
Town of Rangely, Colorado

2024 to 2044

Comprehensive Plan



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Acknowledgments

The 2024 to 2044 Comprehensive Plan would not have been possible without the support and continuous input of Town Council, Lisa Piering, Jocelyn Mullen, Jeannie Caldwell, and Rangely's current residents. A special thank you also goes out to the 11th and 12th grade government classes at Rangely Junior / Senior High School for providing youth feedback during the Visioning and Strategy Development Phases of this Plan.

Built Form Lab

Robin Hanrahan, AICP, Principal Planner

Rangely Town Council

Andy Shaffer, Mayor

Trey Robie, Mayor ProTem

Tim Webber

Don Davidson

Kyle Wren

Todd Thayne

Ron Granger

Rangely Town Staff

Lisa Piering, Town Manager

Jocelyn Mullen, PE, Town Engineer & Planner

Jeannie Caldwell, Director of Marketing

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Introduction

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1.1 Executive Summary

The *2024 to 2044 Comprehensive Plan for Rangely, Colorado*, henceforth referred to as simply “the Plan,” replaces the *Comprehensive Plan 2004 to 2024, Rangely: Building on Diverse Opportunities from Scenic Settings and Resource Wealth*¹ but synthesizes information from previous planning efforts with recent data from the U.S. Census Bureau and other local, state, and federal agencies. Feedback from a robust public engagement process meant to capture the voices of Rangely’s current residents is also included.

The primary purpose of the Plan is to provide an accurate snapshot of current conditions in Rangely and to create a multifaceted guide for the future that will sustain the positive impacts of existing strengths, actively capitalize on lingering opportunities, and overcome current and impending challenges. The Plan establishes basic policy, sets goals for the future, and provides a flexible framework of alternative strategies for accomplishing identified goals. It encapsulates a conceptual range of possibilities and should be revised as new information becomes available and conditions change”¹ over the next 20 years.

A comprehensive plan analyzes a variety of factors in an effort to increase the quality of life in a given place. While larger towns and cities have departments that integrate elements like recreation, economic development, and housing into a singular public entity, usually a municipal government, the Town of Rangely is unique in that each of these elements are separate and govern themselves as Special Districts. This stratification of control presents both challenges and opportunities and requires all of these individual entities to work together efficiently to meet the needs of Rangely’s public.

Relevant information contained within existing plans created previously by the Town of Rangely and its consultants has been incorporated into each section to maximize the sustained usefulness of previous efforts and expertise. New data makes up the bulk of each chapter and is used to explain and quantify current conditions in Rangely, such as demographic composition, housing characteristics, economic drivers, and natural resources, among others.

The goals presented herein were developed through a public Visioning Process and represent the most elemental desired outcomes of this Plan. The strategies in the Plan are alternative mechanisms for accomplishing goals and the objectives stated herein are action items for accomplishing strategies.

The final section of the Plan focuses on outlining a protocol for the implementation of goals, strategies, and objectives. The metrics utilized for weighing what successful implementation looks like are intentionally flexible enough to be both tangible and politically palatable for the Plan’s 20 year effective period. While the Plan strives to use all information presently available to create a road map to improve quality of life in Rangely over the next 20 years, the Plan must be updated as the future unfolds.

1.2 Purpose & Methodology

The purpose of the Plan is to provide an accurate snapshot of current conditions in the Town of Rangely and to create an outline for the next 20 years that will sustain the positive impact of existing strengths, actively capitalize on lingering opportunities, and overcome current and impending challenges. The Plan establishes basic policy, sets goals for the future, and provides a flexible framework of potential strategies for accomplishing said goals. It encapsulates a conceptual range of possibilities and should be revised as new information is available and conditions change.¹

At the start of the planning process, the 2004 - 2024 Comprehensive Plan was thoroughly analyzed. To maximize the usefulness of previous effort and expertise, information that remains relevant from the 2004 - 2024 Comprehensive Plan has been included in this plan and referenced accordingly using direct quotes cited with endnotes.

The 2024 - 2044 Comprehensive Plan ("the Plan") was created in phases. The first phase focused on the creation of an Existing Conditions Report, which presented current data on demographics, housing, and the economy from the Census Bureau², local health statistics from the Center for Disease Control and Prevention, environmental information from the Bureau of Land Management, and parcel-specific data from the Town of Rangely and Rio Blanco County. Information contained in the Existing Conditions Report was intended to serve as an instrument of orientation prior to the start of the Visioning Process and has since been integrated into the Plan.

The second phase was the Visioning Process, which used community feedback gathered through one council workshop, two public meetings, and a survey to identify what priorities the Plan should focus on. Key questions asked community members to describe their fondest memories of being in Rangely and their hopes for the Town's future. Community members were also asked to describe Rangely's strengths and existing challenges. In total, the Visioning Process provided participants with an opportunity to talk about Rangely's recent history from the perspective of those who have lived it and to shape the goals for this Plan.

The third phase focused on Strategies and Objectives Development, which took the big picture ideas from the Visioning Process and translated them into a series of tangible alternatives. While the goals and strategies presented herein have been deemed desirable at the time of the Plan's creation, an annual evaluation of strategies should take place. The metrics for accomplishing objectives is intentionally broad to provide as much flexibility as possible while still resulting in tangible progress that sustains Rangely's desirability as a place to live, work, and explore.

Figure 1.1: Location Overview Map

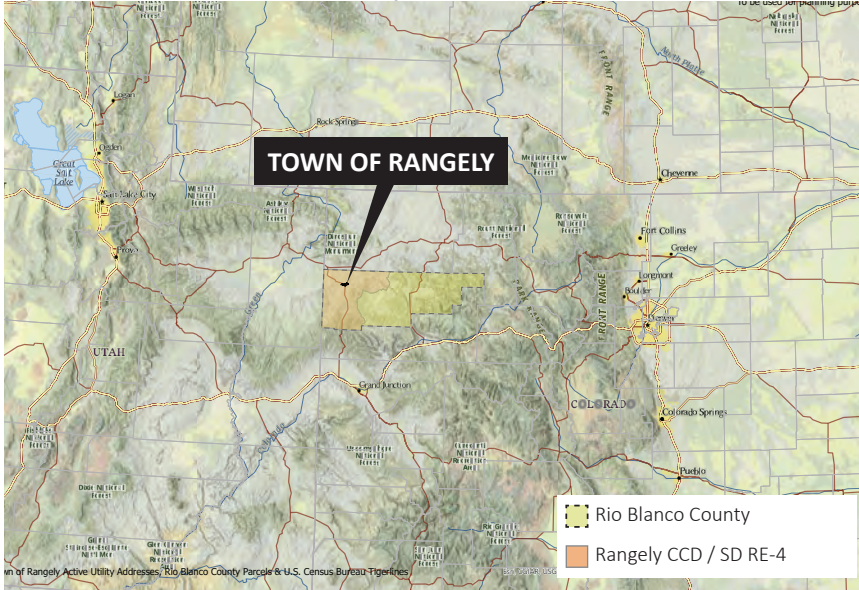


Figure 1.2: Proximate Population Centers Map

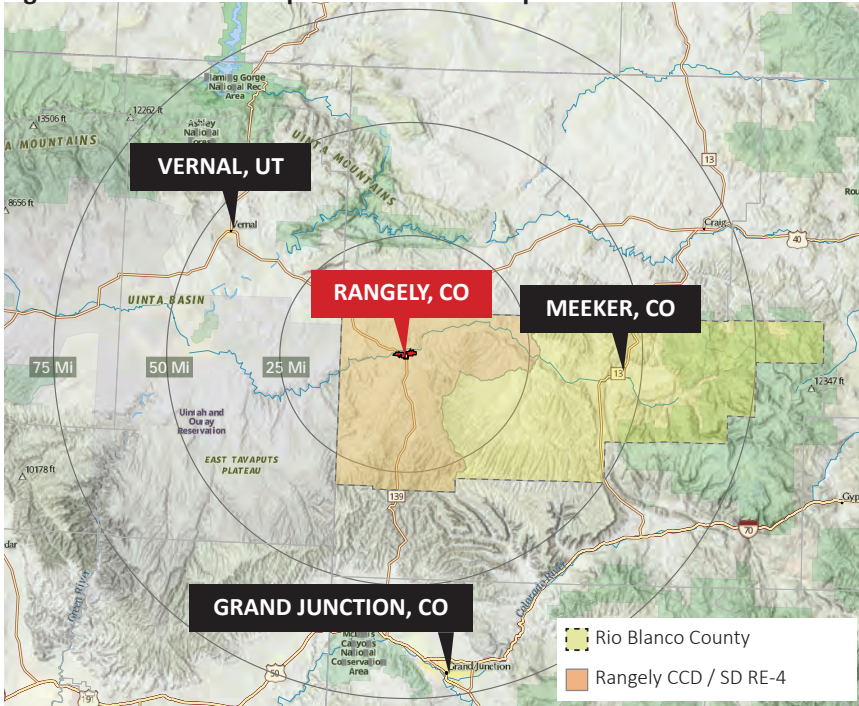
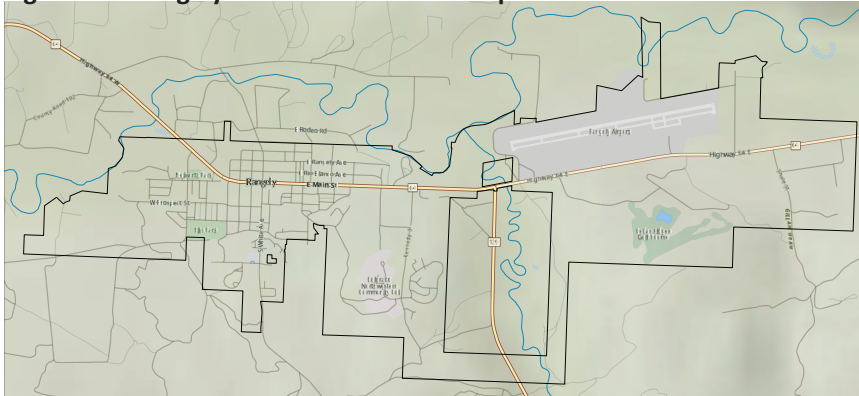


Figure 1.3: Rangely Colorado Overview Map



The Town of Rangely is located in northwestern Colorado in Rio Blanco County. Situated in the valley of the White River, Rangely is 13 airline miles east of the Utah border, 300 miles west of Denver, and 250 miles east of Salt Lake City. Access to Rangely is provided from the south by Highway 139 and from the east and west by Highway 64, which links with Highway 40, a major east-west artery.

The nearest major population centers are Grand Junction, Colorado and Vernal, Utah. Other populations of influence are Craig, Colorado, Meeker, Colorado (the County seat), and Rifle, Colorado. The small town of Dinosaur also sits 19 miles to the northwest on highway US 40.¹

The Town of Rangely is 4.35 square miles with a population density of 534 persons per square mile. Though rural in nature, Rangely is dense enough at its center to be walkable. The Rangely Census County Division (CCD) area shown in Figure 1.2 is 114.3 square miles and has been used as the catchment area for data in this report unless otherwise noted.



1.4 History

A shallow sea encompassed most of the area around Rangely 300 million years ago. Huge dunes were formed on the edges of this sea and became the porous rock of the Weber Formation, which contains the sizable reservoir of oil that Rangely is now known for.⁶²

The Fremont people came to the area between 400 B.C. and 650 A.D. The rock art on Colorado Highway 139 and Dragon Trail are both examples of Fremont art. There is also an atypical Fremont dwelling in Texas Creek Overlook. Archaeological evidence suggests that the Ute people, who were actually a conglomeration of 12 independent bands⁶¹, were the next to occupy this land.¹ Much of Colorado was under Spanish control from 1540-1700 and 1763-1805. Relations with the Ute people declined in the 1800s as mining and agriculture in the area became politically contentious. After much loss of life and many conflicts, the Ute were moved to a reservation in 1881.⁶²



In 1901 oilmen came to Rangely and drilled the first well in the Mancos Shale formation, but it was a disappointment. Despite many subsequent attempts, the first deep well was not built until 1931, when after a year of drilling, Chevron punched through the sandstone into crude. The Raven A-1 discovery well went online in 1933 and produced 230 barrels per day.⁶² While this established the Weber Formation as a major oil field, the well was capped for ten years because the market for crude oil was limited until World War II. In 1947, the oilfield was booming, resulting in the formal establishment of Rangely as a Town. By 1949 there were 478 wells across 30 miles in the Weber formation. Rangely's oil field was known as the Rangely Weber Sand Unit by 1998 and recovered more than 815 million barrels of oil, making it the largest field in the Rocky Mountain Region.⁶³



To this day, Rangely's economy remains heavily dependent on fossil fuel extraction. The population has therefore expanded and declined in parallel with the booms and busts of the oil industry. In 2022, Rangely is a small but spirited family-oriented town enjoyed for its friendly people, isolated location, beauty, civic pride, self-reliance, abundance of natural resources and well-developed

Existing Conditions

2

All data presented in this chapter has been sourced from the 2020 American Community Survey⁶, the 2010 American Community Survey, or the 2000 Decennial Census⁸ for the Rangely, Colorado CCD, unless otherwise noted.

2.1 People

Population Size

In 2020, Rangely contained 2,476 residents, which is 2.6% fewer residents than in 2000. While Rangely and Rio Blanco County experienced population loss over the last ten years, the state of Colorado saw a net gain in population during the same time. Detailed population data can be found in Figure 2.11.

Figure 2.11: Population Change 2000 to 2020

	Colorado	Rio Blanco County	Rangely
2000	4301261	5986	2543
% Change 2000 to 2010	13.6%	8.5%	3.6%
2010	4887061	6494	2635
% Change 2010 to 2020	16.3%	-1.9%	-6.0%
2020	5684926	6369	2476

Figure 2.12: Average Family Size 2000 to 2020

	Colorado	Rio Blanco County	Rangely
2000	3.09	2.93	2.99
% Change 2000 to 2010	-0.3%	4.8%	-2.3%
2010	3.08	3.07	2.92
% Change 2010 to 2020	3.6%	0.0%	-3.1%
2020	3.19	3.07	2.83

Race

Rangely's population in 2020 was 81% White, 13% Hispanic or Latino, 4% two or more races, 1% Native, and 1% Black or African American.

Figure 2.13: Average Household Size 2000 to 2020

	Colorado	Rio Blanco County	Rangely
2000	2.53	2.48	2.61
% Change 2000 to 2010	-1.6%	-2.0%	-6.5%
2010	2.49	2.43	2.44
% Change 2010 to 2020	4.4%	-1.2%	-3.7%
2020	2.6	2.4	2.35

Households

The average family size in Colorado as a whole and Rio Blanco County both increased since 2000. However, Rangely's average family size decreased from 2.99 in 2000 to 2.83 in 2020. Average household size in Rangely also decreased from 2.61 in 2000 to 2.35 in 2020. Details on average household size and average family size can be found in Figure 2.12 and Figure 2.13, respectively.

Figure 2.14: Age Distribution 2000 to 2020 for Rangely, CO

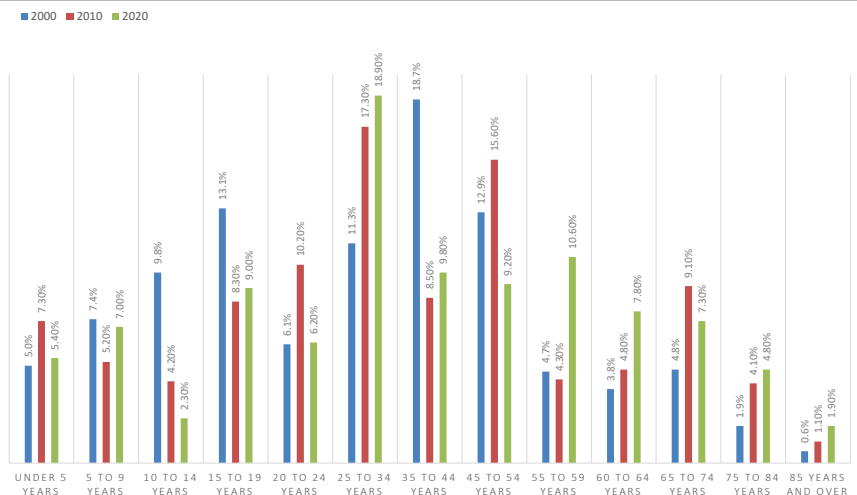


Figure 2.15: Median Age Comparison 2000 to 2020

	Colorado	Rio Blanco County	Rangely
% Change 2000 to 2010	4.1%	0.3%	4.3%
2010	35.8	37.6	33.8
% Change 2010 to 2020	3.1%	0.0%	6.2%
2020	36.9	37.6	35.9

Age Distribution

While the decrease in average household size in Rangely is a challenge, the proportion of

persons age 25 to 34 in Rangely has increased since 2000 and this influx of individuals in the prime child-bearing age bracket is an opportunity that could lead to a stabilizing increase in population over the next decade. Age distribution details are shown in Figure 2.14.

While 18% of the population is under 18 years old and 14% of the population is 65 years of age or older, Rangely's median age increased by 6.2% over the past ten years, from 33.8 in 2010 to 35.9 in 2020. Median age in Rangely is therefore increasing at double the rate as the state of Colorado's median age is increasing, which is a challenge. Specific median age data can be found in Figure 2.15.

Educational Attainment

According to Colorado Department of Education, the Rangely RE-4 School District's 4-year average High School

Graduation Rate is 89% and the State of Colorado's 4-year average High School Graduation Rate is 81%. Therefore, students in Rangely are more likely to graduate from High School than students on average located elsewhere in Colorado.³¹ However, since 2000, the proportion of residents in Rangely with a Bachelor's Degree or higher has been less than that of the State of Colorado. See Figures 2.16 and 2.17 for details about educational attainment.

Income

The median household income in Rangely in 2020 is \$54,861, which is about the same as the median household income for Rio Blanco County and 27% lower than the State of Colorado's median household income. The household income in Rangely has increased 35.7% since 2000, which is proportionately less of an increase than Rio Blanco County and the State of Colorado experienced.

Figure 2.16: Population over 25 with Bachelor's Degree or Higher

	Colorado	Rio Blanco County	Rangely
2000	33%	20%	21%
2010	36%	23%	25%
2020	42%	25%	26%

Figure 2.17: Educational Attainment for Population 25 and over

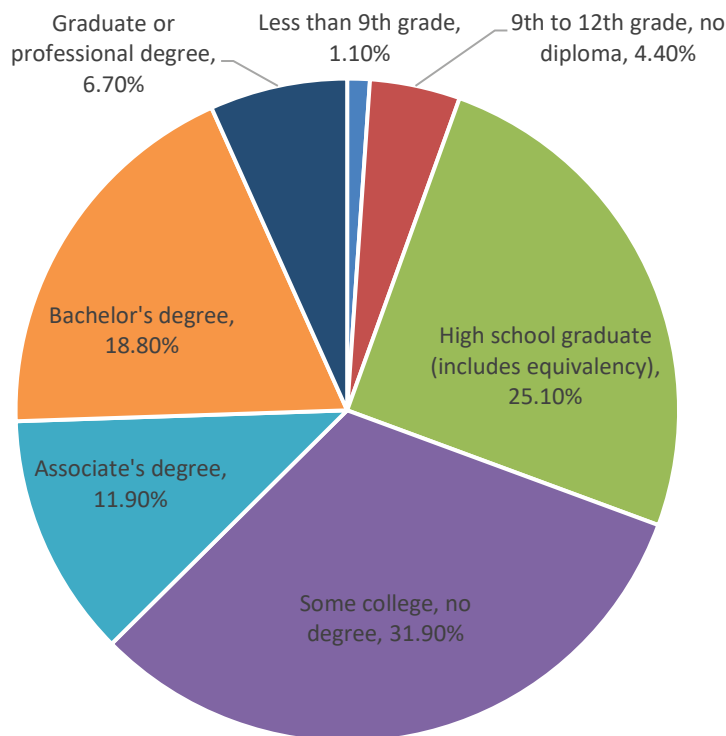


Figure 2.18: Median Household Income Comparison

	Colorado	Rio Blanco County	Rangely
2000	\$ 47,203	\$ 37,711	\$ 40,441
2020	\$ 75,231	\$ 54,247	\$ 54,861
Change 2000 to 2020	59.4%	43.8%	35.7%

Crime

In 2019 the property crime rate in Rangely was lower than the national property crime rate average by 89.6% and lower than the property crime rate in Colorado by 91.53%.⁹ The violent crime rate for Rangely in 2019 was lower than the national violent crime rate average by 65.29% and lower than the violent crime rate in Colorado by 65.43%.⁹ Detailed crime data is shown in Figures 2.19 & 2.20.

The American Journal of Emergency Medicine³⁰, reported alarming upwards trends in U.S. domestic violence following the COVID-19 pandemic.³⁰ There are no domestic violence shelters in Rangely. The closest shelter available for Rangely residents is in Meeker, Colorado, which is over an hour away.

Statistically, crime is more likely to occur when social organizations are not present.¹⁰ Entities in Rangely that contribute to maintaining social cohesion are:

- Rangely Re-4 School District
- Western Rio Blanco Metropolitan Recreation and Park District
- Colorado Northwestern Community College
- Rangely Elks BPOE 1907
- Rangely Museum Society
- Rangely Regional Library
- Rangely Christian Church
- Rangely Church Of Christ
- First Baptist Church
- New Creation Church of Rangely
- Grace Baptist Church
- Bible Baptist Church of Rangely
- The Church of Jesus Christ of Latter-day Saints
- St Ignatius of Antioch

Figure 2.19: Rangely Property Crime

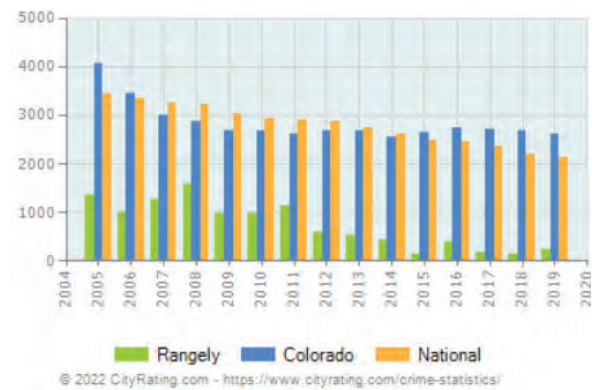
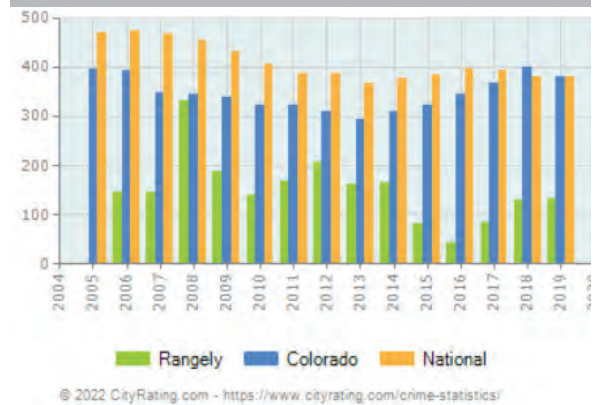


Figure 2.20: Rangely Violent Crime



Existing resources related directly to crime prevention are:

- Rangely Town Government
- Rio Blanco County Government
- Rangely Rural Fire District
- Rangely Police Department
- County Sheriff Department
- Colorado State Patrol

2.2 Housing

Narrative from the 2004 to 2024 Comprehensive Plan:

“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... [but] it is questionable whether enough flexibility has been allowed generally to promote a diversity of housing types [in Rangely].

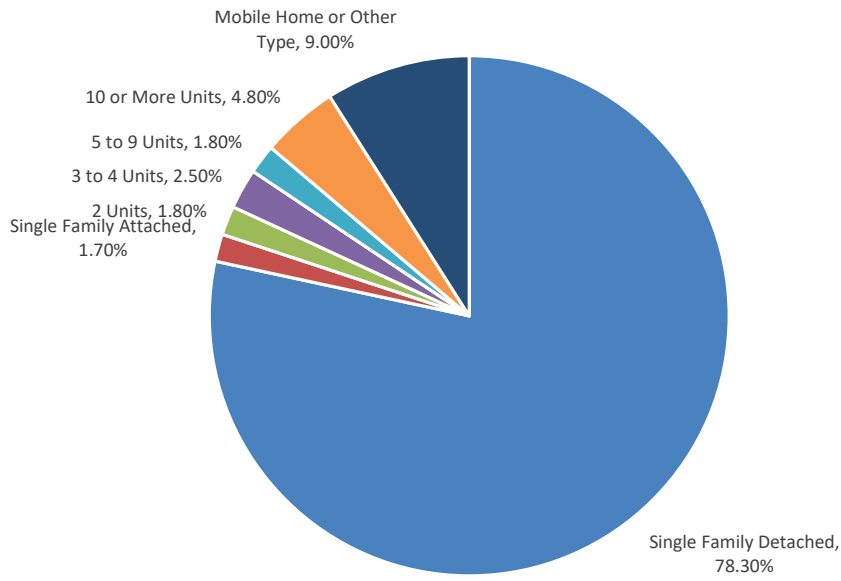
In 1994, housing was tight with few vacancies and was understood to reflect high construction costs and a difficulty obtaining permanent financing for multi-family housing. Additionally through the nineties, the Town adopted a Housing Construction Loan Incentive Program and Western Fuels-Utah made lots available in its La Mesa PUD at reasonable prices. [The La Mesa subdivision was therefore successfully developed in the 1980s.] The conditions the Town faced [in 2004 were] not markedly different, yet the Housing Construction Loan Incentive Program [was] no longer active. A combination of counter veiling transportation patterns and a lack of land use flexibility (for both private and regulatory reasons) constrained housing rather than expanded it [from 1990 to 2000]. The housing market [in 2004 therefore reflected] 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.”¹

The above excerpt from the 2004 to 2024 Comprehensive Plan is still relevant today as Rangely continues to struggle with developing new housing and existing home-owners have a difficult time finding local contractors willing and able to renovate and rehabilitate properties for an affordable price.



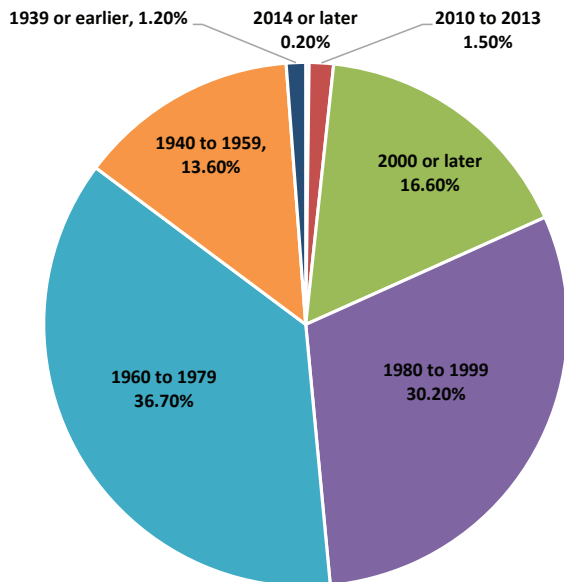
Figure 2.20: Rangely Housing Types 2020



Housing Units

Presently, there are 1,274 housing units in Rangely, about 27% of which are vacant. Of the 932 occupied housing units, 78.3% are single-family-detached in nature. Mobile homes are the second most prominent housing type, which is an opportunity that should be capitalized on since this housing type offers a desired level of flexibility that is not as prevalent in other areas of Colorado. A thorough breakdown of housing types is shown in Figure 2.20.

Figure 2.22: Construction Date of Homes in Rangely



Age of Housing Stock

The overall age of the housing stock is a challenge, since 51.4% of homes in Rangely were built prior to 1980. Only 1.7% of homes were constructed since 2010, meaning that individuals looking for an upgraded or a newer home must move out of town or build. Details on construction dates are shown in Figure 2.22.

Housing Tenure

The occupied housing stock consists of 77% owner-occupied units and 23% renter-occupied units. The low percentage of renter-occupied units creates a challenge for new residents moving to the area since those who are not ready to purchase a home have limited options.

Home Value

The median value of owner-occupied homes with a mortgage in 2020 was \$169,900 in Rangely, \$220,000 in Rio Blanco County, and \$378,100 in the State of Colorado. According to 2020 ACS 5-year data tables for the Rangely CCD, there were no owner-occupied homes with a mortgage that were valued at more than \$500,000 in Rangely. See Figure 2.23 for details.

It is therefore important to understand that only 50% of owner-occupied units in Rangely currently have a mortgage. To more accurately understand the home values in Rangely on a broader scale, publicly available 2023 parcel data from Rio Blanco

Figure 2.23: Home Value of Owner-Occupied Units with a Mortgage, 2020

	Colorado	Rio Blanco County	Rangely
Less than \$50,000	2%	1%	1%
\$50,000 to \$99,999	2%	8%	13%
\$100,000 to \$299,999	29%	63%	80%
\$300,000 to \$499,999	41%	21%	6%
\$500,000 to \$749,999	18%	3%	0%
\$750,000 to \$999,999	5%	3%	0%
\$1,000,000 or more	4%	0%	0%
Median Home Value	\$ 378,100	\$ 220,000	\$ 169,900

County's Tax Assessor²⁷ was analyzed. This data indicated that the maximum actual value of residential property in Rangely is \$824,840 and the median actual value of residential property is \$128,690.

Market Analysis Brief

To evaluate the character and availability of housing in Rangely, a Housing Assessment²⁴ was conducted. Along with calculating the baseline number of existing affordable units in Rangely, the assessment found that only 4 units were available for rent and 8 homes were available for sale at the time that the assessment was conducted. See Part IV of the Appendix for the full report.

To better understand the Rangely real estate market from a broader perspective, the Rio Blanco County Assessor's publicly available Sales Books²⁶ were analyzed and it was found that 72 residential properties were sold in Rangely in 2022. Therefore, the availability of housing is higher than the point-in-time real estate analysis indicated. As a general note, if the majority of residential sales in a given area are conducted privately without public marketing, resource-hoarding within a community is enabled, preventing people from purchasing housing if they do not have existing connections to landowners. Resource hoarding is intentionally exclusionary in nature and could contribute to overall population loss due to a simulated lack of supply.

Regarding unaffordability, by definition, a household that spends 30% or more of their income each month on housing costs alone is said to be "housing cost burdened," which is the primary measure used to identify affordable housing demand. In 2020, 18% of households in Rangely were housing cost burdened.

Existing housing resources in Rangely include :

- Town of Rangely Government
- Rio Blanco County Government
- Rio Blanco County's Senior Shuttle
- Rangely District Hospital
- White River Village (Senior and Special Needs Housing)
- Eagle Crest Assisted Living

2.3 Health

CDC Health Overview

The Center for Disease Control and Prevention (CDC) documents the prevalence of 13 health conditions by census tract: arthritis, asthma, cancer, COPD, depression, diabetes, heart disease, high blood pressure, high cholesterol, kidney disease, obesity, stroke, and tooth loss. Depression was the most prevalent health condition in Rangely and Arthritis was the second most prevalent condition. Detailed data is shown in Figure 2.30,¹¹ in which, the “Relative Max” is the reported relative maximum score for a given health condition and the “Tract Score” is the score for a given health condition for a given census tract. “Tract Risk” is the difference between the Relative Min and the Tract Score. The lower the score, the better. Since each health condition is reported on a different relative scale, a summation of Tract Scores and Relative Max scores was calculated to serve as a normalization agent thereby allowing Rangely’s census tract data to be more tangibly compared to the body of available data from surrounding areas. As a result of this calculation, Rangely’s sum of Tract Scores over Relative Max scores is 12/98.1 or about 12%, indicating that Rangely’s population is generally 88% healthier than other census tracts in the surrounding area with regard to the health conditions analyzed. Specific maps for each health category are located in Section II of the Appendix. For more information about the methodology used by the CDC to calculate these statistics, visit: <https://www.cdc.gov/places/methodology/index.html>

Figure 2.30: CDC Health Statistics Overview 2019

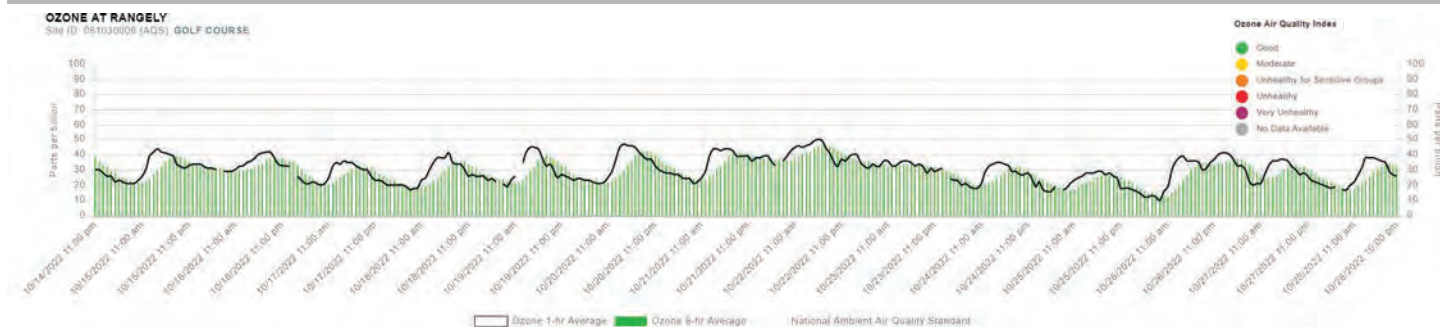
Topic	Tract Score	Relative Max	Relative Min	Tract Risk	Risk Cap
Arthritis	22.0	31.0	19.0	3.0	12.0
Asthma	10.1	11.3	8.3	1.8	3.0
Cancer	6.0	8.6	4.8	1.2	3.8
COPD	5.5	9.8	4.5	1.0	5.3
Depression	20.5	24.0	17.0	3.5	7.0
Diabetes	6.9	14.6	7.3	-0.4	7.3
Heart Disease	4.6	8.0	4.1	0.5	3.9
High Blood Pressure	24.1	39.7	25.2	-1.1	14.5
High Cholesterol	27.1	36.5	27.1	0.0	9.4
Kidney Disease	2.4	3.9	2.2	0.2	1.7
Obesity	25.3	39.0	26.0	-0.7	13.0
Stroke	2.6	4.7	2.2	0.4	2.5
Tooth Loss	10.6	22.7	8.0	2.6	14.7
Total	167.7	253.8	155.7	12.00	98.1

Air Quality

While understanding overall health trends gives a grounded understanding of the population’s wellbeing, it is also important to regularly evaluate environmental conditions that impact health. According to Rio Blanco County’s 2022 Land and Natural Resources Plan and Policies document,¹² the “air quality [in Rio Blanco County] is good (substantially below the NAAQS for all pollutants except ozone), due to relatively few large air pollutant emission sources...Good atmospheric dispersion conditions due to reliable winds and vertical mixing, as well as limited air pollutant transport into the area, result in relatively low local air pollutant concentrations.”¹²

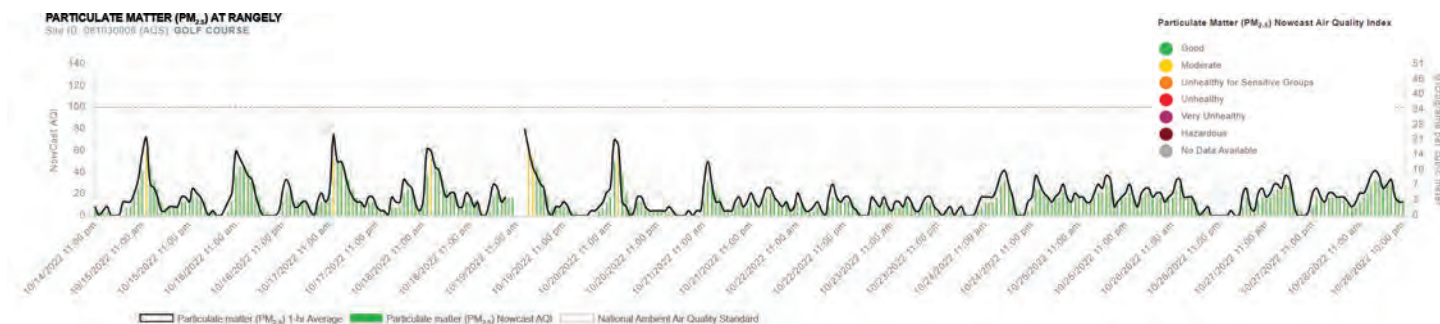
On October 29, 2022, the National Park Service’s air quality data monitor for Rangely Golf Course¹³ indicated that the Ozone Nowcast Air Quality Index was “Good” with an 8-hour average of 33 ppb and a 1-hour average of 26 ppb. The PM 2.5 Nowcast Air Quality Index was also reported as “Good” for that time frame with a 1-hour Average of 3 ug/m³. Figures 2.31 and 2.32 show a 14-day sampling of Ozone levels Particulate Matter levels.

Figure 2.31: Ozone Levels at Rangely Golf Course; 14-day tabulation (10/14/22 - 10/28/22)



Map Source: National Park Service; <https://www.nps.gov/features/ard/currentdata/recent-data.html?uuid=ce45d1b1-69f1-1d51-f912-74dd5155eb59&site=rang&location=golf-course¶meters=null>

Figure 2.32: Particulate Matter Levels at Rangely Golf Course; 14-day tabulation (10/14/22 - 10/28/22)



Map Source: National Park Service; <https://www.nps.gov/features/ard/currentdata/recent-data.html?uuid=ce45d1b1-69f1-1d51-f912-74dd5155eb59&site=rang&location=golf-course¶meters=null>

Water Quality

Water quality is also a factor that has direct health implications. Therefore, Rangely's 2022 Drinking Water Quality Report ¹⁴ was analyzed to better understand the current condition of drinking water quality in Town. Federal and State laws require the monitoring of certain contaminants to prevent negative health outcomes in the case of heightened contaminant levels. According to the 2022 Report, Rangely's drinking water did not contain any harmful levels of the contaminants monitored.¹⁴ However, to prevent contamination from elements inside of the potable water systems in all municipalities, the State of Colorado mandated that each Water District in the State implement a Cross-Connection Control Program (CCCP) on the potable water system in their respective district. This process consisted of testing commercial, industrial, and non-single family residences for cross connections or back flow issues and inserting back flow prevention assemblies as necessary.³⁶ Rangely is in compliance with all State and federal Drinking Water requirements and publishes an annual Consumer Confidence report to all water account holders. Furthermore, Rangely's WTP was extensively upgraded from 2012-2016, which has extended its useful life and improved treatment technologies.



Images Sourced From:
Rio Blanco Water Conservancy District

Healthy Food Access

Access to healthy food options, like produce, meat, and dairy, is another important factor in maintaining overall health. The Rangely Community Garden provides residents with access to plots of land and water for growing their own produce and the gardens are not currently at capacity. White River Market is the only grocery store in Rangely, but it provides a variety of fresh produce, dairy, and meats as well as baked goods, frozen foods, canned goods, and boxed foods. Dollar General and Family Dollar provide supplemental grocery items but do not provide fresh produce and Kum & Go, Conoco, and Loaf 'N Jug provide convenience items. Nichols Store provides a small stock of convenience items as well as a variety of animal feed options to support private agriculture in the area.

Many residents reportedly travel long distances to Vernal, Grand Junction, or Rifle to shop at big-box retailers for lower prices and increased variety. However, according to the Rio Blanco County Economic Development Strategy conducted by Better City, prices in Rangely appeared to be in the “right range” for “what was observed in other rural communities.”⁵¹

Having the ability to afford healthy food options is also a critical factor in maintaining health and 9.9% of Rangely’s population receives Food Stamps / SNAP benefits while 2.2% receives cash public assistance.

Health Insurance & Provider Access

Access to health insurance and medical providers are the two most impactful factors related to maintaining a population’s overall health. In Rangely, 94.4% of the civilian non-institutionalized population has health insurance coverage. Of those covered, 72.9% have private insurance and 32.9% have public insurance such as Medicare or Medicaid. Existing health-related providers in Rangely are:

- Rangely District Hospital
- Rangely Family Medicine
- Kenneth K. Myers, DDS
- Colorado Northwestern Community College Dental Hygiene Program (dental services are provided by dental hygiene students at low to no cost)
- New Eden Pregnancy Care Services
- Mind Springs Health
- RE-4 School District (Annual Exams)

2.4 Recreation

Rangely Recreation Center

Western Rio Blanco Metropolitan Recreation and Park District operates a 35,000 square foot Recreation Center in Rangely, which is the community's main resource for staying active and connected to the community. The facility features a variety of amenities and hosts numerous activities throughout the year as well as seasonal fitness classes and youth sports. The aquatics area has a kiddie pool, water slide, hot tub and a junior size Olympic pool with a deep end diving board extension. Men's and women's locker rooms as well as a spacious family changing area are also available. The cardio room and weight room feature a variety of high-quality equipment. The facility also includes racquetball courts, a multi-purpose room as well as a game room. Overall, the Rangely Recreation Center is a tremendous asset to the community and is very well appointed given Rangely's size.

The Rangely RE-4 School District offers additional opportunities for indoor recreation through organized sports in its facilities, which include the Rangely Junior / Senior High School, Parkview Elementary School, and the Early Education Center.



Golf Course

Cedar Ridges Golf Course is operated and maintained by Western Rio Blanco Metropolitan Recreation and Park District in Rangely. It is a 9-hole par 36 public course designed by Frank Hummel. The course today is well established with mature turf and trees. With a minimum of three tee boxes or more on each hole, the course is challenging enough for any experienced golfer while enjoyable for the novice as well.

Water Sports

The White River flows through Rangely offering opportunities for boating, swimming, and fishing. It is sometimes referred to as a natural lazy river and has no whitewater or rapids around the Rangely area, making it ideal for people of all ages to enjoy. Located about 6 miles to the northeast of Rangely, Kenney Reservoir also offers a wide variety of recreational facilities including restrooms, group shelters, horseshoe pits, swimming areas, floating docks, and a boat ramp. The facilities are open in spring and summer, and are handicapped accessible. "Kenney Reservoir sports a variety of fish species sought by anglers, including generous numbers of Black Crappie, Channel Catfish, Black Bullhead, Green Sunfish, Whitefish, Carp, and Rainbow Trout, with Rainbow Trout stocked in April and May by the CPW."⁶⁴

OHV Infrastructure

Just a few miles southwest of the Town of Rangely is the only designated natural rock crawling park in the State of Colorado. Consisting of more than 560 acres of natural terrain, the area was designated by the Bureau of Land Management as a four-wheel drive park and is one of the largest areas in the country to climb with a vehicle. Among this vast terrain of rocks is a well designed trail system for off-highway vehicles (OHVs). Entrance to the park is free. Rock crawling and four-wheel drive enthusiasts can take on trails like the Megasaurus, Chain Break, Poison Ivy, and Willy's Way. The park consists of one main trail with the park broken up into four sections. Trails range from easy to extreme.⁵



A variety of events utilizing these trails are hosted annually, including the Rangely OHV Adventure Rally (R.O.A.R), which is a three-day event on the Wagon Wheel West OHV trail system that challenges riders to traverse some of the most challenging and beautiful terrain that Rio Blanco County has to offer. Other events include Rally Colorado, W.E. Rock Western Series, and the annual Hill Climb.

Figure 2.41: West Trail System Overview

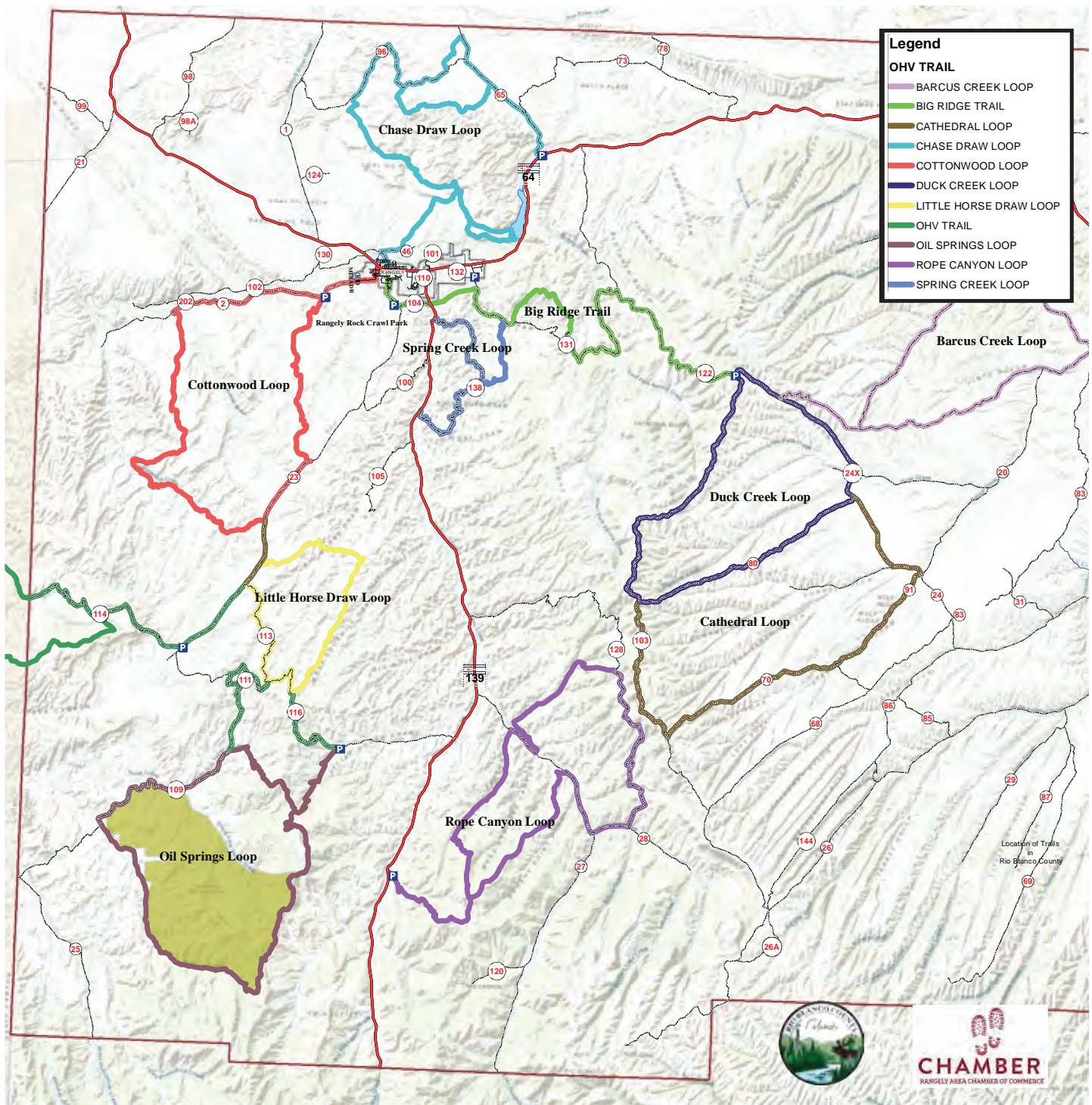


Image and Map Source: Wagon Wheel OHV Trail Guide 2022. Rangely Area Chamber of Commerce

Figure 2.44: Elk - Colorado Hunting Atlas

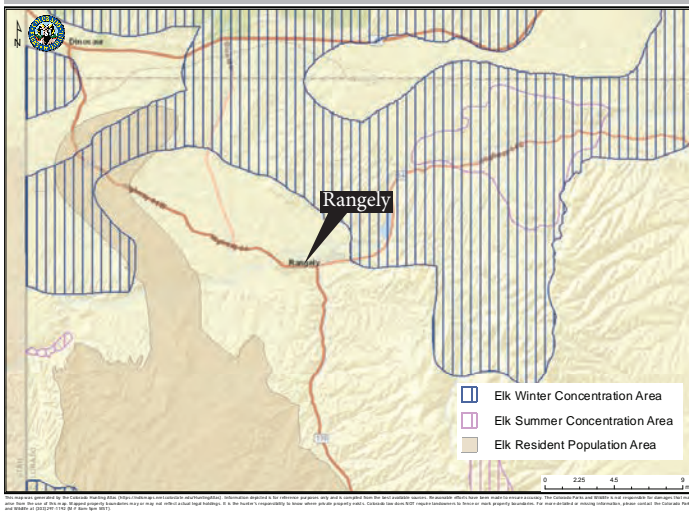


Figure 2.45: Mule Deer - Colorado Hunting Atlas

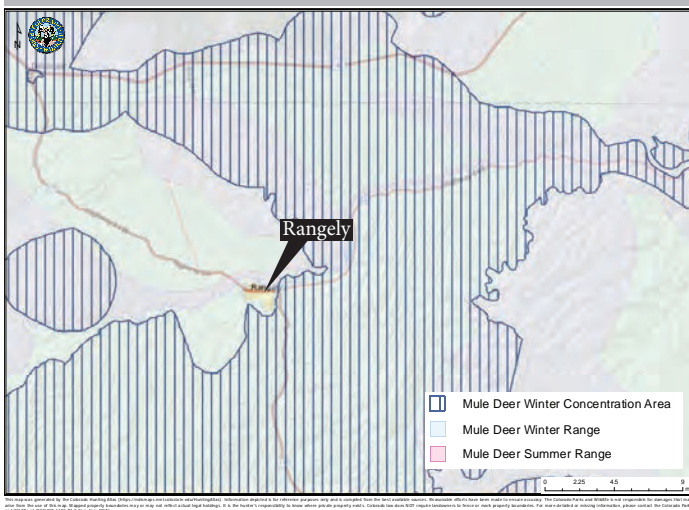
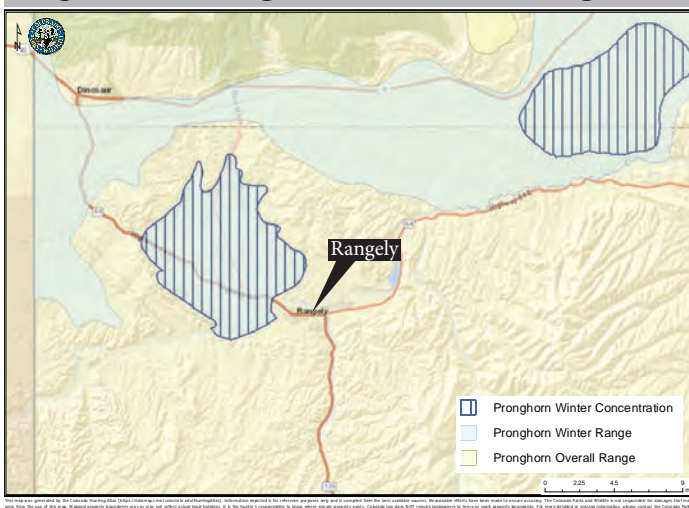


Figure 2.46: Pronghorn - Colorado Hunting Atlas



Hunting

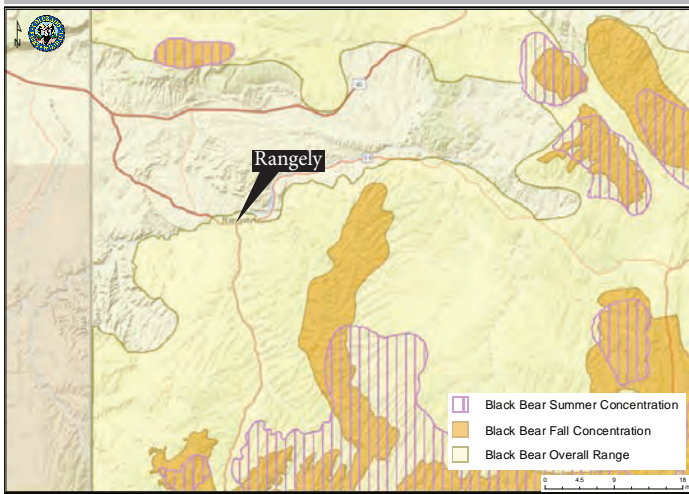
According to Rangely's 2004 to 2024 Comprehensive Plan, "Wildlife and the habitats that support them are an important component of the Rangely and Rio Blanco County economy that lure hunters. Wildlife is part of what creates the quality of life for many residents who choose to live in Rangely. In some cases this is the sole reason people choose to live in this area."¹

Rangely is surrounded by public land, wedged between Game Management Units (GMU) 10 and 21, shown in Figure 2.43. Hunting plays a major part in the economy of Colorado but particularly in Northwest Colorado. The region attracts approximately 28,000 hunters annually.²³ Maps extracted from the Colorado Hunting Atlas, shown in Figures 2.44 - 2.47, indicate that there are Elk, Mule Deer, Pronghorn, and Black Bear in the area surrounding Rangely.¹⁷

The Deer Data Analysis Units (DAUs) surrounding Rangely are D-6 and D-11.¹⁹ According to 2020 Post-Hunt Population Estimates, there were 910 deer in DAU D-6 and 7,450 deer in DAU D-11 going into 2021.²⁰ According to the Colorado Big Game Population Status and Management Summary 2020, the deer populations for these regions were below the objective ranges. The only deer populations that exceeded their objective ranges in the Northwest region were D-2, located north of Rangely near Steamboat Springs, and D-9, located east of Rangely near Hot Sulfur Springs.¹⁸ For DAU maps, please see Section II of the Appendix.

Housing over 280,000 animals, Colorado's elk population is the largest in the world.²²

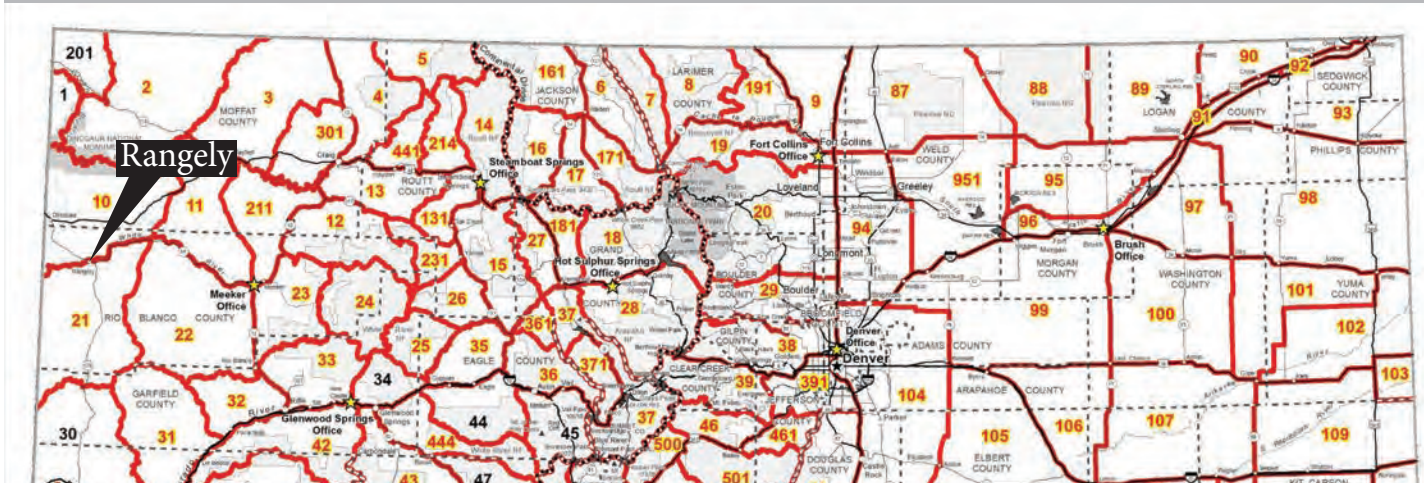
Figure 2.47: Black Bear - Colorado Hunting Atlas



Maps Source: Colorado Parks and Wildlife. Hunting Atlas. <https://ndismaps.nrel.colostate.edu/index.html?app=HuntingAtlas>

The elk DAUs most proximate to Rangely are E-10 and E-21.¹⁹ According to 2020 post-count population estimates, there were 12,420 elk in E-10 and 1,480 elk in E-21 going into 2021.¹⁸ Both of these DAUs had elk populations that exceeded the objective ranges, indicating ample opportunity for elk hunting in the area. The Pronghorn DUA around Rangely is A-21.¹⁹ According to 2020 Post-Hunt Population Estimates, there were 250 pronghorn estimated to be in A-21 going into 2021.

Figure 2.43: Big game Game Management Unit (GMU) Map



Map Source: Colorado Parks and Wildlife 2022. <https://cpw.state.co.us/learn/Maps/BigGameGMUmap.pdf>

The DAU surrounding Rangely for Black Bear is B-1¹⁹ and Rangely is in Colorado Game Management Unit 21. Population estimates for black bears were not included in the aforementioned reports. Therefore, annual harvest information including all manners of take for GMU 21 will be utilized instead. There were 18 black bears harvested in 2021, 5 in 2020, 13 in 2019, 7 in 2018, 31 in 2017, 11 in 2016, and 13 in 2015.²¹

Surrounded by beautifully untamed public lands and nestled between golden mesas in the majestic valley of the White River, Rangely is an untapped mecca of recreational opportunity.

2.5 Natural Resources

The 2004 to 2024 Comprehensive Plan¹ presented a thorough analysis of the existing natural resources in and around Rangely and direct quotes from said plan have therefore been used throughout this section to maximize and extend the usefulness of previous time and effort. However, all maps have been updated.

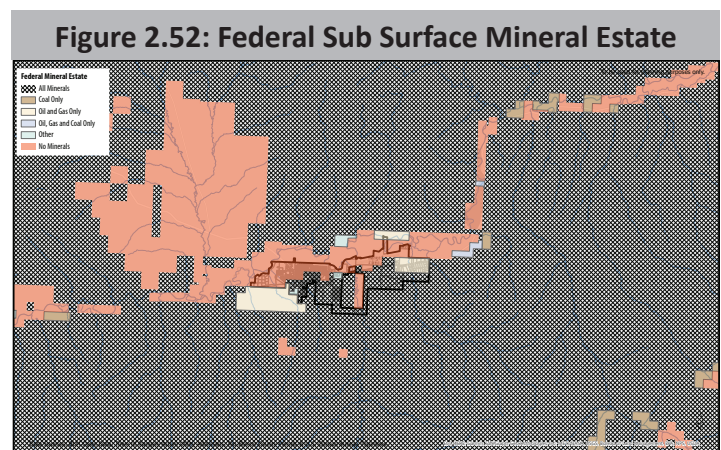
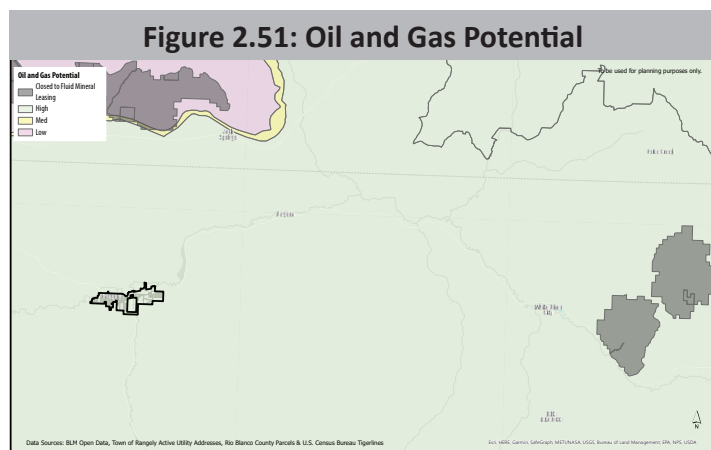
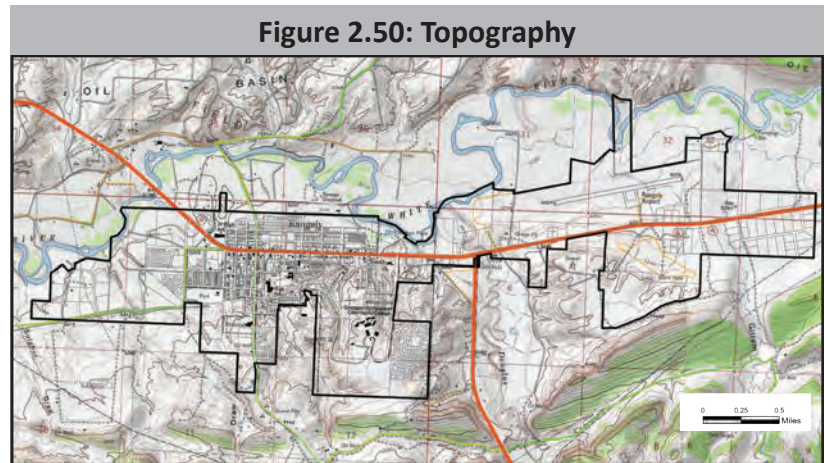
“Topography: Topography in the

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.”

“Geology: Western Rio Blanco County is in the north-eastern part of the Colorado Plateau physiography 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. [See Figures 2.51 and 2.52 for maps demonstrating oil and gas potential and federal sub surface mineral rights.] 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)."

"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 gray, calcareous, shallow marine deposit that weathers light gray 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.

Common soil hazard characteristics that need to be considered are shrink-swell, frost action, soil strength, piping, excessive settling, corrosivity, stoniness, soil depth, and permeability. Development considerations include evaluation of the soil types and mechanics to provide insight on appropriate design options. Most soil hazards and limitations can be mitigated through the proper management and control of water and

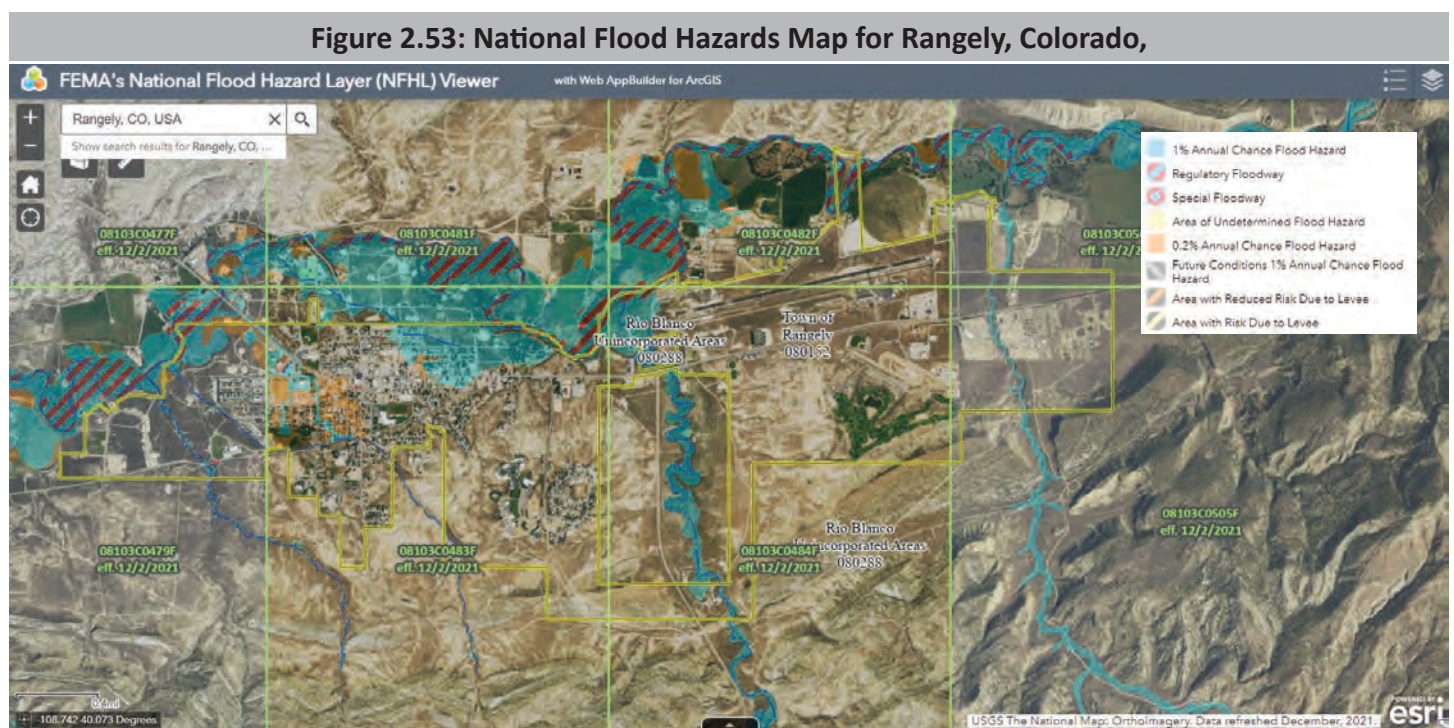
moisture within the soil profile. In addition to soils, unstable slopes that are susceptible to landslides, mudflows, rockfalls, or accelerated creep in slope-forming materials should be considered in the development phase.

Steep and unstable slopes occur in Rangely and consist of the weathered sedimentary strata and/or recent colluvium deposits. The unstable slopes are in various states of mobility and slope failure can be initiated by a change of conditions, either natural or man-induced. Natural factors contributing to slope instability include weathering and erosion, changes in the hydrologic characteristics of the hillside, loss of vegetation cover, earthquakes, and the slow natural deterioration of slope strength. Artificial factors that can undermine slope strength are cut and fill operations, alteration of surface drainages, excessive irrigation, removal of vegetation cover, blasting, and traffic."

"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.

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.” See Figure 2.53 for the latest FEMA map as of the creation of this Plan. As a note, when assessing floodplain risk for development, the latest available maps from the FEMA website should always be utilized.



Maps Source: FEMA National Flood Hazard Layer Viewer. <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>

Ground Water:

“Groundwater in Rio Blanco County is mostly from bedrock aquifers contained in the strata of the Mesa Verde formation (Cretaceous Period) and in the fractured rocks of the Green River and into 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.”

Vegetation: “The terrain surrounding Rangely is characterized by tablelands cut by the valley of the White River, and the canyons of its tributaries. 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.
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 wildfires, especially when winds and drought are present.
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.”

“Agriculture:

Agricultural land use is almost entirely outside the Town limits. Some existing rural residential and marginal farming does exist inside the Town limits. Farmland around Rangely is largely used for the raising of alfalfa. The only other agriculture in the area is the raising of sheep and cattle.”

“Hazards 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.”

Special Protection Areas:

The Bureau of Land management (BLM) utilizes Special Protection Areas to weigh the importance of preservation in areas of natural beauty or ecological significance. See Figures 2.54 and 2.55 for details.

Existing Resources:

- Rangely Municipal Government
- Rio Blanco Water Conservancy District
- Rio Blanco County Government
- Bureau of Land Management

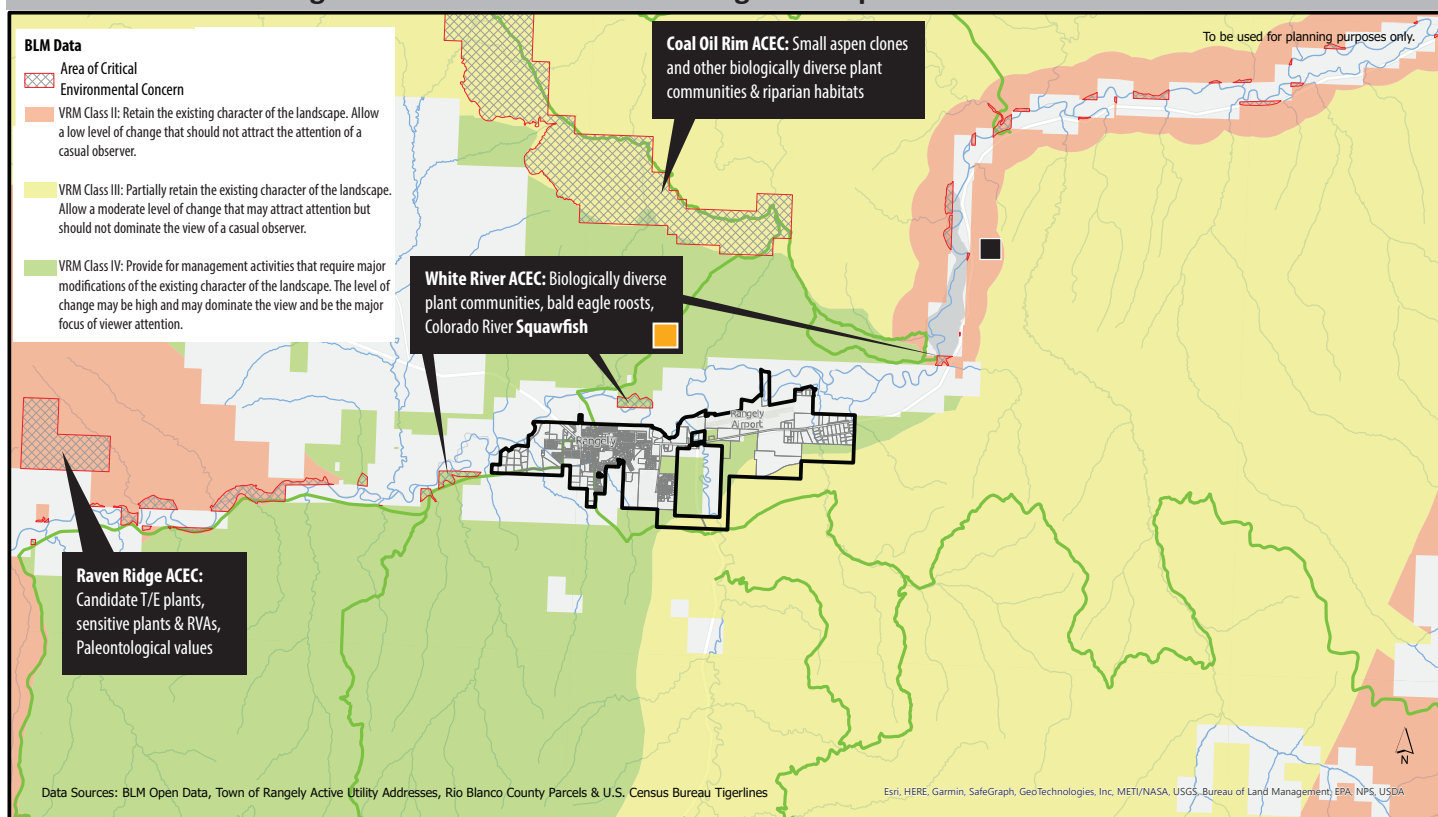
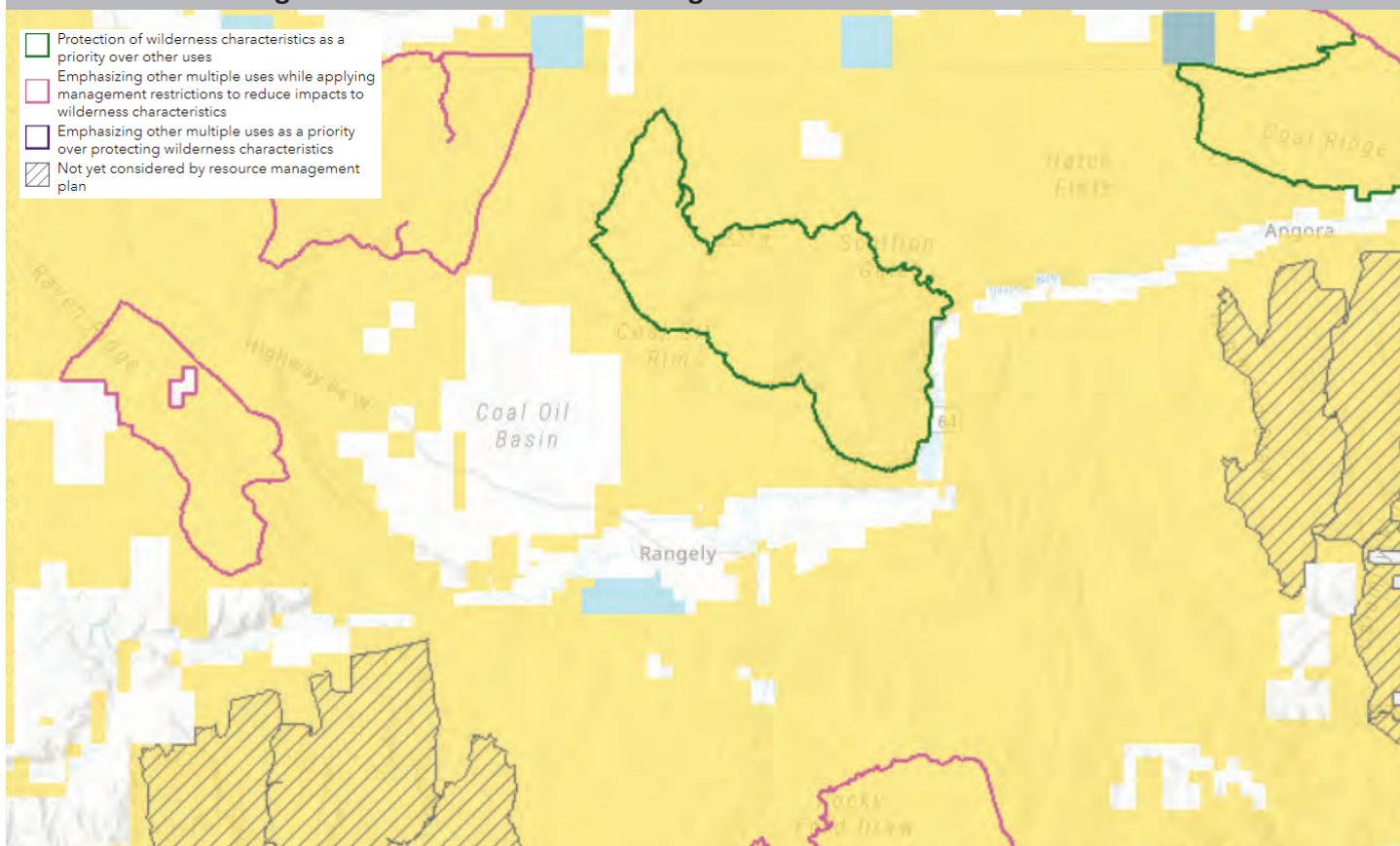


Figure 2.55: Bureau of Land Management Wilderness Protection Areas



2.6 Infrastructure

Water Access:

When the 2004 to 2024 Comprehensive plan was created, Rangely had 2 cubic feet per second (CFS) of older water rights (1941) and 28 CFS dating to the 1950s.¹ The 2004 to 2024 Comprehensive Plan indicated that there was “an adequate supply of water.” According to the Colorado Department of Natural Resources’ Decision Support Systems Tool,³⁶ in 2023, Rangely has water rights for 28 CFS. Details are shown in Figure 2.60. An updated analysis has been conducted to evaluate the existing water rights and population capacity.

In 2012, SGM created a report to evaluate the existing and projected needs of Rangely’s water treatment facility. In that report, Rangely’s current and projected water usage was also estimated “using historical monthly production data and billing records.”⁵² More specifically, the Peak Day Demand in 2015 was estimated at 2.2 million gallons per day (MGD),⁵² which was calculated by compiling the water demand for Bulk Water Sales, Church/Schools, City Owned Facilities, Commercial (In-Town), Commercial (Outside Town Limits), Residential (In-Town), Residential (Outside Town Limits), and Water loss. Overall, the Peak Day Demand was correlated to about 852 gallons per person per day.

As a note, each person individually will not use that much water, but since all water uses - commercial, industrial, and

Figure 2.60: 2023 Municipal Water Intake Rights in Rangely

Structure Name	Decreed Use	Adjudication Date	WDID
OLD WATER PLANT FACILITY	28 CFS	11/26/1958	4302622
RANGELY WATER PLANT	28 CFS	11/26/1958	4300889
NEW WATER PLANT FACILITY	28 CFS	11/26/1958	4302623

Figure 2.61: Abandonment List 2020, White River Only

Structure Name	Decreed Amount	Remaining Amount	Adjudication Date
CALIFORNIA CO WATER PL	7.4890	0.1890	1958-11-26
AW WELL FIELD	0.3000 (AP)	0.0000	1971-12-31
GEORGE S WITTER DITCH	7.9000	0.0000	1966-11-21
HALPEN PUMP PIPELINE	4.0000 (AP)	4.0000 (AP)	1966-11-21
HALPEN PUMP PIPELINE	4.0000	0.0000	1966-11-21
HEFLEY PUMP PLANT NO 1	5.6000	0.0000	1958-11-26
HEFLEY PUMP PLANT NO 2	11.4000	1.3600	1958-11-26
HIGHLAND DITCH	50.1000	11.1000	1976-12-31
IVO E SHULTS D & PUMP	5.0000	3.0000	1966-11-21
JACOBS PUMP & P	4.0000	2.5000	1958-11-26
KLINGLESMTIH PUMP 1	3.0000	0.0000	1972-12-31
L K DITCH 1	1.4900	0.0000	1947-09-08
MCDOWELL NO. 1 DITCH	8.0000	0.0000	1966-11-21
MEEKER POWER DITCH	56.9800	0.0000	1947-09-08
MEEKER WELL B 1	1.2200	0.0000	1976-12-31
MEEKER WELL B 2	1.3300	0.0000	1975-08-11
MEEKER WELL B 3	1.3300	0.0000	1976-12-31
MEEKER WELL B 4	1.3300	0.0000	1976-12-31
MEEKER WELL B 5	1.2200	0.0000	1980-12-31
ROBINSON WARDELL PUMP 7	4.0000	3.0000	1976-12-31
SHERMAN TAYLOR DITCH	5.0000	0.0000	1966-11-21
SPRING CREEK D PUMP 1	5.2000 (AP)	3.0000	1958-11-26
SPRING CREEK D PUMP 1	5.2000	3.4000	1958-11-26
SPRING CREEK D PUMP 3	1.0000	0.2500	1958-11-26
SPRING CREEK D PUMP 4	1.0000	0.2500	1958-11-26
THOMAS DITCH	4.7600	2.7100	1966-11-21
THOMAS DITCH 2	6.0000	1.3300	1966-11-21
WHITE RIVER BRIDGE MOON LAKE P	5.7000	0.5000	1971-12-31

In Colorado, water rights are not perpetual and a use-it-or-lose-it policy applies. Every 10 years, the Colorado Division of Water Resources (DWR) publishes a water rights abandonment list, which represents water rights recommended for abandonment based on real or perceived non-use over the last 10 years.³⁴ The 2020 Water Rights Abandonment List³⁵ was analyzed for Water Division 6, which is based on the Yampa River and the White River and therefore serves Rangely. The water rights slated for abandonment sourced from the White River are shown in Figure 2.61.

the like - were compiled, the figure of gallons per person is thought to be a reasonable measure since the size of a population is proportionate to the degree of infrastructure required to support it. Therefore, this estimate of Peak Daily Demand per person in the population can be used to estimate the relationship between water rights needed and population size. Using this method, the absolute maximum population that could be supported by Rangely's existing water rights is 21,240. However, this calculation should be used for conceptual planning purposes only since it assumes a proportionate relationship between residential population size and the other water demands made by non-residential sectors.

Figure 2.62: Population by Water Right

(For conceptual planning purposes only)

$$28 \text{ CFS} = 12567.3 \text{ GPM}$$

$$12,567.3 \times 60 \text{ mins (1 hour)} \times 24 \text{ (1 day)} \\ = 18,096,912 \text{ GPD}$$

$$18,096,912 \text{ GDP} / 852 \text{ gal. per person} \\ = 21,240 \text{ maximum people} \\ \text{supported by the existing level} \\ \text{of water rights}$$

It should also be noted that the above calculation assumes that there will always be 28 CFS of water to pull out of the White River daily for the duration of Rangely's existence. Rangely's location in the high desert makes it entirely reliant on the White River for water and without access to guaranteed and reliable water flow in the White River, Rangely would not exist. Ensuring adequate access to water is therefore critical to Rangely's long term livelihood.

The Rio Blanco Water Conservancy District is working hard to ensure that water availability is sustainably maintained. "The Northwest Colorado Water and Storage Project, also known as "Wolf Creek" has been in water resource planners' sights since the 1940s. ... Presently, estimates of the Wolf Creek Reservoir capacity are still in the development stages, but all indications point to a minimum reservoir capacity of 20,000 – 30,000 AF to 90,000 AF of storage with a maximum build capacity of stored water up to 1.2 million AF. ... In 2011 the RBWCD Board of Directors began actively investigating the feasibility of constructing another reservoir within the White River drainage to increase water storage during the frequent drought cycles encountered on the Lower White River. ... In 2014 the RBWCD filed with the State of Colorado two water rights applications for the Wolf Creek site, one for a main-stem dam/reservoir, and the second for an off-channel dam/reservoir. ... With the completion and adoption of the State Water Plan by Governor Hickenlooper and many other entities, [RBWCD] has begun the process of developing a White River Management Plan which, after completion, will be adopted by the US Fish and Wildlife as a Programmatic Biological Opinion (PBO). The White River Management Plan and PBO is a necessary step to the creation of a reservoir within the White River drainage." ³³

Water Treatment:

Securing rights to water and ensuring adequate actual supply of water are the first two steps in providing water access. Being able to adequately treat raw water to ensure its potability is the next step. The water treatment plant is rated by the Colorado Department of Public Health and Environment (CDPHE) to treat 2.25 million gallons a day with a class “A” conventional surface water treatment facility consisting of settling, chemical



addition, coagulation, flocculation, filtration, taste and odor control, chlorination, and fluoridation. The treatment plant can get water from the river or pre-sedimentation ponds, measure incoming flow, flash mix coagulation chemicals supplied by two polymer feed units and two alum feed units, and coagulate and filter water in two redundant treatment trains each consisting of three flocculation basins with mixers and a clarifier with sludge collection units, then filter the water in three sand and anthracite filters with associated backwash controls and pumps, chlorine feed systems, a fluoride feed system, and an electrical control and monitoring system. The Water Treatment Plant has an in-house laboratory for daily and monthly water quality testing, and Public Water System Operators perform calibration and preventative maintenance of all equipment. Operators also perform daily, monthly and annual record keeping and reporting to meet state and federal requirements. All systems and data storage are controlled by a state- of- the- art SCADA system computer.

Wastewater Treatment:

One half million gallons per day is processed in our wastewater treatment plant, an aerated lagoon system with filtration and chemical additions and the following specifications:

- Influent Structure - Bar Screen, grit chamber, dump station for septic tanks, four influent pumps, exhaust fans, aeration systems, grit auger, solids grinder, associated valves and piping, controls, influent metering system, backup diesel generator, instruments and recording equipment.
- Ponds - Four ponds, six circulating pumps, one waste pump, vaults, associated valves and piping, Parshall flume effluent metering system.
- Plant - Three air blowers for ponds, filter, backwash pump, associated valves and piping, electrical system, controls and instruments, contact chamber, chlorine feed system, shop. Daily, weekly and monthly quality assurance testing done in the in-house laboratory.
- Grounds - Irrigation system including pumps, five gun type sprinklers, associated valves and piping, grounds maintenance and mowing approximately five acres. The collection system consists of eighteen miles of line with 350 manholes, and is serviced with jet truck and closed-circuit television (CCTV) system for preventative maintenance, blockage removal, and line locates.

The Wastewater Treatment Plant is currently undergoing a \$2.6M upgrade to the headworks building and primary treatment to add useful life to the facility and prepare for anticipated future regulatory upgrade requirements.

Electricity:

“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.”¹ According to the Rio Blanco Water Conservancy District, “at full power production capacity, the hydroelectric facility at Taylor Dam provides up to 30% of renewable energy for Rangely.”³³

Natural Gas:

“The Town of Rangely’s Gas Department is unique compared to other natural gas companies as it is operated by the municipality itself...The Town can react to market changes more quickly than a company that must seek approval from the Public Utility Commission to adjust rates. Personalized service, quick response to calls, numerous services provided at minimal or no cost, and scheduled main/service replacement at no cost to the homeowner are additional benefits we offer.”⁴⁰

Communications:

“Telephone and mobile phone service is provided by private companies. Access and service are provided the same as throughout the United States. The Town has high-speed internet available through fiber optic lines completed in 2002 in conjunction with a County internet access program.”

¹ Service is provided by Spectrum, Cimarron, LAI Local Access, CenturyLink, Visionary Broadband, and HughesNet. ⁴¹ An upgrade to Rangely Police Department’s dispatch system has also recently been made, allowing dispatch to directly connect to the State’s Digital Trunk Radio System (DTRS) via microwave transmission on Town Hall and Mellon Hill, providing new technology and redundancy to our emergency communications system and dispatch..

Television Services:

In 2003, the County discontinued traditional free frequency television service. Access and service are provided the same as throughout the United States.

Trash Collection:

Rangely Trash Service is a private company that conducts weekly curbside garbage pickup. No recycling service is available in Town.

Public Works:

“The Department of Public Works provides services that improve quality of life for the people who live and work in Rangely. Public Works is responsible for the following:

- Street Maintenance and Repair
- Winter Roadway Maintenance
- Building and Grounds Maintenance
- Conducting regular repair and maintenance of White River Village and Town Hall
- Mosquito abatement spraying in summer
- Reviewing and making recommendations on plans for maintenance and ground projects”⁴²

2.7 Economy

Existing Businesses:

At the time that this Plan was created, there were 62 business entities registered as members of the Rangely Area Chamber of Commerce that were located within Rangely itself. See Figure 2.70 for a breakdown by typology.

Base Industries:

Base Industries are key exporters of goods and services in a given area and are therefore critical staples of a local economy. A Base Industry is found by calculating location quotient (LQ) values, which compare the ratio of employment in a given industry locally to the ratio of employment of the same industry at broader geographic level, usually the state or nation. Location quotient values over 1 indicate that there is more supply of something in an area than is proportionately typical, which makes exporting economically beneficial. On the contrary, an LQ of less than 1 indicates a lack of local supply, requiring the importing of a good or service from outside of the local study area - in this case, the Rangely CCD.

In 2020, the largest employment sectors in Rangely were (1) Educational Services, Health Care, and Social Assistance, which employed 25.8% of the workforce and (2) Agriculture, Forestry, Fishing

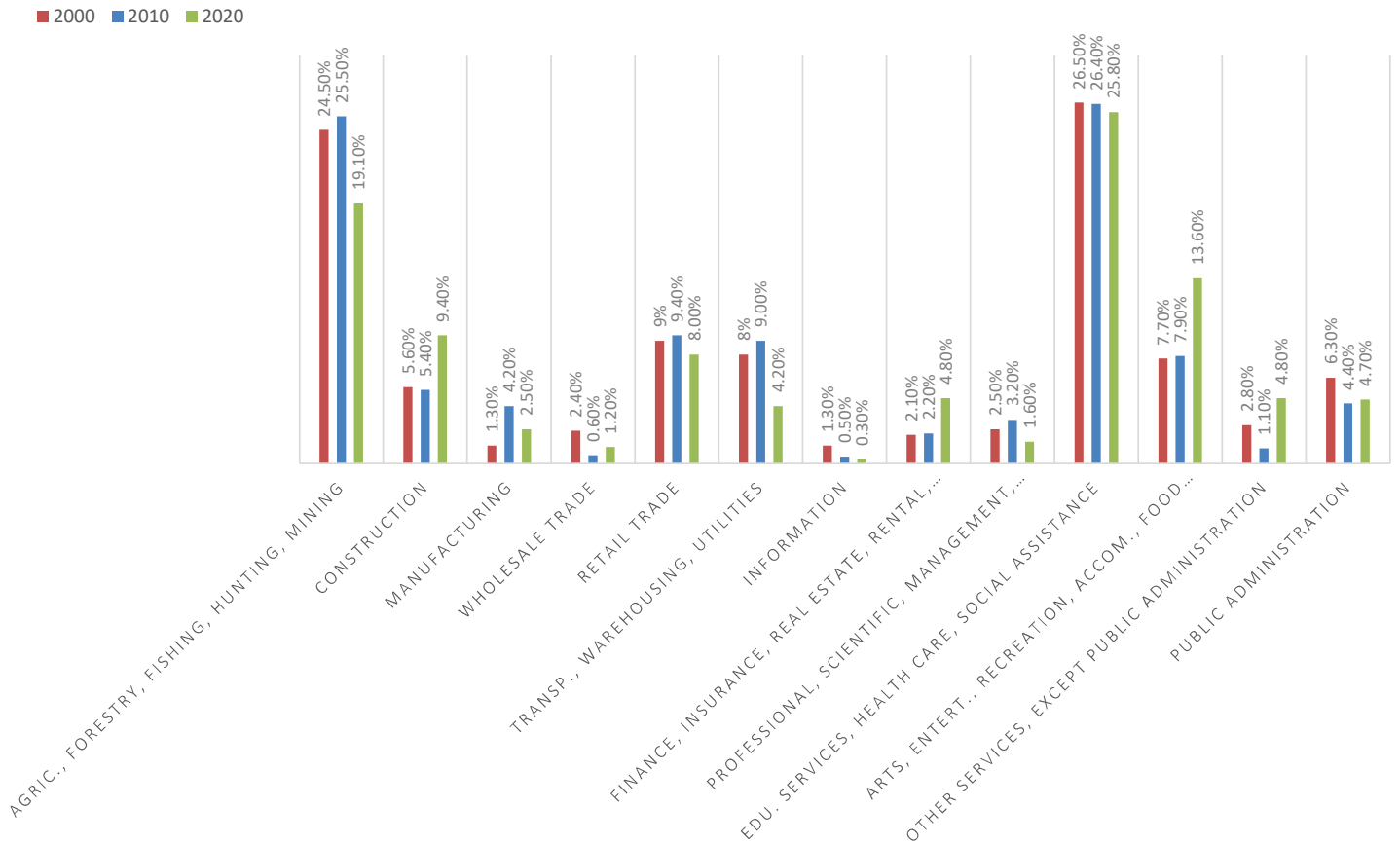
Figure 2.70: Chamber of Commerce Members, by Type

Retail	10
Restaurants	9
Professional Services	8
Public Institutions	7
Lodging	6
Construction Services	4
Well / Pipeline Services	4
Utilities	3
Auto Repair	3
Banks	2
Arts & Culture	2
Private Recreational Services	2
Daycare	1
Agricultural Services	1

Figure 2.71: Comparative Employment by Industry, 2020

<i>Industry</i>	<i>Rangely</i>	<i>Colorado</i>	<i>LQ Value</i>	<i>Local Base Industry?</i>
Agriculture, forestry, fishing and hunting, and mining	19.1%	2.2%	8.68	Yes
Construction	9.4%	8.1%	1.16	Marginally
Manufacturing	2.5%	6.8%	0.37	No
Wholesale trade	1.2%	2.3%	0.52	No
Retail trade	8.0%	10.6%	0.75	No
Transportation and warehousing, and utilities	4.2%	4.8%	0.88	No
Information	0.3%	2.7%	0.11	No
Finance and insurance, and real estate and rental and leasing	4.8%	7.1%	0.68	No
Professional, scientific, and management, and administrative and waste management services	1.6%	14.3%	0.11	No
Educational services, and health care and social assistance	25.8%	21.2%	1.22	Marginally
Arts, entertainment, and recreation, and accommodation and food services	13.6%	10.4%	1.31	Marginally
Other services, except public administration	4.8%	4.9%	0.98	No
Public administration	4.7%	4.6%	1.02	No

Figure 2.71: Rangely Employment by Industry, 2020



/ Hunting, and Mining, which employed 19.1% of the workforce. However, the LQ of industry (2) is 8.7 and the LQ of industry (1) is 1.22, indicating that industry (2), the Agriculture, Forestry, Fishing / Hunting, and Mining industry, is the strongest Base Industry in Rangely.

Agriculture, forestry, fishing, hunting, mining, and the economy:

According to the 2004 to 2024 Comprehensive Plan, “agricultural land use is almost entirely outside the Town limits. Some existing rural residential and marginal farming does exist inside the Town limits.” Almost the entire amount of proximate agricultural land is used for raising of alfalfa. The only other agriculture in the area is the raising of sheep and cattle.¹

Rangely has relied on fossil fuel extraction, notably gas, oil, and coal, as its primary economic driver since the Town’s establishment and Section 2.5 of this Plan provided detailed information about the abundance of fossil fuels located in close proximity to Town. However, since 2000, the proportion of people employed in Rangely’s strongest Base Industry, Agriculture, Forestry, Fishing / Hunting, and



Mining, has decreased by 5 percent, as shown in Figure 2.71. Since 2000, Rangely's population has decreased by 3 percent. Historically, due to the lack of other strong Base Industries in Rangely, the population has increased and decreased in parallel with employment related to fossil fuel extraction. While the demand for fossil fuels is constantly fluctuating as the result of global market conditions, current policies are making it more difficult for companies that focus on fossil fuel extraction to operate within Colorado. More specifically, in 2022, the State of Colorado passed "a sweeping set of new financial requirements for oil and gas companies that operate within the state, completing the last major rule change mandated by a landmark drilling reform law passed by Democrats in the General Assembly three years ago."³²

Rangely has always been economically dependent on fossil fuel extraction and current state level policies pose an immediate threat to Rangely's prolonged economic wellbeing as it exists today. In the long-term, Rangely must inevitably diversify its economy and establish additional Base Industries to offset the anticipated drop in fossil fuel extraction in the immediate area. However, diversification is not possible overnight and the energy required to sustain life as it exists presently can also not be reasonably expected to shift to entirely 'clean' sources in the short term.⁴³ Rangely must therefore take a dual-pronged approach of lobbying in favor of state policies that encourage fossil fuel extraction and working to attract a diverse set of industries to the area.

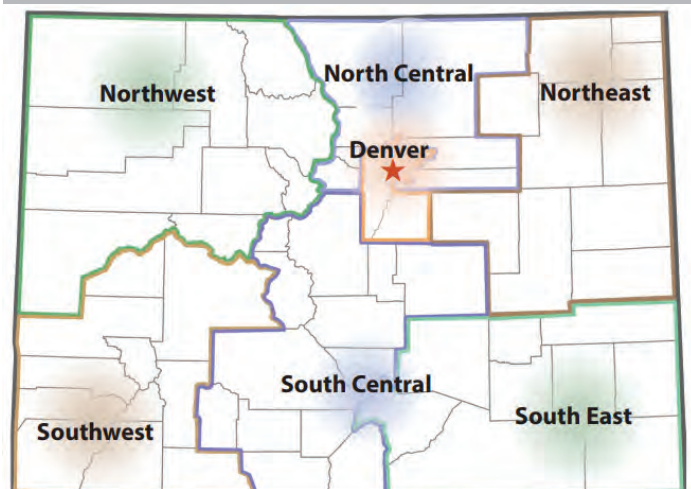
Arts, entertainment, recreation, food services, accommodation, and the economy:

According to Colorado's Statewide Comprehensive Outdoor Recreation Plan,¹⁶ "outdoor recreation is not only a robust sector, but a growing one. Since 2014, total economic output and tax revenue from outdoor recreation in Colorado nearly doubled and jobs increased by almost 200,000. Outdoor recreation is ingrained in Colorado's culture, landscape and quality of life, as well as its economic stability."¹⁶ Rangely is located in the Northwest SCORP region, shown in Figure 2.72. According to the aforementioned report, there were more recreation jobs in the Northwest region than any other region of Colorado in 2019.

In 2018, the Colorado Office of Economic Development and International Trade (OEDIT) in conjunction with the University of Colorado Boulder created a plan to boost recreation-



Figure 2.72: Colorado SCORP Regions



Map Source: 2019 SCORP

based tourism in Rangely entitled “Rangely: The Tire Sports Getaway of Colorado - Recreation Opportunities and Recommendations.” Since then, the Town of Rangely has been working to increase recreation-based tourism “through trail and festival development.” In 2020, the Town of Rangely brought on Jeannie Caldwell as the Town’s Director of Marketing and she has been instrumental in boosting Rangely’s exposure as a recreational destination.

The LQ for the “Arts, entertainment, recreation, accommodation, and food services” industry is 1.31, indicating that Rangely benefits 0.31% more from this industry economically than the State on average. Rangely currently attracts a variety of tourists, but focuses predominantly on providing events and services for Off Highway Vehicle enthusiasts who come to Rangely to use the Rock Crawling Park or extensive trail system outlined in Section 2.4. There are also a variety of businesses located in Rangely that are dedicated to the upkeep and overall maintenance of vehicles. Auto repair shops include Professional Touch, Rangely Collision Center, Yardley’s Automotive, and EZ Auto Mechanics LLC. Gas stations include Conoco, Kum & Go, and Loan n Jug. There is also a fully stocked Napa Autoparts. Rangely True Value and Ace Hardware also carry a wide variety of tools and miscellaneous supplies.

Fishing / boating added more value to the national GDP than any other recreational category in 2020.¹⁵ Rangely currently benefits from general tourism associated with these activities but there are no programmed events or outdoor retail stores specializing in fishing or boating in Rangely. The presence of the White River and Kenney Reservoir offer potential opportunities to expand tourism-related goods and services that support and enable fishing and boating in and around Rangely.

In 2020, the BEA reported that the Hunting/ Shooting/Trapping recreation category was responsible for the third most substantive nominal value add to Colorado’s economy¹⁵ and opportunities for hunting in the immediate area surrounding Rangely are plentiful due to healthy Elk populations, as was noted in the Recreation section of this report.

According to the U.S. Bureau of Economic Analysis (BEA), RVing was the second-largest conventional recreational activity nationally at \$19.1 billion in current-dollar value added in 2020.¹⁵ A variety of lodging options currently exist in Rangely that help to support recreation-related tourism, including RVing. Buck N’ Bull



RV Park has pull-thru sites, big rig access, and tent camping. The Rangely Camper Park offers tent camping & RV parking, Ellingwood RV Park and Silver Sage RV Park both have RV parking with hookups available. Kenney Reservoir Campground has space for tent camping and self-contained campers. Outside Inn and Blue Mountain Inn and Suites have traditional rooms for rent while Moosehead Lodge offers rooms as well as entire cabins.

Restaurants also support this industry. There are currently 5 permanent restaurants located in Rangely: Gios Family Dining, Main Street Pub, Coaches Corner Bar and Grill, California Wok, and Main Street Cafe. Additionally, 5 food trucks frequent the area: El Agave, Big Mike's Pork 'N Wings, Southwest Munchies, Tacos el Toro, and Bam Bam's. The Rangely District Hospital and Colorado Northwestern Community College have public cafeterias as well and Cedar Ridges Golf Course has a grill that is open seasonally.

Arts and entertainment are also components of this industry. As of the creation date of this Plan, The Tank Center for Sonic Arts is the only substantive art/entertainment based entity in the Rangely CCD, although the Rangely Automotive Museum and the Rangely Outdoor Museum also exist. According to The Tank's website,⁴⁴ it was constructed around 1940 as a railroad water-treatment facility, but that purpose was never realized so it sat vacant until the 1970s when "sound artist Bruce Odland was shown the place by two Rangely locals," in reaction to which, he remarked, "I'd never heard a sound last that long, with these dizzyingly beautiful reverberation effects going all over the place." The unique musical phenomenon he referenced is attributed to the bed of gravel upon which the tank is located, which is "bowed into a gentle parabola, giving it an extraordinary internal acoustical resonance." The Tank then continued to sit vacant for decades but was apparently utilized as "a secret performance and recording space for a dedicated group of sound artists and musicians." In 2013, thanks to a Kickstarter campaign and various private donations, the Tank was saved from being scrapped and was instead transformed into a legally occupiable assembly hall. The Tank now "hosts dozens of reserved visits, recording sessions, artist residencies, and performances" annually and has received national acclaim through features in The New Yorker and The Los Angeles Times. This year, the Tank plans to launch a private record label, according to conversations with its Executive Director, James Paul.⁴⁵ Though currently the only creative business of its kind in Rangely, the Tank has the potential to serve as the hub of a Creative District in Rangely in the future.



Image Source: The Tank Center for Sonic Arts

Educational services, health care, social assistance, and the economy:

Rangely District Hospital, Colorado Northwestern Community College, and the RE-4 School District are the primary employers in the “Educational Services, Health Care, and Social Assistance” industry. The LQ for this industry is 1.22.

Rangely District Hospital moved into a new building in 2013 and provides emergency care, in-patient care, out-patient care, a family primary-care clinic, laboratory services, occupational health, respiratory therapy, physical therapy, radiological services, home health, pharmacy, long term care, procedure center, ambulance, and assisted living.⁴⁶

The Rangely Campus of Colorado Northwestern Community College (CNCC) serves around 300 students. It’s programs in Dental Hygiene, Aviation, and Park Ranger Training attract a variety of students from outside of Rangely.⁴⁷ According to a study done by Better City for Rangely around 2017, “growth at CNCC is critical to the long-term economic prosperity of Rangely. As such, a focus on growing the aviation and aviation maintenance programs should be prioritized.”⁵¹ The study also suggested that international students should be recruited to capitalize on CNCC’s existing Student Exchange Visitor Program (SEVP), which can provide F-1 visas.⁵¹

The Rangely RE-4 School District “takes in the Western half of Rio Blanco County... with a portion of students coming from Dinosaur, Colorado in Moffat County.”¹ Currently, there are 493 enrolled students in 3 schools - the Early Education Center, Parkview Elementary School, and Rangely Junior / Senior High School.⁴⁸ The District has a 14:1 student to teacher ratio and its vision is, “To be a district of innovation that inspires students to become life-long learners and positive difference-makers in society”⁴⁹



Rangely District Hospital



Colorado Northwestern Community College, Rangely



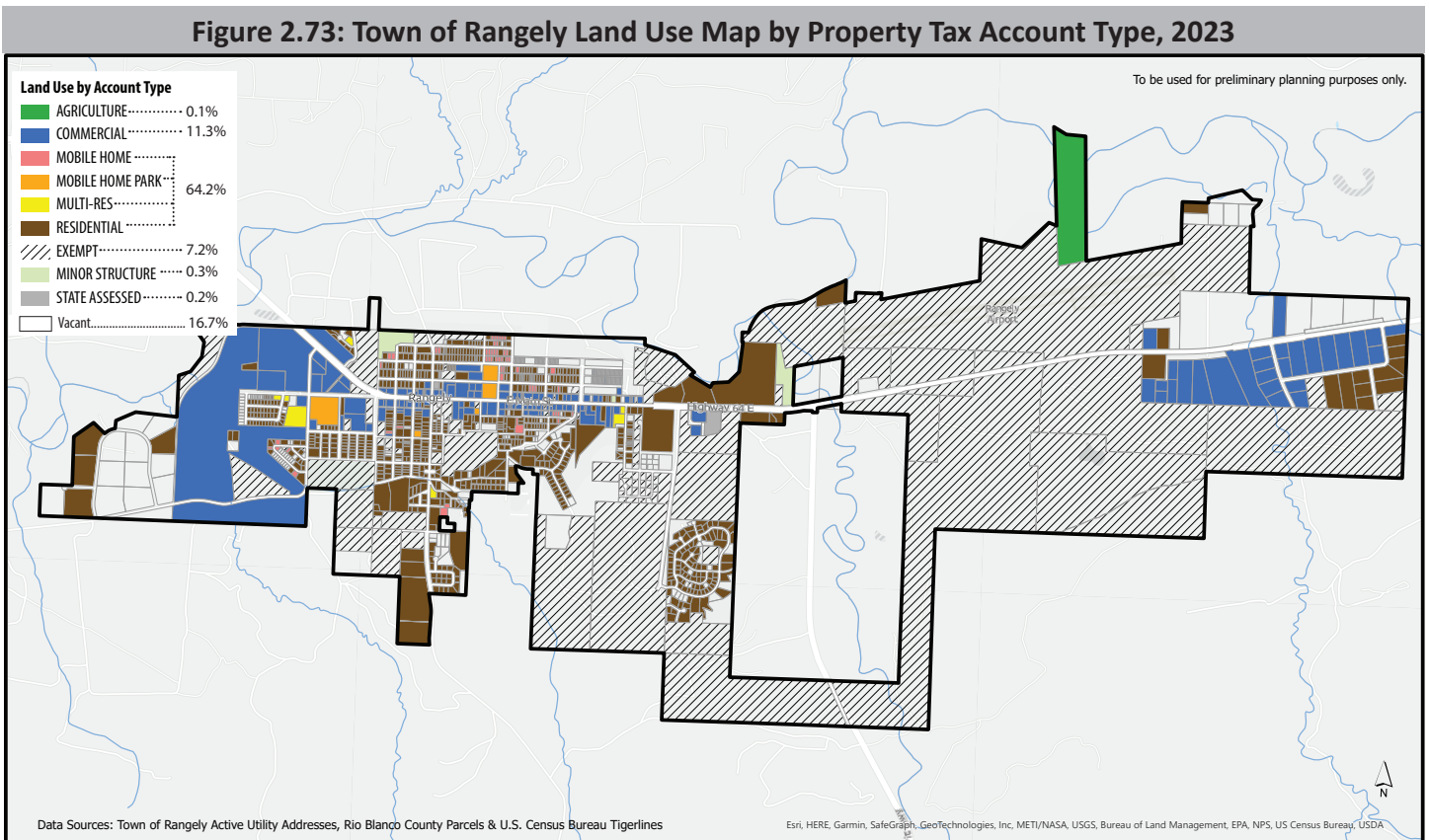
Rangely RE-4 School District- Parkview Elementary School



Rangely RE-4 School District- High School

Land Use

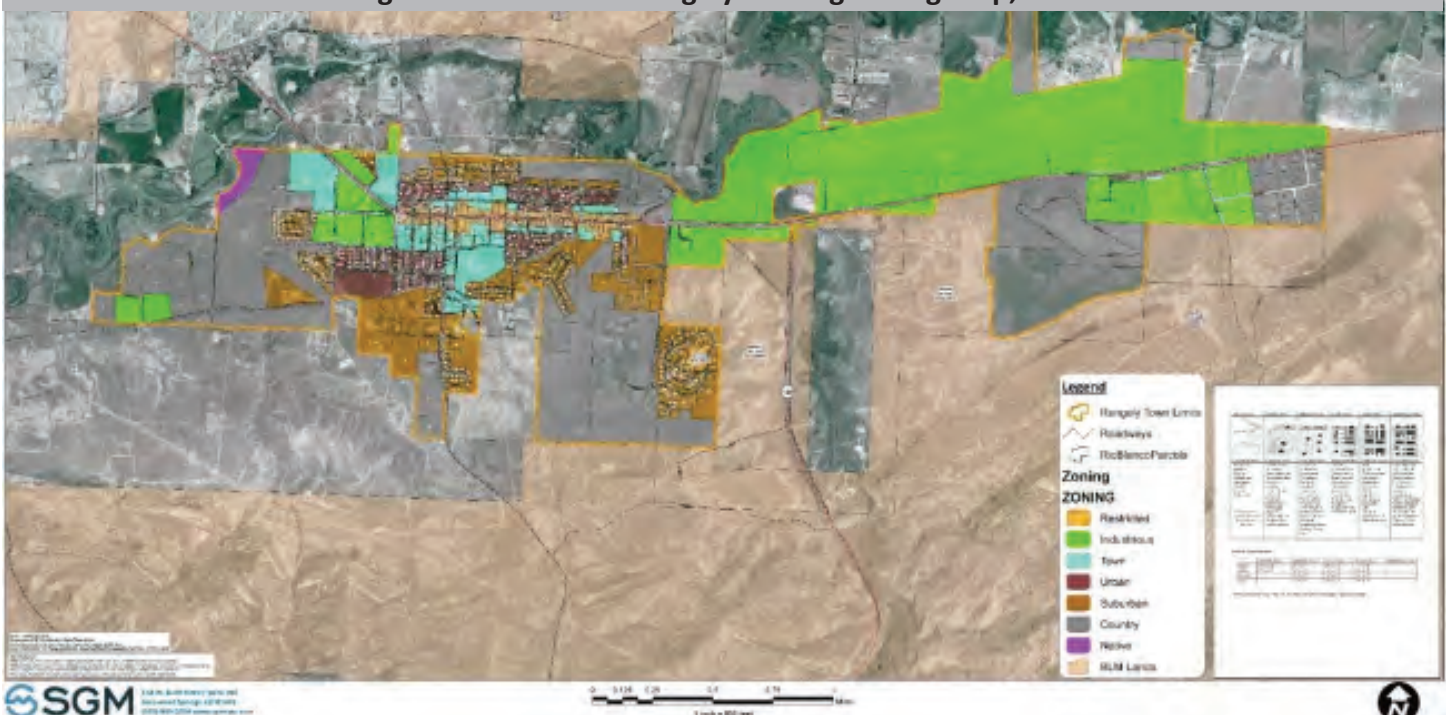
According to Rio Blanco County's publicly available parcel data,²⁷ 0.1% of parcels in Rangely are agricultural, 11.3% are commercial, 64.2% are residential, 7.2% are tax exempt, 0.3% are occupied only by minor structures, 0.2% are State assessed, and 16.7% are vacant. A map of parcel tax account type is shown in Figure 2.73. A current zoning map is shown in Figure 2.74.



built form lab

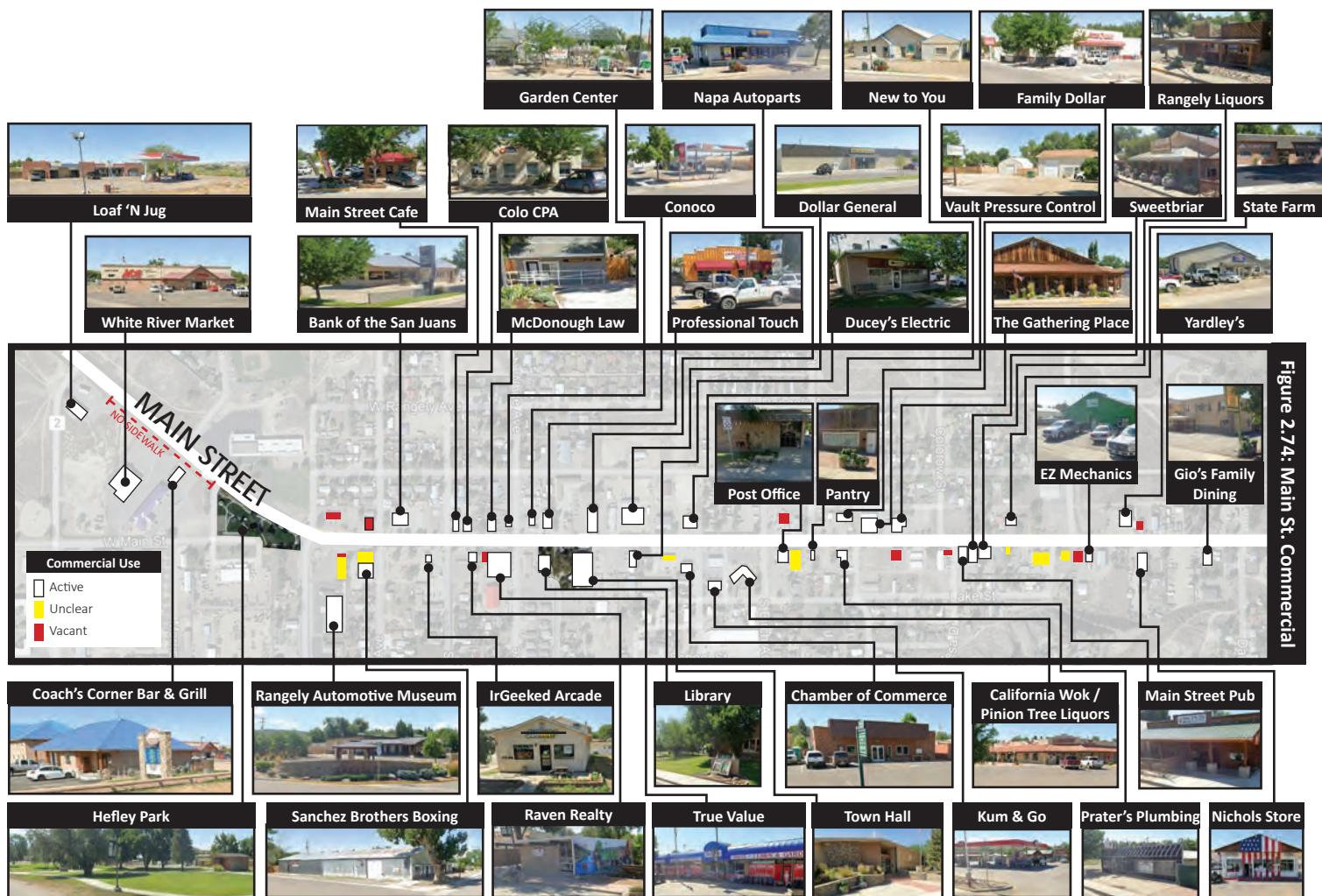
0 0.25 0.5 Miles

Figure 2.74: Town of Rangely Existing Zoning Map, 2014



Commercial activity is “scattered and discontinuous and exists principally along both sides of Main Street from east to west.”¹ In 2023, about 27% of commercial properties along Main Street appear to be vacant. In 2004, commercial vacancy on Main Street was at 35%, indicating a small reduction but a persistent trend. “Nearly all commercial activity is located along this wide thoroughfare; however, there are scattered instances of commercial activity intermingled with residential areas.”¹

The 2004 to 2024 Comprehensive Plan stated, “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 being rundown.”¹ Main Street has undergone many improvements since 2004, such as curb, gutter, and sidewalk repair and replacement, landscaping, site cleanups, replacement of light poles, and the remediation of several previously blighted buildings, but is still a work in progress. The Town is actively working to continuously improve Main Street and “in August of 2020, the Town of Rangely was officially designated as a Colorado Main Street community,” a title that only 22 municipalities in Colorado have received. Participation in this program, referred to locally as TREAD, provides “support for community-led downtown revitalization.”⁵⁰ See Figure 2.74 and associated photographs for a better understanding of Main Street’s aesthetics as they exist in 2023.



2.8 Mobility

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 Highway 139 that connect on the eastern side of town. Transportation facilities have generally been adequate to meet the needs of the general population 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 in Rangely can accommodate light commercial aircraft.”¹

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.”¹ Table 2.80 shows AADT data.⁵³

Figure 2.80: CDOT Annual Average Daily Travel, 2021

Station ID	Route	Start	End	Description	AADT	Year	Single Unit	Comb Trucks	% Trucks	20 Year Factor	DHV	DVMT	DD
102837	064A	17.27	18.143	ON SH 64, MAIN ST W/O STANOLIND AVE, R...	3,800	2021	190	130	8.5	1.09	11	3,724	57
102838	064A	18.143	18.347	ON SH 64, MAIN ST W/O WHITE AVE, RANG...	2,900	2021	130	80	7.1	1.04	12	626	57
102839	064A	18.347	18.687	ON SH 64, MAIN ST E/O WHITE AVE, RANG...	3,200	2021	120	140	7.9	1.02	12	1,094	57
102840	064A	18.687	18.771	ON SH 64, MAIN ST W/O COLOROW ST, RA...	3,300	2021	110	130	7.2	1.02	12	277	57
102841	064A	18.771	19.282	ON SH 64, MAIN ST E/O COLOROW ST, RAN...	3,600	2021	110	150	7.3	1.06	12	1,793	57
102842	064A	19.282	19.792	ON SH 64 W/O SH 139, RANGELY	2,200	2021	80	150	10.4	1.08	12	1,115	57
102843	064A	19.792	27.312	ON SH 64 E/O SH 139, RANGELY	1,300	2021	50	60	8.3	1.1	12	9,766	57
104628	139A	65.153	72.065	ON SH 139 S/O SH 64, RANGELY	800	2021	40	40	9.6	1.11	12	5,410	57

Commercial Transportation Services:

“The Rangely Airport has no commercial freight or passenger traffic. The nearest commercial airport is in Vernal, Utah. There is also no bus service in or out of Town.”¹ Uber and Lyft rideshare options are not readily available either, but one taxi company called Sober Buddy Shuttle LLC services Rangely. The town is served by trucking companies and delivery services like USPS, UPS, and Fed Ex. Senior citizens have access to a local shuttle run by the County. The Recreation District and CNCC both arrange trips by bus for the extracurricular programs they sponsor.

The interstate bus that had previously passed through Dinosaur, CO was discontinued in 2020 to free up funding for additional routes throughout the State, including a Denver to Craig route.⁵⁴ This leaves Rangely completely disconnected from any public transit options, effectively preventing travel in and out of Rangely without a personal automobile. Luckily 26% of Rangely’s population has 3 or more vehicles. When the decision to remove the portion of bus service through Dinosaur was made, Michael Timlin, Bustang’s operations manager said, “There are a few communities, but they are small.” Timlin said, “Not a whole lot there.”⁵⁵ Rangely clearly needs to make its presence known at the State level.

Road Networks:

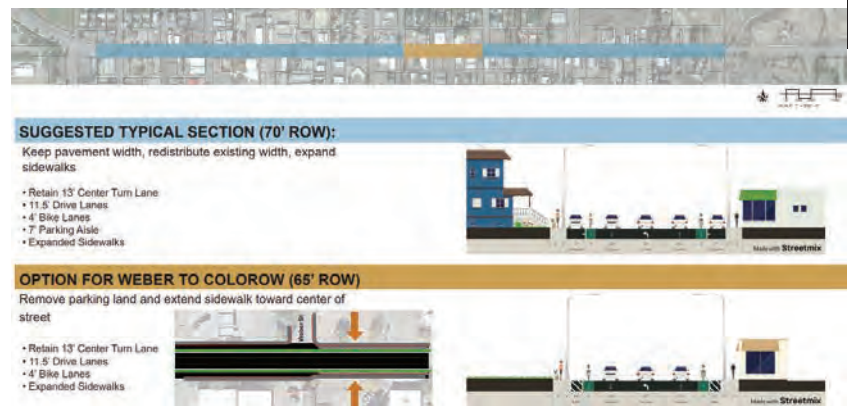
"The Town has one north-south artery along north White and south White. Main Street is the east-west artery. River Road is the only other arterial street. Since its development during the oil shale development period, the Claycomb Engineers' Master Street Plan (1983), has been followed. There are two 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." ¹

Pedestrian/Bike Paths:

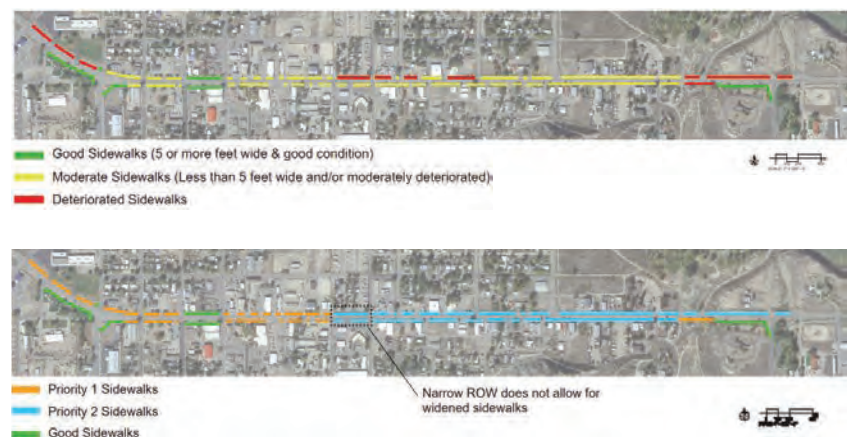
In 2020, the Department of Local Affairs, the Colorado Center for Community Development, and University Technical Assistance collaborated on an elaborate study for Rangely's Main Street area. In this document, suggestions were made for improvements to the public realm, including the layout of Main Street, to increase pedestrian walkability. Suggestions from that report are shown in Figure 2.81 and were created by the authors of the aforementioned report, to which all credit is reserved.

Figure 2.81: Main Street Suggestions, by Others (2020)⁵⁶

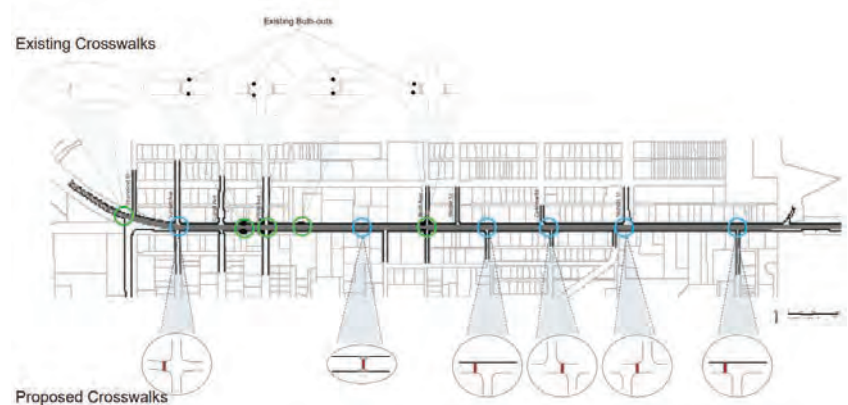
Travelway and Striping



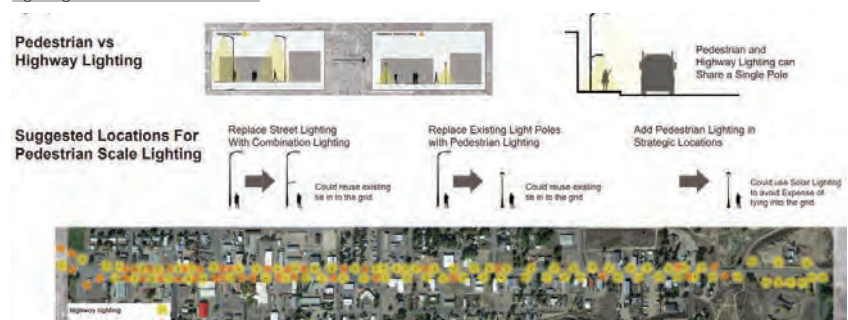
Sidewalks



Crosswalks

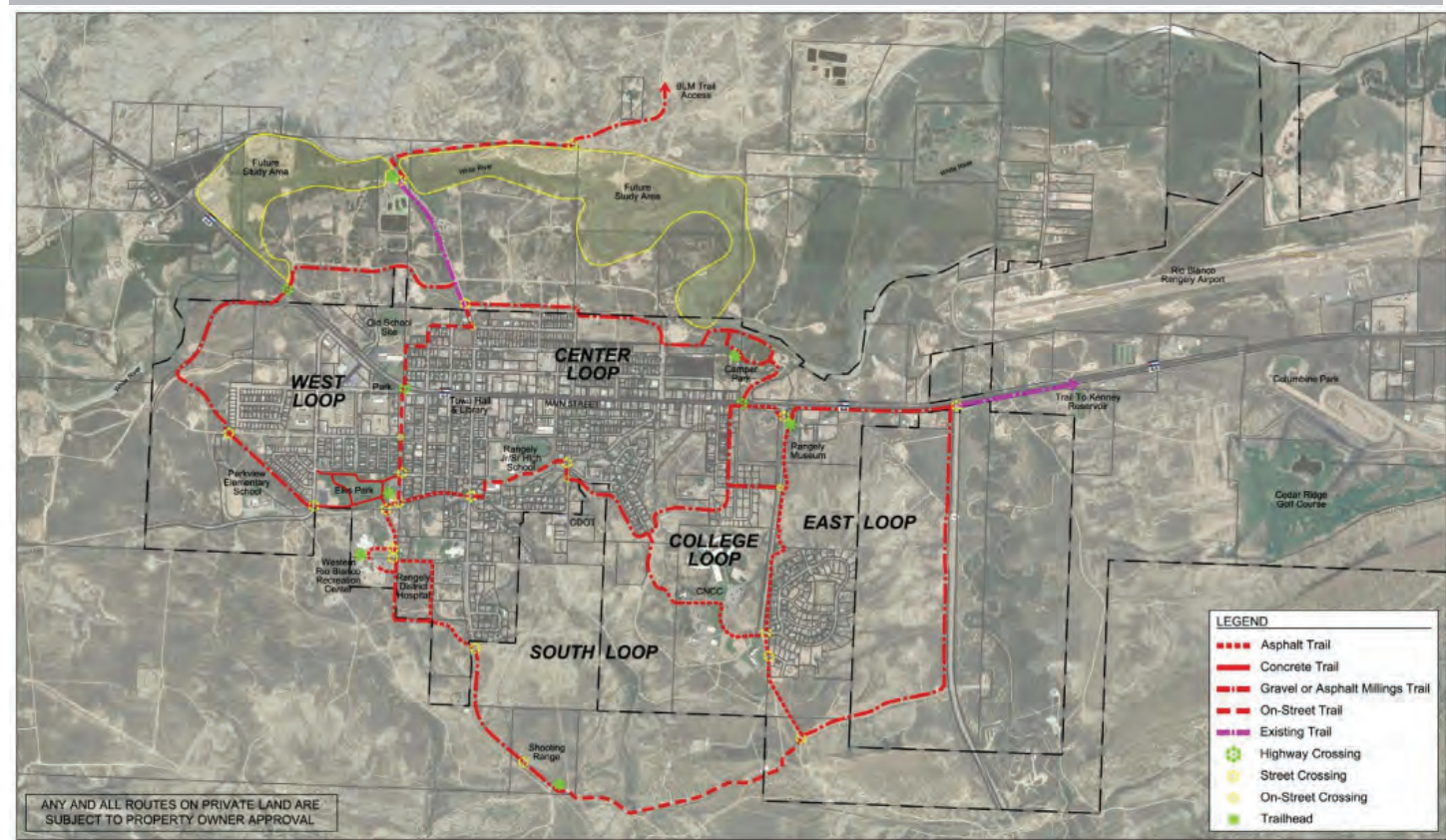


Lighting



A path and trail plan was prepared prior to 2004 “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 since been implemented.”¹ A new trails masterplan was created in 2011 by DHM Design Corporation, an overview of which is shown in Figure 2.82.

Figure 2.82: Trail Master Plan by Others, 2011⁵⁷



The Integral Project Segments
The above loops define logical, usable trail segments that can ultimately connect to complete a continuous trail loop around and through the Town of Rangely.

1. Center Loop: Stanolind Avenue to Camper Park
2. West Loop: West of Stanolind Avenue
3. South Loop: Connects all other loops to a trail through BLM lands
4. College Loop: The end of Ridge Road to Kennedy Drive
5. East Loop: Kennedy Drive to Highway 139
6. Future Study Area: A future North Loop along the White River
 - Outlying Connections: North BLM lands and the trail to Kenney Reservoir

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. Many property owners support the idea of alleys as they give ready access to rear yards.”¹



Rangely 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. 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.”¹

“The airport is owned and operated by Rio Blanco County. The Rangely Airport is proud to be the home of the Colorado Northwestern Community College (CNCC) flight school; a two year program that operates from Sept. through May. Other operations include corporate jets, helicopters, personal aircraft, and ultra-lights.”⁵⁸

Airport Operational Statistics⁵⁸

<1% air taxi

<1% military

11% transient general aviation

89% local general aviation

Aircraft based on the field: 20

Aircraft operations: avg 129/day*

Gliders airplanes: 1

Multi engine airplanes: 1

Single engine airplanes: 18

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Vision & Goals

3



3.1 Overview

The Visioning Process was the second step in creating the 2024 to 2044 Comprehensive Plan. While the Existing Conditions Report utilized public datasets from local, country, state, and federal agencies, the Visioning Process engaged with the community to better understand the realities of Rangely at present as experienced by its residents. The objective of the Visioning Process was to translate memories, strengths, challenges, and hopes into goals that will serve as the foundation for this Comprehensive Plan.

The process included a council workshop, two public meetings, and two surveys. The first survey assessed community availability and the second asked residents to reminisce on their best memories of Rangely and to use those memories as a guide for thinking about how Rangely should exist in the future and what challenges need to first be overcome. A youth feedback component was included, during which Juniors and Seniors from Rangely Junior / Senior High School wrote about their hopes for the future and what they perceived as present challenges. Survey forms, survey results, and public meeting notes can be found in the Appendix.

The wordcloud shown below includes the top 125 keywords mentioned during Survey 02 of the Visioning Process. The more frequently a word was mentioned, the larger it appears. The graphic includes a combination of positive and negative outlooks and therefore creates a well-rounded image of how residents perceive Rangely as it exists today.



3.2 Process

Survey 01: The purpose of Survey 01 was to ask community members when they would be available to participate in public meetings throughout this planning process. This step is important because many public planning processes assume that a large portion of the community works a nine-to-five job and is therefore available during the hours of standard mid-week night-time council meetings, while often, this is not the case. Therefore, assessing community availability was the first step in the Visioning Process. The results from Survey 01 were used to determine the date and time of public meetings associated with this planning process and are shown in Figure 3.20. The largest percentage of Survey 01 respondents indicated that Friday afternoons were most favorable and therefore Public Meeting 01B was held on Friday, October 18, 2022 at 2:30pm.

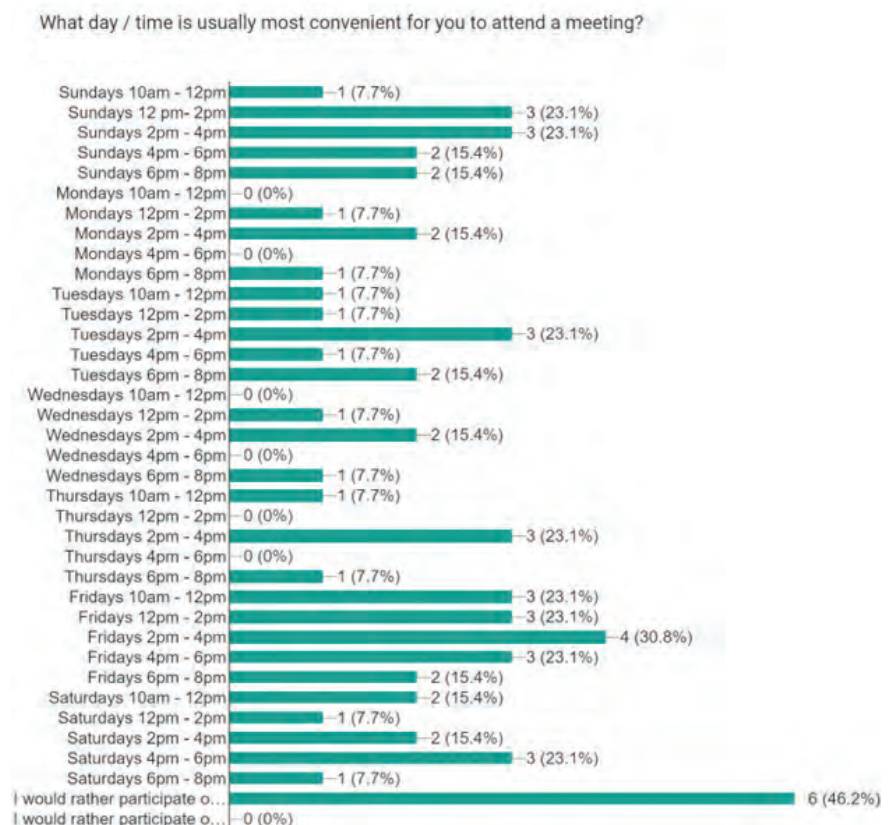
Many Survey 01 respondents (46%) also indicated that they would rather participate in this planning process on their own time without needing to attend a public meeting. Therefore, Survey 02 was sent to residents in the monthly utility bill at the beginning of November and presented options to complete the survey online or return the paper form to the municipal building.

Survey 02 first asked respondents to reflect on their favorite memories from being in Rangely and then prompted them to think about strengths, challenges, and associated key words. The content of Survey 02 was also used as the underlying structure for council workshop 01, public meeting 01A, and public meeting 01B.

The quotes shown throughout this document were extracted predominantly from the council workshop and public meeting dialogue, while a few are from survey responses.

The data regarding memories, hopes, strengths, challenges, and key words outlined in subsequent sections of this report has been extracted from Survey 02 responses. Detailed survey data is located in the Appendix.

Figure 3.20: Survey 01 Results Summary



3.3 Memories

While people come and go and places change, memories stay and continue to shape the lens through which we experience the world. Rangely is undoubtedly different today than it was thirty, twenty, or even ten years ago, but the people that reside here carry with them the joy and the burden of documenting their memories into Rangely's history so that those experiences can be used by all to better understand the past and present when shaping plans for the future.

Exploring the outdoors was the theme most reminisced upon by survey respondents of all ages.

The second most noted memory reflected on Rangely's "togetherness" as a town. While this concept was explained by respondents through different settings and time periods, the common theme arose though the specific indication of remembering being surrounded by many townspeople at once, resulting in a feeling of unity and closeness. This topic was expressed by 16% of those under age 18, 29% of respondents age 18 to 24, 13% of 35 to 44 year olds, 17% of 45 to 54 year olds, 20% of those age 55 to 64 and 22% of respondents age 65 and older.

Figure 3.30: Memories Summary

What are your favorite memories from being in Rangely?	% of Respondents	Rank
Exploring outdoors	19%	1
Town togetherness	18%	2
Sports	15%	3
Friends	15%	3
Family	14%	4
Lake / reservoir	11%	5
Septemberfest	8%	6
Growing up or raising kids here	7%	7
Hunting	7%	7
Warm welcome as a newcomer	5%	8
Sunsets / beauty	5%	8
Many great memories	4%	9
The people	4%	9
The opportunity here	4%	9
Sledding	4%	9
Bonfire / fires	4%	9
OHVs / dirt bikes	4%	9
Finding love	3%	10
Starting a business	3%	10
4th of July Fireworks	3%	10
School	3%	10
CNCC	3%	10
Fishing	3%	10
Camping	3%	10
The green bridge	3%	10
Church / God	3%	10
Local Work / Coworkers	3%	10
Other Notes		
Sanchez brothers boxing		
Old drive in		
Blissful ignorance as a child		
Working the surf 'n ' turf at the golf course with my favorite co-workers and friends		
When my mom opened her store... she was so proud to do it in Rangely.		
Floating the white-river in autumn		
Chosen home		
Being able to support local preparedness		
Knowing people on a first name basis, which is no longer the case		
Grade school "field days," 1975-1976 basketball team, junior prom as a sophomore server, hunting,		
Old fairgrounds with our horses. Lots of parents involved with the kids		
Practicing dental hygiene and teaching our youth. Watching ROAR being enjoyed by so many visitors		

Memories about sports in Town or being with friends tied for the third most communicated memories. Sports-related memories were noted by 22% of respondents under age 18, 14% of respondents age 18 to 24, and 30% of respondents age 55 to 64. Being with friends was a memory noted by 25% of respondents under the age of 18, 29% of 18 to 24 year olds, and 10% of 55 to 64 year olds. Respondents from other age brackets did not note friends or sports as a distinct memory.

Family was a reoccurring memory as well, though it was noted predominately by respondents age 35 and over.

Kenney Reservoir, referred to simple as "the lake" by many, was the 5th most frequent memory and was most popular with respondents under the age of 24.

"My favorite memories include porch visits, hikes and drives down Dragon road, riding bikes up and down Main Street, parades, and sledding at the high school."

"My first favorite memory is floating in the White River in October – seeing more eagle, bird and fish than other humans and the cottonwood groves and the orange and gold and the sunlight dappling through the leaves – it's so beautiful."

"I will never forget the first time I walked into somewhere in Rangely – I walked in and was welcomed with open arms like I was part of this community from day one."

"Raising five kids here – the participation that kids in this town have access to – the swimming pool – basketball, track, volleyball, cross country – what our kids can do. I can see so many smiles through the years. "

"Grade school field days, 1975-1976 basketball team, junior prom as a sophomore server, hunting, athletics, living on the Brady Ranch South of town - summer cow camp!"

"Your kids play with their kids and you feel safe wherever they are. Making memories and traditions and being part of it is incredible. You don't get that in larger communities. It's what you see movies made about."

"I've been all over North America and all the way up to the Arctic Circle – nothing compares to Rangely. I moved here because I wanted to be left alone. And I have been... We made this our home. We had the world as our choice but we chose Rangely."

"The lights coming out at night being your curfew- the safe feeling of being able to do what you want to do."

"Upon entering town from the east side, it was like entering Andy Griffiths Mayberry. It was night time with 2 feet of snow on the ground (not streets). Main Street all lit up with Christmas lights, light poles, stores, homes. Made me all 'warm and fuzzy' inside. Very welcoming, like this was my "Mayberry."

"Growing up here and being raised here. The best thing about that when I was young and it still exists today - everyone coming together and everyone looking out for each other. I love that."

3.4 Strengths

Strengths are elements that make Rangely a favorable place to be. The most frequently noted strength was the feeling of community and the tangible level of support and involvement that community members exhibit toward one another. This feeling was communicated by 50% of respondents under age 18, 57% of those 18 to 24, 38% of respondents 25 to 34, 50% of 45 to 54 year olds, 40% of 55 to 64 year olds, and 33% of those age 65 and older.

The friendly and welcoming nature of the people in Rangely was communicated as the second most prevalent strength, shared by 19% of those under 18, 29% of 18 to 24 year olds, 100% of 25 to 34 year olds, 25% of 35 to 44 year olds, 33% of respondents age 45 to 54, 30% of those age 55 to 64, and 56% of respondents age 65 and older.

The next most recognized strength was the abundance of open space and public land immediately surrounding Town. While the fourth most prevalent strength was Rangely's abundant access to recreational opportunities, which is directly associated with said open space, responses that noted open space as a strength were not only associated with comments noting

Figure 3.40: Strengths Summary

In your opinion, what are Rangely's biggest strengths?	% of Respondents	Rank
The Community / support for one another / involvement	45%	1
The People / Friendly & Welcoming	29%	2
Open Space / Location / Public Land / Nature / Landscape	18%	3
Outdoor Recreation	15%	4
Fossil fuels	11%	5
Rec Center	8%	6
CNCC	8%	6
Small Town	7%	7
Infrastructure/ Internet / Facilities /Public Services	7%	7
Traditions, Values & Spirit	5%	8
Strength of Character / Resilience / Work Ethic	5%	8
Safe / Lack of major crime	4%	9
Sports	4%	9
Hunting / Fishing	4%	9
Hospital	4%	9
Families	4%	9
Churches / God	4%	9
Love	3%	10
Remote / Isolated	3%	10
Wildlife	3%	10
Reservoir / Lake	3%	10
Opportunities	3%	10
Communication	3%	10
True Value	3%	10
Other Notes		
Economy		
White River		
Unity of thought		
Flowers		
Thriving chamber activities on main Street		
Dark skies		
Concern for each other especially our elders and children		
Climate		
Golf Course		
Networking of governmental entities - they all support and help each other		
Conservatism		
Rock Crawling		
History / Heritage		
Quiet / Peaceful		
Rangely has great potential		
I enjoy the OHV trails around the town. They are good walking paths		
Laid back cops		
Most people have jobs at a younger age		

recreational opportunities, but also appeared in parallel with comments about the natural beauty of Rangely's location and how said beauty contributed to feelings of enjoyment and happiness.

The presence of fossil fuels was the fifth most noted strength. However, 77% of respondents who noted fossil fuels as an existing strength were under the age of 25.

Many additional strengths were noted by respondents, a summary of which is shown in Figure 1.41. As a reminder, detailed survey responses are shown in the Appendix.

"The biggest strength of the community is the community itself. We have no way to rely on someone else fifty miles away. We dig in and we take care of things ourselves. When push comes to shove people put their issues aside and we figure it out."

"Kids are out playing. They don't do that in the bigger towns as much... having fun and just out being kids."

"[Our biggest strength is] the youth - the good and the bad - they will blatantly call out truths and if we listen, they will help us grow."

"The opportunities are here and have always been here."

"You can look at the Rim Rocks and look at the beauty of everything - the way the formations move, jut out, and come back down"

"We have Roger who continues to serve the needs of the community. Jerry Lebleu - he will give me a ride home and pick me up when he's done. Nappa - we'll go there and they'll change the lights/wipers on your vehicle for you. Those are the current positive things."

"We're a town of less than 3,000 people with a college, a hospital, a rec center... who else can say that?"

"Rangely is a great place to be with even better people. The community is very welcoming and has made it easy for me to be involved."

"I enjoy the OHV trails around the town. They are good walking paths as well as good trails for the kids with OHVs and motorbikes."

"I love our traditions and I love the community. I know all of the people here."

"Rangely's main strength is the community. All of us are hard working individuals who will lend a helping hand to anyone."

"My daughter had a Bachelor's degree and 15 years of experience in management and all they could pay her was \$15 an hour. I told her to know her worth.

They had to move someplace where they could make a living."

"If you don't have food and you don't have housing, you're not going to stay..."

"I can't get one person to even give my dad an estimate for house repairs."

"Why some of the small business don't make it - you need to have set hours and you can't change them day to day and you can't be closed on this day and open on this day and close early on this day and continue to adjust. You can't do this. You need to have consistency and good customer service."

"My daughter saying, 'Mom you need to move so I don't have to drive over the pass to get groceries.' "

"As a teacher - we are just not relevant a lot of times. We are teaching these kids how to show up and shut up and how to pass a grade instead of giving them something that makes them passionate."

"You gotta start becoming a metropolis before you have to worry about becoming one."

"A few of us families have been here for a while - but a lot of the population isn't here very long and they don't want to buy a house. And we don't have a decent apartment complex for them to even consider."

"State and federal legislation needs to change. "

3.5 Challenges

While Rangely has many strengths, current challenges also exist that must be overcome to ensure that the Town thrives in the future.

The most distinct challenge that surfaced was the lack of businesses and economic diversity in Town. This challenge was noted by 5% of those under 18 years old, 14% of 18 to 24 year olds, 100% of 25 to 34 year olds, 25% of 35 to 44 year olds, 55% of those age 45 to 54, 20% of respondents age 55 to 64 and 33% of those 65 and older.

The second most communicated challenge was identified as gossip related to a feeling of hate or the intolerance of new ideas. While 100% of respondents who communicated this challenge were under the age of 24, the perspective of younger cohorts is critical in identifying challenges in the early stages of their development since younger generations have a fresh perspective that is unencumbered by past biases or previous societal frameworks that may no longer be present.

The third most prevalent challenge was the lack of housing and variety of housing

available. As identified in the existing conditions report, 78% of housing in Rangely is of a single-family, detached nature and only 16% of homes are rented. Therefore, finding an apartment as a young person or a newcomer to the area is very difficult. Also, families looking to move into a larger or more updated home must look out of Town since newly constructed homes are in short supply.

The next most noted challenge was Rangely's unfavorable appearance. Respondents mentioned a lack of building upkeep and high commercial vacancy, especially along Main Street, where passersby form their first opinions of Rangely and decide whether or not to stop and explore.

Respondents also communicated that the overall supply of goods and services in Town was a challenge, though they acknowledged that existing business owners worked hard to meet the needs of residents.

The fifth most communicated challenge was related to the school system. Respondents of many different ages identified a disconnect between the current curriculum and the teaching of useful, hands-on skills that prepare students for living and working in the world today.

Figure 3.50: Challenges Summary

In your opinion, what are some challenges present in Rangely that need to be overcome?	% of Respondents	Rank
Lack of and loss of businesses / economic diversity	18%	1
Hate / intolerance of new ideas / gossip	15%	2
Housing	14%	3
Unfavorable Appearance / Old / Poor Public Maintenance / Vacancy	12%	4
Cost and limited supply of goods and services	12%	4
The Schools	10%	5
Grocery supply and access to affordable healthy foods	8%	6
Lack of activities and entertainment	8%	6
Too much governmental / Politics	8%	6
Inherently negative perception of town	7%	7
Remote Location	5%	8
Lack of good customer service / training	4%	9
Outdated / Fixed Mindset	4%	9
Lack of medical care options	4%	9
Water	4%	9
Drugs in Town	4%	9
Better use of public funds	3%	10
Better coaching, especially for minor sports	3%	10
High fuel prices	3%	10
Attack on fossil fuels	3%	10
Lack of Diversity	3%	10
Other Notes		
Dependence on Vernal		
We need more opportunities for children outside of home to develop pro social skills and team building, especially stem and Community service.		
Agencies that operate on a tax base need to not keep going to tax payers for increases		
Mindset of workforce - there are enough people but we need them to pull their own weight and take pride in their productions. The stable workers are great then there are the people not contributing		
The same group of cronies sit on local boards, only interested in their personal agenda or that of associated. They continue to think in the same mindset that I have witnessed for the last 20 years. I use to believe that Rangely could be something special, although the historical pattern of Rangely's attempt to be anymore than what it is shows different. I truly would like to see Rangely be more than what it is.		
Facebook		
Political struggles with county officials		
The town feels like it's dying		
We don't tell our story well to outsiders, we act like we don't want people here.		
Medical- wouldn't it be nice to have a baby delivered in our hospital? General surgeries or even a specialized surgeon would be a great addition		
Lack of grants for its infrastructure, lack of area advertising of rock crawling park, no city h2O line down river to aid development		
They leave snow on the ground that ices over, no or little dirt laid (don't think we have a shortage of dirt).		
Costs of living here are pretty cheap overall but retail stores, all my life have been criticized as being too expensive. We owned a business here and even if our prices were competitive people "assumed" we were higher. We should be able to support additional small businesses.		
no car wash		
inconsistent revenue streams, people living where they work		
We need the younger generations to be proud to be part of Rangely. Nothing beats what we have here.		
The rumors that spread like wildfire or everyone not liking certain people based on their parents		
We need fast food.		
The people constantly arguing and tension here. hopefully things fix because no one wants to be here.		
Transient Population		
The way kids act, the lack of structure; Top ten worst Colorado towns		
Better respect. It hasn't changed for the better at all and that needs to happen.		
Pretty sure there are many pedos in this town.		
Newcomers who have nothing good to do		
Something needs to be changed for the kids		
One things Rangely could grow on is being more welcoming to incoming businesses.		

3.6 Hopes

Most of the people who participated in the Visioning Process expressed being deeply connected to Rangely through friends, work, or generations of family. The hopes expressed most by respondents included language about growth and increasing the number of things to do around town, especially for kids. While the ideal amount of growth looks different to everyone, respondents largely agreed that some degree of population growth is desired and necessary to keep Rangely alive and thriving.

The second most frequent hope was the desire to maintain the existing sense of community, traditions, and values that truly define Rangely. Specific traditions noted were Septemberfest, Christmas traditions, 4th of July, football games, and the overall experiences that promote community togetherness where a large percentage of residents show support and pride for Rangely.

While maintaining the ability to economically benefit from fossil fuel extraction was the fifth most communicated hope, the fourth most communicated hope was for economic diversification. Fossil fuel extraction is the backbone of Rangely's economy, but a critical

"I just want to still be here. You go over to these towns and they're ghost towns... they just dried up and blew away."

"I would like to see ways to keep more of our young people who do cherish this."

"I hope we can attract bright minded people who can see rural America as a place of opportunity."

"We need the housing for people to invest in the community. For business diversification, we need the housing. For builders to come in, they need to see a reason to continue to do it, they need to see we have a plan for the future."

"I was born and raised in Moab. One of my fears is that this place will lose its sense of community and become a destination."

"To diversify its economy enough to attract a critical mass of businesses and people but not so much where it loses its roots or character - a balance."

"We need to diversify the industries that we have. I can't even get a job here. I've been working for 17 years in Vernal because there is no work here and I'm not the only person who works out of town."

"My hope is for it to not only survive, but for it to thrive."

Quote Sources: Council Workshop 01 and Public Meetings 01A and 01B



mass of other businesses are also necessary to support residents' day-to-day lives.

Respondents expressed that the development of additional small businesses is necessary not only to increase the available supply of goods and services, but also to create jobs and stabilize the economy from fluctuating with the booms and busts associated with fossil fuel production.

Bringing in manufacturing opportunities was noted as a hope by several respondents, as was the desire for increased grant support for existing brick-and-mortar businesses and cottage industries who currently lack platforms for exposure.

Several respondents also noted the need for additional healthy food options, more housing, an increased variety of medical services, and an improved Town image.

Figure 3.60 Hopes Summary

What hopes do you have for the future of Rangely over the next 20 years?	% of Respondents	Rank
Grow	19%	1
More entertainment options, especially for kids at night	19%	1
More businesses / fewer obstacles for small businesses	16%	2
Maintain Community, Traditions & Values	15%	3
Diversify Economy	11%	4
Fossil Fuels / Energy Sector Thrives	10%	5
Survive / Stabilize	8%	6
More housing	8%	6
I want to leave / I don't think it can be more	7%	7
More grocery options / access to healthy food	7%	7
Better town maintenance / downtown aesthetics	7%	7
Stay the same	5%	8
Thrive	4%	9
More medical care options / quality of life services	4%	9
Modernizes / More acceptance of new ideas	4%	9
Grow tourism	4%	9
More places to eat	4%	9
Better schools	3%	10
More recreation options	3%	10
Better use of land / better range health	3%	10
Manufacturing	3%	10
Less gossip / Drama / More privacy	3%	10
More school spirit / Pride in Community	3%	10
Car Wash	3%	10
Fast Food	3%	10
Microgrid	3%	10
Other Notes		
Rangely does not have the work I want to do.		
More sports and opportunity to compete at a higher level		
Walking trail around reservoir		
Improve relationships with businesses and outside investment		
Be an example for other communities;		
Grow sustainable crops		
Stable water supply		
Support mom and pop stores,		
Preserve old trees		
That it becomes walkable		
Increased cottage industries		
Increased college courses		
protection of white-river		
Treatment of senior citizens will continue to be friendly and meet their needs.		
Stop raising taxes		
Consistent revenue streams		
Money for deferred maintenance		
Ability to maintain the business we have now		
Paved alleys		

3.7 Goals

The primary objective of the Visioning Process was to gain insight from the community regarding strengths, opportunities, and challenges to develop goals that are meant to guide decision making for the next twenty years.



1. Maintain Rangely's identity

2. Grow the population and thrive

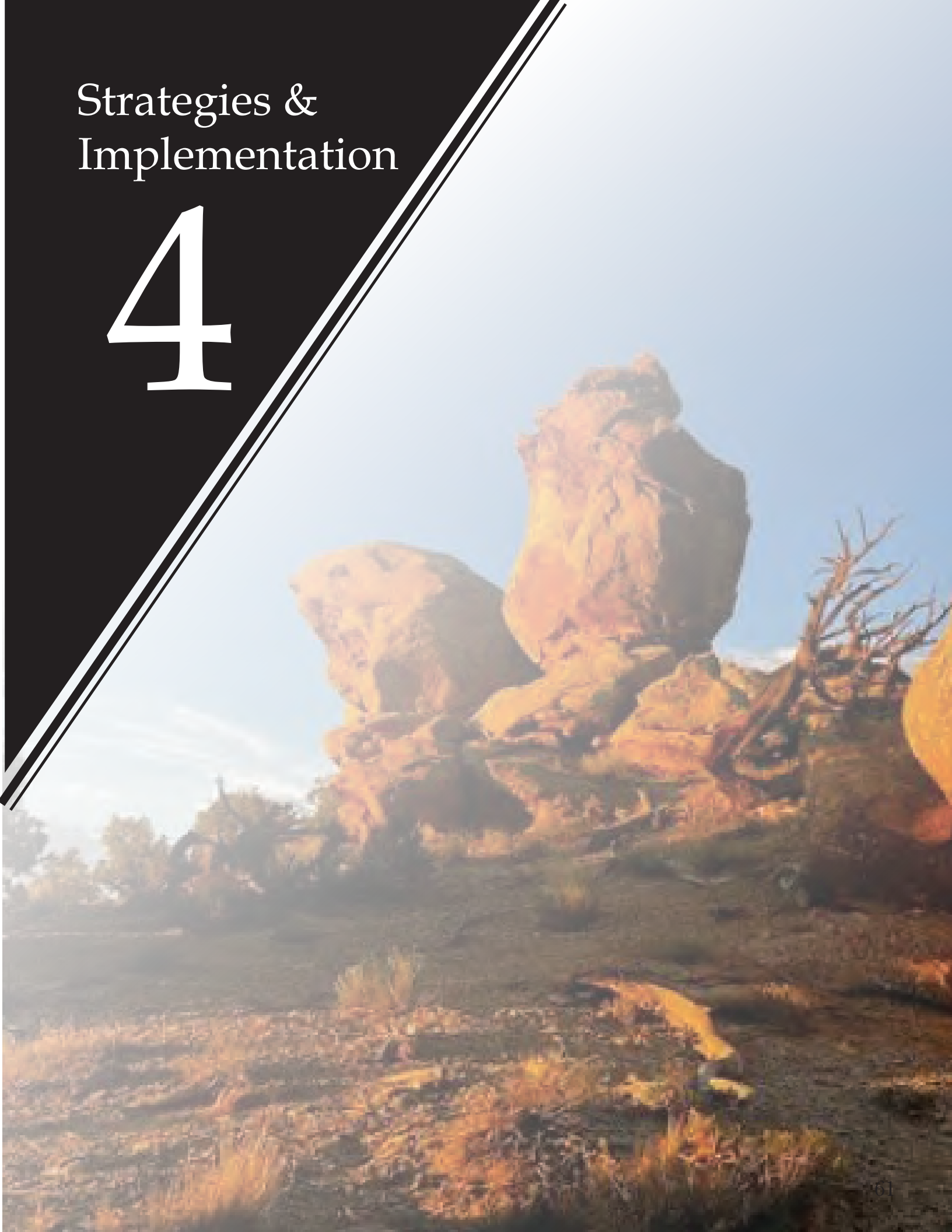
3. Stabilize the economy

The goals presented in this Plan have been carefully developed through a robust public engagement process (described in detail earlier in this Section of the Plan) and therefore are intended to be used as foundational pillars for decision making. Goals are intentionally broad to maintain applicability for the duration of this Plan's timeline, from 2024 to 2044.

The strategies and objectives that will be used to achieve these goals are outlined in Section 4.

Strategies & Implementation

4



4.1 Strategies and Objectives Process Overview

A goal is a desired outcome; a strategy is the approach used to achieve a goal; and an objective is a measurable and actionable step toward completing a strategy. While similar, the establishment of goals, strategies, and objectives together allows for broad visions to become actuated through calculated and tangible actions that alone might not seem significant, but when grouped, demonstrate a clear path of progress.

The goals presented in this Plan have been carefully developed through a robust public engagement process (described in detail in Section 3) and therefore are intended to be used as foundational pillars for decision making. They are intentionally broad to maintain applicability for the duration of this Plan's timeline, from 2024 to 2044.

The strategies and objectives presented in this Plan were developed using a combination of public input, Council recommendations, guidance from Town staff, and insight from the consulting planner based on precedence studies and contemporary policy analysis. The public engagement process for strategies and objectives development included two Council workshops, one public open house, one survey, and one public Council meeting.

The Public Open House was held on Saturday, February 25, 2023 from 2:00 PM to 5:00 PM at the Early Education Center Gym in Rangely and was advertised in the Herald Times, the Rangely Review, social media announcements, flyers posted throughout town, and a flyer mailed to residents in the February utility bill. Sandwiches, snacks, and beverages were provided and children were permitted to attend if they were accompanied by an adult. Poster boards presenting existing conditions data, an overview of the Visioning Process, goals, strategies, and objectives were displayed in a gallery style on easels and participants were given a clipboard with a set of stickers and post-it notes to provide comments on all of the information collected regarding this Plan up to the date of the Open House.

The Strategies/Objectives Survey (aka "Survey 03"), which can be found in the Appendix, consisted of 25 questions and was sent every-door-direct to all households in Rangely as well as posted online on the Town of Rangely's website and the Rangely Bulletin Board group on Facebook. Paper surveys, which included a QR code to complete the survey digitally if desired, were also posted in local businesses and a stack was left at the Rangely Regional Library.

In total, about 170 people participated in developing the strategies and objectives presented in this Plan. There were 932 households in Rangely based on the latest available data at the time of this Plan's initial creation. Therefore, about 18% of households participated. As a note, every-door-direct mailings have proven to be the most effective way to successfully engage the broadest cross-section of Rangely residents when compared with utility-bill inserts, around-town fliers, and social media announcements.

The strategies and objectives presented herein were developed thoughtfully as alternative solutions to ensure that the goals established during the Visioning process can be accomplished no matter how the political climate changes between 2024 to 2044. However, it must be understood that said strategies and objectives, though created as the result of much research, collaboration, and overall effort, are planning for an uncertain future. While this is true of all planning efforts, a Comprehensive Plan in particular, due to its long lifespan of 20 years, must be a living document and should therefore be updated, revised, and added to if and when new conditions related to this Plan's scope arise.

Additionally, please note that a variety of objectives have been provided intentionally to create politically diverse options for accomplishing each strategy. Therefore, not all objectives will be completed. Rather, a metric establishing completion thresholds and time frames for completion has been provided for each strategy to allow for maximum flexibility in hopes that said flexibility will lead to unobstructed progress.

To ensure continued applicability and relevance, objectives should be reviewed annually in conjunction with the Town's Capital Plan and Budget to determine which objectives can be implemented each year given the Town's ever-changing capacity and limitations. At this time, additional objectives should also be added if new needs related to the scope of this Plan are established.

An overview of goals and strategies is shown below. Objectives for each strategy are shown in subsequent sections.

Goal 1. Maintain Rangely's identity

Strategy 1A) Keep the sense of community

Strategy 1B) Proactively promote safety

Goal 2: Grow the population and thrive

Strategy 2A) Maintain existing housing and create new housing options

Strategy 2B) Attract new residents and retain existing residents by expanding resources available locally

Goal 3: Stabilize the economy

Strategy 3A) Support existing businesses

Strategy 3B) Encourage the creation of new businesses

Strategy 3C) Capitalize on opportunities for tourism

4.2: Goal 1 - Maintain Rangely's Identity

Strategy 1A) Keep the sense of community

Objective 1A-1: Hold Quarterly Town Hall meetings

Public engagement efforts for this Plan found that many residents of Rangely feel disconnected from Town government and its overall decision making process and desire more opportunities to express grievances and make comments regarding general operations and current events. While there is designated time at the beginning of each Council meeting for public comment, several residents admitted to feeling intimidated by the format of Council meetings and would rather have an opportunity to communicate thoughts directly to members of Council during in an informal setting that was structured more like a social gathering than a judicial hearing.

Objective 1A-2: Create a 'Year in Review' document explaining grants won, projects completed, and policies updated

The Town of Rangely has historically applied for and won many grants that have made it possible to maintain and upgrade Town infrastructure. However, during the public engagement process, many residents expressed a lack of knowledge regarding grants, overall projects that have been completed or are in progress, and the status of different policies, especially policies related to zoning. To ensure that residents are aware of all that the Town does to constantly improve and to increase overall zoning compliance through an increased understanding of policies, a Year In Review document should be created and distributed to residents.

Objective 1A-3: Invite the student council from Rangely Junior Senior High School to give a report at one Town Council meeting each semester

The belief that there is an overall intolerance of new ideas by decision makers in Rangely was communicated by many Survey 02 respondents. In general, the youth population offers a unique perspective that is explicitly based on observation and uninfluenced by political objectives or historical biases. By inviting the RJSJS student council to provide Rangely's Town Council with a youthful outlook on the struggles and successes of daily life in Town each semester, decision makers in Rangely will have a better understanding of new ideas and nuances that might otherwise go unnoticed or ignored. Additionally, retaining youth as they age into young adults is important for any population's long-term success and providing youth with a direct platform to communicate their needs makes them more likely to have those needs met and therefore to stay.



Objective 1A-4: Create an annual meeting between all special districts and strongly encourage attendance by at least one representative per district to present annual goals and budgetary status to the general public in one easy-to-attend forum

During the public engagement process for this Plan, residents often communicated information regarding the operation of special districts that was false or uninformed. For example, special districts in Town collect a portion of property taxes. However, the amount collected by each special district is often not substantial enough to support the full operation of said special district, leading many special districts to fundraise or apply for grants to fill the gap between operational costs and income. Also, many residents expressed a feeling that the same handful of people and families monopolize all decision making platforms in Town. When asked if they would be willing to serve on a local board, 59% of those who attended the Open House for this Plan said yes, but many left comments about not knowing how to apply or what boards were looking for members. The public engagement process revealed an overall lack of transparency between the operation of special districts and residents. An annual public meeting of all special districts would provide an opportunity for the public to become informed about the operations of special districts collectively and would provide a much-needed level of transparency that is not currently present.

Objective 1A-5: Partner with community organizations to establish a mentorship program where residents can sign up to be a mentor or mentee to foster new connections and skill sharing amongst community members, including Rangely's youth

Health data from the CDC's "Places: Local Data for Better Health" portal indicates that the most prevalent health issue in the Rangely CCD is Depression. Also, when surveyed, several respondents from RJSHS communicated a feeling of hopelessness and that they wanted to leave Rangely after graduation, if not sooner. Feelings of entrapment have detrimental impacts on mental health and a study from the National Mentoring Resource Center²⁹ found that having a mentor is a low-cost solution that can improve mental health and increase a feeling of belonging, especially in youth, though adult-to-adult mentorships are also beneficial, especially for newcomers to remote areas who lack support from geographically proximate family members or existing friends.

Objective 1A-6: Continue to foster local pride through events that bring the community together

During the Visioning Process, residents explained that the biggest existing strength of Rangely is the community. When asked about their best memories, many respondents reflected on the sense of togetherness and town pride felt during existing events like Septemberfest, Christmasfest, and 4th of July, where the "whole town" participates and shows support for Rangely. These traditions are an elemental facet of life in Rangely and as changes inevitably occur from 2024 to 2044, traditions and celebrations that focus on community building should be continued.

Strategy 1B) Proactively Promote Safety

Objective 1B-1: Partner with community organizations to establish a safe space for victims of domestic violence

Domestic Violence has increased nationally following the COVID-19 pandemic. Discussions with a handful of residents during the public engagement process for this Plan revealed an immediate need for a safe space for individuals experiencing domestic violence. Additionally, a domestic violence incident occurred in Town during the creation of this Plan and became a public hazard, forcing the closure of a road for a portion of the day due to an escalation of conflict into the public realm. The closest domestic violence shelter is located in Meeker, Colorado, which is over an hour away by car. There is currently no public transportation linking Rangely and Meeker, which makes the creation of a domestic violence shelter in Rangely even more of a necessity for individuals fleeing from violent domestic incidents.

Objective 1B-2: Partner with community organizations to identify a designated radio channel for communication without cell service in areas surrounding Rangely

Rangely is located in an extremely remote area of western Colorado and is roughly fifty miles in all directions away from the next adjacent major population center, aside from the small town of Dinosaur. The terrain surrounding Rangely has a high desert climate that can experience tremendous high and low temperature swings that change rapidly as the sun goes down. The geography is characterized by the presence of mesas, which can form ravines and gullies at their bases as they intersect with one another. While this terrain is easily navigated by locals who see the area as a safe playground for even children to explore independently, if tourism to the Rangely area increases, visitors looking to explore the terrain around Rangely but lacking the proper skills to navigate it effectively could find themselves stranded or injured without cell reception, posing a hazard not only to themselves, but also to local emergency personnel who must then be deployed to retrieve them. Experienced outdoorsmen could also find themselves in an unwelcome predicament and need assistance but not have the means to contact emergency personnel. Having a designated radio channel for communication without cell service is also important in disaster-type situations where cell reception may be lost. Members from The White River Area Preparedness Group, which is a 501(c)(3) non-profit in Rangely communicated these concerns during the public engagement process of this Plan and other non-member residents agreed that having communication without cell service is important for maintaining contact between entities in Town, especially during emergency situations.

Objective 1B-3: Continue the “Coffee with a Cop” program to strengthen the relationship between law enforcement and the community

The Rangely Police Department regularly hosts an event called “Coffee with a Cop,” which invites residents to sit and chat informally with members of RPD to discuss concerns or just get to know officers better on a personal level. The program has been successful in attracting a diverse array of participants and should be continued.

Objective 1B-4: Continue utilizing Rangely Police Department's anonymous tip form

While property crime and violent crime in Rangely are both far below the State of Colorado's averages, making sure that Rangely remains safe for people of all ages is important. After all, safety is one of the most desirable aspects of living in Rangely, especially for families raising children. The anonymous tip form provides a platform for residents to communicate suspicious activity without disclosing their name, which is useful especially if an individual feels specifically threatened or targeted by another person that knows them by name. When discussed during the public engagement portion of this Plan, some participants were not aware that the anonymous tip form already existed. Therefore, the link to the form should be made available somewhere on the Town's website homepage for easy access.

The current link is: <https://townofrangely.colorado.gov/anonymous-tip-form>

Objective 1B-5: Continue to partner with Rangely Police Department and the RE-4 School District to host an OHV safety class for youth

While OHVs are primarily used for recreational purposes on the hundreds of miles of dirt roads and trails outside of Town limits, OHVs can also be legally driven on roads within Town limits without a license by a minor as young as 10 years old as long as said minor is accompanied by a person with a valid drivers license. To ensure that OHVs continue to be used responsibly, the youth OHV safety class that is currently offered, according to Town staff, should be continued.

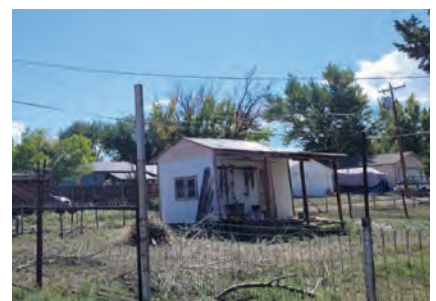
4.3: Goal 2 - Grow the Population and Thrive

Strategy 2A) Maintain existing housing and create new housing options

This strategy is echoed in the Town of Rangely's Local Alignment Strategies with the Northwest Colorado Resiliency and Recovery Roadmap.

Objective 2A-1: Invite the Department of Local Affairs (DoLA) and the Colorado Housing and Finance Authority (CHFA) to host a workshop for residents explaining grants available to homeowners for repairs and homebuyers for down payment and closing cost assistance

The existing conditions report revealed that over 25% of housing units in Rangely are vacant. Additionally, during multiple phases of public engagement, a variety of residents communicated how difficult making a repair to a home is in Rangely due to increased cost due to the remote location relative to other areas of Colorado and the shortage of construction tradesmen available in Town. Discussions with the Town engineer also revealed that several houses in Town are vacant due to asbestos contamination or other environmental hazards. While the shortage of tradesmen is addressed in other Objectives in this section, the increased cost of maintenance could be offset using available grants from the state agencies mentioned above. Especially after the passage of Proposition 123, which dedicates funding each year to DoLA and OEDIT/CHFA for the creation and maintenance of affordable housing, there is currently and will continue to be grant funding available that homeowners can apply for to ensure that their homes remain livable and do not fall into disrepair. CHFA and DoLA should be invited to host a workshop for Town staff and the Public about available grant programs and grant programs available to individual homeowners should be advertised to Rangely residents in an every-door-direct flyer.



Objective 2A-2(a): Support the creation of a branch of Habitat for Humanity or a similar non-profit construction-focused program in Rangely to provide building-trade skills training and enable construction by volunteer labor

Objective 2A-2(b): Encourage local organizations and businesses to train local apprentices in construction

As mentioned previously, residents expressed difficulty in finding professional and insured tradesmen that are willing and able to complete home repairs or build new homes in Rangely. There are a handful of plumbers, electricians, and general contractors that service Rangely, however, demand outweighs supply, making it difficult for residents to find tradesmen, especially on short notice or if there is an emergency. Residents expressed examples of not being able to find someone to repair the roof of an elderly relative or not being able to find a plumber in a timely manner when a component of their heating system broke. Being able to upkeep one's home is vital to health and safety. Additionally, the population has decreased since 2000 and maintaining residents is therefore important to ensuring that a critical mass of people continues to exist and support the maintenance of existing infrastructure, systems, and organizations in Rangely. If someone cannot upkeep their home, they may have no choice but to relocate away from the area. Establishing a program that will train willing members of the public and Rangely's upcoming youth in building trade skills can prevent homes from falling into disrepair. The 2004 to 2024 Comprehensive Plan also called for a program to build on the number of technically able tradesmen in Rangely and it was executed for a limited time before the program was deemed technically infeasible and abandoned. A non-profit organization that would receive funding from a national parent organization in conjunction with local grant writing and fundraising such as Habitat for Humanity should therefore be explored in an effort to increase the availability of construction tradesmen locally. An alternative solution is also for existing local organizations and tradesmen to train apprentices.

Objective 2A-3(a): Support the Development of new apartments for rent

Objective 2A-3(b): Partner with local developers to renovate or expand existing multi-family rental properties

Objective 2A-3(c): Amend zoning to allow for Accessory Dwelling Units (ADUs) by right on residential lots in suburban and country zones and create a guide outlining ADU standards

The current lack of rental options makes it difficult for young adults and new residents to find housing, especially employees of Rangely District Hospital, Colorado Northwestern Community College, and the RE-4 School District. As a note, the language of 2A-3(a) and 2A-3(b) is intentionally vague to allow Council and Town Staff to evaluate how best to define "support" and "partner with" if and when these objectives are executed. Also, for reference, an Accessory Dwelling Unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a single-family home. ADUs go by many different names throughout the U.S., including granny flats. ADUs increase the supply of housing without subsidization since homeowners pay for the construction of the ADU on their property. Common provisions include an owner-occupancy requirement (for one of the two dwellings) and setback / design standards to ensure neighborhood and zoning compatibility.

Objective 2A-4(a): Support the development of new homes for sale

Objective 2A-4(b): Create a plan for the development of housing on Town-owned lots and sell land to private developers who will facilitate home creation

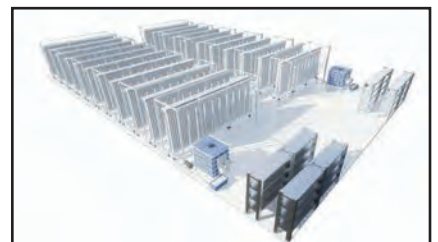
Objective 2A-4(c): Create preapproved residential construction documents to reduce property owners' obstacles to building new homes

The existing conditions analysis component of this report revealed that only 1.7% of all housing units in Rangely were built in 2010 or later, meaning that 98.3% of all homes in Rangely are at least 10 years old. When an adequate variety of home types are not available, existing households may be forced to move out of Town. New homes are required to retain existing residents who have growing families but cannot find adequate housing. As a note, the language of 2A-4(a) is intentionally vague to allow Council and Town Staff to evaluate how best to define "support" if and when this objective is actuated. Regarding 2A-3(c), it should be noted that even with pre-approved residential construction documents in hand, a property owner would still be responsible for hiring a civil engineer to test soils, locate the building on the site, design a foundation system, and ensure overall compliance with applicable building and zoning codes.

Strategy 2B) Retain existing residents and attract new residents by expanding available amenities

Objective 2B-1: Encourage the County to impose a speculation tax on vacant properties that are owned by out-of-state entities to discourage prolonged vacancy and prevent blight

According to County Parcel Data updated January 2023, there are 102 vacant parcels within Rangely owned by entities that have an out-of-state mailing address. While all vacancy is not bad, long-term vacancy has a negative impact on neighborhood cohesion, safety, and housing availability. If those 102 vacant parcels owned by out-of-state entities were subject to a Speculation Tax equal to 2% of their assessed value, about \$58,402 in additional tax revenue could be utilized by Rangely each year. If the speculation tax were decidedly expanded to include all vacant parcels within Rangely owned by entities with mailing addresses outside of Rio Blanco County, not just the state, were subject to a Speculation Tax of 2% assessed value, that would add about \$94,669 in tax revenue annually. Please note that these calculations are estimates and are based on available RBC Public Parcel Data as of 02/01/23 and should be used for discussion purposes only. When surveyed, 74.8% of respondents expressed support for this tax.



Objective 2B-2(a): Ask Rio Blanco County to expand access to the around-town Senior Shuttle so that other non-senior residents of Rangely can also use it to run local errands

Objective 2B-2(b): Create a landing page on the Town of Rangely's website connecting residents / tourists with local taxi companies who serve Rangely to help them get into / out of / around town

Due to Rangely's isolated geographic location, having a car is essential to get into and out of town. The Town of Rangely itself is only about 4 square miles, so most homes are within a walkable distance of parks, schools, municipal services, restaurants, and stores. Sidewalks are also present along the majority of Rangely's streets. However, during the winter, due to large accumulations of snow and below-freezing temperatures, sidewalks throughout Town become impassable, making it extremely difficult for residents to navigate streets safely on foot. There are also no public transportation options in Rangely for the general population and ride-share platforms like Lyft and Uber are not regularly present. There is one known taxi company that services Rangely called Sober Buddy Shuttle, but this company is not based in Rangely and therefore can only be utilized if one plans ahead. On-demand transportation is not available. The idea to ask the County to expand residents' access to the existing "Senior Shuttle" was suggested. While the Town is opposed to the creation of a Town-funded shuttle bus due to financial and operational limitations, some form of vehicular transportation other than individual automobiles is required to ensure that all residents have the ability to access goods and services, especially during frigid winter months.

Objective 2B-3(a): Continue to promote the community garden as a way to create affordable local produce

Objective 2B-3(b): Support the creation of an indoor year-round hydroponic / aquaponic farm

Objective 2B-3(c): Support the creation or expansion of agricultural businesses that provide fresh local meat

During multiple phases of the public engagement process for this Plan, participants voiced an overwhelming desire for more fresh foods available locally for an affordable price. The concept of expanding agriculture establishments and fresh food infrastructure is also incorporated into the Town of Rangely's Local Alignment Strategies with the Northwest Colorado Resiliency and Recovery Roadmap. The grocery store located in Town, White River Market, has a variety of produce, fresh meat, baked goods, frozen foods, and dry goods, however, many residents explained that they shop out of town often to save money. It should be noted that the cost of seemingly everything has gone up exponentially *everywhere* since the start of the Covid-19 pandemic, over 3 years ago. Also, it should be noted that there is an inherent cost associated with living in such a remote place given the added transportation costs and logistical obstacles required to physically travel to Rangely from all directions. Therefore, even if a big chain grocery retailer located in Rangely, prices would still naturally be more expensive than in Vernal, Grand Junction, or Rifle. Due to the limited population in Rangely, a big chain grocery store would compete ruthlessly with existing small businesses, several of which are already struggling to stay open due to Rangely's shrinking population. The only way to ensure that there is an affordable supply of fresh grocery options in Rangely is to grow those options in Rangely.

Objective 2B-4(a): Partner with community organizations to create a youth summer camp

Objective 2B-4(b): Partner with community organizations to program regularly scheduled sensory gym time for kids of all ages and abilities

Objective 2B-4(c): Partner with community organizations to create a skatepark

Objective 2B-4(d): Partner with community organizations to identify an off-street flat bicycle path/ area for young children to ride bikes that can be utilized on a regular schedule

Objective 2B-4(e): Create a shared community calendar on the Town's webpage that compiles all local events per month for kids in one place

While many residents agreed that the Western Rio Blanco Metropolitan Recreation and Park District operates a variety of high quality programs for children and adults, when surveyed, several residents indicated the desire for different programs that are not currently offered, such as “sensory gym time” for children of all ages and abilities, especially children on the autism spectrum who need opportunities to build independence, motor skills and communication through play. Summer camp was also desired by many participants, as was a skatepark, and an off-street flat bicycle path for young children. Many parents indicated that they have pieced together an understanding of when events are typically held and by what local entity over several years, however, as Rangely hopes to grow, new families will benefit tremendously from a community calendar that makes it easy to stay informed and involved without scouring multiple different webpages, brochures, and social media posts.

Objective 2B-5(a): Partner with community organizations to create a fully fenced dog park

Objective 2B-5(b): Partner with community organizations to program “dog social events” where residents can bring their dogs to interact with other dogs in a fenced area

Many respondents indicated that there are no areas around town for dogs to interact with other dogs in a contained way. Socialized dogs are less likely to bark at other dogs and passersby, which could positively reduce the presence of incessantly barking dogs throughout Town.

Objective 2B-6: Strategize a plan for residents, community organizations, and businesses to be able to recycle materials locally

Recycling is important not only for the environment, but also because it takes something that would otherwise be waste and shifts it into a raw material for the creation of something else. Especially in a remote environment, retaining raw materials in an organized way that allows them to be recaptured and reused could benefit the local economy. Strategizing a way to collect, recycle, and transform materials such as glass, plastic, cardboard, electronics, furniture, and even clothing locally should be explored.

4.4: Goal 3 - Stabilize the Economy

Strategy 3A) Support Existing Businesses

Objective 3A-1: Create a plan to lobby at the State level in favor of policies that encourage gas, oil, and coal extraction

Currently, the fossil fuel extraction industry is the most substantial economic base in Rangely. However, in 2022, the State of Colorado passed new financial requirements that make it more difficult for companies to extract natural resources³² While Rangely does plan to diversify its economy, as is demonstrated through its active work on the Cogency Project and other clean power generation strategies outlined in the Town of Rangely's Local Alignment Strategies with the Northwest Colorado Resiliency and Recovery Roadmap, Rangely cannot be reasonably expected to completely shift its economy overnight. Therefore, until Rangely's efforts to promote economic diversification bear fruit, the Town needs to better advocate in favor of fossil fuel extraction at the State level.



Objective 3A-2: Create a plan to lobby at the State level in favor of sustainable water rights for Rangely

Especially in the high desert region where Rangely is located, nothing can sustainably exist without water. For Rangely to grow in the future, existing water rights need to be maintained, and to make economic diversification sustainable in the long-term, water access should be expanded. Lobbying should support these efforts, which includes maintaining political support for the proposed Wolf Creek Reservoir project at the State level.

Objective 3A-3: Create an annual meeting between RE-4 School District administrators, CNCC administrators, and local businesses to share ideas about workforce preparedness, relevant curriculum development, and jobs

When surveyed, many students did not see Rangely as a place of career opportunity. Other members of the community also indicated that there was a lack of overlap between the content that is taught in school and the skills needed to enter and be successful in the workforce today. However, many local companies are forced to hire labor from outside of Rangely to meet their needs. To ensure that students are setup for success as productive members of the global workforce and that local businesses see Rangely residents as potential employees, communication should be increased between local businesses and local schools.

Objective 3A-4: Work with RDA / RDC and the Chamber of Commerce to create an online platform where local businesses can coordinate together to have tradesmen come to work on multiple similar projects in the same day to collectively minimize fees

During the Engagement Process, many business owners in Rangely communicated about the difficulties and added expense of trying to find tradesmen to do repairs. By connecting business owners and creating a critical mass of work to be performed, more competitive rates could be secured and travel fees could be reduced.

Strategy 3B) Encourage the Creation of New Businesses

This strategy is echoed in the Town of Rangely's Local Alignment Strategies with the Northwest Colorado Resiliency and Recovery Roadmap.

Objective 3B-1: Reduce commercial vacancy by connecting owners of vacant commercial properties with the RDA/RDC and the Chamber of Commerce to assist with marketing on a well-known online platform such as LoopNet or an equal alternative

During the Existing Conditions Analysis of this report, it was identified that about 27% of commercial buildings along Main Street in Rangely are likely vacant. However, during the Public Engagement process, several participants indicated that they would like to open a business but could not, due to a lack of available commercial space. For-rent and For-sale signs are not uncommon along storefronts in Rangely, however, some of these signs do not have contact information and since the buildings are not occupied, tracking down the owner of a building can be difficult, especially when the owners listed on County Property Records have P.O Boxes or non-local addresses. To minimize the amount of effort required to secure a commercial space in Rangely, which would thereby allow underutilized commercial spaces to become activated more quickly, the many vacant commercial spaces in Town should be advertised more broadly.

Objective 3B-2(a): Incentivize a manufacturing or logistics company to locate a facility in Rangely

Objective 3B-2(b): Incentivize an outdoor/motorsports dealer to locate in Rangely

Objective 3B-2(c): : Incentivize a recreation supplies retailer to locate in Rangely

In March of 2023, Upsize Marketing Strategies finished a Resiliency and Recovery Roadmap for Northwest Colorado after several months of planning and community outreach. The Town of Rangely's Local Alignment Strategies are included in Appendix IV and also suggest that Rangely should increase light manufacturing and outdoor sports / recreation related elements to build on tourism as a staple industry for Rangely's economy in the long term.⁵⁹ In the process of diversifying the local economy, existing strengths should be capitalized upon. While Rangely is a small town of less than 2,500 people, the demand for recreational supplies and vehicles is greater per capita than average and nearly 26% of all households in Rangely have 3 or more vehicles due to the large amount of public land and trails surrounding Town. As tourism grows in Rangely, retail options will be needed to support tourists' excursions.

Objective 3B-3: Continue to upgrade the aesthetics of E. Main Street to create a distinct feeling of arrival and sense of place

Main Street provides passersby with their first, and possibly only, impression of Rangely. In 2020, Rangely was made into a Main Street Community by the State of Colorado and is actively working through TREAD to maintain and improve Main Street as a whole. If tourism is to increase and be expected to provide economic stabilization as an up and coming potential Base Industry in Rangely, Main Street needs to be a place where residents and tourists alike will want to spend time traveling between local storefronts on foot.

Objective 3B-4: Continue to prevent the conversion of commercial property into residential property to maintain a stable commercial tax base for the Town's continued operation

Objective 3B-5: Omitted

Aside from the core of Main Street, between Grand Avenues and Birch Avenues, commercial spaces along Main Street are sporadic and discontinuous and the flow of potential pedestrian foot traffic is diverted and discouraged by the presence of properties that have been converted to residential use. These residential properties, along with vacant lots, storage facilities and motels, prevent Rangely's downtown from being inviting and walkable.

Objective 3B-6: Continue to market Rangely as "Open for Business" and advertise Enterprise Zone benefits regionally and nationally

The Town has been working to create a more robust online presence and to attract new workers to the area. The high-speed fiberoptic internet throughout Town makes it easy to work remotely. Rangely will continue to market strategically to attract new businesses and employees to the area.

Strategy 3C) Capitalize on Opportunities for Tourism

This strategy is echoed in the Town of Rangely's Local Alignment Strategies with the Northwest Colorado Resiliency and Recovery Roadmap.

Objective 3C-1: Expand opportunities for tourism during winter months

Snow sports are a key economic driver for Colorado as a whole. While there are no mountains that are large enough to support downhill skiing and snowboarding infrastructure proximate to Rangely, snow tubing has been growing in popularity for decades and areas like Frisco and Steamboat Springs charge rates up to \$45 per hour to use their snow tubing parks. Rangely could benefit from this activity economically to bring in tourists during winter months and increase hotel usage and restaurant sales. Parts of the extensive trail system in Rio Blanco County are utilized by snowmobiling expedition services in Meeker. Locals in Rangely have also disclosed that the Golf Course is used informally for cross country skiing in the winter. Hunting is also an activity that is conducted during winter months. However, these activities are presently enjoyed by locals only since there are no hunting, snowmobiling, or cross country guide services in Rangely to attract tourists to the area during winter months, which is a missed opportunity.

Objective 3C-2(a): Mark parking locations online that can be used to access informal trails on BLM land that are suitable for hiking

Objective 3C-2(b): Partner with community organizations to plan guided tours through Canyon Pintado and other local wilderness areas that tourists can sign up for online

Hiking is another substantial economic driver for Colorado as a whole. There are many hike-able trails around Rangely, but they are not marked and are also utilized by OHVs. An expansion of earmarked trails for hiking in the area was initially proposed, but locals pushed back, saying the unrestricted nature of trails and the freedom to roam around BLM land freely is an elemental characteristic of Rangely. Marking trails explicitly for hiking would restrict the existing OHV network and OHV trails are currently the main attraction bringing tourists to Rangely. Therefore, to increase hiking-related tourism without restricting OHV use, parking locations for hiking should instead be marked, which maintains the same level of freedom for hikers and OHV operators that is currently present. Rangely is truly a unique place and maintaining its essence as it evolves in the future is a key goal of this Plan. However, Rangely is in an extremely isolated location and therefore, tourists likely want to have a plan of action for their trip before they arrive. This is difficult at present since there are no hiking, mountain biking, or wilderness information or guide services of any kind and the extensive trail system on the Public Land surrounding Rangely can be intimidating for tourists, especially families with children who lack wilderness experience. Therefore, guided tours should be scheduled in the area by community organizations, especially around archaeologically significant areas that provide both recreational and cultural opportunities.

Objective 3C-3(a): Partner with community organizations to create a permanent space for local artists to showcase and sell their work

Objective 3C-3(b): Support The TANK Center for Sonic Arts in establishing a creative district around itself for grant-writing purposes, not as a taxing district

Objective 3C-3(c): Set aside parcels for 3D printed building experiments and advertise nationally through a recognized bid platform like Bid Net Direct to attract creative developers

Objective 3C-3(d): Advertise Rangely and its surroundings as a potential base for movie and TV show filming

During the public engagement portion of this Plan, several community members advocated for a low cost space available for local artists. The Tank Center for Sonic Arts is directly north of Town and there are currently no galleries or local art spaces within Town. However, there is always a substantive number of local vendors present when craft fairs, festivals, or temporary retail events are held locally. The presence of commercial art spaces would draw additional tourists to Rangely while expanding cultural opportunities for residents as well. Rangely's remote nature and wide open land availability also makes it a perfect location for the development of experimental 3D-printed housing. While entire neighborhoods are being 3D printed with concrete across the world and the United States, this technology is still being developed and optimized, creating a need for experimental construction space that could attract curious tourists and even result in long-term housing for Rangely. Lastly, Rangely is located in a truly breathtaking and untamed area surrounded by golden mesas, majestic wildlife, and the gently flowing White River, which would make an unbelievable backdrop for film productions, as noted by one of Rangely's council members during the strategy development component of this plan.

Objective 3C-4: Increase water access points to the White River to expand Rangely's draw as a destination for watersports

The White River is lazy in nature and generally lacks rapids or whitewater, making it a perfect setting for people of all ages to participate in tubing, canoing, kayaking, paddle boarding, and fishing. As noted by locals during the Visioning Process - one is more likely to see wildlife than another person when floating down the White River. While maintaining the sense of peace surrounding the river and one's ability to interact intimately with nature without large crowds is important for locals, they understand that the river could be a point of attraction for both visitors and potential residents.

Objective 3C-5: Continue to host festivals and events that attract tourists

The fireworks display put on by the WRBM Recreation & Park District over Kenney Reservoir is the crown jewel of an elaborate schedule of events hosted on the 4th of July in Rangely each year, which attracts families from Denver, CO to Salt Lake City, UT. The Rangely OHV Adventure Rally (R.O.A.R) is a multi-day event that includes guided and unguided OHV rides around Rio Blanco County's elaborate trail network and a series of social events, including a shrimp boil. Rally Colorado is also an event that Rangely hosts regularly, during which "modified street-legal production cars race as fast as possible on underdeveloped roads (stages) in any weather conditions against the clock and the car with the lowest combined stage time wins the rally event." ⁶⁰ Recently, the WRBM Recreation & Park District has been hosting Live Action Role Playing (LARPing) events at the Rangely Camper Park, which have been hugely successful in attracting a new subset of tourists to the area. All of these events should be continued.

Objective 3C-6: Continue marketing to attract remote workers

The COVID-19 pandemic normalized remote work on an unprecedented scale. Since then, many companies have continued to allow employees to work from anywhere as long as high quality internet is available. As a quiet Town with a low cost of living that is located in a picturesque setting, Rangely is the perfect location for remote work and has the infrastructure needed in place to support remote workers. Therefore, as part of its effort to diversify economically, Rangely has been running marketing campaigns directed at remote workers and plans to continue these efforts for the foreseeable future.

Objective 3C-7: Continue to attract off-roading, camping, fishing, mountain-biking, hunting, hiking, rock-art, and music enthusiasts through targeted marketing

Rangely currently runs a variety of marketing campaigns to attract tourists to the area and will continue to do so as it works toward building recreation-based tourism into a Base Industry of the local economy.

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Implementation

5



5.1 Implementation Metrics Summary

Structured as a series of metrics, the implementation protocol for strategies is intentionally flexible to ensure that at least a portion of the alternatives presented will continuously be politically palatable and will therefore be accomplished before 2044. However, while the Plan strives to use all information presently available to create a road map for improving quality of life in Rangely over the next 20 years, the Plan must be updated as the future unfolds to maintain applicability.

From 2024 to 2044, the Plan's goals are not designed to be changed, removed, or added to since they are foundational elements that are intended to preserve Rangely's essence as it evolves over the next 20 years. On the other hand, strategies and objectives can and should be added to or eliminated to meet Rangely's evolving needs. As mentioned previously, not all objectives within the Plan are expected to be completed. Rather, a diverse array of objectives have been provided for each strategy with the intent that each year, Council and Town Staff will collectively determine which objectives can and should be accomplished based on public needs, funding levels, and staffing availability. Therefore, the Plan is designed to be reviewed annually in conjunction with the next year's Capital Plan and Budget.

The following pages establish metrics for evaluating what successfully accomplishing each strategy looks like. Please note that metrics have been set according to a present understanding of existing policies and capacity. Metrics should be updated proportionately if new objectives are added in the future.

Goal 1 - Maintain Rangely's Identity

Strategy 1A) Keep the sense of community

Metric: Complete Objective 1A-2 every year. Have at least 2 other objectives in effect each year. Attempt every objective in this category at least once by 2044.

- Objective 1A-1: Hold quarterly Town Hall meetings
- Objective 1A-2: Create a 'Year in Review' document explaining grants won, projects completed, and policies updated
- Objective 1A-3: Invite the student council from Rangely Junior Senior High School to give a report at one Town Council meeting each semester
- Objective 1A-4: Create an annual meeting between all special districts and strongly encourage attendance by at least one representative per district to present annual goals and budgetary status to the general public in one easy-to-attend forum
- Objective 1A-5: Partner with community organizations to establish a mentorship program where residents can sign up to be a mentor or mentee to foster new connections and skill sharing amongst community members, including Rangely's youth
- Objective 1A-6: Continue to foster local pride through events that bring the community together

Strategy 1B) Proactively Promote Safety

Metric: Have at least 2 objectives in effect each year. Complete Domestic Violence shelter by 2034.

- Objective 1B-1: Partner with community organizations to establish a safe space for victims of domestic violence
- Objective 1B-2: Partner with community organizations to identify a designated radio channel for communication without cell service in areas surrounding Rangely
- Objective 1B-3: Continue the "Coffee with a Cop" program to strengthen the relationship between law enforcement and the community
- Objective 1B-4: Continue utilizing Rangely Police Department's anonymous tip form
- Objective 1B-5: Continue to partner with Rangely Police Department and the RE-4 School District to host an OHV safety class for youth

Goal 2 - Grow the Population and Thrive

Strategy 2A) Maintain existing housing and create new housing options

Metric: Have at least 1 objective in effect each year and at least 3 different objectives implemented by 2034. Reevaluate housing supply and need in 2034 to calculate appropriate projection for 2044.

- Objective 2A-1: Invite the Department of Local Affairs (DoLA) and the Colorado Housing and Finance Authority (CHFA) to host a workshop for residents explaining grants available to homeowners for repairs and homebuyers for down payment and closing cost assistance
- Objective 2A-2(a): Support the creation of a branch of Habitat for Humanity or a similar non-profit construction-focused program in rangely to provide building-trade skills training and enable construction by volunteer labor
- Objective 2A-3(a): Support the Development of new apartments for rent
- Objective 2A-3(b): Partner with local developers to renovate or expand existing multi-family rental properties
- Objective 2A-3(c): Amend zoning to allow for Accessory Dwelling Units (ADUs) by right on residential lots in suburban and country zones and create a guide outlining ADU standards
- Objective 2A-4(a): Support the Development of new homes for sale
- Objective 2A-4(b): Create a plan for the development of housing on Town-owned lots and sell land to private developers who will facilitate home creation
- Objective 2A-3(c): Create preapproved residential construction documents to reduce property owners' obstacles to building new homes

Strategy 2B) Retain existing residents and attract new residents by expanding available amenities

Metric: Have at least 2 objectives in effect each year and have completed at least 4 different objectives by 2034. Reevaluate objectives and create supplemental objectives in 2034. Complete at least 5 different objectives by 2044.

- Objective 2B-1: Encourage the County to impose a speculation tax on vacant properties that are owned by out-of-state entities to discourage prolonged vacancy and prevent blight
- Objective 2B-2(a): Ask Rio Blanco County to expand access to the around-town Senior Shuttle so that other non-senior residents of Rangely can also use it to run local errands
- Objective 2B-2(b): Create a landing page on the Town of Rangely's website connecting residents / tourists with local taxi companies who serve Rangely to help them get into / out of / around town
- Objective 2B-3(a): Continue to promote the community garden as a way to create affordable local produce
- Objective 2B-3(b): Support the creation of an indoor year-round hydroponic / aquaponic farm
- Objective 2B-3(c): Support the creation or expansion of agricultural businesses that provide fresh local meat
- Objective 2B-4(a): Partner with community organizations to create a youth summer camp
- Objective 2B-4(b): Partner with community organizations to program regularly scheduled sensory gym time for kids of all ages and abilities
- Objective 2B-4(c): Partner with community organizations to create a skatepark
- Objective 2B-4(d): Partner with community organizations to identify an off-street flat bicycle path / area for young children to ride bikes that can be utilized on a regular schedule
- Objective 2B-4(e): Create a shared community calendar on the Town's webpage that compiles all local events per month for kids in one place
- Objective 2B-5(a): Partner with community organizations to create a fully fenced dog park
- Objective 2B-5(b): Partner with community organizations to program "dog social events" where residents can bring their dogs to interact with other dogs in a fenced area
- Objective 2B-6: Strategize a plan for residents, community organizations, and businesses to be able to recycle materials locally

Goal 3 - Stabilize the Economy

Strategy 3A) Support Existing Businesses

Metric: Have at least 1 objective in effect each year and at least 2 different objectives implemented by 2030. Reevaluate objectives and create supplemental objectives in 2034.

- Objective 3A-1: Create a plan to lobby at the State level in favor of policies that encourage gas, oil, and coal extraction
- Objective 3A-2: Create a plan to lobby at the State level in favor of sustainable water rights for Rangely
- Objective 3A-3: Create an annual meeting between RE-4 School District administrators, CNCC administrators, and local businesses to share ideas about workforce preparedness, relevant curriculum development, and jobs
- Objective 3A-4: Work with RDA / RDC and the Chamber of Commerce to create an online platform where local businesses can coordinate together to have tradesmen come to work on multiple similar projects in the same day to collectively minimize fees

Strategy 3B) Encourage the Creation of New Businesses

Metric: Have at least 3 different objectives implemented by 2034. Reevaluate objectives and create supplemental objectives in 2034.

- Objective 3B-1: Reduce commercial vacancy by connecting owners of vacant commercial properties with the RDA/RDC and the Chamber of Commerce to assist with marketing on a well-known online platform such as LoopNet or an equal alternative
- Objective 3B-2(a): Incentivize a manufacturing or logistics company to locate a facility in Rangely
- Objective 3B-2(b): Incentivize an outdoor/motorsports dealer to locate in Rangely
- Objective 3B-2(c): : Incentivize a recreation supplies retailer to locate in Rangely
- Objective 3B-3: Continue to upgrade the aesthetics of E. Main Street to create a distinct feeling of arrival and sense of place
- Objective 3B-4: Continue to prevent the conversion of commercial property into residential property to maintain a stable commercial tax base for the Town's continued operation
- Objective 3B-5: Omitted
- Objective 3B-6: Continue to market Rangely as "Open for Business" and advertise Enterprise Zone benefits regionally and nationally

Strategy 3C) Capitalize on Opportunities for Tourism

Metric: Have at least 2 objectives in effect each year with at least 5 different objectives attempted or completed by 2034. Evaluate objectives and create supplemental objectives in 2034.

- Objective 3C-1: Expand opportunities for tourism during winter months
- Objective 3C-2(a): Mark parking locations online that can be used to access informal trails on BLM land that are suitable for hiking
- Objective 3C-2(b): Partner with community organizations to plan guided tours through Canyon Pintado and other local wilderness areas that tourists can sign up for online
- Objective 3C-3(a): Partner with community organizations to create a permanent space for local artists to showcase and sell their work
- Objective 3C-3(b): Support The TANK Center for Sonic Arts in establishing a creative district around itself for grant-writing purposes, not as a taxing district
- Objective 3C-3(c): Set aside parcels for 3D printed building experiments and advertise nationally through a recognized bid platform like Bid Net Direct to attract creative developers
- Objective 3C-3(d): Advertise Rangely and its surroundings as a potential base for movie and TV show filming
- Objective 3C-4: Increase water access points to the White River to expand Rangely's draw as a destination for watersports
- Objective 3C-5: Continue to host festivals and events that attract tourists
- Objective 3C-6: Continue marketing to attract remote workers
- Objective 3C-7: Continue to attract off-roading, camping, fishing, mountain-biking, hunting, hiking, rock-art, and music enthusiasts through targeted marketing



Appendix

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I. Citations & Notes

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II. Additional Maps

Figure 2.30a: Prevalence of Obesity



Figure 2.30e: Prevalence of Cancer (except skin)

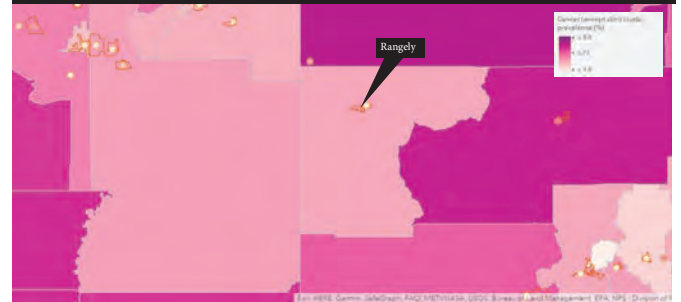


Figure 2.30b: Prevalence of Diabetes

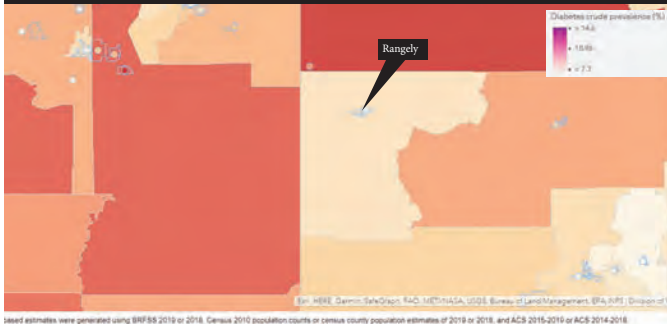


Figure 2.30f: Prevalence of High Cholesterol

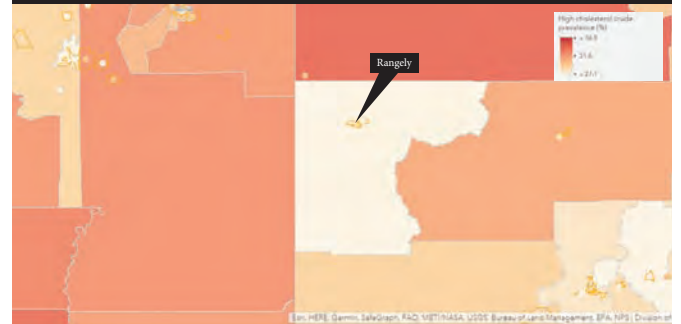


Figure 2.30c: Prevalence of Arthritis

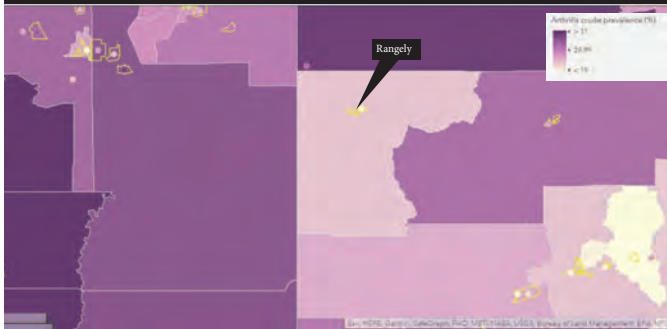


Figure 2.30g: Prevalence of Chronic Kidney Disease

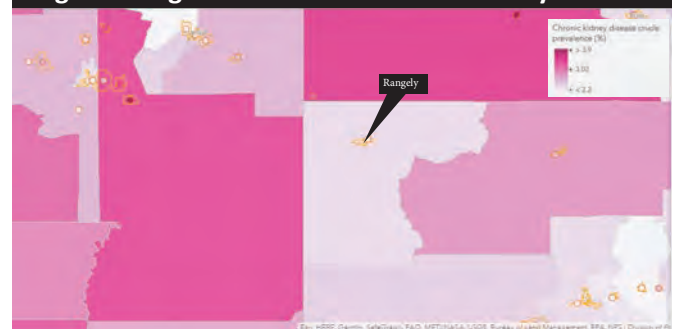


Figure 2.30d: Prevalence of High Blood Pressure

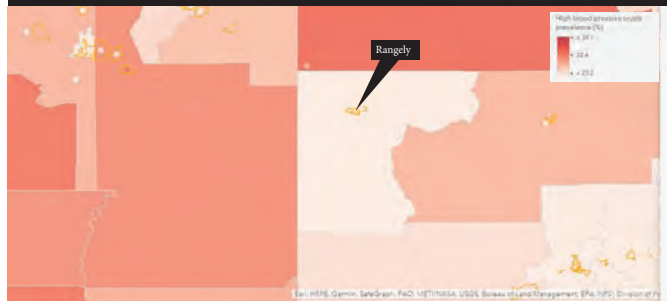


Figure 2.30h: Prevalence of COPD

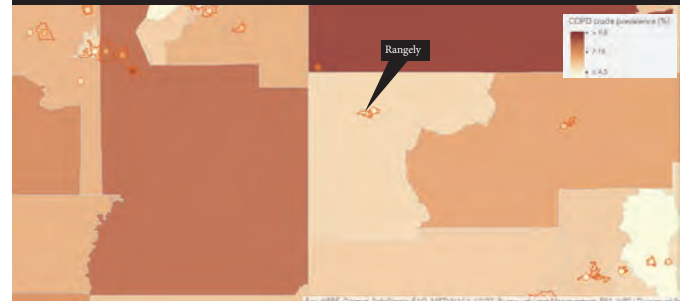


Figure 2.30i: Prevalence of Heart Disease

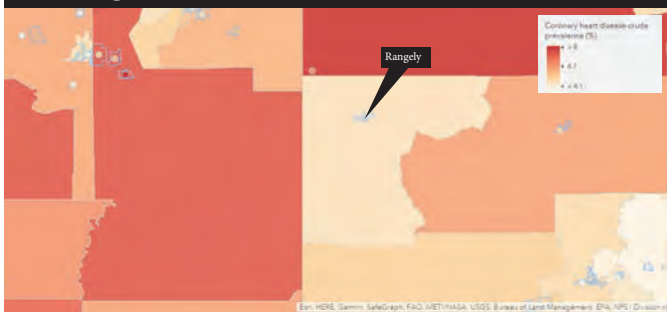


Figure 2.30m: Prevalence of Asthma



Figure 2.30j: Prevalence of Depression



Figure 2.30k: Prevalence of Stroke

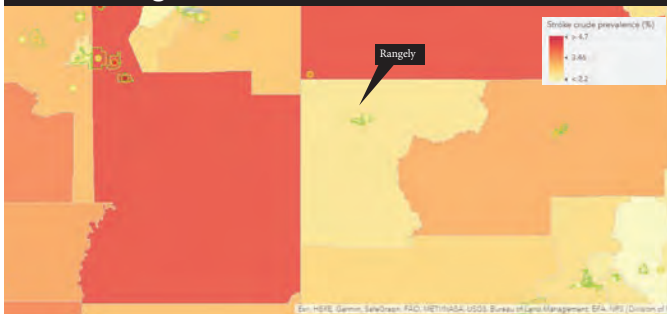
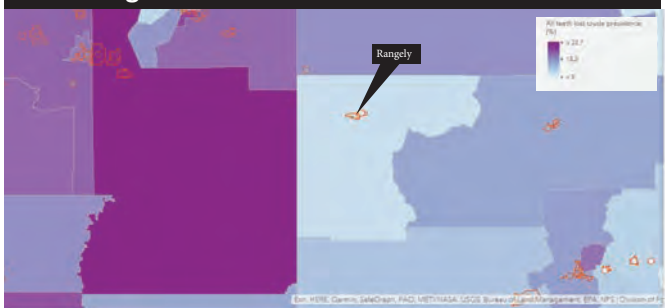


Figure 2.30l: Prevalence of Tooth Loss



Map source for figures 2.30a to 2.30m:

(2019). CDC. "Places: Local data for better health." Web. Accessed 10/08/2022.
<https://experience.arcgis.com/experience/22c7182a162d45788dd52a2362f8ed65>

Figure 2.44b: Elk Data Analysis Units (DAUs)

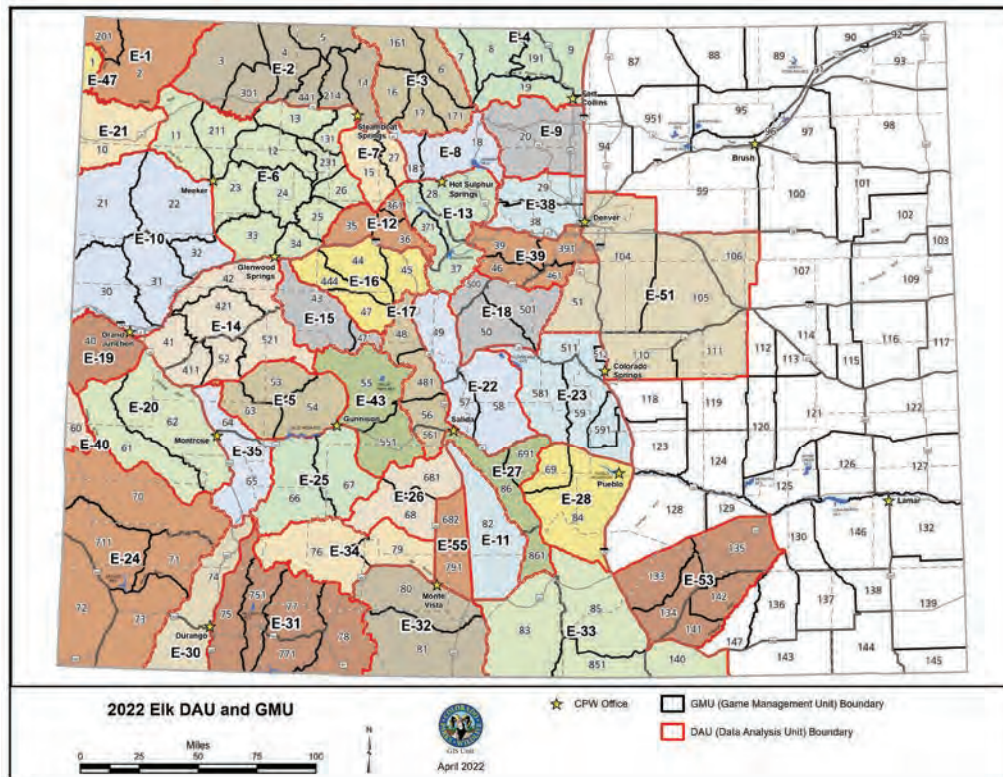


Figure 2.45b: Deer Data Analysis Units (DAUs)

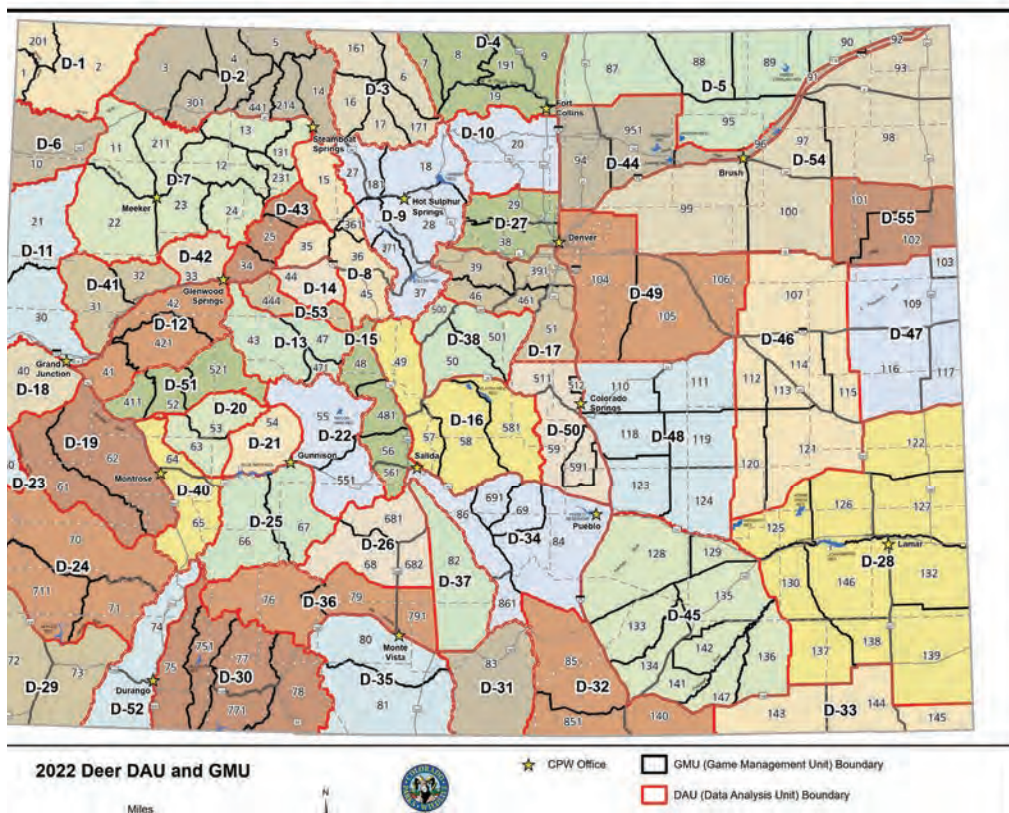


Figure 2.46b: Pronghorn Data Analysis Units (DAUs)

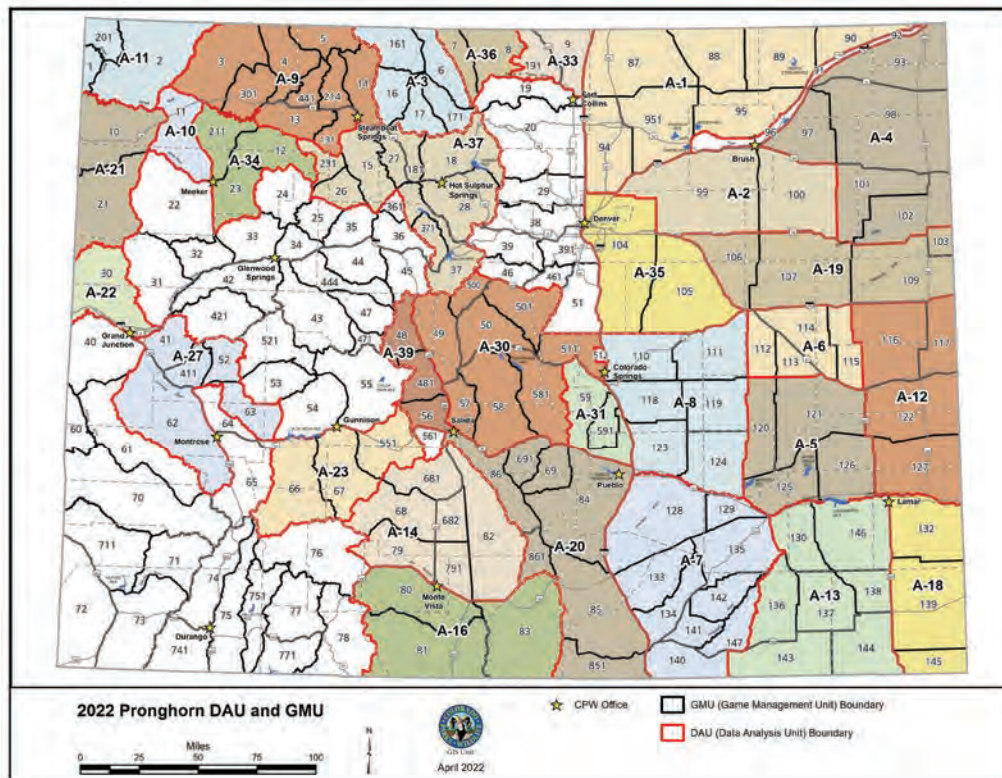
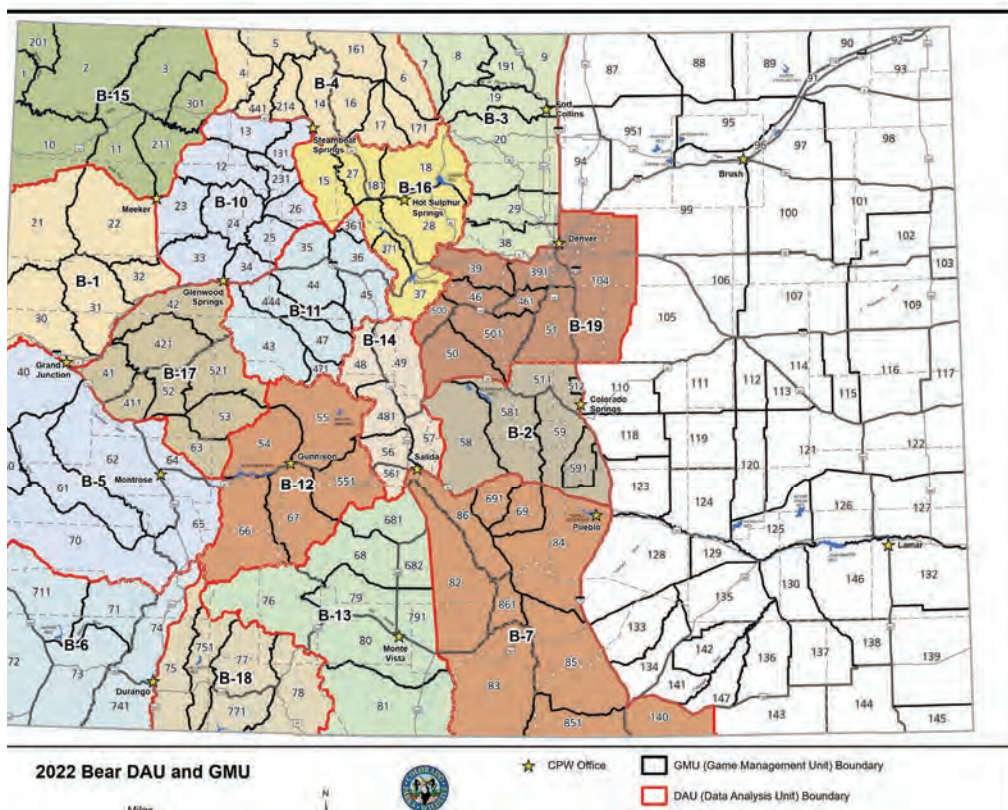


Figure 2.47b: Black Bear Data Analysis Units (DAUs)



Map source for figures 2.44b, 2.45b, 2.46b, and 2.47b (2022). Colorado Parks and Wildlife. "Herd Management Plans." Web. Accessed 11/10/2022. <https://cpw.state.co.us/thingstodo/pages/herdmanagementplans.aspx>



III. Appendix - Engagement

47	Language Access Analysis
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Language Access Analysis for Rangely, CO

The purpose of this analysis is to ensure that language access is not a barrier that hinders community participation in the forthcoming public planning process for the 2024 – 2044 Comprehensive Plan for Rangely, Colorado (“the project”). According to the U.S. Department of Housing and Urban Development (HUD), Limited English Proficient Persons are defined as, “persons who, as a result of national origin, do not speak English as their primary language and who have a limited ability to speak, read, write, or understand.” HUD requires the translation of documents when certain thresholds of Limited English Proficient persons are reached. These thresholds are identified in Table 1, below.ⁱ

Table 1: HUD Thresholds for Language Translation

Size of Language Group	Recommended Provision of Written Language Assistance
1,000 or more in the eligible population	Translated vital documents
More than 5% of the eligible population	Translated vital documents
More than 5% of the eligible population and 50 or less in number	Translated written notice of right to receive free oral interpretation of documents.
5% or less of the eligible population and less than 1,000 in number	No written translation is required.

For the purpose of this analysis, “the eligible population” is defined as persons age 18 and older who reside in Rangely, Colorado.

According to United States Census Bureauⁱⁱ, there are 2,025 persons age 18 and older residing in Rangely, Colorado. Of those persons, 94.6% speak only English at home, 4.8% (97) speak Spanish at home and 0.6% percent (12) speak “other languages” at home. The data further indicates that of the 4.8% of persons who speak Spanish at home, 16 persons speak English “less than very well.” Of the 0.6% of persons who speak “other languages” at home, zero (0) persons speak English “less than very well.”

Since there are 2,025 persons age 18 and older in Rangely, Colorado, 16 persons equates to 0.79% of the eligible population. This is less than 5% of the eligible population. Therefore, according to HUD’s guidelines indicated above in Table 1, “no written translation is required” for documents associated with the project.

Data Sources:

ⁱ (2007). U.S. Department of Housing and Urban Development. "Limited English Proficiency (LEP) Frequently Asked Questions." Web. Accessed 9/26/2022.

https://www.hud.gov/program_offices/fair_housing_equal_opp/promotingfh/lep-faq#q1

ⁱⁱ (2020). U.S. Census Bureau. "American Community Survey 5-Year Estimates Subject Tables; Table S1601; Rangely, Colorado." Web. Accessed 9/26/2022.

https://data.census.gov/cedsci/table?q=S1601%3A%20LANGUAGE%20SPOKEN%20AT%20HOME&g=0100000US_0400000US08_0500000US08103_0600000US0810393040&tid=ACST5Y2020.S1601

Community Availability Survey for Public Participation in the 2024 to 2044 Comprehensive Plan Update for Rangely, Colorado

Survey Starts: October 12, 2022 @ 12:00 PM

Survey Completion Deadline: October 26, 2022 @ 11:59 PM



First Name: _____ Last Name: _____

1. What days / times are usually most convenient for you to attend a meeting? There will likely not be more than one meeting per month and a total of three feedback meetings for the 2024 to 2044 Comprehensive Plan are anticipated. Please check all boxes that apply.

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
10am -12pm							
12pm - 2pm							
2pm - 4pm							
4pm - 6pm							
6pm - 8pm							

☐ I would rather participate on my own time using online surveys.

☐ I would rather participate on my own time using paper surveys located at the municipal building.

2. Would you be more likely to participate in meetings that are in-person or virtual? Virtual meetings would be hosted online using a video teleconferencing platform.

☐ In-person

☐ Virtual

3. If a virtual meeting was scheduled, do you have access to a computer with internet and a webcam?

☐ Yes

☐ No

☐ I am not interested in meeting virtually

4. Would you like to be contacted about upcoming meeting dates related to this planning process?

☐ Yes

☐ No

5. What is your preferred contact method?

☐ Email

☐ Phone

☐ Mail

6. If you would like to be contacted, please provide either your email address, phone number, or mailing address on the line below and we will contact you accordingly to notify you of upcoming meetings. Meeting dates will be posted as an event on Facebook using the Rangely Bulletin group by default and flyers will also be posted around town at least 2 weeks before the date of each meeting.

Please return completed surveys to the front desk of the Rangely Municipal Building. If you need to return the survey after hours, please use the drop box labeled "Comprehensive Plan 2024 to 2044 Survey Box."

Community Availability Survey for Public Participation in the 2024 to 2044 Comprehensive Plan Update for Rangely, Colorado

- This survey will be open starting at 12:00am on October 12, 2022 and all survey submissions will be due by 11:59pm on October 26, 2022.
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Visioning Survey for Public Participation in the 2024 to 2044 Comprehensive Plan Update for Rangely, Colorado

Survey Starts: October 11, 2022

Survey Completion Deadline: November 18, 2022

First Name: _____

Last Name: _____



1. What is your age?

☐ 16 to 18

☐ 45 to 54

☐ 18 to 24

☐ 55 to 64

☐ 25 to 34

☐ 65 to 74

☐ 35 to 44

☐ 75 or older

2. Separated by commas, please list 5 words that come to mind first when you think about Rangely.

3. Please describe your favorite memory or memories from being in Rangely.

4. What hopes do you have for the future of Rangely over the next 20 years?

5. In your opinion, what are Rangely's biggest strengths?

6. In your opinion, what are some challenges present in Rangely that need to be overcome?

7. Please provide any additional comments below.

Please return completed surveys to the front desk of the Rangely Municipal Building. If you need to return the survey after hours, please use the drop box.

Visioning Survey

Information from this survey will be used to create a vision for Rangely over the next 20 years and is part of the public engagement portion of the Comprehensive Plan Update 2024 to 2044 for Rangely, Colorado

First Name

Last Name

What is your age? *

☐ Under 18

☐ 18-24

☐ 25-34

☐ 35-44

☐ 45-54

☒ 55-64

☐ 65-74

☐ 75 or Older

Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Beautiful, rural, friendly, adventurous, freedom

Please describe your favorite memory or memories from being in Rangely.

The people

Visioning Survey

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☐ 18-24

☐ 25-34

☒ 35-44

☐ 45-54

☐ 55-64

☐ 65-74

☐ 75 or Older

Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Outdoor, alone, quite, ohv, recreation

Please describe your favorite memory or memories from being in Rangely.

Growing up in the hills

What hopes do you have for the future of Rangely over the next 20 years?

Adorability

What hopes do you have for the future of Rangely over the next 20 years?

Growing in numbers manufacturing functioning as a community

In your opinion, what are Rangely's biggest strengths?

It's people and economy

In your opinion, what are some challenges present in Rangely that need to be overcome?

Businesses, the attack on fossil fuels, to much government meddling from the state and federal government

Do you have any additional comments? Please type them below.

I'm hoping things can calm down with our government and the restraints they have put on the tax payers

This form was created inside of Built Form Lab.

Google Forms

In your opinion, what are Rangely's biggest strengths?

Outdoor recreation. Good people

In your opinion, what are some challenges present in Rangely that need to be overcome?

Availability of stuff

Do you have any additional comments? Please type them below.

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What is your age? *

☐ Under 18

☐ 18-24

☐ 25-34

☐ 35-44

☒ 45-54

☐ 55-64

☐ 65-74

☐ 75 or Older

Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Community support, outdoors recreation , fossil fuels, CNCC

Please describe your favorite memory or memories from being in Rangely.

4 of July fireworks

What hopes do you have for the future of Rangely over the next 20 years?

Diversificación de businesses in Rangely

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In your opinion, what are Rangely's biggest strengths?

Community support for each other. Willingness to help each other

In your opinion, what are some challenges present in Rangely that need to be overcome?

Housing, diversity

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☐ 75 or Older

Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Safe, friendly, remote, compassionate, caring

Please describe your favorite memory or memories from being in Rangely.

When I first moved here my family and I were welcomed and were given a detailed tour

What hopes do you have for the future of Rangely over the next 20 years?

The economy gets a lot more diverse and the population to increase by 25 to 50%

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In your opinion, what are Rangely's biggest strengths?

The people, the spirit, and the compassion

In your opinion, what are some challenges present in Rangely that need to be overcome?

Housing is the main one

Do you have any additional comments? Please type them below.

None

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Outdoorsy, beautiful, community, employment, winter

Please describe your favorite memory or memories from being in Rangely.

Fall hunting seasons.

What hopes do you have for the future of Rangely over the next 20 years?

To build a new house. To have more housing options.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Safe, quiet, outdoorsy, freedom, friendly

Please describe your favorite memory or memories from being in Rangely.

When my mom opened her store... she was so proud to do it in Rangely.

What hopes do you have for the future of Rangely over the next 20 years?

Stability with moderate growth. More rec opportunities for tourists.

In your opinion, what are Rangely's biggest strengths?

Community. The rec center.

In your opinion, what are some challenges present in Rangely that need to be overcome?

Housing.

Do you have any additional comments? Please type them below.

I love it here.

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In your opinion, what are Rangely's biggest strengths?

The people and our unique location.

In your opinion, what are some challenges present in Rangely that need to be overcome?

Diversification of the economy, infrastructure investment.

Do you have any additional comments? Please type them below.

We got this...

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Remote, conservative, hunting, atv, friendly

Please describe your favorite memory or memories from being in Rangely.

Septemberfest, School Athletics

What hopes do you have for the future of Rangely over the next 20 years?

Developed downtown, new housing, new industry

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Industrial, remote, oilfields, small, white river

Please describe your favorite memory or memories from being in Rangely.

Floating the white river in autumn

What hopes do you have for the future of Rangely over the next 20 years?

That Rangely can diversify its economy and become less dependent on natural resource extraction, increase its population enough to support more businesses, yet remain a small community true to its roots.

In your opinion, what are Rangely's biggest strengths?

Rural open country, Access to public lands, schools, college

In your opinion, what are some challenges present in Rangely that need to be overcome?

The state, Regulations, Facebook

Do you have any additional comments? Please type them below.

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In your opinion, what are Rangely's biggest strengths?

Great infrastructure

In your opinion, what are some challenges present in Rangely that need to be overcome?

The myth that only oil and gas jobs can provide good income

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Small, caring, potential, recreation, peaceful

Please describe your favorite memory or memories from being in Rangely.

SeptemberFest memories!

What hopes do you have for the future of Rangely over the next 20 years?

To increase in population but remain 5,000 or less. Bring in businesses. Increase tourism.

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In your opinion, what are Rangely's biggest strengths?

Outdoor Recreation, the people, caring community. Strength of character of residents, the college. Lack of major crime. Traditions. Fiber-optic internet.

In your opinion, what are some challenges present in Rangely that need to be overcome?

Loss of industry. Political struggles with county officials.

Do you have any additional comments? Please type them below.

I love this community.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Community, family, recreation, small town, freedom

Please describe your favorite memory or memories from being in Rangely.

What hopes do you have for the future of Rangely over the next 20 years?

Diversified economy to stabilize and sustain Rangely even through boom and bust cycles of the extraction industry.

In your opinion, what are Rangely's biggest strengths?

The people and access the outdoor recreation opportunities

In your opinion, what are some challenges present in Rangely that need to be overcome?

Remote location and attracting new businesses to the area that would diversify the economy

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Open spaces, freedom, White River, community, challenges, sunsets

Please describe your favorite memory or memories from being in Rangely.

Chosen home. Sunsets

What hopes do you have for the future of Rangely over the next 20 years?

More water, better range health, increased prosperity

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Remote, Wild, Historical, Recreation Oriented, Community

Please describe your favorite memory or memories from being in Rangely.

Weekend drives exploring so many different landscapes and the huge amount of public land and the vast history here.

What hopes do you have for the future of Rangely over the next 20 years?

More housing resources. A beautiful and historically accented Main Street and the continued support of the community and family oriented.

In your opinion, what are Rangely's biggest strengths?

People, community, CNCC, White River, open spaces

In your opinion, what are some challenges present in Rangely that need to be overcome?

Small town off the beaten path, lack of resilient water supply

Do you have any additional comments? Please type them below.

Small town feel is real. You wanna go where everybody knows your name. Remote has challenges. Political demographics creates challenges in a blue state even red on red.

In your opinion, what are Rangely's biggest strengths?

Small town community, remote, so many recreational opportunities.

In your opinion, what are some challenges present in Rangely that need to be overcome?

Attracting the right kind of growth and business opportunities that make this community great.

Do you have any additional comments? Please type them below.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Neighbors, community, trust, family, outdoor beauty

Please describe your favorite memory or memories from being in Rangely.

Our main street and how different it looks depending on the time of day, season. Feels like home - friends, family, community

What hopes do you have for the future of Rangely over the next 20 years?

Improve our economy and diversify, maintain our identity

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Off Roadng, Kennedy Reservoir, solitude, peaceful, quiet

Please describe your favorite memory or memories from being in Rangely.

Nice community when moving here

What hopes do you have for the future of Rangely over the next 20 years?

Proportional growth, improved/revised use of land

In your opinion, what are Rangely's biggest strengths?

Community involvement, friendly residents, great facilities

In your opinion, what are some challenges present in Rangely that need to be overcome?

Housing, water

Do you have any additional comments? Please type them below.

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In your opinion, what are Rangely's biggest strengths?

Declining population, supply line.

In your opinion, what are some challenges present in Rangely that need to be overcome?

Overpriced retail properties. Need for more business.

Do you have any additional comments? Please type them below.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Side by sides, green, kenney reservoir, fishing, community

Please describe your favorite memory or memories from being in Rangely.

Catching my first fish, watching volleyball games, enjoying trails

What hopes do you have for the future of Rangely over the next 20 years?

I hope that Rangely could install a walking trail around Kenney reservoir. I hope that Rangely could improve the quality of the grocery store.

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Visioning Survey

In your opinion, what are Rangely's biggest strengths?

Community, being able to be in nature.

In your opinion, what are some challenges present in Rangely that need to be overcome?

Some of the cosmetics of Rangely's community are perceived in a negative way.

Do you have any additional comments? Please type them below.

Rangely is a great place to be with even better people. The community is very welcoming and has made it easy for me to be involved.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

God (I came to know God here), home, 4 seasons, small (which is good), and friendly.

Please describe your favorite memory or memories from being in Rangely.

God called me to Rangely and has blessed me with a wonderful husband and three boys here. Something my family and I love to do is go sledding when there is snow.

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Visioning Survey

What hopes do you have for the future of Rangely over the next 20 years?

Rangely defiantly needs more housing. It would be nice to see some growth, but let's not get crazy. An affordable grocery store would be great too.

In your opinion, what are Rangely's biggest strengths?

The hospital, the rec center, Parkview, the EEC, church options, CNCC, and the people of Rangely.

In your opinion, what are some challenges present in Rangely that need to be overcome?

Not to be a negative Nelly, but the Town of Rangely. I don't think it's right to tell people they need to get stuff off their property or they will be taken to court. I understand if someone has been told multiple times already to remove refuse, but to resort to that immediately seems unnecessary. Also, the town doesn't keep up on weed control and maintaining our streets.

Do you have any additional comments? Please type them below.

If you want people to stop removing snow on their own, then the snow should be taken care of by the town in a more timely fashion.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Oil, Merica, Utah, Vandalism

Please describe your favorite memory or memories from being in Rangely.

Not Applicable

What hopes do you have for the future of Rangely over the next 20 years?

Improve relationships with businesses and outside investment. Overcome the ill feelings towards the eastern side of county. Reduce red tape and business license fees.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Small town, safety, community, oil, gas, coal, open space

Please describe your favorite memory or memories from being in Rangely.

It was an amazing place to grow up in surrounded by family - a place where everybody knows everybody and comes together in good times and bad.

What hopes do you have for the future of Rangely over the next 20 years?

For it to not only survive but to actually thrive.

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Oil, Merica, Utah, Vandalism

Please describe your favorite memory or memories from being in Rangely.

Not Applicable

What hopes do you have for the future of Rangely over the next 20 years?

Improve relationships with businesses and outside investment. Overcome the ill feelings towards the eastern side of county. Reduce red tape and business license fees.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Oil, Merica, Utah, Vandalism

Please describe your favorite memory or memories from being in Rangely.

Not Applicable

What hopes do you have for the future of Rangely over the next 20 years?

Improve relationships with businesses and outside investment. Overcome the ill feelings towards the eastern side of county. Reduce red tape and business license fees.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Small, cold, needs entertainment, growth, outdoors, safe

Please describe your favorite memory or memories from being in Rangely.

Since I have only been here 4 months I don't have many memories. First night I stayed at the Moose Lodge.

What hopes do you have for the future of Rangely over the next 20 years?

Healthy food for families, more entertainment, growth for families, growth for business, better medical care

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Visioning Survey

In your opinion, what are Rangely's biggest strengths?

Community, sports, wilderness activities

In your opinion, what are some challenges present in Rangely that need to be overcome?

Healthy food, medical care, housing, activities for families, restaurants, grocery store

Do you have any additional comments? Please type them below.

The Town feel like it is dying to me. I want to see healthy food for families and not so much candy given to children.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Freedom, small town, oil field, conservative, recreation

Please describe your favorite memory or memories from being in Rangely.

Raising my children in a very conservative small town. Starting several businesses. Day care center in 1979 - Giant Step now. Owner and operator of trucking company - moved drilling rig in the late 70s early 80s, lot of opportunity in business and great small town atmosphere. Lots of common sense and community joining together.

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Visioning Survey

What hopes do you have for the future of Rangely over the next 20 years?

Stay conservative and keep our constitutional freedoms. Continue to use oil, gas, and coal

In your opinion, what are Rangely's biggest strengths?

Unity of thought, conservative values, God and country

In your opinion, what are some challenges present in Rangely that need to be overcome?

Oilfield being killed by the nee global fossil free industry and loss of conservatism to the Big City Ways

Do you have any additional comments? Please type them below.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Freedom, independence, community

Please describe your favorite memory or memories from being in Rangely.

Being able to support local preparedness

What hopes do you have for the future of Rangely over the next 20 years?

Energy, independence, microgrid efforts, job resurgence, manufacturing increase

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Visioning Survey

In your opinion, what are Rangely's biggest strengths?

Local community helping eachother, opportunities for future growth

In your opinion, what are some challenges present in Rangely that need to be overcome?

Losing out job base, loss of energy jobs and infrastructure

Do you have any additional comments? Please type them below.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Small, quiet, dusty, remote, six o'clock

Please describe your favorite memory or memories from being in Rangely.

Growing up with my close-knit family of grandparents, cousins, aunts and uncles. School sports and activities, knowing people on a first name basis, which is no longer the case

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Visioning Survey

What hopes do you have for the future of Rangely over the next 20 years?

That it moves forward new industries - tourism, etc. That it becomes "walkable." That it becomes a prettier place to live and to visit. Lots of new small businesses

In your opinion, what are Rangely's biggest strengths?

Spring weather, broadband internet, quietness, summertime outdoor activities, fall weather, Roger Polley's work towards meeting the community's needs, flowers, thriving chamber activities on main Street, beautiful golf course

In your opinion, what are some challenges present in Rangely that need to be overcome?

We don't tell our story well to outsiders, we act like we don't want people here, lack of housing, lack of good customer service, lack of services and products, relationship with college, guest services, lack of repair services, lack of health and wellness services

Do you have any additional comments? Please type them below.

We don't need one grocery store we need 2 full-sized grocery stores, businesses need to provide consistency - hours, days of operation, online presence, timely communication

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Visioning Survey

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☐ Under 18

☐ 18-24

☐ 25-34

☐ 35-44

☐ 45-54

☐ 55-64

☒ 65-74

☐ 75 or Older

Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Nature, beauty, heritage, dark skies, friendly

Please describe your favorite memory or memories from being in Rangely.

Canyon pintada, stars, spaces, wildlife

What hopes do you have for the future of Rangely over the next 20 years?

Increased housing, increased cottage industries, increased college courses, protection of white river

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Visioning Survey

In your opinion, what are Rangely's biggest strengths?

Off the beaten path, canyon pintada, dark skied, open recreation spaces, rock crawling park

In your opinion, what are some challenges present in Rangely that need to be overcome?

Lack of housing, lack of grants for its infrastructure, lack of area advertising of rock crawling park, no city h2O line down river to aid development

Do you have any additional comments? Please type them below.

City water down river! Protection of white river, support for cottage industries

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Public Lands, Friendly, Secluded, free, patriotic, HOME

Please describe your favorite memory or memories from being in Rangely.

Grade school "field days," 1975-1976 basketball team, junior prom as a sophomore server, hunting, athletics, living on the Brady Ranch South of town - summer cow camp!

What hopes do you have for the future of Rangely over the next 20 years?

Movie theater, car wash, subway (for sandwiches not games), burger King or Wendy's, dairy queen/king

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Visioning Survey

In your opinion, what are Rangely's biggest strengths?

The people #1, oil, gas, coal, public lands, hunting, recreating

In your opinion, what are some challenges present in Rangely that need to be overcome?

Grocery stores, high fuel prices

Do you have any additional comments? Please type them below.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Family, friendly, sportsmen, nature, wildlife

Please describe your favorite memory or memories from being in Rangely.

Moving here. My husband had already been here, chevron transferred, the rest of the family arrived December 23. Upon entering town from the east side, it was like entering Andy Griffiths Mayberry. It was night time with 2 feet of snow on the ground (not streets). Main Street all lot up with Christmas lights, light poles, stores, homes. Made me all "warm and fuzzy" inside. Very welcoming, like this was my "Mayberry."

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Visioning Survey

What hopes do you have for the future of Rangely over the next 20 years?

To enjoy my retirement. To enjoy all Rangely has to offer

In your opinion, what are Rangely's biggest strengths?

Friendly, when in need they are always there, small town, great for sportsmen, the tank, kenney reservoir, nature, wildlife, peaceful

In your opinion, what are some challenges present in Rangely that need to be overcome?

Kenney reservoir shrinking (by the time all the cred tape" is done for the backup, kenney will be gone. Better plowing, they leave snow on the ground that ices over, no or little dirt laid (don't think we have a shortage of dirt).

Do you have any additional comments? Please type them below.

Apartments that only accept if have dogs or cats, etc. pet owners know they have to pay large deposits. No noise complaints as all have pets. Surveys say most people have at least 1 pet. Nobody seems to rent to pet owners, so they have to move to another town

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Country, locals, trees, parks, walking, sunshine

Please describe your favorite memory or memories from being in Rangely.

My first friend Jack at the bar. It was our first visit to Rangely and we went to the local pub to meet locals. Jack was at the bar with a twinkle in his eyes and told us about Rangely. We loved him and looked for him each visit.

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Visioning Survey

What hopes do you have for the future of Rangely over the next 20 years?

Small but steady growth, clean up mistakes from generations past, promote mom and pop not big chain companies, implement a plan to preserve the old trees

In your opinion, what are Rangely's biggest strengths?

Secluded by physical distance from crime, hustle and bustle. The youth - the good and bad will blatantly call out truths and if we listen, they will help us grow. Some rightfully aim to grow up just like mom and dad - some are smart and know to take a different path

In your opinion, what are some challenges present in Rangely that need to be overcome?

Mindset of workforce - there are enough people but we need them to pull their own weight and take pride in their productions. The stable workers are great then there are the people not contributing

Do you have any additional comments? Please type them below.

It is too soon to tell.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Home, comfortable, quiet, safe, busy

Please describe your favorite memory or memories from being in Rangely.

Growing up here- no worries - everyone knew us. Spent a lot of time outside. Old fairgrounds with our horses. Lots of parents involved with the kids. Raising my own kids here.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Slow, desert, friendly, welcoming, Bud Striegel

Please describe your favorite memory or memories from being in Rangely.

Sledding down hospital hill with my nephew, semptwmbefest, swimming with my grandchildren at Kenney Reservoir, learning to water-skiing ag Kenney Reservoir

What hopes do you have for the future of Rangely over the next 20 years?

Slow growth, someday hope to have medical services so all don't have to go out of town for vision, chiropractic and other specialists

What hopes do you have for the future of Rangely over the next 20 years?

That we could have additional industry besides oil gas and co that will provide good paying jobs so families could stay. Sad to see so many young families leave for work elsewhere.

In your opinion, what are Rangely's biggest strengths?

Family friendly, good schools and cncc is such an amazing asset that we shouldn't take for granted. My grandpa's generation worked hard to get CNCC started. Open space for those who love outdoors! We are so fortunate!

In your opinion, what are some challenges present in Rangely that need to be overcome?

Costs of living here are pretty cheap overall but retail stores, all my life have been criticized as being too expensive. We owned a business here and even if our prices were competitive people "assumed" we were higher. We should be able to support additional small businesses.

Do you have any additional comments? Please type them below.

Rangely's main street is sad with so many "closed" buildings. Might help to sell or open some of those building by lowering the property tax - it's a chunk for small businesses to come up with along with insurance.

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In your opinion, what are Rangely's biggest strengths?

Our community- we have eachother! Our rec center is simply the best, everything they do for our children and the community is top- notch!

In your opinion, what are some challenges present in Rangely that need to be overcome?

Medical- wouldn't it be nice to have a baby delivered in our hospital? General surgeries or even a specialized surgeon would be a great addition

Do you have any additional comments? Please type them below.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Home, well, community, safety, active

Please describe your favorite memory or memories from being in Rangely.

My favorite memories include porch visits, hikes and drives down Dragon road, riding bikes up and down main street, parades, sledding at the high school

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Isolated, small, friendly, cold weather, conservative

Please describe your favorite memory or memories from being in Rangely.

Enjoyed the 4th of july fireworks at Kenney Res.

What hopes do you have for the future of Rangely over the next 20 years?

Treatment of senior citizens will continue to be friendly and meet their needs. Provide services to enhance quality of life.

What hopes do you have for the future of Rangely over the next 20 years?

I hope Rangelt can develop independent energy services, grow sustainable crops, grow closer as a community, become an example to other small communities

In your opinion, what are Rangely's biggest strengths?

Community, concern for each other especially our elders and children, the ability to overcome the world and it's challenges

In your opinion, what are some challenges present in Rangely that need to be overcome?

We need more opportunities for children outside of home to develop pro social skills and team building, especially stem and community service.

Do you have any additional comments? Please type them below.

Rangely is so wonderful! I hope we can have more indoor opportunities for children and continue to grow out of the ordinary

In your opinion, what are Rangely's biggest strengths?

The fa t that people have stayed Herr over 35 years and many lived in the same house. Also the snow plows do a very good job of keeping roads clear.

In your opinion, what are some challenges present in Rangely that need to be overcome?

Introduce professional skills for businesses so employees can present a good product to the buyers

Do you have any additional comments? Please type them below.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Friendly, isolated, rundown, service, dirty

Please describe your favorite memory or memories from being in Rangely.

Met my wife here

What hopes do you have for the future of Rangely over the next 20 years?

Not keep regressing, car wash, stop raising taxes

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Visioning Survey

In your opinion, what are Rangely's biggest strengths?

Lots of good people

In your opinion, what are some challenges present in Rangely that need to be overcome?

No car wash, wome kind of new business, better schools

Do you have any additional comments? Please type them below.

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☐ 75 or Older

Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Small, supportive, remote, safe, friendly

Please describe your favorite memory or memories from being in Rangely.

Attending CNCC and finding the love of my life, practicing dental hygiene and teaching our youth. Watching ROAR being enjoyed by so many visitors

What hopes do you have for the future of Rangely over the next 20 years?

A real grocery store

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Visioning Survey

In your opinion, what are Rangely's biggest strengths?

Networking of governmental entitles - they all support and help eachother

In your opinion, what are some challenges present in Rangely that need to be overcome?

Getting a grocery store - dollar general and family dollar are helpful but not quite enough

Do you have any additional comments? Please type them below.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Cronyism, Nongrogressive, Nepotism, Regressive, Recreation

Please describe your favorite memory or memories from being in Rangely.

Favoritable memories involve our immediate family activity.

What hopes do you have for the future of Rangely over the next 20 years?

I do not see Rangely being anything more than what it is now.

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Visioning Survey

In your opinion, what are Rangely's biggest strengths?

Networking of governmental entities - they all support and help eachother

In your opinion, what are some challenges present in Rangely that need to be overcome?

Getting a grocery store - dollar general and family dollar are helpful but not quite enough

Do you have any additional comments? Please type them below.

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Visioning Survey

In your opinion, what are Rangely's biggest strengths?

Recreation, although the thought of recreation involving only a motor tearing up our public lands has to change.

In your opinion, what are some challenges present in Rangely that need to be overcome?

The primary challenges are the four of the words I listed above; time and time again the same group of cronies sit on local boards, only intereste in their personal agenda or that of associated. They continue to think in the same mindset that I have witnessed for the last 20 years. Rangely needs to let go of the gas and oil industry, bringing Rangely back to its glory days. It will always be a part of Rangely. But Rangely has to think beyond gas and oil.

Do you have any additional comments? Please type them below.

I use to believe that Rangely could be something special, although the historical pattern of Rangely's attempt to be anymore than what it is shows differant. I truely would like to see Rangely be more than what it is.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

outdoors, far away from everything, nice people

Please describe your favorite memory or memories from being in Rangely.

going to the lake

What hopes do you have for the future of Rangely over the next 20 years?

they have more things for kids to do

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In your opinion, what are Rangely's biggest strengths?

the safest town to live in

In your opinion, what are some challenges present in Rangely that need to be overcome?

I don't really know

Do you have any additional comments? Please type them below.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

small, awesome, family, drama, pretty

Please describe your favorite memory or memories from being in Rangely.

growing up here, playing with friends

What hopes do you have for the future of Rangely over the next 20 years?

I hope Rangely grows and modernizes

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In your opinion, what are Rangely's biggest strengths?

oil industry

In your opinion, what are some challenges present in Rangely that need to be overcome?

it's old. things need to be updated

Do you have any additional comments? Please type them below.

needs a movie theater

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- ☐ 65-74
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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

small, oil, friendly, friends, snow

Please describe your favorite memory or memories from being in Rangely.

I love being able to get away from everyone in a short 5 minute drive. beautiful scenery surrounds the town.

What hopes do you have for the future of Rangely over the next 20 years?

To continue to be here. i hope that it can overcome the future problems of fossil fuels and continue to survive.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

home, safety, country, oil field, hunting

Please describe your favorite memory or memories from being in Rangely.

What hopes do you have for the future of Rangely over the next 20 years?

more community based activities

In your opinion, what are Rangely's biggest strengths?

Rangely has a strong community that comes together to help one another and overcome problems. Everyone that moves here feels welcome.

In your opinion, what are some challenges present in Rangely that need to be overcome?

Dependence on fossil fuels, lack of entertainment

Do you have any additional comments? Please type them below.

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In your opinion, what are Rangely's biggest strengths?

community

In your opinion, what are some challenges present in Rangely that need to be overcome?

Do you have any additional comments? Please type them below.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

rural, energy impacted, history, high desert, inconsistent, economy

Please describe your favorite memory or memories from being in Rangely.

too many to list - an entire lifetime of great memories

What hopes do you have for the future of Rangely over the next 20 years?

consistent revenue streams, money for deferred maintenance, ability to maintain the business we have now, more housing, paved alleys

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Visioning Survey

In your opinion, what are Rangely's biggest strengths?

RDH, CNCC, Schools, Rec District, Fire District, outdoor activities

In your opinion, what are some challenges present in Rangely that need to be overcome?

federal government control, inconsistent revenue streams, housing, grocery store better stocked, people living where they work

Do you have any additional comments? Please type them below.

thanks, this may be some good information

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☐ 75 or Older

Separated by commas, please list 5 words that come to mind first when you think about Rangely.

hunting, small, talkative, bias, proud

Please describe your favorite memory or memories from being in Rangely.

septemberfest is fun with all the booths and town support and town pride

What hopes do you have for the future of Rangely over the next 20 years?

I hope that in the future we have more kid and teen friendly places and more small business support

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79/148

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Visioning Survey

In your opinion, what are Rangely's biggest strengths?

The big-hearted people that will support the high school and businesses here are Rangely's biggest strength

In your opinion, what are some challenges present in Rangely that need to be overcome?

The lack of local small business support and lack of support with our minor sports such as cheer, cross country, and track

Do you have any additional comments? Please type them below.

Rangely has great potential.

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First Name

Last Name

What is your age? *

☒ Under 18

☐ 18-24

☐ 25-34

☐ 35-44

☐ 45-54

☐ 55-64

☐ 65-74

☐ 75 or Older

Separated by commas, please list 5 words that come to mind first when you think about Rangely.

tight-knit, kind, great, caring, safe

Please describe your favorite memory or memories from being in Rangely.

my favorite memories from being in Rangely are all of the outdoor experiences. We can just leave city limits to be in the hills. The football games on Friday nights are great as well. The majority of the town comes to support.

What hopes do you have for the future of Rangely over the next 20 years?

I hope Rangely can keep the kind and tight knit community. Everybody knows each other and helps each other out in times of need.

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☐ 75 or Older

Separated by commas, please list 5 words that come to mind first when you think about Rangely.

rural, fun, OHVs, kind, bushy

Please describe your favorite memory or memories from being in Rangely.

Septemberfest - I got to look at all the stands, play some games, and nearly the whole town goes so I get to see friends.

What hopes do you have for the future of Rangely over the next 20 years?

My hopes are that Rangely stays the same, if not gets better over the next 20 years

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83/148

In your opinion, what are Rangely's biggest strengths?

Rangely's main strength is the community. All of us are hard working individuals who will lend a helping hand to anyone.

In your opinion, what are some challenges present in Rangely that need to be overcome?

We need the younger generations to be proud to be part of Rangely. Nothing beats what we have here.

Do you have any additional comments? Please type them below.

Rangely is one of the best places to live. We are all like one big family. Many people work very hard to keep Rangely running true.

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82/148

In your opinion, what are Rangely's biggest strengths?

Everybody knows each other and gets along. There aren't any big rivalries between people

In your opinion, what are some challenges present in Rangely that need to be overcome?

I can't say I've been here long enough to say there are challenges, everything looks good to me

Do you have any additional comments? Please type them below.

I also enjoy the OHV trails around the town. They are good walking paths as well as good trails for the kids with OHVs and motorbikes.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

low diversity, good, hardworking, forgiving, boring

Please describe your favorite memory or memories from being in Rangely.

septemberfest almost every year because the whole town gets involved with it

What hopes do you have for the future of Rangely over the next 20 years?

I hope for something that will give kids and teens something to do other than getting a job. we need like a hang out sort of place.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

rural, primarily white, old style, community inclusive, small

Please describe your favorite memory or memories from being in Rangely.

one of my first favorite memories is when the college - over the summer - had that small activities thing. it was fun caring for the horses and rock climbing

What hopes do you have for the future of Rangely over the next 20 years?

I'm not sure. I hope to leave Rangely once I get done with college as Rangely doesn't have the work I want to do.

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87/148

In your opinion, what are Rangely's biggest strengths?

Rangely's biggest strength is probably the community.

In your opinion, what are some challenges present in Rangely that need to be overcome?

The school - honestly it has a lot of bias.

Do you have any additional comments? Please type them below.

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86/148

In your opinion, what are Rangely's biggest strengths?

I think that Rangely's biggest strength is that since it is a small town, it really helps us come together as a community.

In your opinion, what are some challenges present in Rangely that need to be overcome?

Recently there has been a lot more hate in town and school and things are being done to stop it. There isn't really a way for people to connect anymore.

Do you have any additional comments? Please type them below.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

small, good people, outside, shadowed

Please describe your favorite memory or memories from being in Rangely.

sports

What hopes do you have for the future of Rangely over the next 20 years?

better school system

<https://docs.google.com/forms/d/1he6gsNJfeNV5bCouh1HTP6iXDdWbtzM1EjVEMxksG/edit#responses>

89/148

In your opinion, what are Rangely's biggest strengths?

oil and coal

In your opinion, what are some challenges present in Rangely that need to be overcome?

gas prices

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☐ 65-74

☐ 75 or Older

Separated by commas, please list 5 words that come to mind first when you think about Rangely.

desert, small, low population, open

Please describe your favorite memory or memories from being in Rangely.

my favorite memory is going hunting with my family and playing sports in rangely

What hopes do you have for the future of Rangely over the next 20 years?

I hope Rangely can stay small and stay the great town that it is.

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91/148

In your opinion, what are Rangely's biggest strengths?

We are pretty good at doing things as and for the community

In your opinion, what are some challenges present in Rangely that need to be overcome?

I think Rangely needs to work on how they spend their money.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

small, boring, pretty, podunk, low diversity

Please describe your favorite memory or memories from being in Rangely.

probably fires and driving around with friends

What hopes do you have for the future of Rangely over the next 20 years?

more things to do - the rec center isn't enough to keep away boredom.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

small, outdoor access, together, community, lake access

Please describe your favorite memory or memories from being in Rangely.

going to the lake with buddies and going hunting right outside of town

What hopes do you have for the future of Rangely over the next 20 years?

hope that the coal mine and oil fields will prosper and the town will thrive

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95/148

In your opinion, what are Rangely's biggest strengths?

hunting, wilderness, knowing the community

In your opinion, what are some challenges present in Rangely that need to be overcome?

There is really nothing to do here. Kids often get in trouble because there isn't things for under 21 year olds to do

Do you have any additional comments? Please type them below.

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In your opinion, what are Rangely's biggest strengths?

community strength, open roads, laid back cops

In your opinion, what are some challenges present in Rangely that need to be overcome?

roads are pretty bad in some places, slow speed limits, and road conditions during the winter

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- ☐ 75 or Older

Separated by commas, please list 5 words that come to mind first when you think about Rangely.

low diversity, memorable, compact

Please describe your favorite memory or memories from being in Rangely.

sanchez brothers boxing

What hopes do you have for the future of Rangely over the next 20 years?

expand and open more businesses, such as fast food and bigger grocery stores

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

small, agricultural, prideful, watchful, conservative

Please describe your favorite memory or memories from being in Rangely.

hanging out with my friends

What hopes do you have for the future of Rangely over the next 20 years?

more privacy

In your opinion, what are Rangely's biggest strengths?

I think the mine here (coal)

In your opinion, what are some challenges present in Rangely that need to be overcome?

more diversity

Do you have any additional comments? Please type them below.

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In your opinion, what are Rangely's biggest strengths?

it's the pride they show in there sports

In your opinion, what are some challenges present in Rangely that need to be overcome?

what money gets spent on

Do you have any additional comments? Please type them below.

this is a small city

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☐ 75 or Older

Separated by commas, please list 5 words that come to mind first when you think about Rangely.

boring, small, gossip, drugs, dumb

Please describe your favorite memory or memories from being in Rangely.

going to the green bridge, riding dirt bikes with friends, walking around at night

What hopes do you have for the future of Rangely over the next 20 years?

more things for the kids to do

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In your opinion, what are Rangely's biggest strengths?

mostly being friendly to people

In your opinion, what are some challenges present in Rangely that need to be overcome?

gossiping

Do you have any additional comments? Please type them below.

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☐ 55-64

☐ 65-74

☐ 75 or Older

Separated by commas, please list 5 words that come to mind first when you think about Rangely.

small, boring, gossip, drugs, ugly

Please describe your favorite memory or memories from being in Rangely.

going to the lake, the old drive in food place, driving around with friends, green bridge, golf cart rides with friends

What hopes do you have for the future of Rangely over the next 20 years?

more food places, things for kids to do

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In your opinion, what are Rangely's biggest strengths?

most everyone is there for each other

In your opinion, what are some challenges present in Rangely that need to be overcome?

gossip and school education

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- ☐ 65-74
- ☐ 75 or Older

Separated by commas, please list 5 words that come to mind first when you think about Rangely.

the lake, beautiful, gossip, family, snow

Please describe your favorite memory or memories from being in Rangely.

playing soccer when i was younger, going to church, hanging out with friends and family

What hopes do you have for the future of Rangely over the next 20 years?

school spirit and to have better roads when it snows

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- ☐ 55-64
- ☐ 65-74
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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

desert, little rain, cold, hot summers, little water

Please describe your favorite memory or memories from being in Rangely.

fishing and swimming in kenney reservoir

What hopes do you have for the future of Rangely over the next 20 years?

In your opinion, what are Rangely's biggest strengths?

the school, the people, everyone knows everyone

In your opinion, what are some challenges present in Rangely that need to be overcome?

the rumors that spread like wildfire or everyone not liking certain people based on their parents

Do you have any additional comments? Please type them below.

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In your opinion, what are Rangely's biggest strengths?

oil and coal

In your opinion, what are some challenges present in Rangely that need to be overcome?

lack of water during the summer

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☐ 65-74

☐ 75 or Older

Separated by commas, please list 5 words that come to mind first when you think about Rangely.

small town, desert, less people, people know everyone, gossip

Please describe your favorite memory or memories from being in Rangely.

my favorite memory is always gong to the lake over the summer

What hopes do you have for the future of Rangely over the next 20 years?

some hopes are that more of the sports go to state and have fun

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

chatty, peaceful, green, toxic, stressed

Please describe your favorite memory or memories from being in Rangely.

my favorite memory or memories from being in Rangely was having a slight bliss of ignorance being a child and doing things outside like swimming

What hopes do you have for the future of Rangely over the next 20 years?

I hope people become less drama filled

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In your opinion, what are Rangely's biggest strengths?

mostly people have jobs at a younger age

In your opinion, what are some challenges present in Rangely that need to be overcome?

some challenges are that we need more fast food places

Do you have any additional comments? Please type them below.

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In your opinion, what are Rangely's biggest strengths?

communication and addressing things

In your opinion, what are some challenges present in Rangely that need to be overcome?

the people constantly arguing and tension here. hopefully things fix because no one wants to be here.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

small, not much to do, desserts, welcoming, judgmental

Please describe your favorite memory or memories from being in Rangely.

working the surf 'n ' turf at the golf course with my favorite co-workers and friends

What hopes do you have for the future of Rangely over the next 20 years?

I would hope there are more things to do with more people living here

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

small, respectful, oil, friendly, fun

Please describe your favorite memory or memories from being in Rangely.

i have too many - most of my greatest memories are in Rangely

What hopes do you have for the future of Rangely over the next 20 years?

not any bigger or smaller and oil and gas is still going well

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In your opinion, what are Rangely's biggest strengths?

We welcome new people with open arms

In your opinion, what are some challenges present in Rangely that need to be overcome?

People (mainly high schoolers) need to stop being stuck up conceited jerks to one another. Just be nice and keep your rumors and opinions to yourself

Do you have any additional comments? Please type them below.

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In your opinion, what are Rangely's biggest strengths?

community support

In your opinion, what are some challenges present in Rangely that need to be overcome?

drugs

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

friendly, homely, loving, desert, beautiful

Please describe your favorite memory or memories from being in Rangely.

My favorite memory is the Bonfire because the whole town gets together

What hopes do you have for the future of Rangely over the next 20 years?

It is still here and there is a big Christmas festival to bring everyone together.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Active, close, gossip, boring

Please describe your favorite memory or memories from being in Rangely.

going to festivals and events in town with my family

What hopes do you have for the future of Rangely over the next 20 years?

I hope there are more nightily things for kids to do nightily

<https://docs.google.com/forms/d/1he6gsNJfeNV5bCouh1HTP6XDdWbtzM1EjVEMxksG/edit#responses>

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In your opinion, what are Rangely's biggest strengths?

how close and caring our community is

In your opinion, what are some challenges present in Rangely that need to be overcome?

Some challenges we have are being geographically isolated

Do you have any additional comments? Please type them below.

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In your opinion, what are Rangely's biggest strengths?

our rec center

In your opinion, what are some challenges present in Rangely that need to be overcome?

we are isolated and have to travel for many things

Do you have any additional comments? Please type them below.

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120/148

Visioning Survey

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First Name

Last Name

What is your age? *

☒ Under 18

☐ 18-24

☐ 25-34

☐ 35-44

☐ 45-54

☐ 55-64

☐ 65-74

☐ 75 or Older

Separated by commas, please list 5 words that come to mind first when you think about Rangely.

strong, caring, accepting, fun, kind

Please describe your favorite memory or memories from being in Rangely.

My favorite memories are the ones I made with my friends after moving here, more specifically, driving to the back side of the lake

What hopes do you have for the future of Rangely over the next 20 years?

i hope that school acquires more money and that the community is still as nice

<https://docs.google.com/forms/d/1he6gsNJfeNV5bCouh1HTP6XDdWbztM1EjVEMxksg/edit#responses>

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

small, loving, fun, supportive, friendly

Please describe your favorite memory or memories from being in Rangely.

My favorite memory in Rangely is all them while growing up, like sports, community events and much more. I can't pick my favorite!

What hopes do you have for the future of Rangely over the next 20 years?

I hope that Rangely continues to grow as a community in so many ways ang staying strong to keep the town alive and successful.

<https://docs.google.com/forms/d/1he6gsNJfeNV5bCouh1HTP6XDdWbztM1EjVEMxksg/edit#responses>

123/148

In your opinion, what are Rangely's biggest strengths?

The people are its biggest strength.

In your opinion, what are some challenges present in Rangely that need to be overcome?

finding housing and lack of stores

Do you have any additional comments? Please type them below.

I love Rangely.

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In your opinion, what are Rangely's biggest strengths?

Rangely's biggest strengths are the community it's self, the people that live in it keep Rangely going and strong.

In your opinion, what are some challenges present in Rangely that need to be overcome?

Some challenges in Rangely right now are the amount of people that come and go, and we are geographically isolated, and there is a lot of drama.

Do you have any additional comments? Please type them below.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Racist, homophobic, desert, boring, lame

Please describe your favorite memory or memories from being in Rangely.

My favorite memory in Rangely was when I had my friends from my old school come up for my birthday.

What hopes do you have for the future of Rangely over the next 20 years?

They learn to grow into the times and not be stuck in 1960.

<https://docs.google.com/forms/d/1he6gsNJfeNV5bCouh1HTP6XDdWbtzM1EjVEMxksG/edit#responses>

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

dry, boring, small, brown, country

Please describe your favorite memory or memories from being in Rangely.

fires and my job

What hopes do you have for the future of Rangely over the next 20 years?

I don't have hopes. I want to leave.

<https://docs.google.com/forms/d/1he6gsNJfeNV5bCouh1HTP6XDdWbtzM1EjVEMxksG/edit#responses>

127/148

In your opinion, what are Rangely's biggest strengths?

Literally nothing in this town is good.

In your opinion, what are some challenges present in Rangely that need to be overcome?

The way kids act, the lack of structure, and how fast gossip gets around

Do you have any additional comments? Please type them below.

Top ten worst Colorado towns

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<https://docs.google.com/forms/d/1he6gsNJfeNV5bCouh1HTP6XDdWbtzM1EjVEMxksG/edit#responses>

126/148

In your opinion, what are Rangely's biggest strengths?

I believe its oil and coal.

In your opinion, what are some challenges present in Rangely that need to be overcome?

I don't really pay attention to any of that.

Do you have any additional comments? Please type them below.

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Google Forms

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

Snowy, small, boring, dry, bi-polar weather

Please describe your favorite memory or memories from being in Rangely.

Camping and that's about it

What hopes do you have for the future of Rangely over the next 20 years?

have better school system, have more to do, have more people

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☐ 75 or Older

Separated by commas, please list 5 words that come to mind first when you think about Rangely.

small, pretty, oil, dessert, busy

Please describe your favorite memory or memories from being in Rangely.

I have a lot of memories but definitely out in the hills with my friends

What hopes do you have for the future of Rangely over the next 20 years?

The oil field to come back strong and make Rangely get a lot of business

In your opinion, what are Rangely's biggest strengths?

the views, rumors, everyone knows everyone, oil field

In your opinion, what are some challenges present in Rangely that need to be overcome?

rumors, bad school system, better respect, better coaching for some sports. it hasn't changed for the better at all and that needs to happen.

Do you have any additional comments? Please type them below.

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Google Forms

In your opinion, what are Rangely's biggest strengths?

small town, very good community

In your opinion, what are some challenges present in Rangely that need to be overcome?

All of the weird drug people coming to town

Do you have any additional comments? Please type them below.

good survey :)

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☐ 65-74

☐ 75 or Older

Separated by commas, please list 5 words that come to mind first when you think about Rangely.

small, country, desert, dry, mountains

Please describe your favorite memory or memories from being in Rangely.

My favorite memory is hunting

What hopes do you have for the future of Rangely over the next 20 years?

I hope the coal mine doesn't get shut down

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☐ 75 or Older

Separated by commas, please list 5 words that come to mind first when you think about Rangely.

small, desert, boring, nothing, uneducated

Please describe your favorite memory or memories from being in Rangely.

trespassing on private property and getting arrested

What hopes do you have for the future of Rangely over the next 20 years?

I hope I'll be long gone in 20 years.

In your opinion, what are Rangely's biggest strengths?

good community

In your opinion, what are some challenges present in Rangely that need to be overcome?

Drugs in this town

Do you have any additional comments? Please type them below.

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Google Forms

In your opinion, what are Rangely's biggest strengths?

coal miners

In your opinion, what are some challenges present in Rangely that need to be overcome?

There is nothing to do. The school don't teach nothing. Pretty sure there are many pedos in this here town.

Do you have any additional comments? Please type them below.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

desert, small, coal, mountain, dry

Please describe your favorite memory or memories from being in Rangely.

My personal favorite memory from Rangely is camping

What hopes do you have for the future of Rangely over the next 20 years?

My hopes are that Rangely offers more entertainment, stores, and doesn't turn into a ghost town.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

home, small, chaos, community, close

Please describe your favorite memory or memories from being in Rangely.

all of my favorite memories come from enjoying the outdoors with my friends

What hopes do you have for the future of Rangely over the next 20 years?

I hope we can have more things to do but keep our small-town feel.

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139/148

In your opinion, what are Rangely's biggest strengths?

Rangely's biggest strengths are the college, hospital, and mine.

In your opinion, what are some challenges present in Rangely that need to be overcome?

Some challenges that are present in Rangely are newcomers who have nothing good to do. Limited stores.

Do you have any additional comments? Please type them below.

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138/148

In your opinion, what are Rangely's biggest strengths?

We are a small community that supports everyone.

In your opinion, what are some challenges present in Rangely that need to be overcome?

The constant gossip and our non-challenging school system.

Do you have any additional comments? Please type them below.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

cold, dry and cold

Please describe your favorite memory or memories from being in Rangely.

spending time with mom

What hopes do you have for the future of Rangely over the next 20 years?

leaving - to not be here

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☐ 75 or Older

Separated by commas, please list 5 words that come to mind first when you think about Rangely.

I am over this place.

Please describe your favorite memory or memories from being in Rangely.

Going to fires and hanging out with friends

What hopes do you have for the future of Rangely over the next 20 years?

To have a family and be away from here

<https://docs.google.com/forms/d/1he6gsNJfeNV5bCouh1HTP6iXDdWbtzM1EjVEMxksq/edit#responses>

143/148

In your opinion, what are Rangely's biggest strengths?

the community and how small it is

In your opinion, what are some challenges present in Rangely that need to be overcome?

how expensive stuff is

Do you have any additional comments? Please type them below.

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In your opinion, what are Rangely's biggest strengths?

True value

In your opinion, what are some challenges present in Rangely that need to be overcome?

I have no idea

Do you have any additional comments? Please type them below.

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Separated by commas, please list 5 words that come to mind first when you think about Rangely.

dirt, small, oil, coal, cold

Please describe your favorite memory or memories from being in Rangely.

sports and my school

What hopes do you have for the future of Rangely over the next 20 years?

something fun for kids and teens to do

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145/148

In your opinion, what are Rangely's biggest strengths?

sports, churches, lake, rec center

In your opinion, what are some challenges present in Rangely that need to be overcome?

cheaper groceries, things to do, gas, clothes. something needs to be changed for the kids

Do you have any additional comments? Please type them below.

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☐ 75 or Older

Separated by commas, please list 5 words that come to mind first when you think about Rangely.

welcoming, caring, respectful, independent, hardworking

Please describe your favorite memory or memories from being in Rangely.

My favorite memory from Rangely is when I first moved here and another student nominated me for homecoming to try to include me.

What hopes do you have for the future of Rangely over the next 20 years?

I hope that Rangely will grow to be more accepting of people

https://docs.google.com/forms/d/1he6gsNJfeNV5bCouh1HTP6iXDdWbtzM1EjVEMxksG/edit#responses

147/148

In your opinion, what are Rangely's biggest strengths?

One of Rangely's biggest strengths is that (for the businesses that have been here for a long time) - they support small businesses.

In your opinion, what are some challenges present in Rangely that need to be overcome?

One things Rangely could grow on is being more welcoming to incoming businesses.

Do you have any additional comments? Please type them below.

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10/11/22 Council Workshop #1 Notes

- Friendly, adventurous, beautiful*, people / accommodating, outdoorsy*, community**, recreation winter, fossil fuels, cncc, isolation**, safe
- The people are what make it
- Fall hunting seasons
- Lighting off the fireworks show – we went from having 1,000 dollars to 25,000 over the lake and being right in the middle of it
- Just being able to go out and do what you want
- When we first moved here, everyone was here to greet us. You felt home as soon as you got here.

Growth/ industry, eased restrictions from the government to do fossil fuel extraction

To flourish and grow with more housing and 9 more holes of golf

I was born and raised in Moab, one of my fears is that this place will lose its sense of community and become a destination.

Community growth

Maintain what we are doing now with the oil and natural gas. Find diversification to maintain rangely at the status it is at

500 people back to the town and everything else will thrive

“I just want to still be here. You go over to these towns and they’re ghost towns. The towns just dried up and blew away.”

I want to see us diversify our economy. Oil and gas and coal are our staples but we need to bring people here. We didn’t want 20,000 people but add 500 – 800 people and that will help us”

“The biggest strength of the community is the community itself. We have no way to rely on someone else 50 miles away. We dig in and we take care of things ourselves. When push comes to shove people put their issues aside and we figure it out.”

Landscape

“we sit in this little home – you can look at the rim Rocks and look at the beauty of everything – the way the formations move – jut out and come back down”

The people are Rangely’s biggest strength

The people tell the story. Fireworks. Roar. Septemberfest

The community pulls together and supports each other

Our industry leaders support the community

If we hire anyone, it requires them to live here. We can’t expect it to change. We have to make it change. Not like Moab, but keeping the sense of community.”

We're a town of less than 3,000 people with a college, a hospital, a rec center... who else can say that?"

What the rec center offers the youth

If there is a need, the community comes together

In 2013 there was a snowstorm and trees broke everywhere. Well it was cleaned up in a day., witnessing that, it's just a great place to live.

Our biggest challenge is housing. Housing for people to move in and come here.

Supply chain – getting contractors here, equipment here, 2x4s here. We're not on 20 or 80, we're out of the way. It's hard to get someone to drive over the mountain. People don't want to cross the state borders because of licenses

Two fold – housing – we need the housing for people to invest in the community. For business diversification, we need the housing. For builders to come in and build spec homes, they need to see a reason to continue to do it, they need a plan for the future.

Absolutely housing. I live in a 1946 camp house that we outgrew 2 kids ago. We could upgrade it, but it would be an upgrade in the 200 – 300k range. That's hard to do right now."

For all of this to happen, state and federal legislation needs to change. Special districts – so many restrictions. They are forcing solar and alternative energy down our throats.. you could say there are 500 years left of energy in the ground here. Then we can't teach the next generation how to exist here. And then the town becomes transient. The youth are not staying here. Fed and state policy kills us all the way down to the school districts – we're supposed to get 100%. We don't see our money and we won't again. These kids are some of the most educated in the state... and what about cogency... that type of tech. It's like too good to be true. The other big hurdle will be BLM. We have a good director now, but the last was horrible for this area.

We really need to keep an eye on our water. The state is trying to take it and ship it downstream, taking away water rights. Piping it from the gorge to fort collins.

Water rights are huge, Water storage

Smaller community – we struggle with the businesses and supple chain

October 12, 2022

Special Districts – Public Meeting 01A

5 Words

- Community, friendliness, - very family oriented and it always feels like home. I feel that way all throughout Rangely. It's a different view every time, Calm, peaceful
 - Peaceful, safe, friendly, outdoorsy, adventurous, compassionate
 - Remote, conservative, hunting, ATV
 - Quiet, outdoorsy, freedom, safe
 - Community, family, recreation, freedom
 - "I love all the traditions that we have" homecoming weekend, we're a small town, which is a good thing =. Outdoor recreation. Low crime, the loving atmosphere. We have a great atmosphere in our community – (people care for one another"
 - Remote, small, oi fields, white river
 - Remote, wild, historical, recreation-oriented, community,
 - Hardworking, independent, isolated
 - Remote, community, open-spaces, white river
-
- "I can just go wherever I want and I didn't really truly appreciate that until now – my daughter lives in Kansas. We can walk out our door and walk, ride a bike... the open space is my favorite memory of continuing to live here"
 - "just growing up here. You can feel safe – go and do stuff. The lights coming out at night being your curfew- the safe feeling of being able to do what you want to do:
 - "when you go out the door, you never know what you're going to see. Monster bucks tdo wildlife to a bear. I think the other thing is raising 5 kids here – the participation that kids in this town have access to – the swimming pool – basketball, track, volleyball, cross country, soccer – what our kids can do. I can see so many smiles through the years on our kids. I probably have a picture of every kid in this community. There is a lot of opportunity"
 - Growing up here. I have so many crazy good memories that make me smile. I can go to any random place in this town and think of something and someone. When my mom opened her store here, she was super proud and really happy to be here. She took over quality carpet and furnishings – comes from a family of entrepreneurs and never thought she would be able to do it herself, but being HERE afforded her the comfort and the support to be able to do it"
 - I lived in meeker for 8 years and I will never forget the 1st time I walked into somewhere in Rangely – I walked in with open arms like I was part of this community from day 1 as a local. And then they just suck you in and get you involved.

- I love traditions and I love community – I know all of the people there. Your kids play with their kids and you feel safe where they are. Making memories and traditions and being part of it is incredible. You don't get that in larger communities. It's what you see movies made about."
- My first favorite memory is floating in the white river in October – seeing more eagle, bird, fish than other humans and the cottonwood groves and the orange and gold leaves and the sunlight dappling through the leaves – is so beautiful. My 2nd favorite was when we started up the water plant after the removed like 2012 to 2015 and water actually flowed and it worked because I was the design engineer and it actually worked.
- Some of my favorite memories are being able to go out on an evening ride with my family and seeing no people. It being right here. Exploring places with all of the public land around and everything"
- I was born and raised here. I got a lot of stuff in my noggin about Rangely. I went to the old elementary school, the new elementary school, both of those have been torn down. The current one was the old junior high – went to the old high school, the old high school. I own a business here in town. Lives in town limits until 7. Lived out of town on a country farm until 18. Went to CNCC for a couple years. Currently live in la mesa. I use to think they were a bunch of snobs and I would never live up there. Rangely's heart and soul.
- The people, the freedoms, the beauty of the area. The distance to other places.
- Sunsets were one. I've been all over north American and all the way up to the arctic circle – nothing compares to Rangely. I moved here because I wanted to be left alone. And I have been. My favorite memory is home. We made this our home. We had the world as our choice but we chose Rangely. Home is defined – it had all the amenities we needed. 3.5 hours from flat tops all the way down to the canyon lands and that's pretty cool. Opportunities. I expected to be a water utility operator for the rest of my life and now I'm building a reservoir. Here I sit today doing something I never dreamed. You never know what is going to be there unless you go for it and Rangely created that opportunity for me"

Hopes:

- Diversify the economy and hope federal and state government realize the potential of the natural resources we already produce – a way to meld it altogether. I don't mind a little growth – maybe 1000 people but I don't want it to be a metro area.
- Same. Diversification but with using our natural resources that we already have and working together to make that vision happen. Small growth. I want the same thing – I don't want it to be too bug or lose our sense of who we are. Not lose who we are in the process"
- I hope we can attract the bright minded people who can see rural America as a place of opportunity.

- Diversification of the economy. Moderate growth. Smart growth – there is a difference between growing irresponsibly. More rec opportunities and tourism – right into diversification of the economy.
- Diversify and stabilize the economy. I would love to see us attract manufacturers – we have some really innovative minds in Rangely. – we think outside the box and it fits us.
- I would like to find ways to keep our young people. But there are not opportunities for employment like there used to be. I would like to see ways to keep more of our young people who do cherish this. I've seen some young people go away and then come back – I couldn't claw my way out of here fast enough, but I chose to come back – not for family – just for me. It's a good home base. I needed the time to get out and it really does make you appreciate what you have.
- Raising a family – I tell my family in Kentucky – and the superintendent walks her in every morning. That doesn't happen anywhere else – you don't get that anywhere else. I want to keep our kids and our granddaughter here.
- "I think wanting to come back"
- For Rangely to diversify its economy enough to attract a critical mass of businesses and people but not so much where it loses its roots or character – a balance.
- My hopes are that we continue this trend of families moving in, more business opportunities, more people investing in the community, beautification of main street. Taking care of our local places – merging the old with the new in a restful way is really exciting.
- We have to maintain to keep. If you don't maintain, you lose, there is a really fine line in it
- There are ways to draw people here for tourism and recreation – we can still keep it small but welcome them in and show them who we are. More opportunities for our kids to come back
- I would like to see not a lot of growth but have the ability to keep things going a little easier for people in town, business wise, hiring wise, selection of products and services and restaurants – just a bit more would be a good sweet spot without it being housing developments in every direction – I don't think we'll ever reach that, but just a little but more. We have all the pieces around here to have a healthy community. The school system, the rec district, the college, are all great things that we have that could utilize just a little bit more participation by a slightly larger population – it would also increase the business side of things – retail and everything would be a little easier if we were just a little bigger. Maybe another 1000 people – it would be optimal, I just got back from a trip from Wisconsin and back and looked at a ton of tiny burgs and we're unique. When I went back easy, you would get 600-900 in tiny farming communities or 5-8K and we are in a unique spot on that. Probably 1000 more people would be enough to keep 4 more restaurants 6 or 7 more retail establishments. More housing available that was turning over, better sales – we're low on the cost of housing. That would be a sweet spot for me. More than that, you get into bigger issues and eliminate that small town feel.
- 4-5k to get the amenities you need.
- None of this will happen unless you get the state and federal government out of the equation by putting local control back. Nothing is going to happen until that changes. You look at why Rangely was developed in the 1st place – the minerals, the transient population was for the better part of it – boom and bust cycles are no longer happening and will probably not happen again with the current push on renewables. We have a renewable sitting here – it would be great to have manufacturing here to stabilize the economy with trades or housing. But if we add

more people, you add more services. If you have a 9 hole golf course and a 350K maintenance budget and only 5000 rounds of play, that's not good – want at least 20k rounds of play – we haven't had that for 15-20 years. When there were a bunch of engineers here – the population has been transient. It's hard for retailers and restaurants to reinvent themselves. They're not only competing for locals, but with vernal, grand junction – the know people need services like movie theaters, bowling areas, dog park, disc golf – well we only have so much money and people to go around and provide these things. You can point out under utilized, over utilized – if you don't have the people time or money to do it, it's hard to present these things and to get people in town. You have to teach people who come after you what to do in the future – September fest – when I leave or doe – people are not stepping up. Fireworks shows. Probably one of the best shows this side of the continental US, but we don't know if we can get the product out of China. The dynamics changes. Rangely keeps rotating. We don't want it to grow too much but we want it to grow. We have to see how much it can grow. It's not going to get more than 10K because of services.

- I agree with that thought. If we want to slow down growth one day fine- but we need to worry about turning around a metropolis if we ever get there
- They used to movie theaters, bowling alleys – it changes with services, how easy it is to get there
- Pretty easy to get there, but if you're here as a business, you're looking at rail, semi, air travel, we're restricted on all 3 of them. Smiths, city markets and in verna; and grand junction know our economy better than we do because they want our business and they go get it. When they lose our business they feel it. They're willing to step up and do some different things. Like paving roads from 139 into junction safely
- Garfield county could care less – at the western boundary
- This side of Douglas pass gets a little bit of paving -before the paving it was not fun. It's not fun when you go regularly. It's about population, it's about money.
- How do I get people in to give roger business, to boost the town services. You need to get out and do your city planning. Rural communities are under attack
- Services we used to have were built during the boom – up to 10k people – the state and federal government less involved. Built during the boom and then maintained until it fizzled out the clothing store. The college and the school districts have changed along with them. These were top notch programs – the people and equipment given here are so hamstrung by bureaucrats, the same can be said about town government. We need more local control. We have wolves now – as an example duplicated as an example of what our state has done. It's embarrassing
- Prosperity. Vision – something I see – the lack of courage to step in and act upon the vision you have. I see that along our river system – hesitant to do some activities. Water certainty – I know of 3 businesses that have vacated Rangely as an alternative that would have brought controlled growth because they did not like the water insecurity in the long run. They would have stemmed off into other opportunities – based in agriculture. I don't think people realize the vast agricultural opportunities we have here. I've been partially repressed about that – we don't want that to start. They're afraid of USDA. NRCS coming in and saying “you cant do that” – that kind of disparity is hitting our current agricultural sector. You may be “on your own” but youre not because they are controlling you in some fashion. Water security – what you have presently,

not the ability to supply water for more than 5k people let alone support more industry. We need to support more work on that. That's the reality.

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- Challenges:
- Water, housing, we're trying to work on both in our community – maybe not as vigorously as we want to.
- Agreed.
- The state, regulations, facebook – if we're going to run each other down on facebook – everyone else will see that – quit thinking we need to share everything on social media, it doesn't help us at all.
- Very much the same. Funding stream, politics seem to be consistently problematic and unsure, and that's problematic. Water is always a concern, always and I don't know if that is going to change any time soon. I think the biggest concern is industry and keeping people employed and finding a way to keep our youth here who already love this way of life.
- I think people are resistant to change. And the only thing constant is change so I think people need to take leaps of faith to try new things. If it doesn't work, move on and try new things. There are really good collaborations going on in many spider webby ways and we have to be willing to take some risks to get some gains.
- You gotta start becoming a metropolis before you have to worry about becoming one. But we want a McDonald's. I don't want to be a metro or be 10k people, but I can see 4k and having a few more amenities and "still maintain our way of life." That is the important thing. small town. Outdoor. Traditions, I think that's what people are looking to maintain.
- Challenges with attracting growth – what is the right kind of growth. People who are willing to come and get involved and not just take from our amenities. Attracting people in the right way.
- Every chance that we as individual community members can poke government in the eye for whatever reason is a good thing in my personal opinion. One of Rangely's overarching problems for years and years and years, is kind of a reliance on the tax base, government entities that employ and help and do – a lot of people take that stuff for granted and we have not utilized all of those things to our best advantage. Very few places you can go that have this many larger taxing districts and places for this small of a community. I can remember at like 12 sitting in Don Peaches' office in city hall and Western Fuels was coming to town and they were building this and that and then the projection was 10k by 1987 and it was just full throttle. We have an excellent recreation district and school district. Golf course that Blue Mountain Energy just basically put in, but it's beautiful for such a small community. The lake out there – get something done and build a lake – you can't even do that now – we're gonna try, but it's hard. We're done all of these great things as a community as building blocks, but we just need to let the individuals and the investment stay here. Definitely housing, which will instantly bring more people. Just the ones I can remember since I moved back in 2004, we have had 77 and I'm sure there are more – new houses built in Rangely – inner part of La Mesa – and without those 77 homes, we wouldn't be a smaller community than we are even now, because you have natural killing off of the old stuff from the 1940s and we need more of that. How we get people to build more homes in Rangely is key to me. "I can't find anyone to hire, we're bringing in a crew from Junction / Vernal. Well they could be living right here."

- What Roger said, and we get carrots dangled in front of us all the time. Cogency – we get a 5M grant from the feds and no strings attached. It's a great concept and great idea, this time last year I was doing tours of facilities – well we're still waiting. Caveat – you have the money to bring solar thermal technology to Rangely - well now there are strings attached and now you need to jump through all the hoops. Take a crap or get off the pot – I got my hopes up that this was going to add to Rangely, to Rio Blanco county and it has done nothing but waste a bunch of my time and other people's time but it's doing nothing.
- We need money to move forward because we can do things.
- My patience level has gone away – we need to get it done – get it done. We are not growing our community because we can't get it done
- It's the federal dollar
- -there it is federal / state government against political and cultural segregation with prejudice. Doesn't take long to see that going across that state. Colorado is probably one of the most politically opinionated states I've ever dealt with. Well it's rural America so it doesn't get done because we don't have the votes. They do it with prejudice and fragrant snootiness.
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Visioning Process Meeting Notes

Key Words:

- Freedom, small town, oil field, conservative values, independence, recreation, outdoors, small, safe, friendly, relaxing, home, small town, safe, community, open spaces, small, quiet (except for my neighbors). Remote, 6'0'clock, safe, friendly, hometown, outdoor activities,

Favorite memories:

- I was born and raised here, and I just love, growing up, we used to know everyone in town. If you got in trouble in school your mom knew it before you got home because you would get tattled on by the entire town and the whole town
- The first night moving in, I stayed at the moose lodge
- I raised my children here. Very conservative. Enjoyed raising them here. When my kids were small, I seemed to babysit someone's kids. We needed a daycare center. We got together and started giant step, back in 1979
- Born and raised here in the chevron oil field camp, it was even a little bit different there. All 3 of our daughters went to school here. Met the love of my life, got married.. had an adult lifetime full of careers here. And all of my kids are employed here in Rio Blanco county.
- I have lots of memories here because my family homesteaded in Maybell, which is close by mother in law was here for a long long time, she's 98 now. Lots of good memories from the folks that have gone before. All of the history – all of the stuff that has gone by and made this a strong community – struggling at time, but resilient
- Growing up here and being raised here. The best thing about that – when I was young and it still exists today. Everyone coming together – everyone looking out for each other. I love that.
- Born and raised. My grandmother was born in Meeker. My great grandmother homesteaded over 100 years ago. All my aunts and uncle, cousins... raised my daughter, my granddaughter here. – they don't live here anymore. One of the things was family – but for school – we had really – I had really good teachers when I was going to school who had traveled the world. I don't know, they gave us a difference world view . I had an instructor who had been to India like 7 times and had all the slides to prove it. The schools were small, there were a lot of opportunities – sports and activities. It's a shame that they're so expensive for families now – schools cant provide support for as much after school things – or home ec or woods class. We have a high transient population now, because of the oil. My little brother doesn't need to worry when his boys come over from salt lake because it's safe here.
- Kids are out playing. They don't do that in the bigger towns as much. People are coming into my driveway and having fun and just out being kids

Hopes for Rangely:

- Not only for it to survive, but for it to thrive
- That's exactly what I was going to say

- We need to diversify the industries that we have. I can't even get a job here. I've been working for 17 years in Vernal because there is no work here for and I'm not the only person who works out of town.
- Become a sub – they need subs
- I need a full time job – I need insurance
- I would say more affordable housing, an increase in businesses, affordable healthy foods. It's difficult to find much here. I travel to meeker once a week for work and I compare the markets and I can say it is more expensive here.
- There is opportunity here – If people would start something, it would go [be successful]
- Maybe [we need] capitol for people here and - space is available
- It's ripe
- I've tried to get more manufacturing here. It lacks manufacturing if we can do that and tie it in with what's at the college and provide jobs – that'll really boost manufacturing – I do think that's wise to think about what could be and what isn't
- We almost live in a food desert.
- And you talk about the convenience stores – they take money out of the community – kum and go goes somewhere else and so do both of the dollar stores
- half-baked –
- Especially for the kids – we need good healthy stuff for kids
- And dog treats
- You've got three basic places.
- I think there are some places I would rather go than other, but when you think about good solid organic food – where can you go and think it's good?
- If you eat outside of vernal, there is a marked difference in quality – [food like that,] it would go.
- We don't need another Mexican food place either.
- When big mike's came in with the trailer – there have been lines. There's a demand for it
- Those buildings are in disrepair along main street – they've been vacant for a long time
- We were excited about an ice cream joint AND THEY HAVE NEVER OPENED UP. For a year and a half they've been working on it
- There has to be some way to make these building more accessible and for people to say, "I want to put something in there – those are nice."
- Do we even have a functioning car wash.
- The rumor is that someone has bought that.
- They took the barricades down off on it – I saw someone the other day putting g quarters in it – I pulled over and said – hey don't do that!
- Food creates a lot of memories for kids. If we don't have those places for them to go – they don't make them.
- Who is going to build though – if you don't have money to do it in the first place – who wants to go into debt, not even knowing if your business is going to succeed. It's a small town, you cold lose everything you've ever had
- Restaurants have came and left and there's reasons for that
- It's hard to support a business if there are people that are not regularly coming in the door.
- The management of those places [is the problem]

- If you start a small business here, you need to be in it for the long haul for at least a few years. They think if they start here in may, they will start a profit in June
- Do you remember dottie's – the place in the hotel –
- That place was successful and beautiful and then there was a scandal.
- The cost of renting – the equipment needs to be replaced – if you get caught and you go to prison, that's your problem
- They need to get the high school running entrepreneurship
- That was one of my questions- when I was growing up and going to high school. When you were a senior you went to school for half a day and they worked the other half of the day...
- It hasn't been like that– they replaced that with being able to go to college
- But you should be able to do both
- Concurrent enrollment
- When I was doing concurrent enrollment in Colorado Springs, when I was talking to parents about college credit – you can graduate – the kids didn't want to go to college, they wanted to be with their buddies – maybe they can teach college at the high school. It's an important time in their life. Getting an associates before you leave high school, you need to take advantage of it. But it has to be appropriate but how to learn a trade- we're forgetting the opportunity for them to have a trade. To have a vocation , a trade. If you want to do something else, that's wonderful
- We're trying to do that with the energy project here in Rangely, trying to get a manufacturing base and training center - geothermal and other such skills related – getting some buildings built, energy geothermal – supporting people who want to come her and work. It's exciting.
- the opportunities are here and have always been here
- washing machine repair guy was here today. He said, "I have a worker coming here today" well – there was an apprentice with him from Mesa. Why do we not have high school students or apprentices working with us. We need to use the labor pool.
- I'm waiting for the college to step up. I don't know what they're doing.
- When you see that kind of stuff. It's hard.
- Can you find an electrician when you need him? No – when your washer breaks down, what can you do?
- We need apprentices, bad
- Maybe that's what we ought to do if the college isn't'. Sign em up and get them with an electrician or a plumber – part of our preparedness trying to see how we can help each other.
- We've been trying to get my parents' roof retarred for a year. They've lived here forever and it's just heartbreaking that we can't find anyone.
- No one from vernal or junction will come and paint.
- We now have a construction guy – Eric – Ace High? That's AJ – he just came back to town and there are a couple down the river.
- I can't get one person to even give my dad an estimate for repairs
- If you don't have food and you don't have housing, you're not going to stay.
- One of the biggest problems is housing
- We're kind of landlocked – BLM land – unless they release some of it for private sale, there is nowhere to go.

- I have some health issues, I'm getting to the point – and someone has to do it – there's no one to hire.
- A few of us families have been here for a while – but a lot of the population isn't here very long and they don't want to buy a house. And we don't have a decent apartment complex for them to even consider.
- Sagewood apartments have been falling APART – THERE WAS POOR MANAGEMENT. There were floods, there were mold problems – settling – the space was inhabitable. Those kids that are still living there – it's a drug place.
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Strengths / Challenges:

- There's not a lot of stuff for those kids to do – gymnastics, soccer, you need to go to vernal
- Finding people who can help you in a pinch in the trades. You don't want her parents trying to figure out how to retar a roof or to move.
- When we first got into our place – and the furnace was 59 years old – io had to get that sucker replaced. – I was able to figure it out and get it down. It's hard to do and you need to think ahead – I need to figure out who is going to come and when – to plan 6 months out
- My step dad passed away in 2010, my life has not been the same since –
- We need to come together – finding someone who wants to come her and live and I have a kitchen that needs to be replaced. There isn't anyone to work and we are not retaining our graduates
- Why should they want to stay.
- There is a place in Colorado springs – built a vocational training center – he was able to get a hold of people – to teach kids how to do this and that. Educationally that would make sense to me – nothing better than going out twice a week for an afternoon with a plumber – bringin a kid along
- If California can provide CTE money, why can't colroado
- Why can't we bring some of that stuff into this area (@250 K for state to start the program)
- I've only been here for 2 years so I'm just trying to help and see what we can do. There's a lot of money coming in with grants – it's a critical need.
- What happened to skilled labor?
- My daughter had a bachelors degree and 15 years of experience in management and all they could pay her was 15 dollars an hour. I told her to know her worth. They had to move someplace where they could make a living
- Oil field town, lots of money – and it was put into the town and we had the entities where they owned the college and they run the college – they put money into the hospital and the rec district – a beautiful 9 hole golf course that they planned on making 18 holes – but now we're done – but that's when the oil field was running good in the late 70s – the cost of things was not expensive then.
- You need to diversify to be here, you can't just have one business – and it takes a lot of money to do it.

- All of my truck drivers need to have 3 years experience – one incident will kill you and put you out of business. My insurance is liability – I can't afford comp and collision
- Plus the government is bearing down like nobody's business. It's never ending
- Governmental pressure overreach – and some of that we just need to say no to - we need to identify those and let them know what specific regulations are the problem.
- I go and buy a used bulldozer – and its so much to pay for registration – it never goes down – pay the same amount year after year and tea year – if it's 20 years since you bought it. Even if your equipment is depreciated, you pay the same registration fees.
- 1953 a heavy highway use tax.
- I'm gong to bring all of this up
- The only type of business that will work here – that person needs a profit share in the business so they are working for themselves – so they have an interest in getting to work everyday and being invested and interested – a profit sharing – an employee is just here for a paycheck.
- The inflation we don't have – trying to buy a vehicle – doing the things that were just normal – I've never owned a new vehicle –
- I've owned 3 and paid them all off – I live in a remote area – I need to have a vehicle that I can rely on – you have to have an all-wheel drive vehicle here.
- My daughter saying, "mom you need to move so I don't have to drive over the pass to get groceries."
- These kids don't want to go to college and I think that's what they're hearing at home.
- As a teacher – we are just not relevant a lot of times. we are teaching these kids how to show up and shut up and how to pass a grade instead of giving them something that makes them passionate. They just want to get out – if I do this homework if I do this – I can get out.
- Ok so you're working at the front of this business – are you paying attention to what is going on in the back? Learn wherever you are.
- How many interns do you have right now?
- Maybe we can get a blanket immunity policy that would help in the event of liability – it's just so darn hard to take on interns.
- I can't leave – I've found no one to replace me – to run the place and keep the licenses going and keep the employees paid and happy – the customers, the fuel tanks full.
- If there are children who are interested, retired people make great teachers.
- [mentorship program – pairing elderly with kids
- Come up with a place to do some apprenticeship training for rangely – for anybody – they would have to have a license to get there – have a bus program?
- Something that students have an affinity toward that could also help rangely.
- The home geothermal community could attract people here
- Right now it's dismal – I don't know what we're going to. We don't want the town to die – we have to come up with a plan
- Why some of the small business don't make it – you need to give it a couple years – you need to be able to support yourself for a couple years – have set hours and you can't change them day to day and you can't be closed on this day and open on this day and close early on this day. And continue to adjust. You can't do this. You need to have consistency and good customer service.

- Customer service is rare here and it sure as heck is in vernal. Because people in other places have realized that they need to have a connection not the people. And isn't it wonderful
- Someone said to me once, "If they don't like what we do here – we are the only ones in town – give 'em three hail mary's and send them down the road."
- I'm new in town and Yardleys helped me with my tires this morning. The automotive store told me where to go. I've been grateful for all of that.
- We have Roger who continues to try to serve the needs of the community. Jerry – they will give me a ride home and pick me up when I'm done. Nappa - we'll go there and they'll change the lights / wipers on your vehicle for you. Those are the positive things about living here. Those are the current positive things. It was great growing up 60 years ago but we don't have that community. Things were growing and growing back then.

When the boom busted – we need to quit doing to boom and the bust

-economic diversity

Date ID	Age	Favorite Memories in Rangely	Many Great memories	The People	Finding Love	Starting a business	The opportunity here	Growing up here / Raising kids	Warm welcome as a newcomer	Exploring outdoors	Sunsets / Beauty	Sports	Sledding	Fireworks	Septemberfest	Boatfire / fires	Town togetherness	School	CNCC	Fishing	Hunting	Lake / Reservoir	Camping	Friends	The green bridge	OHVs / Dirt Bikes	Church / God	Family	Local Work / Coworkers
36	Under 18	I love being able to get away from everyone in a short 5 minute drive. beautiful scenery surrounds the town.								1	1																		
40	Under 18	my favorite memories from being in Rangely are all of the outdoor experiences. We can just leave city limits to be in the hills. The football games on Friday nights are great as well. The majority of this town comes to support.								1	1	1					1	1											
41	Under 18	Septemberfest - I got to look at all the stands, play some games, and nearly the whole town goes so I get to see friends.													1			1											
43	Under 18	one of my first favorite memories is when the college over the summer had that small activities thing. I was fun caring for the horses and rock climbing.																			1								
44	Under 18	sports										1																	
45	Under 18	my favorite memory is going hunting with my family and playing sports in Rangely										1									1								
46	Under 18	probably fires and driving around with friends								1																			
47	Under 18	going to the lake with buddies and going hunting right outside of town																			1								
48	Under 18	sanchez brothers boxing										1																	
49	Under 18	hanging out with my friends																							1				
50	Under 18	going to the green bridge, riding dirt bikes with friends, walking around at night								1														1	1				
51	Under 18	going to the lake, the old drive in food place, driving around with friends, green bridge, golf cart rides with friends																					1	1	1				
52	Under 18	playing soccer when I was younger, going to church, hanging out with friends and family																					1	1	1				
53	Under 18	fishing and swimming in Kenney reservoir																		1			1	1					
54	Under 18	my favorite memory is always going to the lake over the summer																											
55	Under 18	my favorite memory or memories from being in Rangely was having a slight bliss of ignorance being a child and doing things outside like swimming																					1	1					
56	Under 18	working the surf'n turf at the golf course with my favorite co-workers and friends																											
57	Under 18	I have too many most of my greatest memories are in Rangely	1																										
58	Under 18	My favorite memory is the Bonfire because the whole town gets together																											
59	Under 18	going to festivals and events in town with my family																											
60	Under 18	My favorite memories are the ones I made with my friends after moving here, more specifically, driving to the back side of the lake																							1				
61	Under 18	My favorite memory in Rangely is all them while growing up, like sports, community events and much more. I can't pick my favorite!	1																										
62	Under 18	My favorite memory in Rangely was when I had my friends from my old school come up for my birthday.																											
63	Under 18	free and my job																											
64	Under 18	Camping and that's about it																											
67	Under 18	reclaiming on private property and getting arrested								1																			
68	Under 18	My personal favorite memory from Rangely is camping																							1				
69	Under 18	all of my favorite memories come from enjoying the outdoors with my friends																											
70	Under 18	spending time with mom																											
71	Under 18	Going to fires and hanging out with friends																											
72	Under 18	sports and my school																											
73	Under 18	My favorite memory from Rangely is when I first moved here and another student nominated me for homecoming to try to include me.								1																			
15	18-24	Catching my first fish, watching volleyball games, enjoying trails																											
34	18-24	going to the lake																											
35	18-24	growing up here, playing with friends																											
39	18-24	Septemberfest is fun with all the booths and town support and town pride																											
42	18-24	Septemberfest almost every year because the whole town gets involved with it.																											
65	18-24	I have a lot of memories but definitely not in the hills with my friends																											
66	18-24	My favorite memory is hunting																											
10	25-34	bank																											
2	35-44	Growing up in the hills																											
5	35-44	Fall hunting seasons																											
12	35-44	Weekend drives exploring so many different landscapes and the huge amount of public land and the vast history here.																											
14	35-44	Nice Community when moving here																											
16	35-44	God called me to Rangely and has blessed me with a wonderful husband and three boys here. Something my family and I love to do is go sledding when there is snow.																											
17	35-44	Not Applicable																											
27	35-44	My favorite memories include porch visits, hikes and drives down Dragon road, riding bikes up and down main street, parades, sledding at the high school																											
37	35-44	n/a																											
3	45-54	4 of July fireworks																											
6	45-54	When my mom opened her store... she was so proud to do it in Rangely.																											
18	45-54	Roommates. Someone to grow up in surrounded by family, a place where everybody knows everybody and comes together in good times and bad.																											
26	45-54	My first friend Jack at the bar. It was our first visit to Rangely and we went to the local pub to meet locals. Jack was at the bar with a twinkle in his eyes and told us about his life.	1																										

Data ID	Age	What hopes do you have for the future of Rangely over the next 20 years?	Thrive	Grow	More housing	More medical care options / quality of life services	Maintain Community, Traditions & Values	Modernizes / More acceptance of new ideas	I want to leave / I don't think it can be more	Better schools	Stay the same	More entertainment options, especially for kids at night	More recreation options	Better use of land / better range health	Fossil Fuels / Energy Sector Thrives	Diversify Economy / more jobs	Grow tourism	More businesses / fewer obstacles for small businesses	Manufacturing	More places to eat	More grocery options / access to healthy food	Less gossip / Drama	Pride in Community / More school spirit	Better town maintenance / downtown aesthetics	Car Wash	Fast Food	Microgrid
36	Under 18	To continue to be here. I hope that it can overcome the future problems of fossil fuels and continue to survive.	1												1								1				
40	Under 18	I hope Rangely can keep the kind and tight knit community. Everybody knows each other and helps each other out in times of need.					1																				
41	Under 18	My hopes are that Rangely stays the same. If not gets better over the next 20 years									1																
43	Under 18	I'm not sure. I hope to leave Rangely once I get done with college as Rangely doesn't have the work I want to do.							1								1										
44	Under 18	better school system								1																	
45	Under 18	I hope Rangely can stay small and stay the great town that it is.					1																				
46	Under 18	more things to do - the rec center isn't enough to keep away boredom.																									
47	Under 18	hope that the coal mine and oil fields will prosper and the town will thrive										1															
48	Under 18	expand and open more businesses, such as fast food and bigger grocery stores													1												1
49	Under 18	more privacy																									
50	Under 18	more things for the kids to do																									
51	Under 18	more food places, things for kids to do																									
52	Under 18	school spirit and to have better roads when it snows																					1				
53	Under 18	blank:																									
54	Under 18	some hopes are that more of the sports go to state and have fun																									
55	Under 18	I hope people become less drama filled		1																							
56	Under 18	I would hope there are more things to do with more people living here																									
57	Under 18	not any bigger or smaller and oil and gas is still going well									1																
58	Under 18	it is still here and there is a big Christmas festival to bring everyone together.					1																				
59	Under 18	I hope there are more nighty things for kids to do nightly																									
60	Under 18	I hope that school acquires more money and that the community is still as nice					1																				
61	Under 18	I hope that Rangely continues to grow as a community in so many ways and staying strong to keep the town alive and successful.	1	1			1																				
62	Under 18	They learn to grow into the times and not be stuck in 1960.																									
63	Under 18	I don't have hopes. I want to leave.																									
64	Under 18	have better school system, have more to do, have more people		1																							
67	Under 18	I hope I'll be long gone in 20 years.																									
68	Under 18	My hopes are that Rangely offers more entertainment, stores, and doesn't turn into a ghost town.	1																								
69	Under 18	I hope we gain more things to do but keep our small-town feel.									1																
70	Under 18	leaving - to not be here																									
71	Under 18	To have a family and be away from here							1																		
72	Under 18	something fun for kids and teens to do																									
73	Under 18	I hope that Rangely will grow to be more accepting of people																									
15	18-24	I hope that Rangely could install a walking trail around Kenney reservoir. I hope that Rangely could improve the quality of the grocery store.						1																			
15	18-24	I hope Rangely grows and modernizes																									
34	18-24	they have more things for kids to do		1																							
35	18-24	I hope that in the future we have more kid and teen friendly places and more small business support.																									
39	18-24	I hope for something that will give kids and teens something to do other than getting a job. we need like a hang out sort of place.																									
42	18-24	The oil field is not doing well and make Rangely get a lot of business																									
65	18-24	I hope the coal mine doesn't get shut down																									
66	18-24	Diversified economy to stabilize and sustain Rangely even through boom and bust cycles of the extraction industry.																									
10	25-34	Adorability																									
2	35-44	To build a new house. To have more housing options.																									
5	35-44	More housing resources. A beautiful and historically accented Main Street and the continued support of the Community and family oriented.																									
12	35-44	Proportional growth, improved/revised use of land																									
14	35-44	Rangely definitely needs more housing. It would be nice to see some growth, but let's not get crazy. An affordable grocery store would be great too.																									
16	35-44	Improve relationships with businesses and outside investment. Overcome the ill feelings towards the eastern side of county. Reduce red tape and business license fees.																									
17	35-44	I hope Rangely can develop independent energy services, grow sustainable crops, grow closer as a Community, become an example to other small communities																									
29	35-44	more community based activities																									
37	35-44	Diversification of businesses in Rangely																									
3	45-54	Stability with moderate growth. More rec opportunities for tourists.	1	1																							
6	45-54	More water, better range health, increased prosperity																									
11	45-54	For it to not only survive but to actually thrive.																									
18	45-54	Small but steady growth, clean up mistakes from generations past, promote mom and pop not big chain companies, implement a plan to preserve the old trees																									
26	45-54	I do not see Rangely being anything more than what it is now.		1																							
33	45-54	Growing in numbers manufacturing functioning as a Community																									
33	45-54	Developed downtown, new housing, new industry																									
1	55-64	That Rangely can diversify its economy and become less dependent on natural resource extraction, increase its population enough to support more businesses, yet remain a small Community true to its roots.																									
8	55-64	To increase in population but remain 5,000 or less. Bring in businesses. Increase tourism.																									
9	55-64			1																							

Data ID	Age	What hopes do you have for the future of Rangely over the next 20 years?	Survive / Stabilize	Thrive	Grow	More housing	More medical care options / quality of life services	Maintain Community, Traditions & Values	Modernizes / More acceptance of new ideas	I want to leave / I don't think it can be more	Better schools	Stay the same	More entertainment options, especially for kids at night	More recreation options	Better use of land / better range health	Fossil Fuels / Energy Sector Thrives	Diversify Economy / more jobs	Grow tourism	More businesses / fewer obstacles for small businesses	Manufacturing	More places to eat	More grocery options / access to healthy food	Less gossip / Drama / More privacy	Community	More school spirit / Pride in town	aesthetics	Car Wash	Fast Food	Microfrid
13	55-64	Improve our economy and diversity, maintain our identity			1		1	1										1				1							
19	55-64	Healthy food for families, more entertainment, growth for business, better medical care																	1										
22	55-64	That it moves forward new industries - tourism, etc. That it becomes "walkable." That it becomes a prettier place to live and to visit. Lots of new small businesses																	1	1				1					
24	55-64	Movie theater, car wash, subway (for sandwiches not games), burger king or Wendy's, dairy queen/king											1							1		1							
28	55-64	Slow growth, someday hope to have medical services so all don't have to go out of town for vision, chiropractic and other specialists			1	1																							
32	55-64	A real grocery store			1													1											
4	65-74	The economy gets a lot more diverse and the population to increase by 25 to 50%						1									1												
20	65-74	Stay conservative and keep our constitutional freedoms. Continue to use oil, gas, and coal																											
21	65-74	Energy, independence, microgrid efforts, job resurgence, manufacturing increase															1												
23	65-74	Increased housing, increased cottage industries, increased college courses, protection of white-river			1														1										
25	65-74	To enjoy my retirement. To enjoy all Rangely has to offer																											
27	65-74	That we could have additional industry besides oil gas and coal that will provide good paying jobs so families could stay, Sad to see so many young families leave for work elsewhere.															1												
30	65-74	Treatment of senior citizens will continue to be friendly and meet their needs. Provide services to enhance quality of life.					1																						
31	65-74	Not keep regressing, car wash, stop raising taxes	1																										
38	65-74	consistent revenue streams, money for deferred maintenance, ability to maintain the business we have now, more housing, paved alleys	1			1													1					1					
Total			6	3	14	6	3	11	3	5	3	4	14	2	2	7	8	3	12	2	3	5	2	2	5	2	2	2	2
% of respondents			8%	4%	19%	8%	4%	15%	4%	7%	4%	5%	19%	3%	3%	10%	11%	4%	16%	3%	4%	7%	3%	7%	3%	3%	3%	3%	
Under 18			3	1	3	0	0	5	2	4	3	4	9	0	0	3	1	0	2	0	2	1	2	2	1	0	1	0	
18-24			0	0	1	0	0	0	1	0	0	0	3	1	0	2	0	0	2	0	0	1	0	0	0	0	0	0	
25-34			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
35-44			0	0	2	3	0	2	0	0	0	0	1	0	1	0	0	1	0	1	0	0	0	0	0	2	0	0	
45-54			1	2	2	0	0	0	0	1	0	0	0	1	1	0	1	1	1	0	0	0	0	0	0	0	0	0	
55-64			0	0	5	1	2	3	0	0	0	0	1	0	0	0	3	2	4	1	1	2	0	0	1	1	1	0	
65-74			2	0	1	2	1	1	0	0	0	0	0	0	0	2	2	0	2	1	0	0	0	0	1	1	0	1	
75+			0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Under 18			9%	3%	9%	0%	0%	16%	6%	13%	9%	13%	28%	0%	0%	9%	3%	0%	6%	0%	6%	3%	6%	6%	3%	0%	3%	0%	
18-24			0%	0%	14%	0%	0%	0%	14%	0%	0%	0%	43%	0%	0%	29%	0%	0%	29%	0%	0%	14%	0%	0%	0%	0%	0%	0%	
25-34			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
35-44			0%	0%	25%	38%	0%	25%	0%	0%	0%	0%	13%	0%	13%	0%	0%	0%	13%	0%	0%	0%	0%	0%	25%	0%	0%	13%	
45-54			17%	33%	33%	0%	0%	0%	0%	17%	0%	0%	17%	17%	17%	0%	0%	0%	17%	17%	0%	0%	0%	0%	0%	0%	0%	0%	
55-64			0%	0%	50%	10%	20%	30%	0%	0%	0%	0%	10%	0%	0%	0%	30%	40%	20%	40%	10%	10%	0%	0%	10%	10%	10%	0%	
65-74			22%	0%	11%	22%	11%	11%	0%	0%	0%	0%	0%	0%	0%	22%	22%	0%	22%	11%	0%	0%	0%	11%	11%	0%	11%	0%	
75+			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Data ID	Age	In your opinion, what are Rangely's biggest strengths?	Other Strengths from Additional Comments	Love	The People / Friendly & Welcoming	The Community / support for one another / involvement	Traditions, Values & Spirit	Strength of Character / Resilience / Work Ethic	Forest Trails	Outdoor Recreation	Safe / Lack of major crime	Remote / Isolated	Small Town	Open Space / Location / Public Land / Nature / Landscape	Rec Center	Sports	Wildlife	Hunting / Fishing	Reservoir / Lake	CNCC	Hospital	Families	Opportunities	Communication	Infrastructure/ Internet / Facilities / Public Services	Churches / God	True Value
15	18-24	Community, being able to be in nature.	People: Community Welcoming		1	1								1													
34	18-24	the safest town to live in									1																
35	18-24	oil industry																									
39	18-24	the people and people that will support the high school and businesses here are Rangely's biggest strength			1																						
42	18-24	Rangely's biggest strength is probably the community.			1																						
65	18-24	small town, very good community											1														
66	18-24	good community																									
10	25-34	The people and access the outdoor recreation opportunities			1																						
29	25-34	the people and access the outdoor recreation opportunities			1																						
5	35-44	Community. The residents are good people.	Love	1	1																						
12	35-44	Small town community, remote, so many recreational opportunities.											1														
14	35-44	blank			1																						1
16	35-44	The hospital, the rec center, Parkview, the EEC, church options, CNCC, and the people of Rangely.																									1
17	35-44	Landscape																									
29	35-44	Community concern for each other especially our elders and children, the ability to overcome the world and it's challenges				1																					
37	35-44	community				1																					
3	45-54	Community support for each other. Willingness to help each other			1																						
6	45-54	The people and our open spaces																									
11	45-54	People, Community, CNCC, white-river, open spaces	Community		1	1																					
18	45-54	Hard work ethics, care for its Community members, problem solving, adaptability, generations of families raised and remained or returned				1																					
26	45-54	Secluded by physical distance from crime, hustle and bustle. The youth - the good and bad will blatantly call out truths and if we listen, they will help us grow. Some right fully aim to grow up just like mom and dad - some are smart and know to take a different path									1																
33	45-54	Recreation, although the thought of recreation involving only a motor touring up our public lands has to change.			1																						
1	55-64	It's people and economy																									
7	55-64	Rural open country																									
8	55-64	Great infrastructure																									
9	55-64	Outdoor Recreation, the people, caring Community. Strength of character of residents, the college. Lack of major crime. Traditions. Fiber-optic internet.	Community, Love	1	1	1	1			1	1																1
13	55-64	Community involvement, friendly residents, great facilities				1																					
19	55-64	Community sports, wilderness activities				1																					
22	55-64	Spring weather, broadband internet, quietness, summertime outdoor activities, fall weather. Roger Polley's work towards meeting the Community's needs, flowers, thriving chamber activities on main street, beautiful golf course																									
24	55-64	The people, oil, gas, coal, public lands, hunting, recreation				1																					1
28	55-64	Our Community. We have each other! Our rec center is simply the best, everything they do for our children and the Community is top notch!				1																					
32	55-64	Networking of governmental entities. they all support and help each other			1																						1
4	65-74	The people, the spirit, and the compassion				1																					
20	65-74	Unity of thought, conservative values, God and country				1																					1
21	65-74	Local Community helping each other, opportunities for future growth																									
23	65-74	Off the beaten path, canyon pinlands, dirt skis, open recreation spaces, rock crawling path																									
25	65-74	Friendly, when in need they are always there, small town, great for sportsmen, the tank, Kenney reservoir, nature, wildlife, peaceful				1																					
27	65-74	Family friendly, good schools and crcc is such an amazing asset that we shouldn't take for granted. My grandpa's generation worked hard to get CNCC started. Open space for those who love outdoors! We are so fortunate!				1																					1
30	65-74	The fact that people have stayed here over 35 years and many lived in the same house. Also the snow plows do a very good job of keeping roads clear.				1																					1
31	65-74	Lot of good people				1																					
38	65-74	RRH, CNCC, Schools, Rec District, Fire District, outdoor activities																									1
36	Under 18	Rangely has a strong community that comes together to help one another and overcome problems. Everyone that moves here feels welcome.				1																					
40	Under 18	Rangely's main strength is the community. All of us are hard working individuals who will lend a helping hand to anyone.	Community, hard work			1																					
41	Under 18	Everybody knows each other and gets along. There aren't any big rivalries between people				1																					
43	Under 18	I think that Rangely's biggest strength is that since it is a small town, it really helps us come together as a community.				1																					
44	Under 18	oil and coal				1																					
45	Under 18	We are pretty good at doing things as a net for the community																									
46	Under 18	hunting, wilderness, knowing the community				1																					
47	Under 18	community strength, open roads, laid back cops				1																					1
48	Under 18	I think the mine here (coal)																									
49	Under 18	it's the pride they show & sports																									1
50	Under 18	mostly being friendly to people																									
51	Under 18	most everyone is there for each other				1																					
52	Under 18	the school, the people, everyone knows everyone				1																					
53	Under 18	oil and coal																									1

Date ID	Age	In your opinion, what are Rangely's biggest strengths?	Other Strengths from Additional Comments	Love	The People / Friendly & Welcoming	The Community / support for one another / involvement	Traditions, Values & Spirit	Strength of Character / Resilience / Work Ethic	Fossil Fuels	Outdoor Recreation	Safe / Lack of major crime	Remote / Isolated	Small Town	Open Space / Location / Public Land / Nature / Landscape	Rec Center	Sports	Wildlife	Hunting / Fishing	Reservoir / Lake	CNCC	Hospital	Families	Opportunities	Communication	Infrastructure/ Internet / Facilities / Public Services	Churches / God	Local Policy / True Value
54	Under 18	mostly people have jobs at a younger age																					1				
55	Under 18	communication and addressing things																									
56	Under 18	We welcome new people with open arms		1																							
57	Under 18	community support			1																						
58	Under 18	how close and caring our community is			1																						
59	Under 18	our rec center													1												
60	Under 18	The people are its biggest strength		1																							
61	Under 18	Rangely's biggest strengths are the community it's self, the people that live in it keep Rangely going and strong		1	1																						
62	Under 18	Literally nothing in this town is good																									
63	Under 18	I believe its oil and coal						1																			
64	Under 18	the views, everyone knows everyone, oil field			1			1						1													
67	Under 18	coal miners						1												1	1						
68	Under 18	Rangely's biggest strengths are the college, hospital, and mine							1				1														
69	Under 18	We are a small community that supports everyone			1								1														
70	Under 18	the community and how small it is			1																						
71	Under 18	True value																								1	
72	Under 18	sports, churches, lake, rec center													1	1			1						1		
73	Under 18	One of Rangely's biggest strengths is that (for the businesses that have been here for a long time), they support small businesses				1																					

Total	2	21	33	4	4	8	11	3	2	5	13	6	3	2	3	2	6	3	3	2	2	3	5	3	2
% of respondents	3%	39%	45%	5%	5%	11%	15%	4%	3%	7%	18%	8%	4%	3%	4%	3%	8%	4%	4%	3%	2	3	7%	4%	3%
Under 18	0	6	16	1	2	6	0	0	0	1	3	2	2	0	1	1	1	1	1	0	1	0	0	0	1
18-24	0	2	4	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25-34	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35-44	1	2	3	0	1	0	2	0	1	1	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0
45-54	0	2	3	0	1	0	1	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
55-64	0	1	1	0	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
65-74	0	5	3	2	0	0	3	0	0	0	4	1	0	1	0	0	1	2	1	0	2	1	0	0	0
75+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Under 18	0%	19%	50%	3%	6%	13%	0%	0%	3%	6%	9%	6%	6%	0%	3%	3%	3%	0%	3%	3%	0%	3%	3%	3%	3%
18-24	0%	7%	10%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
25-34	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
35-44	1%	25%	38%	0%	13%	0%	25%	0%	13%	13%	13%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	13%	0%
45-54	0%	15%	50%	0%	17%	0%	17%	17%	0%	0%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
55-64	0%	30%	40%	0%	30%	0%	40%	30%	0%	0%	20%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	30%	0%	10%
65-74	0%	33%	33%	0%	0%	0%	33%	0%	0%	0%	33%	18%	18%	18%	18%	18%	18%	18%	18%	18%	18%	18%	33%	0%	0%
75+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Total Respondents per Age Bracket

% of Age Bracket who Agree

% of Age Bracket who Agree

32
7
1
8
6
0
9
0

Date ID	Age	In your opinion, what are Rangely's biggest strengths?	Other Strengths from Additional Comments	Love	The People / Friendly & Welcoming	The Community / support for one another / involvement	Traditions, Values & Spirit	Strength of Character / Resilience / Work Ethic	Fossil Fuels	Outdoor Recreation	Safe / Lack of major crime	Remote / Isolated	Small Town	Open Space / Location / Public Land / Nature / Landscape	Rec Center	Sports	Wildlife	Hunting / Fishing	Reservoir / Lake	CNCC	Hospital	Families	Opportunities	Communication	Infrastructure/ Internet / Facilities / Public Services	Churches / God	Local Policy / True Value
54	Under 18	mostly people have jobs at a younger age																					1				
55	Under 18	communication and addressing things																									
56	Under 18	We welcome new people with open arms		1																							
57	Under 18	community support			1																						
58	Under 18	how close and caring our community is			1																						
59	Under 18	our rec center													1												
60	Under 18	The people are its biggest strength		1																							
61	Under 18	Rangely's biggest strengths are the community it's self, the people that live in it keep Rangely going and strong		1	1																						
62	Under 18	Literally nothing in this town is good																									
63	Under 18	I believe its oil and coal						1																			
64	Under 18	the views, everyone knows everyone, oil field			1			1						1													
67	Under 18	coal miners						1												1	1						
68	Under 18	Rangely's biggest strengths are the college, hospital, and mine						1					1							1	1						
69	Under 18	We are a small community that supports everyone			1								1														
70	Under 18	the community and how small it is			1																						
71	Under 18	True value																								1	
72	Under 18	sports, churches, lake, rec center													1	1			1						1		
73	Under 18	One of Rangely's biggest strengths is that (for the businesses that have been here for a long time), they support small businesses				1																					

Total	2	21	33	4	4	8	11	3	2	5	13	6	3	2	3	2	6	3	3	2	2	3	5	3	2
% of respondents	3%	39%	65%	5%	5%	11%	15%	4%	3%	7%	18%	8%	4%	3%	4%	3%	8%	4%	4%	3%	2	3	7%	4%	3%
Under 18	0	6	16	1	2	6	0	0	0	1	3	2	2	0	1	1	1	1	1	0	1	0	0	1	1
18-24	0	2	4	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25-34	0	2	3	0	1	0	2	0	1	1	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0
35-44	1	2	3	0	1	0	2	0	1	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
45-54	0	2	3	0	1	0	1	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
55-64	0	1	1	0	1	1	0	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
65-74	0	5	3	2	0	0	3	0	0	0	4	1	0	1	1	2	1	2	1	2	1	0	2	0	0
75+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Under 18	0%	19%	50%	3%	6%	13%	0%	0%	3%	6%	9%	6%	6%	0%	3%	3%	3%	3%	3%	0%	3%	3%	0%	3%	3%
18-24	0%	7%	12%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
25-34	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
35-44	1%	25%	38%	0%	13%	0%	25%	0%	13%	13%	13%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	13%	0%	0%
45-54	0%	15%	50%	0%	17%	0%	17%	0%	17%	0%	17%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
55-64	0%	30%	40%	0%	30%	0%	40%	0%	30%	0%	20%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	30%	0%	10%	0%
65-74	0%	60%	30%	0%	0%	0%	60%	0%	0%	0%	40%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	0%	0%	0%	0%
75+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Total Respondents per Age Bracket

Agree

% of Age Bracket who Agree

Data ID	Age	In your opinion, what are some challenges present in Rangely that need to be overcome?	Challenges from additional comments	Inherently negative perception of town	Better use of public funds	Unfavorable Appearance / Old / Poor Public Maintenance / Vacancy	Gossip / intolerance of new ideas /	Lack of and loss of businesses / economic diversity	Lack of good customer service / training	Better coaching, especially for minor sports	Outdated / Fixed Mindset	Lack of medical care options	Grocery supply and access to affordable healthy foods	Water	Lack of activities and entertainment	The Schools	Drugs in Town	High fuel prices	Remote Location	Cost and limited supply of goods and services	Housing	Too much governmental / Politics	Attack on fossil fuels	Lack of Diversity
49	Under 18	what money gets spent on			1																			
50	Under 18	gossiping																						
51	Under 18	lack of school education					1									1								
52	Under 18	the rumors that spread like wildfire or everyone not liking certain people based on their parents					1																	
53	Under 18	lack of water during the summer																						
54	Under 18	some challenges are that we need more fast food places																						
55	Under 18	the people constantly arguing and tension here. hopefully things fix because no one wants to be here.					1																	
56	Under 18	People need to stop being stuck up conceited jerks to one another. Just be nice and keep your rumors and opinions to yourself					1																	
57	Under 18	drugs														1								
58	Under 18	Some challenges we have are being geographically isolated																	1					
59	Under 18	we are isolated and have to travel for many things																	1					
60	Under 18	finding housing and lack of stores																	1					
61	Under 18	Some challenges in Rangely right now are the amount of people that come and go, and we are geographically isolated, and there is a lot of drama.					1													1				
62	Under 18	The way kids act, the lack of structure, and how fast gossip gets around					1																	
63	Under 18	I don't really pay attention to any of that.																						
64	Under 18	rumors, bad school system, better respect, better coaching for some sports. It hasn't changed for the better at all and that needs to happen					1			1						1								
67	Under 18	there are rumors do. The school don't teach nothing. Pretty sure there are many pedos in this town.																						
68	Under 18	Some challenges that are present in Rangely are newsmen who have nothing good to do. Limited stores.																		1				
69	Under 18	The constant gossip and our non-challenging school system.					1									1								
70	Under 18	how expensive stuff is																						
71	Under 18	I have no idea																						
72	Under 18	cheaper groceries, things to do, gas, clothes, something needs to be changed for the kids											1							1				
73	Under 18	One thing: Rangely could grow on is being more welcoming to incoming businesses.					1													1				

Total	5	2	9	11	13	3	2	3	3	6	3	6	3	6	7	3	2	4	9	10	6	2	2
% of respondents	7%	3%	12%	15%	18%	4%	3%	4%	4%	8%	4%	8%	4%	8%	10%	4%	3%	5%	12%	14%	8%	3%	3%
Under 18	1	2	1	11	1	0	1	0	0	1	0	0	1	0	4	1	1	2	5	2	0	0	1
18-24	0	0	2	0	1	0	1	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0
25-34	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
35-44	1	0	2	0	2	0	0	0	0	0	0	0	0	0	1	0	0	0	3	1	1	0	0
45-54	1	0	1	0	3	1	0	2	0	1	0	1	0	0	1	0	0	1	0	1	1	0	0
55-64	1	0	0	0	2	1	0	1	3	4	1	0	0	1	0	1	0	1	2	3	1	0	1
65-74	1	0	3	0	3	1	0	0	0	1	1	0	0	0	1	0	0	0	4	1	1	0	0
75+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Under 18	5%	10%	5%	52%	5%	0%	5%	0%	0%	5%	0%	5%	0%	19%	19%	5%	5%	10%	24%	10%	0%	0%	5%
18-24	0%	0%	25%	0%	14%	0%	14%	0%	0%	0%	0%	0%	0%	0%	14%	29%	0%	0%	0%	0%	0%	0%	0%
25-34	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
35-44	13%	0%	25%	0%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	13%	0%	0%	0%	38%	0%	0%	0%	0%
45-54	17%	0%	17%	0%	50%	17%	0%	33%	0%	0%	0%	0%	0%	17%	0%	17%	0%	17%	0%	17%	13%	0%	0%
55-64	10%	0%	0%	0%	20%	10%	0%	10%	30%	40%	10%	0%	0%	10%	0%	0%	10%	0%	10%	20%	30%	10%	0%
65-74	11%	0%	33%	0%	33%	11%	0%	0%	0%	11%	11%	0%	11%	0%	11%	0%	0%	0%	44%	11%	11%	0%	0%
75+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Total Respondents per Age Bracket

% of Age Bracket who Agree

Data ID	Age	Separated by commas, please list 5 words that come to mind first when you think about Rangeley.	Community / Supportive / caring	Tight-knit / together	Strong	Loving	Home	Beautiful / pretty	Family	Friends / Good People	Safe	Small	Quiet / Peaceful	Friendly / Welcoming / Food	Respectful	Hardworking	Stirring / Remote / Solitude / Solids /	Freedom	Merica / Patriotic	Conservative	Watchful	Fossil Fuels / Oil Fields / Coal	Recreation	OHV / ATV / side-by-sides / Off	Outdoors / Nature	Reservoir / Lake	Rural / Open Space / Country /	Shadowed
15	18-24	Side by sides, green, kenney reservoir, fishing, Community	1																									
34	18-24	outdoors, far away from everything, nice people												1														
35	18-24	small, awesome, family, drama, pretty						1	1			1													1	1		
39	18-24	hunting, small, talkative, bags, proud										1																
42	18-24	low diversity, good, hardworking, forging, boring														1												
65	18-24	small, pretty, oil, desert, busy						1				1										1						
66	18-24	small, country, desert, dry, mountains										1																1
10	25-34	Community, family, recreation, small town, freedom	1						1														1					
2	35-44	Outdoor, alone, quite, ohv, recreation																										
5	35-44	Outdoors, beautiful, Community, employment, winter						1																1	1	1		
12	35-44	Remote, Wild, Historical, Recreation Oriented, Community	1																				1					
14	35-44	Off Roading, Kenney Reservoir, solitude, peaceful, quiet																						1				
16	35-44	God, home, 4 seasons, small (which is good), and friendly.					1						1	1										1		1		
17	35-44	Oil, Merica, Utah, Vandalism																										
29	35-44	Home, Well, Community, safety, active	1				1				1									1								
37	35-44	home, safety, country, oil field, hunting						1															1				1	
3	45-54	Community support, outdoors recreation , fossil fuels, CNCC	1																				1	1		1		
6	45-54	Safe, quiet, outdoorsy, freedom, friendly									1		1	1						1			1	1		1		
11	45-54	Open spaces, freedom, white-river, Community, challenges, sunsets																										
18	45-54	Small town, safety, Community, oil, gas, coal, open space	1								1	1											1					1
26	45-54	Country, locals, trees, parks, walking, sunshine									1	1												1				1
33	45-54	Cronyism, Nonprogressive, Nepotism, Regressive, Recreation																						1				
1	55-64	Beautiful, rural, friendly, adventurous, freedom						1						1						1							1	
7	55-64	Remote, conservative, hunting, atv, friendly												1														
8	55-64	Industrial, remote, celloids, small, white-river											1	1						1			1		1			
9	55-64	Small, caring, potential, recreation, peaceful	1										1	1									1					
13	55-64	Neighbors, Community, trust, family, outdoor beauty	1					1	1																			
19	55-64	Small, cold, needs entertainment, growth, outdoors, safe									1	1														1		
22	55-64	Small, quiet, dusty, remote, six o'clock										1	1															
25	55-64	Public Lands, Friendly, Secluded, free, patriotic, HOME					1						1						1	1	1							
28	55-64	Slow, desert, friendly, welcoming, Bud Striegel													1											1		
32	55-64	Small, supportive, remote, safe, friendly	1						1		1	1																
4	65-74	Safe, friendly, remote, compassionate, caring	1								1	1		1														
20	65-74	Freedom, small town, oil field, conservative, recreation								1														1	1			
21	65-74	Freedom, independence, Community	1																	1								
23	65-74	Nature, beauty, heritage, dark skies, friendly						1						1												1		
25	65-74	Family, friendly, sportsmen, nature, wildlife							1																	1		
27	65-74	Home, comfortable, quiet, safe, busy					1					1	1													1		
30	65-74	Isolated, small, friendly, cold weather, conservative										1	1															
31	65-74	Friendly, isolated, rundown, service, dirty												1						1								
38	65-74	rural, energy impacted, history, high desert, inconsistent, economy												1														1
36	Under 18	small, oil, friendly, friends, snow									1		1		1								1					
40	Under 18	tight-knit, kind, great, caring, safe	1	1								1			1													
41	Under 18	rural, fun, OHVs, kind, bushy																						1			1	
43	Under 18	rural, primarily white, old style community, small		1									1															1
44	Under 18	small, good people, outside, shadowed								1		1													1			1
45	Under 18	desert, small, low population, open										1																
46	Under 18	small, boring, pretty, podunk, low diversity						1																			1	
47	Under 18	small, outdoor access, together, community, lake access	1	1								1														1	1	
48	Under 18	low diversity, memorable, compact																										
49	Under 18	small, agricultural, prideful, watchful, conservative											1							1	1							
50	Under 18	boring, small, gossip, drues, dumb										1																
51	Under 18	small, boring, gossip, drues, ugly										1																
52	Under 18	the lake, beautiful, gossip, family, snow							1	1																		
53	Under 18	desert, little rain, cold, hot summers, little water																										
54	Under 18	small town, desert, less people, people know everyone, gossip		1								1																
55	Under 18	chatty, peaceful, green, toxic, stressed											1	1	1													
56	Under 18	small, not much to do, desserts, welcoming, judgmental																										
57	Under 18	small, respectful, oil, friendly, fun										1	1	1									1					
58	Under 18	friendly, homely, loving, desert, beautiful																										
59	Under 18	Active, close, gossip, boring		1			1	1	1						1													
60	Under 18	strong, caring, accepting, fun, kind	1		1																							
61	Under 18	small, loving, fun, supportive, friendly	1			1						1																
62	Under 18	Racist, homophobic, desert, boring, lame																										
63	Under 18	dry, boring, small, brown, country																									1	
64	Under 18	Snowy, small, boring, dry, bi-polar weather																										
67	Under 18	small, desert, boring, nothing, uneducated																										
68	Under 18	desert, small, coal, mountain, dry																					1					
69	Under 18	home, small, chaos, community, close	1	1			1					1																
70	Under 18	cold, dry and cold																										
71	Under 18	I am over this place																										
72	Under 18	dirty, small, oil, coal, cold																										
73	Under 18	welcoming, caring, respectful, independent, hardworking	1											1	1	1	1					1						

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Total	3	1	1	1	1	1	1	2	1	2	7	2	2	1	1	2	1	1	1	1	1	2	1	1	2	3	1	1	2	4	11	2	11	1	1	2	3	5	2	6		
% of respondents	4%	1%	1%	1%	1%	1%	1%	4%	3%	1%	3%	10%	3%	3%	1%	1%	3%	1%	1%	1%	1%	1%	1%	3%	1%	1%	3%	4%	1%	1%	3%	5%	15%	3%	15%	1%	1%	3%	4%	7%	3%	8%
Under 18	0	0	0	0	0	1	0	3	1	0	1	5	2	2	0	0	1	0	0	0	0	1	0	0	0	0	2	2	1	1	1	3	9	1	7	0	0	0	3	4	2	5
18-24	1	0	0	0	0	0	0	0	0	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	1	2	2	0	0	1	0	0	0	1	
25-34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
35-44	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
45-54	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	1	0	0	1	0	0	0	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
55-64	1	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1	0	0	0	0	0	0	0	1	0	1	1	0	0	0	0	0	0	
65-74	0	0	1	1	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	1	0	0	
75+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Under 18	0%	0%	0%	0%	0%	3%	0%	9%	3%	0%	3%	16%	6%	6%	0%	0%	3%	0%	0%	0%	0%	0%	0%	0%	0%	6%	6%	3%	3%	3%	9%	28%	3%	22%	0%	0%	0%	9%	13%	6%	16%	
18-24	14%	14%	0%	0%	0%	0%	0%	0%	0%	0%	14%	29%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	14%	0%	0%	0%	14%	14%	14%	14%	29%	0%	0%	14%	0%	0%	14%		
25-34	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
35-44	13%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	13%	0%	0%	0%	13%	13%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
45-54	0%	0%	0%	0%	0%	17%	0%	0%	0%	0%	0%	17%	17%	0%	0%	17%	0%	0%	17%	0%	17%	0%	17%	17%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
55-64	10%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	0%	10%	10%	0%	0%	0%	0%	0%	0%	0%	0%	10%	0%	10%	10%	0%	0%	0%	0%	0%	0%		
65-74	0%	0%	11%	11%	0%	0%	0%	0%	11%	0%	0%	0%	0%	0%	0%	11%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	11%	0%	11%	0%	0%	11%	0%	11%	0%	0%	
75+	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	

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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.

Strategies Survey

This survey is part of the public engagement process for the 2024 to 2044 Comprehensive Plan Update for Rangely, Colorado. Please return surveys that have not been completed digitally to the drive-thru drop box outside of the municipal building in the road between the library lot and the municipal building lot.



SCAN THIS FOR
ONLINE SURVEY

For items 1-24, please circle “Y” to indicate support or “N” to indicate opposition.

For question 25, please write in your answer on the lines provided.

Y	N	1. Hold quarterly Town Hall meetings
Y	N	2. Invite the student council from Rangely High School to give a report at one Town Council meeting each month
Y	N	3. Create a mentorship program where residents can sign up to be a mentor or mentee to foster new connections and skill sharing amongst community members and Rangely’s youth
Y	N	4. Partner with community organizations to establish a safe space for victims of domestic violence
Y	N	5. Partner with community organizations to create a summer camp program for youth
Y	N	6. Identify a designated radio channel on which residents can communicate even in areas outside of town that have no cell service
Y	N	7. Create a “Year in Review” document annually explaining grants won, projects completed, and policies updated
Y	N	8. Expand trail system and mark trails suitable for hiking with maps online
Y	N	9. Create a new public park at CNCC
Y	N	10. Create a skatepark
Y	N	11. Create a snow tubing hill with lift
Y	N	12. Create a BMX pump track
Y	N	13. Encourage the County to impose a speculation tax on vacant properties that are owned by out-of-state entities to prevent prolonged vacancy
Y	N	14. Create an around-town shuttle on a regular schedule

Y	N	15. Support the private creation of an indoor year-round hydroponic farm
Y	N	16. Create a plan to lobby at the state level in favor of policies that encourage gas, oil, and coal extraction
Y	N	17. Meet with existing local businesses annually to make known available state and federal grants they can apply for
Y	N	18. Create an annual meeting between School District administrators and local businesses to share ideas about workforce preparedness, relevant curriculum development, and jobs
Y	N	19. Support the creation of a branch of Habitat for Humanity in Rangely to provide building-trade skills training and home creation by volunteers
Y	N	20. Invite the Colorado Housing and Finance Authority (CHFA) to host a workshop for residents explaining grants available to homeowners for critical repairs and energy upgrades
Y	N	21. Create an Affordable Housing Plan for Town-owned lots
Y	N	22. Amend zoning to allow for Accessory Dwelling Units (ADUs) by right on residential lots and create a guide outlining ADU standards
Y	N	23. Incentivize the development of new homes for sale
Y	N	24. Incentivize the development of new apartments for rent

25. What goods are not available in Rangely currently that you need? _____

What goods are not available in Rangely currently that you need?

- Entertainment
- organic whole milk, organic eggs, women's clothing, swimwear
- Fast food options
- Hair salon, affordable grocery, clothing
- clothing, shoes, hair & nail salon is needed, more groceries
- Groceries that aren't twice the price as out of town.
- Custom meat processing.
- Reasonable price fresh fruits, veggies. Eye Doctor. Professional Cleaning Services.
- More restaurants
- Barber, Hair care professionals, Tire shop(specialized), delivery service Organic and more whole foods sold at grocery store. Athletic gym. Expanded rec-center with more programs including summer camps.
- More food choices
- Fresh produce
- Fruits and vegetables
- Bakery goods
- ag produced products
- Better grocery selection.
- Nothing really. Everything is available, but affordability is why i do the bulk of my grocery shopping in vernal
- Non
- None, I have everything I need
- a place to buy cheap groceries.
- better food
- I would say that it would be nice to have big store with reasonable priced goods.
- Cabelas
- I honestly can't think of anything.
- affordable hardware store products
- Clothing and good tech
- another place that will hire high schoolers.
- clothing and good shoes.
- A tunnel thru Douglas Pass
- Used car dealership, barber, optometrist, trailer dealer, Rv dealer, atv/motorcycle/snowmobile dealer, office space for professionals, Uhaul dealer, more electricians and plumbers, basic furniture, quickly oil change/tire/brake /miffler shop, bakery, breakfast place, movie theater, bowling alley.
- Cheaper prices at current stores, decent restaurants.
- Car wash
- Groceries
- Competition and maybe require businesses that install it repair to give a quote so the consumer is not told \$2500 and then get stuck with a \$6000 bill.
- Take the general Market and turn into Walmart neighborhood market for MORE selection and reasonably priced items. Just a small Walmart not the Big box. Check 'em out... It will create more jobs for town too and plus we won't be going to Utah during snow storms. Give the town the money
- Barber/ salon
- Wholesale items like candle making supplies.
- We need a better grocery store, lower prices and not rotten goods or expired goods. driving out of town costs more in gas and getting a better grocery store would get more people to shop locally.
- Affordable Groceries, Affordable Gas (Even Dinosaur and Meeker are cheaper)
- Entertainment there is nothing to do here.
- I have everything I need to live.

- A car wash as well as a recycling service
- Weed
- Other restaurants,
- Faster food place
- A safe place for people are going through domestic violence
- Good priced produce and fresh food options
- 1 good grocery store
- Affordable fresh groceries, more activities for children, cannabis dispensaries
- a fair priced store to get meats and vegetables from,
- Organic produce
- Fast food.
- I don't have any goods that are not in Rangely that I currently need.
- Flowers
- Affordable groceries, not super inflated prices at the market
- fast foods for people that are in a hurry
- Vehicles, a new dealership.
- More fruits and veggies, I'd have to think about it.
- Bowling alley, go cart track, skate park, activities for adults/kids entertainment
- Hair salon. Dog grooming
- Affordable groceries
- Sandwich shop
- Hair salon
- A place for teens to hang out that serves fast food, has games and movies. High school class or local volunteers to help elderly in winter/summer. Boy Scouts
- Better supply of goods locally
- Fast food restaurant. A decent truck stop
- Chain owned grocery store like safeway, city market or smiths so we would have the same prices and variety that we can get in vernal or grand junction. A

material craft store. Clothing store with shoes, a drug store. We also need a fast food drive-in and a cafe that fires breakfasts

- We have the basics, never going to make everyone happy :)
- Meat processing. Affordable groceries
- A tunnel is urgently needed in douglas pass
- Indoor recreation for small children (indoor play gym)
- Free plastic bags with purchases

Additional Feedback

- Clothing. Affordable grocery hair salon
- As far as student council presenting once a month this is way too frequent. That is a waste of time and will lose the interest of the youth. I would recommend they present once a semester. Year in Review on grants, etc. is a waste of time and funds. All of this information is discussed at Town Council meetings which are open to the public. The meeting with businesses annually to discuss grants available, etc. should be done via the chamber. The new Chamber Director should take the lead on this. "Create an annual meeting between School District administrators and local businesses" I like this idea but the college should be involved as well. This will help the college determine new additions to their curriculum.
- How could a new agricultural goods or products market be developed in Rangely.
- With all the dogs that we have here in Rangely I would much rather see a dog park than a skate park because dogs end up taking off and running around town and endangering not only people of the town but also themselves of getting ran over we have a lot of dogs that need a space to run
- Amazing ideas
- I think a local business "meeting" or "club" would be a nice addition. I would love the opportunity to regularly meet with other local businesses to discuss events, ideas, etc.
- schools to teach how to do taxes.
- I feel that a survey like this to give throughout the town of Rangely and to see what the people think and what we can start developing to make this town bigger and eventually in the future to make Rangely a well developed town in Colorado
- Yes HEAVY on all items dealing with lowering the costs of capital building in Rangely.
- Upgrade our Animal Shelter to acceptable conditions.
- These projects all seem positive, but the tax revenue required to complete and maintain them would strangle the average tax payer. Maybe some of most of these could be done by the private sector. But for that to happen we would have to be very creative to attract new industries and services to our town.
- They already have the buildings for new apartments. Bring in grants to repair/Fix the problems instead of building new. Or a grant to tear down and rebuild new.
- We really need a special needs platform and school for people with Autism and other special needs. We also need training for cops and firemen when dealing with said persons.
- More things for kids/teens to do in town. Bowling, small movie theater, outdoor pool.
- Encourage the RHS school system to care about their student's opinions and well being.
- Stop creating programs that are only for a very small amount of residents but continue to increase our taxes and mill levy's one in the same.
- The development of retail cannabis dispensaries and cannabis grow centers would greatly boost the town revenue, to help fund all these projects
- We don't got McDonalds, Burger King, and ECT.
- recognize the people including the youth's opinion

- Incentivize the promotion of existing homes for sale and rent
- I'm afraid to buy a house because I see how hard it is to find Plumber's, electrician, etc just as a renter. The ones you find are either not licensed and bonded and they do shady work because they aren't qualified, or the ones that are - they are so busy you better not need them anytime soon and they charge outrageously high prices because they have the market cornered.
- 10-12: create only if risk is assumed by the user. The town should not be held responsible for injury by someone using the area.
- 25- incentivize creation if a "big box" store in or around town such as Sam's Club or Costco to bring shoppers from Vernal to Rangely and keep local shopping here. The nearest Costco is 105 miles from Rangely and 113 miles from Vernal. A store here would bring business here rather than money going to vernal. Big box stores are usually well stocked and could prevent shortages in town when travel or supplies are interrupted.
- 19- simply put, this is a backdoor method for liberals to hand out free housing to individuals who can not afford to buy a house. The liberal blight that has already infested this state can not be allowed to get a foothold here.
- 21- "affordable housing" is a code for subsidized housing. Every single home in Rangely is "affordable" by somebody. Housing prices set a community's standard of living. It is not a coincidence that home prices in inner-city slums are much lower than in suburbs and quiet towns where the standard of living is higher. Lowering the bar invites the

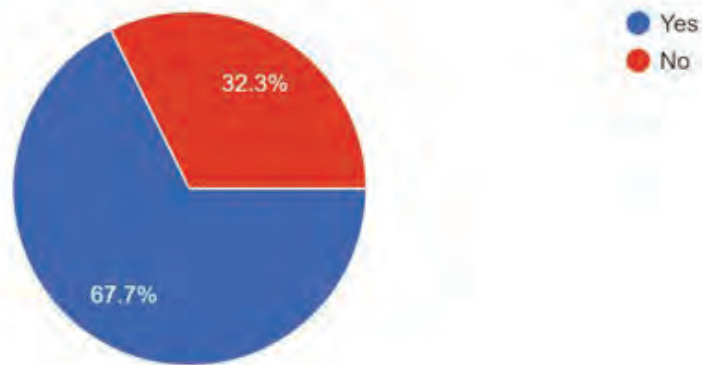
very element of society responsible for drugs, crime, and other inner-city decay and corruption to move here.

Ultimately that element will become a burden to the town as crime increases and property values decrease. The once-nice homes provided by the town will soon fall into disrepair as can be seen in any housing project in any city.

- 23- why? a property owner's desire to have a home is enough incentive to build that home.
- 24- is there a shortage of places to live? If demand is high and supply is low that is incentive enough for creation of rental dwellings. Not only should #24 be rejected but the town should go further and forbid a landlord from renting under section 8. As mentioned in #21 there is no need to invite individuals that do not meet the minimum standard of living requirements to live here.
- 15- school district, 16-RBC, 21- NO. The town has no business competing in private industry w/ public tax dollars. Concerned that all of these NEW ideas will create need for additional employees at the town level.

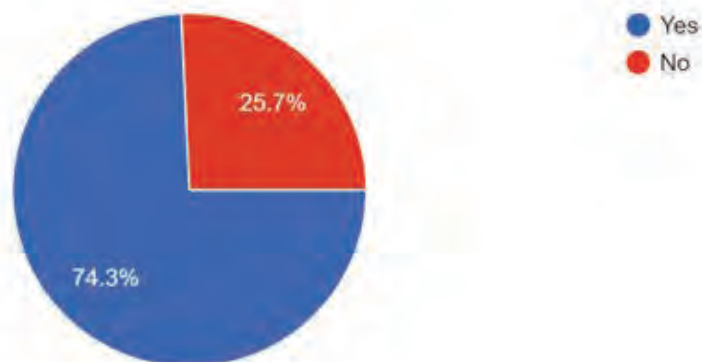
1. Hold quarterly Town Hall meetings

133 responses



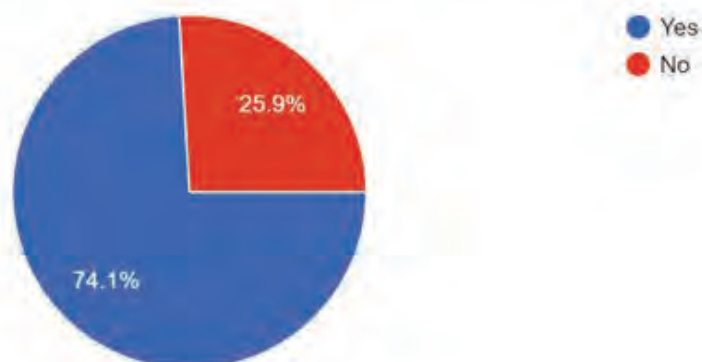
2. Invite the student council from Rangely High School to give a report at one Town Council meeting each month

136 responses



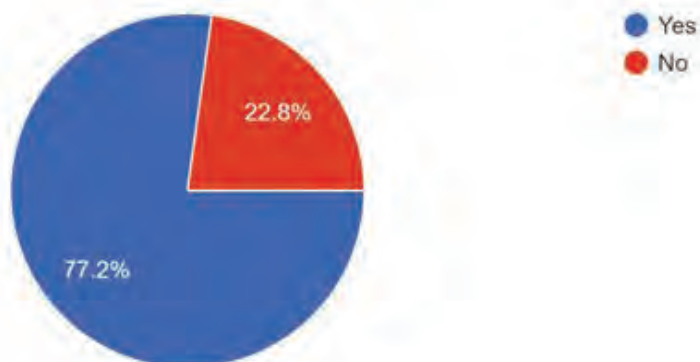
3. Create a mentorship program where residents can sign up to be a mentor or mentee to foster new connections and skill sharing amongst community members and Rangely's youth

135 responses



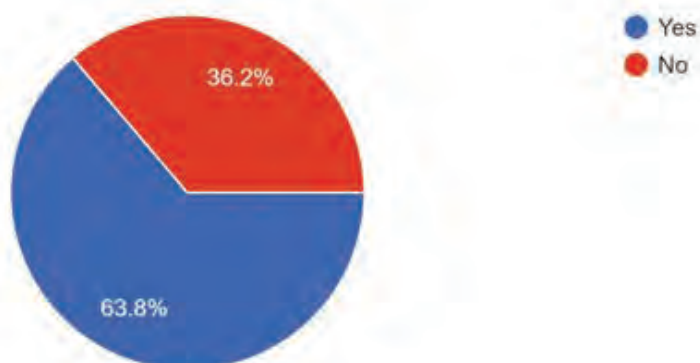
4. Partner with community organizations to establish a safe space for victims of domestic violence

136 responses



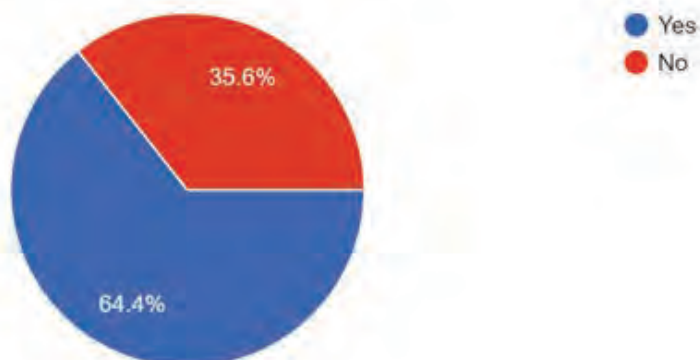
5. Partner with community organizations to create a summer camp program for youth

138 responses



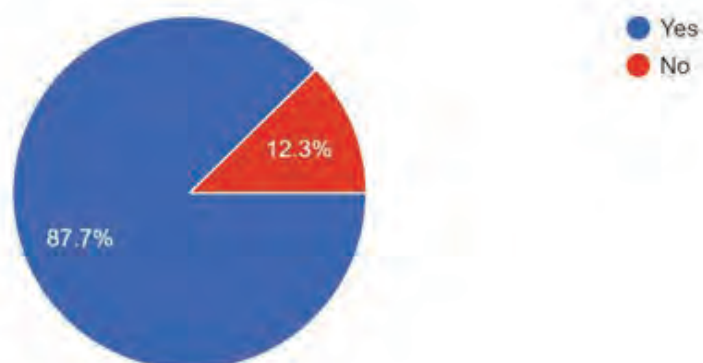
6. Identify a designated radio channel on which residents can communicate even in areas outside of town that have no cell service

132 responses



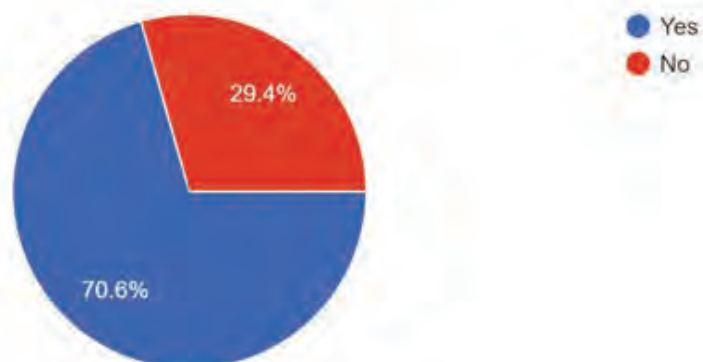
7. Create a "Year in Review" document annually explaining grants won, projects completed, and policies updated

138 responses



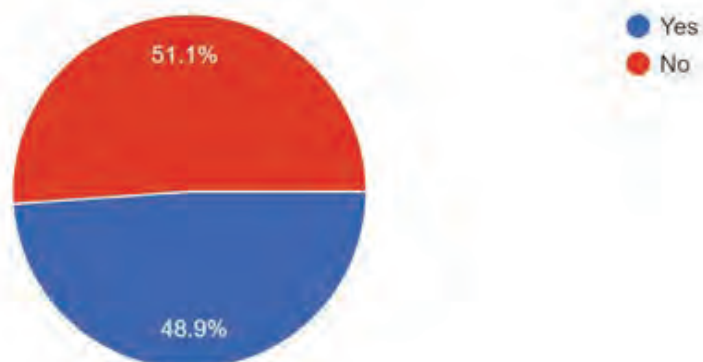
8. Expand the trail system and mark trails suitable for hiking with maps online

136 responses



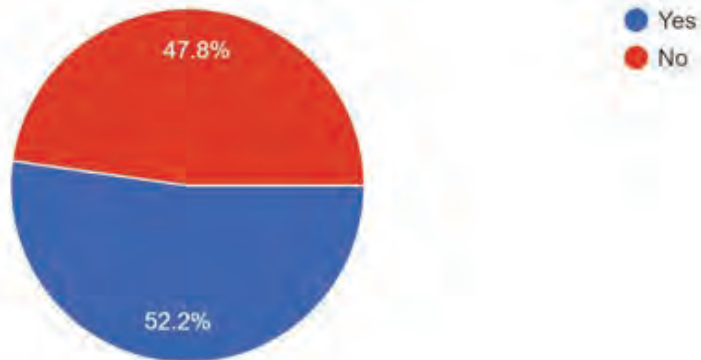
9. Create a new public park at CNCC

135 responses



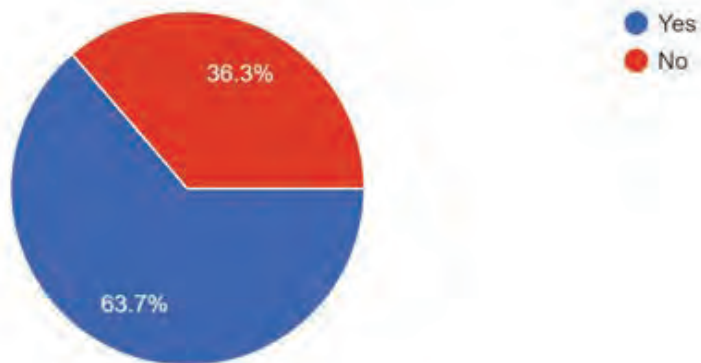
10. Create a skatepark

134 responses



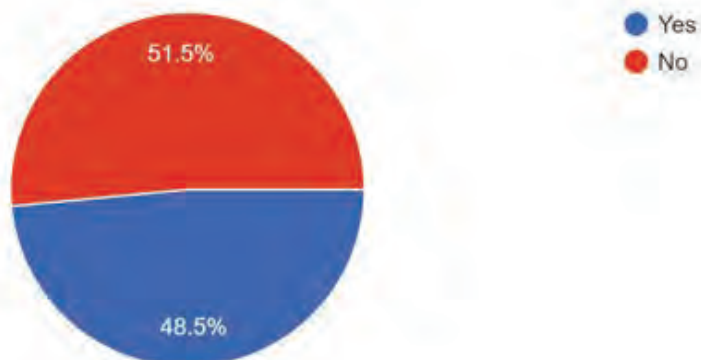
11. Create a snow tubing hill with lift

135 responses



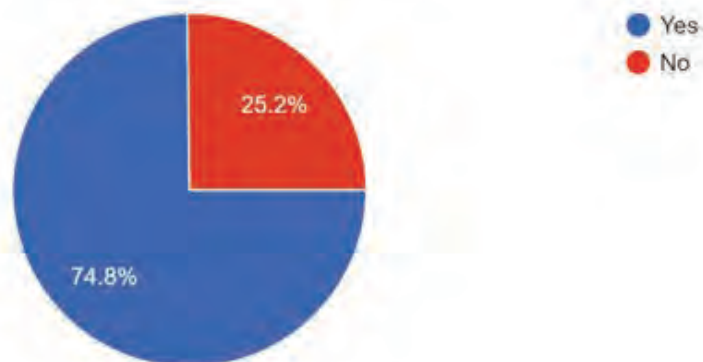
12. Create a BMX pump track

134 responses



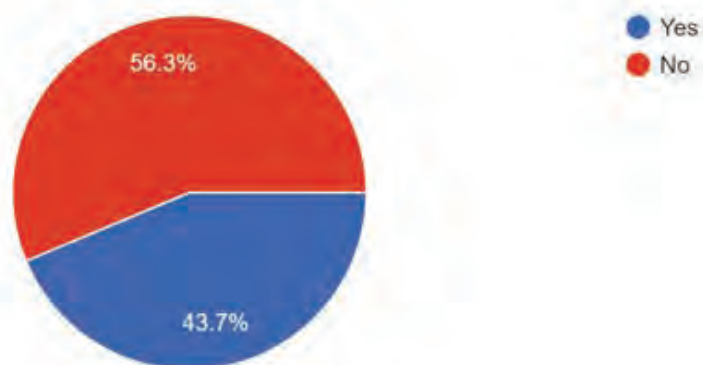
13. Encourage the County to impose a speculation tax on vacant properties that are owned by out-of-state entities to prevent prolonged vacancy

135 responses



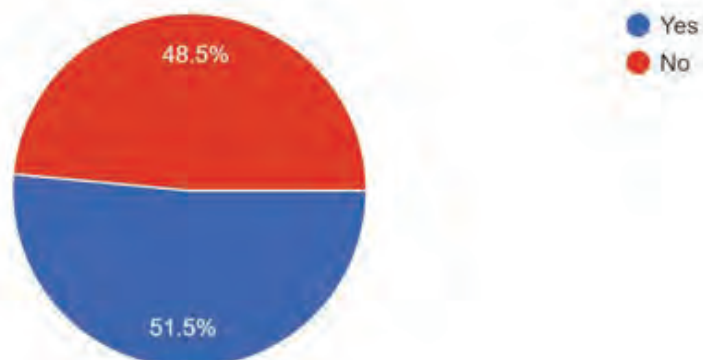
14. Create an around-town shuttle on a regular schedule

135 responses



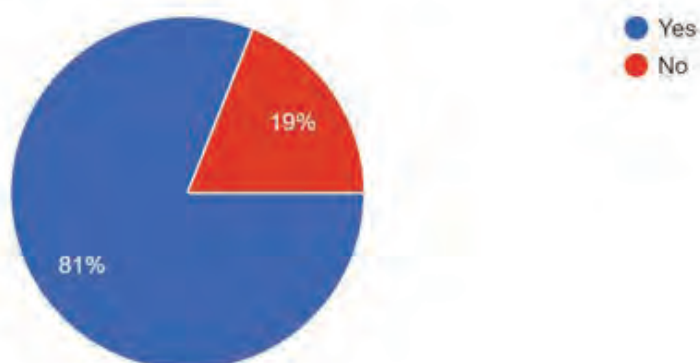
15. Support the private creation of an indoor year-round hydroponic farm

134 responses



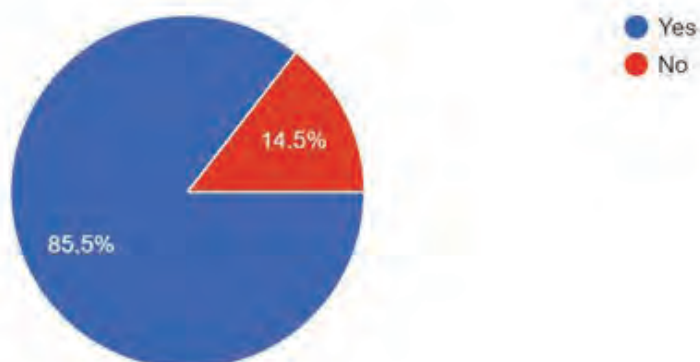
16. Create a plan to lobby at the state level in favor of policies that encourage gas, oil, and coal extraction

137 responses



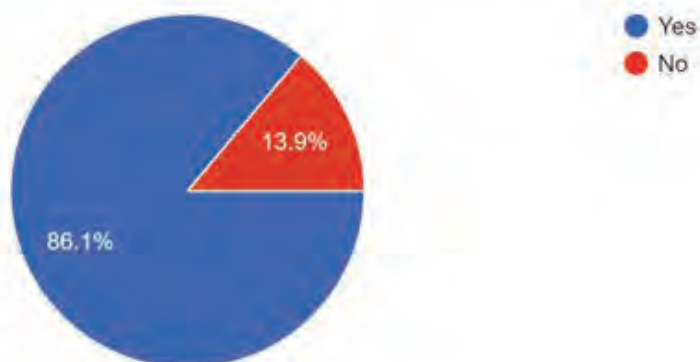
17. Meet with existing local businesses annually to make known available state and federal grants they can apply for

138 responses



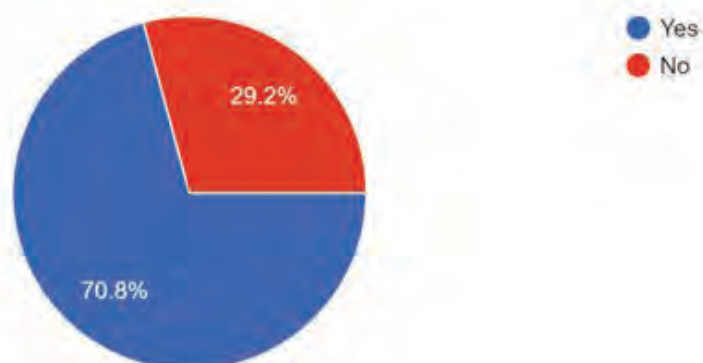
18. Create an annual meeting between School District administrators and local businesses to share ideas about workforce preparedness, relevant curriculum development, and jobs

137 responses



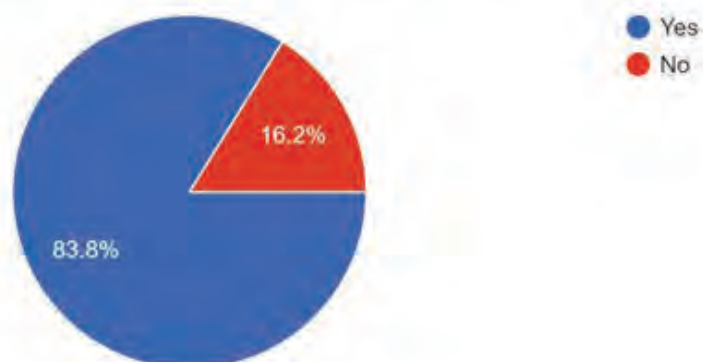
19. Support the creation of a branch of Habitat for Humanity in Rangely to provide building-trade skills training and home creation by volunteers

137 responses



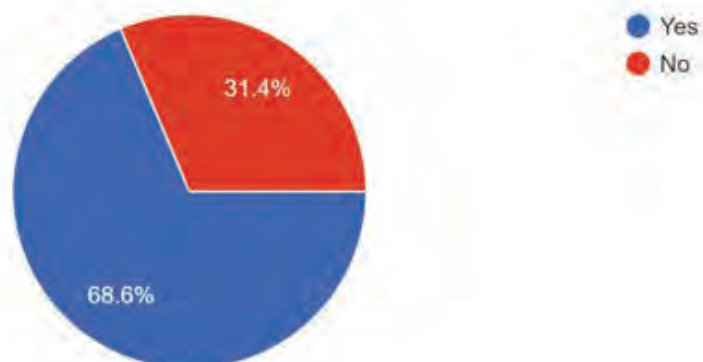
20. Invite the Colorado Housing and Finance Authority (CHFA) to host a workshop for residents explaining grants available to homeowners for critical repairs and energy upgrades

136 responses



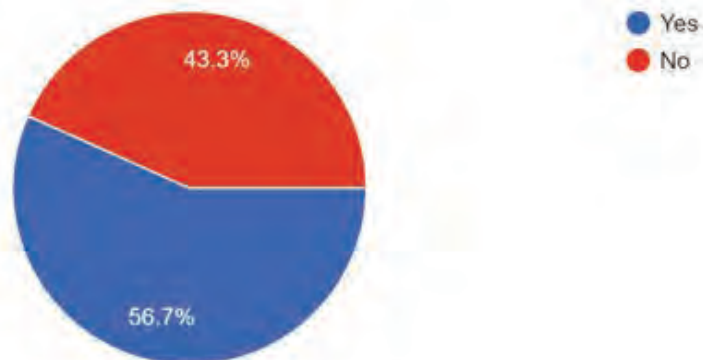
21. Create an Affordable Housing Plan for Town-owned lots

137 responses



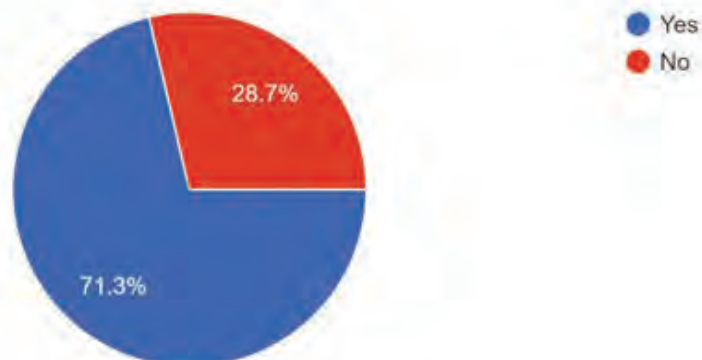
22. Amend zoning to allow for Accessory Dwelling Units (ADUs) by right on residential lots and create a guide outlining ADU standards

127 responses



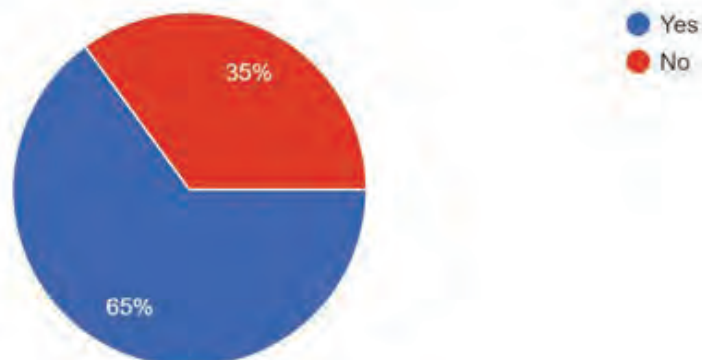
23. Incentivize the development of new homes for sale

136 responses



24. Incentivize the development of new apartments for rent

137 responses





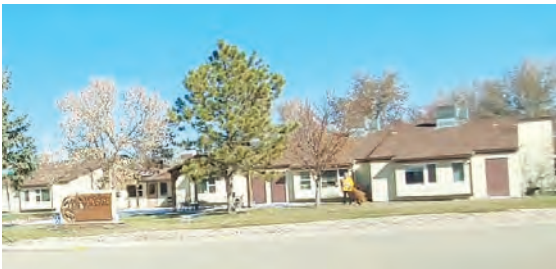
IV. Supplemental Documents

Page 198	2023 Housing Assessment
Page 203	Town of Rangely's Local Alignment Strategies with Northwest Colorado Resiliency and Recovery Roadmap



Housing Assessment Report

Rangely, Colorado
March 2023



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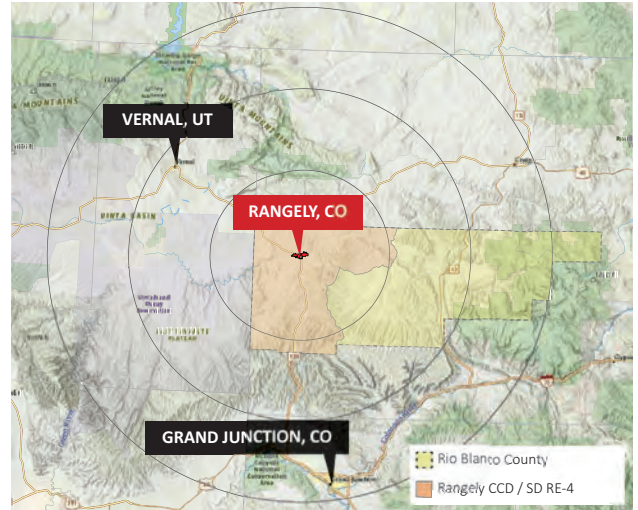
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Introduction

The purpose of this report is to analyze the character of existing housing in Rangely, Colorado and to determine a baseline number of existing affordable housing units. Situated in western Rio Blanco County in the valley of the White River, Rangely is 13 airline miles east of the Utah border, 300 miles west of Denver, and 250 miles east of Salt Lake City. Access to Rangely is provided from the south by Highway 139 and from the east and west by Highway 64, which links with Highway 40, a major east-west artery.



The nearest major population centers are Grand Junction, Colorado and Vernal, Utah. Other populations of influence are Craig, Colorado, Meeker, Colorado (the County seat), and Rifle, Colorado. The small town of Dinosaur also sits 19 miles to the northwest on highway US 40.

Although Rangely's location relative to other population centers is rural in nature, the Town is dense enough at its center to be walkable. The Rangely CCD is home to 2,532 persons whereas the Town of Rangely itself has 2,381 residents living within its boundary. Therefore, there are about 151 people living in unincorporated land in the Rangely CCD. The Town of Rangely occupies roughly 4 square miles and has a population density of 595 persons per square mile.

This report uses demographic information sourced from the U.S. Census Bureau's 5-year American Community Survey¹ for the Rangely Census County Division (CCD) for years 2017 to 2021 unless otherwise noted. The CCD area was used instead of the Town's municipal boundary for data analysis purposes to ensure that the rural residents of western Rio Blanco County who use Rangely as a center for daily life, work, and school are also included in this analysis.

1. DEMOGRAPHICS

Understanding the demographic composition of Rangely is critical to accurately assessing the needs of its residents.

The population is 2,532 persons and contains 899 total households. The average household size is 2.51 persons and the median age is 36 years old. There are more people in Rangely that are age 18 or younger (20%) than are age 65 or older (14%). However, only 26% of all households contain at least one child under the age of 18 and 25% of all households contain at least one person who is age 65 or older, indicating a concentration of larger families rather than a distribution of small families. This is supported by the fact that the average family household size is 3.04, which is larger than the overall average household size. Detailed age data by bracket is shown in Figure 1.1

The population of Rangely is 82% white, 12% Hispanic or Latino, 5% two or more races, 1% Native, and 1% Black or African American. A pie chart denoting racial composition is shown in Figure 1.2.

Institutionalized persons are defined as those who reside in either correctional facilities, nursing homes, or mental hospitals. The population of the Rangely CCD is 3% institutionalized. However, since there are no correctional facilities or mental hospitals in the Rangely CCD, this statistic can therefore be inferred to mean that 3% of the population lives

198

Figure 1.1: Age

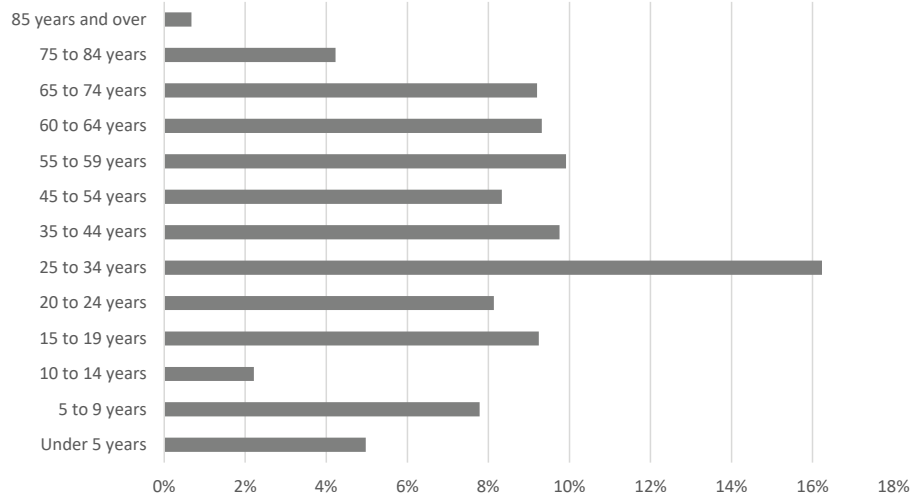
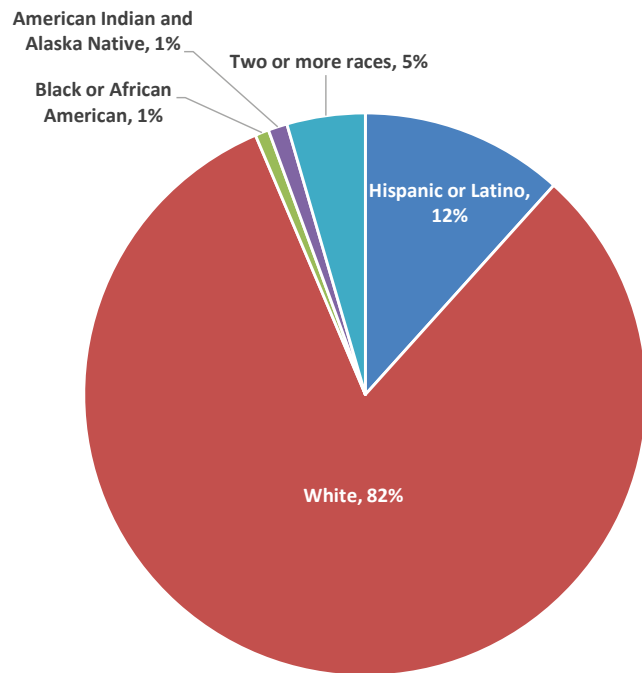


Figure 1.2: Race



in nursing home facilities. The other 97% of the population is non-institutionalized and will henceforth be referred to as the “general population.”

Civilian veterans make up 13% of the general population and 15% of the general population has a reported disability.

2. SOCIOECONOMIC CHARACTERISTICS

In Rangely, 95% of the population has earned a high school diploma / the equivalent or higher, 23% of the population has earned a Bachelor's Degree or higher and only 6% of the population has earned a graduate or professional degree.

The majority (97%) of households have a computer at home and 90% of households have a broadband internet subscription. As a general note, the high-speed internet infrastructure in Rangely is excellent.

Regarding health insurance access, 94% of the population has health insurance coverage and 36% of those covered have public health insurance coverage, like Medicare or Medicaid, indicating that 6% of the population does not have health insurance.

Persons actively involved in the labor force constitute 59.9% of the population, a statistic which includes both employed individuals and persons receiving unemployment benefits. The unemployment rate is 6.7%, meaning that 6.7% of the population is receiving unemployment benefits, whereas 41.1% of the population is not in the labor force, meaning that these persons are neither employed nor collecting unemployment.

The median household income in Rangely is \$59,718. About 39% of households in Rangely earn less than \$50,000 annually. Detailed household income data is shown in Figure 2.1

Figure 2.1: Annual Household Income

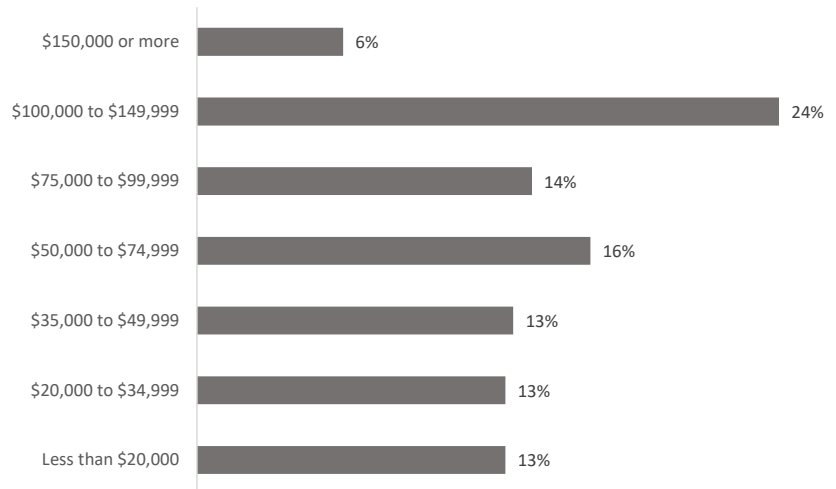


Figure 2.3: National Poverty Level Thresholds for the 48 Contiguous States and D.C., 2021

Persons in family/household	Poverty guideline
1	\$12,880
2	\$17,420
3	\$21,960
4	\$26,500
5	\$31,040
6	\$35,580
7	\$40,120
8	\$44,660

Persons who had earnings below the National Poverty Level in 2021 constitute 11% of Rangely's total population.

Within the labor force, 10.2% received Food Stamps/SNAP benefits at some point during 2021, which as a reminder, is the latest set of data available at the time that this assessment was conducted.

3. EXISTING HOUSING CHARACTERISTICS

There are 1,198 housing units in the Rangely CCD, 75% of which are occupied and 25% of which are vacant. Of the occupied units, 82% are owner-occupied and 18% are renter-occupied. There are 899 occupied units, of which 82% are single-family, 2% contain two units, 2% contain three or four units, 2% contain five to nine units, 5% contain ten or more units, and 6% are mobile homes.

No new housing was built in Rangely between 2020 and 2021, and only 1% of all units have been built since 2010. A more specific breakdown of construction dates is shown in Figure 3.1. As a component of this report, the current availability of homes was analyzed by compiling active listing information from Rent.com, Apartments.com, Zillow.com, Trulia.com, and Realtor.com, websites that are believed to be the industry standards for finding housing options in the United States.² From March 11 to March 18, 2023, 4 units were available for rent and 8 homes were available for sale in Rangely. The average rent asked was \$429 per bedroom and the average list price was \$345,268 per home. Detailed listing information is shown in Figure 3.2.

To better understand a broader trend of home sales, since the majority of Rangely's housing stock is owner-occupied, the publicly available Sales Books³ from the Rio Blanco County Assessor were analyzed and found that 72 residential properties were sold in 2022 in Rangely for a median sales price of \$165,000. The maximum sales price of a residential property in 2022 was \$525,000, the minimum price was \$1, and the standard deviation in value was \$100,000, indicating that the majority of homes were sold for between \$65,000 and \$265,000.

Figure 3.1: Year Built

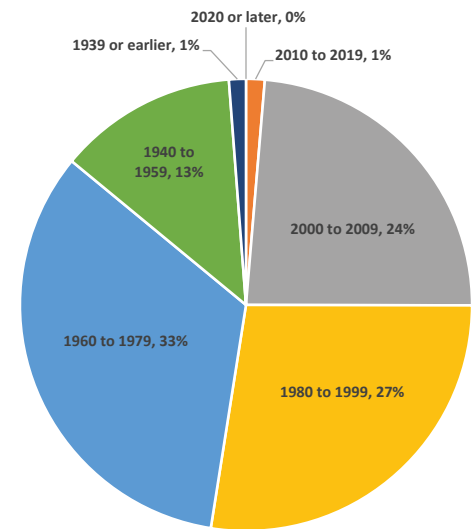


Figure 3.2: Active Residential Listings

Type	Address	Cost	Bedrooms	Bathrooms	Cost/Bdr
rent	627 Lake St	\$ 1,000	3	2	\$ 333
rent	16432 CO 64, unit 1	\$ 850	3	1	\$ 283
rent	511 E Rangely Ave	\$ 1,500	3	2	\$ 500
rent	712 W Bell St	\$ 600	1	1	\$ 600
own	1040 Half Turn Road	\$ 119,000	3	2	\$ 39,667
own	136 S Jones Ave	\$ 119,136	1	1	\$ 119,136
own	135 S Sunset Ave	\$ 139,900	2	1	\$ 69,950
own	110 School St	\$ 129,900	3	1	\$ 43,300
own	233 S White Ave	\$ 247,233	4	2	\$ 61,808
own	1224 Solar Cir	\$ 247,750	4	3	\$ 61,938
own	1240 Deserado Dr	\$ 259,225	4	3	\$ 64,806
own	32874 Hwy 64	\$ 1,500,000	2	1	\$ 750,000

4. BASELINE NUMBER OF AFFORDABLE HOUSING UNITS

According to Colorado Department of Local Affairs' Division of Housing, a rental unit is considered affordable if it costs less than 30% of the monthly income for a household at or below 60% of the median income and a for-sale unit is considered affordable if the mortgage payment costs less than 30% of the monthly income for a household at or below 100% of the median income.⁴

For planning purposes, Rio Blanco County is the "area" that Rangely is located within and therefore, the Area Median Income (AMI) for Rio Blanco County should be used for purposes related to affordable housing in Rangely. See Figure 3.3 for a general breakdown of applicable AMI levels.

Therefore, to calculate the baseline number of existing affordable housing units in Rangely, the number of renter-occupied households earning at or below 60% AMI (\$34,943) who are paying less than 30% of their income on housing was added to the number of owner-occupied households earning at or below 100% AMI (\$58,239) who are paying less than 30% of their income on housing. See Figure 3.4 for detailed data regarding income and housing costs.⁵

Rangely's baseline number of existing affordable units is 146.

Note 2: Due to the distribution of available data, the number of owner-occupied households earning less than \$50,000 was utilized.

Figure 3.3: Area Median Income Levels for Planning Only

2021 Rio Blanco County Median Household Income (AMI): \$58,239

30% AMI	\$	17,472
50% AMI	\$	29,120
60% AMI	\$	34,943
80% AMI	\$	46,591
100% AMI	\$	58,239
120% AMI	\$	69,887
140% AMI	\$	81,535

Note 1: The data in Table 3.3 is for planning purposes only. To calculate specific income thresholds for affordable housing properties, the latest income limit tables from the Colorado Housing and Finance Authority (CHFA) that correlate maximum qualifying income levels with household size should be utilized.

Figure 3.4: Existing Baseline Calculation

Owner-occupied housing units:	Number of Households
Less than \$20,000:	
Less than 20 percent	5
20 to 29 percent	16
\$20,000 to \$34,999:	
Less than 20 percent	22
20 to 29 percent	0
\$35,000 to \$49,999:	
Less than 20 percent	54
20 to 29 percent	20
Total	117
Renter-occupied housing units:	
Less than \$20,000:	
Less than 20 percent	0
20 to 29 percent	23
\$20,000 to \$34,999:	
Less than 20 percent	4
20 to 29 percent	2
Total	29
Baseline number of affordable units	146



Citations

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Town of Rangely's Local Alignment Strategies with Northwest Colorado Resiliency and Recover Roadmap

Prepared by:
Upsize Marketing Strategies

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Executive Summary

The Colorado Rural Resiliency and Recovery Roadmaps program (“Roadmaps Program”) has been funded by the U.S. Economic Development Administration and administered by the Department of Local Affairs (DOLA) Colorado Resiliency Office in partnership with the Office of Economic Development and International Trade (OEDIT), the Colorado Department of Labor and Employment (CDLE) and nonprofit Community Builders.

16 regional teams comprised of 150 rural communities, including the Northwest Colorado Development Council (NWCDC) actively worked with a team of state partners and consultants. The NWCDC is an intergovernmental agreement between Rio Blanco, Moffat, and Routt Counties and their seven communities to collaborate on regional economic development and to undertake the Roadmaps strategic planning process. As a member community of NWCDC, the Town of Rangely participated in monthly NWCDC meetings and five task forces to prioritize and strategize around shared regional objectives through a two-year planning and implementation process.

NWCDC developed and adopted a Northwest Colorado Resiliency and Recover Roadmap (henceforth called Roadmap) that will result in regionally-aligned and actionable strategies that will help its rural communities recover from COVID and other major challenges to be more resilient to future shocks and stressors. In Northwest Colorado, the sunseting of coal and the transition of the region’s two coal-fired power plants represent a significant future threat that has far-reaching consequences.

Emerging from the pandemic with the goal of building a stronger, more resilient economy, the NWCDC developed a collaboration framework that included two objectives: 1) enable economic transition and growth, and 2) create a more livable region. The group also focused on five priority areas: economic diversification, workforce development, housing affordability, childcare capacity, and regional transportation. After a year of meeting in task forces around the five priority areas, the NWCDC formally adopted its Roadmap on December 15, 2022. The Roadmap identified six target industries and a key economic development strategy. Those target sectors include: 1) clean energy; 2) light manufacturing; 3) value-added agriculture/food processing; 4) outdoor recreation and cultural heritage tourism; 5) technology and business services; 6) health care; and small business development. Other strategies focused on enhancing workforce development, growing options for affordable housing, and improving access to child care and regional transportation. The full Roadmap can be found [here](#)>

Following the development of the regional Roadmap, NWCDC Project Manager Christine Rambo led a team of Rangely leaders and local and state partners to formulate local strategies for Rangely that aligned with the regional Roadmap. Over months of meetings, the team, which is comprised of the following participants discussed local conditions and identified key target sectors of interest, local priorities, and strategies which are outlined in the following action matrix. The team believes Rangely has strong opportunities to attract and grow the clean energy, light manufacturing, outdoor recreation, value-added agriculture, technology and business services, and healthcare sectors. Other priorities include expanding small business and workforce development opportunities and options for affordable housing and childcare.

Rangely Action Planning Participants:

- Lisa Piering, Rangely Town Manager
- Jeannie Caldwell, Rangely Marketing and Economic Development Coordinator
- Jocelyn Mullin, Rangely Town Engineer
- McKenzie Webber, former Rangely Chamber of Commerce Executive Director
- Keely Ellis, Northwest Rural Opportunity Representative, OEDIT
- Christine Rambo, CECd, NWCDC Project Manager
- Kim Mangle, CFRE, NWCDC Grants Manager

TOWN OF RANGELY ACTION MATRIX

Economic Diversification	Alignment Strategies	Rangely Tactics	Partners	Resources
Clean Power Generation	1. Rangely will become a leader in clean, alternative and sustainable energy, creating new high-pay jobs and innovating technologies that leverage existing resources	1. Explore grant opportunities that support becoming a clean energy leader	US Dept. of Energy; Colorado Energy Office	Colorado Geothermal Energy Grants ; Colorado Microgrid Implementation Grants
		2. Leverage Colorado Northwest Community College (CNCC) for workforce training for renewable energy projects	CNCC; OEDIT	OEDIT Skill Advance Program
		3. Support Cogency Power in locating a manufacturing center in Rangely	Cogency Power	Breakthrough Energy Ventures ; OEDIT rural jumpstart program
	2. Support energy-related companies	Conduct Business Retention & Expansion visits with energy companies and their local suppliers and vendors and follow up on critical needs	Utah Gas; Scout; Deserado Mine; supply chain companies; Rangely Chamber of Commerce	Office of Just Transition supports BR&E initiatives with funding
	3. Support green energy, solar, wind, hydrogen, and geothermal power generation	1. Become a demonstration community for geothermal power through a partnership with Cogency	Cogency; OEDIT; Co. Energy Office; OJT; DOLA	
		2. Support a collaboration with state and federal renewable energy and coal transition networks	BRECC National Network; Challenge and Coalition programs; RASEI and other research institutions	BRECC ; RASEI
	4. Explore potential alternative uses of coal mined in the region	Support regional efforts to build a coal-to-products sector	National Renewable Energy Laboratory (NREL); RASEI; BRECC	NREL ; RASEI ; BRECC
	5. Support Workforce Development Opportunities	1. Support regional efforts to train a clean energy transition workforce	Xcel; TriState; CNCC	Opportunity Now Grants

		2. Connect energy businesses to CNCC for workforce training	CNCC; Colorado Department of Labor and Employment (CDLE); OEDIT	CDLE ; OEDIT Skill Advance ;
		3. Establish internships with energy companies	Rangely High School; Colorado Workforce Development Council	Youth Training Resources ; Apprenticeship Hub
Light Manufacturing	1. Work to expand the availability of industrial space in Rangely to support the growth of new and expanding manufacturing companies	Develop Basic Industrial Property (166 acres) into an industrial park to support business attraction and expansion.	OEDIT; OJT; DOLA; U.S. Economic Development Administration	OJT/OEDIT community grants; EDA grants
	2. Attract light manufacturers to Rangely	1. Identify opportunities for light manufacturing: low weight and high-profit margin (e.g. medical devices, specialty, and children's products)	NWCDC	
		2. Use the regional economic development website to promote industrial properties, incentives, and workforce training programs	NWCDC; OEDIT; Chamber of Commerce	
		3. Attract OREC light manufacturers with a compelling reason to be in the area	NWCDC	
	3. Create a Business Retention & Expansion (BR&E) program to support light manufacturers	1. Establish a BR&E program and conduct BR&E visits to identify opportunities for expansion with existing manufacturers	Grand Junction SBDC; OJT; OEDIT; Manufacturer's Edge ; Rangely Chamber of Commerce; CNCC	Use OJT or USDA funding to create a BR&E program housed in the Chamber or Town of Rangely; SBDC
		2. Connect expanding companies with local and OEDIT incentives	OEDIT; NW Loan Fund; RDA/RCA	OEDIT Incentives ; NWCDC Small Business Resources
		3. Partner with SBDC & Manufacturer's Edge for technical assistance for light manufacturers	Grand Junction SBDC; Manufacturer's Edge	Mfg Edge ; Grand Junction SBDC
		4. Connect companies to capital	OEDIT; SBA; Greater CO Venture Fund (GCVF)	NWCDC Small Business Resources

	4. Support entrepreneurial programs for light manufacturing	1. Connect companies to accelerators to grow and scale them	NWCDC; SBDC; Chamber; Startup Colorado	Startup Colorado ; Greater Colorado Venture Fund
		2. Hold a startup pitch or business plan competition	SBDC; Rangely Chamber; Startup Colorado	Tips for Pitch Competitions ; GCVF Pitch Series ; Startup Colorado
		3. Connect entrepreneurs to angel networks or revolving loan funds	Rockies Venture Club (RV); GCVF	Greater Colorado Venture Fund ; Rockies Venture ; Startup Colorado
	5. Support workforce development for light manufacturers	1. Create a talent pipeline for light manufacturing by holding career days in local high schools	CNCC VP of Instruction Keith Peterson; Rangely High School	Apprenticeship Hub ; Youth Training Resources
		2. Promote light manufacturing as a career using the National Manufacturing Day model	Rangely High School; CNCC; Chamber of Commerce	Youth Training Resources
Outdoor Recreation	1. Nurture and grow the OREC/cultural tourism sector	1. Support the creation of a Regional Economic Development/Tourism Website	NWCDC	
		2. Support OREC ecosystem building by creating support services for OREC entrepreneurs and existing businesses and by attracting new OREC businesses	Recruit OREC entrepreneurs from Vernal, UT; Vernal Chamber of Commerce	GoCo Grants ; OREC Grants ; CPW Grants
		3. Support the development of a regional tourism destination management plan	NWCDC; Colorado Tourism; Colorado Parks and Wildlife	CTO CRAFT Grants
		4. Create more infrastructure for OREC tourism	GoCo; CO OREC; Colorado Land; CPW	GoCo Grants ; OREC Grants ; CPW Grants
		5. Collaborate with state and local partners for marketing of OREC sector	NWCDC; Colorado Tourism Office; Colorado OREC	OREC Marketing Grants ; CTO CRAFT Grants
		6. Support the development of a regional cultural heritage tour	Partner with Vernal, UT on Outlaw Trail; Northwest Colorado Cultural Heritage Program	NW CO Cultural Heritage Program

	2. Grow OREC Light Manufacturing Sector	1. Conduct BR&E visits with OREC light manufacturing companies	OJT will offer training and tools to create a BR&E program; OEDIT	OEDIT Programs
		2. Use economic gardening techniques to grow existing businesses	Grand Junction SBDC; NWCDC; OJT; Chamber of Commerce	Small Business Resources
Value-added Agriculture and Food Processing	1. Small Business & Entrepreneurial Development	1. Support Ag producers & processors to create more value-added ag activities by connecting them to grants and resources	USDA; CSU; CNCC; NWCDC; Flower Hill Institute; Colorado Dept. of Agriculture	USDA Grant Programs; MPPEP grants for meat processors; Colorado grant writer grants
		2. Support the regional Ag Feasibility Study to understand food gaps and barriers	NWCDC; CSU; CNCC	
	2. Support the growth of the regional food system	1. Support the creation of a Northwest Colorado Meat Brand	USDA; NWCDC; Flower Hill Institute; CSU; CNCC	USDA Regional Food System Partnerships; USDA Grant Programs;
		2. Establish a farmers market, community garden or greenhouse	USDA; CSU	Farmers Market Promotion Program
		3. Identify local markets for direct-to-consumer sales	USDA; CSU; Flower Hill Institute	USDA Value-added Producer Grant
Technology and Business Services	1. Attract technology companies and remote workers	1. Use the Rangely Chamber and Town websites to promote quality of life in Rangely to attract talent	Rangely Chamber; NWCDC; share programs on Startup Colorado	Startup Colorado
		2. Attract tech companies by promoting CNCC's cybersecurity program and thereby retaining graduates	CNCC	
		3. Connect existing companies to the OEDIT remote worker program	OEDIT	OEDIT Location Neutral Incentives
	2. Support entrepreneurial & small business services for tech companies	1. Identify and connect remote workers to the community	Rangely Chamber of Commerce	
		2. Create a coworking space/incubator at the Rec. Center, supported by the Chamber and SBDC	Chamber of Commerce; OJT; SBDC; Startup Colorado; USDA	RISE Grant; Rural Development Grants; Startup Colorado

Health Care	1. Support the growth of the Rangely Hospital District and ancillary services	Connect Rangely Hospital to resources as it adds a surgical wing and eventually needs to recruit healthcare professionals	Rangely Hospital District; USDA Community Facilities; Dept of Health & Human Services	Congressional Directed Spending grants; USDA CF loans
	2. Address the lack of affordable housing and child care	Partner with Rangely Hospital as explores creating a childcare center near its site	Colorado Dept. of Early Childhood; Division of Housing; Executives Partnering to Invest in Children (EPIC); P3	Emerging and Expanding Grants ; Employer-based Childcare Facility grants; EPIC technical assistance ; P3
	3. Develop a medical tourism strategy	Partner with Rangely Hospital to market its healthcare services and assisted living to patients	Rangely Hospital District; Rangely Chamber; NWCDC	
	4. Nurture a talent pipeline for healthcare professionals	1. Market Rangely to showcase its quality of life	Rangely Chamber of Commerce	
		2. Target boomerangs (those who have left and wish to return) for recruitment in key positions	Rangely Hospital; Town of Rangely; Rangely Chamber of Commerce; CNCC	
Small Business & Entrepreneurial Development	1. Partner with the SBDCs to support small businesses	SBDC provides technical assistance and consulting to small business owners	Grand Junction SBDC; OEDIT; OJT	Small Business Resources
	2. Create a business retention and expansion (BR&E) program	Leverage OJT to fund BR&E software and conduct BR&E visits regularlyUSDA microenterprise	Rangely Chamber of Commerce; OJT; OEDIT	USDA Rural Microentrepreneur Assistance Program
	3. Encourage and nurture youth entrepreneurship	Partner with Rangely High School and CNCC to support Youth Entrepreneurial Pathways in high school and college.	Rangely Chamber of Commerce; Rangely High School; Town of Rangely; CNCC	Youth Training Resources ; Apprenticeship Hub
	4. Promote immigrant entrepreneurship	Connect immigrant entrepreneurs with SBDC for Spanish Language Entrepreneurial Classes	NW SBDC offers Spanish language technical assistance; Startup Colorado	Spanish Small Business Training Classes ; Startup Colorado

Workforce Development	Strategies	Rangely Tactics	Partners	Resources
Workforce Transition	1. Ensure alignment between workforce development, in-demand jobs, target clusters, and employers	Engage in conversations with CNCC and Rangely HS to better align local workforce needs with training	Rangely School District; CNCC; S3 (local consortium of school districts); NWCDC	
	2. Support OJT in their strategic plan for workforce transition	Connect dislocated energy workers to OJT worker support programs	Shelley Siman , OJT Transition Workforce Program Manager	Colorado Training Providers
	3. Career Navigation and Pathways for Students	1. Support career fairs at Rangely High School, CNCC, and employers	CNCC; Rangely High School	
		2. Form a local steering committee to hold career fairs at high school	Rangely HS; local employers; Chamber	
		3. Create internships with employers	Colorado Rural Workforce Consortium	Youth Training; Apprenticeship Hub
	4. Target education program toward adult learners for digital literacy	Work with CNCC for noncredit courses for digital literacy	CNCC; Colorado Rural Workforce Consortium	WIOA training; Digital Literacy Training
	5. Support workforce training for existing and new employers	1. Use Colorado Skill Advance grants for employer training	OEDIT; Colorado Rural Workforce Consortium ; CNCC	OEDIT Skill Advance Program; WIOA training
		2. Visits with employers to understand workforce needs and connect them to resources	Chamber of Commerce; OEDIT; CNCC; CDEL	OEDIT Skill Advance Program; WIOA training
		3. Support Opportunity Now Workforce Grants led by CNCC	NWCDC; CNCC; Colorado Rural Workforce Consortium	Opportunity Now Grants
Workforce Support	1. Create a talent attraction program	Continue to use Rangely's website and social media to promote living Rangely to attract talent	Rangely Chamber of Commerce; NWCCDC	
	2. Expand networking, and outreach to young professionals	Survey young professionals to understand their needs	Rangely Chamber of Commerce	
	3. Work with major employers to address their workforce issues	Connect employers with to the Chamber's and Town's economic development and marketing resources	Chamber; NCDC; Colorado Rural Workforce Consortium	

Housing Affordability	Strategies	Tactics		
Development Capacity	1. Support developers interested in adding more affordable housing	1. Conduct a housing needs assessment and use it to attract more affordable housing development	CHFA provides funds for housing needs assessment	CHFA SHIP grant
		2. Consider incentives and public/private partnerships to encourage the development of attainable housing	P3; Colorado Division of Housing (DOH); CHFA; NWCDC Housing Summit	Public Private; Partnerships; DOH grants
	2. Grow local contractors to enhance local development capacity	Identify local contractors interested in growing and connect them with resources	CHFA; SBDC Leading Edge Program; Division of Housing	CHFA Developer Guide ; DOH training ; SBDC/CDOT Training
	3. Reach out to nonprofit affordable housing developers	Reach out to Neighbor Works and Habitat for Humanity and connect with local K-12	NWCDC Housing Summit	
Housing Workforce	1. Strengthen workforce for construction trades	1. Encourage more K-12 CTE in construction	Rangely High School; CNCC	Opportunity Now Grants
		2. Support a certificate program in construction	Rangely High School; CNCC	NCCER
		3. Encourage local construction employers to offer apprenticeships in construction and the trades	Colorado Workforce Development Council	Apprenticeship Hub
	2. Housing for construction workers	Identify temp housing for construction workers		
Childcare	Strategies	Tactics		
Support existing childcare providers through BR&E services	1. Expand and support a network of in-home childcare providers and childcare centers	Connect in-home childcare providers with state grants and resources and SBDC technical assistance	Dept of Early Childhood; SBDC Leading Edge; Connections4Kids Early Childhood Council	Emerging and Expanding Grants available to licensed in-home childcare; SBDC Childcare Training
	2. Support regional efforts to reduce regulatory hurdles for childcare	Create a legislative agenda to reduce regulatory hurdles for childcare providers	NWCDC	
	3. Support professional development opportunities for the early childhood education workforce	To ensure a quality childcare workforce, share information about state professional development programs and CNCC early childhood academic programs	Colorado Dept. of Early Childhood; (CDEC) workforce programs; CNCC's Early Childhood Education	Emerging and Expanding Grants pay for professional development; CDEC Workforce Programs

Public-Private Partnerships	1. Create partnerships with public-private partners to grow childcare capacity	Form a coalition of employers interested in supporting additional childcare capacity	CDEC; EPIC technical assistance for Employer-based Childcare Facility Grants; P3	EPIC Design Lab; Public Private Partnerships
	2. Connect childcare entrepreneurs with resources, technical assistance, and mentorship	1. Colorado Dept. of Early Childhood has a slate of programs and grants to support childcare entrepreneurs	CDEC; Grand Junction SBDC; Connections4kids coordinates E&E grants	Emerging and Expanding Grants (E&E); SBDC Childcare Training
		2. Licensed childcare providers can receive state universal preschool payments through Local Coordinating Organizations	Connections4kids is the Local Coordinating Organization for Rio Blanco	Universal Preschool

Appendix

Rangely SWOT Analysis

Written by Upsize Marketing Strategies
January 2022



Economic Development SWOT for Rangely, CO

Background:

The Town of Rangely is one of two incorporated communities in Rio Blanco County with a population of 2,402. The population is 47% Male and 52.9% Female and 89% White. The largest minority group is Hispanic/Latino which makes up 12.1% of the population, followed by those of two or more races (7.5%); Native Americans (1.7%); African American (1.1%); and some other Race (.7%). The community boasts a high educational attainment rate at 92.5% when compared to the State of Colorado's rate of 91.9% and the national rate of 87.6%. The educational attainment rate is the percentage of people who have a high school diploma or any postsecondary education or degree. Despite the high educational attainment rate, the poverty rate in Rangely (12.3%) is higher than the state rate (10.3%) but lower than the national poverty rate (13.4%).

Rangely's economy is dominated by healthcare, public administration, and educational services industries. Healthcare is the largest private sector employer by the number of jobs created; followed by educational services; accommodation and food services; retail trade; mining and oil/gas; construction; transportation and warehousing; and agriculture, forestry, and fishing/hunting. In the last decade, employment has been declining in Rangely, by -1.4% to 936 jobs in Q2 2021. Average wage in Rangely grew 1.2% over the last ten years to \$49,847 but still remains below the national average of \$64,141. (JobsEQ, 2021)

2-Digit Industry	Empl	Avg Ann Wages	LQ	Annual Demand	Forecast Ann Growth
Health Care and Social Assistance	313	\$48,259	2.25	27	-0.9%
Public Administration	129	\$40,740	2.79	11	-1.0%
Educational Services	98	\$34,871	1.31	8	-0.7%
Accommodation and Food Services	81	\$24,113	1.14	12	-0.8%
Retail Trade	79	\$25,663	0.80	9	-1.8%
Mining, Quarrying, and Oil and Gas Extraction	55	\$96,924	16.92	5	-1.7%

Construction	35	\$49,021	0.64	3	-1.0%
Transportation and Warehousing	21	\$60,954	0.45	2	-1.6%
Agriculture, Forestry, Fishing and Hunting	20	\$16,418	1.48	2	-2.6%
Administrative and Support and Waste Management and Remediation Services	18	\$49,190	0.30	2	-0.1%
Remaining Component Industries	86	\$43,130	0.51	8	-1.7%
Total - All Industries	936	\$49,847	1.00	92	-1.1%

Source: JobsEQ

The aging population and low workforce participation, despite the high educational attainment rate, along with the decline in employment indicate opportunities for residents have been diminishing. However, the healthcare sector in Rangely has been growing jobs — a 4.5% increase over the last decade. A SWOT interview with the hospital district reveals growth opportunities and current job openings. Similarly, the Rangely school district has current unfilled job openings. Housing, the lack of quality of life amenities, remoteness, and lower than state average wages may be factors in the difficulties in recruiting for these positions.

I. Strengths

- A. CNCC main campus is located in Rangely- serves 350 students with 100% tuition buy-down from taxing district
 1. Faculty that live in Rangely
 2. Workforce training programs: CNCC's focus on vocational and workforce development programs
 - a. Aviation Flight Training
 - b. Aviation Maintenance Technology
 - c. Dental Hygiene
 - d. National Park Ranger Training Academy
 - e. Equine Training & Management
 - f. Cybersecurity
 3. Partnerships with faculty and students
 4. Dual enrollment with the high school
- B. Good infrastructure/utilities/water availability:
 1. Good water/sewer infrastructure, plant undergoing upgrades
 2. Cheap utilities (3-phase power available); 5.5 cents/kwH with additional capacity for another major employer
 3. Availability of water
 - a. Wolf Creek Reservoir in Rio Blanco County
 4. Great broadband access

5. U.S. Hwy 40 & State Hwy 13 are well maintained

C. Good Business Climate

1. Town government is open to economic development and considers economic development and business and talent attraction top priorities
 - a. Rangely Development Agency & Rangely Development Corp
 - i. Facade Renovation/Site Improvement Grants for small businesses
 - ii. Marketing dollars
 - b. Main Street funding
 - c. COVID grants to small businesses
 - d. Small business loans
 - e. Strong marketing effort to recruit more residents
2. Good community support
3. Low cost of doing business:
 - a. Low land costs
 - b. Low utility costs
 - c. Low taxes
 - d. Lower wages

D. Logistics:

1. Access to five airports
 - a. Rangely Airport- home of the CNCC flight school; a two-year program that operates from Sept. thru May. Other operations include corporate jets, helicopters, personal aircraft, and ultra-lights.
 - b. Yampa Valley Regional Airport
 - c. Grand Junction Airport
 - d. Vernal Regional Airport
 - e. Salt Lake City Airport (3.5 hours)
2. Access to U.S. Hwy 40 with AADT of 11,000 (annual average daily traffic), CDOT, 2020
3. Interstate 70 (approx. 2 hours)
4. State Highway 13 - 4,000 (AADT)
5. Proximity to Dinosaur Monument (30 minutes)
6. Proximity to other larger communities:
 - a. Grand Junction (nearly 2 hours)
 - b. Steamboat Springs (2 hrs 15 min)
 - c. Vernal, UT (45 min)
 - d. Craig, CO (1.5 hr)

E. Natural Resources:

- a. Public lands run by BLM
- b. Rangely oil field, with over 900 MMb of oil produced, has been economically viable for more than seven decades
- c. White River: 195 miles long and flows through Colorado and Utah
- d. Kenney Reservoir, five miles east of Rangely on Highway 64- boating, camping, and fishing spot
- e. Natural gas and coal mine

F. Existing Tourism Assets

1. Public hiking trails
2. Mountains
3. OHV trails- Roar OHV Rally brings in OHV riders
4. Classic Car Museum
5. Chamber of Commerce supports tourism
6. Rangely Rock Crawling Park
7. White River- great fishing, boating, kayaking, tubing, floating
8. Three hotels
9. Restaurants
10. Kenney Reservoir
11. The TANK
12. Gravel roads for biking
13. Rangely Outdoor Museum
14. Proximity to Dinosaur Monument
15. Proximity to Dinosaur Diamond Scenic Byway
16. Canyon Pintado- Highway 139 South of Rangely (national historic area)
17. Many (8) events that attract tourists

G. Quality of Life:

1. Outdoor assets: parks, a golf course, and public lands offer camping, hiking, rock crawling, water sports, and dark skies
2. Good schools: serves 480 students
 - a. Estimated 70 percent of students go on to postsecondary education
 - b. New facilities and technology
 - c. Dual enrollment with community colleges
 - d. Dropout rate of .8%- Lower than the state average of 1.8%
 - e. Great parental and community support
 - f. Access to sports and extracurricular activities

3. Access to healthcare: Rangely District Hospital offers comprehensive medical services, supported by a mill levy
 - a. Rangely Family Medicine Clinic- a full family practice
 - b. Eagle Crest, an assisted living facility
 - c. Emergency room and ambulance service (Level 4 Trauma Center)
 - d. Designated as a rural hospital
 - e. Dental center
 - f. Full-service pharmacy at Hospital
 - g. Long-term care
 - h. Independent Living- White River Village
4. In-migration of people for quality of life and small-town living
5. Good and affordable broadband access (1 Gig Fiber Optics)
6. Low crime: Ranked no. 2 community in the state for low crime rate
7. Welcoming attitudes toward new residents
8. Recreation district offering a well-equipped, low-cost recreation center with a Junior Size Olympic Pool with incredible amenities
9. "Ranked No. 23 for Best Remote Living in the Nation"- PC Magazine
10. CNCC ranked No. 5 for Community Colleges whose graduates earn the highest salaries
11. Cost of living (94.3% of the national average) well below the state average of 121%
 - a. Housing costs below the state average (95.1% of the national average and well below the state average of 166.1%)
 - b. Homeowner vacancy (the proportion of the homeowner inventory that is vacant for sale) 8.6% vs 1.1% in the state and 1.6% nationally (JobsEQ)
 - c. Utilities: 95.9% of national average
 - d. Transportation: 74% of national average
- H. Industrial skills in the local workforce: High educational attainment rate (92.5%)
 1. Blue collar skills: welding, mechanical skills
 2. Large industrial skilled workforce engaged in oil and gas
 3. High school provides career technical educational (CTE) pathways
- I. Major employers provide economic stability:
 1. Healthcare: largest private sector employer (JobsEQ) creating 18.8% of the jobs in Rangely and a location quotient of 2.25 (twice national average)

- a. 168 employed as healthcare practitioners and professionals
 - b. 41 employed in healthcare support
 - c. Hospital District employs 50 full/part-time positions
 - d. Average annual wage: \$48,259
- 2. Government/Public Administration: 129 jobs, down 2.5% over ten years
 - a. BLM
 - b. Town of Rangely: 30 employees
 - c. Concentration of public administration positions nearly three times higher than the national average
 - d. Average wage: \$40,740
- 3. Education: the number of jobs decreased by .1% over 10 years
 - a. Rangely School District: 100 employees
 - b. CNCC: 119 employees
 - c. Average wage: \$34,871
- 4. Accommodation and Food Service:
 - a. 81 employed in food prep and serving
 - b. Makes up 8.3% of employment
- 5. Retail Trade employs 79 jobs
 - a. Down -1.8% from the previous year
 - b. Average wage: \$25,663
- 6. Mining/Quarry & Oil and Gas sector employs 55 jobs in Rangely
 - a. Scout purchased oil drilling operations from Chevron, which employs 154 people throughout the county
 - b. Blue Mountain Energy Deserado Mine
 - c. Extraction industry has a high concentration of jobs (LQ 16.92) more than 16 times higher than the national average
 - d. Forecasted Annual Growth: -1.7%
 - e. Average Wage: \$96,924
- 7. Construction: 35 jobs at \$49,021 average wage
- 8. Agricultural/Ranching: 20 jobs
 - a. Location Quotient: 1.48
 - b. Forecasted annual growth rate: -2.6%
- 9. Administration and Support and Waste Management:
 - a. 18 jobs
 - b. Average \$49,190

II. Weaknesses

- A. Aging population and workforce; workforce participation rate of 61.4% is lower than the state (68.1%) and nation (63.2%) averages

1. Population is aging: the median age in the 2010 Census was 31.3 years old but in the 2020 Census, the median age is 34.6 years old
 2. Young people who can't find opportunities in Rangely are leaving creating workforce shortages and a brain drain
 3. Lower median household income than both the state and national median
 - a. Rangely: \$62,500
 - b. Colorado: \$72,331
 - c. National: \$62,843
 4. Students at CNCC in Rangely need more opportunities to engage
 - a. Internships/apprenticeships
 - b. Students can provide digital expertise
- B. Skills gap:
1. HVAC
 2. Plumbers
 3. Electricians
 4. Construction
- C. Not enough hotel rooms during the height of the tourist season
- D. Quality of Life Weaknesses
1. Not enough local retailers; economy of scale makes it difficult to keep small businesses thriving
 2. Not enough quality of life assets:
 - a. Limited amenities for youth and students
 - b. Lack of entertainment options
- E. Continual need to improve the looks of the downtown business district: Not enough retail for tourism draw
1. Aesthetics of downtown
- F. Limited housing stock
1. \$175K Median Listing Price (Realtor.com)
 2. 35 homes for sale; 2 for rent (Realtor.com)
 3. Median Home Value: \$164K (U.S. Census)
 4. Shortage of contractors
- G. Higher poverty rate than the state average but lower than the national rate
1. Rangely: 12.3%
 2. Colorado: 10.3%
 3. National: 13.4%
- H. Limited linkages between communities within Rio Blanco and between the three counties
1. Growing relationships between the three counties of Rio Blanco, Moffat and Routt and their communities

2. Limited connectivity between Rangley and some of its neighboring communities
- I. Workforce recruitment: difficulty recruiting high- to mid-skilled talent, including teachers, law enforcement, and healthcare professionals
 1. Not being able to fill open teacher positions limits career and technical curriculum in K12
 2. Lack of affordable housing makes workforce recruitment challenging
 3. Remoteness deters some from moving into Rangely but also appeals to others who want wide open spaces
- J. Need for more economic development
 1. No formal BR&E programs but some technical assistance through the Chamber and the Town of Rangely
 2. Limited local entrepreneurial technical assistance which is now restarting under new SBDC leadership
 - a. Businesses are not leveraging e-commerce
 - b. No succession planning for small business owners, meaning when they retire their business closes
 - c. Small market limits revenue and staff size of small businesses
 - d. Retail leakage due to e-commerce; Chamber combatting the retail leakage with shop local campaign
 3. Small tax base
 4. Lack of support for new taxes for economic development
 5. Decline in employment over the last decade (down 1.4% over the last 10 years vs .8% increase nationally)
 6. Community wants managed growth
 7. Boom-and-bust cycle of oil/gas dependent local economy
- K. Landlocked by public lands limits the development of new residential, commercial, and industrial properties
- L. Higher transportation costs because of distance to interstate
 1. Small economy of scale means higher LTL (less than truckload) shipping rates
 2. Longer distance from major markets
 3. Transportation costs are 31 percent higher for businesses operating in Rangely

III. Opportunities

- A. More linkages and partnerships with CNCC for economic development, entrepreneurial support, and workforce development and training
 1. CNCC partnering with K-12 for workforce training
 2. Student internships provide digital skills to small business owners

3. Entrepreneurial support and training from CNCC faculty and Grand Junction SBDC
- B. Create a Youth Council to engage and retain local students and CNCC students
- C. Create a formal program for apprenticeships, internships, and externships for CNCC and high school students
 1. Partnerships between with Chamber, Town of Rangely, K-12, private sector and CNCC
 2. Retains young people by connecting them to employment opportunities and getting them engaged in the community
- D. Leverage the regionalism concept to enhance economic development for Rangely through membership in Northwest Colorado Development Council (NWCDC)
 1. Regional marketing to attract more developers and economic development projects
 2. Attract more housing development by considering nonprofit affordable housing models and regional housing development
 - a. NeighborWorks
 - b. CHFA
 - c. Consider mixed-use housing development to create more workforce housing, childcare and retail space
 - d. Consider new innovative housing developments
 - i. Co-living spaces geared toward students
 - ii. Tiny homes and modular housing
 - iii. [Zipkit](#), [Fading West](#), Adazzu
 - e. Identify land and opportunities for residential, commercial and industrial development
 - i. Identify hurdles for housing development (eg zoning, permitting, finance, capital, construction workforce shortages)
- E. Enhance the tourism sector to support small businesses
 1. Leverage proximity to Dinosaur Monument
 2. Leverage the Steamboat Springs brand by supporting the regional website
 3. Leverage outdoor assets
 4. Connect with out-of-area tour operators
 5. Dinosaur Diamond Scenic Byway
 6. Leverage classical car museum
 7. Cultural & historic tourism
 8. Wolf Creek Dam

9. Partnership with Recreational District
10. Partner with social hobby groups, civic groups and volunteer organizations to create festivals and events in Rangely
- F. Recruit location-neutral workers and high-tech firms: leverage the great broadband infrastructure and quality of life to attract tech companies and remote workers
 1. Examples of location-neutral businesses: high multiplier effect - for every one job created in the high-tech sector, another five jobs are created within the local economy (multiplier of 5)
 - a. Software and IT companies
 - b. Financial services firms
 - c. Engineering firms
 - d. Consulting firms
 - e. Marketing firms
 2. Recruit location-neutral workers who would be attracted to the low cost of living, low housing costs, and outdoor amenities and lifestyle.
 3. Partner with CNCC for an entrepreneurial incubator with a focus on technology and innovation
- G. Leveraging state dollars through DOLA, Just Transition, IRA federal funds
 1. Using SHIP through CHFA for technical assistance for housing developments
 2. Creating more ready projects for state/federal funding
 3. NWCDC technical assistance for grants
- H. More advocacy at the state & federal level: communicate unique needs of rural communities to federal and state delegations
 1. Capitol Day
 2. Cultivate relationships with state delegation
 3. Support NWCDC Legislative Agenda
- I. Revitalize Main Street and Downtown District
 1. Support Main Street Merchants with technical assistance
 2. Leverage human capital from CNCC to support downtown revitalization
 3. Beautification efforts and facade work to improve the look of downtown
 4. Develop a mixed-use, multi-story development that offers quality of life amenities like a bowling alley, retail on the first levels, and offices for technology and professional services firms on the top levels.

5. Add more multi-family housing (condos, lofts), rentals and other short term stay accommodations to downtown (e.g. AirBNBs)
 6. Partner with local nonprofits, civic and volunteer organizations to bring activities, events and festivals downtown
- J. Workforce Training
1. Renewable Energy Technologies
 2. HVAC, Electrical, Plumbing Skills
- K. Build an entrepreneurial ecosystem with an emphasis on firms that are in traded sectors. Traded sector businesses are those that sell their output outside of the local market, thus bringing in new wealth into a community instead of just recirculating money.
1. Leverage existing resources to support start-ups
 - a. SBDC in Grand Junction
 - b. OEDIT and SBA financing programs
 - c. CHFA economic development financing
 - d. CNCC
 2. Target traded sectors: provide additional entrepreneurial services
 - a. Outdoor and light manufacturing that compete on factors other than cost
 - b. Value-added agricultural that have high-profit margins
 - c. Professional services
 - d. High growth companies

IV. Threats

- A. Loss of mineral severance revenue
- B. Declining sales tax base
- C. Loss of youth people leaving for better jobs and higher education
- D. State funding to rural communities doesn't match need
- E. Climate change impact on natural resources
- F. Decline of mining and oil and gas sector will lead to outmigration of some residents and loss of jobs
- G. In-migration (California changing Colorado)
- H. Environmental policies at the state level hurts agricultural interests and concerns
- I. Federal environmental policies impact oil/gas economy