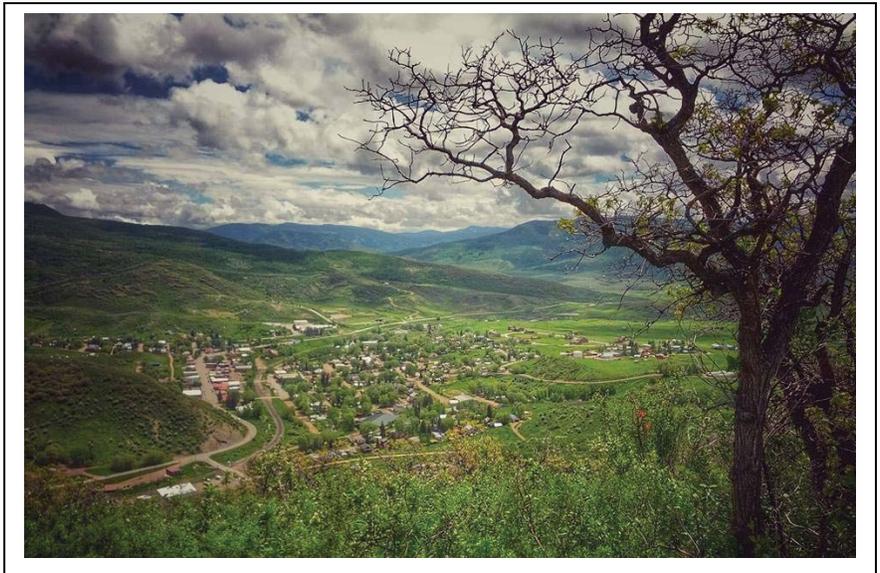
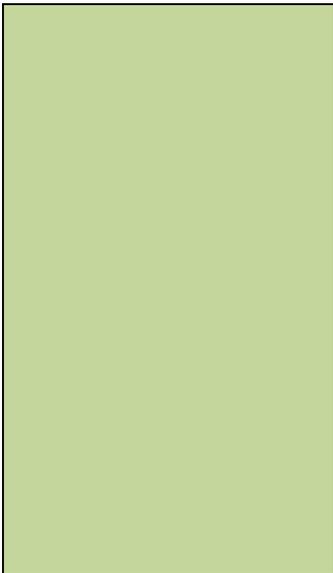




# Town of Oak Creek

Comprehensive Plan - 2015





# TOWN OF OAK CREEK COMPREHENSIVE PLAN - 2015

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THE TOWN OF  
**OAK CREEK** Comprehensive Plan

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## CHAPTER ONE: INTRODUCTION

### PLAN OVERVIEW

The 2015 Oak Creek Comprehensive Plan (2015 Plan) is intended to serve as an update to two previous comprehensive plans, the Oak Creek Comprehensive Plan, adopted in 1996 (1996 Plan), and the 2010 Comprehensive Plan Update (2010 Plan). The 2015 Plan responds to changes in the community that have occurred since the 2010 community process. The 2015 Plan is based on input received during several stakeholder meetings and work sessions, as well as a community survey. While the 2015 Plan draws upon the community's "collective sense of place" and vision incorporated in the 2010 Plan, the 2015 Plan updates the Policies and Action Items of the 2010 Plan to reflect changes in the community vision.

The 2015 Plan and its predecessors represent a character-based comprehensive plan style, which is founded on a "preferred scenario" rather than the "future land use map" typical of traditional comprehensive plans. The preferred scenario is developed based on a bottom up planning process, with citizens actively involved in charting their future and working together to determine how the town will look and function within each neighborhood. A preferred scenario reflects a community's vision for a host of concepts (e.g. relationship with the natural and built environment, circulation networks, and where people live, work and play) rather than simply predicting or dictating a future land use pattern. For this reason, character-based plans tend to emphasize policies that protect the natural environment, improve the quality of the built environment, encourage pedestrian connectivity, and retain community values and character.

The 2015 Plan process began with the release of a community survey in early April, 2015, and a "kick off meeting" held at Town Hall on April 15, 2015. The Planning Commission work sessions held in April, May and October concentrated on a review of the 2010 Plan and its policies, as well as identifying any property for inclusion in future growth areas or changes to performance district boundaries. The final draft of the plan was considered [and adopted] at a joint Town Board and Planning Commission meeting held November 18, 2015. The Routt County Planning Commission reviewed the 2015 Plan in December, 2015 and adopted it as a County Sub Area Plan on March 17, 2016.

Much of the background information in the 2015 Plan remains the same as the 1996 and 2010 plans, with information updated where necessary to reflect current conditions. In particular the 2015 Plan's Preferred Scenario was updated to provide expanded future growth areas, shown on Figure 3. The original Preferred Scenario Map from 1996, which focused on preserving Oak Creek's small town character, is included in Appendix A since it provides greater detail on preferred land uses within current town limits. Appendix A also includes other maps that provide background such as infrastructure and environmental constraints. The environmental constraints map is included only to provide a general graphic illustration of constrained areas, since some of the information used to generate this map, particularly wildfire hazard mapping, has changed since 1996 when it was developed.



## CURRENT COMMUNITY VISION/ISSUES

As in the previous plans, the community's key concerns continue to be affordable housing, strengthening/diversifying the economy, and preserving Oak Creek's small town character. There was significant feedback that the Town should also focus on infrastructure improvements and enforcing regulations that would improve the appearance of individual properties. Improving the condition of Town streets through paving and downtown beautification projects was a high priority for many residents, as was providing public transportation to other communities and expanding parks, trails, and recreation facilities.

The community survey also reflects residents' opinions regarding future land uses and business development. The majority of respondents considered service retail, such as hardware stores and gas stations, to be the most important type of business to encourage. Tourism-oriented retail, commercial services, and specialty retail were also highly ranked. Restaurants and retail shops were considered the most important type of business to allow on Main Street, while respondents felt overwhelmingly that additional marijuana operations should not be allowed on Main Street. Regarding the ideal location for additional light industrial/warehouse uses, the respondents were split between the current location near Arthur Street versus locations outside of Town.

## USE OF THE PLAN

The 2015 Plan is intended to be a guideline for land use and development decisions within the Town of Oak Creek. The policies located in each chapter should be used to guide citizens, landowners, developers, and elected and appointed officials toward achieving the goals and objectives of the community, as expressed through the Preferred Scenario. The Preferred Scenario should be used in conjunction with the policies to help direct growth and community development activity. While the Preferred Scenario is not intended to be regulatory, as is the Performance District Map, any changes to the Performance District Map should be consistent with the Preferred Scenario. The 2015 Oak Creek Comprehensive Plan is intended to be a dynamic document that is updated periodically and used frequently by residents, land owners, developers, and elected and appointed officials.

### Policies and Action Items

*Encourage both new and existing residents to participate in civic committees to help implement the vision of the Comprehensive Plan*

- a. *Revise the Land Use Code where necessary to ensure consistency with Comprehensive Plan policies.*
- b. *Create a yearly Town Workshop to review the Comprehensive Plan policies, Land Use Code and Capital Improvement Program.*
- c. *Update the Comprehensive Plan in its entirety every five years.*



## CHAPTER TWO: ENVIRONMENT & NATURAL RESOURCES

### INTRODUCTION

The Town of Oak Creek is located in Routt County, Colorado, at an elevation of approximately 7400 feet above sea level in Sections 31 and 32 of Township 5 North, Range 85 West of the Sixth Principal Meridian. Oak Creek enjoys an alpine climate, with typically a wet spring, mild summer, cool autumn and a long, snowy winter season.

Oak Creek's environment and natural resources are described below, followed by a discussion of the environmental constraints that may affect the long-term growth and development of the community.

### ENVIRONMENT

Situated at the base of Thorpe Mountain and at the southern end of the Oak Creek canyon, the Town of Oak Creek is surrounded by relatively dramatic topography. Oak Creek, a small stream, flows through the town that bears its name. The area's environment can be described by its geology, soils, vegetation, wetlands, wildlife and visual character.

#### *GEOLOGY*

Analysis of geology has been based on maps provided by the Colorado Geological Survey. Most of the Town of Oak Creek, extending south through the Rossi Meadow to Oak Creek, is underlain by a quaternary formation of surficial unconsolidated colluvial deposits, including talus, tills, and gravel. Much of the surrounding area is of the Mancos formation, Cretaceous shale, with the exception of the coal-producing areas on the plateau west of Oak Creek canyon. This entire plateau is a combination of the Williams Fork and Iles formations, both of which contain sandstone, shale and coal. A Browns Park formation occupies the higher elevations of Thorpe Mountain. Several fault lines extend from the southern half of the Rossi Ranch to the west and south towards Phippsburg. These are part of the Steamboat Springs Fault Zone and are classified by the Colorado Geological Survey as potentially active faults.

#### *SOILS*

Routt Loam is the predominant soil type within the Town of Oak Creek, the Rossi property to the south, and some of the drainages extending up the southwestern slopes of Thorpe Mountain. This is a deep, well-drained soil type, formed in loess and alluvium derived from sandstone and shale. Buckskin Loam, found near the intersection of SH 131 and CR 14 and in narrow bands extending down the slopes of Thorpe Mountain, has characteristics similar to Routt Loam. The Binco Silty Clay Loam unit is found north of the Town on the western slope of Thorpe Mountain. Aaberg Silty Clay is also a predominant soil type, found north of Oak Creek in the vicinity of the Sweetland property and south along SH 131. Along the Oak Creek corridor the primary soil unit is Silas Variant Loam.

#### *VEGETATION*

Data on vegetation has been interpreted from maps provided by the Colorado Parks & Wildlife (CPW) and Routt County. The CPW classifies most of the area as upland shrub/shrub steppe, whereas the County map shows the area as mountain shrub or sagebrush. Within the Town limits, the most notable



vegetative features are the large cottonwoods along Oak Creek and within some of the residential neighborhoods. The predominant vegetation on the open hillsides surrounding the Town, other than sagebrush, is grasslands and scrub oak. Mixed conifer and aspen areas occur at the higher elevations, and pockets of aspen extend down into the lower elevations.

#### Policies and Action Items

1. *Natural vegetation shall be protected whenever possible, unless it poses a hazard or is within a high risk wildfire area.*
2. *Unless required for construction, vegetation shall not be removed from areas that may contribute to a landslide, mudflow or debris flow. Areas of vegetation removed for construction shall be reclaimed with new vegetation where possible.*
3. *The Town shall encourage downtown property owners to plant new street trees where feasible.*

#### WETLANDS

The Army Corps of Engineers define wetlands as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas". Determination of the location of wetlands will need to happen on a site specific basis prior to any development activity. Property owners are required to obtain a US Army Corps of Engineers 404 permit prior to disturbance of any wetland areas.

#### Policies and Action Items

1. *Development in wetland areas shall be avoided. Where development is unavoidable, all construction shall be designed to provide the least impact on wetland areas as practicable and in accordance with US Army 404 permit requirements.*
2. *Prior to seeking project approval or construction activity in potential wetland areas, a qualified professional shall be retained by the developer to determine the full extent of potential wetlands.*
3. *Efforts to maintain the water storage capacity and water quality of wetlands shall be encouraged. Activities that result in a loss of wetlands, eutrophication of wetlands, or loss of wildlife dependent upon wetlands shall be discouraged.*



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## *WILDLIFE*

Wildlife habitat has been described from CPW maps. The CPW Routt County map series includes separate maps for each critical species of wildlife, with different types of habitat identified, such as winter range and concentration areas.

Elk and mule deer are species with habitat in the Oak Creek area. Elk winter concentration areas and severe winter ranges are found along the lower elevations of Oak Creek canyon. Critical elk habitat is within the canyon and on most of Thorpe Mountain, except at the higher elevations. Severe winter range is also present at the higher elevations southwest of Oak Creek. Critical habitat, winter range and concentration areas for mule deer are located east of the Town of Oak Creek.

Other types of habitat in the area inventoried by the DPW include Canada goose, sandhill crane, golden eagle, sage grouse, and Sharpe-tailed grouse habitat. Habitat for the first four species is predominantly east of Oak Creek along the Yampa River corridor near Stagecoach Reservoir. The overall range for Sharpe tailed grouse extends throughout most of the lower elevations of Routt County, including Oak Creek.

## *VISUAL CHARACTER*

The Town of Oak Creek has a very well-defined visual character, which can be described by its containment, legibility and focal points.

The Town is very contained, with little sense of sprawl into the countryside. Mature cottonwoods, conifers, and other vegetation help to define the town visually, distinguishing it from the surrounding open lands. Stands of aspen, conifer, and scrub oak at the higher elevations are also very important from a visual perspective, since they reinforce the slopes and hillsides that contain the Town.

Travelers coming from the north along SH 131 first receive a brief glimpse of the edge of Town at a large bend in the road only a half mile away from Town limits. The first full view comes after passing its wastewater lagoons, approximately 1,000 feet from Town. Having the Town revealed so suddenly is a rare quality in town form, providing a sense of surprise after traveling through the relatively long canyon.

Traveling from the south, the view of the Town does not emerge until one reaches the ridge that separates the Oak Creek and Yampa River watersheds. This viewpoint, approximately two-thirds of a mile away from Town limits is an important consideration in planning any future expansion of Oak Creek. Containing urban growth north of this point preserves rural character of the SH 131/CR 14 vicinity, a gateway to Stagecoach State Park.

Another visual characteristic of Oak Creek is its clearly defined town form, or “legibility”. The gridded road pattern and relatively uniform block orientation, lot sizes and building setbacks all contribute to this quality. However, the clarity of Oak Creek’s form is marginally disrupted by the railroad that divides the Town, and varied topography which occasionally interrupts the grid pattern. While unbuilt streets, dead ends and steep grades add some variety to the neighborhoods, improvement of the railroad right-of way would help lessen its visual impact.



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The Town of Oak Creek also has very clear focal points. The historic strip mining bucket located at the Outdoor Museum adjacent to the Tracks & Trails Museum located in the former Town Hall reinforces this area as the Town's central focal point. Other focal points in the commercial district include the historic Routt County Bank Building at Sharp Street and Nancy Crawford Boulevard and the Bell Mercantile Building and former and architecturally significant Sinclair Gas Station, situated on the south corners of Main Street at Moffat Avenue. Outside the commercial district, focal points include the Victorian style residence at W. First Street and the Soroco school buildings on the hill above SH 131.

Although the condition of some of the Town's structures and roads may be considered an aesthetic problem, there are residents who prefer the diversity inherent in Oak Creek's character. A breadth of building material and signage provides an eclectic charm to the commercial district and residential neighborhoods, from old skis used as fence posts to antlers decorating a garage.

## Policies and Action Items

1. *Placement and height of new development within the Performance District 1 should be designed where feasible to avoid blocking scenic views from public rights of way, parks, and other public spaces.*
2. *Preservation of solar access should be encouraged.*
3. *To preserve the sense of containment provided by surrounding hillsides, buildings shall not be placed on a ridgeline that will create the effect of "skylining" the structure.*

## NATURAL RESOURCES

The development of Oak Creek has been influenced in large part by its proximity to abundant natural resources. Natural resources in the region consist of mineral, energy and agricultural resources.

### *MINERAL AND ENERGY RESOURCES*

The primary source of information on mineral and energy resources is the *Geologic Map and Energy and Mineral Resources Maps of Routt County* published by the Colorado Geological Survey. Coal, oil and gravel deposits are the three major resources identified.

Coal is the predominant energy resource, with abandoned coal mines extending along Oak Creek Canyon and southwest of the Town along the upper reaches of Oak Creek. These mines lie within a large area of bituminous coal with less than 1000 feet of overburden. The coal reserves lie within the Iles and Williams Fork sandstone-shale formations. Another energy resource in the area is the Oak Creek Oil Field, located approximately two miles southwest of the Town of Oak Creek.

A relatively small gravel deposit underlies the Town of Oak Creek, extending southeast approximately one mile and north approximately one-half mile. The deposit is small relative to other gravel resources in the Yampa River valley, is not desirable for road base work and thus is not likely to generate much interest from any gravel operators. In addition, its proximity to the Town of Oak Creek renders it unlikely that a mining permit would be granted so close to a population center.



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## AGRICULTURAL RESOURCES

According to the Routt County Land Use and Natural Plant Communities map issued by the US Soil Conservation Service, the primary irrigated agricultural lands within a three mile radius of the town consist of the Rossi Meadow south of town limits, the ranches at the intersection of SH 131 and CR 14, and the ranchlands north of Phippsburg. The Sweetland Ranch north of Town limits is shown as non-irrigated cropland. Some smaller pockets of non-irrigated cropland are shown at higher elevations on Thorpe Mountain and north of Phippsburg.

The Town was originally homesteaded for its agricultural attributes by John Henry Myers and Bart Rooney in 1887. The tradition of agriculture continues to be important to Town residents and the surrounding communities. The Soroco School District is well regarded for its agriculture programs including a high school agriculture certificate and Colorado Northwest Community College concurrent enrollment programs. The historic and current trends focusing on locally produced foodstuffs has led to consideration of how to implement programs, policies and regulations supporting urban agriculture within Town including the care and keeping of small animals and bees as well as the physical and organizational infrastructure such as market/community gardens and a local farmers' market.

### Policy and Action Items

1. *Annexation and subdivision of productive agricultural land shall be discouraged, except for those areas directly adjacent to Town identified on Figure 3: Preferred Scenario – Expanded Future Growth Areas Map, for possible future development. Agricultural resources shall be protected whenever possible consistent with the Routt County Open Lands Plan.*
2. *The Town shall develop regulations that permit and encourage the raising of food and animals (also known as urban agriculture) within all performance districts that allows a greater number and types of animals to be raised while considering potential impacts to adjacent properties.*
3. *The Town should encourage the construction and use of year round growing structures, e.g. greenhouses, for the production of produce for personal consumption or resale.*
4. *The Town shall support and encourage efforts to develop a local farmers' market.*

## ENVIRONMENTAL CONSTRAINTS

Environmental constraints analyzed included geologic hazards, steep slopes, unstable soils, floodplains, and wildfire hazards. In addition to these mapped constraints, water and air quality were also investigated.

The environmental constraints to development were summarized on the Environmental Constraints Composite Map in the 1996 Comprehensive Plan. This map is provided in Appendix A as a general illustration of the study area's development constraints. Since this map is schematic and some of the base information has changed since 1996, particularly wildfire mapping, this map should not be used to determine development constraints on specific parcels. The Constraints map classifies four levels of



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constraint: no constraints, minor constraints, significant constraints, and hazard areas. The environmental constraints are summarized below, with individual constraints described in more detail in the following sections.

Within the areas designated as no constraint, urban development could occur without significant environmental obstacles. These are areas of relatively flat terrain (0-7 percent slopes) and devoid of floodplains, wildfire or geologic hazards.

Areas of minor constraint have one or more of the following characteristics: Slopes between 8 and 15 percent, low wildfire hazards, 100-year floodplains, stream corridors, potential subsidence problems, or fault zones. Potentially unstable soils are also considered minor constraints when located on slopes of 15% or less. Areas with minor constraints could accommodate urban development if certain precautions are taken, such as flood proofing, clearing brush to discourage wildfires, and/or proper engineering designs to mitigate unstable soils, subsidence problems or faults.

Areas of significant constraints include areas with medium wildfire hazards, moderately steep slopes (between 16 and 30 percent), or potentially unstable slopes. These are areas where development is not advisable, but could occur if extensive measures are taken to prevent potential problems.

The fourth category consists of hazard areas, which are those areas where urban development is not recommended. These are areas with steep slopes (over 30 percent), severe wildfire hazards, or a history of unstable slopes.

## Polices and Action Items

1. *Developers shall retain qualified professionals to determine the full extent of potential hazard problems on any proposed development site.*

### *STEEP SLOPES*

Steep slopes, while helping to provide the strong sense of visual containment to the Town, also create extensive constraints to development and expansion of the Town boundaries. The only large areas near Oak Creek where slopes are primarily less than 16 percent are the Sweetland Ranch to the north and the Rossi Meadow to the south. The Rossi Meadow has the largest area of relatively flat slopes, much of it less than eight percent.

The steepest slopes lie northwest of the town, as the slopes of Thorpe Mountain descend down to Oak Creek canyon. Most slopes in this area are at least 30 percent, with many 40 percent areas. Above the canyon on the west side, slopes are 16 to 30 percent. These steep slopes are also highly constrained due to shallow soils and rock outcrops.

### *GEOLOGIC HAZARDS AND UNSTABLE SOILS*

Since existing data on the location of active faults in Colorado is limited, fault zones surrounding Oak Creek are classified as areas of minor constraints pending future, more detailed site specific studies.



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Areas with a history of subsidence were also classified as areas of minor constraint. Subsidence areas in the Oak Creek area are generally associated with abandoned coal mines and can be considered for development with adequate mitigation of mine hazards.

The primary development concerns with the soils in and around the Town of Oak Creek include those with shrink-swell potential (which is common throughout Routt County), low permeability, and low strength. Where located in areas of relatively flat topography (0 to 15%), these soils pose a minor constraint to development. Proper foundation design and other mitigation measures must be employed to ensure safe building construction.

In areas with steeper slopes (over 15%) these soil conditions could lead to slope failure without proper engineering measures incorporated into development plans. Poor drainage combined with these soil and slope characteristics can also contribute to slope failure. These potentially unstable slope conditions are found in the steeper areas of Aaberg Silty Clay and Routt and Buckskin Loam soil units and are classified as areas of "Significant Constraint." These characteristics represent the most extensive constraints to development in the study area, with the entire eastern slope of Thorpe Mountain (northwest of Town) designated in this category.

The most severe environmental constraint category, hazard areas, includes areas with existing unstable slope conditions, such as landslides, debris flows, mudflows, or rock fall, or a history of unstable slopes. There are only two small landslide areas, both in Oak Creek Canyon on the west side of Oak Creek approximately one to two miles north of the town. The only area of debris flow is approximately one-half mile southwest of Oak Creek Reservoir, along County Road 25.

### Policies and Action Items

- 1. Development shall be prohibited in geologic hazard areas, defined as areas with a history of unstable soils, such as landslides, debris flow, rockfall, or mudflow, unless a qualified professional is retained and can demonstrate that the proposed project site does not have such hazards. Development shall be prohibited on slopes in excess of 30 degrees.*
- 2. Development shall be avoided in areas where moderately steep slopes (16 to 30%) are combined with unstable soils to create potentially unstable slopes. If development in these areas is unavoidable, measures to mitigate the risks and impacts of such development shall be identified by a qualified professional and implemented by the developer.*
- 3. Development shall be allowed in areas with minor geologic hazards, but soil limitations such as shrink-swell potential and low permeability and strength shall require mitigation on a case-by-case basis through proper soils testing and foundation design.*
- 4. The natural topography shall be retained to the greatest extent possible and excessive cut and fills to convert steep slopes to buildable sites shall be discouraged.*



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5. *Where development above potential subsidence areas is found to be necessary, the developer shall commission a geologic report prior to commencing activities, identify effects of groundwater withdrawal, accurately locate any abandoned mines, commence mitigation measures as appropriate, and site non-conflicting uses such as passive open space over subsidence areas where possible,*
6. *A plan identifying erosion control measures, revegetation, and drainage shall be submitted with all development proposals.*

## FLOODPLAINS

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Oak Creek and unincorporated Routt County contains base information on floodplains. It should be noted that the floodplain maps are very approximate in nature and should not be used for detailed planning.

Outside of town limits, the FEMA map shows the 100-year floodplain following Oak Creek. Within town limits, the mapped 100-year floodplain follows Oak Creek, two drainages entering town from the Sweetland Ranch, and the drainage running along Arthur Avenue. The Oak Creek floodplain, once it reaches Decker Park, fans out to approximately 300 feet, narrowing where it crosses the railroad. Use of this area as a park is thus ideal, considering the extensive nature of the floodplain. West of Decker Park, the floodplain fans out to 300 feet within the downtown area, between Bell and Moffat Avenues. Development in this area of downtown will thus need to adhere to floodplain regulations.

## Policies and Action Items

1. *Development in designated floodplain areas shall be discouraged. Where development is unavoidable, all construction shall be designed to prevent damage due to flooding in accordance with FEMA guidelines. In no event shall development in designated floodplains be permitted to raise the flood elevation of upstream or downstream property.*
2. *Existing natural drainage ways shall be maintained in a natural state.*
3. *The Town shall undertake enhancement activities surrounding the natural habitat of Oak Creek within publicly-owned and other areas of Town to create a visual and recreational amenity, and to provide a trail system compatible with and protecting the natural resources of the creek corridor.*

## WILDFIRE HAZARDS

In the late 1970's, wildfire hazards were mapped for the Oak Creek area by Routt County. Subsequently, the Routt County Wildland Fire Council received a grant in the 1990's to remap wildfire hazards. The wildfire maps have been updated since then by Routt County, with eight categories of wildfire hazards delineated, based on slope, aspect, and vegetation. The eight categories consist of "No Hazard, Low, Moderate, and High Hazard" areas, with two types of moderate hazards and four types of high hazards.



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All four of the high hazard areas are considered hazardous to development, since they are typically steep, inaccessible areas in which a fire would be difficult to control regardless of the vegetation type.

The "No Hazard" and "Low Hazard" areas include much of the developed portions of Oak Creek, a portion of the SH 131 corridor south of Town limits, much of the Rossi Meadow south of Town and portions of the Sweetland Ranch north of Town. These areas are generally flat and open, where "defensible space" measures, such as clearing, could be easily implemented.

The areas considered "Medium Hazard" are generally moderately steep, relatively open areas, located primarily on the hillsides east of Town. Most of the area west and northwest of the Town is considered "High Hazard" for wildland fires, and corresponds primarily to areas of steep slope, as well as some of the shrub areas north and southwest of Oak Creek. Urban development should be avoided in these areas due to the difficult access for controlling fires once they start.

## Policies and Action Items

1. *Development in areas designated as severe wildfire hazard by the Routt County Wildland Fire Council shall be avoided. Areas of medium hazards shall be avoided where possible. If development in these areas is unavoidable, a fire mitigation plan shall be prepared and implemented by the developer, with assistance from the Oak Creek Fire Protection District and Colorado State Forester and approved by the Town Board, to increase defensible space and otherwise mitigate wildfire hazard.*

## WATER QUALITY

State water quality standards for the portion of Oak Creek downstream of the Town's wastewater treatment plant have been established to protect the following uses: cold water aquatic life, primary contact recreation, and agricultural uses. The standards upstream of the treatment plant are the same as downstream, with the addition of water supply as a protected use. Importantly, the stretch of Oak Creek immediately downstream of the treatment plant is designated "Water Quality Limited-Allocated."

Water quality in Oak Creek is monitored at Haybro Bridge and Decker Park as part of the DPW's River Watch Program. Water quality at Decker Park is considered adequate for aquatic life, with only minor levels of dissolved copper, iron, and manganese and occasional problems with low oxygen and pH during the spring. Water quality at Haybro Bridge, located several miles downstream of the Town, has slightly higher levels of copper, cadmium, iron and manganese.

## Policies and Action Items

1. *The Town shall promote volunteer activities to protect its water resources, such as continuation of the annual "Clean up the Creek Day".*



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2. *The surface and ground waters of Oak Creek shall be protected from land uses and management practices which could cause significant degradation of water quality or impair the natural protection and/or treatment processes provided by wetlands, floodplains, and riparian areas.*
3. *Decisions to locate water supplies, wastewater treatment systems, and other facilities shall be made in a manner that protects water quality. Decisions regarding facility location shall also recognize the protection of floodplains, geologic hazard areas, wildlife habitats, wetlands and agricultural land.*
4. *The surface and ground waters of Oak Creek shall be protected from the use of pesticides, fertilizers, algaecides, road deicing and friction materials, and chemicals which would temporarily or permanently cause a significant degradation of water quality or impair the current or classified uses of these waters.*
5. *The Town should endeavor to improve water quality through gradually paving streets and installing adequate protection measures and storm drainage facilities, once necessary underground utility improvements have been constructed and funding is in place for maintenance of existing and newly paved streets. The Town should pursue grant funding for street paving, such as Energy Impact Assistance Fund grants or Main Street grant funds, as well as require new development to contribute.*
6. *The Town shall undertake enhancement activities surrounding the natural habitat of Oak Creek within publicly-owned and other areas of Town to create a visual and recreational amenity, and to provide a trail system compatible with and protecting and improving the natural resources of the creek and creek corridor.*

## *AIR QUALITY*

Information on air quality is very limited. According to the Routt County Department of Environmental Health, no air quality monitoring has been conducted in Oak Creek. It is known that Oak Creek's air quality fluctuates seasonally. During winter and early spring, wood and coal burning contribute to diminished air quality. During summer and fall, fugitive dust is generated by the unpaved roads within the Town.

With the presence of fugitive dust and wood and coal smoke, the most likely constraint on air quality is particulate matter smaller than ten microns in size (PM-10). Air quality monitoring for PM-10 standards could lead to greater public awareness of this health issue and the execution of a mitigation plan to reduce PM-10 exceedances. Additional opportunity to improve air quality could be realized if natural gas becomes available.



### Polices and Action Items

- 1. The Town should endeavor to improve air quality through gradually paving streets, once necessary underground utility improvements have been constructed and funding is in place for maintenance of existing and newly paved streets. The Town should pursue grant funding for street paving, such as Energy Impact Assistance Fund grants and Main Street grants, as well as require new development to contribute.*
- 2. The Town should enforce regulations that prohibit installation of new coal-burning devices. The Town shall encourage conversion of existing coal-burning devices to cleaner energy sources, such as liquid propane and EPA-approved wood stoves or electric furnaces.*
- 3. The Town should consider development of sustainable utilities such as wind, solar, hydropower and geothermal energy.*
- 4. The Town shall encourage residents to increase the energy efficiency of their homes to conserve energy and reduce emissions. The Town shall work with the Governor's Energy Office, the Northwest Colorado Council of Governments, and others to develop strategies for increasing energy efficiency of residential, commercial, and government buildings.*
- 5. The Town should continue to review options for developing a natural gas supply for local connection and seek funding to implement the plan.*



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## CHAPTER THREE: ECONOMY, LAND USE, & COMMUNITY CHARACTER

### INTRODUCTION

Since its incorporation, Oak Creek has developed and retained a rugged, independent, western small town character that is shaped by its mining heritage, its proximity to abundant recreational resources, and fluctuating population.

### HISTORIC PERSPECTIVE

The first white settlers in Oak Creek were John Henry Myers and Bart Rooney, who, in 1887, established homesteads where the Town of Oak Creek now stands. The Myers ranch occupied what is now known as the Rossi Meadow, whereas the Rooney homestead stood in what is now the main part of Oak Creek. The Mahoney homestead occupied the east section of downtown where the former Sinclair Gas Station now sits, and was acquired by the Myers family as well. Oak Creek's coal mining era began soon after. In 1889, 17 year old Martin Myers, son of John Myers, found an outcropping of coal and worked the mine for four years. This mine eventually became the Moffat mine, owned by S.M. Perry. James S. Walker came to the area in 1899 and opened what later became the Victor-American mine on the Pinnacle vein.

The small wagon-mining operations gave way to larger scale mining in 1907 when the Oak Creek Land and Mining Company bought the B.G. Schuster Ranch, originally the Rooney Ranch, in order to establish a town site for the rapidly developing coal mining operations. The Company was owned by Edward and Sam Bell, John Sharpe, and D.C Williams. The Town was originally named Belltown, after the Bell brothers. With abundant shrub oak along its principal stream, the Town was renamed Oak Creek when it was incorporated in November 1907.

After the railroad arrived in the area in 1908, the Town boomed. In August of 1909 a depot was built in Oak Creek. Labor disputes developed with the new growth in the coal mining industry. The wagon road to Steamboat Springs and what is now Twentymile Road were rerouted to eliminate public traffic through mine property. Each mining camp became a small empire, controlling the movement of employees and union organizers. In 1913 and 1914, labor conditions had deteriorated to the point of violence, and Colorado militia troops were sent by the Governor to restore order.

Labor unrest renewed in 1919, 1922 and 1927. Oak Creek's growth was continuously affected by disruptions in coal production and other fluctuations in the mining industry. Mine closures in the 1940's had the greatest impact, with the Victor American Mine closing in 1946. In 1948, the Oak Creek Times, after publishing for 40 years, ceased printing as the declining population could no longer support a newspaper. Only the Pittsburgh & Midway Edna Mine was operating by 1952.

Mining activity surged again during the 1970's as a result of the national oil crisis, yet waned in the early 1980's. Edna Mine, the last large mine in Oak Creek Canyon, closed in 1995.

### HISTORIC SITES

Many of Oak Creek's historic buildings have been destroyed. All of the buildings in the area known as Hickory Flats, a thriving "red light" district once located at the western edge of Town, were torn down in



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the late 1960's. Many individual businesses that thrived in the old Piercen Block were torn down in 1967, and the Andy Black Block was torn down in 1983. Likewise, relatively few historic structures now stand within the Original Subdivision, Oak Creek's commercial district. Some of the older buildings still standing are listed below, with their current use listed in parentheses:

- A. Hardware Store (Wertenteil): This stone building was originally a hardware store. It housed various establishments over the years, including Oak Creek's first Post Office. The building currently houses offices and an interior design studio owned by Ira Wertenteil.
- B. Bell Mercantile (NCM Holdings): Established by the Bell brothers and located at Main Street and Moffat Avenue, the Mercantile marks the beginning of Oak Creek as a town site. Currently there are 4 apartments and a commercial store front.
- C. Pacific Hotel (Emma's): The Pacific Hotel, located on the east side of Moffat Avenue between Main Street and the railroad, was the first hotel in Oak Creek. The hotel was constructed around 1905 to service the newly established Oak Creek Land and Mining Company. There was a cafe and laundry in the structure and an adjacent livery stable. The building is now a 4 unit apartment complex.
- D. Old City Hall (Tracks and Trails History Museum): The Old City Hall, located on the north side of Main Street at the end of Moffat Avenue, was built in the early 1920's. The building currently houses the town's history museum, and is on the Routt County Historic Register. An adjacent structure to the building houses the fire department offices and equipment.
- E. Green Hotel (Brand Spankin' Used): Located on the north side of Main Street between Sharp Street and Moffat Avenues, the Green Hotel was built around 1911. The hotel had 15 rooms and was constructed over the J.W. Morris Grocery-Dry Goods Store. In the 1950's the upper half caught fire and was removed.
- F. Hageman Chevrolet Building (Bonfiglio Drug Store): Built in the 1920's, this structure housed one of northwest Colorado's longest continuing automobile dealerships, lasting until the 1960's. The building is located on the north side of Main Street, between Bell Avenue and Sharp Street.
- G. Routt County Bank (Circle R Apartments): The Routt County Bank Building, located at the southwest corner of Sharp Street and Nancy Crawford Boulevard, was completed in 1911 with local stone and material. In addition to the bank, the building housed Walker Mercantile, a drugstore, and 24 rooms for rent. Uses within the building changed over the years, and included a Post Office, grocery store, movie theater, bowling alley, playhouse, church, restaurant, library, drugstore, hardware and a department store. The building now contains nine apartments and several commercial businesses on the ground floor. The building exterior appears to be close to the original facade, except for the wooden verandah and latticework, which is not part of the original structure.
- H. Old School Building (Soroco Middle School): Designed by prominent Colorado architect Robert K. Fuller, the original building was completed in 1924, with a 1951 addition.



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- I. Billings Hotel (Curry Hotel): The Billings Hotel, built in 1929 at the southeast corner of Sharp Street and Nancy Crawford Boulevard, was once considered the most elegant hotel and dining room in northwestern Colorado. Extensively remodeled in 1994, the building currently contains rental apartments and a resident laundry.
- J. Midland Hotel (Oak Creek Inn): The Midland Hotel, located on the southwest corner of Main Street and Bell Avenue, was originally part of the red light district. There were originally eight cabins constructed with the hotel, which in the 1950's became a rest home for senior citizens and later an apartment building in the early 1990's, when new owners renovated the structure into a first floor apartment with upper level room rentals.
- K. Sinclair Gas Station (Historical Society's "The Station"): Located at the southwest corner of Moffat Avenue and Main Street, this building was constructed by Martin Myers and Spud Branson in 1937. In 1961, Bernard Kuskie purchased the station and changed it from a Mobil to Sinclair station. Used as a realty office up until recently, the Historical Society purchased the building located across from the Old Town Hall with the intent to refurbish it as part of the museum's display area.

The only buildings officially registered as historic is Bell Mercantile, which is on the Federal Register of Historic Places, and the Tracks & Trails Museum, which is on the Routt County Historic Register. The Oak Creek Inn was submitted to the State Office of Archeology and Historic Preservation in 1983 and determined to be eligible for the Federal Register. Several other structures listed above were also submitted for consideration, but were determined to be not eligible for the Federal Register. Since the State Register of Historic Places was established after 1983, many of these structures may be eligible for state, federal or county designation.

### *Policies and Action Items*

1. *The Town shall work with Federal, State, County, Historic Routt County! and other non-profit agencies to comprehensively identify historic residential and commercial structures within Oak Creek.*
2. *Encourage landowners to submit the following buildings and sites for inclusion on the County and/or State Register of Historic Places: Bell Mercantile, Hageman Chevrolet Building, Midland Hotel, Billings Hotel, Routt County Bank, Pacific Hotel, Hardware Store, Oak Creek Cemetery, and other residential and commercial sites of historic character.*
3. *Any building officially registered by a Federal, State, or County agency as historic shall be preserved whenever possible.*
4. *The Town shall encourage owners of historic properties to rehabilitate their historic structures.*



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## ECONOMY

Oak Creek's economy has historically been cyclical. All of the mines near Oak Creek are now closed, except for Twentymile Mine, which has reduced its employees by 36% since 2009 (Yampa Valley Data Partners (YVDP) School District Report 2015). Changing economic conditions or technology, however, could result in the reopening of mining operations in the future. Meanwhile, new residential growth is occurring throughout Routt County, and the Town's relatively affordable housing continues to be an attractive alternative to the limited, relatively expensive housing found in Steamboat Springs and the rural countryside. Oak Creek's population increased an estimated 30 percent between 1995 and 2005, from 765 to 987 residents, but decreased approximately 10 percent between 2005 and 2014, from 987 to 892. With the experience of falling property values and business contraction occurring during the 2008 to 2014 Great Recession years behind it, the Town is currently beginning to experience a gradual increase in population and real estate values.

Oak Creek has the lowest income levels in Routt County, with per capita earnings of \$22,172 in 2010 and \$22,035 in 2013, compared to \$33,079 and \$34,873 for the same period in Routt County. Oak Creek's 2013 unemployment rate of 8.4 percent was also the highest in Routt County, which had a 4.3 percent rate (YVDP School District Report 2015). The largest employment industry in 2010 was construction, followed by lodging/food services and retail trade. By 2013, retail trade had diminished in importance, replaced by education and health care services.

Policymakers understand that the local economy's dynamic cannot remain so strongly dependent on resource extraction as it has in the past. The legalization of the marijuana industry has led to development of several marijuana-related businesses opening or constructing facilities in Oak Creek. To date, eight separate facilities have obtained approval including cultivation, manufacturing and storefront operations. New commercial construction or remodeling activities have significantly increased in 2014 and 2015, all related to this growing industry. However, this industry is relatively immature with the first recreational marijuana businesses beginning operations within the Town in mid-2014.

Tourism has been another key industry in Oak Creek, indicated by the Town's theme, "Four Seasons of Fun". Restaurants, gift shops, and small retail businesses have benefitted in past years from summer traffic generated by the increasingly popular Stagecoach Reservoir State Park and other outdoor recreation opportunities. Fall brings an influx of hunters to the area from the region and across the United States. Heritage tourism also provides a year-round incursion of tourists from outside the area. Retail businesses, however, suffered during the recession, with sales decreasing 15 percent between 2009 and 2011 and several businesses closing. Sales figures have significantly improved since 2011, indicating a 75% increase by 2013. The number of people with sales and related occupations, however, decreased 34 percent from 2010 to 2013.

With the decline of mining and local retail jobs, combined with the availability of relatively affordable housing, the profile of the Oak Creek worker has shifted. More workers are commuting longer distances for lower pay, and more families now require two incomes. Mean travel time to work has increased 21% since 2009, from 22.5 to 27.2 minutes, while the percent of residents working outside Town limits increased from 80.3 to 88.9 percent between 2009 and 2013. The added cost of commuting, however, in addition to the condition of older housing and the relatively high home heating costs begin to negate the



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value of cheaper home prices. Oak Creek's attraction as a "bedroom community" to Steamboat Springs may decline over time as areas like Hayden, with similar rents, better transit access to Steamboat Springs, and natural gas heat available, build more housing and add more services.

## *Policies and Actions*

1. *The Town shall develop a Business Improvement Master Plan to guide the redevelopment, attraction and retention of businesses within Oak Creek.*
2. *The Town shall work with the South Routt Economic Development Council, Steamboat Springs Chamber Resort Association, and the Routt County Economic Development Council to prepare an Economic Development Plan for South Routt County.*
3. *The Town shall continue to work to support existing businesses and to identify and attract new businesses needed to meet local needs for a balanced level of commercial and light Industrial activities.*
4. *The Town shall provide clear information to the development community in its mission to foster a favorable climate for local and sustainable business activity.*
  - a. *Prepare an updated developers' information packet.*
  - b. *Maintain current developers' information on the Town website.*
5. *The Town shall support and provide incentives to encourage new and expanded local businesses in Oak Creek and to diversify commercial and retail services to better serve residents' and visitors' needs including faster broadband services, location neutral business support services and utility infrastructure.*
6. *The Town should work with the Tracks & Trails Museum, Northwest Colorado Cultural heritage program, Historic Routt County! and similar groups to identify, promote and support heritage tourism for the benefit of the community and economy.*



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**HOUSING**

Oak Creek's housing stock is a diverse mixture, from Victorian residences to manufactured homes, miner cabins to framed cottages. The majority of Oak Creek's housing consists of single family residences, although mobile homes are prevalent throughout the community. Oak Creek had an estimated total of 501 housing units in 2013, up 12% since 2000. Many of the newer units in Oak Creek were developed as part of the Sierra View Subdivision, located on the southern edge of town. New units since the 2010 Plan include one single family residence and 3 additional units in the mobile home parks.

Multifamily housing includes several small apartment buildings within the community. Housing for senior citizens is available at the Aspen View Apartments, located on Moffat Avenue, constructed with funding from the Farmers Home Loan Administration. The Yampa Valley Housing Authority currently owns a duplex lot and a fourplex lot within the Sierra View Subdivision, on which they plan to construct affordable units if funding becomes available.

Of the 389 single family structures, about half are over 50 years old and many are over 80 years old. Most of these older homes are in need of some form of repair, and many are in very poor condition. Propane, electricity, and wood are the primary sources of heating, although a few residences are still heated by coal.

*HOUSING AFFORDABILITY*

Oak Creek provides relatively affordable housing compared to the rest of Routt County, particularly Steamboat Springs, but its housing stock is becoming increasingly unaffordable for Town residents. Oak Creek's median price for a single family home dropped over 52 percent between 2010 and 2012 from \$219,500 to \$54,000, but has risen steadily since then to \$115,900 in 2014. Median prices in Steamboat Springs also reached a low point in 2012, followed by a steady increase to \$610,000 in 2014, compared to \$355,000 in Routt County. Thus in spite of Oak Creek's recent rise in home prices, it continues to provide a relatively large share of the County's affordable housing. With the price of housing in Steamboat Springs and other parts of the County reaching levels unaffordable to those with average incomes, Oak Creek is expected to continue to attract new residents.

But as Oak Creek home prices continue to rise, cost of living is likely to increase to unacceptable levels. The 2015 community survey showed 73 percent of respondents considered affordability as one of their top concerns for Oak Creek housing. The percentage of Oak Creek residents paying over 35 percent of their household income towards housing rose from 36 to 51 percent for rentals and 42 to 45 percent for owner-occupied housing between 2010 and 2013. Plus the number of rental units, which can provide a

Housing Tenure	Units
Occupied	368
Owner Occupied	289
Renter Occupied	79
Vacant	133
<b>Total Housing Units</b>	<b>501</b>
Source: U.S. Census Bureau, 2009-2010 American Community Survey.	



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significant share of the Town's affordable units, has decreased significantly as well, from 125 to 79 units during the same period.

As the economy continues to recover from the 2008 recession, housing prices and consequently the cost of living in Oak Creek are expected to continue to rise. The Town should take strides to implement measures to assure homes remain affordable as the economy improves. The Town must strike a balance between market forces, affordable housing and development that is sensitive to the surrounding neighborhood. The historic pattern of walkable modest miners' homes offers a great opportunity to weave additional affordable units into the fabric of the community. Affordable housing not only offers an additional housing option for residents for years to come, it strengthens the community as the expanded number of new homeowners use local services, engage in civic services and frequent local businesses.

The Town should consult the Yampa Valley Housing Authority and the DOLA Division of Housing for guidance for implementation of affordable housing initiatives. The Town should put particular emphasis on those initiatives that have already been successfully implemented in other parts of Routt County. Those methods as defined below include but are not limited to the following:

- Self Help Housing – Housing Units which are built through “sweat equity” construction by the future homeowner and community.
- Increased Diversity and Availability of Housing Stock – Encouraging supply to keep up with demand by promoting infill of vacant units, income based restrictions, vertical mixed use, accessory units (aka granny flats) and higher density single and multi-family.
- Require affordable housing be provided as part of new developments.

## Policies and Action Statements

1. *A balance and mix of different housing types of all income levels shall be encouraged within all new residential subdivisions.*
2. *The Town should evaluate its available mixture of residential housing types (single family, apartments, senior units and townhouses) and encourage additional units of those types of residential the community is lacking.*
3. *The Town should work with the Yampa Valley Housing Authority (YVHA) and DOLA Division of Housing (DOH) to implement affordable housing initiatives.*
  - a. *The Town, working with the YVHA and DOH, should determine the appropriate percentage of affordable units for inclusion into new subdivisions and annexations.*
  - b. *The Town should consider the modification of the Land Use Code to assure a portion of new residential developments are developed as affordable housing units.*



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- c. *The Town should maintain provisions in the Land Use Code offering general guidelines for construction of new units that assure new units blend into the existing character of the neighborhood.*
  - d. *The Town should work to promote community awareness of available affordable housing options through mailers, website links and information and community meetings.*
  - e. *The Town should work with YVHA to develop lots owned by YVHA in the Sierra View development into affordable housing.*
4. *The Town should investigate all available means to implement housing initiatives.*
  5. *Currently adopted codes and other minimum standards for safe, and decent housing shall be strictly enforced.*
  6. *The Town shall request assistance from the Routt County Regional Building Department to identify existing houses and structures that present safety concerns and initiate condemnation proceedings as appropriate.*
  7. *State and Federal housing rehabilitation loans and grants and other incentives shall be pursued for low and moderate income residents.*
  8. *The Town shall review, revise and uniformly enforce nuisance codes that address the importance of property maintenance.*

## LAND USE & COMMUNITY CHARACTER

### EXISTING LAND USE AND CHARACTER

The existing character of Oak Creek is dominated by its sense of containment by the surrounding hillsides and open agricultural lands. Its land use pattern is based on a framework of gridded blocks and subdivided lots, upon which is interspersed a variety of residential, commercial and industrial development. The combination of contained and varied land use distinguishes Oak Creek as a uniquely independent, western Colorado small town.

The Town has a strong sense of being "nestled" in the hillsides. Related to this sense of containment is the fact that the Town has very strong edges. In part defined by topography, the strong edges also result from the Town's development form, a geometric street grid changing immediately to open lands.

The Town was subdivided through a succession of plats in the early 1900's: Original, First, Second and Third Additions, Schempps, Schempps Garden and James Additions. Later, during the 1970's, new subdivisions were added to the north and south of these original filings with the Parker, Capitol Hill and Highland View Additions. Except for Highland View and more recently Sierra View, each subdivision has successively extended the street grid, interrupted occasionally by a transecting right of way or encroaching structure. This type of street grid, combined with the relatively small lot sizes, provides



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excellent connectivity for pedestrian and bicyclists. Future development should attempt to continue the grid system, while allowing some variation in the grid to accommodate slope.

The gridded street pattern of Oak Creek is bisected east/west by a 100 to 125 foot wide railroad right-of-way, currently controlled by the Union Pacific Railroad. A second, parallel major right-of-way, State Highway 131, becomes Main Street as it transects the Town. These two transportation corridors have provided important access for the Town's commerce and development during the past 90 years.

The majority of commercial development occurs north of the railroad and straddles Main Street between Bell and Lincoln and along Moffat Avenue. In the commercial district, almost all of the structures are built up to the sidewalk, without parking between the sidewalk and building. A few detached residences are interspersed with the one and two story commercial structures. Unfortunately, the detached residences and several vacant lots disrupt any sustained architectural continuity within the commercial district. Gradual infill, however, should create a very strong pedestrian-oriented downtown if commercial structures are built up to the sidewalk and any new residences are limited to second floor apartments.

Although the architecture of the existing commercial structures is relatively varied, there is a considerable amount of consistency in terms of the buildings' height, mass and rooflines. Maintaining a consistent scale will be important as the downtown gradually redevelops and improves its continuity. The use of local building materials with new construction and redevelopment will also be important, establishing an architectural texture that reflects an indigenous character.

Residential development of varying age, type and condition surround the commercial district, spreading up Lincoln and Grant Avenues to the northeast and up Sharp Street and Bell and Moffat Avenues to the south. Like the commercial district, the residential neighborhoods offer a broad mix of site conditions, most notably a varied degree of property maintenance. A number of mobile homes are on lots within these neighborhoods, and a mobile home park is adjacent to the Parker Addition off of Lincoln Avenue. The Town's maintenance facility and water treatment plant are adjacent to Highland View Subdivision.

The gridded development pattern begins to dissipate east of Moffat Avenue, due to the combination of topography, SH 131, the railroad and Oak Creek narrowing together east and south of town. Nancy Crawford Boulevard changes to E. Colfax Street as it crosses Oak Creek and the railroad. From there E. Colfax winds into Short Street before heading under the SH 131 overpass and turning into Dodge Avenue. Land use in this area is a mix of residences, light industry, institutional uses and vacant land and should be considered for focused redevelopment.

County Road 50Z acts as a frontage road to SH 131 on the east side of town. The road provides access to a variety of uses on odd parcel sizes, including a motel, several residences, two mobile home parks and Decker Park. South of the SH 131 / CR 50Z intersection, agricultural uses dominate the landscape.

Located on the hillside on the eastern edge of town is an educational campus containing two schools and recreational fields. Further up the hillside and marking the far eastern edge of the community is the Oak Creek Cemetery.



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A number of utilities dot the landscape along SH 131 west and north of Town. The Routt County road maintenance facility and Oak Creek's old wastewater treatment plant, now used as maintenance facilities, are both located at the intersection of CR 27 and SH 131. The Town's current wastewater treatment plant and lagoons are just north of the former wastewater plant. Farther up SH 131 in Oak Creek canyon, the large YVEA-owned Keystone electric substation sits on a prominent knoll.

### *LAND USE REGULATION*

Oak Creek's Land Use Code is a hybrid between Euclidean zoning, which allows specific types of uses on a given parcel, and performance-based zoning, which allows for a wider range of uses as long as specified performance standards are met. The code currently allows considerable flexibility with where each type of land use occurs, while specifying under which conditions the land use is permitted. The Town and surrounding area is divided into seven Performance Districts. Listed below are descriptions of the current use and intended future vision for each Performance District.

Performance District 1 is generally comprised of Main and Sharp Streets and Moffat Avenue, forming the heart of the Town of Oak Creek. Most of the town's retail and commercial uses are located on Main Street, with some single-family and multifamily residential interspersed throughout the district. The vision for the Performance District is to work to achieve an active, pedestrian-oriented district focusing on retail, civic, and cultural establishments. Infill development compatible with the historic character and scale of the existing structures is encouraged in vacant lots or to replace existing non-retail uses.

Performance District 2 occupies most of the remainder of the Town's incorporated limits, and is intended to be primarily residential in character. This section of Oak Creek holds the bulk of the residential housing stock. The homes are predominantly small former miner's cottages on small lots connected by a gridded network of streets and alleys. This type of network provides for relatively convenient and walkable connections to downtown services and other amenities. The vision for Performance District 2 is to encourage residential infill on the several vacant lots that are compatible in both character and size and scale to the existing homes. Commercial, institutional and multi-family developments would continue to be considered as conditional uses if accompanied by measures to ensure compatibility with the surrounding neighborhood.

Performance District 7, between Grandview and Bell Avenues, is a historically residential neighborhood that over time acquired several commercial or light industrial developments mixed among the single-family residences. The 1996 and 2010 Comprehensive Plans encouraged continued development of light industrial and warehouse uses in this district, due to the lack of industrial areas elsewhere within Oak Creek. The intent was to use performance standards to mitigate potential conflicts between light industrial uses and residential homes, including screening of outside storage of materials from adjacent properties and rights-of-way. With the recent construction of marijuana-related light industrial buildings, however, the available parcels large enough to accommodate light industrial/warehouse uses in this district have been developed. Aggregation of residential properties to redevelop for industrial use is not encouraged in order to preserve the existing housing stock. Thus the current vision for Performance District 7 is to continue to allow light industrial/warehouse uses in existing industrial structures, contracting its area to minimize impacts to the adjacent residences, while continuing to reduce conflicts through the application of performance standards and limiting development of additional industrial/warehouse uses.



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The remaining performance districts occupy land primarily outside and contiguous to Town limits and are established in the event of annexation. Figure 2 shows the performance districts and future growth areas outside Town limits, which are described below and in the “Growth and Preferred Direction” section. Performance District 3 lies almost entirely outside town boundaries and is largely undeveloped. Thorpe Mountain and the Oak Creek Canyon occupy the western portion of this district, most of which is constrained by steep slopes, wildfire hazards, and geologic hazards. The central and eastern portions of the district are comprised of either relatively flat agricultural lands or gently sloping hillsides. A small portion of this district has been annexed into town, consisting of the lots east of N. Grant and north of E. Third. The agricultural property north and west of the Parker and Schempps subdivisions have been designated a potential future growth area due to their contiguity with an existing neighborhood and relatively flat topography. New subdivisions within this area should be similar to the adjacent neighborhood in terms of lot size and the gridded road pattern. Any residential development occurring outside of this area should have rural densities as per the County’s agriculture/forestry zone district, with homes clustered together where feasible to preserve slope and open space and to avoid geologic and other hazards.

Performance District 4 lies south of town, extending from CR 25 to the CR 50Z/railroad corridor. Most of this area lies outside Town limits and is undeveloped, except for the Sierra View and Tramway subdivisions and individual homes along CR 25. Most of this district consists of a relatively flat, open meadow referred to as Rossi’s Meadow. Most of the northern portion of this district is designated as a future growth area and thus should accommodate new residential growth. New subdivisions in this district should continue the density and character found in the original part of Oak Creek, including the pattern and scale of the traditional street grid. The Town recently acquired and annexed the approximately 9 acre Tramway parcels located on CR 25, and what wasn’t acquired by the Town is used for a commercial self-storage operation. This property is slated for use for an expansion to the adjacent Public Works shop, and as a campground.

Performance District 5 lies to the east of town, extending from the railroad/SH131 corridor north to a line parallel with E. Third Street. This district is entirely outside Town limits and largely undeveloped. The area is dominated by sloping hillsides, generally ranging from 15 to 30 percent. The northwestern portion of this district, which lies due east of the Parker Subdivision, was acquired by the School District recently to expand their agricultural programs, and is no longer a designated future growth area. If residential development occurs in the district it should be at rural densities consistent with the County’s agriculture/forestry zone district. Residential development outside of Town limits should pay particular attention to clustering homes together to preserve slope, view and open space. The southern portions of the district adjacent to the highway and school district property could provide additional light industrial development area with appropriate measures taken to protect and buffer the gateway and visual character of the south entry into Town. As these areas are within 1000 feet of the school certain uses will be limited, while other opportunities associated with an educational facility are expanded.

Performance District 6 is bounded by the western Town boundaries and County Roads 25 and 27. This undeveloped district lies outside town limits. The district is characterized by relatively steep, wooded slopes, ranging from 15 to 30 percent at the lower elevations to well over 30 percent at the higher elevations. The primary exception to this is the area south of Town limits and north of CR 25,



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characterized by open rolling topography of less than 20 percent slope. Much of this area has been designated a future growth area. Densities in this area should provide a transition between the Town of Oak Creek and rural Routt County. If residential development occurs in other portions of the district it should be at very low, rural densities consistent with the County's agriculture/forestry zone district due to the steep slopes and should pay particular attention to clustering homes together to preserve slope, view and open space. Measures to mitigate wildfire and geological hazards will be of key importance in this district.

## *Policies and Action Items*

1. *All new development shall be considered in light of compliance with existing master plans, adopted policies and guidelines.*
2. *The Town shall work with the County to ensure compliance with Town and County master plans by development interests.*
3. *All tracts of land proposed for development at a density greater than one unit per 5 acres shall be master planned. Master plans shall address access, circulation, land use compatibility, architectural character, development impacts, infrastructure, services, public health and safety, and other issues as may be appropriate.*
4. *The infill of vacant land within the town shall be encouraged.*
  - a. *Maintain infill design standards to assure the stability of existing neighborhood and its character are not jeopardized.*
5. *The Town should work towards enhancing its "Sense of Place" by pursuing opportunities to strengthen its identity and preserve and enhance its historic character.*
  - a. *Alternatives to accentuate the entries into Town through the use of lighting, signage, landscaping and other streetscape improvements shall be evaluated.*
  - b. *Add a parallel entry feature at the east end of the Town to complement the existing pocket park and develop a new entry feature at west edge of Town.*
  - c. *Encourage and provide opportunities for local artists and artisans to participate in public art projects.*
6. *The Town shall guide new development in a manner that is compatible with the existing small town historic mining character of Oak Creek.*



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- a. *Maintain sections of the Land Use Code to ensure new development is built to respect its surrounding neighborhood context, including guidelines for building height, size, setback, and character.*
  - b. *New development in Performance District I shall be encouraged to fill in the vacant land between buildings.*
  - c. *Within Performance District 1, street frontage on Main Street shall be occupied by retail or those types of institutional uses frequented by the public, such as museums, libraries, galleries or community services. Other commercial uses may be constructed in the rear, non-street-frontage portion of the buildings or upper levels. New development on street frontage in Performance District 1 not located on Main Street shall be retail, office or institutional uses. Residential uses shall be limited to the 2<sup>nd</sup> level, non-street frontage portion of buildings in Performance District 1. .*
  - d. *The Town shall guide new development to reflect the existing street grid found in the historic portions of Oak Creek. Continuing this pattern of development will provide visual continuity with the character of existing neighborhoods and connectivity for pedestrians and cyclists to downtown services, parks, and other amenities.*
  - e. *Maintain Oak Creek's land use pattern of small lots and gridded street system to facilitate residents' convenient access to affordable, local healthy foods.*
  - f. *Work with Routt County to prepare guidelines for ridgeline development within the Town and the three mile radius of the Town limit.*
7. *Promote urban agriculture opportunities to support local food production, distribution and Oak Creek's agricultural heritage.*
    - a. *Adopt regulations that permit urban agriculture practices.*
    - b. *Work with community partners to develop educational programs for urban agricultural activities.*
    - c. *Identify additional locations for development of community gardens.*
  8. *Commercial development shall be encouraged to locate within Performance District 1. Commercial development may be permitted in other performance districts with requirements to insure that any impacts are sufficiently mitigated.*
  9. *Cottage industry may be permitted in residential areas as home businesses with requirements to insure that any impacts on neighborhood character are sufficiently mitigated. Encourage development of food-related cottage industries to support urban agriculture and local health and wellness as well as small scale art studio and teaching spaces.*



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- 10. A town-approved landscaping plan may be required to buffer incompatible uses and enhance the aesthetic image of the Town.
- 11. A Town-approved snow storage plan shall be required with commercial and multifamily residential development proposals.

**GROWTH AND PREFERRED DIRECTION**

The following tables indicate the age distribution of the Town's population in 2010 and population projections for the Town based on methodology provided by the Colorado Department of Local Affairs (DOLA), which assumes Oak Creek's growth rate will mirror the County growth rate.

2010 Population by Age	%		Year	Projected Population
< 5	7.2	At an average density of 5 units per acre and an average household size of 2.24 persons per unit, approximately 20 to 30 acres of land would be adequate to accommodate desired residential growth. A vacant land analysis determined that relatively few buildable lots are available for residential development within the Town. In addition, most of the vacant land available outside of the commercial district is environmentally constrained in some fashion, usually due to excessive slope.	2015	918
5-9	7.3		2016	939
10 -14	7.4		2017	960
15-19	6.4		2018	980
20-24	6.0		2019	1,000
25-34	15.7		2020	1,020
35-44	17.7		2021	1,040
45-54	17.9		2022	1,061
55-59	3.8		2023	1,085
50-64	2.9		2024	1,112
64-74	3.4		2025	1,145
75-84	3.4		2026	1,175
85 plus	0.9	2027	1,208	
		2028	1,240	
		2029	1,273	
		2030	1,305	
		*(Source) YVDP		

Within the currently defined commercial district, several lots are available for development. Most of these lots are essentially 25 to 50 foot gaps between existing structures, although a few larger parcels are also available. Infill activity should focus on developments that are compatible with the adjacent downtown business district in terms of building design, site design and land use. Limiting the use of ground floor commercial space to retail businesses will help create a more vital pedestrian environment, as well as generate more sales tax revenues. Likewise, the Town needs to ensure that its review processes provide a favorable climate for business retention and attraction.

Figure 3 illustrates the Preferred Scenario established by the community through the comprehensive planning processes in 1996 and 2008 and updated in the 2015 process, and includes several areas designated for future growth. Due to the limited availability of existing lots for new development, as well as the Town's geographic containment and environmental constraints, future expansion of Oak Creek is relatively limited. The Future Growth Areas on Figure 3 generally includes areas with no environmental constraints or minor constraints, were contiguous to existing neighborhoods, and avoided the "Rural Gateways" designated along Highway 131. New growth along SH 131 and/or CR 27, except in limited



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areas and type with adequate visual buffering, would severely impair the Town's sense of containment. Several parcels were included to provide alternative growth areas in case some landowners are not willing or able to annex when needed.

The Future Growth Areas consist of three major areas. Potential growth and annexation areas for the Town include portions of the Sweetland/Myers and Bergan/Roiko properties north of Town for residential purposes, and the Romick and a portion of the Holliday properties east and southeast of town for light industrial uses as the Arthur Avenue light industrial area has reached capacity. An additional Future Growth Area lies south and southwest of town along CR 25 and south of the Sierra View subdivision. Additional annexation and subsequent residential growth may benefit the area along CR 25, with the extension of utilities and services becoming available to existing residences, although there have been some slope stability issues along portions of CR 25 that have limited additional development. The Future Growth Areas also includes portions of the Rossi Meadow south of town. Although these areas total substantially more than the 20-30 acres needed to accommodate the desired population growth, the intent is to provide greater options for future residential development as well as light industrial development than provided in the 1996 plan, since annexation depends on property-owner approval. If the opportunity to develop these areas arises, it will be important that these parcels be annexed and subdivided in a manner that continues the town grid pattern and maintains the strong edge to the rural countryside.

The ten land use categories of the preferred scenario include the categories listed below. Outside of the Town limits and future growth areas the plan provides for continuation of the County agriculture/forestry zone district, which in general provides for residential development at a density of one per 35 acres and very limited commercial or industrial uses.

1. Rural: Areas outside the Town that are intended to remain primarily agricultural, not urban nor considered for future growth.
2. Future Growth: Potential annexation areas outside current Town boundaries. Future Growth Areas consist of portions of the Sweetland/Myers and Bergan/Roiko properties north of town, part of the Rossi Meadow (south) and areas along County Road 25 (CR 25), those areas earmarked for light industrial usage located at the southeast edge of Town, owned by the Romick and Holliday families.
3. Residential: Existing houses, apartments and mobile homes within the Town.
4. Commercial Downtown: That area between Colfax and First Streets, Bell and Lincoln Avenues, centered by Main Street.
5. Mixed Use/Redevelopment: That area generally southeast of the commercial district bounded by SH 131 and the railroad.
6. Neighborhood Retail: That area bounded by Nancy Crawford Boulevard, Oak Street, Bell and Moffat Avenues



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7. Light Industrial: Manufacturing and other light industrial businesses in the South Arthur/Diagonal Street and on the southeast edge of Town areas.
8. Institutional: Public buildings and facilities, including the middle and high schools' grounds, Town Hall, Town maintenance shop, fire stations and cemetery. A proposed transit center is shown separately from this category.
9. Park/Recreational: Parks, and open space areas. Trails and Town entries are shown separately from this category.
10. Rural Gateway: Those areas outside the Town boundaries along SH 131 as one approaches Oak Creek. The rural character of these areas should be preserved as to prevent urban sprawl along the highway corridor.

### *Policies and Action Items:*

1. *All new development shall be considered in light of its compatibility with adjacent, existing land uses, and its capability to "pay its own way" for infrastructure and services. All new development shall be considered in light of whether it encourages a "community of interest" that compliments the existing community fabric.*
2. *Annexed land within a designated Future Growth Area shall be developed in a pattern consistent with the lot, block and road pattern within the existing Town boundaries. A gridded road pattern shall be encouraged, with variations in the grid where necessary to accommodate topography.*
3. *Prior to the provision, extension and/or connection to Town services and development in Future Growth areas, annexation shall be required. The Town of Oak Creek Comprehensive Plan shall serve as the "three mile annexation plan" in compliance with C.R. S. 31-12-105. Annexation along SH 131 or outside of designated Future Growth Boundaries as shown on Figure 3 shall be discouraged.*
4. *Annexation approval should consider economic and social impacts and benefits to the Town. Exceptions include existing residential structures adjacent to the Town boundary that require city water or sanitary sewer service due to public health concerns or are already receiving Town water or sanitary sewer service.*
5. *The interested party shall prepare and circulate an annexation petition for residences located outside but adjacent to Town limits.*
6. *Annexation agreements for residences adjacent to Town limits should detail terms for provision of Town water and sewer services.*



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- 7. The Town shall work with the County to help minimize the infrastructure impacts of growth by promoting an efficient land use pattern of contiguous and sustainable development.*



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## CHAPTER FOUR - TRANSPORTATION & INFRASTRUCTURE

### INTRODUCTION

The service delivery system for Oak Creek consists of transportation infrastructure (roads, sidewalks, rail and transit), utilities (water, wastewater, drainage, electricity, and solid waste) and emergency services (law enforcement, fire protection, and ambulance). The Service/Infrastructure Composite map in Appendix A provides the location of many of these facilities.

### TRANSPORTATION

Regional circulation and local mobility are accomplished through a network of roads, alleys and sidewalks. Access to the railroad and SH 131 offer opportunities for future transit service.

#### ROADS

Four classifications of roads are mapped:

1. Regional arterial
2. Regional collector
3. Local paved
4. Local unpaved

SH 131 is the sole regional arterial in the plan area, connecting Oak Creek with Steamboat Springs at US 40, and Interstate 70 to the south. Routt County Roads 14, 25, and 27 are regional collector roads that provide access to Stagecoach, the Routt and White River National Forests, and Hayden, respectively. Improvements to SH 131 within Oak Creek Canyon are planned to be completed by 2020, with portions of SH 131 between Steamboat Springs and the canyon already improved to MM56 approximately four miles north of town.

Of the roughly six lineal miles of roads within Oak Creek, less than one lineal mile is paved. Paved roads include Main Street, Myers Street, Grant Avenue south of Myers, Moffat Avenue between Main Street and the Sierra View Subdivision, Bell Avenue between Main Street and the railroad, Nancy Crawford Boulevard between Moffat and Bell Avenues, S. Sharp Street between Main Street and Nancy Crawford Boulevard, and N. Sharp Street between Main Street and the alley between Main Street and First Street. Oak Ridge Circle was paved at the time of the Sierra View Subdivision development. All other local roads are unpaved.

Paving key streets would improve traffic circulation and reduce fugitive dust and improve the creek's water quality. Priorities for paving should include the completion of partially paved roads (Nancy Crawford Boulevard, Moffat Avenue) and local residential collectors, such as Lincoln, Grant, and Bell Avenues. Paving of streets, however, should occur after necessary underground utilities are installed.



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Several streets are quite steep and many platted streets were never built due to topography. With the exception of the Schempps Garden and Highland View Additions, the Town was also platted with alleys. Alleys exist in the majority of their platted rights of way; some have been abandoned.

The Town's road maintenance generally consists of snow removal in the winter, applying magnesium chloride to control fugitive dust on unpaved roads in the summer, and chip sealing existing paved roads on a regular maintenance schedule. Since 1980, street improvements have been funded through a 1% sales tax.

### *Policies and Action Items*

1. *The Town shall adopt standards for street design and construction. Streets, public or private, shall be constructed by the subdivider/developer to conform to the adopted standards.*
2. *The Town shall prepare, adopt and update annually a Capital Improvement Program that will prioritize the installation of necessary underground utilities, paving of key streets, upgrade of unpaved roads to graded, gravel condition, and adequate maintenance of the entire road network.*

## **SIDEWALKS**

Concrete sidewalks in Oak Creek are primarily limited to those constructed in association with a downtown improvement project in 1985. Sidewalk locations are shown on the Service and Infrastructure Composite Map.

The condition of sidewalks ranges from good to poor. Sidewalks improved or added along key roads would enhance pedestrian circulation within neighborhoods and between the residential and commercial districts. Adopted sidewalk standards should be utilized.

### *Policies and Action Items*

1. *The maintenance of sidewalks shall be the responsibility of individual property owners.*
2. *The Town shall require sidewalks in Performance District 1.*
3. *Establish and maintain a safe, convenient and universally accessible pedestrian and bicycle infrastructure to connect neighborhoods with the downtown, parks, schools, and other local destinations.*
  - a. *Require well-connected streets, sidewalks, trails and bike paths/lanes as part of new development.*



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- b. *Improve traffic calming and streetscapes on local streets through elements such as street trees and detached sidewalks to reduce traffic speeds while increasing pedestrians' and cyclists' comfort and safety.*
- c. *Investigate the potential for developing regional trails that connect Oak Creek with Stagecoach, Phippsburg, and other amenities.*
- d. *Work to implement the Recreation Master Plan and LiveWell recommendations to improve walkability and connectivity throughout Town.*

### RAILROAD AND TRANSIT

The railroad arrived in Oak Creek in 1909, and is currently owned by Union Pacific. The railroad bisects the Town, with coal trains passing through Oak Creek sometimes several times a day. Three crossings exist (at Bell and Moffat Avenues and Sharp Street), only two of which have a warning devices – one consisting of crossing lights, cross arms and bells and one consisting of lights and bells. Two other crossings are located nearby, one at each edge of Town just outside the town boundaries. There have been a number of conflicts between the railroad company and local governments, such as safety issues and railroad right-of way maintenance. Routt County has been working with other counties in the region to develop a resolution to address safety, maintenance and other conflicts with the railroads.

The rail line extends from Oak Creek south to Yampa, Toponas, Bond, State Bridge and eventually through Gore Canyon to Kremmling. North of Oak Creek, the railroad winds through Oak Creek Canyon into the Yampa Valley, passing through Steamboat Springs, Hayden, and Craig. The current viability of the rail line is strongly tied to the regional coal industry.

The monthly commuting cost of Oak Creek workers has risen with gas and maintenance prices, representing a significant cost to local families. Commuting time varies considerably with road conditions. Under favorable conditions, a trip to Steamboat Springs is possible within twenty-five minutes. The same trip can occasionally take an additional twenty to thirty minutes during the long winter months, when snow, ice and wind often combine for treacherous driving conditions.

With the majority of Oak Creek commuters traveling to Steamboat Springs, bus and/or rail service are two transit opportunities. Bus service was attempted in 1992, and van pool service ceased in 2014. Lack of ridership was attributed to high fares and incompatible pick-up and drop-off times. In anticipation of future commuter bus/vanpool service and possibly rail service, a depot/bus station location should be secured, preferably within or near the SH131 and railroad rights-of way.

#### *Policies:*

1. *Work with Routt County, the City of Steamboat Springs, CDOT, and private transportation entities to offer bus or vanpool services to South Routt County. Encourage residents to ride share.*



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2. *The Town shall work with the Union Pacific Railroad and other landowners as necessary to secure a site for a bus station/train depot and transit center site.*
3. *Continue to work with Routt County, CDOT Transit and Rail Division and any other rail entity to continue to pursue implementation of high speed passenger rail service. The Town shall continue to have a representative on any statewide rail study group.*
4. *The Town shall work with the Union Pacific Railroad on improving the condition of the railroad rights-of way and increasing safety of railroad crossings within Town boundaries.*

## UTILITIES

Town utilities include water, wastewater and electric facilities, and a limited drainage system.

### WATER

The water system consists of supply, storage, treatment, and distribution facilities. The Town owns water rights for 4.0 cubic feet per second (cfs) flow from Trout Creek and a .5 cfs flow from Oak Creek. These water rights are adequate to supply a population more than double the current size of the Town.

Sheriffs Reservoir, constructed in 1952 and located on Trout Creek approximately thirteen miles southwest of town, provides 986 acre-feet of storage. Enlarging the spillway or alternatively, providing soil cement overtopping protection to the dam structure, is an ongoing topic of discussion and concern. The dam is classified as "high hazard" due to the potential for loss of human life downstream in the event of a "maximum precipitation event". A 1995 estimate concluded that the overtopping protection would cost approximately \$835,000, with the spillway upgrade option approaching \$1 million. Without improvement, the State could impose restrictions on reservoir storage. Unfortunately, the Town can neither afford to pay for improvements nor lose storage capacity.

Raw water stored at Sheriff's Reservoir is diverted from Trout Creek into Oak Creek via the Rich Ditch. From Oak Creek, water is diverted into Oak Creek Reservoir; a three acre-foot settling/storage pond located approximately two miles southwest of town. Enlargement of the Oak Creek Reservoir and or increasing the capacity and reliability of Rich Ditch are important considerations for future capital improvement.

The Oak Creek Treatment Plant, located on a hill at the southwest edge of Town, receives raw water from Oak Creek Reservoir via a 10 inch transmission main. Water is treated through a process of filtration-and chlorination. The water treatment utility was originally constructed in the 1940's and has since been upgraded. The treatment plant is classified as a "C" facility by the Colorado Department of Public Health and Environment. Peak design capacity is estimated at 1 million gallons per day (mgd), with peak day demand estimated at no more than .06 mgd.

Treated water is stored in a 200,000 gallon tank constructed in 1975, updated in 2012, and a new 250,000 gallon tank constructed concurrently with that update. Both tanks are located adjacent to the treatment plant. With the exception of Highland View Addition, a portion of Parker Addition, and Sierra View Subdivision, water is distributed to residential and commercial customers via approximately ten



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lineal miles of 4 to 12 inch gravity mains at pressures generally ranging from 20 to 75 pounds per square inch (psi).

The distribution system has some areas of undersized mains, inadequate pipe loops and low pressure. Due to the size of the water lines, as well as the lack of unlooped water mains in some areas of the Town, water pressure and fire flow availability are also at unacceptable levels. The Town is currently developing preliminary design engineering and phasing plans for the upgrade and replacement of the water distribution system throughout Town. Construction of the first phase is slated for 2016.

All residential and commercial structures within Town are connected to the water system, although a few residential structures just outside the Town boundaries (near CR 25) draw groundwater from shallow wells. Some of these parcels are currently considering connecting to city water. A flat rate is currently charged for water, as limited water meters are in place. With the addition of water meters, average residential consumption could decline significantly from its current estimated levels of 350 gallons per person per day (gpd) to an average of 150 gpd.

## *Policies and Action Items*

- 1. Fund and install water meters throughout the Town.*
- 2. Construct Improvements, as necessary to Sheriffs Reservoir. The Town shall work with State agencies and consider all available funding opportunities for improving the spillway.*
- 3. Improve and expand water supply system.*
- 4. Within new developments all water facilities shall be constructed by the subdivider/developer to conform to the adopted standards.*
- 5. All new development shall be connected to public water facilities. Prior to connection, a statement of the impact of the proposed development on existing water supply will be required*
- 6. Surface and non-tributary groundwater water rights shall be deeded to the Town upon annexation or subdivision of property. The Town Board may require that the applicant for new development provide payment in lieu of water rights.*
- 7. The Town shall prepare, adopt and annually update a Capital Improvement Program that will prioritize the expenditure of funds for improving and maintaining the water supply, storage, treatment and distribution system. Improvements shall be prioritized based on public health and safety considerations.*
- 8. The Town should consider working with a Community Economic & Fiscal Analysis Consultant to evaluate feasible methods of funding Town-initiated public improvements in conjunction with development.*



## WASTEWATER

Oak Creek's sanitary sewer system consists of collection and treatment facilities. Wastewater is collected by gravity mains and routed into a secondary treatment process. The Town's treatment plant and lagoons are located at the west edge of Oak Creek between CR 27 and SH 131. The wastewater treatment plant underwent a major upgrade in 2009-2010. The collection system was upgraded in 2008-2009, although some of the older lines remain. Peak treatment capacity is .8 mgd with current peak demand only .13 mgd. All residential and commercial structures within Town are connected to the sanitary sewer system, although a few residential structures outside the Town boundary near CR 25 are still on septic systems.

### *Policies and Action Items*

1. *Sanitary sewer facilities shall be constructed by the subdivider/developer to conform to adopted standards.*
2. *All new development shall be connected to public sewerage facilities. Prior to connection, a statement of the impact on the proposed development on existing sewer capacity shall be required.*
3. *Residences adjacent to Town limits should be considered for annexation and provision of Town sewer services.*

## DRAINAGE

The drainage system is limited to a few drainage ditches and swales along roads, with short stretches of culverts underlying the railroad tracks and certain road intersections. As part of a downtown improvement program during the mid-1980's, new 18, 24 and 36 inch storm sewer lines with concrete drain pans and catch basins were installed from Main Street to Oak Creek in Sharp Street and in a half block of Moffat Avenue to the railroad.

Improving the Town's drainage system should go hand-in-glove with road and underground utility improvements. Therefore, an understanding of the Town's drainage in a comprehensive fashion would be an important first step in a capital improvement program.

### *Policies and Action Items*

1. *Natural drainage courses shall be retained as much as possible. Where necessary for new development, a drainage system shall be designed by a professional engineer.*
2. *The Town shall prepare a comprehensive drainage study to assist with decisions regarding new development, the improvement of water quality, and future road and underground utility projects.*



3. *The Town shall adopt standards for drainage system design and construction. Drainage facilities shall be constructed by the subdivider/developer to conform to adopted standards.*

## **ELECTRICITY**

Oak Creek owns its electric distribution system, with a substation located north of Town connected to a 138 KV transmission. Power is distributed through overhead 2.4 KV and 15 KV lines. The Town purchases wholesale power from the Nebraska Municipal Power Pool and the Western Area Power Authority.

The Town completed an Electric Utility System Ten-Year Master Plan in the summer of 2015. Actions are being undertaken to update and upgrade facilities as well as implement an annual maintenance schedule.

### *Policies and Action Items:*

1. *Update the Electrical Power System Distribution Study as growth requires such, no less than every 10 years*
  - a. *The update to the Electrical Power Distribution System Study should contain a discussion on fiscal impact to the Town, including long term capital needs.*
2. *The Town should consider and support development of sustainable public and private utilities such as wind, solar, and geothermal energy.*
3. *The Town should continue to support net metering for individual residential units.*

## **SOLID WASTE**

Waste collection and disposal is contracted by the Town. The Town provides for a special trash pickup in the summer to assist residents with the disposal of large items and junk.

## **EMERGENCY SERVICES**

### *LAW ENFORCEMENT*

Mutual aid is provided by Routt County and the State Patrol to provide law enforcement to supplement the Oak Creek police force. Most of the police calls deal with domestic disturbance, civil disputes, open doors, bar “walk-throughs” and juvenile problems. Animal complaints are also handled, with impoundment at a facility in Steamboat Springs.

### *Policies and Action Items*

1. *The Town shall explore budget measures to implement the operation of 24 hour law enforcement coverage.*



2. *The Town shall endeavor to uniformly administer its nuisance, land use and other codes through personnel assigned to active code enforcement.*

#### *FIRE AND AMBULANCE*

The Oak Creek Fire Protection District includes the Town and extends east to Stagecoach, south to Phippsburg's northern boundary, west to the Cyprus mine, and to the northern end of Oak Creek canyon. The district is funded through a mil levy and is administered by an elected Board of Directors.

The fire district is comprised of full time personnel and volunteers/reservists. Three fire stations house pumper, rescue, ladder and tanker trucks, command vehicles and ambulances. Two of the fire stations are located within Town, one at Old Town Hall and the other on Colfax Avenue just east of Moffat Avenue, and one is at Stagecoach.

According to the Fire Chief, the average response time is three to five minutes for local calls. Mutual aid agreements are in place with Yampa, Hayden and Steamboat Springs emergency services districts.

#### *Policies and Action Items*

1. *To ensure emergency vehicle access, all new subdivisions shall meet fire apparatus access standards adopted at time of application.*
2. *The Town shall work with Routt County Addressing Department to ensure accurate data is available to emergency response teams for efficient emergency response through the Master Address Database (MAD). The Town shall continue to encourage residents to provide adequate address signage to assist in emergency response.*



## CHAPTER FIVE - HUMAN SERVICES, HEALTH & WELLNESS, ARTS AND RECREATION

### INTRODUCTION

Much of the character of Oak Creek is determined by its people and their activities. The following sections describe the community's social environment, including arts and culture, health and wellness, recreation, and human services.

Oak Creek's population once represented nearly two dozen different languages. Today, the community is comprised primarily of European descendants, many of whom have lived in the community for generations. Newcomers comprise a gradually increasing sector of the population, drawn by the Town's affordable housing, small-town character, and natural environment.

### RECREATION

Outdoor recreation is a cornerstone of the Oak Creek lifestyle. Winter and summer recreational activities abound, with access to the Routt and White River National Forests, the Sarvis Creek and Flattop Wilderness areas, Stagecoach Reservoir State Park, and other public lands in close proximity. Oak Creek is also fortunate to have several beautiful town parks, an ice skating and hockey facility, and numerous other recreational amenities.

The 2014 Recreation Master Plan, prepared by the Colorado Center for Community Development, involved a community engagement process to identify a new vision for the Town's parks, trails and recreation facilities. The plan was based in part on the 2013 South Routt Outdoor Recreation Coalition Community Survey which indicated basketball, swimming, volleyball, and camping as popular activities with area residents. The results of the 2015 Community Survey indicated a strong preference for developing a trail along Oak Creek, with youth programs ranked as the second highest priority. Respondents would also like to see development of additional trails and indoor recreational facilities.

The following sections describe the Town's existing recreation facilities, as well as improvements recommended in the 2014 Recreation Master Plan.

#### *PARKS*

Decker Park is a major focal point for the community, providing a venue for Town festivals such as Labor Day, Ditch Fest, and Taste of South Routt. The park is situated east of Moffat Avenue and is framed by Oak Creek, which flows along its eastern and northern perimeter. Decker Park contains a playground, volleyball and basketball courts, soccer field, tether ball court, horseshoe pits, a covered picnic pavilion, event stage, disc golf course and concession stand. The Recreation Master Plan recommended the addition of an upgraded exercise trail, a slackline, and a recreation office/storage building.



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The Garden Street parcel is a relatively new addition to the Town's park system, located on the southeastern edge of Town. The parcel is currently in a relatively natural state, containing a vegetated hillside, wetlands, a portion of the Oak Creek corridor, and a semi-improved trail. The future development concept for Garden Street Park is as an Eco-Park, providing an outdoor classroom, community and educational gardens, wetlands education area, and a wetlands boardwalk along the Oak Creek corridor.

Pump Track Park provides a BMX track, shade structure and restroom/storage building, and is located on the site of the old water treatment pond along Williams Street. This park provides a facility for the western neighborhood of Town, and is a buffer between the light industrial uses and residences in this area.

Sierra View Park is a neighborhood park located on the south side of town, adjacent to the Sierra View subdivision. It currently offers a play structure and picnic tables. The Recreation Master Plan recommends developing a new shade structure/gazebo and community garden.

The Rossi Meadow is a privately-owned piece of property leased by the Town in the winter for snowshoeing and cross-country skiing. The site sees numerous local and regional users over the winter season. Located south of the Sierra View neighborhood, the meadow is occasionally also used for winter events sponsored by the Town.

The Recreation Master Plan identified several additional parcels that could be developed for recreational use. The plan identified the Town-owned land adjacent to the water treatment plant as a potential park and off-leash dog area, with a trail along Oak Creek. A large parcel southwest of Town along CR 25 was identified as a future campground and public park, to include tent and RV campsites, volleyball courts, and a play area. In response to the lack of parks in the neighborhood north of Main Street, the plan identifies several vacant parcels as potential neighborhood park sites. A downtown park/gathering space has also been proposed for the northeast corner of Sharp and Main. Ideas for the park include outdoor movies and farmers market.

### *TRAILS*

Oak Creek currently has several trails connecting Town parks to the surrounding neighborhoods. A trail on the south edge of Decker Park leads to the Garden Street Parcel and Sierra View neighborhood. A trail on the southwest side of Town connects Sierra View Park to Highland Street. The Noon Whistle Trail links Main Street to the Grant and Lincoln Avenue neighborhood via a steep uphill climb. The trail starts at the Tracks and Trails Museum, featuring the historic noon whistle situated on the hillside. A short trail also connects the ice skating rink with Nancy Crawford Boulevard. Besides these trails, the majority of walking connections in the Town are along streets or alleys.

The Recreation Master Plan shows several potential new trails identified during the community engagement process. A trail along Oak Creek would connect the proposed off-leash dog park to Decker Park, utilizing on-street connections where necessary. Another trail would continue from Decker Park along Willow Bend Road to provide a connection to the school athletic facilities. The plan also suggested new trails be developed outside Town boundaries, creating a regional trail system to connect to the Rossi Meadow winter trails and surrounding communities. A regional trail to Stagecoach would provide a means for Stagecoach visitors to hike or bike into Town, as well as connect Town residents to the trail



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system at Stagecoach. A trail to Phippsburg would also provide a key connection for its residents to access Oak Creek services. The Recreation Master Plan also recommended the addition of wayfinding signage along Oak Creek's trail system.

## *ICE SKATING*

The Oak Creek Ice Rink complex is located on Kodiak Lane west of Arthur Avenue. The ice rink complex is perhaps the strongest symbol of community pride in Oak Creek. Volunteers began the construction of the rink in 1994, with early-morning spraying of water from fire hoses. Ice grooming was accomplished by shovel and a homemade ice grooming machine. Skating and hockey were taught to the young by adults.

In 1995, the Oak Creek Hockey Association (OCHA) was formed. The OCHA is a member of the North Central Colorado Amateur Association. Also in 1995, a Zamboni ice grooming machine was leased with an option for purchase. Recognizing the need for a warming hut and seating, the Town submitted a grant application to Great Outdoors Colorado for a multi-use facility. GOCO awarded \$70,000 and another \$50,000 in volunteer services and materials were donated to complete the warming hut in January, 1996. A roof was subsequently constructed for the rink in 2005, also funded by GOCO.

As part of the 2014 Recreation Master Plan process, residents discussed ways to utilize the rink during the summer. Adding a movable skate park for skating and BMX riding was suggested, as well as basketball courts, a modular putt-putt golf course, pickleball, archery, paintball, batting cages, R/C racing, running track, or a kids play zone.

## *OTHER LOCAL RECREATIONAL AMENITIES AND PROGRAMS*

The Soroco School District owns recreational facilities adjacent to Soroco High School that include a football field, two ball fields, and two tennis courts. There are currently recreation programs for youth during the summer and after school hours, as well as senior programming run year-round by the Routt County Council on Aging. Yoga classes are offered at the high school and at Pump Track Park. Several guide services operate out of Oak Creek, providing outdoor recreation activities primarily for visitors, such as hunting, flyfishing, and dog sled tours.

During the Recreation Master Plan visioning process, the community discussed needs for new recreational programming. Ideas for potential new programs included organized tournaments for skateboarding, volleyball, basketball, or horseshoes and student trail maintenance projects for community service credit.

### *Policies and Action Items*

1. *The Town shall prepare, adopt and annually update a Capital Improvement Program (CIP) that will provide physical activity opportunities for residents of all ages, abilities and income levels. The CIP shall prioritize park improvements, provide a year-round trail system, and provide for adequate maintenance of the park system.*
2. *The Town shall undertake the recommendations of the 2014 Recreation Master Plan including:*



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- a. *Modify the skating rink during the summer months to allow for other recreational activities, such as skate park, basketball courts, or putt-putt golf.*
- b. *Develop the vacant lot at the northeast corner of Sharp and Main Street into a downtown gathering space/park. Incorporate a farmers market to support urban agriculture and other South Routt producers.*
- c. *Construct a trail between the ice rink and the schools using the Oak Creek corridor. Enhance the natural habitat of Oak Creek within Decker Park and other areas of Town to create a visual and recreational amenity and ensure that trail development is compatible with the enhancements.*
- d. *Improve Town-owned land as green space. Consider the use of natural noxious weed control, such as goats, to maintain such lands.*
- e. *Consider the purchase of an existing vacant lot north of Main Street to provide a neighborhood park in the Grant Avenue neighborhood.*
- f. *Identify appropriate locations for additional community gardens, such as within new developments, vacant lots, and Town parks. Support community gardens with maintenance and educational activities.*
- g. *Implement recreation facilities recommended in the 2014 Recreation Master Plan.*
  - i. *Improve Decker Park facilities:*
    1. *Improve Creekside trail*
    2. *Consider feasibility of new recreation office in southeast corner of park*
  - ii. *Develop the Garden Street parcel as an eco-park in order to preserve and interpret the naturalized character of the parcel and provide interpretive programs/facilities.*
    1. *Determine locations of eco-park, outdoor classroom facilities, and educational/ community garden*
    2. *Develop partnership between Town of Oak Creek, South Routt School District and other outdoor education providers to identify best use of new outdoor education center*
  - iii. *Develop the property adjacent to the wastewater treatment plan as a passive park to include an off-leash dog area:*
    1. *Follow up on trail design and pursue implementation strategy*
  - iv. *Develop the town-owned property southwest of town limits as an RV park, campground, and public park:*
    1. *Complete a campground management and implementation strategy.*
  - v. *Trail System:*
    1. *Complete way-finding designs and install town-wide signage.*
  - vi. *Noon Whistle Trail:*
    1. *Complete trail improvements as funding is available.*



## THE TOWN OF OAK CREEK

Comprehensive Plan

2. *Partner with Rocky Mountain Youth Corps, Tracks and Trails Museum, and Routt County Council on Aging to ensure best design is implemented.*
- vii. *Public Engagement:*
  1. *Public engagement is crucial to building consensus around a planned project. Involving the greater community in the design and implementation processes will ensure that park plans reflect the desires and needs of all residents of Oak Creek.*
  3. *Evaluate the potential for using Routt County's LPS subdivision process to create open space on the outskirts of town in exchange for additional development rights on the remainder of the parcel.*
  4. *The Town shall update its Parks and Trails Plan to include landscape guidelines and a tree planting program.*
  5. *The Town shall work with the Soroco School District to negotiate a joint agreement for recreation facilities.*
  6. *The Town shall work to expand its recreation programming offerings.*

### HEALTH AND COMMUNITY SERVICES

The South Routt Community Center, located on Dodge Avenue, houses the South Routt Library, Lift Up, an office for a branch of Colorado Northwestern Community College (CNCC), and a community room available for public or private use. The library holds a pre-school story hour every Friday morning. The community center also serves as a seniors' center, providing activities and senior nutrition program, as well as children's summer day camp and after school programs. The building's maintenance and utility costs are funded by user rents and local agency grants.

The library district has been exploring the possibility of expanding into a new facility in recent years. The goal would be to create a broad-based community facility with cultural and historic connections and maintain or increase levels of service. There is the potential opportunity for regional partnerships that could address needed and wanted community services such as child care and outdoor education.

The South Routt Medical Center on Main Street is a health care facility staffed by several physicians, a dentist and dental hygienist, and a physical therapist. The clinic underwent expansion and upgrading in 2014 more than doubling the clinic's size. The Town of Oak Creek has also been working with LiveWell Northwest Colorado and residents to identify current issues relating to health and wellness. The process identified strategies for raising the community's level of health and wellness and for creating a safe and healthy built environment that serves the members of the Town and surrounding communities. The strategies focus on providing for convenient and diverse physical activities across all ages, abilities and income levels all months of the year and encouraging the availability of local healthy and fresh food. The group's recommendations have been incorporated into the land use, transportation, and recreation policy and action items.



### *Policies and Action Items*

1. *The Town shall work with community service entities to provide accurate community service information to its residents.*
2. *The Town will coordinate with community service entities to maintain adequate levels of services.*
3. *Encourage the availability and affordability of local, healthy, fresh food throughout Oak Creek.*

## **ARTS AND CULTURE**

Oak Creek has attracted a growing population of artists and artisans in recent years, due in part to the Town's small town character and relatively inexpensive housing. Organized art programs and facilities, however, are relatively limited within Oak Creek. The only formal classes, aside from the public high school and middle school offerings, are held at the Let's Dance studio, which offers classes in ballet, jazz, and modern dance for area youth. The community's art culture has been most evident during the Town's various festivals, such as the annual Taste of South Routt focusing on the culinary arts. The annual Labor Day festival, an Oak Creek tradition, incorporates a visual art exhibition, and Oaktobfest focuses on family activities such as pumpkin carving and costumes. The DitchFest Arts and Music Festival is a recent addition to Oak Creek's cultural events, hosting primarily bluegrass/country bands from out-of-state, as well as Routt County and Front Range locations.

Building a viable arts community that is both supportive of artists and attractive to potential consumers of art requires an intricate foundation of art facilities, programming, and artist support. Facilities include housing, studio/rehearsal space, and exhibition/performance space, while programming and artist support involve art education, public art events, and professional development for artists and art organizations. Oak Creek's relatively affordable housing is an asset to the arts community, but the potential for escalating housing prices in the future is a concern that would benefit from advance planning. A lack of affordable commercial space in Oak Creek makes it difficult for artists to find space for art studios or rehearsal space, as well as for gallery and performance venues. Open studio tours offer a means for visual artists to exhibit their work until permanent galleries develop. Similarly, outdoor performing arts events, such as DitchFest, can start the process of creating an arts destination until permanent indoor space is created. Greater visibility of visual arts during all of Oak Creek's community events will help build momentum towards development of arts infrastructure.

Availability of arts education is another key ingredient for an arts community, which can include short-term art workshops, taught by local or visiting artists, continuing education classes offered by CNCC, or private instructors teaching out of their homes or studios. Visual and performing arts classes offered by the high school and middle school provide an essential service for area youth. Emerging adult artists would also benefit from professional development in areas such as grant-writing, framing, and marketing. Public art installations and performances can also be educational, while enhancing the community's livability and attractiveness to visitors.



# THE TOWN OF OAK CREEK

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As a means to address some of these needs, the South Routt Arts Initiative (SRAI) was recently formed as a private non-profit organization to work towards the advancement of the visual and performing arts through community involvement and education. The group's initial efforts have been aimed at expanding community participation in the arts through a series of community art events. The group has been utilizing the community center for its programs, but is seeking space that can provide a more permanent venue for art events and classes. Other initiatives planned by the SRAI include offering classes to visitors and part time residents and to work with restaurants to host visual or performing art exhibitions. The group would also like develop a data base for grants and funding sources for the arts. Long term goals are to provide affordable, hands-on classes and professional development opportunities to the South Valley and to bring visual and performing art experiences and exhibitions to the valley's youth and adult populations.

## *Policies and Action Items*

1. *The Town shall work with the South Valley Arts Initiative and similar organizations to expand, provide and build arts and cultural events and assets within the Town and surrounding communities that is attractive to potential consumers and the community.*
  - a. *Support cottage industries that develop small scale art studios and teaching space.*
  - b. *Support sponsored local events including music, art shows, movies, dances, holiday events and festivals.*
  - c. *Work with local organizations and at events, e.g. farmers market, school district, parks and recreation department, local non-profits, to interweave and coordinate art and cultural offerings into activities.*
2. *The Town should develop and support local arts and cultural facilities.*
  - a. *Work with the local arts and culture community to identify appropriate locations for arts and cultural facilities.*
  - b. *Seek funding for the purchase or construction of local arts and cultural venues.*

## **EDUCATION**

Oak Creek is located in the South Routt School District, RE-3. Today's Soroco Middle School was built in 1924, originally to accommodate grades 1-12, with the High School on the top floor. An addition to the school and a second building were built in 1951. The junior high moved to the top floor, the elementary school remained on the bottom floor, and the High School moved to the new building. In the 1960's the South Routt County schools were consolidated and the elementary school moved to the town of Yampa, nine miles south of Oak Creek.



THE TOWN OF  
**OAK CREEK** Comprehensive Plan

Educational Attainment	%
High School Degree	35
Associates Degree	7
Bachelors Degree	13
Graduate or Professional Degree	5.4

A branch of Colorado Northwestern Community College (CNCC) provides limited post-secondary education for Oak Creek adults, many of whom graduated from high school, yet do not have a college degree. CNCC has a computer lab and local administrative offices housed at the community center. Additional course offerings are available at the Craig and Rangely campuses of CNCC, and there are opportunities for concurrent and online enrollment as well.

The Alpine Campus of Colorado Mountain College in Steamboat Springs also offers coursework and degree programs, although higher fees are paid by Oak Creek residents since they are classified as out of district students.

The table shown here summarizes the level of education attained by Oak Creek residents.

*Policies and Action Items*

1. The Town shall work with the Soroco School District to identify potential sites for new schools and establish a school land dedication requirement.
2. The Town shall work with the Soroco School District and CNCC to expand educational opportunities available certification or degree seeking students as well as to the community.



THE TOWN OF  
**OAK CREEK** Comprehensive Plan

## FIGURES

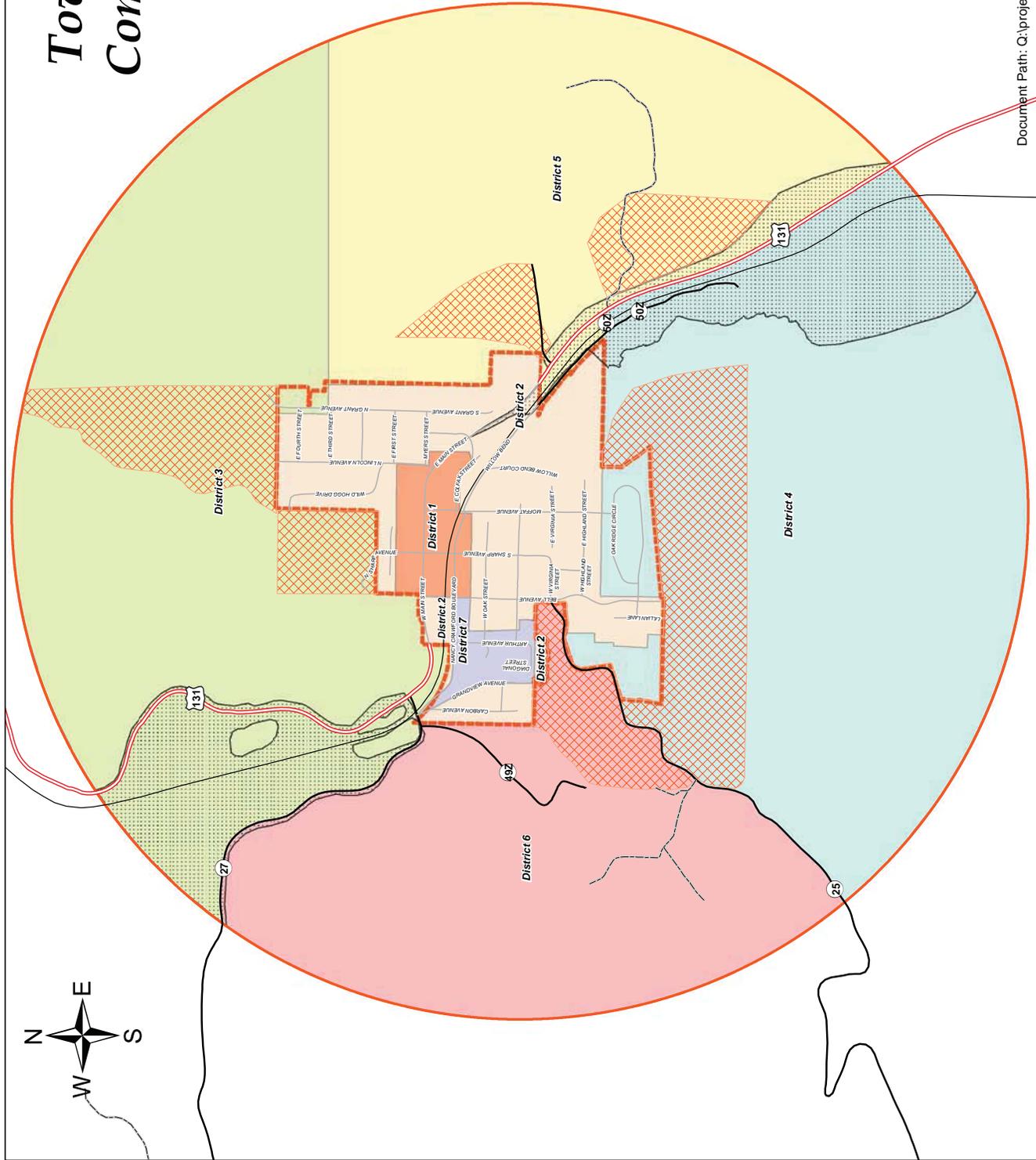
FIGURE 1 – PROPOSED PERFORMANCE DISTRICT UPDATE

FIGURE 2 – FUTURE LAND USE, ONE MILE AREA

FIGURE 3 – PREFERRED SCENARIO, EXPANDED GROWTH AREAS



# Town of Oak Creek Comprehensive Plan Update



**Legend**

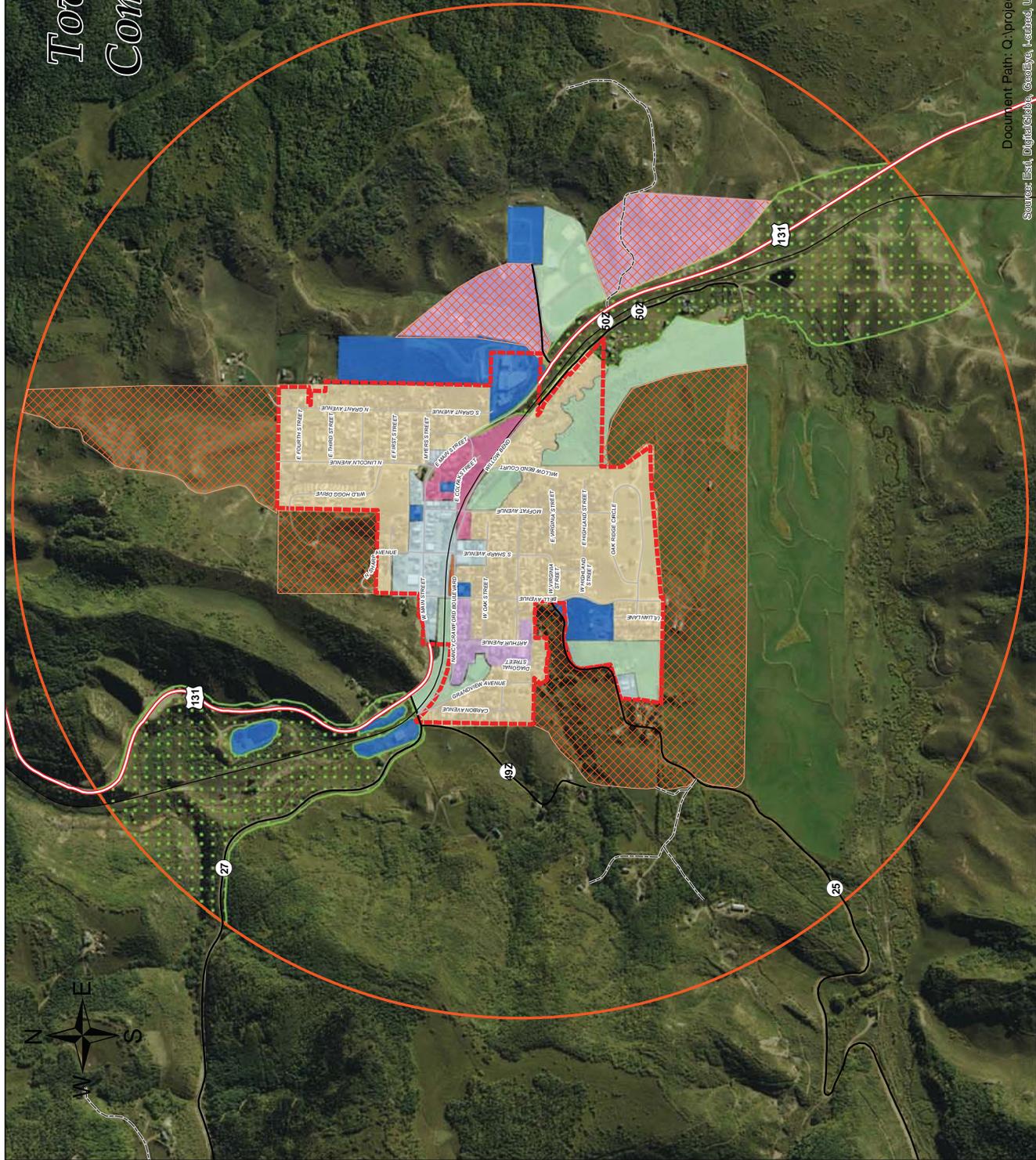
- Future Growth Areas
- Rural Gateway
- Town Boundary

**Figure 2 -  
Future Land Use  
One Mile Radius**

# Town of Oak Creek Comprehensive Plan 2015

**Legend**

-  Town Boundary
-  Future Growth Areas
-  Commercial/Downtown
-  Mixed Use/Redevelopment
-  Parks/Recreation
-  Institutional
-  Light Industrial
-  Residential
-  Transit Center
-  Rural Gateway



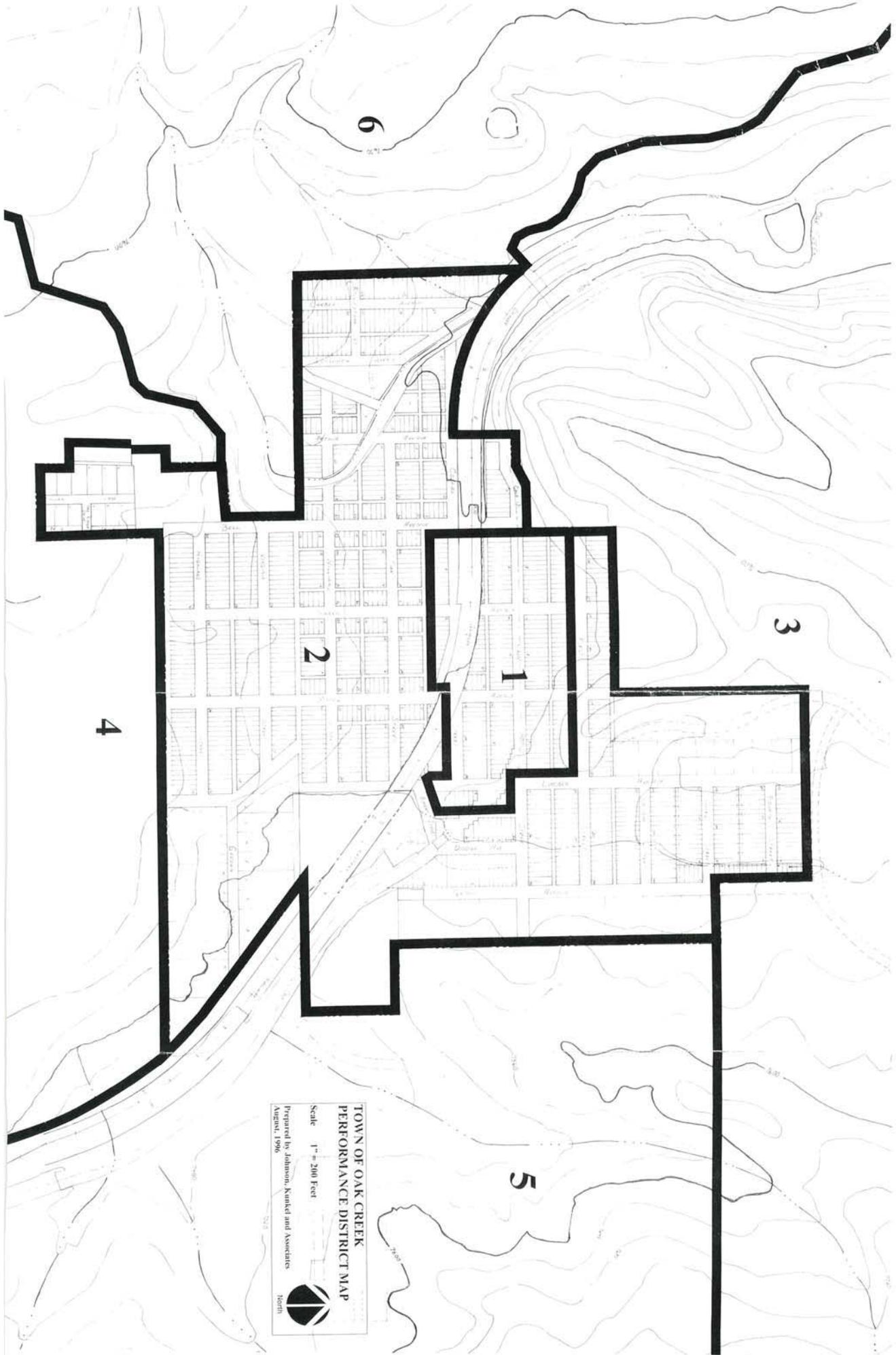
**Figure 3 -  
Preferred Scenario  
Future Growth**



THE TOWN OF  
**OAK CREEK** Comprehensive Plan

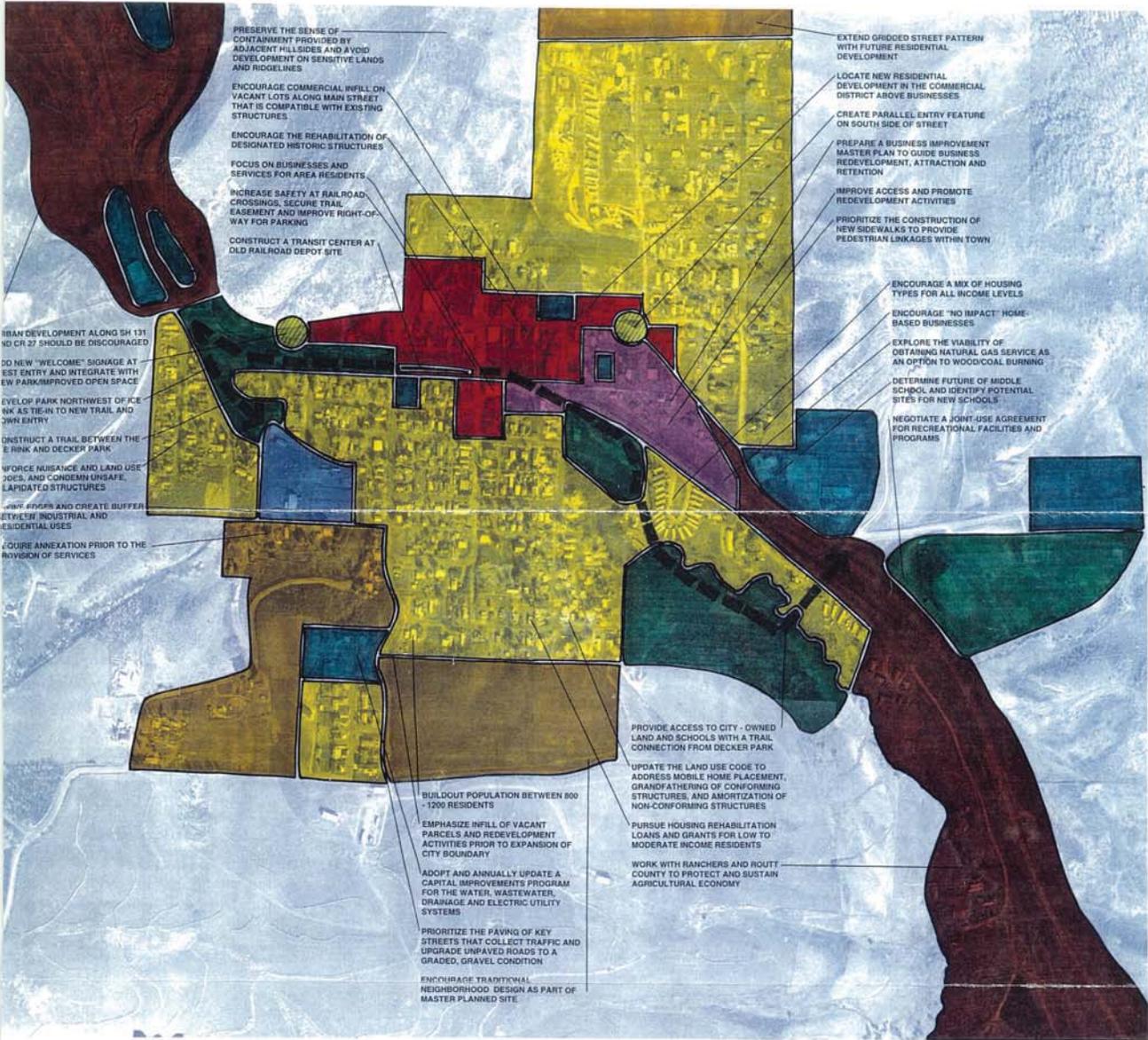
APPENDIX A:

1996 COMPREHENSIVE PLAN MAPS



**TOWN OF OAK CREEK**  
**PERFORMANCE DISTRICT MAP**  
Scale 1" = 200 Feet  
Prepared by Johnson, Kunkel and Associates  
August, 1996





**PREFERRED SCENARIO**

- Rural
- Future Growth
- Town Entry
- Residential
- Commercial Downtown
- Mixed Use Redevelopment
- Neighborhood Retail
- Light Industry
- Industrial
- Park/Recreational
- Rural Gateway
- Transit Center
- Trail

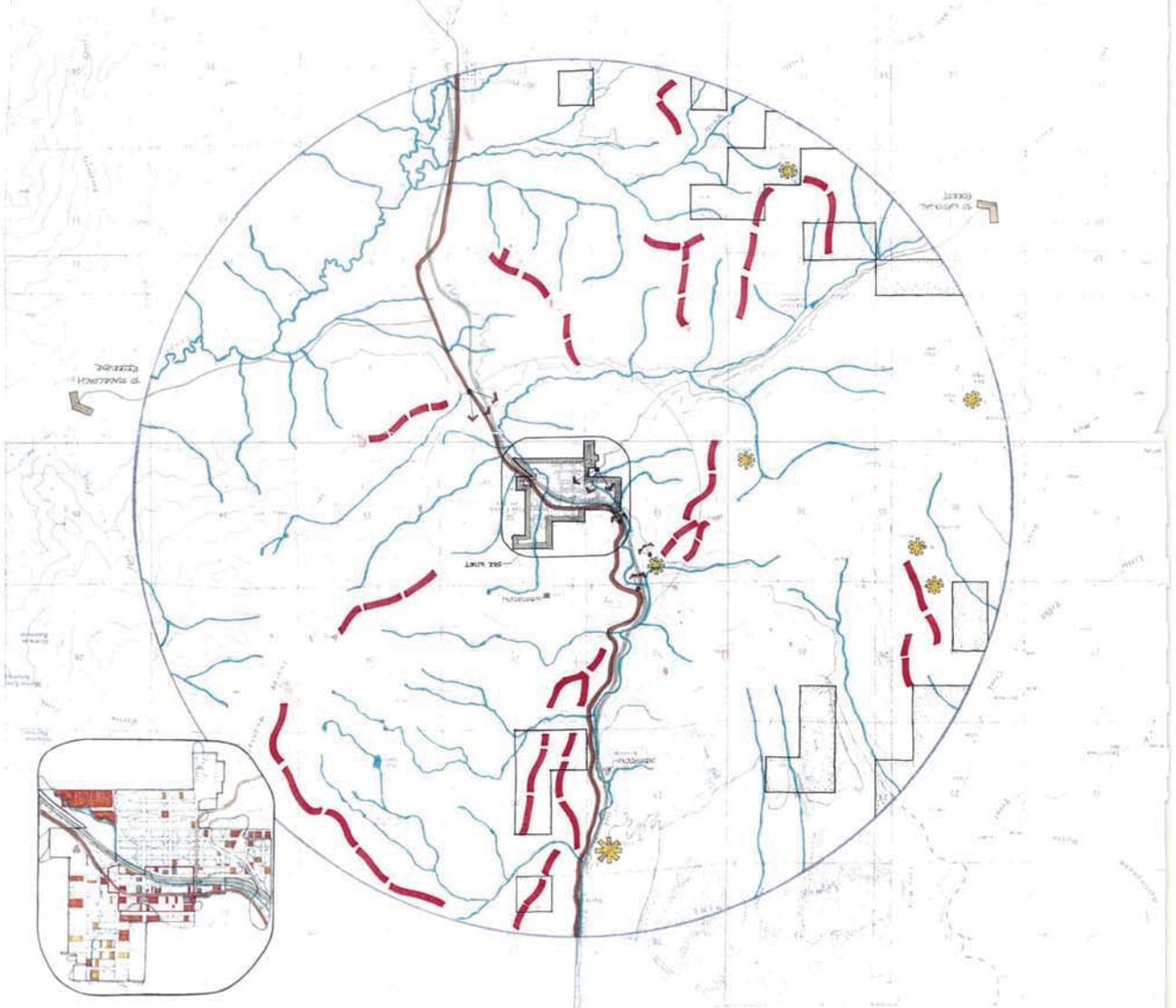
**Town of Oak Creek Comprehensive Plan**

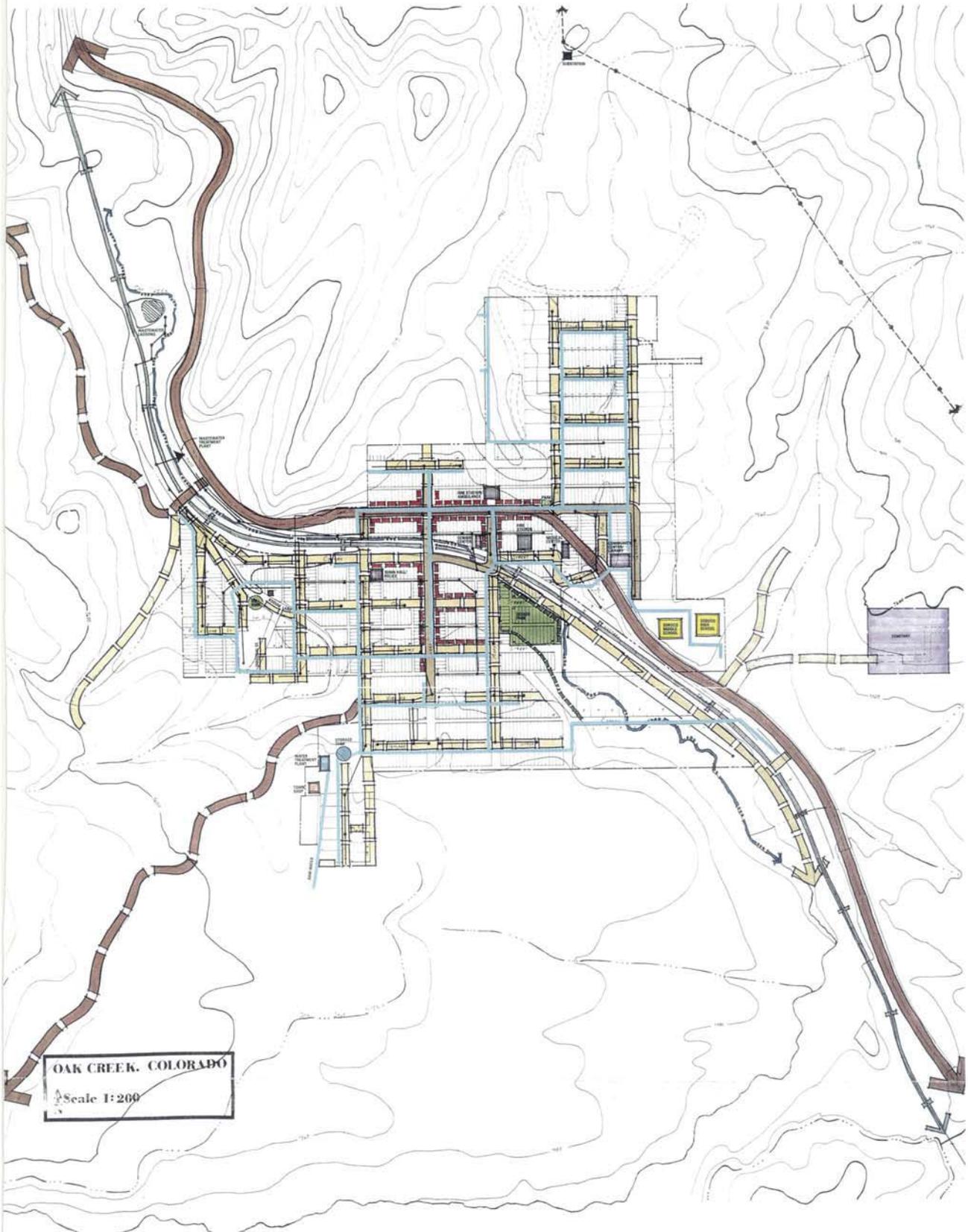
# LAND USE CONTEXT

- AREA MAP
- Urban Lands
- Rural Lands
- Public Lands
- Resource Ecosystem
- Amtrak Road
- Road
- Stream
- Major Highways
- Key Waterways
- Developed Lots
- Year 2000 Development Potential
- Year 2000 Residential District
- Year 2000 Commercial District
- Historic Structures
- Developed District
- Developed Lands
- Town Boundary

# Town of Oak Creek Comprehensive Plan

Map Scale: 1" = 1000 Feet  
Map Date: 2000  
Map Author: [Name]





OAK CREEK, COLORADO  
Scale 1:200

### SERVICE/INFRASTRUCTURE COMPOSITE

TRANSPORTATION	RECREATION FACILITIES	EMERGENCY SERVICES	WATER	SANITARY SEWER
Railroad	Park/Ice Rink	Police Station	Water Supply/Service	Collection Main
Regional Arterial	Trail	Fire Station/Ambulance	Storage Tank	Treatment Facility
Regional Collector	<b>COMMUNITY FACILITIES</b>	Medical Center	Treatment Facility	Wastewater Lagoon
Local Paved	Schools		Distribution Main	<b>ELECTRIC</b>
Local Unpaved	Other Community Facilities			Transmission Line
Sidewalk				Substation
Town Shop				

### Town of Oak Creek Comprehensive Plan

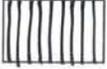
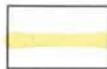
Prepared by: Johnson Kunkel & Associates  
 Shapins Associates  
 Susan Corser

Prepared for: Town of Oak Creek  
 South Fork County, Colorado

8/78 - Schematic Map for Illustrative Purposes Only



**INSET TOWN MAP**

- Developed Lots 
- Vacant-Residential District 
- Vacant-Limited Development Potential 
- Vacant-Commercial District 
- Historic Structures 
- Commercial District 
- Developed Limits 
- Town Boundary 





THE TOWN OF  
**OAK CREEK** Comprehensive Plan

APPENDIX B:

ADOPTION RESOLUTIONS

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF ROUTT     )

**RESOLUTION 2016-003**

**A RESOLUTION ADOPTING THE 2015 OAK CREEK COMPREHENSIVE PLAN, AND CERTIFYING THE SAME**

**WHEREAS**, the Oak Creek Planning Commission (hereinafter "Commission") is charged, pursuant to 31-23-206, C.R.S., with the duty to make and adopt a master or comprehensive plan for the physical development of the Town; and

**WHEREAS**, the Oak Creek Comprehensive Plan Update, 2010 was adopted by Resolution No. 2010-2/11 by the Planning Commission on January 25, 2010 and by the Town Board of Oak Creek on February 11, 2010; and

**WHEREAS**, it is desirable that the comprehensive plan is to be updated periodically; and

**WHEREAS**, a public hearing was held on January 20, 2016 following public notice as required by law, to solicit additional public comments on the proposed update of the Comprehensive Plan; and

**WHEREAS**, testimony and evidence was taken and considered by the Planning Commission at the public hearing; and

**WHEREAS**, the Planning Commission deems it in the best interest of the public health, safety and welfare of the residents of and visitors to the Town, that the Comprehensive Plan element be adopted and certified to the Board of Trustees,

**NOW, THEREFORE, BE IT RESOLVED** that:

1. The Oak Creek Comprehensive Plan 2015, a copy of which is attached hereto as Appendix A and fully incorporated herein by this reference, is hereby adopted, pursuant to the authority of the Planning Commission to do so under C.R.S. 31-23-201, et. seq
2. That the Oak Creek Comprehensive Plan 2015 as adopted hereby expressly includes maps and other matter, intended by the Commission to form the whole of the Oak Creek Comprehensive Plan 2015, all of which materials are contained within the plan document itself.
3. That the action of the Planning Commission adopting the Oak Creek Comprehensive Plan 2015 shall be recorded on the Plan by the identifying signature of the Chair to the Planning Commission.
4. A copy of this Resolution shall be attached to each copy of the Oak Creek Comprehensive Plan 2015 and shall serve as an attestation that each such copy is a true and correct copy of the Oak Creek Comprehensive Plan 2015 as adopted.
5. That an attested copy of the Oak Creek Comprehensive Plan 2015 shall be and hereby is certified to the Board of Trustees of the Town of Oak Creek, and the Board of County Commissioners of Routt County, pursuant to C.R.S. 31-23-209.

ADOPTED AND APPROVED BY THE AFFIRMATIVE VOTES OF NOT LESS THAN TWO-THIRDS OF THE ENTIRE MEMBERSHIP OF THE PLANNING COMMISSION, THIS 20<sup>th</sup> day of January, 2016.

PLANNING COMMISSION  
TOWN OF OAK CREEK, COLORADO

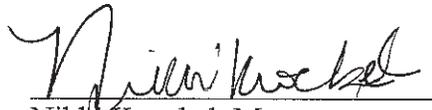
  
Jeffry Gustafson, Chairman

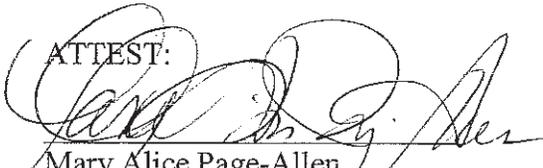
ATTEST:  
  
Mary Alice Page-Allen  
Town Administrator/Clerk



APPROVED BY THE BOARD OF TRUSTEES PURSUANT TO C.R.S. 31-23-208, AND CERTIFIED TO THE ROUTT COUNTY CLERK AND RECORDER THIS 11<sup>th</sup> day of February, 2016.

BOARD OF TRUSTEES  
TOWN OF OAK CREEK, COLORADO

  
Nikki Knoebel, Mayor

ATTEST:  
  
Mary Alice Page-Allen  
Town Administrator/Clerk



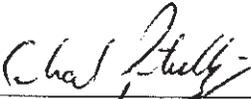


**NOW, THEREFORE, BE IT RESOLVED** by the Routt County Planning Commission that:

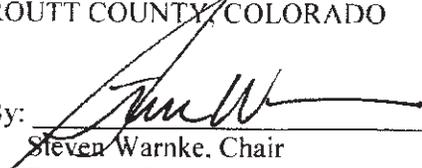
1. The Oak Creek Comprehensive Plan 2015 is hereby adopted as a component of the Routt County Master Plan.
2. The Oak Creek Comprehensive Plan 2015 as adopted hereby includes maps and other materials that are intended by the Planning Commission to form the whole of the Oak Creek Comprehensive Plan 2015, all of which materials are contained or referenced in the plan documents, and which plan documents are hereby declared to be a part of the Routt County Master Plan.
3. The Oak Creek Comprehensive Plan 2015 replaces the Oak Creek Town Plan, referenced under Section 2.2, Sub-Area Plans, of the Routt County Master Plan, in its entirety.

**THIS RESOLUTION** is executed and effective this 17<sup>th</sup> day of March, 2016.

ATTEST:

  
Chad Phillips, Planning Director

ROUTT COUNTY, COLORADO

By:   
Steven Warnke, Chair  
Planning Commission

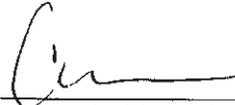
**BE IT FURTHER RESOLVED** that the Board of County Commissioners of Routt County, Colorado, hereby ratifies the Oak Creek Comprehensive Plan 2015, as a component of the Routt County Master Plan.

**THIS RESOLUTION** is executed and effective this 22<sup>nd</sup> day of March, 2016.

ATTEST:

  
Kim Bonner, Routt County Clerk

ROUTT COUNTY, COLORADO

By:   
Cari Hermacinski, Chair  
Board of County Commissioners

