreational amenities and housing, as this will position the Town to pickup a greater percentage of location neutral businesses.

Policy for "Relationship to the Rest of the World"

The Town will from time to time attempt to promote air and bus commuter service to and from the community.

The Town will analyze the transportation system and attempt to identify possible enhancements that help underwrite Rangely as a base location.

The Town will look at parking in and around the Town to develop options as part of transportation planning.

Goals for “Relationship to the Rest of the World”

Develop an east/west corridor within the County road system to shorten access to key resource areas.

Develop new parking options in the Town, particularly a truck parking lot, within one year of adoption of this plan.

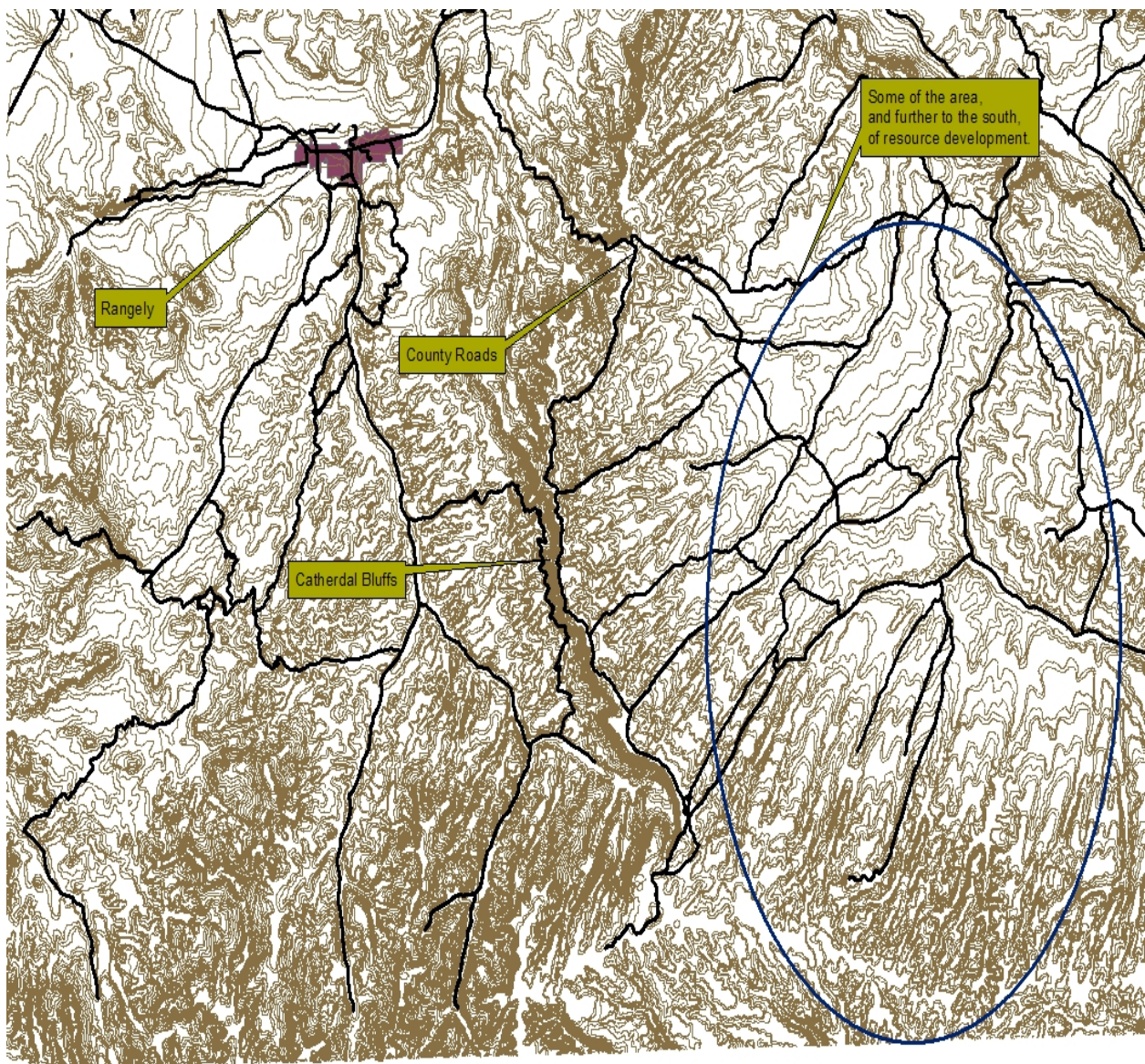
Develop a hazardous materials truck parking option in an appropriate location within one year of adoption of this plan.



Description of Strategy 5.1: Access to the Industry

The transportation patterns in the County are divided at the Cathedral Bluffs. This means that access to developable gas fields on the Roan Plateau and Piceance Basin are a long way around. Service options from both Rangely and Vernal are long distance options to this area. Potential roads through the Cathedral Bluffs offer shortened access points to these newly developing energy resource areas. This strategy is aimed at positioning the Town of Rangely to be the best location to access various gas and resource fields and locate future maintenance operations. Map 5.1.a provides a general overview of the area under consideration. Map 5.2.a provides a more detailed scoping of two options for consideration.

Map 5.1.a: Location of Future Resource Development Potential



Section IV

Guides

Land Use Map of the Town of Rangely

Classifications Used for the Map in this Plan

Town Mission and Goals Statement

Core Services Statement

Development Agreements

Conservation Easements

Form & Mixed Use Zoning

Incentive Program

Development Design Guidelines

Process Efficiency

Conceptual Layout for Housing Program

Section IV Guides

Land Classification Map of the Town of Rangely

Communicating preferred future development scenarios that match the vision and mission statements, capital improvement plans for infrastructure, and visually articulates the themes and strategies, is a fundamental outcome of the comprehensive planning process. Of equal importance is allowing sufficient flexibility in the preferred development scenarios so that obvious alternative development possibilities are easily accommodated without sacrificing the intent of the plan. In order to accomplish this goal a system of land classifications have been established. Each classification outlines the primary preferred land development scenario for that area of land. It is assumed that the primary use will predominate in the area so noted, however it will most likely do so along-side other uses, and should do so in a compatible and mixed fashion. Uses such as mining, oil and gas production, and other resource related activities are compatible in all zones provided a conditional or special use permit, as applies, is received from the Town. The goal of future Land Use Code changes will be to establish a mechanism to allow mixing of uses in as close a proximity with those outlined in this plan and in as is reasonable a manner possible.

General land Classification Map for the Town of Rangely (Town outline in yellow)



Classifications Used for the Future Development Scenario Map(s) in this Plan

Class I-Public Lands: These are primarily public lands administered by the United States Bureau of Land Management. The Town understands that they will be used in accordance with the established procedures of the agency with jurisdiction and as reflected in their Resource Management type Plan. Even so, the Town has a vested interest in seeing these lands utilized in a manner consistent with the community and economic development interests of the community as a whole. Class I lands are considered those lands which serve as recreational assets for the community at large and the public in general. The Town intends to work with the USBLM to develop facilities on these lands in accordance with this goal. Other uses fully compatible and encouraged are for range agriculture and the production of oil and gas.

Class II-Resource Protection: These are both private and public lands used in the production of oil and gas. Class II lands are considered those lands, which serve as key oil and gas production properties and are critical assets for the continued economic prosperity of the

community. The Town intends to work with private parties and the USBLM to continue to see that the viability of these lands are maintained and expanded as possible. Other assorted uses compatible with oil and gas production should be encouraged and include waste and liquids management, and associated light industry.

Class III-Rural Residential: These are private and public lands that are being, or have the potential to be used for rural residential and rural home based commercial activities. Public parcels will require transfer to the Town through whatever process is necessary for their use as private property. The Town has a vested interest in seeing these lands utilized in a manner consistent with the economic development interests of the community as a whole, including allowing development as rural properties with associated uses that preserve the Town's rural character. Some of these lands are rural residential and are associated with a rural lifestyle and agriculture. The primary goal of the Town is to have a sufficient supply of rural properties of differing size of several acres or more, to establish a population of persons who will maintain a rural lifestyle. Compatible uses include agriculture, non-intensive livestock raising, and rural home based commercial and light industrial uses. Inappropriate uses include junk yards, car wrecking, oil and drilling storage yards, and other non-home based land intensive light industrial uses.

Class IV-Civic Uses: These lands are specific defined properties that have long-term single uses as established. Examples of primary uses reflecting this character are the golf course, college, airport, parks, and dedicated open space.

Class V-Hazardous and/or Unique Characteristics: These are lands that have limited use for development because of particular characteristics such as natural hazards and/or features that provide a community setting that should be protected from development. Many such defined lands are along the White River and consist of floodway and floodplain and make up the healthy and critical riparian areas in and near Town that give Rangely a particular sense of place. The primary goal of the Town is to see these lands preserved through conservation easements and/or purchased for park property. Uses that are compatible (when feasible) include very large lot rural residential, agricultural fields, and grazing. Associated activities to be developed as the land is preserved include trails, wildlife viewing, Equestrian Park, and water related activities such as canoeing and fishing. Motorized activities involving OHV and ATV are to be prevented (except as part of an agricultural operation) and promoted to the south onto BLM motorized multi-use lands.

Class VI-Agricultural: These lands are agricultural and generally border class III, V, and public lands with rural type uses. The primary goal of the Town is to see that enough agricultural land stays in production to maintain the character of the rural setting and supply local equestrian and livestock needs to the extent practicable. Compatible uses include large lot rural residential, livestock raising, and associated parks.

Class VII-Commercial/Light Industry: These lands are for all types of uses except those strictly determined to be industrial. Because of the large number of use possibilities in these areas, all new commercial uses require scrutiny in order to determine compatibility. This is a classic commercial district although housing of all types is allowed. Some of these areas are transitioning and can have uses that span all types including agricultural and rural residential. The proliferation of this diversity of uses should be seriously curtailed by only allowing expansion into Class VIII and X lands. This should occur only when these areas can be added without affecting other existing uses. Sufficient commercial space and land is available for Town growth under all but the most extreme growth scenarios.

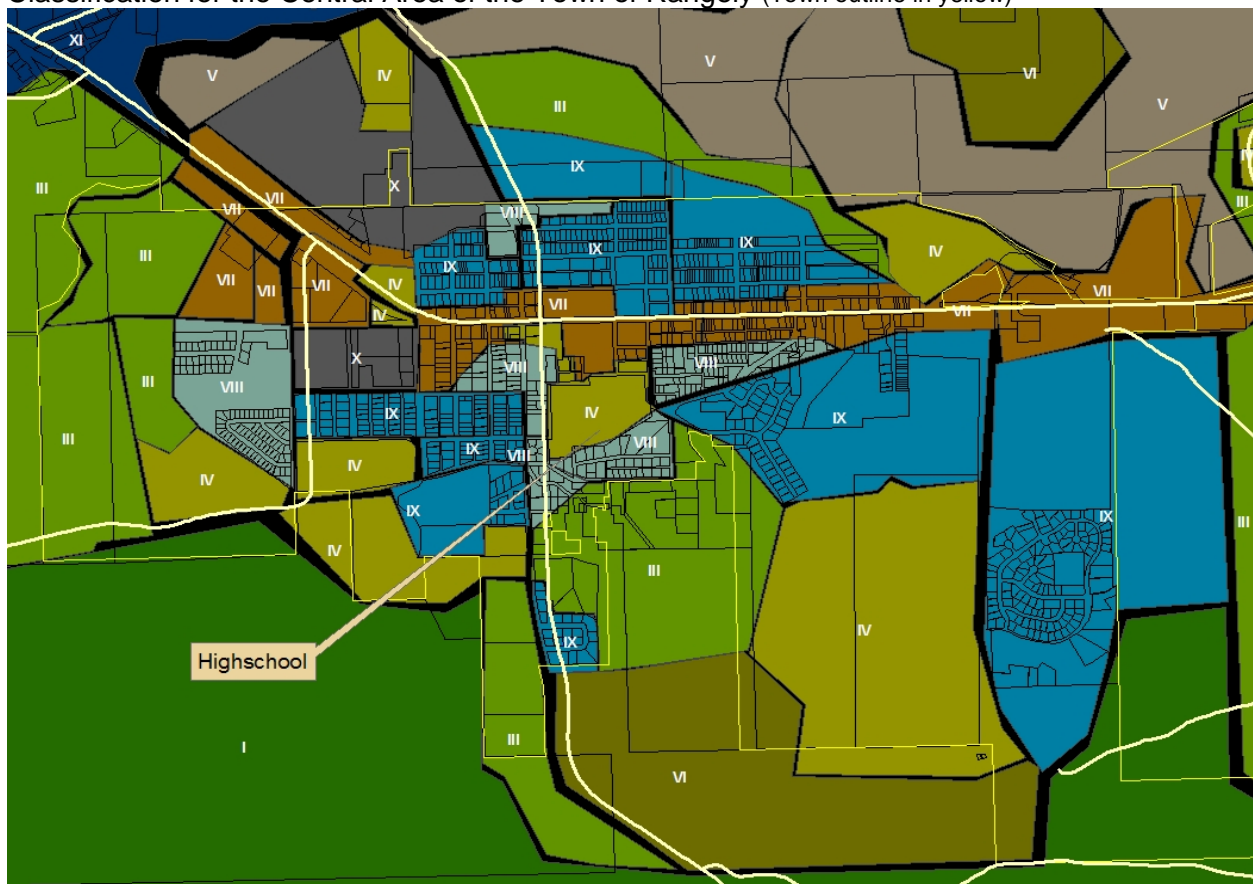
Class VIII-Mixed Housing: These lands are for compact residential development on smaller lots. The primary goal of the Town is to develop these properties, as applicable, with a combination of manufactured homes on smaller lots, multiple family housing, and some suburban type housing. Compatible uses include apartments. Development should include properties on smaller lots that appeal to older individuals and couples who seek condos, multiple unit housing, and patio homes. Compatible uses include mixed uses such as discrete food establishments and craft/sales oriented businesses.

Class IX-Suburban Housing: These lands are for suburban type homes on reasonable sized lots. The goal of the Town is to maintain the residential and family character of these housing areas. Generally, no other uses are compatible alongside these housing types.

Class X-Miscellaneous Mixtures: These types of lands are a mixture of a diverse type of housing, light industrial and commercial uses. The goal of the Town is to recognize these diverse areas and allow them to develop but not to contribute to their further expansion. These areas involve uses of an eclectic mix and lots of various size.

Class XI-Industrial: These lands are for light industrial and industrial uses that include service for oil and gas, junk and storage yards, and manufacturing. Because the available options are extremely large for the majority of uses within the commercial areas, the industrial areas are constrained. The Town encourages the movement of light industrial to the highway strip within the existing commercial areas and all industrial to the north as indicated as far out as possible.

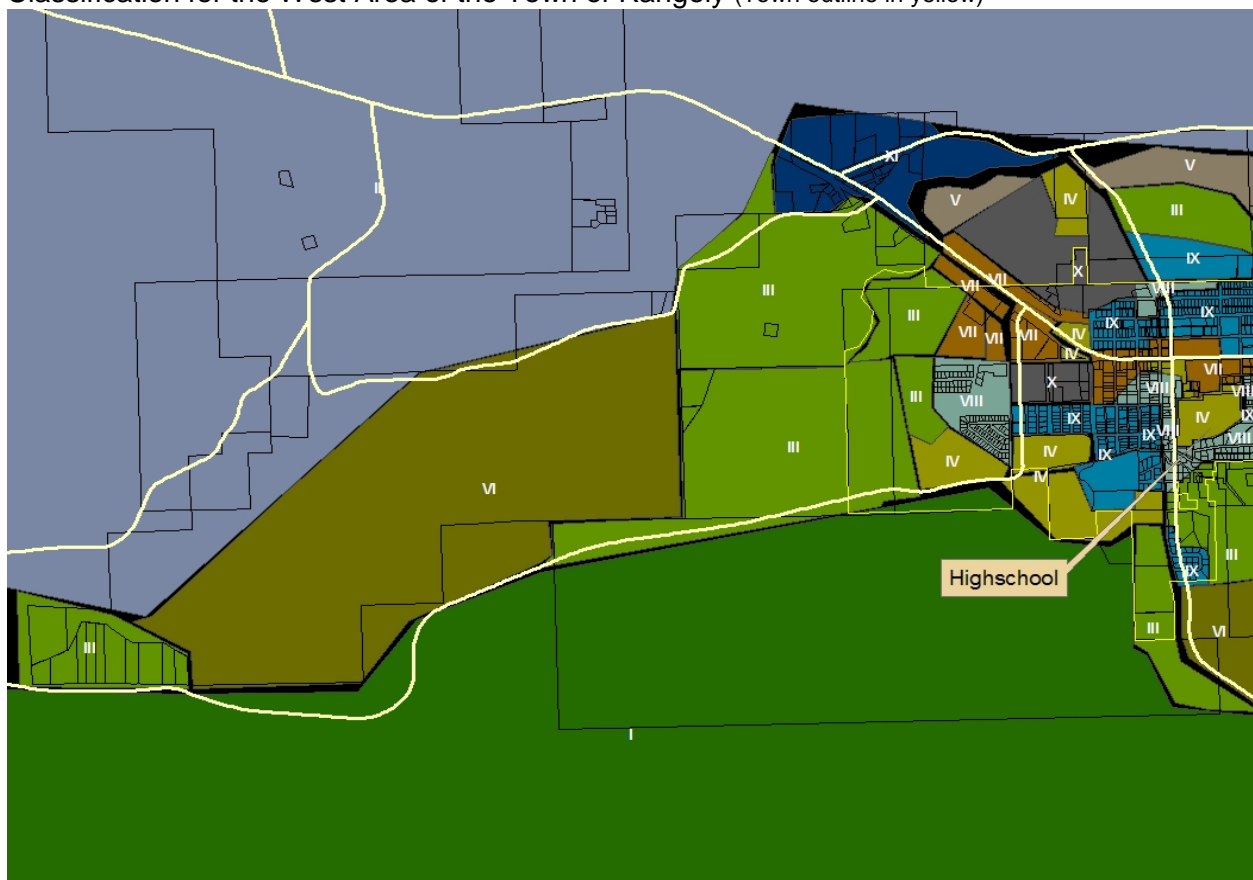
Classification for the Central Area of the Town of Rangely (Town outline in yellow)



Classification for the East Area of the Town of Rangely (Town outline in yellow)



Classification for the West Area of the Town of Rangely (Town outline in yellow)



Town Mission and Goals Statement

It is the Mission of the Town Council to make Rangely a great place to live and work by setting pro-active and progressive goals and assuring their implementation through the delineation of specific tasks for Town agencies and staff.

- Economic development that diversifies the economy through the pursuit of primary jobs and tourism, supports local business, stabilizes the tax base, and bring in outside dollars;
- Financial administration that enhances income, builds reserves, and controls expenditures with due consideration for present and future Town needs;
- Housing opportunities that encourage seniors to retire and live in Rangely, promote affordability, and provide for diversity;
- Public service planning that considers present and future needs and develops strategies through multi-year capital programming and operational plans;
- Cooperative relationships among boards and commissions of public agencies in the Rangely area that foster communication, the setting of common goals, and methods to achieve them;
- Public participation strategies that use the wealth of local talents and abilities and provide opportunities for involvement of citizens in activities that create a sense of community;
- Personnel system that maintains employee morale, provides for training and professional development, achieves effective and efficient public service, and promotes an upbeat image;
- Quality of life initiatives that improve the livability of Rangely for all citizens by cultivating civility and respecting each other, for our institutions and for our community.

Town Core Services Statement

The Town of Rangely has the following general policy for provision of services and the implementation of projects and plans developed by the Town, created on the Towns behalf, and/or requested to be developed or implemented by the Town. This is considered the Core Services Statement and is intended to prioritize the expenditure of funds available to the Town. It provides a framework for the Town Manager and staff when making day-to-day decisions in management of the Town. It further declares the intent of the Town in regard to development and provides a point of departure for discussion with staff, Planning Commission and Town Council. Core Service for the Town of Rangely is considered provision of services within the following set of policies:

- Present Town controlled and managed infrastructure (2004) for water treatment and distribution, wastewater collection and treatment, gas distribution and management are the fundamental activities that the Town will support first and foremost. Provision for these services at a safe and reasonable level of service shall be maintained and rates shall reflect the cost of providing this service across the entire organization. Additional service structure shall be adopted only if the rate structure is compensated and the cost is not distributed onto the existing system and ratepayers.
- Public safety management, not including communications, shall be maintained at a level that the Town is reasonably free of crime and the general environment is safe including but not limited to transportation, recreation, and for doing business. Staffing shall reflect this goal and take into consideration the safety of the public safety personnel working for

the Town and the support necessary to provide assistance for other districts including the fire department and ambulance service.

- Present Town controlled and managed infrastructure (2004) for transportation, drainage, and signage is a critical set of infrastructure, although it is not as important as water or gas service. Every effort will be made to maintain ways for clear travel and manage melt and storm water through adequate drainage. Severe hardships may require that snow removal and cleaning of streets be curtailed.
- Public facilities including building maintenance will be served to the best available level within reasonable constraints on cost. Upgrades or changes will be made when feasible.
- Community Development provides a reasonable nexus for future development that if not managed continues to provide downward pressure on the well-being of the community. Without these functions, it is difficult if not impossible to achieve a competitive advantage with other communities. It is recommended that these services continue and be reduced only as absolutely necessary.
- Communication systems can be maintained and the service can be provided by others outside the Town. As undesirable as these options may be, if revenue streams do not provide for maintenance, this service is not critical for the continued viability of the community.
- Public convenience and recreational management and facilities including mosquito, control, beautification, park maintenance, and raw water distribution are funded activities or management tasks that are not required to ensure level of service within the core structure. If service is to be reduced, these areas should be considered first.

Development Agreements, Form & Mixed Use Zoning

The Town will enter into and encourage the use of development agreements, mixed use, and form zoning in lieu of traditional zoning and use by right regarding the development of land and property. The spirit of this policy is to encourage compatible and sustainable development. A key provision of development is to allow maximum flexibility while ensuring good design, sense of taste, place, and compatibility. Traditional zoning and use by right is a strict form of regulation that does not encourage partnership between landowners, developers, and businesses and the Town and other regulatory agencies. Development agreements, mixed use, and form zoning are not considered a removal of regulation in maintaining community civility but rather are mechanisms for structuring an environment to discover mutually beneficial ways of to develop the community that best suit all the interests involved.

Conservation Easements

The Town believes it needs a balance between different land uses and a transition of those uses from the dense small town core to an agricultural and open space surrounding the community. This is a natural pattern of human civilization however, modern transportation patterns can create sprawl that is not a positive asset to community design. The town encourages and includes for incentive consideration the development of rural residential properties that are designed with the landscape. In order to create this good rural design the town is in favor of conservation easements. These easements will help maintain agriculture and open space around the town so infill is encouraged and the critical element of a "sense of place" is maintained. When it to the mutual benefit of landowner and Town, the town will enter into agreements that help facilitate conservation easements and in some cases may purchase conservation easements that directly benefit ongoing projects. In addition, the town has

instituted a confidentiality policy and discussions of conservation easements and land development in general will be held confidential within the limits of the law.

Incentive Program

The Town will explore direct underwriting as a form of incentive program for the development of land. The town will not provide tax breaks or reductions for development as is preferred in a traditional incentive program. Incentive underwriting will consist of funding, when it is possible, the cost of development in the form of providing certain infrastructure (water, sewer, roads, etc.) provided the Town can do so in a revenue neutral fashion and costs are not shifted onto the ratepayers.

Development Design Guidelines

Provisions of this plan require rewriting the Towns Land Use Code (subdivision, zoning, etc.). As the code is completed, design guides should be developed that outline and provide visual examples of the types of development that would be consistent with this plan and the intent of the new code. These guides should describe in greater detail, and more mundane language, how the development process will work and shortcuts that can be taken to expedite development.

Process Efficiency

The Town needs to increase development to help stabilize the population and increase it proportionally so it can achieve the goal of a sustainable community. One of the key reasons increasing the population is to stabilize and better manage the rate structure. Declining population shifts the burden of paying rates onto an ever-smaller group of ratepayers. To understand how this situation is changing as the community evolves, the Town will regularly analyze rates and maintain a simple and reasonable process for accurately allocating costs. Full recovery will be sought for the cost of providing service without shifting funds to compensate for other departmental costs. In an effort to properly account for rates the Town will run each department as efficiently as possible and structure the rates and budgets to be easily audited and understandable to the public.

Capital Improvement Plan and Projects

The Town intends to maintain a robust capital improvement program that serves to maintain stability in the functioning and capacity of its infrastructure. This capital improvement planning is ongoing and updated on a yearly basis and is intimately tied to the budget process. The strategies of this plan will be implemented as closely to the schedule outlined however, existing infrastructure, its capital improvement and maintenance, will not be sacrificed to keep these goals. Even so, the purpose of this statement is to clarify that the purpose of the strategies and goals in this plan are paramount and they should be implemented as consistently and rapidly as is reasonably possible.