COMPREHENSIVE PLAN UPDATE - DRAFT

TOWN OF YAMPA
MAY 2023

EST. FEBRUARY 28, 1906 YAMPA GATEWAY TO THE FLATTOPS

ACKNOWLEDGMENTS:

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South Routt County School District
South Routt Library District
South Routt Recreation Association
US Forest Service

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CONTENTS

CHAPTER 1
INTRODUCTION & BACKGROUND 6

WHAT IS A COMPREHENSIVE PLAN? 6

ROLES AND RESPONSIBILITIES 7

METHODOLOGY 8

CHAPTER 2
PLANNING FRAMEWORK 10

BACKGROUND 10

TOWN SNAPSHOT 11

SUMMARY OF COMMUNITY ENGAGEMENT 15

CHAPTER 3
COMMUNITY VISION & GOALS 18

COMMUNITY VISION 18

GOALS 19

CHAPTER 4
LAND USE & SUSTAINABLE GROWTH 20

BACKGROUND 20

RECOMMENDATIONS 27

GOALS, POLICIES & ACTIONS 36

CHAPTER 5
DOWNTOWN REVITALIZATION & PLACEMAKING 40

BACKGROUND 40

GOALS, POLICIES & ACTIONS 42

CHAPTER 6
HISTORIC & CULTURAL RESOURCES 55

BACKGROUND 55

RECOMMENDATIONS 57

GOALS, POLICIES & ACTIONS 60

CHAPTER 7
ECONOMIC DEVELOPMENT 63

BACKGROUND 63

RECOMMENDATIONS 64

GOALS & POLICIES 70

CHAPTER 8
INFRASTRUCTURE & SERVICES 77

BACKGROUND 77

GOALS, POLICIES, & ACTIONS 96

CHAPTER 9
IMPLEMENTATION / ACTION PLAN 99

OVERVIEW 99

ACTION PLAN 99

APPENDIX A
COMMUNITY ENGAGEMENT SUMMARY 118

APPENDIX B
THREE-MILE PLAN 119

OVERVIEW 119

CHARACTER 119

IMPROVEMENTS 120

APPENDIX C
CAPITAL IMPROVEMENT PLAN 126

OVERVIEW 126

WATER 129

WASTEWATER 131

TRANSPORTATION 133

RECREATION 136

BUILDINGS/LAND/
OTHER EQUIPMENT 140

APPENDIX D
MARKET CONTEXT SUMMARY 144

APPENDIX E
ECONOMIC DEVELOPMENT STRATEGY 145

CHAPTER 1

INTRODUCTION & BACKGROUND

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a State-enabled document that is intended to serve as a guidebook for the future. This document establishes a framework to which future public actions and laws will align to the benefit of residents and the broader Yampa community. A comprehensive plan does not contain codes or ordinances; it instead establishes a broader vision for the community and creates goals and policies that will inform public projects, programs, budgets, codes, and standards. It also helps current and future public officials to make decisions about how to best use town resources to achieve community goals. In short, a comprehensive plan is:

- A guiding document that influences future decision-making,
- An opportunity for the community to influence decision-making related to growth and development,
- A toolkit to help focus public resources to achieve community goals, and
- An advisory framework for land use and its relation to transportation, parks & recreation, economy, and other areas of life.

The Yampa Comprehensive Plan will guide decision-making in the town over the next 10-20 years, ensuring that private development, public infrastructure, and community amenities and services meet the needs of residents and stakeholders.

Specific areas that this comprehensive plan addresses include:

- Land Use & Sustainable Growth
- Historic Preservation & Placemaking
- Economic Development
- Infrastructure & Services

WHAT IS A COMPREHENSIVE PLAN?

A **GUIDING** DOCUMENT THAT INFLUENCES FUTURE DECISION-MAKING

AN OPPORTUNITY FOR THE **COMMUNITY TO ESTABLISH A VISION FOR DECISION-MAKING** RELATED TO GROWTH AND DEVELOPMENT

A TOOLKIT TO HELP FOCUS PUBLIC RESOURCES TO **ACHIEVE COMMUNITY GOALS**

AN ADVISORY FRAMEWORK FOR **LAND USE** AND ITS RELATION TO **TRANSPORTATION, PARKS & RECREATION, ECONOMY**, AND OTHER AREAS OF LIFE

A COMPREHENSIVE PLAN ESTABLISHES A VISION AND POTENTIAL IMPLEMENTATION STEPS

- TOWN CODE AND OTHER REGULATIONS ARE UPDATED TO ALLOW AND ENCOURAGE DESIRED DEVELOPMENT
- FUNDING AND PARTNERSHIP OPPORTUNITIES ARE IDENTIFIED TO BRING ABOUT PUBLIC PROJECTS AND PROGRAMS
- DEVELOPMENT PROPOSALS ARE EVALUATED AGAINST COMPREHENSIVE PLAN GUIDANCE, TOWN CODE, AND OTHER ESTABLISHED REGULATIONS

ROLES AND RESPONSIBILITIES

The Yampa Comprehensive Plan (Plan) was created through the work of the planning team, the Town Board, and the community. Each entity involved in the planning process took on a distinct role in shaping the Plan.

THE PLANNING TEAM

The planning team includes Town staff and consultants who were hired to help the Town assemble the Plan. Norris Design was the lead consultant on the project and was assisted by Ricker|Cunningham with economic analysis and strategy and by Baseline Engineering with facilities analysis and capital improvements recommendations. The team was responsible for assessing existing conditions, engaging the Town Board and community in dialogue, organizing information, developing recommendations and draft text for the Plan, and compiling the filing work product.

THE TOWN BOARD

The Town Board steered the direction of the Comprehensive Plan and remained involved in decision-making throughout the planning process. Through regular work sessions with the planning team, the Board reviewed draft elements of the plan and recommended revisions to these elements. The Board also supported engagement with the community through dialogue with members of the public at work session and community events.

THE COMMUNITY

Opportunities were provided throughout the planning process for members of the community to offer input and provide suggestions for the Plan. At various community events and through focus groups and surveys, residents and stakeholders voiced their priorities, reviewed draft content developed by the planning team, and suggested areas of revision or renewed focus. The community's involvement throughout the process allowed for multiple rounds of input at varying levels of detail, from overarching goals for the Plan to specific recommendations for policy language and capital improvements.

METHODOLOGY

Yampa's Comprehensive Plan is the result of extensive information gathering, data analysis, and community engagement that together inform the community's needs and desires. The planning process has been divided into three major pieces:

PHASE 1 - DISCOVERY

Phase 1 focused on gathering information and input in order to define the major focus of the Plan. The Discovery phase involved reviewing existing plans, performing data and mapping analysis, and engaging the community in order to understand key issues facing the community.

PHASE 2 - DRAFT COMPREHENSIVE PLAN

In Phase 2, the team organized the information gathered in Phase 1 to guide creation of the Draft Comprehensive Plan. The draft responded to input from Phase 1 and outlined a vision, goals, policies, and actions in order to address the key issues identified. The Draft Comprehensive Plan was presented to the community for review and comment.

PHASE 3 - FINAL PLAN

Following community review of the Draft Comprehensive Plan, the team reviewed the feedback received and incorporated revisions into the Final Comprehensive Plan. The Final Plan will be presented to the Town Board for review, discussion, revision (as needed), and approval.

At the onset of the Comprehensive Plan, the planning team established a set of project goals to ensure that the Plan would accomplish the community's needs. These goals were reviewed by the community and include the following:

1. Update the community vision,
2. Outline policies and actions needed to guide sustainable growth,
3. Identity opportunities to support transitioning coal-industry workers,
4. Retain the small town, rural character of the community,
5. Increase housing opportunities, and
6. Set the stage for desired downtown revitalization.

The remainder of this document addresses these project goals and provides a framework through which they can be realized.

The next chapter details findings from the Discovery phase of the planning process, which serves as the Planning Framework that informs the remainder of the Plan.

PROJECT GOALS

1 UPDATE THE COMMUNITY VISION

2 OUTLINE POLICIES & ACTIONS NEEDED TO GUIDE SUSTAINABLE GROWTH

3 IDENTIFY OPPORTUNITIES TO SUPPORT TRANSITIONING COAL-INDUSTRY WORKERS

PHASE I
DISCOVERY: INFORMATION & INPUT GATHERING TO INFORM PLAN UPDATE

- PROJECT KICKOFF
- BASE MAPPING
- COMMUNITY ENGAGEMENT
- COMMUNITY INPUT SUMMARY
- BRAINSTORMING SESSION

PHASE II
DRAFT COMPREHENSIVE PLAN

- DRAFT PLAN CONTENT
- PRESENT DRAFT PLAN FOR REVIEW
- PROJECT UPDATES & COMMUNICATION
- ECONOMIC DEVELOPMENT PLAN
- CAPITAL IMPROVEMENT PLAN

PHASE III
FINAL PLAN

- FINAL PLAN DOCUMENTS
- PLAN ADOPTION

4 RETAIN THE SMALL TOWN, RURAL CHARACTER OF THE COMMUNITY

5 INCREASE HOUSING OPPORTUNITIES

6 SET THE STAGE FOR DESIRED DOWNTOWN REVITALIZATION

CHAPTER 2

PLANNING FRAMEWORK

BACKGROUND

Yampa is a statutory town located in South Routt County along State Highway 131 (SH131) approximately 30 miles south of Steamboat Springs. Known as the "Gateway to the Flat Tops" due to the town's proximity to the Flat Tops Wilderness, the town historically developed through homesteading along a popular stagecoach route in the 1880s. After its incorporation in 1906, Yampa continued to grow as the railroad came to town in 1908 and extended its reach in the years that followed, opening access to the vast coal fields throughout the Yampa Valley. The influence of the railroad greatly affected the settlement and economy of the entire northwestern corner of Colorado. While many other products were sent by rail, coal was the major catalyst for building the railroad.[1] Yampa continues to be called home for many of the railroad workers and miners associated with the coal industry.

A number of historic buildings remain in town, and the community's modern economic activity consists primarily of services for outdoor enthusiasts, mining and agricultural-related contractors, alternative lodging facility operators, and tourism to the Flat Tops. Nearby communities that share services and business activity with Yampa include Toponas, Phippsburg, Oak Creek, and Stagecoach (see Regional Context Map).

PREVIOUS PLANNING EFFORTS

Yampa's first and most recent Master Plan was adopted in 1997. While many things have remained the same in the community in the timeframe since that plan was completed, broader regional changes, growth pressures, and industry shifts are prompting this update.

Key changes and accomplishments in the last 26 years include:

- Water treatment plant
- Water storage tank
- Historic renovation of Town Hall/Crossan's
- Solar on Old Town Hall and Fire
- Antlers Café & Bar reopening
- Expanded services for hunting and other recreation
- 2% sales tax
- Internet service

In addition to these changes, the community is anticipating future economic shifts that will impact the role that Yampa plays in the region. With the onset of the Covid-19 pandemic, the region saw an increased interest in housing from workers across the country who gained new freedom to work remotely. Housing prices in Routt County increased by approximately 30%, or 10% per year, between 2020 and late 2022. Demand for housing throughout South Routt is forecasted to remain fairly steady over the near- and mid-term, despite rising home prices. At the same time, the Town is preparing for the looming end to coal production, which will reduce rail operations adjacent to town and SH131, a longstanding source of employment for residents and patrons of Yampa businesses.

TOWN SNAPSHOT

DEMOGRAPHICS

Approximately 480 residents inhabit Yampa, a number that is equivalent to its peak in 1980 when the Town was home to 472 residents. Yampa's population tends to be older than the rest of the region, with 25% of residents aged 65 or above, a much higher share than Routt County overall (15%). The community as a whole also exhibits lower educational attainment and lower incomes than the County, with just 33% of residents possessing a bachelor's degree and an average household income of $66,400. For comparison, nearly half (49%) of Routt County residents hold a bachelor's degree, and the average household income in the County is $103,900. Also notable is the community's lack of ethnic diversity; just 4% of the population is Hispanic or Black, compared to 8% in the County.

HOUSING

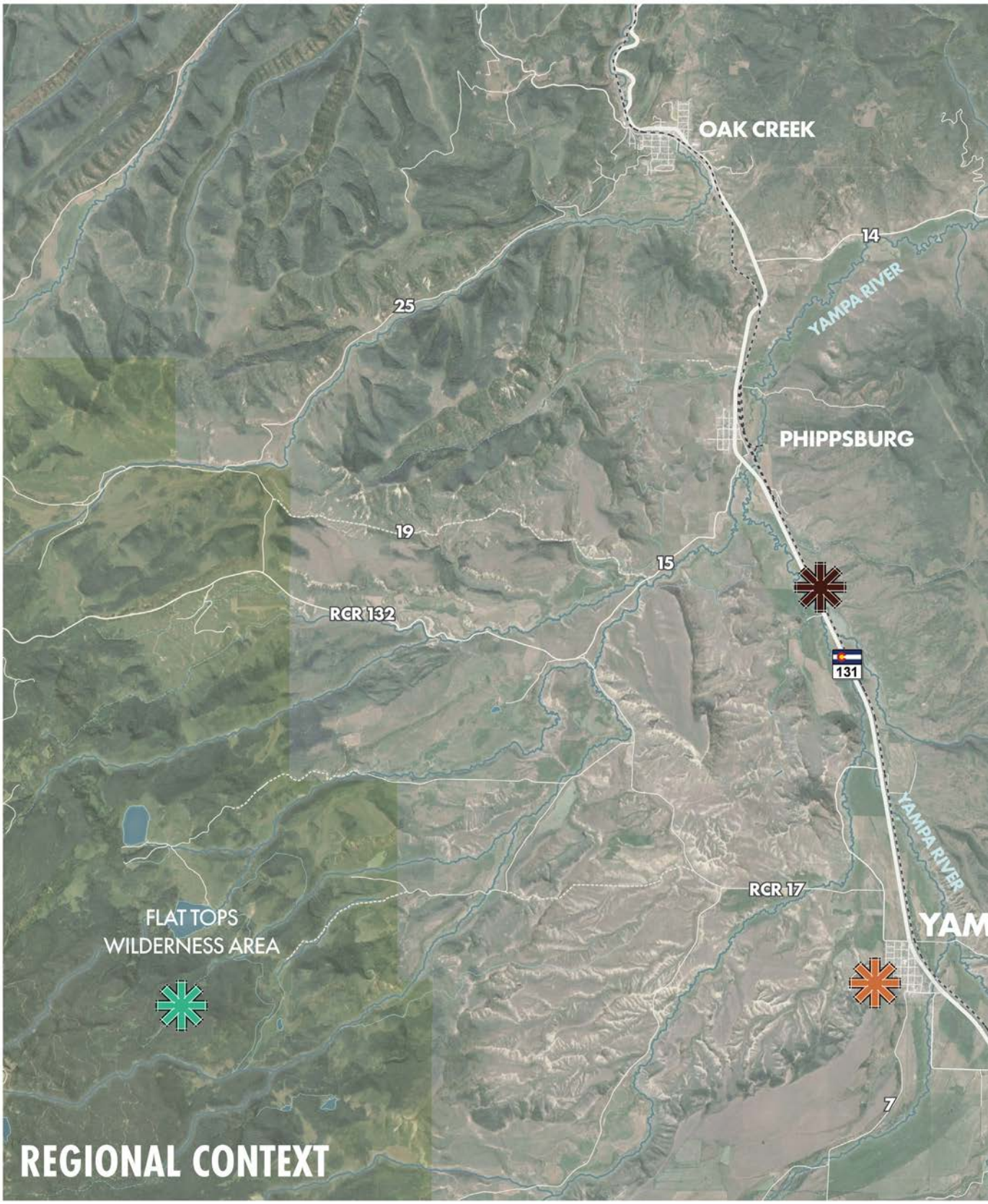
Yampa contains 190 households at an average size of 2.44 people per household. Existing housing consists primarily of detached single-family homes. While the community contains a comparable number of one- and two-person households as the rest of the County (68%), Yampa has a much smaller share of both renter-occupied and nonfamily households (13% vs. 25% and 25% vs. 38%, respectively). These metrics suggest that there is pent-up demand for higher density housing, both for-sale and for-rent.[2]

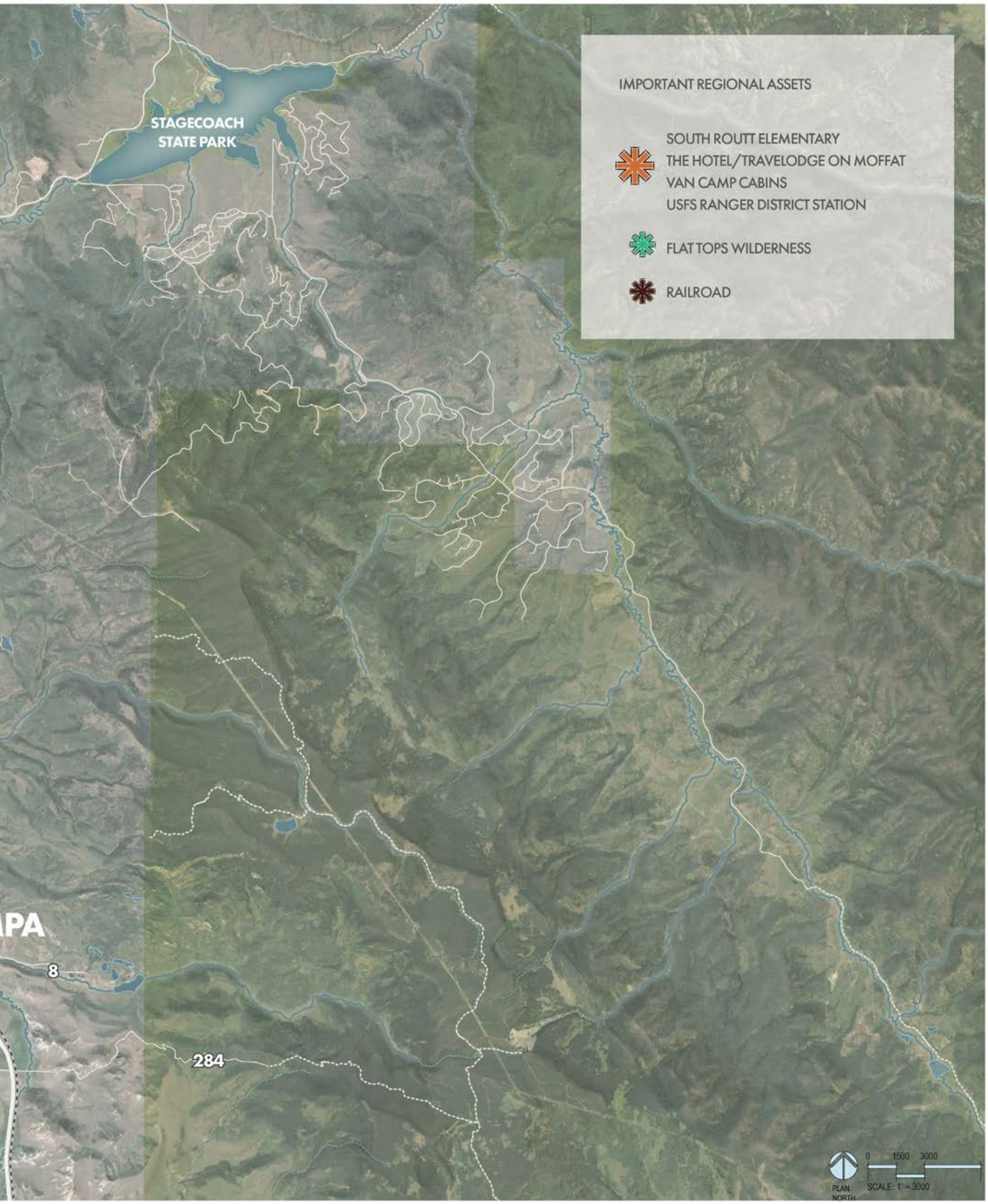
LAND USE

Yampa is laid out in a general grid pattern with the bulk of the town's land located west of SH131. Yampa's commercial activity is primarily concentrated along Moffat Avenue and the south end of Main Street. Businesses including

1. Yampa Valley's Lost Egeria Park, Rita Herold (2020)

2. US Census, Colorado State Demographer, ESRI, Ricker|Cunningham


OAK CREEK
14
YAMPA RIVER
25
PHIPPSBURG
19
15
RCR 132
131
YAMPA RIVER
RCR 17
YAM
FLAT TOPS
WILDERNESS AREA
7
REGIONAL CONTEXT


STAGECOACH
STATE PARK
IMPORTANT REGIONAL ASSETS
SOUTH ROUTT ELEMENTARY
THE HOTEL/TRAVELODGE ON MOFFAT
VAN CAMP CABINS
USFS RANGER DISTRICT STATION
FLAT TOPS WILDERNESS
RAILROAD
8
284
0 1500 3000
PLAN NORTH
SCALE: 1" = 3000'

Antlers Café & Bar and Montgomery's General Merchandise flank these streets, which serves as the primary center of activity for residents and draw for visitors to town. Some home-based businesses are interspersed with housing along the highway, Main Street, and the north end of town. The post office is recognized as a critical service and is located along Moffat Avenue. Town-owned civic buildings are also concentrated near the intersection of Moffat Avenue and Main Street and act as a civic center for services as well as a cultural hub that showcases Yampa's historic, small-town character via attractions like Town Hall, museum, jail, and library. South Routt Elementary School and South Routt Early Learning Center, serving students from Yampa, Toponas, McCoy, Phippsburg, Oak Creek, Stagecoach, and surrounding unincorporated areas, are located on the north end of town along Main Street. These school facilities also contain a playground and grassy fields used by the broader community. Residences are spread across the remainder of town.

Yampa contains several buildings that reflect the historic character of town. Among these buildings are:

- Bank of Yampa (Yampa Museum) (1904)
- Yampa Jail
- Crossan's M&A Market (Town Hall) (c. 1904)
- Antlers Café and Bar (1902)
- Montgomery's General Merchandise (1888)
- Ladies Aid Hall (1902)
- Van Camp Cabin (1883)[3]

Town Hall, Antlers, the Yampa Museum, and the Yampa Jail are on the National Register of Historic Places.

Additionally, the Royal Hotel was constructed in 1903 and situated at the corner of Moffat Avenue and Lincoln Street. For over a century, the Royal Hotel was a prominent landmark and gathering place for the community. The hotel was an important historic building and a vibrant business. The covered boardwalk and balcony overlooking Moffat Avenue provided a central viewing spot for the annual 4th of July horse races and street polo. The hotel burned to the ground in 2015, and the empty site where the hotel once stood is described as a 'missing tooth' in Yampa's Downtown. The vacant property is now owned by the town and offers a unique downtown redevelopment opportunity.

TRANSPORTATION

Yampa is located on State Highway 131 between County Road 7 (CR7) and County Road 17 (CR17). SH131 intersects Interstate-70 in Wolcott, approximately 40 miles to the south, and meets US Highway 40 (US40) just south of Steamboat Springs, approximately 30 miles to the north. CR17 runs along the north end of town and generally to the northwest, where it becomes the Flat Tops Scenic Byway. CR7 connects to the west end of Moffat Avenue before turning generally to the southwest and offering access to the Flat Tops Wilderness Area. Major roads through town include Moffat Avenue, which functions as a downtown corridor and meets SH131 at the southeast end of town, and Main Street, which runs north-south through the middle of town and intersects SH131 at the north end of town and Moffat Avenue at the south end of town.

Yampa's road network is arranged in a grid that fairly efficiently moves vehicular traffic through town. Main Street is the only fully paved road in town, while the rest of the streets are comprised of dirt and gravel surfacing. CR17, lying north of town limits, is paved, as is CR7 as it heads out of town to the south. Stop signs control most intersections. Pedestrian infrastructure is scarce, with the only sidewalks in town wrapping the elementary school and lining about a one-block stretch of Moffat Avenue near its intersection with Main Street.

3. Town of Yampa Walking Tour, Yampa-Egeria Historical Society (n.d.)

SUMMARY OF COMMUNITY ENGAGEMENT

The Yampa Comprehensive Plan process included multiple contact points with the community in order to gather information on community preferences and needs as well as key issues. These contact points included the following community events and input-gathering tools:

- Town Board Work Session: Kickoff – 8/3/22
- Community Kickoff BBQ – 9/21/22
- Focus Groups – 10/4/22
- Kickoff Questionnaire – open 9/21/22 – 11/8/22
- Community Open House – 11/9/22
- Town Board Work Session: Brainstorm – 11/16/22
- Town Board Work Session: Draft Vision & Goals – 1/18/23
- Town Council Work Session: Royal Hotel & Future Land Use Map Charrette – 2/15/23

Through these community input events and tools, the project team gathered a substantial amount of information to help guide the team's understanding of key issues that needed to be addressed in the Plan. A summary of key findings is provided below:

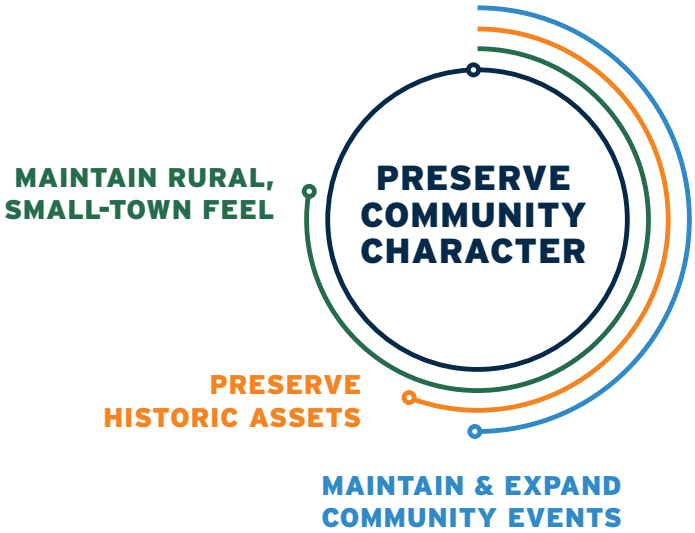
1. **Local Business Environment:** The community recognizes the challenge of sustaining local businesses, and there is frustration around seasonal and permanent closures.
2. **Housing Needs:** There is support for some level of additional housing to provide more supply, support local business, and house employees.
3. **Historic Character:** Yampa's historic buildings are recognized as a valuable community asset that forms the basis of the town's identity and offers opportunity to attract visitors and promote community pride.

4. **Downtown Revitalization:** There is desire to revitalize downtown to encourage visitation and offer historic character, a vibrant business environment, and community gathering space. The Royal Hotel site is seen as an opportunity site for viable businesses and/or community space.

5. **Sustainable Growth:** Stakeholders generally agree with promoting sustainable growth of the town, i.e., growth that is managed, balanced, reasonable, and not excessive. They identify opportunities in town and through annexation to accommodate additional and improved land uses while maintaining the small-town, rural feel of Yampa.

6. **Infrastructure & Amenities:** There is general consensus that improvements to infrastructure and services are needed. A variety of ideas for new or improved amenities have been provided, but there are differing views on which amenities are needed and whether providing them is a good use of funds.

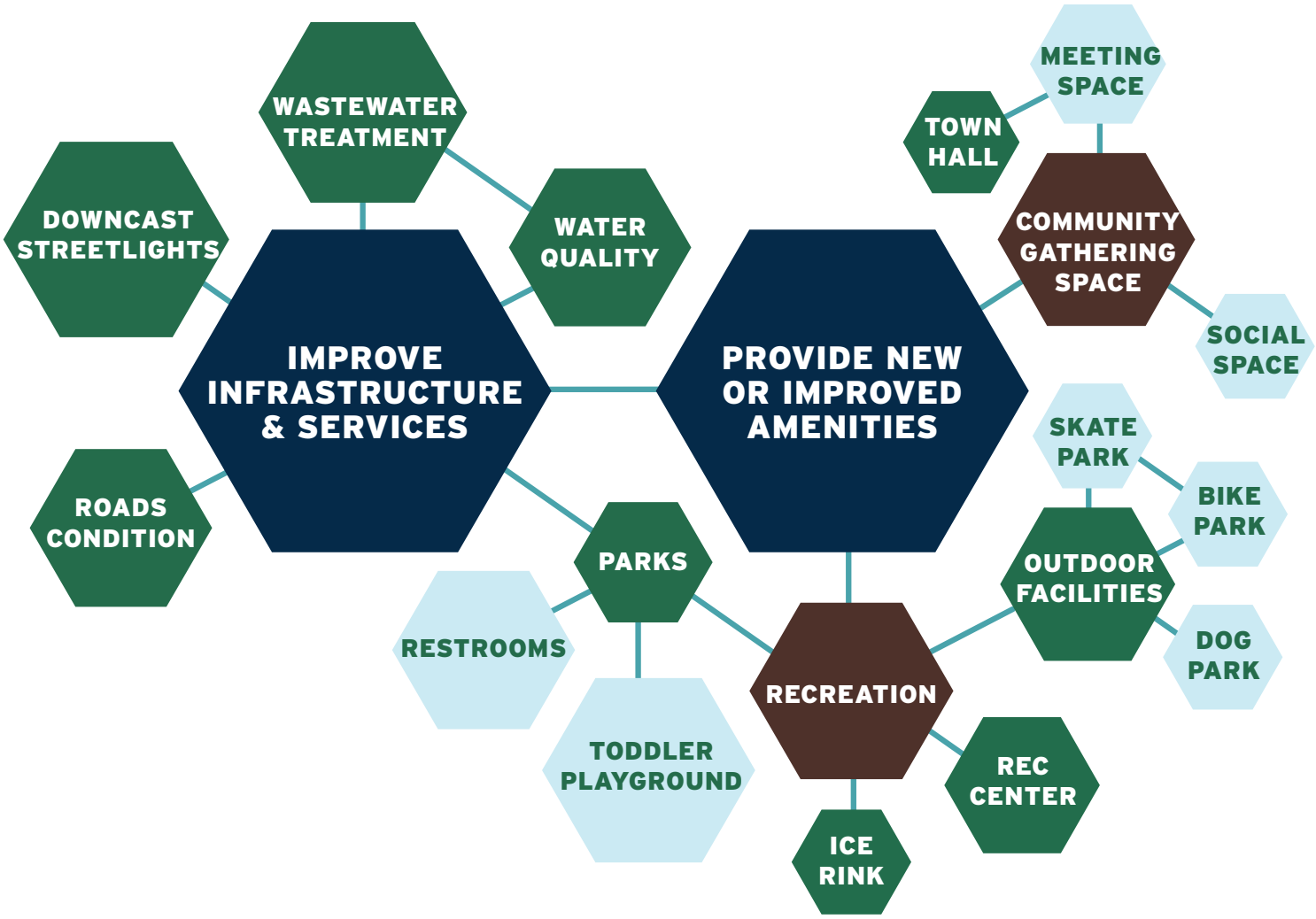
These key findings help shape plan priorities and recommendations provided throughout the remainder of this document. The next chapter presents the vision and goals that were developed in response to these key findings.



INCREASE HOUSING OPPORTUNITIES
- Add Rental Units
- Support Local Business
- Enable Worker Relocation

SUPPORT LOCAL BUSINESS
- Promote Visitation
- Preserve Historic Buildings
- Expand Commercial Offerings

GROW SUSTAINABLY
- Ease building on existing lots
- Maintain commercial on Moffat Ave
- Consider limited expansion to west or south


WASTEWATER TREATMENT
DOWNCAST STREETLIGHTS
WATER QUALITY
IMPROVE INFRASTRUCTURE & SERVICES
ROADS CONDITION
PROVIDE NEW OR IMPROVED AMENITIES
MEETING SPACE
TOWN HALL
COMMUNITY GATHERING SPACE
SOCIAL SPACE
SKATE PARK
BIKE PARK
OUTDOOR FACILITIES
DOG PARK
PARKS
RESTROOMS
TODDLER PLAYGROUND
RECREATION
REC CENTER
ICE RINK

rec center
school campus
recreation
tourism
bakery
lodging
restaurants
job training
infrastructure
childcare
post office
sales tax
gathering space
services
support
coffee shop
regional collaboration
internet & cell sevice
theater
businesses
housing

CHAPTER 3

COMMUNITY VISION & GOALS

COMMUNITY VISION

The community vision is an aspirational statement that reflects what the community strives to be in the years ahead. The vision builds on existing qualities recognized as community assets while also targeting an improved future state that overcomes current challenges.

The Town of Yampa is a flourishing small town that offers a superior quality of life at the Gateway to the Flat Tops. The community is characterized by its distinct historic character, welcoming atmosphere, and legacy of opportunity for residents and visitors of all ages.

The remainder of this Plan aims to position the Town of Yampa to achieve its community vision. The goals outlined below represent a series of primary objectives that must be achieved in order to realize the vision. In addition, the goals offer an organizational framework into which more specific policies and actions fit; each policy and action item set forth advances a minimum of one of these goals.

GOALS

Goal 1: Preserve Historic, Small-Town Character

A primary reason people choose to reside in or visit Yampa is because of its distinct historic character and small-town feel. Historic character forms the basis of the community's identity, so maintaining and enhancing this attribute promotes social cohesion and encourages visitation.

Goal 2: Support Local Business & Employment

Local businesses are sustained through a combination of resident and regional patrons and visitors. Additional housing opportunities, downtown revitalization, and an enhanced visitor experience aim to strengthen the legacy of vibrant, locally owned enterprises while also increasing the number and diversity of employment opportunities in town.

Goal 3: Increase Housing Opportunities & Foster Sustainable Growth

Housing opportunities exist in the form of infill development as well as annexation of land beyond town boundaries. Sustainable growth is growth that is contextually sensitive, reasonable in scale, and that preserves environmental resources and community character. Other goals like supporting local business and enhancing infrastructure are made possible by sustainable growth.

Goal 4: Revitalize Downtown & Establish the Royal Hotel Site as a Social and Cultural Landmark

Downtown investment is key to preserving and enhancing Yampa's character while promoting social cohesion. The Royal Hotel site offers a unique opportunity to strengthen the community's identity while providing new social space.

Goal 5: Enhance Town Infrastructure & Services

Infrastructure improvements aim to provide a higher level of service fit for a year-round town. Opportunities exist to enhance amenities and services locally and through regional partnership.

These goals are woven into the chapters that follow, which address specific aspects of planning and highlight tools that can be used to achieve outcomes consistent with the community vision and goals.

CHAPTER 4

LAND USE & SUSTAINABLE GROWTH

BACKGROUND

The Existing Land Use Map shows the existing development pattern within the Town of Yampa, including the location of existing commercial and residential development, civic buildings, schools, and parks and open space.

Agriculture, primarily ranching, is the dominant land character of the area surrounding Yampa. The town is platted on a grid pattern, with roads and alleys generally aligned north-south and east-west. Access to surrounding nature and public lands, views of the Flat Tops, and the rural, historic, small-town character of the town are key attributes that the community values and would like to see preserved and enhanced. Key land use challenges addressed through the land use strategies outlined in this Plan include:

- A loss of the town's commercial / business district to residential housing, and the resulting lack of year-round, sustainable businesses and few local jobs,
- Lack of retail spaces ready for tenants to move in, and the high cost of infrastructure, and
- Lack of a year-round population or number of visitors to support local businesses due to rising housing prices and associated deficiency of affordable housing, shortage of adequate overnight lodging in town, few local jobs and the seasonal nature of tourism.
- Absence of business signage on SH131
- A need for expanded year-round lodging and food / restaurants and more housing options, especially affordable long-term rentals.
- Limited land available for light industrial / manufacturing uses and regulatory barriers to these within the commercial zone district.
- Underutilized commercial property on SH131 / Lincoln Street / Moffat Avenue, paired with a lack of available land in town.

Key findings from the community outreach and engagement include:

1. Sustainable Growth: Stakeholders generally agree with promoting sustainable growth of the town, i.e., growth that is managed, balanced, reasonable, and not excessive. They identify opportunities in town and through annexation to accommodate additional and improved land uses while maintaining the small-town, rural feel of Yampa.

2. Local Business Environment: The community recognizes the challenge of sustaining local businesses, and there is frustration around seasonal and permanent closures.

3. Housing Needs: There is support for some level of additional housing to provide more supply, support local business, and house employees.

Increasing housing prices and property taxes are pricing people out of Yampa's housing market, as remote workers and expansion and growth in Steamboat and surrounding area markets are causing housing price increases. In 2023, the current median price of a single-family home in the Town of Yampa is $244,200, with a median household income of approximately $66,000 per year. The Town of Yampa is experiencing a significant demand for more affordable housing, including rental housing and housing for teachers and USFS employees. There is an identified need more housing options, especially rentals and additional density including townhomes and accessory dwelling units where such are not currently allowed.

RESIDENTIAL GROWTH DEMAND IN YAMPA OVER THE NEXT 20 YEARS

As demonstrated in the Economic Development Plan (Appendix D), there is an estimated need for an additional 88 to 176 housing units to support the Town of Yampa's economy over the next 20 years, with an annual average of 4-9 new residences needed per year. This includes a mix of single-family homes, attached single-family housing units (e.g., duplexes or townhomes), and rental apartments. The housing recommendations provided in this section offer guidance on how and where these additional housing units can be accommodated sustainably, by developing housing on infill / redevelopment sites within town and then expanding development into designated future growth areas adjacent to town boundaries, as needed. If the housing policies outlined in this Plan are implemented, there should conservatively be 50 additional homes built in and around Yampa over the next 10 years, with approximately 150 new residents added to support the sustainability of local businesses.

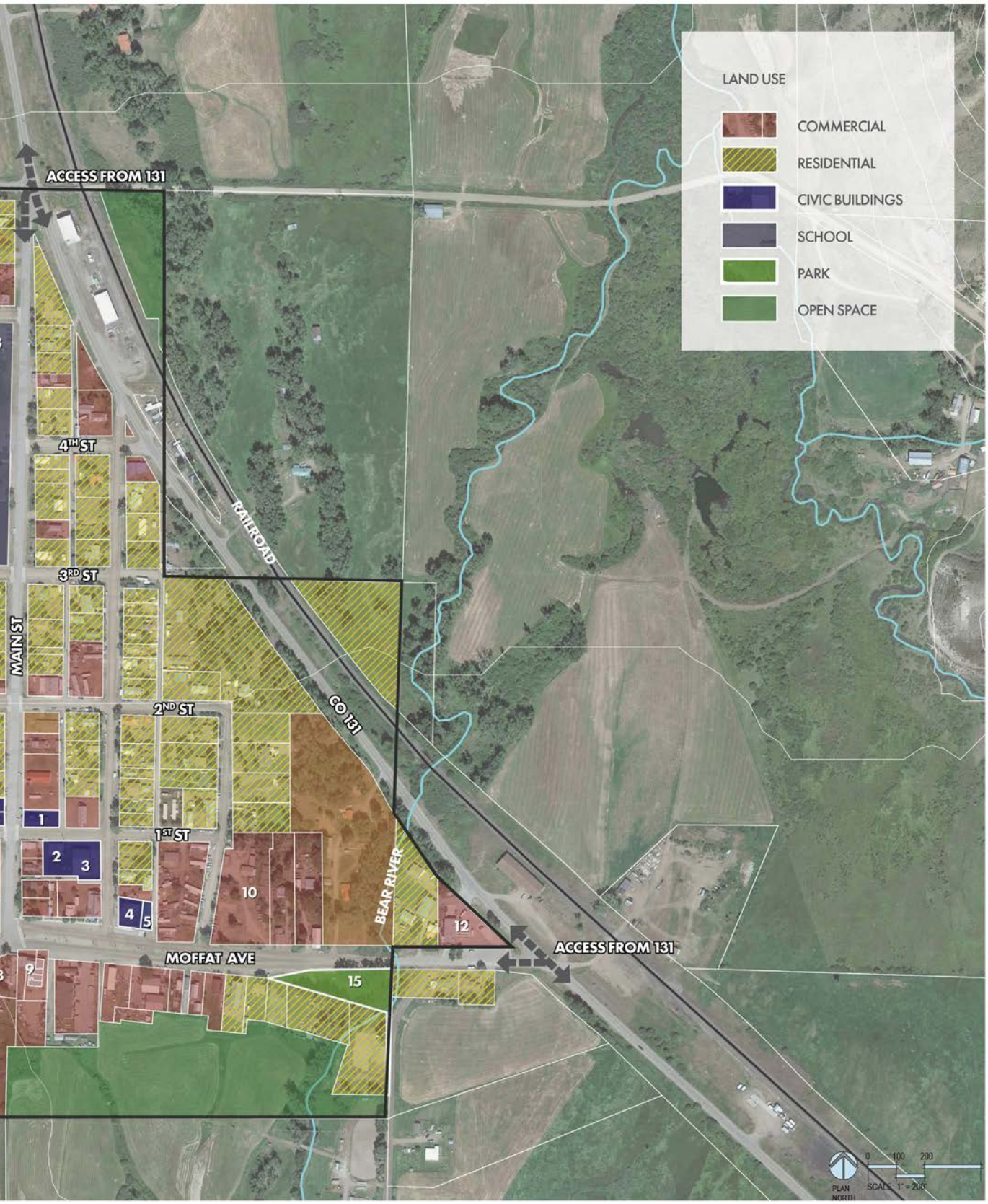
DEVELOPMENT POTENTIAL

During the comprehensive planning process, an analysis of the remaining development potential within town was conducted, identifying areas within town that have potential for additional development or redevelopment within close proximity to existing town infrastructure and services, and sufficient infrastructure (water and sewer) capacity to support additional development.

The Parcel Utilization Map identifies properties that have remaining development or redevelopment potential, based on a real estate economist perspective, which looks at the value of the improvements on each property as a percent of the total land price. When the improvement value is 60% of the total land value or less and continues to trend downwards (0% = vacant land), the land value is becoming disproportionately higher than the improvement, and a higher and better use, or more intense level of development could be supported. This is an early indicator that an area is getting ready to be redeveloped.

While vacant parcels of land may appear to be obvious opportunities for new investment, improved parcels may also, especially if the relationship between the improvement and land values are such that the property could support a "higher and better" use or product type. As of 2022, the Routt County Assessor maintained records for approximately 260 parcels within the Town of Yampa. Among those, information necessary to calculate an estimate of utilization based on value was available for 225 properties, or approximately 86%. The results of these calculations are illustrated in the Parcel Utilization Map.

KEY PROPERTIES
CIVIC
1 TOWN HALL
2 PUBLIC WORKS
3 FIRE DEPARTMENT
4 ROYAL HOTEL PROPERTY
5 US POSTAL SERVICE
6 MUSEUM/JAIL/LIBRARY
7 USFS RANGER DISTRICT STATION
COMMERCIAL
8 ANTLERS CAFE & BAR
9 PENNY'S DINER/TRAVELODGE
10 VAN CAMP CABINS
11 ROCKY MOUNTAIN PET RESORT
12 SINCLAIR
13 MONTGOMERY'S GENERAL MERCHANDISE
PARKS
14 YACKEY PARK
15 RIVER PARK
16 SNOWDEN PARK
SCHOOLS
17 SOUTH ROUTT ELEMENTARY SCHOOL
18 SOUTH ROUTT EARLY LEARNING CENTER
CR 17
5TH ST
TERHUNE AVE
ROSELAWN AVE
CLIFTON AVE
CR 7
EXISTING LAND USE


LAND USE
COMMERCIAL
RESIDENTIAL
CIVIC BUILDINGS
SCHOOL
PARK
OPEN SPACE
ACCESS FROM 131
4TH ST
3RD ST
MAIN ST
2ND ST
1ST ST
MOFFAT AVE
RAILROAD
CO 131
BEAR RIVER
ACCESS FROM 131
1
2
3
4
5
9
10
12
15
PLAN NORTH
0 100 200
SCALE: 1" = 200'

Parcel Utilization

Yampa, Colorado

0 250 500 1,000 Feet

SOURCE: Routt County, Colorado and Ricker | Cunningham

Parcel Utilization

0 or N/A	≤60%
≤20%	≤80%
≤40%	>80%

Ricker | Cunningham

Overall, the map illustrates that approximately 30 parcels within Town have the potential, from an investment standpoint, to support either a higher value use, or more intense level of development, purely from a monetary point of view. These properties are shown in white, green and yellow on the map. They are all owned by a private individual or entity, and all but 7 support a residential use.

ENVIRONMENTAL RESOURCES

Important environmental resources to be preserved and protected include rivers and streams, wetland areas, sensitive wildlife habitat, and steep slopes. Development should also be designed to minimize wildfire hazards and prevent light pollution.

WATER AND WETLAND AREAS

Surface waters in the Yampa area include the Bear and Yampa rivers and Phillips Creek, as well as the Bird and Nickell irrigation ditches. The headgates for both ditches are located along the Bear River, just south of Town limits. Both ditches flow in a northerly direction. The Bird Ditch flows through the west side of town towards the agricultural land to the north and west, following the hillside where it splits at County Road 9. The Nickell Ditch flows to the east of the Bird Ditch, providing irrigation water to the ranchlands north and east of Town.

Operation of Stillwater and Yamcolo reservoirs affect streamflow in the Bear and Yampa rivers, reducing flooding in the area, and withdrawals for irrigation also affect streamflow. According to existing studies, there are no major water quality issues identified within Bear River or Phillips Creek. Water quality data collected on the Yampa River between Phippsburg and Yampa has indicated good water quality.

Wetlands follow the riparian corridors and are dominated by large stands of cottonwoods and willows.

WILDLIFE HABITAT

Wildlife is abundant in the area particularly along the hillsides outside of Town limits and along the riparian corridor east of Town. Primary game species are elk, mule deer, sharptail grouse, and sage grouse. The hillside southwest of Town provides winter habitat for elk and sharptail grouse, and severe winter habitat for mule deer. The ridgeline northeast

of Town is considered a concentration area for deer and winter range for elk. Sage grouse tend to be concentrated in the open sagebrush areas, wintering along the ridge southwest of Town and in the ranchlands north of the intersection of County Roads 11 and 17.

The riparian areas along the Bear and Yampa rivers and Phillips Creek are significant from a biological standpoint, providing considerable habitat for blue heron, bald eagle, and other non-game species, such as beaver and waterfowl.

STEEP SLOPES AND GEOLOGIC CONDITIONS

Most of the Plan area is relatively flat, with slopes ranging from 0 to 15 percent. The only areas of concern are the hillsides southwest and northeast of town, which contain areas of steeper slopes, including slopes over 30 percent, which are not suitable for development.

WILDFIRE HAZARDS

Routt County's wildfire hazard maps show the Town of Yampa plan area as having a low risk of wildfire; therefore, wildfire is not a major concern for future development. Nevertheless, wildfire is a significant regional hazard affecting the South Routt County area. The Town should therefore continue to engage in ongoing efforts to develop and implement the Routt County Community Wildfire Protection Plan (CWPP) in partnership with the Routt County Wildfire Council and other regional partner agencies. The Town should also require implementation of the defensible space guidelines promulgated by the Routt County Department of Emergency Management with any low-density rural development that should occur on the vegetated hillsides surrounding Town.

LIGHT POLLUTION

Town residents have noted concerns regarding some of the existing lighting in Town and requested the Town adopt dark sky lighting regulations to reduce off-site glare and preserve the night sky.

RECOMMENDATIONS

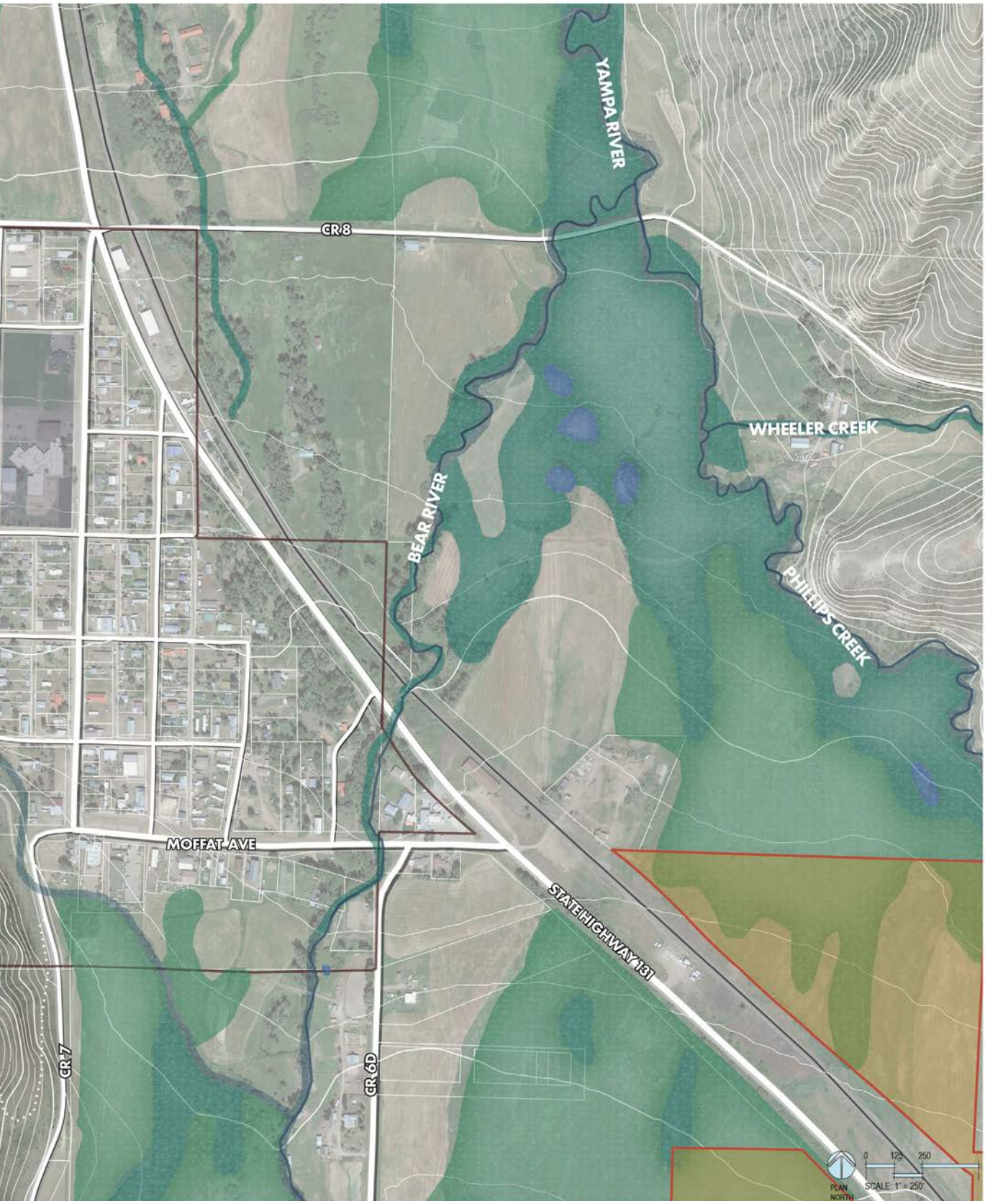
The Land Use and Sustainable Growth recommendations provided in this section outline goals, policies and actions to preserve Yampa's unique historic town character and surrounding agricultural lands and natural resources, while creating a vibrant downtown business district along Moffat Avenue and the southern end of Main Street and increasing housing opportunities to support the viability of local businesses and the social vitality of the community.

Land use recommendations are provided to direct controlled growth and community development activity to the locations determined most appropriate by the community, while maintaining the historic town character and preserving highly valued agricultural / ranch lands and views of the Flat Tops and surrounding natural landscape. The recommendations also ensure sufficient land is designated for economically important land uses, such as storage and light industrial activities, in locations where these uses will be screened from view and will not cause negative impacts to adjacent residents.

FUTURE LAND USE MAP

The Future Land Use Map (FLUM) shows recommended land uses for all properties within the town boundary, including the downtown business district, residential neighborhoods, parks, community facilities and institutional uses, light to medium intensity industrial uses, agriculture /

ENVIRONMENTAL RESOURCES MAP


YAMPA RIVER
CR 8
WHEELER CREEK
BEAR RIVER
PHILLIPS CREEK
MOFFAT AVE
STATE HIGHWAY 131
CR 7
CR 6D
0 125 250
SCALE: 1" = 250'
PLAN NORTH

ranch lands, and important open spaces and natural resources to be preserved. The FLUM also identifies recommended future uses for land outside of town boundaries within designated Future Growth Areas. The purpose of identifying future land uses is to ensure that development and growth occur in an organized manner that maximizes positive benefits associated with adjacent land uses while minimizing any negative impacts on nearby properties. Specifically, land uses are defined to promote desired community character, attract investment, preserve natural resources, enhance access to amenities and recreation, and promote transportation and mobility choices.

The FLUM represents a vision for how development in the community is organized in the long-term. There is no intention for existing uses that do not align with future land use designations to be removed. Rather, as property ownership changes and land is redeveloped over time, the FLUM will help ensure that buildout occurs in an optimal manner.

Future Land Use categories include the following:

- **Civic**
- **Institutional & Community Facilities**
- **Low-Intensity Residential**
- **Low-Intensity Residential / Low-Impact Employment**
- **Medium-Intensity Residential / Downtown Employment**
- **Low-Impact Employment**
- **Medium-Impact Employment**
- **Agricultural Residential**
- **Parks & Recreation**
- **Gateway Overlay**
- **Highway Overlay**

CIVIC

The Civic land use designation includes Town-owned buildings and spaces intended for community gathering or cultural use or that support the basic function of Yampa. This includes Town Hall/Crossan's, the fire station, library and museum.

INSTITUTIONAL & COMMUNITY FACILITIES

Institutional & Community Facilities include public and quasi-public uses that provide a community benefit but may or may not be open to the public. These facilities include schools, the USFS District Ranger station, state or federal offices, childcare facilities, workforce housing and related accessory uses. Development of local and regional community-serving uses is encouraged within the Institutional & Community Facilities designation, including identified community needs for expanded childcare, workforce housing, and a South Routt regional recreation center.

LOW-INTENSITY RESIDENTIAL

Quiet residential neighborhoods are an important component of Yampa's small-town feel. The Low-Intensity Residential land use designation is intended to preserve existing residential character and offer the opportunity to live in a residential-only portion of town. This designation provides for detached and attached single-family homes up to two stories in height. Attached dwellings such as townhomes and duplexes should be compatible in character and scale with detached homes. Infrastructure enhancements within residential neighborhoods should focus on increasing connections to community spaces, parks, and recreation amenities.

LOW-INTENSITY RESIDENTIAL / LOW-IMPACT EMPLOYMENT

This land-use designation offers flexibility for a mix of residential and employment uses as market or site conditions warrant. Areas within existing town boundaries with this designation feature a mix of residences and home-based

businesses. Some degree of impacts from these businesses, such as minimal light and noise, are assumed.

RESIDENTIAL DEVELOPMENT GUIDELINES

Corrigan Property: As a Future Growth Area, the Corrigan Property may develop in a mixed-use or single-use pattern consistent with either low-intensity residential, low-impact employment, or both. An RV Park / Campground is also an appropriate use within this land use designation with appropriate buffering. Planned developments are encouraged within Future Growth Areas.

Future access should occur in a manner that provides high-quality multimodal connections to future development and complements existing town road infrastructure. The road network should be compatible with site topography and sensitive to environmental resources, including the Bear River, riparian ecosystems, and preservation of agricultural uses. Access points could include Moffat Avenue to the north and CR-7 to the west. To the extent possible, development should be organized efficiently to allow road connectivity and prevent dead-ends; preservation of existing environmental and agricultural resources should be given priority in the design of future access and circulation.

A parks and recreation corridor has been identified along the Bear River. This provides opportunities for a public trail that follows the river corridor and protects the riparian ecoysystem from the impacts of future development.

MEDIUM-INTENSITY RESIDENTIAL / DOWNTOWN EMPLOYMENT

Revitalizing Yampa's downtown is a primary goal of this Plan. The Medium-Intensity Residential / Downtown Employment designation provides for a development pattern consistent with the creation of an attractive, appropriately scaled downtown along Moffat Avenue and the south end of Main Street, with retail and service commercial mixed with medium density residential development. Activation of the streetscape and the addition of lodging, restaurants, retail, office space and residences are key to success. Vertical and horizontal mixing of uses will provide the resident and visitor populations necessary to support businesses in addition to placing retail and services within walking distance of these populations, increasing downtown vibrancy. Commercial uses on the ground floor of buildings and/or fronting Moffat Avenue and Main Street are strongly encouraged. Medium-intensity residential includes mid-rise multifamily buildings up to three stories in height as well as creative housing types that add thoughtful density such as tiny homes. Outdoor patios, rooftop decks, and other outdoor spaces that encourage social connection and activity are encouraged. The creation of office space that promotes local employment opportunities is also encouraged. Architecture should reflect and advance the historic character of downtown through repurposing of existing structures, where feasible, and compatible design of new buildings and spaces.

LOW-IMPACT EMPLOYMENT

Commercially zoned land for service commercial and light / low-impact industrial uses is needed outside the downtown area to support the viability of the local and regional economy. Low-impact employment refers to service commercial uses and light industrial uses that generate minimal sight, noise, and smell impacts on nearby properties, such as an auto mechanic shop, car wash, storage, personal services and other commercial businesses with nominal offsite impacts.

MEDIUM-IMPACT EMPLOYMENT

Land within town boundaries should be available for businesses that perform regional functions in order to capture tax revenue associated with their operations. The Medium-Impact Employment land use designation is appropriate for uses such as manufacturing, processing, storage, medium-impact industrial, and other businesses that may generate an expected amount of sight, noise, smell,

and other impacts. Land devoted to these uses should be located at the edges of town (presently east of SH131/railroad tracks) away from primary residential and visitation areas. Any potential impacts on environmental resources and the SH131 view corridor should be mitigated. Mitigation of the visual impact of medium-employment land uses along the east side of SH131 will require the creation of a Corridor Plan that includes buffering / screening industrial uses from view. Housing may be incorporated as an accessory use with approval of a conditional use permit to minimize impacts.

AGRICULTURAL RESIDENTIAL

Development within identified future growth areas outside the existing town boundary should advance in a controlled manner that preserves environmental resources, views of the Flat Tops, and the historic agricultural / ranching character of the surrounding Yampa area. Agriculture is a historic use in South Routt County and continues to contribute to vital economic activity in the Yampa region. The Agricultural Residential designation maintains land for agricultural / ranching and open space within Future Growth Areas, while allowing low density, rural residential development, which is clustered to preserve agricultural/ranch lands, environmentally sensitive areas, open spaces, and views of the Flat Tops to the west.

Agricultural Residential neighborhoods create a connection with food, conserving land while growing community. Agriculture and ranching uses are permitted, including the keeping of horses and livestock. Preserved agricultural areas may range in size based on production goals, farm operations and management, staffing abilities and land availability, with a minimum size of five acres. Permitted land uses within the Agricultural Residential land use designation may include conservation areas, protected farmland, food-production space, farm service areas, clustered homes, event space, trails, farm to table restaurants, farmer's markets and community and education centers. This land use designation may necessitate the provision of incentive resources to encourage delivery by private developers for provision of these facilities. Protection of mountain views, environmental resources, and adjacent agricultural lands and uses are a primary focus in these designated areas.

Residential development can be accommodated, but should be low density rural residential, clustered to preserve agricultural/ ranch lands and views of the Flat Tops to the west. As a general guideline, approximately 75-80% of the total land area should be preserved for agricultural uses, with approximately 20 - 25% of the land area available for clustered residential development. This will result in an overall density of approximately 1 unit per 2-5 acres across the total land area; with the clustered development areas (outside the preserved agricultural areas) providing a mix of residential housing types designed at densities of up to 3 units per acre. This includes any accessory dwelling units, which are encouraged to further increase housing opportunities for local employees and residents.

RESIDENTIAL DEVELOPMENT GUIDELINES

Redmond Property: Low density, rural residential development (with an overall density of 1 unit per 2-5 acres), located within building envelopes in the northwest and southwest areas of the property to protect agricultural / ranch land and views. This would allow 8 to 20 residences on the property, including accessory dwelling units. Clustered development areas can be designed at an equivalent density of 1 to 3 units per acre and should be located in the northwest and southwest areas of the property to protect agricultural/ranch lands and views.

PARKS & RECREATION

Access to outdoor recreation is a primary reason why residents and visitors choose Yampa. Parks and recreation space within town offer connections to broader natural assets while providing residents with year-

round activities. Parks should include features such as green space, seating, picnic areas, shade, and play amenities. Recreation opportunities may include athletic fields, a recreation center serving the South Routt region, skate park or bike track, dog park, and trailheads. The Town should explore opportunities to enhance access to existing and future parks and recreation facilities through sidewalks and bicycle connections, consistent with recommendations in Chapter 7.

GATEWAY OVERLAY

Yampa's Gateways include the North Gateway at SH131 and Main Street, the South Gateway at SH131 and Moffat Avenue, and the West Gateway where CR7 turns into Moffat Avenue. These locations should play up visual cues that travelers are arriving in Yampa and draw them into town with site lines of downtown and attractions of interest. The Gateway Overlay does not itself define a specific land use but instead heightens standards for development of underlying land uses to ensure an attractive, engaging entry point to the community. Structures should pay tribute to Yampa's historic, small-town character, and signage should point to attractions in and through town. Open area should preserve critical view corridors into town and to the Flat Tops.

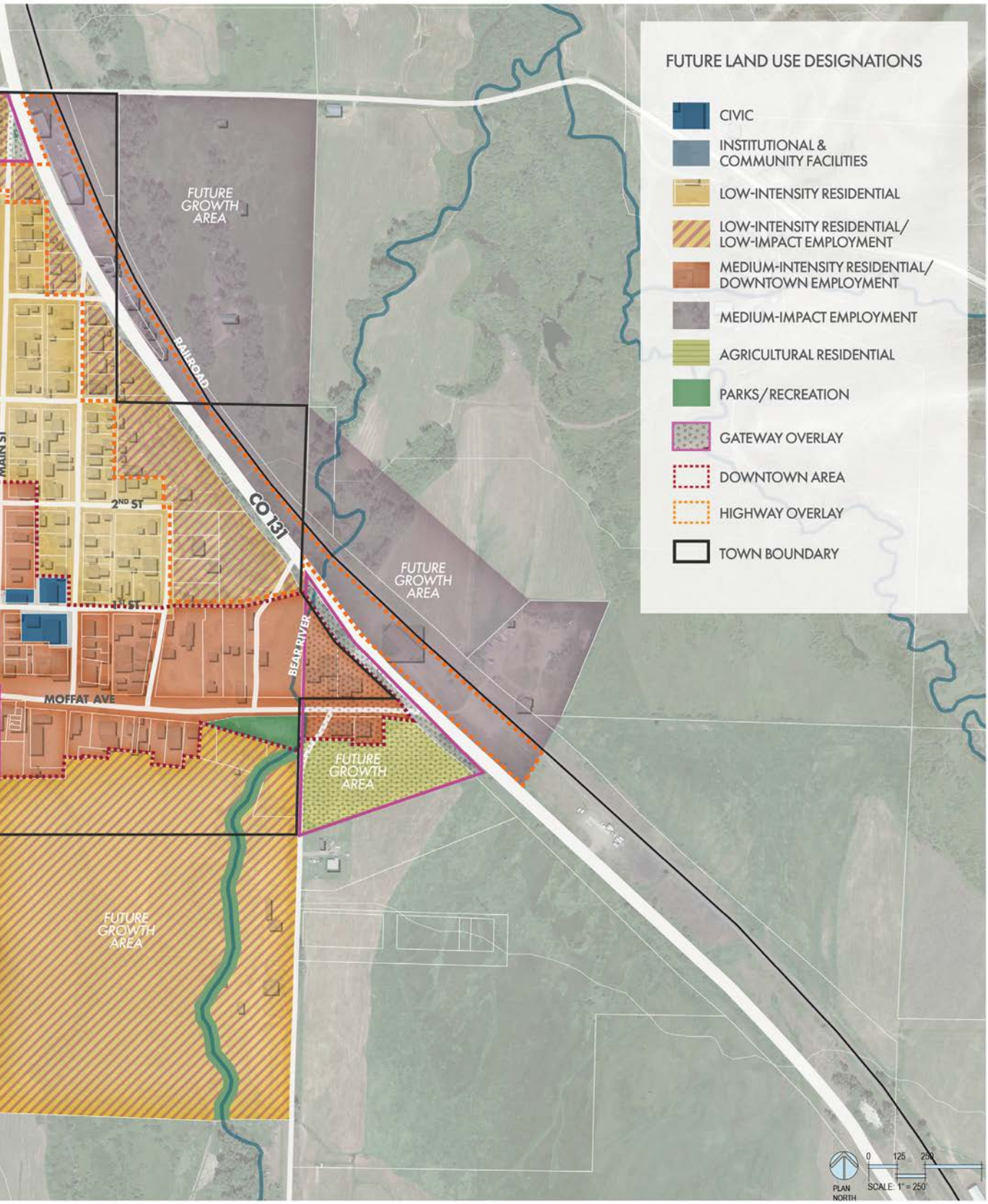
HIGHWAY OVERLAY

Properties along SH131 require an elevated standard for use and aesthetic in order to ensure an attractive face of the community. While the underlying future land uses for these locations apply, the Highway Overlay places additional limitations on these properties in order to increase the town's visibility to through travelers along the highway corridor, while screening industrial and other uses from view; contribute to Yampa's messaging of small-town, historic character to travelers along SH131; limit vehicular access conflicts with SH131; and minimize detraction from Yampa's downtown businesses. Uses that are not consistent with these goals, such as RV parks and auto-oriented retail, are prohibited. Appropriate business uses might include landscaping, construction, or trade-based businesses. Access to properties along SH131 should come from the town's existing internal road network and not from additional access points onto the highway.

AGRICULTURAL RESIDENTIAL DEVELOPMENT GUIDELINES

LAND USE AREAS	% OF TOTAL LAND AREA	RECOMMENDED LAND USES	RECOMMENDED RESIDENTIAL DENSITY
AGRICULTURAL PRESERVATION AREAS	75 – 80%	CONSERVATION AREAS, PROTECTED FARMLAND, FOOD-PRODUCTION SPACE, FARM SERVICE AREAS, EVENT SPACE, TRAILS, FARM TO TABLE RESTAURANTS, FARMER'S MARKETS AND COMMUNITY AND EDUCATION CENTERS	N/A
CLUSTERED RESIDENTIAL DEVELOPMENT AREAS	20 – 25%	CLUSTERED HOMES PROVIDING A MIX OF RESIDENTIAL HOUSING TYPES	UP TO 3 UNITS PER ACRE
OVERALL LAND AREA	**100%**	**N/A**	**1 UNIT PER 2-5 ACRES**

FUTURE LAND USE PLAN


FUTURE LAND USE DESIGNATIONS
CIVIC
INSTITUTIONAL & COMMUNITY FACILITIES
LOW-INTENSITY RESIDENTIAL
LOW-INTENSITY RESIDENTIAL/ LOW-IMPACT EMPLOYMENT
MEDIUM-INTENSITY RESIDENTIAL/ DOWNTOWN EMPLOYMENT
MEDIUM-IMPACT EMPLOYMENT
AGRICULTURAL RESIDENTIAL
PARKS/RECREATION
GATEWAY OVERLAY
DOWNTOWN AREA
HIGHWAY OVERLAY
TOWN BOUNDARY
FUTURE GROWTH AREA
FUTURE GROWTH AREA
FUTURE GROWTH AREA
FUTURE GROWTH AREA
RAILROAD
MAIN ST
2ND ST
1ST ST
CO 131
BEAR RIVER
MOFFAT AVE
PLAN NORTH
0 125 250
SCALE: 1" = 250'

GOALS, POLICIES & ACTIONS

LU Goal 1

Promote sustainable growth that preserves Yampa's historic, small-town character, makes efficient use of land, and supports development of a vibrant downtown center along Moffat Avenue and Main Street.

- LU Policy 1.1
  Create a thriving, mixed use downtown district along Moffat Avenue and the southern end of Main Street.
  - ➞ LU Action 1.1.A
    Infill retail, restaurant and service commercial uses along Moffat Ave.
  - ➞ LU Action 1.1.B
    Allow and encourage desired commercial uses in the downtown district, including convening places such as a restaurant / bar and coffee shop / café, an outdoor outfitter / recreation equipment rental business, a ReStore, added in-town lodging options, and other retail and service commercial businesses that align with the Town of Yampa's rural agricultural / ranching and outdoor recreation character and values.
  - ➞ LU Action 1.1.C
    Amend the Town zoning regulations to prohibit or require a conditional use permit for stand-alone and ground floor residential in the core business district along Moffat Avenue and the southern end of Main Street. Only allow residential as a permitted use-by-right, when located above or behind street-fronting commercial businesses in these locations.
  - ➞ LU Action 1.1.D
    Facilitate the development / renovation of buildings to provide more retail spaces ready for tenants to move in.
  - ➞ LU Action 1.1.E
    Allow and encourage / facilitate the development of more lodging in Town to increase overnight visitors (e.g., Three Bears Lodge example in P-Burg, Routt County Eagle Soaring RV Park example).
  - ➞ LU Action 1.1.F
    Provide public investment in town infrastructure to spur private investment in development opportunity sites.
  - ➞ LU Action 1.1.G
    Amend Town code to allow animal keeping in accordance with Agricultural Residential recommendations.
- LU Policy 1.2
  Protect the character of existing residential neighborhoods and develop new residential areas in appropriate locations to maintain a quiet, small-town living experience.
  - ➞ LU Action 1.2.A
    Update Town land use regulations to evaluate existing setback requirements and amend the Town code as needed to facilitate development of small lots, including minimizing setbacks for accessory structures.
  - ➞ LU Action 1.2.B
    Allow and encourage cottage industry businesses and work from home opportunities within mixed use and residential neighborhoods to support the local economy.
- LU Policy 1.3
  Encourage and facilitate infill development of vacant and underutilized parcels in town, which are located within close proximity to existing infrastructure and Town services.
- LU Policy 1.4
  Annex Future Growth Areas for development in accordance with the recommended land use guidelines provided on the Future Land Use Map, as determined to be appropriate to support the economic and housing needs of the Town of Yampa.
- LU Policy 1.5
  Access to Future Growth Areas should

occur in a manner that provides high-quality multimodal connections to future development and complements existing town road infrastructure. The road network should be compatible with site topography and sensitive to environmental resources. To the extent possible, development should be organized efficiently to allow road connectivity and prevent dead-ends; preservation of existing environmental and agricultural resources should be given priority in the design of future access and circulation.

LU Goal 2

Improve Town Gateway entries to enhance the sense of arrival to the Town of Yampa at the three Town Gateway Overlay locations shown on the Future Land Use Map.

- LU Policy 2.1
  Provide enhanced signage and landscaping at the Town Gateways, including:
  1. North end of Town at the 131 / Main St. intersection
  2. South end of Town at the 131 / Moffat Ave. intersection
  3. West end of Town at the CR 7 / Moffat Ave. intersection
  - → LU Action 2.1.A
    Fund implementation of the recommendations outlined in the 2016 Wayfinding Master Plan to add recommended signage and landscaping improvements in identified Town Gateway locations.

LU Goal 3

Increase the Town of Yampa's visibility along the State Highway 131 (SH131) corridor to increase visitation into town and boost customers to support local businesses.

- LU Policy 3.1
  Improve / increase signage for the Town of Yampa on SH131, along the northern and southern approaches to Town, and at the two Town Gateway Locations on Highway 131.
  - → LU Action 3.1.A
    Work collaboratively with Routt County and CDOT to permit and install the 2016 Wayfinding Master Plan recommended signage in identified locations along SH131.
- LU Policy 3.2
  Allow and encourage expanded commercial businesses along SH131 within the existing Town limits and the identified Future Growth Areas (once annexed), which are visible to people driving on the highway, drawing more attention to Town, and encouraging visitors to stop.
  - → LU Action 3.2.A
    A meat processing plant with a retail storefront selling local meat has been identified as a desirable land use along SH131 by the community. Work collaboratively with interested landowners, ranchers, hunters, community members and investors to facilitate development of this use, potentially as a community co-op.
- LU Policy 3.3
  Protect views of agricultural / ranch lands and open space along the SH131 corridor and mitigate the visual impact of medium-employment land uses on the east side of SH131.
  - → LU Action 3.3.A
    Create a Corridor Plan to protect the views along the highway and buffer / screen medium-employment industrial uses from view.

LU Goal 4

Increase housing opportunities to add 50 – 90 additional residential housing units to the Town of Yampa community over the next 10 years, targeting construction of an average of 4-9 new homes per year.

- LU Policy 4.1
  Infill residential development on vacant and underutilized lots in town, and annex identified Future Growth Areas outside

town boundaries for additional residential housing.

- ➞ LU Action 4.1.A
  Look at housing site opportunities within Town, such as the potential to redevelop the existing in-town mobile home parks to provide improved and expanded affordable housing options for local residents.
- ➞ LU Action 4.1.B
  Create a local housing authority and/or coordinate with local or regional housing authorities to include the Town of Yampa.
- ➞ LU Action 4.1.C
  Amend the current code restrictions to allow accessory dwelling units (ADUs) as a permitted accessory use on residential properties throughout Town.
- ➞ LU Action 4.1.D
  Amend the Town code to remove minimum dwelling size standards.

- LU Policy 4.2
  When planning for additional housing, key considerations include:

  1. Protect views of the Flat Tops to the west.
  2. Maintain the single-family character of existing neighborhoods.
  3. In the downtown commercial areas, incorporate residential units above or behind commercial businesses fronting Moffat Avenue and Main Street.

- LU Policy 4.3
  Ensure newly created housing is available for local residents / employees through appropriate mechanisms, such as but not limited to the following:

  1. Develop partnerships with local employers (e.g., the School District and USFS) to develop workforce housing on identified opportunity sites and provide first right of refusal for their Yampa-based employees in need of housing.
  2. Encourage and facilitate development of live/work units, to provide housing in association with operating a business in town. Utilize restrictive covenants or other recorded mechanisms to preserve these housing units for employee housing.

LU Goal 5

Regulate short-term rentals to allow this lodging use in a manner that contributes positively to the local economy, while mitigating potentially negative impacts on the long-term housing supply and the character of residential neighborhoods. Utilize restrictive covenants or other recorded mechanisms to preserve these housing units for employee housing.

- ➞ LU Action 5.1.A
  Create short-term rental regulations to allow this use with limits and balance this use with long term housing needs. Include a limit on the total number of short-term rental (STR) licenses in Town and owner occupancy requirements. For example, 180 days / year qualifies as owner occupancy.

  1. Evaluate the region's lodging capacity when setting limits on the number of STRs allowed, taking into account nearby lodging such as Yampa Downtown and Three Bears Lodge in Phippsburg.
  2. Consider not requiring owner occupancy for STRs within the downtown commercial area to encourage expanded lodging options Downtown.

- ➞ LU Action 5.1.B
  Implement a short-term rental lodging tax and/or licensing fee, which have been suggested by the community as an additional funding strategy for public investments in downtown revitalization, parks improvements and local business enhancement efforts.

LU Goal 6

Protect and preserve environmental resources and environmentally sensitive areas.

- LU Policy 6.1
  Development in environmentally sensitive areas should be avoided to the maximum extent possible. Minimize and mitigate impacts where site conditions preclude the ability to avoid all environmentally sensitive areas.

- LU Policy 6.2
  Protect river corridors from development. Development within the riparian areas along the Bear River, Yampa River and Phillips Creek should be discouraged to preserve riparian ecological functions and wildlife habitat.
  - Action 6.2.A
    Implement water body setback regulations to require new development is setback at least 25 feet from all water bodies.
  - Action 6.2.B
    Provide open space buffer areas along river corridors and develop a community trail network within preserved river corridor open space areas.

- LU Policy 6.3
  Maintain the Bear River, Bird and Nickell ditches to ensure an adequate water supply for agricultural operations, and work to preserve and enhance stream flows in the Bear River to support viable fish populations and riparian ecological functions.

- LU Policy 6.4
  Provide long-term protection and no net loss of wetlands. Where wetland impacts cannot be avoided, require that impacts are minimized and appropriately mitigated.
  - Action 6.4.A
    Where wetland impacts are proposed to be mitigated, require greater or equal replacement of wetland functions and values through wetlands restoration or creation.

- LU Policy 6.5
  Development on slopes steeper than 30 percent shall be discouraged. Soil studies shall accompany any development proposal within areas of unstable slope, slope complex failure or steep slopes. Prior to development approval, plans shall be submitted identifying measures to address soil problems.

- LU Policy 6.6
  Any development proposed on the vegetated hillsides surrounding Town shall incorporate wildfire hazard mitigation measures, including defensible space in accordance with the guidelines promulgated by the Routt County Department of Emergency Management.

- LU Policy 6.7
  Ensure outdoor lighting within Town is dark sky compliant to reduce glare, light trespass and skyglow and preserve the night sky.
  - Action 6.7.A
    Amend the Town Code to adopt dark sky lighting regulations that will reduce glare, light trespass and skyglow to preserve the night sky.

CHAPTER 5

DOWNTOWN REVITALIZATION & PLACEMAKING

BACKGROUND

The Town of Yampa's small-town feel, historic downtown architecture, and celebrated in-town events (e.g., 4th of July and Christmas Eve with Santa) are highly valued by the community as key attributes to be protected and preserved. Yampa's historic buildings are recognized as a valuable community asset that forms the basis of the town's identity and offers opportunity to attract visitors and promote community pride. Downtown buildings on the National Historic Register include the newly renovated Town Hall/ Crossan's and Antlers Café & Bar.

The loss of the historic Royal Hotel to fire in 2015 was a significant social and cultural loss for the community. There is a strong desire among Town residents to rebuild the Royal Hotel as it previously stood, with its historic, Western façade fronting Moffat Avenue, to again serve as a community gathering space and a social and cultural landmark for the town in a complementary manner that pays tribute to its original historic, Western facade fronting Moffat Avenue. There is also a broader community desire to revitalize downtown to offer a vibrant business environment and more opportunities for social interaction within local businesses, such as restaurants and coffee shops, and lively public spaces.

The Town-owned Royal Hotel property provides a key redevelopment opportunity to spur downtown revitalization efforts, potentially as part of a larger redevelopment involving the adjacent post office and mobile home park properties, if supported by these private property owners. Moffat Avenue is a precious resource during the Town's annual 4th of July celebration, used as a rodeo ground on the 4th of July and a community event space. In conjunction with the Royal Hotel redevelopment, the community would like to see the Moffat Avenue right-of-way enhanced to provide an attractive streetscape and useable downtown gathering space.

2018 DOWNTOWN ENHANCEMENT PLAN & 2016 WAYFINDING MASTER PLAN

There have been two key planning efforts conducted since the loss of the Royal Hotel, which outline viable strategies to revitalize and activate the downtown area. Key goals established in the 2018 Downtown Enhancement Plan are to:

1. Make downtown attractive for business.
2. Draw folks in from the highway.
3. Attract a controlled flow of tourism.
4. Enhance the downtown experience for pedestrians, drivers, local residents and guests.

5. Strengthen the sense of place and identity of Yampa.

Recommended improvements outlined in the Downtown Enhancement Plan include:

1. Creating a stamped pavement town square at the Main Street / Moffat Avenue intersection
2. Adding concrete sidewalks or boardwalk along Main Street and Moffat Avenue
3. Installing streetscape enhancements, such as street lighting, planters, public art, seating, and improved signage.
4. Providing community space within the Royal Hotel redevelopment.
5. Developing a new outdoor community space / playground on First Street.

The 2016 Wayfinding Master Plan identifies primary town arrival points and circulation routes and proposed signage to enhance these areas and frame the downtown district.

ROYAL HOTEL SITE

Schematic designs for redevelopment of the Royal Hotel site are included in this Plan, together with schematic designs for a larger redevelopment including the adjacent post office and mobile home park properties. These sites provide a key redevelopment opportunity to be implemented through a public-private partnership.

The following ideas and recommendations for redevelopment of the Royal Hotel site have been provided by the community during the Comprehensive Plan update process.

- Provide a mix of uses on the site, with commercial on the ground floor and housing, lodging, or office above.
- Provide sales tax generating businesses on the ground floor that serve as a community gathering space and offer live music and events.
- The community would like to the Royal Hotel site redeveloped in a manner that complements Old Yampa charm / historic architecture.

Suggested uses to be incorporated into the new development include:

- Restaurant and bar downstairs
- Housing, lodging, or office upstairs
- Drug store
- Theater
- Post office - Integration of the post office with the development can serve as a 'loss leader' that ofers an economic benefit to a commercial business on the ground floor.

Redevelopment of the Royal Hotel site may be achieved through one of the following recommended mechanisms:

- Public-Private Partnership, where the Town partners with a private owner, operator, or investor but retains at least partial control of the site.
- Town Sale of Land, where the Town fully transfers ownership of the land but places stipulations on outcomes for the site via codes, design guidelines, deed restrictions, and/or other tools.

GOALS, POLICIES & ACTIONS

DR Goal 1

Revitalize Yampa's downtown to offer a vibrant business environment, attractive streetscape and community convening places.

- DR Policy 1.1
  Implement the following recommended downtown design improvements.

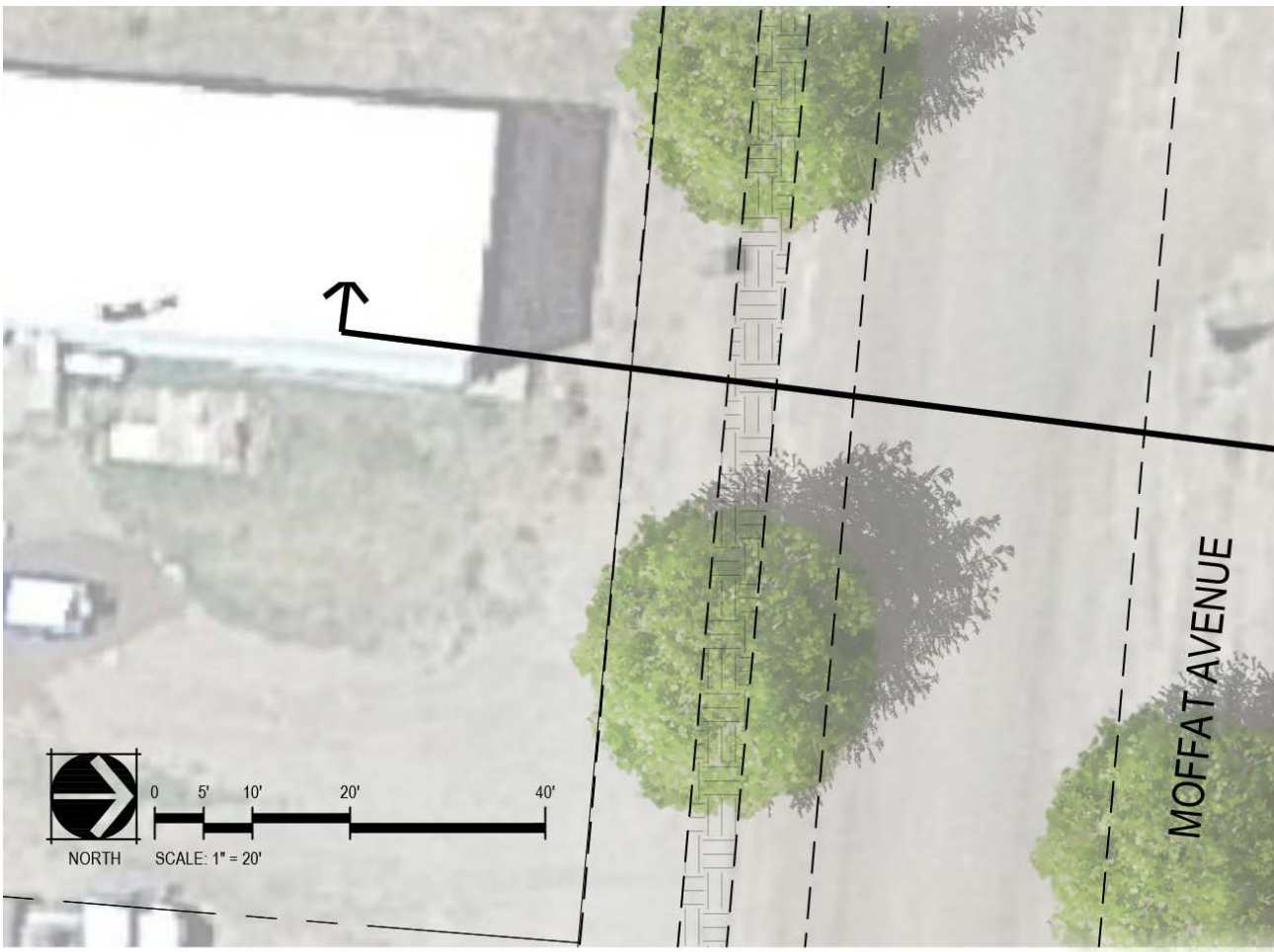
1. A 10-foot wide concrete sidewalk should be built along both sides of Main Street and Moffat Avenue.
2. Proposed development along Moffat Avenue should remain within setbacks established by existing conditions to ensure space for community events, including the annual horse polo and race.
3. Keep Moffat Avenue unpaved to accommodate the annual horse polo and race.
4. Incorporate a 5-foot wide tree lawn.
5. On-street parking along Moffat Avenue is encouraged to be parallel on the south side and nose-in on the north side; and the majority of parking should be provided with access via alleys or connecting streets.
6. New buildings along Moffat Avenue should be placed near the street edge to welcome pedestrians and continue a "main street" character.
7. Outdoor patios and areas for community gatherings should be encouraged with new developments.
8. Future buildings, including the Royal Hotel site should embrace the Yampa architectural aesthetic and traditional façade.
9. Alleyways provide opportunities for connections between walkways, patios and event spaces.
10. Mixed use development is encouraged to meet business and housing growth needs, with residential located above or behind ground floor street-fronting commercial businesses.
11. Flexible retail spaces are encouraged to facilitate co-locating different uses / businesses seasonally.
12. Two- to three-story buildings are recommended for buildings with housing units, lodging, and office space provided on upper levels.
13. Residential is encouraged half of a block from Moffat Avenue, including:
    - Tiny Homes 800-1,200 square feet
    - Paired Homes 1,200-2,000 square feet
    - Single Family Detached Homes 2,000-3,000 square feet
14. A minimum of two parking spaces per residential unit is encouraged.
15. Implement amenity recommendations from the 2018 Downtown Enhancement Plan, including:
    - A Town square with permeable or stamped paving at intersection of Main Street and Moffat Avenue
    - Benches
    - Public Artwork
    - Mobile Street Planters
    - Community and Event Signage
16. Other site furnishings to consider:
    - Trash Receptacles
    - Dog Waste Stations
    - Outdoor Seasonal Lighting, e.g. string lights downtown, flags, activated storefront windows.
17. Amenities and site furnishings should be resilient to winter weather conditions.

- DR Policy 1.2
  Redevelop the Royal Hotel site, potentially as part of a larger redevelopment involving the adjacent post office and mobile home properties, if supported by these private property owners. Key design recommendations include:

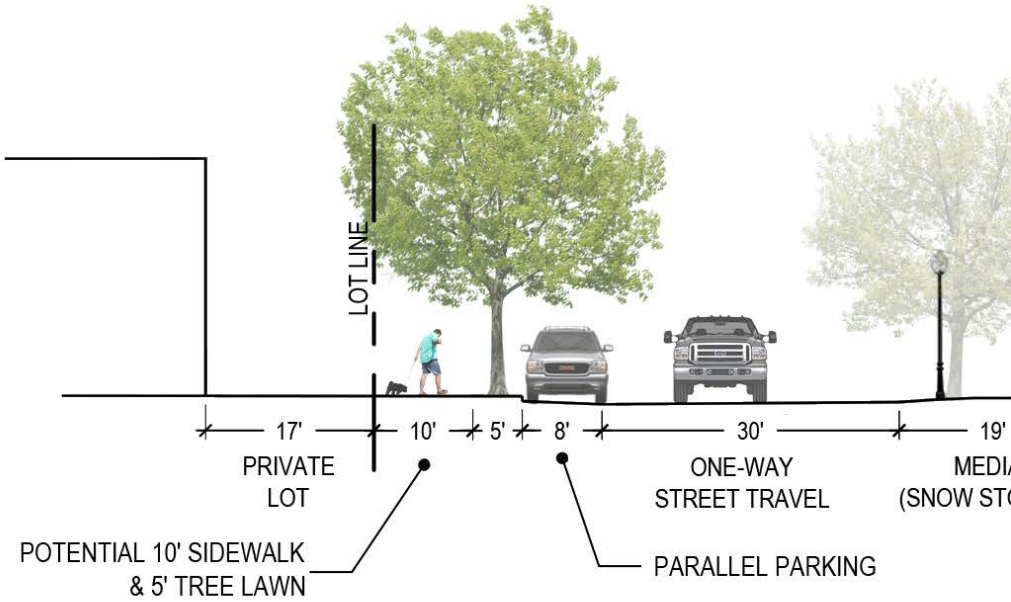
1. Provide a mix of uses on the site, with commercial on the ground floor and housing or lodging above.
2. Provide sales tax generating businesses on the ground floor that serve as a community gathering space and offer live music and events. Community space within the ground level of the Royal Hotel site is needed and should be prioritized.
3. Recommended ground-floor level building uses include restaurant and bar, coffee shop, brewery and potentially a small "USFS Outpost / Visitor Center .

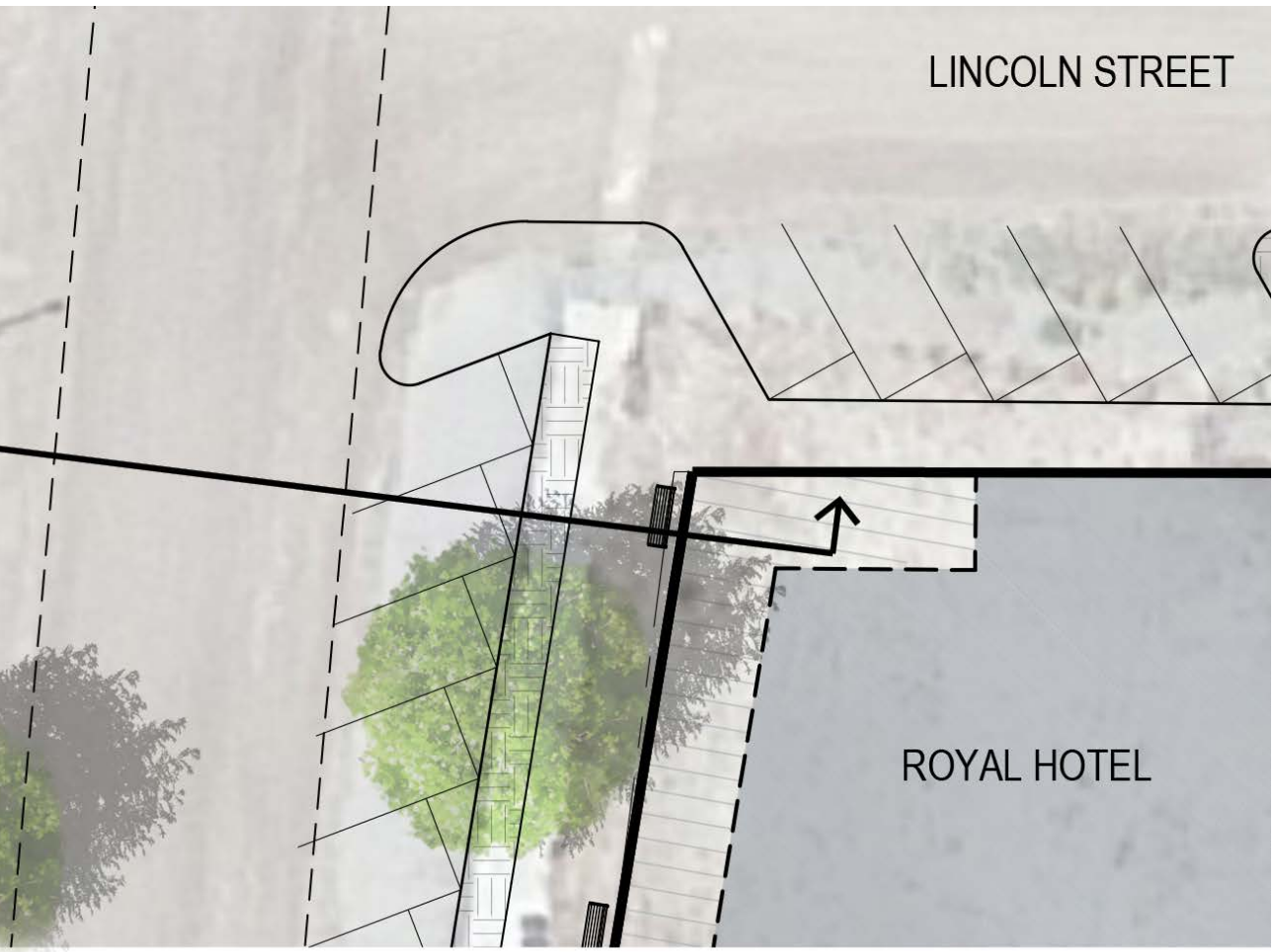
→ Redevelop the Royal Hotel site in a manner that complements Old Yampa charm / historic architecture. Providing a complementary aesthetic to the traditional architectural façade of the original Royal Hotel is important.

4. If the Royal Hotel, Post Office or mobile home sites are redeveloped, a new post office should be included on-site concurrently with the overall site plan.
5. A cultural center and stage for performances and events should be considered.
6. Building upon old footprint as the old Royal Hotel should be considered for a sense of preservation.
7. Mixed use along Moffat Avenue should be encouraged to provide for businesses and housing needs.
8. Any proposed building space should be flexible to change over time with new needs of the community.
9. Space for markets, multiple tenants and retailers unable to immediately commit to leases should be considered.
10. Outdoor patios and area for community gatherings are important.
11. Housing units are highly needed and should have priority for the second levels of any new buildings along Moffat Avenue.
12. Tiny homes are an appropriate option for residential units on the rear / north side of the existing mobile home site.
13. Duplexes and larger single family detached homes for families should be considered on the north side of the mobile home site, 1/2 block north near E. 1st Street.
14. With any considered housing, garages and private yard space are essential.
15. Town Board may consider removing any regulatory barriers to quickly bring these sites to fruition.
16. Commercial frontage along Moffat Avenue should be encouraged to maintain community "main street" feel.
17. Proposed designs should not encroach Moffat Avenue any further than existing conditions

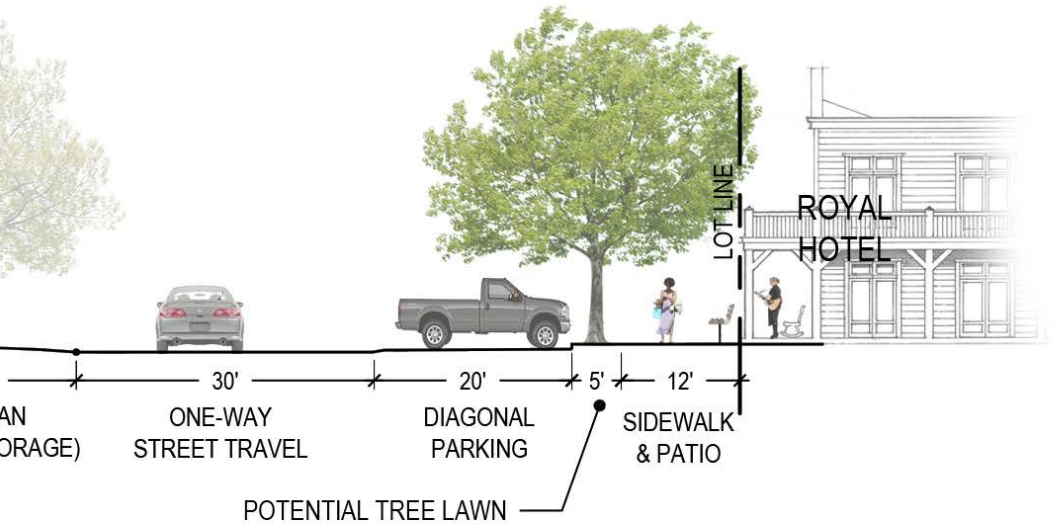


MOFFAT AVENUE CR





ROSS-SECTION



APPROXIMATE PROPERTY LINE
EXISTING FENCE
TO REMAIN
PLANTING BED
10'
6' WALK
55'
ROYAL HOTEL
7,225 SF
FLOOR SPACE
(2 LEVELS)
65'
LINCOLN STREET
7 SPACES
5 SPACES
ALLEY
EXISTING 10' SIDEWALK
10'
PORCH AT GRADE
BALCONY ABOVE
7'
13'
SIDEWALK
EXISTING
POST OFFICE
9 SPACES
BENCH + PLANTERS
MOFFAT AVENUE
APPROXIMATE PROPERTY LINE

SCHEMATIC A

CHARACTER IMAGE 1 - ORIGINAL ROYAL HOTEL

CHARACTER IMAGE 2 - YAMPA TOWN HALL

DESCRIPTION OF SCHEMATIC A

- Building footprint allows for 7,225 square feet of floor space between two levels, with a first floor porch along the front side, covered by a 10-foot deep balcony.
- Site improvements carry through the post office site, while preserving the existing post office building. Patio space, shared parking and landscape improvements cohesively join the neighboring buildings.
- Space surrounding the building is provided for pedestrian circulation, desirable site furnishings and maintenance, such as trash removal.
- 11 total parking spaces are provided with access from each adjacent street or alley.

APPROXIMATE PROPERTY LINE
EXISTING FENCE
TO REMAIN
PLANTING BED
6' WALK
LINCOLN STREET
7 SPACES
ROYAL HOTEL
+ POST OFFICE
9,194 SF
FLOOR SPACE
(2 LEVELS)
9 SPACES
ALLEY
TING 10' SIDEWALK
PORCH AT GRADE
BALCONY ABOVE
SIDEWALK
9 SPACES
BENCH + PLANTERS
MOFFAT AVENUE
APPROXIMATE PROPERTY LINE

SCHEMATIC B

CHARACTER IMAGE 1 - ORIGINAL ROYAL HOTEL

DESCRIPTION OF SCHEMATIC B

- Option B continues with design parameters mentioned above while replacing the existing post office building.
- This site plan combines the post office with the future Royal Hotel building for a cohesive redevelopment of the two sites. 9,194 square feet of floor space is provided between two levels.
- 25 total parking spaces are provided with access from each adjacent street

E. 1ST STREET
SINGLE FAMILY DETACHED HOMES
60' x 84' LOTS
2 CAR GARAGE
1,300 SF FOOTPRINT
20'
PAIRED HOMES
25' x 70' LOTS
600 SF FOOTPRINT
25'
LINCOLN STREET
ALLEY
RICH AVENUE
EXISTING FENCE TO REMAIN
APPROXIMATE PROPERTY LINE
PLANTING BED
6' WALK
11'
70'
30'
5' WALK
13 SPACES
4 SPACES
7 SPACES
75'
65'
ROYAL HOTEL
9,690 SF FLOOR SPACE
(2 LEVELS)
30'
24'
16'
RETAIL 1st LEVEL
RESIDENTIAL 2nd LEVEL
1st LEVEL: 7,550 SF
2nd LEVEL: 8,000 SF
EXISTING 10' SIDEWALK
10'
9'
13'
SIDEWALK
5 SPACES
15'
10' SIDEWALK
4 SPACES
PORCH AT GRADE
BALCONY ABOVE
BENCHES + PLANTERS
OUTDOOR PATIO SPACE
WITH SEATING + TABLES
MOFFAT AVENUE
COVERED PORCH AT GRADE
(STORY ABOVE)
23'

SCHEMATIC C

CHARACTER IMAGE 1 - MIXED-USE TWO-STORY "MAIN STREET"

DESCRIPTION OF SCHEMATIC C

- Also building upon design possibilities described above, option C incorporates the neighboring site to the east that currently encompasses mobile homes.
- A slightly larger building footprint is provided with 9,690 square feet of floor space.
- Patios on either side of the alley join the two blocks for pedestrian connectivity. This also provides an opportunity for event space by temporarily restricting traffic access to the southern alleyway.
- With parallel parking instead of diagonal, this plan allows for a tree lawn along Moffat Avenue.
- 14 total parking spaces are provided on the Royal Hotel site and while this is lower than option B, the site plan exhibits the option for more community, restaurant or other space for building tenants' use.
- On the eastern site, a proposed building offers 7,550 square feet for retail space at ground level and 8,000 square feet of residential space on the second level. To welcome patrons, covered porches are located at each corner along Moffat Avenue, as well as patios on both sides with seating, tables and planters to accommodate any commercial or retail use.
- Behind the proposed mixed-use building, 13 parking spaces are accessed from Rich Avenue and the alley.
- Along E. 1st Street, three single-family-detached homes are provided with 2,600 square feet of floor space and two-car garages.
- Eight paired home units encompass the middle of the site, each with 1,200 square feet of floor space and two-car garages, accessed from Rich Avenue or the adjacent alley. These homes front each other with a shared concrete walk, connecting to the south.

SCHEMATIC C - PHASED

CHARACTER IMAGE 1 - TINY HOME

CHARACTER IMAGE 2 - TEMPORARY FOOD TRUCK PARK

DESCRIPTION OF SCHEMATIC C - PHASED

- In the situation that phasing development benefits this area, this plan displays an option for the south portion of the site to be developed later on with temporary community event space that is flexible to accommodate cultural events and scheduled food truck opportunities.

- A temporary stage is provided for small performances and local shows.

- Encircled with mobile seating and tables, an open lawn space allows for yard games.

- This schematic site plan provides the option of ten tiny homes of 1,200 square feet with two-car garages on lots a minimum of 2,450 square feet. With garages connected to Rich Avenue and the adjacent alley, homes face a public green corridor with a 6-foot concrete path.

to ensure space for community events, including the annual 4th of July horse polo and race events.

18. Parking should be adequately provided for site uses.

19. Underground parking is not feasible with local water table.

20. Three sites along the north side of Moffat Avenue are explored by these schematics plans:

- Vacant Royal Hotel site - 0.21 acres / 9,150 square feet
- Adjacent Post Office site - 0.05 acres / 2,290 square feet
- Mobile home site to the east - 1.11 acres / 48,352 square feet

21. Each plan sits within setbacks established by existing conditions to ensure space for community events, while situated near the street to engage pedestrians and continue "main street" character.

22. Building footprints provide abundant floor space taking advantage of the allowable acreage while providing space for activities and parking.

23. A 10-foot-wide concrete sidewalk aligns with the existing sidewalk across Lincoln Street. Additional space allows for planters, benches, and other desirable site furnishings.

24. Ample vehicular parking spaces are provided with the assumption that event parking will be provided off-site. Aisles are accessible via each surrounding street and alleyway. Diagonal spaces are recommended along Moffat Avenue for the one-way traffic direction.

25. Tree grates and planters are provided throughout to enhance the site with landscape material.

26. Patio space is provided for community events, tenant use and visitors.

The following site plan schematic design options have been developed to meet the design recommendations above.

(Refer to Schematics A, B, C and C Phased)

- DR Policy 2.3
  Work collaboratively with the US Postal Service to develop and implement a plan to keep the post office in Town.

DR Actions:

1. Develop design criteria for the downtown area based on the downtown design recommendations in DR Policy 1.1.

2. Pursue public private partnerships to revitalize and redevelop the Royal Hotel site and other identified properties within the downtown area, to help guide implementation of the downtown design recommendations outlined in this Plan.

3. Partner with organizations such as Historic Routt County to implement these strategies and to help with applying for state and federal grant funding and project management.

4. Join the Colorado Main Street program to become eligible for grant assistance with downtown revitalization projects.

5. Develop a business support program to provide subsidies for new business startups, façade improvements, and signage within the downtown area. This can work in conjunction with grant funding (e.g., REDI grants) secured by the Town.

CHAPTER 6

HISTORIC & CULTURAL RESOURCES

BACKGROUND

There are significant historic and cultural assets dispersed throughout Yampa, as identified in this Plan chapter, which should be protected and used as context to inform and guide future development throughout Town.

The Town of Yampa has existed since the early 1880's, when the area around Egeria Park was homesteaded. The first settlers came to Egeria Park in 1882. It was in 1885 that the present town of Craig changed its name from Yampa to Craig. At that time, the small settlement in Egeria Park decided to call itself Yampa, for the locally abundant yampa plant. The surrounding valley retained the name of Egeria Park for many years. The Town, located on a popular stage route, began to flourish in the late nineteenth century.

By 1906, when Yampa incorporated, the town had nine saloons, four general stores, three real estate offices, two hotels, two banks, two drug stores, a newspaper, a hospital, a new school, an opera house, a bowling alley and a town hall. Phone service became available in 1907, the railroad reached Yampa in 1908, and a public water system was completed in 1909. Yampa's prosperity continued into the 1920's, when lettuce and spinach were farmed and shipped via the railroad.

Yampa's development since its incorporation 117 years ago is directly related to its physical environment and the historic pattern of its built infrastructure - the proximity of Yampa to productive ranching land, natural resources and scenic recreational areas, coupled with its location on a rail line and state highway. The Town has approximately the same number of residents today as it did when it incorporated.

PHYSICAL ENVIRONMENT

Yampa is situated within a relatively flat, agricultural river valley, at the base of a steep hillside located at the southwest edge of Town. The hillside forms the nose of a ridge that runs southwest towards the Flat Tops, a concentration of flat-topped headlands dominated by the White River Plateau. East of Town the river valley is bounded by a ridge rising approximately 450 feet above the valley floor and running in a northeasterly direction.

The predominant vegetation type on the uplands and hillsides surrounding the irrigated agricultural land is mountain shub/sagebrush. Large stands of the conifer/aspen plant community are found at higher elevations along mostly north-facing slopes. The other predominant native vegetation type is the large cottonwood/willow community found along the riparian corridor. The cottonwoods

form a highly visible stand of trees as they follow the drainages, including a large stand along State Highway 131 as it parallels the Bear River. Cottonwoods, Colorado blue spruce, and other conifers such as lodgepole and ponderosa pine are the dominant tree species found along Yampa's streets and yards. Other trees planted throughout Town include crabapple, aspen, and various species of the prunus genus (cherry). Common shrub species include willows, lilacs, shrub roses, junipers and euonymus.

The dominant scenic resources of the area consist of the surrounding open lands and ranchlands, the Flat Top mountains, and several volcanic remnants, including the formation referred to as the Finger Rock, located south of Town. The most significant views from within Town are the views of the Flat Tops (visible from the northern half of Town), several of the spectacular volcanic remnants, and the white chalk cliffs to the southeast of Town. The tall line of cottonwoods lining the Bear River and State Highway 131 are also very important visually, providing vertical contrast with the surrounding agricultural lands.

BUILT ENVIRONMENT

Agriculture, primarily ranching, is the dominant land character of the area surrounding Yampa. The form of the Town as it has been developed over the years defines Yampa's built character. The Town is platted on a grid pattern, with roads and alleys aligned north-south and east-west. The grid pattern provides a sense of legibility, which continued when the Snowden subdivision was platted on the northwest side of town.

This legibility is balanced by the natural environment, which provides some variation in the grid as the river winds through the east side of town and the hillside rises on the west side of town. The river and hillside, as well as the highway and railroad corridor, provide a very strong sense of containment to the Town, establishing definable edges. State Highway 131, lined with large cottonwoods on one side and the railroad on the other, forms a particularly strong edge along the east side of town. County Road 17 also delineates an "urban-rural" edge on the north side of Town.

The Bird and Nickell ditches are critical to existing agricultural uses and important attributes of the cultural landscape to be preserved and protected. – Can HRC or the Historical Society provide more info on these ditches and any recommended policies for preserving them?

Within the grid, Moffat Avenue and Main Street provide an organizing framework, with a clear sense of where the center of town is and where the different neighborhoods begin and end. A mix of residential, institutional, office, retail and other commercial uses are interrupted by numerous vacant lots on Moffat Avenue, the Town's major east-west thoroughfare. Moffat Avenue, with its wide unpaved right-of-way centered by large concrete pedestals showcasing historic-style streetlights, contrasts with a more modest Main Street, Yampa's only paved thoroughfare. Main Street is a cohesive combination of institutional and residential use, serving as the north-south spine of the community. Residential neighborhoods fill out the majority of the community. Residential lot sizes average 6,000 square feet in older areas and 9,000 square feet in the more recently developed Snowden Subdivision.

HISTORIC STRUCTURES

Yampa is fortunate to have numerous historic buildings that attract visitors and contribute to Yampa's character and identity. Historic structures are local points of interest that reflect the cultural heritage of the town. Many of the buildings in Yampa were built before 1930 and remnants of the produce industry are still visible in Yampa, with one of nine original lettuce sheds still standing on the east side of State Highway 131, which was built in 1937. The Historic Assets map identifies the location of a number of notable historic buildings throughout Town.

[HRC has provided suggested additions to the Historic Assets inventory, which are being reviewed by the Historical Society and will be incorporated as appropriate. We're in the process of obtaining updated info from the Historical Society and/or Town Staff to complete this section.]

RECOMMENDATIONS

A key goal of the Yampa Comprehensive Plan is to preserve the historic, small-town character of Yampa. A primary reason people choose to reside in or visit Yampa is because of its distinct historic character and small-town feel, and this historic character forms the basis of the community's identity. Preserving and restoring historic buildings to their full potential and leveraging infill development opportunities that complement Yampa's historic resources are important strategies to enhance the economic vitality of the community and protect Yampa's cultural and historic heritage.

This section of the Plan establishes goals, policies and actions to guide the preservation of critical historic resources. The recommended policies and actions are intended to guide future decisions and communicate to current and future property owners that the community values and seeks to preserve structures that contribute to the cultural heritage of the town. These historic preservation policies also establish a framework for infill and redevelopment and ensure that new structures complement historic development patterns and resources.

It is important to note that one of the key principles of new design in a historic context is that the new buildings should be of their own time, respectful but not replicative. New structures – commercial, residential and/or mixed use – should be designed so that a person visiting Yampa would not think that the new structures are "old" and were constructed at the same time as the historic buildings. Historic preservation best practices and National Park Service standards state that new infill buildings in a historic town should not replicate but reinforce a "sense of place".

ECONOMIC AND ENVIRONMENTAL BENEFITS OF HISTORIC PRESERVATION FOR YAMPA

Historic preservation is a form of development that adds real economic value to the community. Authentic historic character is a major draw for visitors and residents, and investment in historic preservation often provides higher returns than new development. Preservation of the built environment and cultural landscapes contributes to neighborhood vitality, livability, authenticity, quality of life and economy. Also, new infill development complementary to the character of the community is vitally important in meeting community needs and showcasing community values.

Preservation adds significant economic value. There are many studies available, both in Colorado and nationally, that show real estate values in communities that preserve and incorporate historic buildings and neighborhoods are higher than in those who don't. Many developers seek out opportunities to rehabilitate and incorporate historic properties in their developments because of the value that authentic history adds to the marketability of their projects.

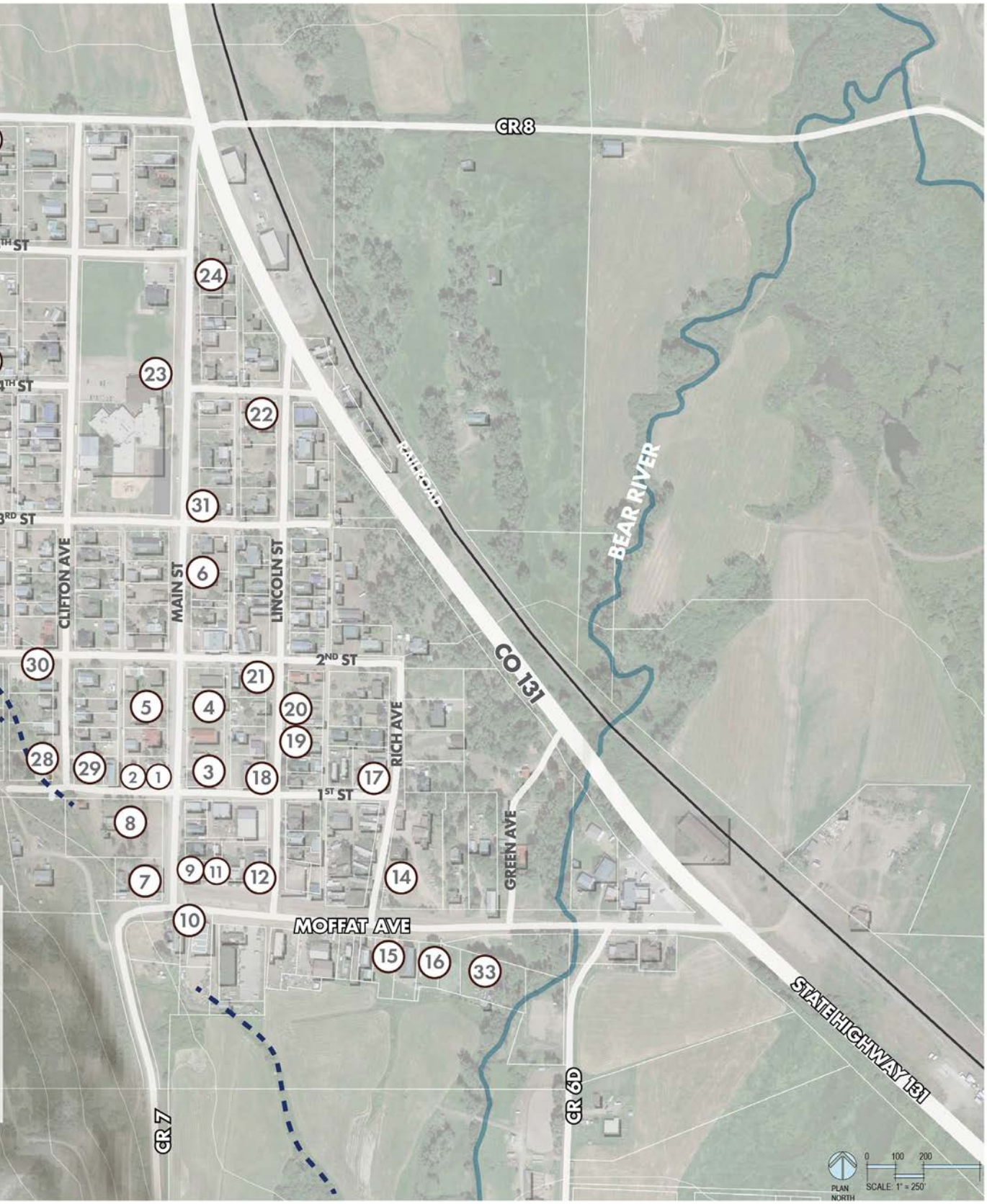
Historic preservation is also environmentally sustainable. According to the groundbreaking study, The Greenest Building: Quantifying the Environmental Value of Building Reuse, "when comparing buildings of equivalent size and function, building reuse almost always

HISTORIC ASSETS

1. BANK OF YAMPA (YAMPA MUSEUM)
2. YAMPA JAIL
3. CANNANT - BELL MERCANTILE (TOWN HALL/CROSSAN'S)
4. GUMPRECHT HOUSE (PARSONAGE)
5. JUDGE CARLE'S HOUSE (PRIVATE RESIDENCE)
6. NAZARENE CHURCH (PRIVATE RESIDENCE)
7. FIX - BOWER MERCANTILE (MONTGOMERY'S GENERAL STORE)
8. AMANDA FIX HOUSE (PRIVATE RESIDENCE)
9. YAMPA SALOON (PRIVATE RESIDENCE)
10. ANTLER'S HOTEL & CAFE
11. MILLINERY SHOP (PRIVATE RESIDENCE)
12. CONGREGATIONAL CHURCH (COMMUNITY CHURCH)
13. REDMOND CABIN
14. VAN CAMP'S
15. HERNAGE STORE (PRIVATE RESIDENCE)
16. ARNOLD HOUSE (PRIVATE RESIDENCE)
17. DR. COLE'S HOSPITAL (PRIVATE RESIDENCE)
18. LADIES AID HALL
19. CONGREGATIONAL PARSONAGE (PRIVATE RESIDENCE)
20. JUDGE MORNING'S HOUSE (PRIVATE RESIDENCE)
21. ALLEN HOUSE (PRIVATE RESIDENCE)
22. BRICK HOUSE (PRIVATE RESIDENCE)
23. SCHOOL
24. WILLIAM BIRD'S TOWN HOUSE (PRIVATE RESIDENCE)
25. CREAMERY (PRIVATE RESIDENCE)
26. MONTGOMERY HOUSE (PRIVATE RESIDENCE)
27. SEVERS - BEMIS HOMESTEAD (PRIVATE RESIDENCE)
28. MCCLURE'S BLACKSMITH SHOP (PRIVATE SHOP)
29. WOODMSEN OF THE WORLD - MASONIC LODGE

30. AMERICAN LEGION
31. 349 MAIN STREEET
32. BARN AND OUT BUILDINGS (FOREST SERVICE)
33. 501 MAIN STREET - CABIN
34. BIRD AND NICK DITCHES

HISTORIC ASSETS


CR 8
4TH ST
3RD ST
2ND ST
1ST ST
MOFFAT AVE
CLIFTON AVE
MAIN ST
LINCOLN ST
RICH AVE
GREEN AVE
RAILROAD
BEAR RIVER
CO 131
STATE HIGHWAY 131
CR 7
CR 6D
1
2
3
4
5
6
7
8
9
10
11
12
14
15
16
17
18
19
20
21
22
23
24
28
29
30
31
33
PLAN NORTH
0 100 200
SCALE: 1" = 250'

offers environmental savings over demolition and new construction, because the energy, resources, and carbon emissions involved in harvesting, processing, fabricating, and transporting raw materials during original construction typically outweighs the energy and resources needed to repair and reuse existing buildings. Plus, historic preservation is the ultimate recycling project, as it keeps valuable materials from the landfill."

GOALS, POLICIES & ACTIONS

HC Goal 1

Preserve and protect the unique historic character of the Town of Yampa for current and future generations.

- HC Policy 1.1
  Historic Preservation Plan and Town Code Updates - Create and implement a historic preservation plan for the Town of Yampa to encourage preservation of existing historic buildings and ensure new development is complimentary to the Town's existing historic character.
  - ➞ HC Action 1.1.A
    Work collaboratively with local and regional partners such as Historic Routt County and the Yampa Egeria Historical Society to develop a historic preservation plan, architectural guidelines and streetscape design standards to maintain the historic character (look and feel) of Town.
    In drafting historic preservation policies and design guidelines for infill and redevelopment in Yampa, key topics that should be considered include:

    6. Neighborhood context and historic development patterns - The proposed design should appropriately incorporate or respond to existing historic assets, and should not erode or compromise such assets.

    7. Historic, current and desired street and streetscape character – The proposed development and site improvements should support and strengthen the existing street edge, character and maintenance regimes.

- Setbacks and/or Build-to-Lines along the sidewalk should reinforce the existing pedestrian character of Yampa's town center.
  - ➞ Local architectural character:
- Building height and form should contribute positively to the street and existing, adjacent buildings. Building heights should be consistent with the height of other buildings on the same block or the desired character if the site is unique or evolving.
- Building massing should respond to the surrounding context. The massing of new buildings should be generally consistent with surrounding buildings.
- Architectural details and composition should relate in a complementary way to the existing context.
- Building façades should include a composition of architectural details that reflect Yampa's local character.
  - ➞ Building façades should include design elements, such as bays, changes in wall plane or materials reflecting the historic development pattern to maintain a welcoming pedestrian scale.
  - ➞ Large expanses of blank mirrored or opaque façades should be avoided on any street-facing building façade.
  - ➞ All street-facing, ground level façades should have architectural detailing consistent with traditional storefront

design to break up the overall scale of an extended, lengthy building façade.

- Building materials should be attractive and appropriate to the scale and character of Yampa.
- Windows and doors should be designed with scale, proportions and articulation appropriate to Yampa, forming a positive relationship with the architectural character of surrounding buildings.
  - ➞ Human scaled decorative details such as display windows, recessed doors/ entrances, high-quality materials, colors, and lighting should be incorporated on the lower levels of the building to enhance the pedestrian experience and interest at the street level.
- Roofs (edges, cornices and overhangs) should be designed in an attractive, functional and complimentary manner.
  - ➞ HC Action 1.1.B. Amend the Town Code to include development regulations that ensure new infill development will be compatible with the surrounding historic context. Design guidelines for infill and redevelopment should address items including lot coverage, building height, orientation and placement (setbacks or build-to-lines). Note – make this a high priority action item in Chapter 8: Implementation.
  - ➞ HC Action 1.1.B.1. Form a working group to work with the Town Board during code adoption on standards that should be incorporated into the Town Code.
- HC Policy 1.2
  Stewardship and Education – Preserve and enhance the character and structural integrity of the Town's historic structures while encouraging rehabilitation and adaptive reuse of privately owned historic resources.
  - ➞ HC Action 1.2.A
    Provide educational resources and incentives so that residents, property owners and visitors are well-informed stewards of Yampa's rich history.
  - ➞ HC Action 1.2.B
    Offer a variety of tools and incentives to promote historic preservation and expand awareness of financial resources available at the local, State and Federal levels for historic preservation funding (e.g., grants, tax credits, etc.)
- HC Policy 1.3
  Resource Conservation – Encourage maintenance of historic properties in a manner that improves energy efficiency and resource conservation while maintaining architectural integrity.
- HC Policy 1.4
  Integration – Maintain and enhance existing cultural and historic resources as part of infrastructure and transportation improvements.

[This is an additional policy from the 1997 Yampa Master Plan that we can carry forward and amend as appropriate…

- The Town shall encourage the rehabilitation of historic structures by private landowners. Buildings officially registered as historic structures shall be preserved wherever possible.
  The Town shall consider the following sites for County historic designation:
  - ➞ Amanda Fix House
  - ➞ Antlers Bar
  - ➞ Town Hall / Crossan's Market
  - ➞ Hernage Mercantile Store
  - ➞ Ladies Aid Hall
  - ➞ Masonic Hall
  - ➞ Montgomery's General Store
  - ➞ Nazarene Church
  - ➞ Van Camp House

This list is not intended to be exclusive.

[Historic preservation policies from the Routt County Comprehensive Plan for consideration:

Policies:

1. The importance of preservation of cultural and historic resources, including

archeological sites, historic structures, natural areas, and agricultural landscapes should be considered in the review of proposed new land uses.

2. Support adaptive reuse of historic structures.

3. Encourage new development to incorporate, complement, or reuse historic structures and cultural places or elements.

4. Allocate resources and identify additional funding sources to maintain the cultural heritage of structures, lands, vistas and other locations of significance.

5. Recognize that modern needs for technology and connectivity are not incompatible with historical and cultural preservation and can typically be integrated into preservation and adaptive reuse projects without compromise to technological or preservation objectives.

Other Actions to consider:

- The Museum is a historic, town owned building in need of significant repair and maintenance. This is a priority to undertake quickly.

[Insert historic Town photos throughout Chapter – get photos from HRC and Yampa Egeria Historical Society]

Reference documents used to write this chapter include:

- 1997 Yampa Master Plan
- Routt County Comp Plan
- Yampa Valley Voice Article and HRC Letters
- Historic architectural guidance document from Donna and Noreen
- Town of Yampa Walking Tour Pamphlet, prepared by Yampa Egeria Historical Society]

CHAPTER 7

ECONOMIC DEVELOPMENT

BACKGROUND

Yampa has a number of attributes that position the community to capitalize on regional economic activity and attract broader visitation. In particular, access to nature and natural beauty, historic character, and abundant recreation opportunities are capable of attracting tourism, and businesses such as Van Camp Cabins, Antlers Café & Bar, and Montgomery's General Merchandise already take advantage of out-of-town patrons to support their operations. Yampa has long benefited from its location along State Highway 131, between the Bear River, which joins with Phillips Creek to become the Yampa River, and Flat Top Wilderness Area. With an abundance of wildlife, riparian land, hiking trails, and headwaters, Yampa is one of the state's leading destinations for hunters, anglers, and outdoor enthusiasts. Despite these opportunities, the town has also been faced with challenges in recent years such as business closures, a weak tax base, a lack of downtown vibrancy, an aging population, and poor condition of housing.

Unlike Steamboat Springs with its year-round resort-based economy, and Oak Creek, once solely reliant on coal mine operations but now a region-serving hub of commercial activity, Yampa's economy continues to be highly cyclical. Recent investment interest has been largely residential, a trend that is expected to continue with a growing gap between average wage rates and housing costs. Since residential development tends to generate fewer municipal resources, compared to non-residential development, while also commanding more municipal services, to achieve a sustainable economic balance, the town will need to focus its economic development efforts on growing, sustaining, and diversifying its base of commercial and industrial businesses. In order to effectively accomplish certain economic development objectives in pursuit of sustainability, while remaining committed to preserving its past, Yampa will need to be highly strategic with its assets, resources, and land.

Key findings from the community outreach and engagement include:

1. Local Business Environment: The community recognizes the challenge of sustaining local businesses, and there is frustration around seasonal and permanent closures.
2. Housing Needs: There is support for some level of additional housing to provide more supply, support local business, and house employees.
3. Historic Character: Yampa's historic buildings are recognized as a valuable community asset that forms the basis of the town's identity and offers opportunity to attract visitors and promote community pride

4. Downtown Revitalization: There is desire to revitalize downtown to encourage visitation and offer historic character, a vibrant business environment, and community gathering space. The Royal Hotel site is seen as an opportunity site for viable businesses and/or community space.

Related key issues identified through analysis and community engagement include the seasonality of the town, the lack of suitable and available retail space, and the lack of highway presence to encourage passing travelers to venture into town. The community's small year-round population, along with the confinement of tourism to the summer and fall months, results in few patrons in the off-season, making it difficult for local businesses to thrive.

To position the community for success over the coming 10-20 years, policies must be oriented to support sustainable local business, a primary goal of this Plan.

RECOMMENDATIONS

Like many smaller communities in the Yampa Valley, Yampa is at a critical crossroads regarding the role it wants to play in the South Routt economy. While preservation of open space and agricultural lands and climate action sustainability remain regional priorities, residents generally want to see growth continue, as long as it is focused in more urban centers and the area's natural and cultural resources are protected. If Yampa wants to be a receiving ground for even a fraction of this growth, it will be imperative that it invest in its economic development "infrastructure."

To create an enhanced business environment and more robust local economy, the town should capitalize on opportunities to increase housing supply, improve downtown vibrancy, encourage the creation of space for businesses, and increase highway visibility.

The preliminary market analysis identified five takeaways that should be considered when developing goals, policies, and action items for the Comprehensive Plan Update.

1. Before imposing additional fees or implementing programs with a monetary impact on private sector development or business ventures for the purpose of preserving or protecting community assets or generating revenue to fund public improvements, quantify potential cost-benefits.
2. Programs to encourage development of affordable and/or attainable housing units will be more easily implemented near-term than supportive strategies to encourage commercial development.
3. Market support for new investment (residential and non-residential) will be primarily driven by demand from residents outside the town boundaries, including those residing either full- or part-time in the Yampa Trade Area, and visitors to the region.
4. Given industry thresholds necessary to sustain new investment or reinvestment, along with size and characteristics of individual markets in the Yampa Valley, regional partnerships and programs are likely.
5. Priority initiatives should be oriented toward "readying the environment" or positioning the town and sites within it for investment by improving physical conditions, minimizing regulatory conflicts, and securing matching monetary resources.

CATALYST SITES & AREAS

Catalyst investment is the act of strategically using resources (monetary, workforce, connection) in a manner likely to have a positive economic ripple effect in a particular location or area.

Criteria used to select sites included the following:

- Potential to support a market opportunity (physical capacity, contextually appropriate, site access and visibility),
- Opportunity to strengthen and/or link existing districts or activity centers,
- Ability to leverage existing or planned public investment,
- Surrounded by supportive physical environment (presence of parks, open space, etc.),
- Favorable property ownership (willing seller at reasonable price, public or private), OR
- Available for acquisition,
- Vacant or under-utilized,
- Improved (existing utilities within property or access to them),
- Compatible with policies and regulations (or ability to overcome),
- Financial resources (or incentives) available to bridge economic "gap", and
- Presence of supportive entities - adjacent landowners, neighborhood, institutional.

Based on these criteria, the below sites or areas were selected as potential catalyst sites to be considered for public investment, incentives, or realignment of regulations. The catalyst sites table and accompanying map present site information and the specific opportunity present for each site or area.

COAL INDUSTRY TRANSITION

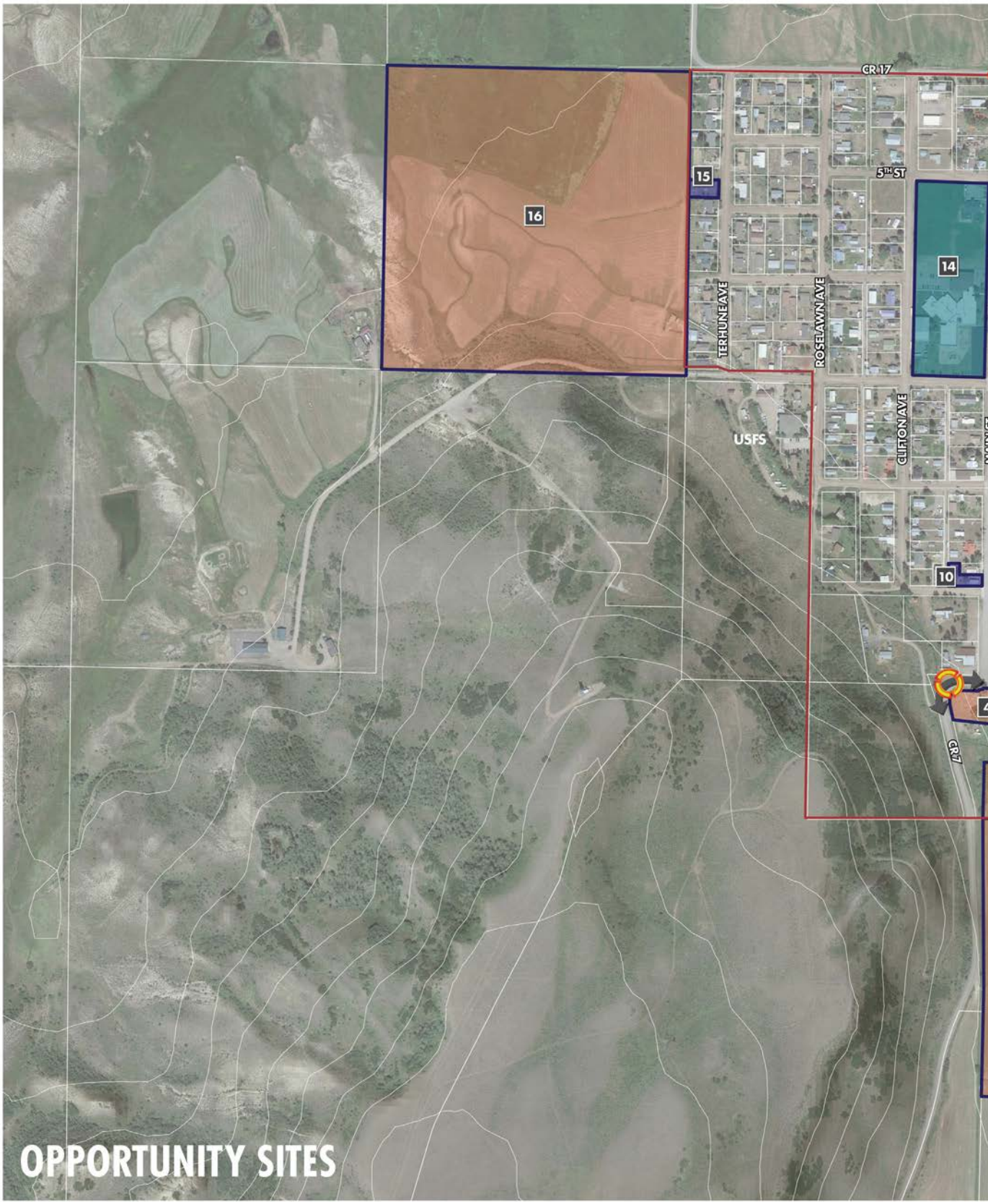
As explained in the Colorado Just Transition Action Plan, dated December 31, 2020, "Colorado, like the nation, is transitioning away from coal as a fuel for generating electricity." Reasons cited include increased competition from other energy sources, concerns for the public's health, and climatic impacts from coal production. To assist communities that have "powered Colorado for generations," the Colorado General Assembly, in 2019, passed HB 19-1314 that pledged state support for "a just and inclusive transition" away from coal. Over the year that followed, and relying on both technical analyses and qualitative input, four communities or regions encompassing six counties likely to experience the most negative impacts of coal-fired power plant closures were identified, and classified as "Tier One Transition Communities." The Yampa Valley, including portions of Routt, Moffat, and Rio Blanco counties, and the communities of Craig, Hayden, and Yampa, as a home to two coal-fired power plants and four coal mines, is one of those communities.

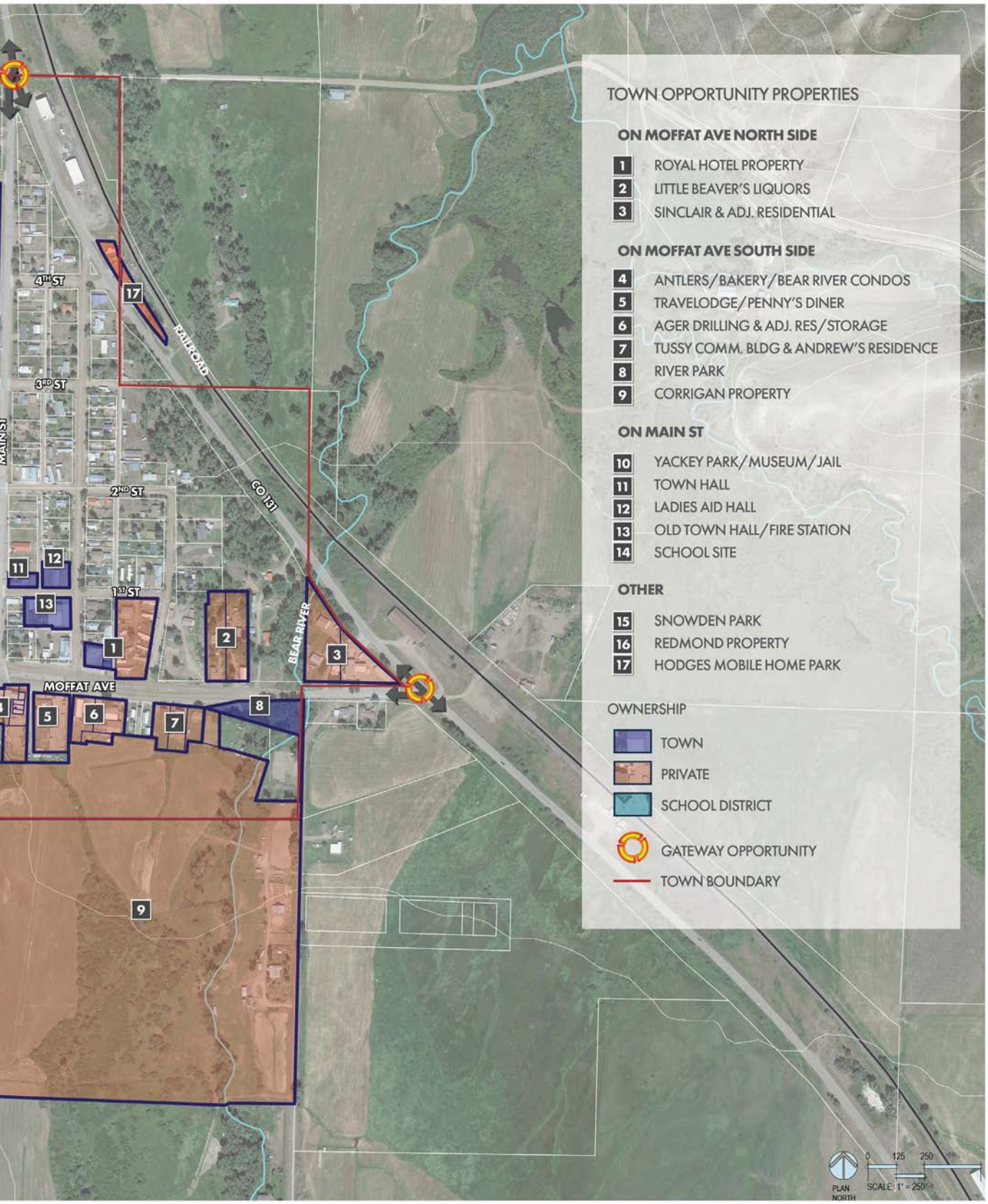
The most immediate needs identified for communities like Yampa with economies historically dependent on coal extraction, were job creation for workers affected by plant shutdowns, sources of funding for public schools and other social services to replace income previously provided by the plant operators, new supplies of clean energy for local use, and preservation of their identity and role in the region. Strategic initiatives to address these concerns are identified in the economic development strategic document that accompanies this 2023 Yampa Comprehensive Plan. Recommendations presented therein were informed by both local investigations of local and region-serving assets that could be leveraged, key among them being proximity to the BHSF rail line, and lessons learned from the experience of communities in other states presented with similar challenges. Empirical data has shown that cultivating a path forward after closure of

these facilities, necessitates a comprehensive understanding of an area's economic development infrastructure, including those attributes that present locational benefits, among them, access to railroads, waterways, or ports.

Once source of funding for activities associated with Yampa's transition from coal-dependence will likely include those being made available through a partnership of the Office of Just Transition (OJT), housed within the Colorado Department of Labor & Employment, and Office of Economic Development & International Trade (OEDIT). In 2022, the Colorado General Assembly earmarked monies to both of these agencies to support coal transitioning communities. As of the date of this plan, Town Staff have already applied for grants from this first phase of funding assistance. Communications from these organizations suggests there will be additional appropriations, making this a priority resource for Yampa's ongoing efforts.

Site #	Parcel #(s)	Area (ac)	Site Description	Ownership	Opportunity
On Moffat Ave North Side					
1	169610101 169610202 169607000	1.58	Royal Hotel site + post office + adjacent mobile home park	Town + Private	Commercial (active/gathering use, e.g., restaurant, bar, lounge, coffee shop), mixed use, multifamily residential/ lodging
2	169606004 169606002	1.7	Little Beaver's Liquors complex (Little Beaver's + duplex + 3 houses)	Private	Commercial, mixed use, multifamily residential
3	233700002 233700001	2.26	Sinclair + adjacent residential/ storage lot	Private	Gateway, commercial
On Moffat Ave South Side					
4	284900001 313100002 313200001 313200002 313200003 313200004 313277001 313100003	1.4	Antlers / Bakery / Bear River Condos + posterior lot	Private	Commercial, mixed use, multifamily residential
5	203000001	0.93	Travelodge / Penny's Diner	Private	Commercial, mixed use, multifamily residential (to replace Penny's); lodging improvements (Travelodge)
6	129500036 129500030 129501005	1.04	Ager Drilling + adjacent residence + posterior lot	Private + Town	Commercial, mixed use, multifamily residential
7	129500022 129500019 129500016	0.95	Tussey commercial building + uninhabited garage + Andrews residence	Private	Commercial, mixed use, multifamily residential
8	965151005	0.98	River Park	Town	Park upgrades
9	129500013 965151001 965151003	47.7	Corrigan property (incorporated & unincorporated)	Private	Residential, heavy commercial, light industrial
On Main St					
10	124502001	0.23	Museum/Jail/Yackey Park	Town	Park upgrades, outdoor gathering/seating
11	144501001	0.18	Town Hall	Town	Indoor gathering/meeting space, outdoor seating/gathering space
12	144501029	0.31	Ladies Aid Hall	Town	Indoor gathering/meeting space, outdoor seating/gathering space
13	145111009	0.6	Old Town Hall / Fire Station	Town	Building upgrades, personnel space, community event space
14	100401001	6.0	School site (preschool + elementary school + fields)	School District	Recreation fields, recreation center
Other					
15	157706005	0.24	Snowden Park	Town	Park upgrades
16	965103001	41.0	Redmond property (unincorporated)	Private	Residential, heavy commercial, light industrial
17	144505001 965104002	0.5	Hodges Mobile Home Park (incorporated & unincorporated)	Private	Heavy commercial, light industrial


OPPORTUNITY SITES
CR 17
5TH ST
15
16
14
TERHUNE AVE
ROSELAWN AVE
CLIFTON AVE
USFS
10
CR 7


TOWN OPPORTUNITY PROPERTIES
ON MOFFAT AVE NORTH SIDE
1 ROYAL HOTEL PROPERTY
2 LITTLE BEAVER'S LIQUORS
3 SINCLAIR & ADJ. RESIDENTIAL
ON MOFFAT AVE SOUTH SIDE
4 ANTLERS/BAKERY/BEAR RIVER CONDOS
5 TRAVELODGE/PENNY'S DINER
6 AGER DRILLING & ADJ. RES/STORAGE
7 TUSSY COMM. BLDG & ANDREW'S RESIDENCE
8 RIVER PARK
9 CORRIGAN PROPERTY
ON MAIN ST
10 YACKEY PARK/MUSEUM/JAIL
11 TOWN HALL
12 LADIES AID HALL
13 OLD TOWN HALL/FIRE STATION
14 SCHOOL SITE
OTHER
15 SNOWDEN PARK
16 REDMOND PROPERTY
17 HODGES MOBILE HOME PARK
OWNERSHIP
TOWN
PRIVATE
SCHOOL DISTRICT
GATEWAY OPPORTUNITY
TOWN BOUNDARY
4TH ST
3RD ST
2ND ST
1ST ST
MAIN ST
MOFFAT AVE
RAILROAD
CO 151
BEAR RIVER
PLAN NORTH
0 125 250
SCALE: 1" = 250'

GOALS & POLICIES

ED Goal 1

Establish a supportive business climate including adoption of codes and standards that provide greater certainty for existing and new businesses.

- Policy 1.1
  Maintain an effective regulatory framework to make sure sound planning principles are followed and the stated recommendations are implementable.
  - Action 1.1.A
    Update the existing land use code, incorporating business and industry classifications based on potential impacts rather than building type.
- Policy 1.2
  Ensure codes and regulations reflect the nuances and needs of different environments such as downtown, commercial corridors, residential neighborhoods, and centers of business.
  - Action 1.2.1
    Investigate the feasibility of a legacy code which benefits those businesses with a storied history in the Yampa Valley.
- Policy 1.2.2
  Solicit Routt County to amend existing sign restrictions to allow for directional signage along SH131.
  - Action 1.2.3
    Investigate the potential for, and merits of, promoting Yampa businesses on interstate signage.
  - Action 1.2.4
    Ensure code amendments allow for outdoor seating associated with food service businesses, and food truck licensing and parking.
  - Action 1.2.5
    Investigate the feasibility of a commercial overlay zone to ensure commercial frontage along critical roadways including for Moffat Avenue.
  - Action 1.2.6
    Use best practices from Main Street America and similar organizations that understand nuances associated with operating businesses in a downtown environment, and develop a business plan that fosters a level of certainty for residents and visitors without adversely impacting the operators' quality-of-life.
- Policy 1.3
  Guarantee regional awareness about the community's vision and intentions regarding growth and development in the town and its larger area of influence.
  - Action 1.3.1
    Continually monitor regional land use issues affecting Routt County and municipalities in South Routt, by participating in discussions and other planning efforts, and where appropriate, by securing intergovernmental agreements.
  - Action 1.3.2
    Establish a "review and comment" circulation system for all development proposals within the town boundaries and three-mile area of influence that includes participation by the forest service, fire protection district, school district, utility companies, and Routt County.
  - Action 1.3.3
    Share this plan with other South Routt communities and the county ensure a shared understanding of local goals and objectives.

ED Goal 2

Foster healthy economic growth while maintaining Yampa's western heritage and small-town character.

- Policy 2.1
  Encourage businesses which support use of the area's natural resources including local outfitting groups, recreational guides, and others so as to avoid the loss of retail sales to other communities.
  - ➞ Action 2.1.1
    Explore strategies to support businesses unable to provide year-round service due to operational limitations (e.g., securing qualified operators, attracting and housing employees, ensuring access to mechanical technicians, guaranteeing product and supply deliveries.)
- Policy 2.2
  Maintain the existing small-town atmosphere while encouraging a diversity of industries and businesses that provide basic goods and services, and desired community facilities.
  - ➞ Action 2.2.1
    Promote businesses that meet the needs of area residents across a broad spectrum of ages, incomes, and abilities.

ED Goal 3

Enhance the community's appearance and visitor experience.

- Policy 3.1
  Encourage the use of quality materials in new development and redevelopment projects.
  - ➞ Action 3.1.1
    Establish design standards for key corridors (e.g., Moffat Avenue) in keeping with the community's western heritage and small-town scale.
  - ➞ Action 3.1.2
    Develop recognizable gateways at key entry points to the community, and continue design elements throughout downtown area.
  - ➞ Action 3.1.3
    Expand on recommendations presented in Yampa Downtown Enhancement Plan to inform wayfinding and gateway treatments throughout the community.
- Policy 3.2
  Encourage preservation of sensitive or unique undevelopable land in the Yampa Valley, including tracts on hillsides and steep slopes, for the benefit of current and future residents, and visitors, but also to retain the town's western heritage.
  - ➞ Action 3.2.1
    As part of the referral review process, development proposals suspected of having the potential to adversely impact threatened or endangered species or critical habitats, will be required to complete appropriate investigations, either providing proof to the contrary or a plan for mitigation.
- Policy 3.3
  Partner with local and regional groups to deliver more community festivals and events, such as the "Yampa Stampede" to grow awareness about the community and support local businesses.
  - ➞ Action 3.3.1
    Until resources are available to support either a part-time or full-time advocate for marketing downtown and the larger community, establish a task force of interested individuals to prepare a calendar of events and share it with various communication outlets.

ED Goal 4

Ensure the community's infrastructure contributes to the area's quality-of-life while supporting a sustainable economy.

- Policy 4.1
  Create and maintain an adequate tax base to meet the Town's needs and to provide for public amenities and open space acquisition as desired by local residents.
  - ➞ Action 4.1.1
    Identify viable locations for local, state and regional emergency response facilities, and continually re-evaluate their suitability based on new development and redevelopment projects.

- Action 4.1.2
  Develop a strategy to engage local property owners and the US Postal Service for the purpose of maintaining a presence in Yampa (e.g., centralized regional location for package delivery).
- Action 4.1.3
  Investigate the cost of rerouting water to Bear River and incorporating walking trail improvements as part of a larger program to connect different parts of community and promote use of alternative modes of transportation.

- Policy 4.2
  Support connections between land uses and residents.
  - Action 4.2.1
    Develop a vehicular and non-vehicular mobility plan that identifies future locations for improvements that link residential neighborhoods to key activity nodes in the community.
  - Action 4.2.2
    Plan for an integrated transportation system that supports all modes of mobility.

ED Goal 5

Grow and diversify the area's housing stock while protecting existing neighborhoods and preserving natural amenities.

- Policy 5.1
  Encourage a clustered residential development pattern on large tracts of land.
  - Action 5.1.1
    Establish residential development standards for parcels located on the fringe of the community that employs smart planning principles that preserve view corridors, allow for the efficient delivery of infrastructure and utilities, and protect sensitive land features.
- Policy 5.2
  Ensure future code amendments include allowances for a range of affordable and workforce housing products, use of different building materials, and legal structure with which they are allowed to be owned and transferred.
  - Action 5.2.1
    Establish development standards for mobile home parks, container housing, tiny houses, and other less-traditional product types to ensure they are served by complete streets, utilities, and infrastructure.
  - Action 5.2.2
    Until there is sufficient market support for additional lodging units, allow residential product types that can fill this void including short-term and seasonal rentals, and accommodations for seasonal co-living.
- Policy 5.3
  Partner with any and all public and institutional partners to address the existing dearth of workforce housing units.
- Policy 5.3.1
  Participate with Oak Creek and other South Routt agencies in establishing a housing needs program for teachers and other local employees.
- Policy 5.3.2
  Work with the school district and other public sector partners to investigate the feasibility of creating a municipal housing authority.
- Policy 5.4
  Promote development of housing units that reflect a diversity of lifestyles – permanent, part-time, workforce, age restricted, and others.
  - Action 5.4.1
    Offer incentives to developments that incorporate a variety of housing product types at different price points.
  - Action 5.4.2
    Investigate the feasibility of developing an RV Park either within the town limits, or its Three-Mile Area of Influence with a sufficient number of hook-ups and

facilities for waste disposal to assure its economic viability.

- Policy 5.5
  Support home maintenance to protect the public's health and safeguard the area's building stock.
  - Action 5.5.1
    Sponsor or support an annual event that demonstrates various home maintenance activities.

ED Goal 6

Provide an economically stable and resilient environment for business and industry informed by sound decision-making.

- Policy 6.1
  Provide the highest propriety to projects proposed within developable areas of the town, particularly those that can be easily served by existing utilities.
  - Action 6.1.1
    Establish a policy supporting this practice.
- Policy 6.2
  Preserve land best suited for commercial and industrial uses, including within newly annexed areas, to protect Yampa's potential for an expanded tax and employment base.
  - Action 6.2.1
    Adopt an annexation policy with criteria intended to protect the long-term vision for the community expressed in this Plan.
- Policy 6.2.2
  Annex properties of a sufficient size to accommodate businesses and industries currently disallowed by existing zoning classifications.
- Policy 6.3
  Maintain an understanding of the fiscal impact of all new property investment projects, annexations, and rezonings.
  - Action 6.3.1
    Evaluate future applications for development on a case-by-case basis to ensure the town and other service providers are able to maintain or expand existing levels of service, while preserving the existing character of the area.
  - Action 6.3.2
    Establish a policy ensuring growth in the community will be indexed to the ability of the town and other public agencies to provide services (without significant investment in infrastructure or utilities).
  - Action 6.3.3
    Quantify the remaining capacity of infrastructure and utilities, consider anticipated rates of growth, develop a capital improvement plan, and establish a schedule of impact fees which reflect these investigations.
  - Action 6.3.4
    Require developments with the potential to place an undue burden on service capacity "pay their way" by exacting assessment fees.

ED Goal 7

Demonstrate public commitment through investment in essential infrastructure and services.

- Policy 7.1
  Conduct an organizational audit to understand the need for additional staff or contractors in certain service areas to accomplish initiatives identified in the plan.
  - Action 7.1.1
    Solicit individuals and businesses in South Routt interested in contracting with the town to provide maintenance services on public roadways.
- Policy 7.2
  Prioritize recommended capital improvements to most effectively leverage desired private investment.
  - Action 7.2.1
    Complete roadway improvements in the

downtown area, including demarcation of parking spaces, provision of shared parking facilities, dust mitigation on Moffat Avenue, and sidewalk enhancements appropriate for seasonal weather conditions.

- Policy 7.3
  Investigate the feasibility of building new or retrofitting existing space for a community incubator to support entrepreneurial endeavors.

ED Goal 8

Partner with public and private individuals and entities to address deficiencies in the built environment, services and facilities.

US FOREST SERVICE & YAMPA FIRE PROTECTION DISTRICT

- Policy 8.1
  Maintain regular communication with the US Forest Service regarding their priority initiatives, and opportunities to partner in addressing shared community goals.
  - Action 8.1.1
    Continually inquire about the US Forest Service's priority initiatives and service needs, including any increases in demand for utilities (e.g., water) to remain aware of and plan for potential impacts on existing supply and service levels.
  - Action 8.1.2
    Host discussions between the US Forest Service and Yampa Fire Protection District to explore the viability of integrating their services.

SOUTH ROUTT SCHOOL DISTRICT

- Policy 8.2
  Maintain regular communication with the South Routt School District regarding their priority initiatives, and opportunities to partner in addressing shared community goals.
  - Action 8.2.1
    Explore the potential to partner with area business support organizations and the district to increase training opportunities for individuals in trades that support the local economy.
  - Action 8.2.2
    Depending on the results of the district's ongoing facilities planning initiative, request a policy supporting partnerships to improve under-developed and undeveloped property with community-serving recreational facilities.
  - Action 8.2.3
    Provide capital or resource support for the district's marketing efforts to attract students from other Routt County communities and unincorporated areas by growing their list of student offerings, and in so doing make SOROCO schools attractive to parents in South Routt who have a choice in schools.
  - Action 8.2.4
    Capitalize on the District's receipt of Response, Innovation, and Student Equity (RISE) Grant by facilitating partnerships with individuals and entities that can use their facilities (e.g., commercial kitchen facilities) to grow business concepts.
  - Action 8.2.5
    Support the District's Real Co Action non-profit working group by soliciting interest among potential citizen mentors.
  - Action 8.2.6
    Assist the District with pursuing supplemental dollars and programs to offset extraordinary expenses and needs associated with pre-school, daycare, and before and after childcare programs.
  - Action 8.2.7
    Assist the district in promoting their nationally-recognized internship

program by including a reference to it in appropriate town materials and communications.

MISCELLANEOUS

- Policy 8.3
  Increase opportunities for educating the community about governmental and utility operations and offerings.
  - Action 8.3.1
    Create a community newsletter, or expand on an existing communication vehicle, to foster community awareness about the town's efforts to advance the recommendations of this Plan.
  - Action 8.3.2
    Continue coordinating with service and utility providers to maintain and improve service levels and grow public awareness of challenges and priorities.
  - Action 8.3.3
    Work with region-serving economic development entities and educational and training groups to foster business development in areas that support local businesses and industries, including meat processing, packaging, and delivery.
  - Action 8.3.4
    Reach out to other South Routt entities who could benefit from a consistent transportation system and coordinate creation of a training and licensing program, and acquisition of equipment, with a particular emphasis on growing the number of CDL licensed drivers (e.g., athletic bus, regional transportation vehicles and programs).
  - Action 8.3.5
    Monitor the timing and capacity of internet infrastructure, and continually communicate this information to citizens and business interests.

ED Goal 9

Assist private sector investors and other public partners interested in advancing community objectives overcome economic challenges.

- Policy 9.1
  Based on findings from analyses completed in the context of this Plan, make available appropriate incentive resources to assist private interests in overcoming financial obstacles to investment.
  - Action 9.2.1
    Secure resources and put in place tools to offset extraordinary costs associated with design or building standards or regulations.
  - Action 9.2.2
    Solicit participation by regional lending institutions to participate in a loan poll supporting small and micro businesses.
  - Action 9.2.3
    Offer development waivers to existing regulations until standards are established.
  - Action 9.2.4
    Share market information prepared in the context of this Plan with property and business owners for and use in securing funding for future investment projects.
- Policy 9.3
  Investigate various strategies for addressing the inability of area businesses to attract machinery and appliance repair services.
  - Action 9.3.1
    Ask area residents about their interest in providing or sponsoring the provision of business services on a scheduled basis.
  - Action 9.3.2
    Reach out to institutional entities to explore establishing a program whereby students could receive credit hours for providing these services to the community.
- Policy 9.4
  Make property owners aware of market opportunities for investment and

reinvestment.

- Action 9.4.1
  Maintain an inventory of vacant and under-utilized spaces.
- Action 9.4.2
  Assist owners with positioning their properties for partnership opportunities and investment.
- Action 9.4.3
  Continually investigate the potential to trade (or swap) parcels between public and private entities to ensure desired investment occurs on strategically located parcels.
- Action 9.4.4
  Make land management tools available, including Transfer of Development Rights (TDRs), to encourage a managed and deliberate growth pattern.

ED Goal 10

Market and promote Yampa's offerings and progress advancing recommendations of the Plan.

- Policy 10.1
  Initiate and support efforts to obtain outside funds for economic development, including grants, as well as services, to support existing and attract new businesses, as well as niche retailers desired by local residents.
  - Action 10.1.1
    Continually apply for administrative grant dollars.
  - Action 10.1.2
    Once grant money is received by the town, promote its availability to existing businesses.
  - Action 10.1.3
    Develop a marketing program and materials highlighting area businesses and offerings that can be shared with visitors.
  - Action 10.1.4
    Create a community education series on various topics (e.g., alternative housing products, benefits of balancing new development with historic preservation, available business support services and resources, etc.).
  - Action 10.1.5
    Coordinate access to business support trainings and programs available through region-serving economic development entities.
- Policy 10.2
  Grow awareness of Yampa's offerings and efforts among state, county, and local governmental entities.
  - Action 10.2.1
    Sponsor a skills fair to understand local expertise and match them with businesses in need of their services (e.g., pre-sale and delivery or shipping of goods).
  - Action 10.2.2
    Request assistance from local and regional design professionals to create and distribute materials which promote year-round programs and natural assets in the area.
  - Action 10.2.3
    Reach out to area news services, (e.g. Steamboat Pilot, Colorado Sun, radio), to find out what is needed to increase their coverage of local initiatives and events.

CHAPTER 8

INFRASTRUCTURE & SERVICES

BACKGROUND

The Town of Yampa's infrastructure and services consist of physical infrastructure (roads, water and sanitary sewer system, park land, public buildings, and equipment, etc.), public safety / emergency services (fire protection, ambulance service, and law enforcement), and other essential community services such as childcare.

Town infrastructure and services are an important component of sustainable land use planning to support existing Town needs and the future development recommended by this Plan. Adequate water supply and wastewater capacity, and a safe, reliable road and transportation network are critical to support recommended growth, along with provision of essential services such as fire protection, law enforcement and childcare.

There is consensus among Town residents that improvements to infrastructure and services are needed, with several ideas for new or improved amenities provided. Although, there are differing views on which amenities should be prioritized and funded with Town resources. Key infrastructure and services improvements recommended by Town residents during the Comprehensive Plan community outreach process include:

- Improve road conditions, providing better, well-maintained dirt roads, rather than pavement.
- Upgrade existing Town parks.
- Add walking/biking trails and improve recreation access (e.g., bicycle and walking/hiking trail access points).
- Provide more community recreational facilities, such as a regional South Routt Recreation Center.
- Keep the post office in Town, either in its current location or a new location.
- Expand childcare options.
- Facilitate cell service improvements (particularly for Verizon service) and improved internet in out-of-town areas.
- Increase law enforcement and code enforcement within Town.

Four major components of Town infrastructure and services are addressed in this chapter – utilities, transportation, parks and recreation, community facilities and services – with goals, policies and recommended actions provided for each component to support sustainable development of the Town in accordance with this Plan.

UTILITIES

The utilities currently serving the Town of Yampa, including existing water and sewer infrastructure are shown on the Exiting Utilities Map.

WATER SUPPLY

The Town of Yampa's water system consists of supply, storage, treatment, and distribution facilities. The Town's water supply is currently withdrawn from a well located approximately 2 miles southwest of Town near Bear River, with water storage and treatment facilities located along County Road 7, as shown on the Existing Utilities Map. There are currently 245 water taps serving the existing development within the Town of Yampa's service area. Currently the water treatment plant is running at approximately 340 gallons per minute (gpm) to serve the Town's existing water demand, and the plant has significant remaining capacity, as it is currently designed to accommodate a sustained yield of 600 gpm and a peak capacity of 800 gpm.

2010 WATER RIGHTS INVESTIGATION

The Town of Yampa's 2010 Water Rights Investigation, prepared by Resource Engineering, Inc., quantifies the Town's existing and future water demands, and assesses the adequacy of the Town's physical and legal sources of water supply to meet the identified demand. As documented in this study, the Town owns a portfolio of senior water rights that have been decreed for domestic use within the Town's service area. This includes the Town's original water right for 2.2 cubic feet per second (cfs) decreed to the Yampa Water Works System and Pipeline, as well as two senior agriculture water rights, the Nickell and Bird Ditches, which together provide the Town with an additional 2.06 cfs.

The Water Rights Investigation notes that during the winter, non-irrigation season, the Town can rely on its 2.2 cfs Yampa Water Works System and Pipeline water right, and during the summer months, the Town has a reliable physical and legal water supply totaling at least 2.06 cfs. Using an estimated 1.5% annual growth rate, the Town's peak day water demand is expected to increase to 0.58 cfs by the year 2039, which is still well below the documented capacity of the Town's water supply. From a practical standpoint, the study notes that 2.06 cfs of water rights will support a population of approximately 2,800 residents, which is approximately 5 times the current Town population.

The Water Rights Investigation also states that the Town owns an additional 108 acre feet (AF) of water in Stillwater Reservoir No. 1 and has 300 AF available from Yamcolo Reservoir through contract with the Upper Yampa Water Conservancy District. Therefore, the Town can use some of these additional storage supplies available in Stillwater and Yamcolo Reservoirs, if needed to serve additional growth.

Overall, the Town of Yampa's 2010 Water Rights Investigation provides documented findings that the Town has more than adequate water supply to serve both current needs and the projected additional water demand that will be generated by future growth and development.

2011 WATER SYSTEM MASTER PLAN

The Town of Yampa's 2011 Water System Master Plan provides a comprehensive review of the needs and statutory requirements of the Town water system and an action plan for achieving these. The Plan identifies several opportunities to further reduce water demands through implementation of water conservation strategies and policies aimed primarily at

TOWN OF YAMPA WATER RIGHTS SUMMARY

NAME	ADJUDICATION DATE	APPROPRIATION DATE	AMOUNT
Yampa Water Works System and Pipe Line	1/10/1917	11/10/1909	2.20 cfs
Nickell Ditch	9/22/1892	6/28/1883	1.06 cfs
Bird Ditch	9/23/1892	7/20/1883	1.00 cfs
Total			**4.26 cfs**

reducing outdoor water use, including:

- Requiring xeriscaping, low water use landscapes and drought-resistant vegetation.
- Developing design guidelines to:
  - Limit turf areas.
  - Specify the use of high efficiency irrigation systems and evapotranspiration controllers in irrigated areas.
  - Require water-efficient fixtures and appliances in commercial and residential buildings.
- Continued water main distribution and service line leak identification.
- Public education on water use efficiency measures.
- Customer water audits, incentives, and rebates to encourage the installation of water conservation measures.
- Developing water rate structures and billing systems designed to encourage water conservation.
- Developing a Water Conservation Plan to outline how the Town will improve water efficiency over time, and a Drought Mitigation Plan to identify the curtailment measures and actions needed to mitigate the effects of drought.

The 2011 Water System Master Plan also provides recommendations regarding Project and Non-Project Actions, some of which have already been implemented by the Town. Actions that remain to be taken include:

PROJECT ACTIONS

- Water main replacements and interconnections
- Continue to identify, schedule and budget for water system facilities replacements. Ongoing maintenance plans, including leak detection and valve exercising will facilitate these efforts.

More details on these recommended project actions are provided in the Capital Improvements Plan, which is summarized below and included in the Plan Appendix.

NON-PROJECT ACTIONS

- Source Water Protection
  - Continue working to secure the control of land uses at the well site.
  - Consider pursuing a source protection area under a Municipal Watershed Protection Ordinance as allowed under state law.
  - Monitor potential regulatory implications to both water supply and wastewater treatment through the triennial CDPHE process.
- Source Groundwater Classification
  - Planning, design and construction of water treatment plant improvements, to provide filtration and disinfection process upgrades, as needed to comply with CDPHE water quality requirements.
- Water Supply Availability
  - Implement the recommendations outlined in the 2010 Water Rights Investigation for securing sufficient physical and legal water supply to meet existing and future water demands. These include:
    1. Develop a contingency plan to support the yield of the Town's well during dry years through either:
  - Construction of the Yampa Water Works AP1 diversion and flood irrigation system,
  - Construction of an extension to more efficiently interface with the nearby Bear River alluvium, and/or
  - Construct sufficient storage in the Town's distribution system to effectively mitigate the effects of the lower, dry

year ground water yield.

2. Continue to maintain all of the Town's storage pools in Stillwater and Yamcolo Reservoirs.

- Water Conservation Planning
  - → Develop a water conservation plan.
- Master Plan Updates
  - → Update the Water System Master Plan every 5 to 6 years. The 2011 Water System Master Plan is due for an update according to this recommendation.

WASTEWATER CAPACITY

Yampa's sanitary sewer system consists of collection and treatment facilities. The Town's current wastewater treatment facility is located north of Town and provides wastewater treatment services to the entire Town of Yampa. The service area is the Town's boundary, which encompasses 159 acres. The treatment plant receives an average annual flow of approximately 30,000 gallons per day (GPD) and has a site approval capacity of 105,000 GPD. The facility is in general compliance with current CDPHE regulations; however, it is over 40 years old, and the existing equipment has reached the end of its design life. Therefore, the Town is currently planning for a capital improvement project to install a new wastewater treatment facility and remove the existing lagoons.

The current capacity of the wastewater treatment facility is adequate to serve existing and projected future demand and will not change. The 2022 Project Needs Assessment prepared for the proposed wastewater treatment improvement project documents the adequacy of the current and proposed system capacity, and notes that the recommended improvements are driven by the need to upgrade the treatment process, not increase the capacity. The existing facility is an aerated lagoon system originally constructed in 1973 and expanded in 1982. Effluent is discharged to the Yampa River, and the lagoons have been exceeding permit effluent limits for Biological Oxygen Demand (BOD) and ammonia.

More details on this and other recommended wastewater treatment improvement projects are provided in the Capital Improvement Plan, which is summarized below and included in the Plan Appendix.

OTHER UTILITIES

The location of other utilities serving the Town of Yampa are shown on the Existing Utilities Map, including electric, telephone, fiber optic, and irrigation ditches. Within Town, electricity is provided by Yampa Valley Electric Association, and there are four internet service providers, providing both satellite and wireless internet services – Centurylink, Xfinity, Viasat and HughesNet. Gig internet has also been installed within the past year by Luminate, providing reliable in-town internet service to support the viability of remote work and other Town-based employment industries. Utility service lines include a mix of underground and overhead lines, as shown on the Existing Utilities Map.

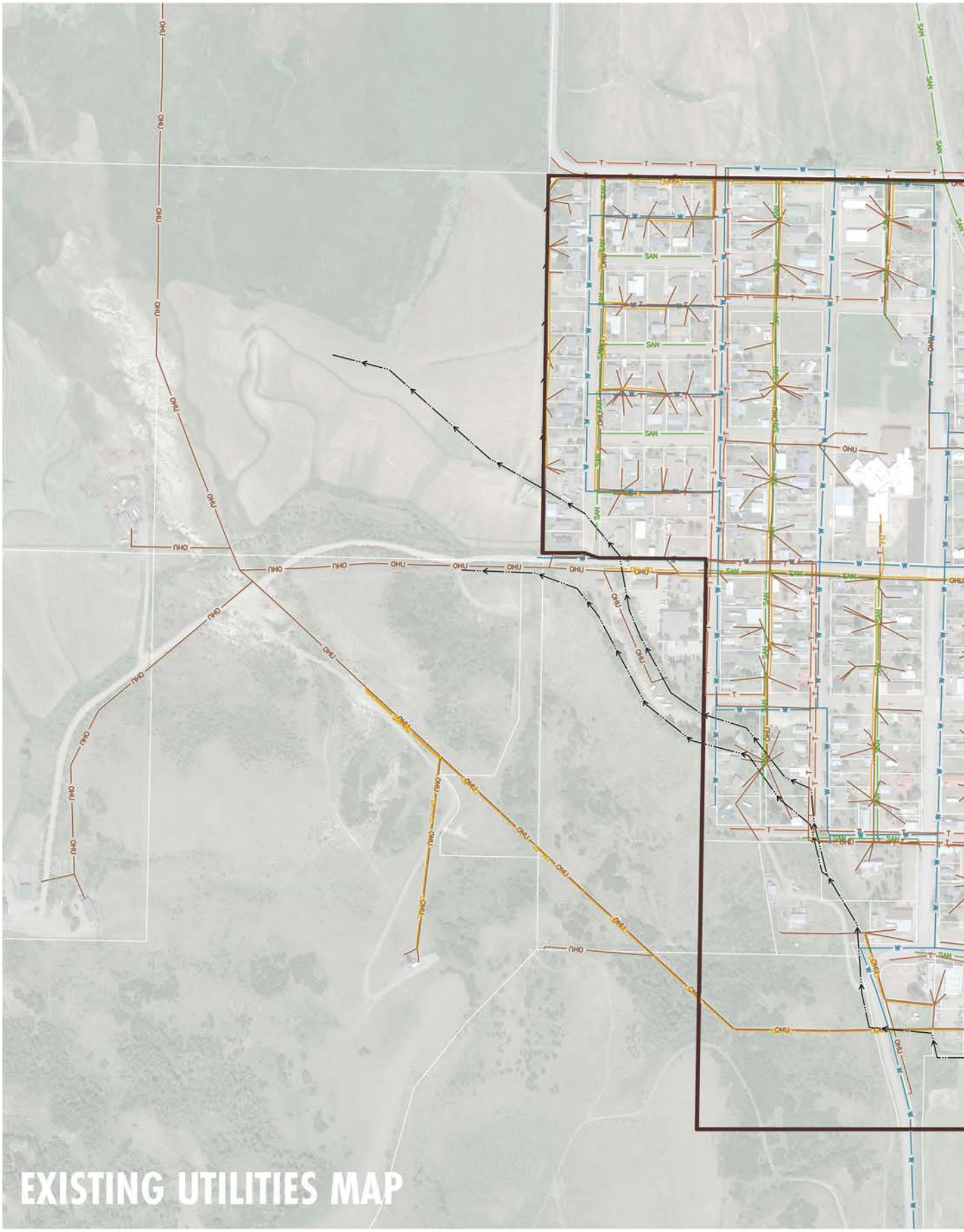
TRANSPORTATION

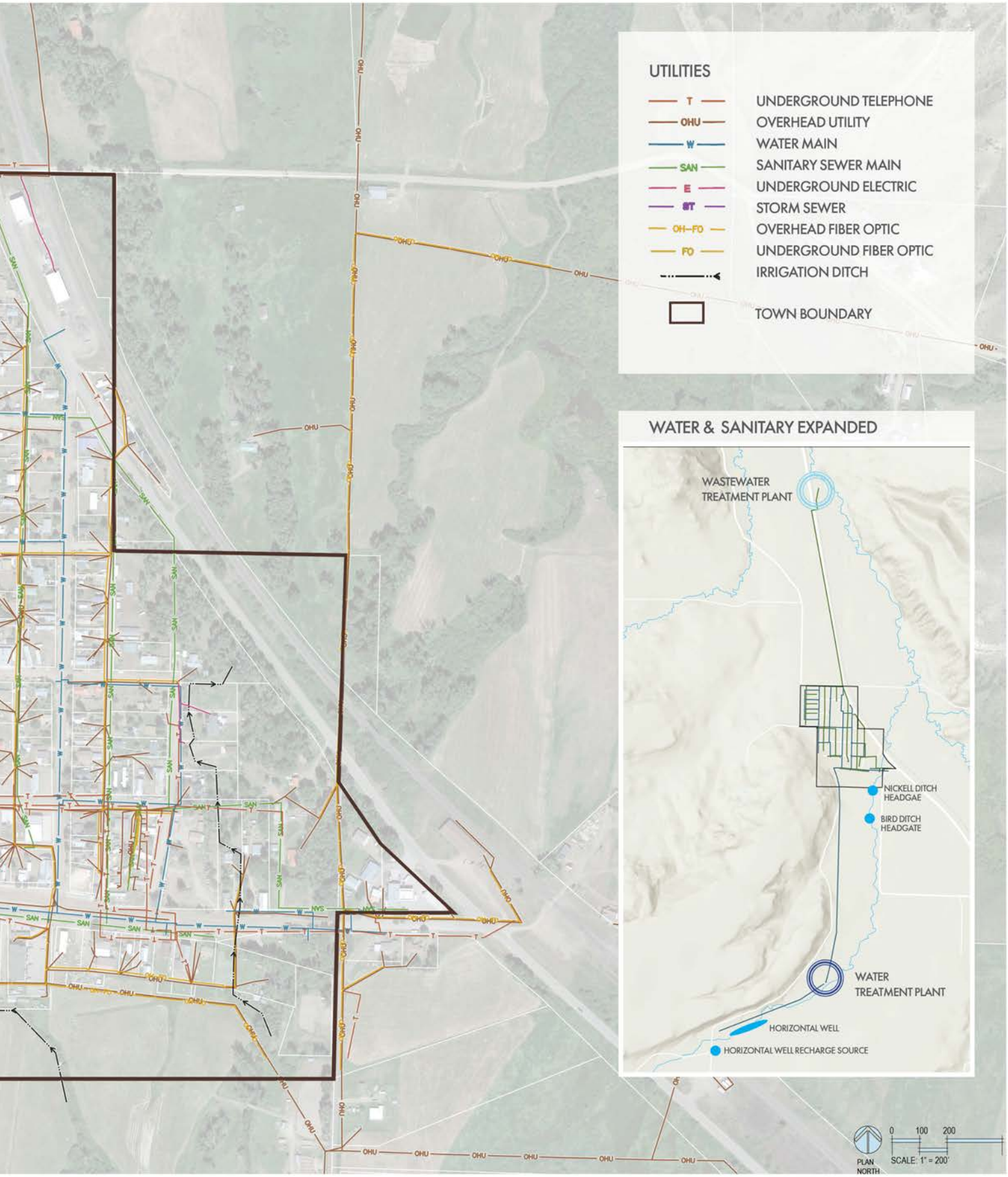
Yampa is located along the west side of State Highway 131 between County Road 7 (CR7) and County Road 17 (CR17). SH131 intersects Interstate-70 in Wolcott, approximately 40 miles to the south, and meets US Highway 40 (US40) just south of Steamboat Springs, approximately 30 miles to the north. CR17 runs along the north end of Town and generally to the northwest, where it becomes the Flat Tops Scenic Byway. CR7 connects to the west end of Moffat Avenue before turning generally to the southwest and offering access to the Flat Tops Wilderness Area. Major roads through Town include Moffat Avenue, which functions as a downtown corridor and meets SH131 at the southeast end of Town, and Main Street, which runs north-south through the middle of Town and intersects SH131 at the north end of Town and Moffat Avenue at the south end of Town.

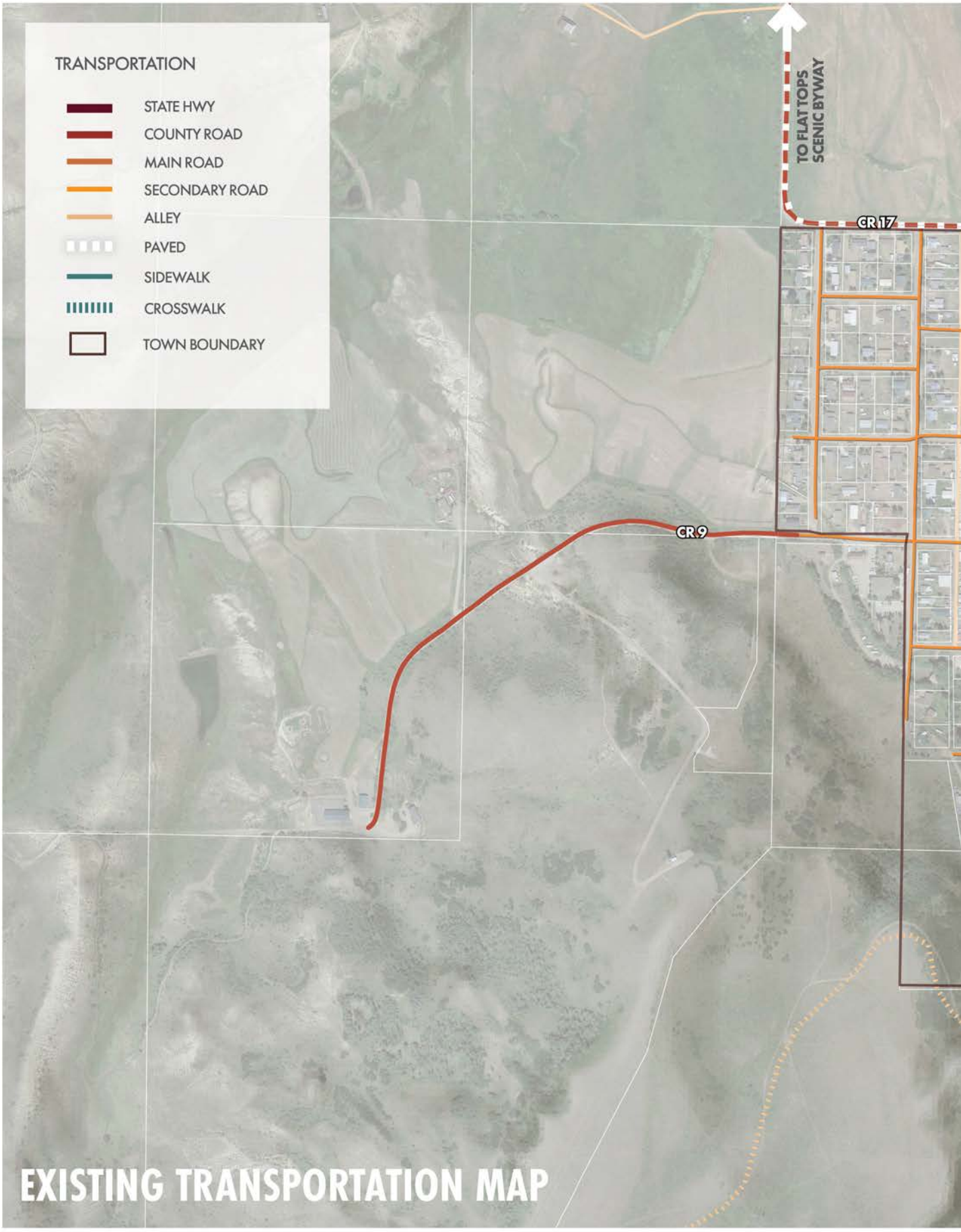
Yampa's road network is arranged in a grid that efficiently moves vehicular traffic through Town. Main Street is the only fully paved

road in Town, while the rest of the streets are comprised of dirt and gravel surfacing. CR17, lying north of the Town limits, is paved, as is CR7 as it heads out of Town to the south. Stop signs control most intersections. Pedestrian infrastructure is scarce, with the only sidewalks in Town wrapping the elementary school and lining about a one-block stretch of Moffat Avenue near its intersection with Main Street.

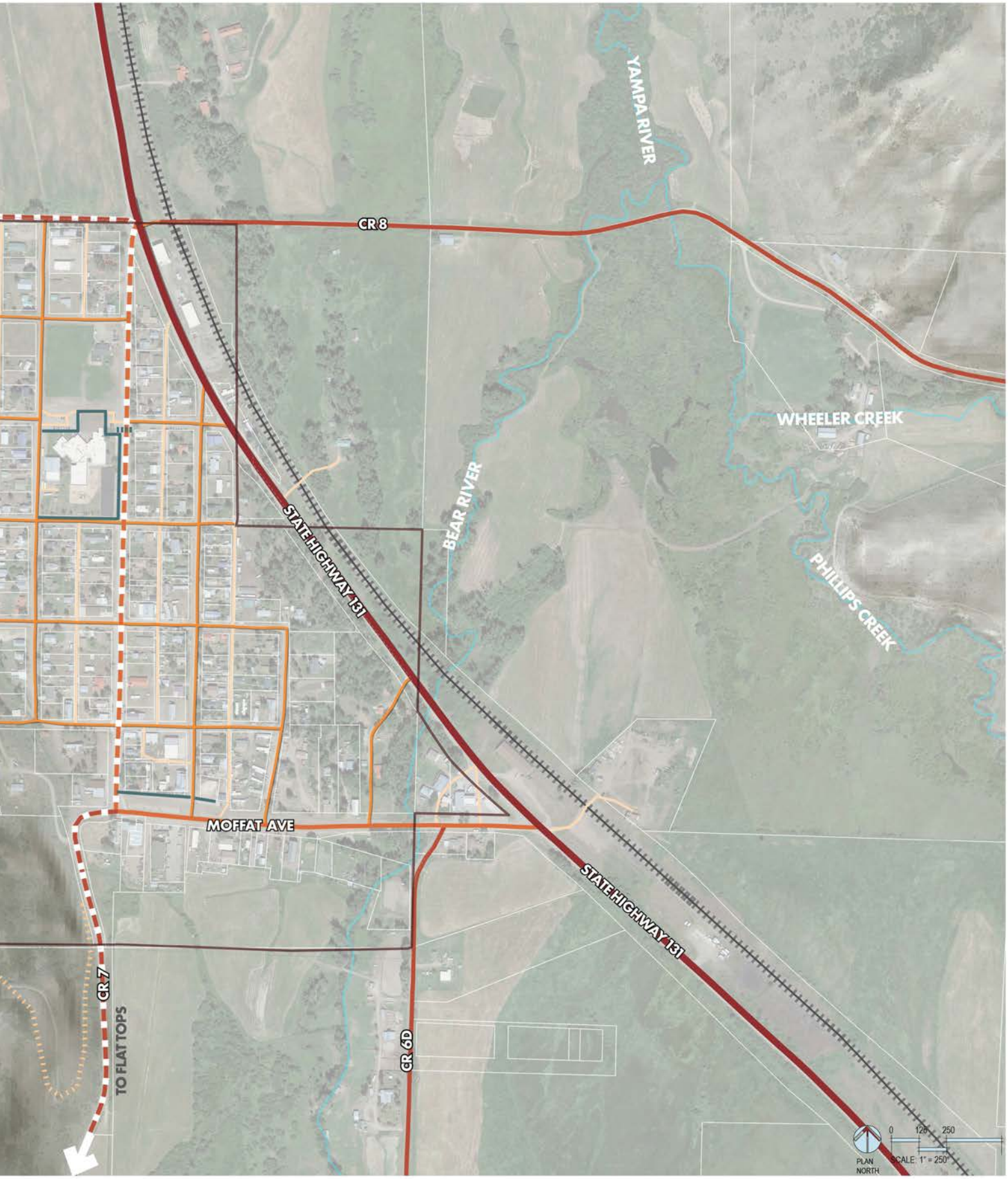
The community has expressed a desire for improved road conditions, providing better, well-maintained dirt roads, rather than pavement and specifically addressing current issues with ditches and potholes. There is also a desire for sidewalks along Main Street and Moffat Avenue and bike paths, provided they are designed and built in a manner that addresses relevant drainage, snow removal and maintenance considerations on Town roads.

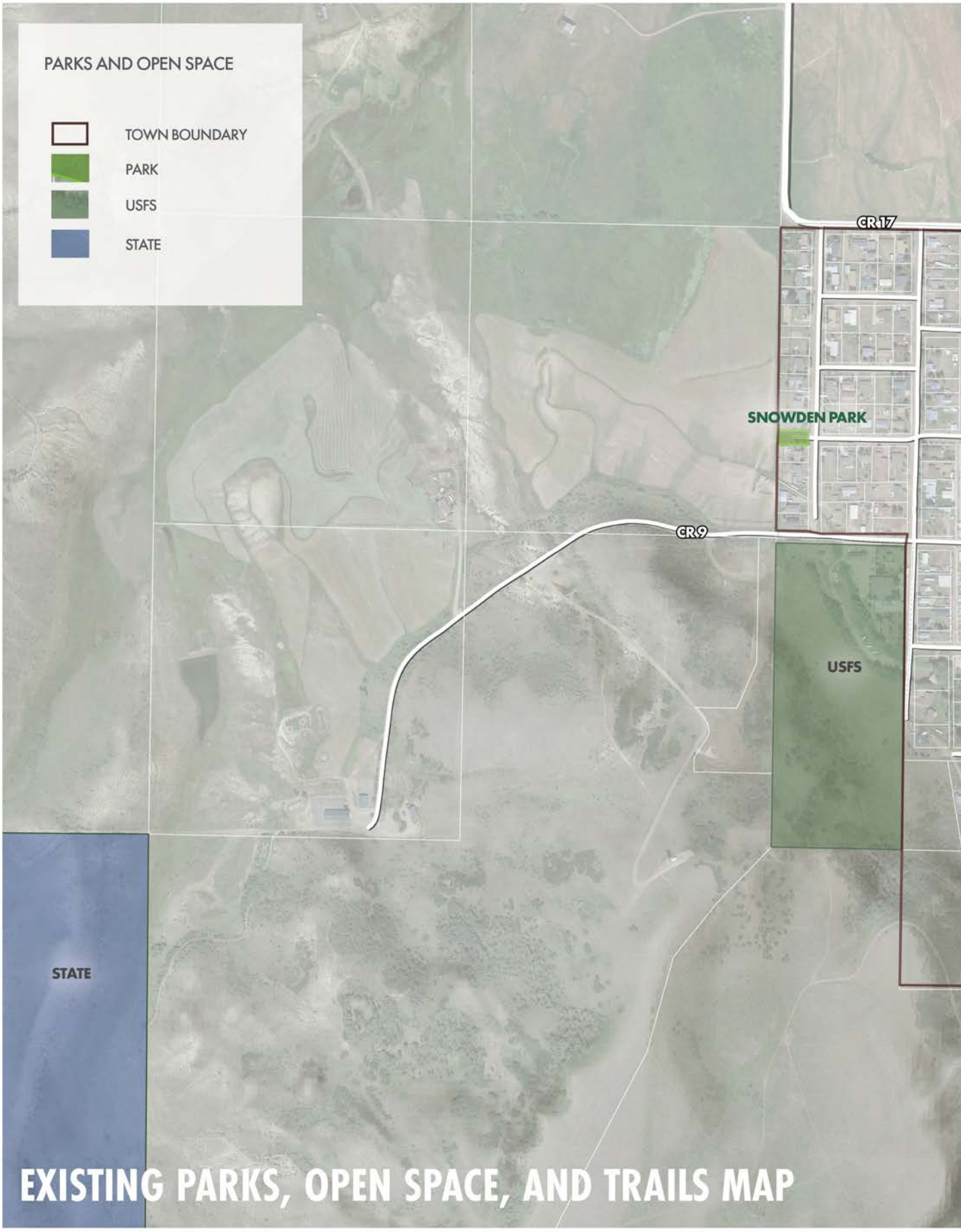

EXISTING UTILITIES MAP


UTILITIES
T
UNDERGROUND TELEPHONE
OHU
OVERHEAD UTILITY
W
WATER MAIN
SAN
SANITARY SEWER MAIN
E
UNDERGROUND ELECTRIC
ST
STORM SEWER
OH-FO
OVERHEAD FIBER OPTIC
FO
UNDERGROUND FIBER OPTIC
IRRIGATION DITCH
TOWN BOUNDARY
WATER & SANITARY EXPANDED
WASTEWATER TREATMENT PLANT
NICKELL DITCH HEADGAE
BIRD DITCH HEADGATE
WATER TREATMENT PLANT
HORIZONTAL WELL
HORIZONTAL WELL RECHARGE SOURCE
PLAN NORTH
0 100 200
SCALE: 1" = 200'



EXISTING TRANSPORTATION MAP


YAMPA RIVER
CR 8
WHEELER CREEK
BEAR RIVER
STATE HIGHWAY 131
PHILLIPS CREEK
MOFFAT AVE
STATE HIGHWAY 131
CR 7
TO FLAT TOPS
CR 6D
0
125
250
PLAN NORTH
SCALE: 1" = 250'



EXISTING PARKS, OPEN SPACE, AND TRAILS MAP

YAMPA RIVER
CR 8
ELEMENTARY SCHOOL FIELDS
WHEELER CREEK
BEAR RIVER
PHILLIPS CREEK
YACKEY PARK
MOFFAT AVE
RIVER PARK
STATE HIGHWAY 131
CR 7
CR 6D
PLAN NORTH
0 125 250
SCALE: 1" = 250'

PARKS & RECREATION

There are currently three public parks within Town – River Park, Yackey Park and Snowden Park, which are shown on the Existing Parks, Open Space and Trails Map.

RIVER PARK is located on the southeast end of Moffat Avenue along Bear River and provides a grass lawn area with a few picnic tables and barbeque stands.

YACKEY PARK is located behind the Yampa Historical Society Museum and the Yampa Library. This small community park provides a grass lawn area, picnic table and barbeque pit.

SNOWDEN PARK is a neighborhood park located on Terhune Avenue between Fourth Street Court and Fifth Street Court. The park provides a grass lawn area, picnic tables, a barbeque stand, playground equipment, and a small basketball court.

Town residents have expressed a desire for upgrades and improved amenities within the three in-Town parks, including suggestions for a pavilion and grills in River Park and improved playground equipment in Snowden Park. Ensuring Town maintenance of parks and recreational facilities is a key issue the community would like to see addressed in conjunction with park upgrades.

The park facilities at Soroco Elementary School also serve as a valuable community amenity, providing a playground, basketball and tennis courts, and a large playing field, which can be used by the public outside school hours. The Soroco Elementary School property provides a potential opportunity for development of additional South Routt recreational facilities, which could be planned and developed collaboratively with the School District and South Routt Recreational Association, if it is determined there is sufficient land area available, which will not be needed to meet the School District's facility needs. The Town is communicating with the School District as they are currently in the process of completing a Facilities Master Plan for all school district properties, which will inform their land area needs and identify any remaining lands potentially available to serve broader community uses.

Other informal community recreational amenities include an ice rink created some years in the winter beside the American Legion Hall on Second Street, and an unofficial Town sledding hill on the privately owned hillside property south of the intersection of E 1st Street and Clifton Avenue.

There are currently no other designated public open space properties or recreational facilities within Town and no official public trails. Community residents have recommended the creation of designated public trails for walking and bicycling, which should generally follow river corridors, ditches, and interior Town roadways, as well as exploring the possibility of creating a soft-surface trail network in conjunction with adjacent agricultural lands.

COMMUNITY FACILITIES AND SERVICES

Existing community facilities serving the residents of Yampa include Town Hall/ Crossan's, the Town Public Works facility, Old Town Hall/Fire Department, Post Office, Museum, and Library, which are all shown as Civic properties on the Existing and Future Land Use Maps in Chapter 4. The existing Post Office currently serves as a community center, providing opportunities for Town residents to connect and interact downtown. The landowner has given the U.S. Postal Service notice to move out of the existing building space at the end of their current lease term in February 2024, and the Town is currently working to help facilitate a replacement / relocation plan to keep the Post Office in Town.

Additional community facilities within the Yampa area, which serve the broader South Routt Region, include the South Routt Elementary School and Early Learning Center, located along the north end of Main Street, and the USFS Ranger District Station, located immediately adjacent to the Town's western boundary, southwest of the 3rd. St. / Roselawn Ave. intersection.

Other significant regional facilities located outside the Town of Yampa, which provide important services to Yampa's residents and visitors, include the South Routt Medical Center in Oak Creek, and the Yampa Valley Regional Airport in Hayden. Childcare has specifically been identified as a critical community need, which is currently lacking in supply, and the community has requested that strategies be implemented to increase childcare options in Yampa and the South Routt area.

CAPITAL IMPROVEMENT PLAN

As part of the Comprehensive Plan update, Baseline Engineering assisted the Town with development of a capital replacement and maintenance plan for Town utilities, roads, public buildings and equipment, which is included in the Plan Appendix. A summary of the priority capital improvements is provided in this Chapter, along with goals, policies and actions to guide implementation of these improvements over the coming years.

The following capital projects have been identified as priorities for implementation:

WATER SYSTEM IMPROVEMENTS

- Construct a pre-treatment water facility (secondary water source)
- Water main replacements
- Replace leaking and problematic water line services throughout Town.
- Replace existing water service meters with radio read remote reading devices.

WASTEWATER SYSTEM IMPROVEMENTS

- Install a new wastewater treatment facility and remove the existing lagoons.
- Sewer line inspection and video
- Sewer main replacements
- Cured-in-place pipe lining for sewer mains throughout Town

TOWN ROAD IMPROVEMENTS

- Complete streets renovation of Main Street, Clifton Avenue, 5th Street, 3rd Street, Roselawn Avenue.
- Moffat Avenue improvements between Main Steet and Green Avenue, including soil repair, road base replacement and correction of drainage issues.

CAPITAL IMPROVEMENTS - SUMMARY TABLE

PROJECT	LOCATION	DESCRIPTION
WATER & WASTEWATER		
WASTEWATER TREATMENT IMPROVEMENT PROJECT	17740 STATE HIGHWAY 131	INSTALLING A NEW MBR WASTEWATER TREATMENT
SEWER MAIN CURED-IN-PLACE LINING	TOWN-WIDE	CURED-IN-PLACE-PIPE LINING. SEWER MAINS THROU COLLECTION LINES AND REHABILITATION OF 72 MAN
SEWER MAIN REPLACEMENT - 4TH STREET COURT	4TH ST. CT. FROM TERHUNE AVE. TO ROSELAWN AVE.	SEWER MAIN REPLACEMENT. 4TH STREET COURT FI
SEWER MAIN REPLACEMENT - TERHURNE AVENUE	UTILITY EASEMENT EAST OF TERHUNE AVE, BETWEEN 3RD ST. AND 4TH ST.	SEWER MAIN REPLACEMENT. SEWER MAIN IN UTILIT AVE. LINE NEEDS 10' SEPARATION FROM WATER MA
SEWER MAIN VIDEO	TOWN-WIDE	SEWER LINE INSPECTION AND VIDEO. (2023) LINE F MOFFAT AVENUE. ALLEY BETWEEN RICH/LINCOLN A CLIFTON/ROSELAWN ALLEY NORTH OF 3RD AVENUE OVER A 5-8 YEAR PERIOD, THEN RESTART THE PROC WOULD NEED TO COMPLETE 3,000-4,000 LINEAR FE
WATER PRE-TREATMENT FACILITY	14800 COUNTY ROAD 7	CONSTRUCT A PRE-TREATMENT WATER FACILITY. CO COST ESCALATION FROM 2016 (15%).
WATER MAIN REPLACEMENT - WATER TREATMENT PLANT TO ACCESS DRIVE	WATER TREATMENT PLANT TO NEW ACCESS DRIVE	REPLACE THE EXISTING WATER MAIN FROM THE WAT OF 10" C900. THIS DESIGN IS COMPLETE; COSTING I
WATER MAIN REPLACEMENT - ROSELAWN AVENUE	ROSELAWN AVE. BETWEEN 1ST ST. AND 2ND ST.	REPLACE THE EXISTING 2" GALVANIZED WATER MAI C900 WATER MAIN REPLACEMENT.
WATER SERVICE LINE REPLACEMENTS	TOWN-WIDE	REPLACE LEAKING AND PROBLEMATIC WATER LINE ALONG HWY 131 HAVE BEEN SPECIFICALLY IDENTIFIE ASSUME THREE PER YEAR OVER NEXT 15 YEARS.
WATER SERVICE REMOTE METERS	TOWN-WIDE	REPLACE THE EXISTING WATER SERVICE METERS WI HALF OF TOWN THE FIRST YEAR, REMAINDER OF TO
TRANSPORTATION		
COMPLETE STREETS - PHASE I - DESIGN & ENGINEERING	MAIN ST., CLIFTON AVE, 5TH ST., 3RD ST, ROSELAWN AVE.	COMPLETE STREETS RENOVATION. PHASE 1 TO INCL
MOFFAT AVENUE REPAIRS	MOFFAT AVENUE BETWEEN MAIN STREET AND GREEN AVENUE	REPAIR SOFT SOILS ON MOFFAT AVENUE BETWEEN C ISSUES POSSIBLY CAUSING SOFT SPOTS DURING WE LINING IN THIS AREA. ADD 4" OF CLASS 6 ABC TO M
COMPLETE STREETS - PHASE II - MAIN STREET	MAIN ST.	PHASE 2 TO INCLUDE MAIN ST. FROM MOFFAT AVE. T ASPHALT PAVEMENT REMOVAL AND REPLACEMENT.
COMPLETE STREETS - PHASE III - CLIFTON AVENUE	CLIFTON AVE., 5TH ST, 3RD ST.	PHASE 3 TO INCLUDE CLIFTON AVE. FROM 3RD ST. T LINCOLN AVE.
COMPLETE STREETS - PHASE IV - FOREST SERVICE	CLIFTON AVE., ROSELAWN AVE	PHASE 4 TO INCLUDE 3RD ST. FROM CLIFTON AVE. T 2ND ST. TO 3RD ST., AND ALL PUBLIC PARKING AT NA

	PRIORITY (1)	TIMEFRAME(2)	TOTAL COST
FACILITY AND REMOVING/REMEDIATING THE EXISTING LAGOONS.	1	S	$5,954,307
UGHOUT TOWN. APPROXIMATELY 23,000 LINEAR FEET OF 8" SANITARY SEWER NHOLES.	1	S	$2,462,383
ROM TERHUNE AVENUE TO ROSELAWN AVENUE. APPROXIMATELY 370 LINEAR FEET.	1	S	$205,000
TY EASEMENT BETWEEN 3RD ST. AND 4TH ST. RUNNING TO SEWER MAIN ALONG TERHUNE IN. APPROXIMATELY 375 LF.	1	S	$271,000
ROM TOWN TO WWTP, 6,600 LF (POSSIBLE PERMITTING REQUIRED). (2023 ALTERNATE) VENUES. SINCLAIR TO RICH AVE. TO 4TH AVE. (4,000 LF). (2024) 2019 LINES PLUS (5,150 LF). IN TIME THE SANITARY SEWER VIDEO SHALL BE COMPLETED IN INCREMENTS CESS OVER SO ALL SEWER MAINS ARE VIDEO INSPECTED ONCE EVERY 10 YEARS. TOWN EET A YEAR IN ORDER TO COMPLETE ALL VIDEOS IN A 10 YEAR TIME-FRAME.	1/2/3	S/M/L	$141,625
OST ESTIMATE FOR DESIGN AND CONSTRUCTION BASED ON PROVIDED APPLICATION, WITH	2	M	$1,699,300
TER TREATMENT PLANT TO THE NEW ACCESS DRIVE. APPROXIMATELY 2,000 LINEAR FEET NCLUDES CONSTRUCTION MANAGEMENT SERVICES.	3	L	$725,000
N ON ROSELAWN AVENUE BETWEEN 1ST STREET AND 2ND STREET. 400 LINEAR FEET OF 6"	2	M	$222,000
SERVICES THROUGHOUT TOWN. MAIN ST. WATER SERVICES AND TRAILER COURT SERVICES ED AS PROBLEMATIC. MOST RECENT LEAKS HAVE BEEN JUST OUTSIDE THE CORP. STOP.	1/2/3	S/M/L	$463,635
TH RADIO READ REMOTE READING DEVICES. DURATION WILL BE SPLIT INTO TWO YEARS. WN THE SECOND YEAR.	3	L	$171,437
LUDE OVERALL DESIGN AND ENGINEERING.	1	S	$707,837
GREEN AVENUE AND RICH AVENUE. REPLACE EXISTING ROAD BASE AND ASSESS DRAINAGE T SEASONS. CORRECT DRAINAGE ISSUE FROM NICKELS DITCH TO BRIDGE. POSSIBLE DITCH MOFFAT AVE. FROM RICH AVE. TO MAIN ST.	2	M	$314,709
TO CO HWY 131 (ALL ASSOCIATED UTILITIES, SUBGRADE PREPARATION, AND COMPLETE 78,000 SF OF ASPHALT PAVING, 4" THICKNESS).	2	M	$2,288,495
O RCR 17, 5TH ST. FROM MAIN ST. TO CLIFTON AVE., AND 3RD ST. FROM CLIFTON AVE TO	3	L	$2,597,534
O PUBLIC PARKING ON NORTH SIDE OF NATIONAL FOREST BUILDING, ROSELAWN AVE. FROM ATIONAL FOREST BUILDING.	3	L	$1,234,145

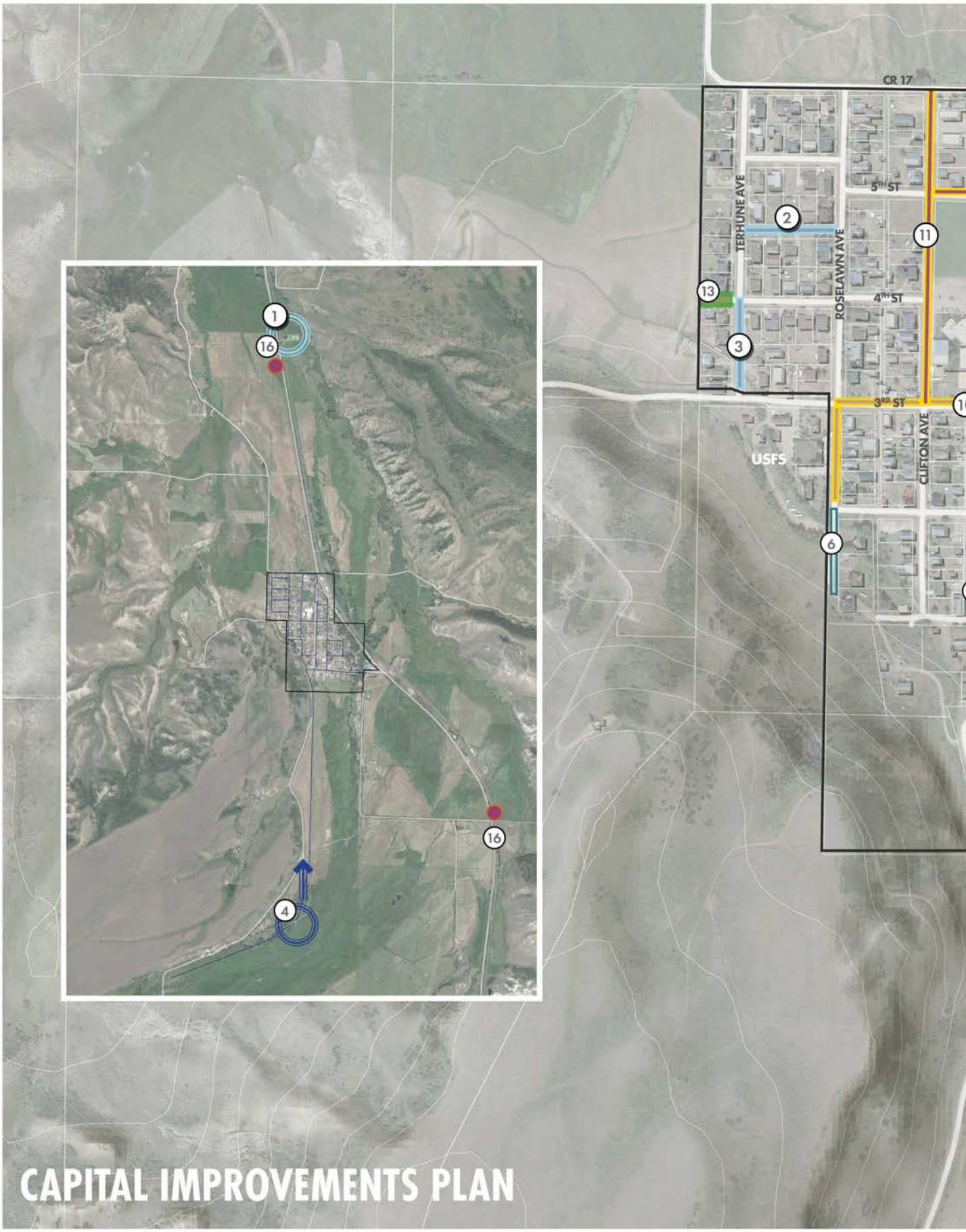
CAPITAL IMPROVEMENTS - SUMMARY TABLE (CONT.)

RECREATION		
RIVERSIDE, DITCHSIDE & ROADWAY TRAIL DEVELOPMENT	TOWN-WIDE	RIVERSIDE, DITCHSIDE AND ROADWAY TRAIL DEVEL GATHERING AREAS AS WELL AS TO REGIONAL FACIL
RIVER PARK - RESTROOM & SERVICE FACILITY	308 MOFFAT AVE.	DESIGN AND CONSTRUCTION OF A RESTROOM AND S
SNOWDEN PARK - PLAYGROUND EQUIPMENT	470 TERHUNE AVE.	PURCHASE AND INSTALLATION OF PLAYGROUND EQ
YACKEY PARK - PAVILION	25 W 1ST ST.	DESIGN AND CONSTRUCTION OF PAVILION AT YACKE
LADIES AID HALL UPGRADES	83 E 1ST ST.	RENOVATIONS, REPAIRS AND EQUIPMENT REPLACEM
SIGNAGE - WAYFINDING - PHASE I	NORTH & SOUTH OF TOWN, TOWN GATEWAYS	IMPLEMENTATION OF PHASE I, 2016 WAYFINDING MA AND SOUTH OF TOWN
SIGNAGE - WAYFINDING - PHASE II	TOWN-WIDE	IMPLEMENTATION OF PHASE II, 2016 WAYFINDING MA PEDESTRIAN KIOSK SIGNAGE
ACQUIRE TRAIL EASEMENTS	TOWN-WIDE	ACQUISITION OF TRAIL EASEMENTS NEEDED TO COM RECREATION AREAS.
RECREATION MASTER PLAN	TOWN-WIDE	DEVELOPMENT OF TOWN RECREATION MASTER PLA
MOWER REPLACEMENT	TOWN PARKS	PURCHASE OF REPLACEMENT LAWN MOWER FOR PA
BUILDINGS/LAND/OTHER EQUIPMENT		
OLD TOWN HALL/FIRE STATION RENOVATIONS	56 LINCOLN AVE.	BUILDING RENOVATIONS AND REPAIRS PER AMPLIFY
YEHS MUSEUM - DESIGN	100 MAIN ST.	CONDUCT HISTORIC STRUCTURE ASSESSMENT TO D COMPLETE ARCHITECTURE AND ENGINEERING DESIG
YEHS MUSEUM - RENOVATION/REPAIRS	100 MAIN ST.	UNDERTAKE PRESERVATION, RENOVATION AND REPA
TOWN HALL/CROSSAN'S HEATING SYSTEM	101 MAIN ST.	REPLACE BUILDING HEATING SYSTEM.
PUBLIC WORKS GARAGE HEATING SYSTEM	56 E 1ST ST.	REPLACE SHOP HEATING SYSTEM.
PUBLIC WORKS GARAGE	56 E 1ST ST.	REPLACE AND EXPAND PUBLIC WORKS GARAGE (AP
MOTOR GRADER PURCHASE		REPLACE ROAD MOTOR GRADER
SINGLE AXLE DUMP BED VEHICLE PURCHASE		REPLACE 1988 FORD PICK-UP WITH SINGLE AXLE DU
PUBLIC WORKS PICK-UP PURCHASE		REPLACE 2004 DODGE PICK-UP
LOADER PURCHASE		PURCHASE LOADER
TEMPORARY STORAGE STRUCTURE	56 E 1ST ST.	ADDITIONAL VEHICLE AND MATERIALS TEMPORARY
STREET LIGHTING	TOWN-WIDE	UPDATE STREET LIGHTING ON 79 POLIES WITH ENER
PUBLIC WORKS STORAGE YARD FENCING	56 E 1ST ST.	REPLACE/REPAIR PUBLIC WORKS STORAGE YARD FE

(1) PRIORITY LEVELS:
1: HIGH PRIORITY
2: MEDIUM PRIORITY
3: LOW PRIORITY

(2) TIMEFRAMES:
S: SHORT-TERM: 1-4 YEARS
M: MID-TERM: 5-10 YEARS
L: LONG-TERM: >10 YEARS

OPMENT THROUGHOUT TOWN TO PROVIDE CONNECTIONS TO SCHOOLS, PARKS AND ITIES AND RECREATION AREAS.	3	L	TBD
SERVICE FACILITY AT RIVER PARK	1	S	$120,000
UIPMENT AT SNOWDEN PARK	2	M	$80,000
EY PARK	3	L	$30,000
MENT AT LADIES AID HALL	2	M	$80,000
ASTER PLAN BY INSTALLING PRIMARY GATEWAY SIGNS AND TRAILBLAZER SIGNAGE NORTH	1	S	$66,000
ASTER PLAN WITH THE INSTALLATION OF DOWNTOWN GATEWAY, VEHICLE DIRECTION AND	3	L	$120,000
MPLETE CONNECTIONS TO RIVER, DITCHES, ROADWAYS AND REGIONAL FACILITIES AND	3	L	TBD
N INCLUDING CAPITAL FACILITIES, PROGRAMS AND ACTIVITIES	2	M	$25,000
ARKS MAINTENANCE	1	S	$8,000
Y ARCHITECTURE + DRAFTING REPORT AND ESTIMATE OF OTHER ITEMS.	1	S	$700,000
ETERMINE SCOPE OF WORK FOR BUILDING PRESERVATION, RENOVATION AND REPAIRS. GN WORK.	1	S	$150,000
AIR CONSTRUCTION WORK (1000 SQ. FT.)	2	M	$800,000
	1	S	$30,668
	1	S	$6,300
PX 3000 SQ. FT.), AND DEMO EXISTING GARAGE BUILDING.	2	M	$1,800,000
	1	S	$250,000
UMP BED VEHICLE	1	S	$70,000
	2	M	$50,000
	1	S	$140,000
STORAGE STRUCTURE (800 SQ. FT.)	1	S	$20,000
RGY EFFICIENT LIGHT FIXTURES	2	M	$79,000
ENCING	1	S	$6,600



CAPITAL IMPROVEMENTS PLAN

WATER & WASTEWATER

1. WASTEWATER TREATMENT IMPROVEMENT PROJECT
2. SEWER MAIN REPLACEMENT - 4TH STREET CT
3. SEWER MAIN REPLACEMENT - TERHUNE AVENUE
4. WATER PRE-TREATMENT FACILITY
5. WATER MAIN REPLACEMENT - WATER TREATMENT PLANT TO ACCESS DRIVE
6. WATER MAIN REPLACEMENT - ROSELAWN AVENUE

WATER SERVICE LINE REPLACEMENTS *TOWN -WIDE

WATER SERVICE REMOTE METERS *TOWN -WIDE

SEWER MAIN VIDEO *TOWN -WIDE

SEWER MAIN CURED-IN-PLACE PIPE LINING *TOWN -WIDE

TRANPORTATION

7. COMPLETE STREETS PHASE 1
8. MOFFAT AVENUE REPAIRS
9. COMPLETE STREETS - PHASE II - MAIN ST
10. COMPLETE STREETS - PHASE III - CLIFTON ST
11. COMPLETE STREETS - PHASE IV - FOREST SERVICE

RECREATION

12. RIVER PARK - RESTROOM & SERVICE FACILITY
13. SNOWDEN PARK - PLAYGROUND EQUIPMENT
14. YACKEY PARK - PAVILION
15. LADIES AID HALL UPGRADES
16. SIGNAGE - WAYFINDING PHASE I

SIGNAGE - WAYFINDING PHASE II *TOWN -WIDE

RIVERSIDE & ROADWAY TRAIL DEVELOPMENT *TOWN -WIDE

ACQUIRE TRAIL EASEMENTS *TOWN -WIDE

RECREATION MASTER PLAN *TOWN -WIDE

BUILDINGS/LAND/OTHER DEVELOPMENT

17. OLD TOWN HALL/FIRE STATION RENOVATIONS
18. YEHS MUSEUM - DESIGN/RENOVATION, REPAIRS
19. TOWN HALL/CROSSAN'S HEATING SYSTEM
20. PUBLIC WORKS GARAGE
21. TEMPORARY STORAGE STRUCTURE
22. PUBLIC WORKS STORAGE YARD FENCING
23. STREET LIGHTING

GOALS, POLICIES, & ACTIONS

IS Goal 1

Improve Town infrastructure and services in a manner that protects and preserves Yampa's historic, small-town character and supports sustainable growth and development of the Town in accordance with this Plan.

UTILITIES

- IS Policy 1.1
  Continue to monitor the capacity and functionality of Town utilities on an ongoing basis, and plan for necessary upgrades to meet current and projected future Town service needs and ensure Town utilities meet or exceed all relevant environmental regulations.
  - ➞ IS Action 1.1.A
    Implement the water system and wastewater system improvements recommended in the attached Capital Improvements Plan.
  - ➞ IS Action 1.1B
    Facilitate cell service improvements (particularly for Verizon service) and improved internet in out-of-town areas.
- IS Policy 1.2
  Continue to implement the recommendations outlined in the 2011 Water System Master Plan and update the Town's Water Master Plan as needed to ensure the long-term sustainability of the Town's water supply and distribution system.
  - ➞ IS Action 1.2.A
    Implement the remaining Project and Non-Project Actions recommended in the 2011 Water Master Plan.
  - ➞ IS Action 1.2.B
    Develop and implement a Water Conservation Plan to reduce water demand through implementation of the water conservation strategies and policies recommended in the 2011 Water System Master Plan.

TRANSPORTATION

- IS Policy 1.3
  Improve road conditions within Town, to provide better, well-maintained dirt roads (rather than pavement) and fix current drainage issues and potholes.
  - ➞ IS Action 1.3.A
    Implement the road improvements recommended in the attached Capital Improvements Plan to improve the condition of roads in identified locations throughout Town.
- IS Policy 1.4
  Explore the potential to add sidewalks along Main Street and Moffat Avenue and bike paths through Town in appropriate locations along rivers, ditches and interior roadways, ensuring these improvements are designed and built in a manner that appropriately addresses drainage, snow removal and maintenance needs on Town roads.
  - ➞ IS Action 1.4.A
    Conduct additional evaluation and analysis of sidewalk and bike path location, design, and surfacing options to ensure selected locations and designs will work with the Town's drainage, snow removal and maintenance needs. Evaluate and implement these improvements comprehensively, ensuring grading and drainage are addressed first.
- IS Policy 1.5
  Partner with the Regional Transportation Authority and CDOT to improve regional transit service serving the Town of Yampa along the State Highway 131 corridor.

PARKS & RECREATION

- IS Policy 1.6

Upgrade existing Town parks to provide improved recreational amenities and increase Town maintenance of parks and recreational facilities.

- ➞ IS Action 1.6.A
  Develop a Town Recreation Master Plan that includes capital facilities, programs, and activities.
- ➞ IS Action 1.6.B
  Implement the parks improvements recommended in the attached Capital Improvements Plan to add a restroom and service facility at River Park, install improved playground equipment at Snowden Park, and construct a pavilion at Yackey Park.

- IS Policy 1.7.
  Provide open space buffer areas to protect river corridors, agricultural lands and view corridors from development and provide sensitively designed public trail access within these locations.

- IS Policy 1.8
  Add walking/biking trails along rivers, ditches, and interior roadways throughout Town to provide connections to schools, parks and gathering areas, as well as regional facilities and recreation areas.
  - ➞ IS Action 1.8.A
    Improve trail access points and formalize trails to promote and encourage access to local and regional outdoor and natural areas and avoid negative environmental and ecological impacts of otherwise informal trails in potentially sensitive areas.
  - ➞ IS Action 1.8.B
    Explore the potential to develop a soft-surface trail network in conjunction with agricultural lands adjacent to Town.
  - ➞ IS Action 1.8.C
    Explore the potential to develop a public trailhead on the moraine behind the US Forest Service Ranger Station.
  - ➞ IS Action 1.8.D
    Acquire easements (permission from private property owners) as needed to allow public trail access points and trail connections across privately owned properties.

- IS Policy 1.9
  Increase recreational amenities within the Town of Yampa and surrounding South Routt region.
  - ➞ IS Action 1.9.A
    Work collaboratively with the South Routt Recreation Association, Soroco School District, and other South Routt municipalities to plan for and develop appropriate recreation facilities on School District property or other identified opportunity sites within the Town of Yampa and surrounding South Routt region. Desired recreational amenities suggested by Town of Yampa residents during the Comprehensive Plan update public outreach process include:

    3. Recreation center
    4. Swimming pool with lap lanes
    5. Indoor shooting range
    6. Tow rope ski hill
    7. Pond / ice rink
    8. Athletic fields
    9. Dog park
    10. Dirt bike / snow tracks
    11. Skate park
  - ➞ IS Action 1.9.B
    Work collaboratively with the U.S. Forest Service to explore the potential to provide a Forest Service office / visitor center within the Royal Hotel redevelopment site or another downtown location, providing visitor information on the outdoor recreational opportunities available within the surrounding National Forest and Flat Tops Wilderness Area.

COMMUNITY FACILITIES & SERVICES

1. Local Community Funding Guide, Colorado Department of Local Affairs, https://cdola.colorado.gov/funding-technical-assistance/local-community-funding-guide.

2. State Revolving Fund Loan Information, Colorado Department of Public Health & Environment, https://cdphe.colorado.gov/state-revolving-fund-information.

- IS Policy 1.10
  Locate community facilities within Yampa's downtown area, to serve as community gathering spaces that provide opportunities for social connection.
  - ➞ IS Action 1.10.A
    Work collaboratively with the US Postal Service to develop and implement a plan to keep the Post Office in Town, either in its current location or a new location.
- IS Policy 1.11
  Expand childcare options within the Town of Yampa and South Routt region.
  - ➞ IS Action 1.11.A
    Work collaboratively with interested parties (e.g., childcare providers, opportunity site landowners, and other local and regional partner agencies) to facilitate the provision of additional childcare facilities and in-home childcare services throughout Town.
  - ➞ IS Action 1.11.B
    Amend the Town's zoning regulations to allow childcare facilities in all zone districts.
- IS Policy 1.12
  Increase law enforcement and code enforcement within Town.
  - ➞ IS Action 1.12.A
    Provide increased in-Town law enforcement to address drug issues and slow vehicle speeds.
  - ➞ IS Action 1.12.B
    Provide Town code enforcement to facilitate clean up of certain areas of Town and address nuisances, with anonymity of code enforcement complaints provided to protect positive neighbor relations.
  - ➞ IS Action 1.12.C
    Evaluate the Town's existing trash and animal keeping regulations and update regulations as needed to address current nuisances within Town.
- IS Policy 1.13
  Establish sustainable funding sources to fund recommended Town infrastructure improvements and the costs of ongoing Town maintenance and provision of community services.
  - ➞ IS Action 1.13.A
    Implement a lodging tax or other taxes or fees to provide funding for Town infrastructure improvements.
  - ➞ IS Action 1.13.B
    Create an asset management program for Town infrastructure.

CHAPTER 9

IMPLEMENTATION / ACTION PLAN

OVERVIEW

Implementation of the Yampa Comprehensive Plan will require a coordinated series of actions led by the Town and inclusive of numerous partners representing public agencies and private investors. Although the process of implementation is not perfectly sequential, there are some actions that need to take place sooner rather than later in order to set up other actions for success. Actions identified in this chapter have varying timelines depending on this sequence, ranging from immediate (within one year) to long-term (more than 10 years).

Immediate or short-term actions focus on establishing a regulatory framework that supports the goals and policies of this Plan. The Zoning Code and Architectural Design Guidelines for downtown need to promote the types of development and building styles expressed as desirable within this Plan.

Mid- to long-term actions include establishing partnerships, providing project funding, and taking on Town-led projects. The Capital Improvement included in the appendix of this Plan provides guidance for the prioritization and funding of projects and should be revisited and updated frequently.

ACTION PLAN

The following table identifies the actions and implementation strategies recommended to fully implement the Plan. For each recommended action, the following timeframes are provided to give an indication of the timing of particular implementation strategies.

- Immediate: 0-1 years
- Short-term duration: 1-4 years
- Mid-term duration: 5-10 years
- Long-term duration: >10 years

These timeframes are provided as guidelines and may change over time based upon changing conditions and input provided by the Town Board and residents of Yampa.

Potential partners are also provided for each action item to identify entities the Town may collaborate with to implement the respective strategies.

Plan Chapter	Relevant Goals & Policies	Implementation Category	Action
Infrastructure & Services	Goal 1, Policy 1.10	Public private partnerships	1.10.A. Work collaboratively with the US Postal Service Town, either in its current location or a new location.
Economic Development	Goal 4, Policy 4.1	Public private partnerships	4.1.2: Develop a strategy to engage local property ow presence in Yampa (e.g., centralized regional location f
Land Use	Goal 3, Policy 3.1	Public private partnerships	3.1.A. Work collaboratively with Routt County and CDO recommended signage in identified locations along Hig
Land Use	Goal 1, Policy 1.1	Town Code Update	1.1.C. Amend the Town zoning regulations to prohibit floor residential in the core business district along Mot residential as a permitted use-by-right, when located a locations.
Land Use	Goal 1, Policy 1.1	Town Code Update	1.1.G. Amend the Town Code to allow animal keeping recommendations.
Land Use	Goal 1, Policy 1.2	Town Code Update	1.2.A. Update Town land use regulations to evaluate ex to facilitate development of small lots, including minim
Land Use	Goal 4, Policy 4.1	Town Code Update	4.1.C. Amend the current code restrictions on accesso neighborhoods throughout Town.
Land Use	Goal 4, Policy 4.1	Town Code Update	4.1.D. Amend the Town Code to remove minimum dwe
Land Use	Goal 5, Policy 5.1	Town Code Update	5.1.A. Create short-term rental regulations to allow thi needs. Include a limit on the total number of short ter For example, 180 days/year qualifies as owner occupa
			1. Evaluate the Town's lodging capacity w account nearby lodging such as Three Bears Lodge in P
			2. Consider not requiring owner occupan expanded lodging options downtown, as needed.
Land Use	Goal 6, Policy 6.2	Town Code Update	6.2.A. Implement water body setback regulations to re bodies.
Land Use	Goal 6, Policy 6.7	Town Code Update	6.7.A. Amend the Town Code to adopt dark sky lightin preserve the night sky.
Historic & Cultural Resources	Goal 1, Policy 1.1	Town Code Update	1.1.B. Amend the Town Code to include development compatible with the surrounding historic context. Des including lot coverage, building height, orientation and
Historic & Cultural Resources	Goal 1, Policy 1.1	Town Code Update	1.1.B.1. Form a working group to work with the Town incorporated into the Town Code.
Infrastructure & Services	Goal 1, Policy 1.11	Town Code Update	1.11.B. Amend the Town's zoning regulations to allow
Infrastructure & Services	Goal 1, Policy 1.12	Town Code Update	1.12.C. Evaluate the Town's existing trash and animal k current nuisances within Town.

(1) PRIORITY LEVELS:
1: HIGH PRIORITY
2: MEDIUM PRIORITY
3: LOW PRIORITY

(2) TIMEFRAMES:
S: SHORT-TERM: 1-4 YEARS
M: MID-TERM: 5-10 YEARS
L: LONG-TERM: >10 YEARS

COLOR KEY:

TOWN CODE UPDATE

PUBLIC-PRIVATE PARTNERSHIPS

TOWN INVESTMENTS & CAPITAL IMPROVEMENTS

FUTURE TOWN PLANNING & PROGRAMS

	Priority(1)	Timeframe(2)	Potential Partners
e to develop and implement a plan to keep the Post Office in	High	Immediate	U.S. Postal Service, private property owners
yners and the US Postal Service for the purpose of maintaining a for package delivery).		Immediate	
DT to permit and install the 2016 Wayfinding Master Plan ghway 131.		Immediate	Routt County, CDOT
or require a conditional use permit for stand-alone and ground ffat Ave. and the southern end of Main Street. Only allow above or behind street-fronting commercial businesses in these	High	Immediate	
in accordance with the Agricultural Residential	High	Immediate	
xisting setback requirements and amend the Town code as needed nizing setbacks for accessory structures.	High	Immediate	
ry dwelling units to allow ADUs as an accessory use in residential	High	Immediate	
elling size standards.	High	Immediate	
is use with limits and balance this use with long term housing rm rental licenses in Town and owner occupancy requirements. ncy in Oak Creek.	High	Immediate	
when setting limits on the number of STRs allowed, taking into PBurg.			
ncy for STRS within the downtown commercial area to encourage			
equire new development is setback at least 25 feet from all water		Immediate	
ng regulations that will reduce glare, light trespass and skyglow to		Immediate	
regulations that ensure new infill development will be sign guidelines for infill and redevelopment should address items d placement (setbacks or build-to-lines).		Immediate	
Board during code adoption on standards that should be		Immediate	
childcare facilities in all zone districts.		Immediate	
eeping regulations and update regulations as needed to address		Immediate	

DEVELOPMENT OPPORTUNITIES

GENERAL LAND USE PLANNING

TOWN SERVICES

FUNDING STRATEGIES

EDUCATION & INCENTIVES

Plan Chapter	Relevant Goals & Policies	Implementation Category	Action
Economic Development	Goal 1, Policy 1.1	Town Code Update	1.1.1: Update the existing land use code, incorporatin rather than building type.
Economic Development	Goal 1, Policy 1.2	Town Code Update	1.2.1: Investigate the feasibility of a legacy code which Valley.
Economic Development	Goal 1, Policy 1.2	Town Code Update	1.2.4 Ensure code amendments allow for outdoor sea licensing and parking.
Economic Development	Goal 1, Policy 1.2	Town Code Update	1.2.5: Investigate the feasibility of a commercial overl including for Moffat Avenue.
Economic Development	Goal 5, Policy 5.1	Town Code Update	5.1.1: Establish residential development standards f smart planning principles that preserve view corridors protect sensitive land features.
Economic Development	Goal 5, Policy 5.2	Town Code Update	5.2.1: Establish development standards for mobile hor product types to ensure they are served by complete
Downtown Revitalization & Placemaking	Goal 1, Policy 1.2	Funding strategies	1.2.D. Develop a business support program to provide signage within the downtown area. This can work in Town.
Infrastructure & Services	Goal 1, Policy 1.13	Funding strategies	1.13.A. Implement a lodging tax or other taxes or fees
Economic Development	Goal 6, Policy 6.3	Funding strategies	6.3.4: Require developments with the potential to pla exacting assessment fees.
Economic Development	Goal 9, Policy 9.2	Funding strategies	9.2.1: Secure resources and put in place tools to offse or regulations.
Economic Development	Goal 3, Policy 3.1	Town public investments and capital improvement projects	3.1.2: Develop recognizable gateways at key entry poi downtown area.
Economic Development	Goal 3, Policy 3.1	Town public investments and capital improvement projects	3.1.3: Expand on recommendations presented in Yam gateway treatments throughout the community.
Economic Development	Goal 5, Policy 5.3	Future town planning efforts and programs	5.3.1: Participate with Oak Creek and other South Rou and other local employees.
Economic Development	Goal 6, Policy 6.2	Future town planning efforts and programs	6.2.1: Adopt an annexation policy with criteria intend in this Plan.
Economic Development	Goal 6, Policy 6.3	Future town planning efforts and programs	6.3.2: Establish a policy ensuring growth in the comm agencies to provide services (without significant inves
Economic Development	Goal 3, Policy 3.1	Future town planning efforts and programs	3.1.1: Establish design standards for key corridors (e.g heritage and small-town scale.
Economic Development	Goal 5, Policy 5.2	General land use planning	5.2.2: Until there is sufficient market support for addi this void including short-term and seasonal rentals, a

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COLOR KEY:

TOWN CODE UPDATE

PUBLIC-PRIVATE PARTNERSHIPS

TOWN INVESTMENTS & CAPITAL IMPROVEMENTS

FUTURE TOWN PLANNING & PROGRAMS

	Priority(1)	Timeframe(2)	Potential Partners
g business and industry classifications based on potential impacts		Immediate	
h benefits those businesses with a storied history in the Yampa		Immediate	
ting associated with food service businesses, and food truck		Immediate	
ay zone to ensure commercial frontage along critical roadways		Immediate	
or parcels located on the fringe of the community that employs s, allow for the efficient delivery of infrastructure and utilities, and		Immediate	
me parks, container housing, tiny houses, and other less-traditional streets, utilities, and infrastructure.		Immediate	
e subsidies for new business startups, façade improvements, and conjunction with grant funding (e.g., REDI grants) secured by the		Immediate	DOLA, OJT, OEDIT
s to provide funding for Town infrastructure improvements.		Immediate	
ce an undue burden on service capacity "pay their way" by		Immediate	
t extraordinary costs associated with design or building standards		Immediate and Short-term	
nts to the community, and continue design elements throughout		Immediate	
pa Downtown Enhancement Plan to inform wayfinding and		Immediate to Mid-term	
utt agencies in establishing a housing needs program for teachers		Immediate	
ed to protect the long-term vision for the community expressed		Immediate	
unity will be indexed to the ability of the town and other public stment in infrastructure or utilities).		Immediate	
g., Moffat Avenue) in keeping with the community's western		Immediate	
tional lodging units, allow residential product types that can fill nd accommodations for seasonal co-living.		Immediate	

DEVELOPMENT OPPORTUNITIES

GENERAL LAND USE PLANNING

TOWN SERVICES

FUNDING STRATEGIES

EDUCATION & INCENTIVES

Plan Chapter	Relevant Goals & Policies	Implementation Category	Action
Economic Development	Goal 9, Policy 9.4	General land use planning	9.4.1: Maintain an inventory of vacant and under-utili
Economic Development	Goal 5, Policy 5.4	Education and incentives	5.4.1: Offer incentives to developments that incorpor
Economic Development	Goal 1, Policy 1.3	Education and incentives	1.3.3: Share this plan with other South Routt commun and objectives.
Economic Development	Goal 9, Policy 9.2	Education and incentives	9.2.3: Offer development waivers to existing regulatio
Land Use	Goal 5, Policy 5.1	Funding strategies	5.1.B. Implement a short-term rental lodging tax and/ as an additional funding strategy for public investmen efforts.
Downtown Revitalization & Placemaking	Goal 1, Policy 1.2	Funding strategies	1.2.C. Join the Colorado Main Street Program to beco projects.
Land Use	Goal 2, Policy 2.1	Town public investments and capital improvement projects	2.1.A. Fund implementation of the recommendations recommended signage and landscaping improvement
Infrastructure & Services	Goal 1, Policy 1.1	Town public investments and capital improvement projects	1.1.A. Implement the water system and wastewater s Improvements Plan.
Land Use	Goal 1, Policy 1.1	Town public investments and capital improvement projects	1.1.F. Provide public investment in town infrastructur
Downtown Revitalization & Placemaking	Goal 1, Policy 1.2	Public private partnerships	1.2.A. Pursue public private partnerships to revitalize within the downtown area, to help guide implementa Plan.
Downtown Revitalization & Placemaking	Goal 1, Policy 1.2	Public private partnerships	1.2.B. Partner with local and regional partner organiza strategies and to help with applying for state and fede
Infrastructure & Services	Goal 1, Policy 1.9	Public private partnerships	1.9.B. Work collaboratively with the U.S. Forest Servic visitor center within the Royal Hotel redevelopment s on the outdoor recreational opportunities available w Area.
Land Use	Goal 4, Policy 4.1	Pursue development opportunities	4.1.A. Look at housing site opportunities within Town home parks to provide improved and expanded afford
Economic Development	Goal 5, Policy 5.4	Pursue development opportunities	5.4.2: Investigate the feasibility of developing an RV P Influence with a sufficient number of hook-ups and fa
Infrastructure & Services	Goal 1, Policy 1.6	Town public investments and capital improvement projects	1.6.B. Implement the parks improvements recommen and service facility at River Park, install improved play Yackey Park.

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PUBLIC-PRIVATE PARTNERSHIPS

TOWN INVESTMENTS & CAPITAL IMPROVEMENTS

FUTURE TOWN PLANNING & PROGRAMS

	Priority(1)	Timeframe(2)	Potential Partners
zed spaces.		Immediate	
ate a variety of housing product types at different price points.		Immediate	
nities and the county ensure a shared understanding of local goals		Immediate	
ons until standards are established.		Immediate and Short-term	
/or licensing fee, which have been suggested by the community nts in downtown revitalization and local business enhancement		Short-term	
me eligible for grant assistance with downtown revitalization		Short-term	DOLA
outlined in the 2016 Wayfinding Master Plan to add s in identified Town Gateway locations.		Short-term	
ystem improvements recommended in the attached Capital		Short-term	
e to spur private investment in development opportunity sites.		Short-term	
and redevelop the Royal Hotel site and other identified properties ation of the downtown design recommendations outlined in this		Short-term	Private landowners & developers
ations to implement the recommended downtown revitalization eral grant funding and project management.		Short-term	
e to explore the potential to provide a Forest Service office / ite or another downtown location, providing visitor information within the surrounding National Forest and Flat Tops Wilderness		Short-term	U.S. Forest Service
, such as the potential to redevelop the existing in-town mobile dable housing options for local residents.		Short-term	
ark either within the town limits, or its Three-Mile Area of cilities for waste disposal to assure its economic viability.		Short-term	
ded in the attached Capital Improvements Plan to add a restroom yground equipment at Snowden Park, and construct a pavilion at		Short-term to Mid-term	

DEVELOPMENT OPPORTUNITIES

GENERAL LAND USE PLANNING

TOWN SERVICES

FUNDING STRATEGIES

EDUCATION & INCENTIVES

Plan Chapter	Relevant Goals & Policies	Implementation Category	Action
Land Use	Goal 3, Policy 3.3	Future town planning efforts and programs	3.3.A. Create a Corridor Plan to protect the views alor industrial uses from view.
Land Use	Goal 4, Policy 4.1	Future town planning efforts and programs	4.1.B. Create a local housing authority and/or coordin of Yampa.
Historic & Cultural Resources	Goal 1, Policy 1.1	Future town planning efforts and programs	1.1.A. Work collaboratively with local and regional pa Historical Society to develop a historic preservation pl maintain the historic character (look and feel) of Town
Economic Development	Goal 5, Policy 5.3	Future town planning efforts and programs	5.3.2: Work with the school district and other public s municipal housing authority.
Economic Development	Goal 8, Policy 8.3	Future town planning efforts and programs	8.3.4: Reach out to other South Routt entities who co coordinate creation of a training and licensing progra growing the number of CDL licensed drivers (e.g., ath
Economic Development	Goal 9, Policy 9.3	Future town planning efforts and programs	9.3.1: Ask area residents about their interest in provic scheduled basis.
Economic Development	Goal 9, Policy 9.3	Future town planning efforts and programs	9.3.2: Reach out to institutional entities to explore est for providing these services to the community.
Economic Development	Goal 10, Policy 10.1	Future town planning efforts and programs	10.1.3: Develop a marketing program and materials h visitors.
Economic Development	Goal 8, Policy 8.2	Public private partnerships	8.2.1: Explore the potential to partner with area bu opportunities for individuals in trades that support th
Economic Development	Goal 8, Policy 8.2	Public private partnerships	8.2.4: Capitalize on the District's receipt of Response, partnerships with individuals and entities that can use business concepts.
Economic Development	Goal 8, Policy 8.2	Public private partnerships	8.2.5: Support the District's Real Co Action non-profit mentors.
Economic Development	Goal 8, Policy 8.2	Public private partnerships	8.2.6: Assist the District with pursuing supplemental associated with pre-school, daycare, and before and a
Economic Development	Goal 8, Policy 8.2	Public private partnerships	8.2.7: Assist the district in promoting their nationally appropriate town materials and communications.
Economic Development	Goal 9, Policy 9.2	Public private partnerships	9.2.2: Solicit participation by regional lending instituti businesses.
Economic Development	Goal 3, Policy 3.3	Education and incentives	3.3.1: Until resources are available to support either a the larger community, establish a task force of interes various communication outlets.

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TOWN CODE UPDATE

PUBLIC-PRIVATE PARTNERSHIPS

TOWN INVESTMENTS & CAPITAL IMPROVEMENTS

FUTURE TOWN PLANNING & PROGRAMS

	Priority(1)	Timeframe(2)	Potential Partners
ng the highway and buffer / screen medium-employment		Short-term	
ate with local or regional housing authorities to include the Town		Short-term	Yampa Valley Housing Authority
rtners such as Historic Routt County and the Yampa Egeria lan, architectural guidelines and streetscape design standards to n.		Short-term	
sector partners to investigate the feasibility of creating a		Short-term	
uld benefit from a consistent transportation system and m, and acquisition of equipment, with a particular emphasis on letic bus, regional transportation vehicles and programs).		Short-term	
ding or sponsoring the provision of business services on a		Short-term	
cablishing a program whereby students could receive credit hours		Short-term	
highlighting area businesses and offerings that can be shared with		Short-term	
siness support organizations and the district to increase training e local economy.		Short-term	
Innovation, and Student Equity (RISE) Grant by facilitating e their facilities (e.g., commercial kitchen facilities) to grow		Short-term	
t working group by soliciting interest among potential citizen		Short-term	
dollars and programs to offset extraordinary expenses and needs after childcare programs.		Short-term	
y-recognized internship program by including a reference to it in		Short-term	
ons to participate in a loan pool supporting small and micro		Short-term	
a part-time or full-time advocate for marketing downtown and sted individuals to prepare a calendar of events and share it with		Short-term	

DEVELOPMENT OPPORTUNITIES

GENERAL LAND USE PLANNING

TOWN SERVICES

FUNDING STRATEGIES

EDUCATION & INCENTIVES

Plan Chapter	Relevant Goals & Policies	Implementation Category	Action
Economic Development	Goal 8, Policy 8.2	Education and incentives	8.2.3: Provide capital or resource support for the distr County communities and unincorporated areas by gro SOROCO schools attractive to parents in South Routt v
Economic Development	Goal 4, Policy 4.2	General land use planning	4.2.2: Plan for an integrated transportation system tha
Land Use	Goal 6, Policy 6.2	General land use planning	6.2.B. Provide open space buffer areas along river cor
Land Use	Goal 1, Policy 1.1	Pursue development opportunities	1.1.D. Facilitate the development / renovation of buil
Land Use	Goal 3, Policy 3.2	Public private partnerships	3.2.A. A meat processing plant with a retail storefront along Highway 131 by the community. Work collabor members and investors to facilitate development of th
Infrastructure & Services	Goal 1, Policy 1.2	Future town planning efforts and programs	1.2.B. Develop and implement a Water Conservation water conservation strategies and policies recommen
Infrastructure & Services	Goal 1, Policy 1.4	Future town planning efforts and programs	1.4.A. Conduct additional evaluation and analysis of s to ensure selected locations and designs will work wit Evaluate and implement these improvements compre
Infrastructure & Services	Goal 1, Policy 1.6	Future town planning efforts and programs	1.6.A. Develop a Town Recreation Master Plan that in
Infrastructure & Services	Goal 1, Policy 1.9	Future town planning efforts and programs	1.9.A. Work collaboratively with the South Routt Recr municipalities to plan for and develop appropriate re opportunity sites within the Town of Yampa and su suggested by Town of Yampa residents during the Cor
			1. Recreation center
			2. Swimming pool with lap lanes
			3. Indoor shooting range
			4. Tow rope ski hill
			5. Pond / ice rink
			6. Athletic fields
			7. Dog park
			8. Dirt bike / snow tracks
			9. Skate park
Infrastructure & Services	Goal 1, Policy 1.13	Future town planning efforts and programs	1.13.B. Create an asset management program for Tow
Economic Development	Goal 1, Policy 1.2	Future town planning efforts and programs	1.2.3: Investigate the potential for, and merits of, pror

(1) PRIORITY LEVELS:
1: HIGH PRIORITY
2: MEDIUM PRIORITY
3: LOW PRIORITY

(2) TIMEFRAMES:
S: SHORT-TERM: 1-4 YEARS
M: MID-TERM: 5-10 YEARS
L: LONG-TERM: >10 YEARS

COLOR KEY:

TOWN CODE UPDATE

PUBLIC-PRIVATE PARTNERSHIPS

TOWN INVESTMENTS & CAPITAL IMPROVEMENTS

FUTURE TOWN PLANNING & PROGRAMS

	Priority(1)	Timeframe(2)	Potential Partners
rict's marketing efforts to attract students from other Routt owing their list of student offerings, and in so doing make who have a choice in schools.		Short-term	
at supports all modes of mobility.		Short-term to mid-term	
ridors.		Short-term to Long-term	
dings to provide more retail spaces ready for tenants to move in.		Mid-term	Private landowners & developers, DOLA, OEDIT
selling local meat has been identified as a desirable land use atively with interested landowners, ranchers, hunters, community his use, potentially as a community co-op.		Mid-term	
Plan to reduce water demand through implementation of the ded in the 2011 Water System Master Plan.		Mid-term	
idewalk and bike path location, design, and surfacing options h the Town's drainage, snow removal and maintenance needs. ehensively, ensuring grading and drainage are addressed first.		Mid-term	
cludes capital facilities, programs, and activities.		Mid-term	
reation Association, Soroco School District, and other South Routt ecreation facilities on School District property or other identified urrounding South Routt region. Desired recreational amenities mprehensive Plan update public outreach process include:		Mid-term	South Routt Recreation Association, Soroco School District, South Routt municipalities (Oak Creek, Pburg, Stagecoach, Toponas)
n infrastructure.		Mid-term	
moting Yampa businesses on interstate signage.		Mid-term	

DEVELOPMENT OPPORTUNITIES

GENERAL LAND USE PLANNING

TOWN SERVICES

FUNDING STRATEGIES

EDUCATION & INCENTIVES

Plan Chapter	Relevant Goals & Policies	Implementation Category	Action
Economic Development	Goal 1, Policy 1.2	Future town planning efforts and programs	1.2.6: Use best practices from Main Street America ar operating businesses in a downtown environment, an residents and visitors without adversely impacting the
Economic Development	Goal 2, Policy 2.1	Future town planning efforts and programs	2.1.1: Explore strategies to support businesses unable (e.g., securing qualified operators, attracting and hous guaranteeing product and supply deliveries.)
Economic Development	Goal 4, Policy 4.2	Future town planning efforts and programs	4.2.1: Develop a vehicular and non-vehicular mobility residential neighborhoods to key activity nodes in the
Economic Development	Goal 8, Policy 8.2	Future town planning efforts and programs	8.2.2: Depending on the results of the district's o partnerships to improve under-developed and undeve
	Goal 6, Policy 6.2	Town public investments and capital improvement projects	6.2.B. Develop a community trail network within pres
Infrastructure & Services	Goal 1, Policy 1.8	Town public investments and capital improvement projects	1.8.A. Improve trail access points and formalize trails and natural areas and avoid negative environmental a sensitive areas.
Infrastructure & Services	Goal 1, Policy 1.8	Town public investments and capital improvement projects	1.8.B. Explore the potential to develop a soft-surface Town.
Economic Development	Goal 4, Policy 4.1	Town public investments and capital improvement projects	4.1.3 Investigate the cost of rerouting water to Bear R larger program to connect different parts of communi
Economic Development	Goal 7, Policy 7.2	Town public investments and capital improvement projects	7.2.1: Complete roadway improvements in the dow of shared parking facilities, dust mitigation on Moffa weather conditions.
Infrastructure & Services	Goal 1, Policy 1.8	Town public investments and capital improvement projects	1.8.C. Explore the potential to develop a public trailhe
Economic Development	Goal 4, Policy 4.1	General land use planning	4.1.1: Identify viable locations for local, state and re their suitability based on new development and redev
Economic Development	Goal 6, Policy 6.2	General land use planning	6.2.2: Annex properties of a sufficient size to accomm zoning classifications.
Economic Development	Goal 9, Policy 9.4	General land use planning	9.4.4: Make land management tools available, includi managed and deliberate growth pattern.
Economic Development	Goal 7, Policy 7.1	Town services	7.1.1: Solicit individuals and businesses in South Rout services on public roadways.
Economic Development	Goal 8, Policy 8.1	Town services	8.1.2: Host discussions between the US Forest Service integrating their services.
Economic Development	Goal 5, Policy 5.5	Education and incentives	5.5.1: Sponsor or support an annual event that demo

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M: MID-TERM: 5-10 YEARS
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COLOR KEY:

TOWN CODE UPDATE

PUBLIC-PRIVATE PARTNERSHIPS

TOWN INVESTMENTS & CAPITAL IMPROVEMENTS

FUTURE TOWN PLANNING & PROGRAMS

	Priority(1)	Timeframe(2)	Potential Partners
nd similar organizations that understand nuances associated with d develop a business plan that fosters a level of certainty for e operators' quality-of-life.		Mid-term	
e to provide year-round service due to operational limitations sing employees, ensuring access to mechanical technicians,		Mid-term	
plan that identifies future locations for improvements that link e community.		Mid-term	
ngoing facilities planning initiative, request a policy supporting eloped property with community-serving recreational facilities.		Medium-term	
erved river corridor open space areas.		Mid-term	
to promote and encourage access to local and regional outdoor and ecological impacts of otherwise informal trails in potentially		Mid-term	
trail network in conjunction with agricultural lands adjacent to		Mid-term	Private property owners
iver and incorporating walking trail improvements as part of a ity and promote use of alternative modes of transportation.		Mid-term	
ntown area, including demarcation of parking spaces, provision at Avenue, and sidewalk enhancements appropriate for seasonal		Medium-term	
ead on the moraine behind the US Forest Service Ranger Station.		Mid-term	U.S. Forest Service, private property owners
gional emergency response facilities, and continually re-evaluate velopment projects.		Medium-term	
odate businesses and industries currently disallowed by existing		Medium-term	
ng Transfer of Development Rights (TDRs), to encourage a		Medium-term	
t interested in contracting with the town to provide maintenance		Medium-term	
e and Yampa Fire Protection District to explore the viability of		Medium-term	
nstrates various home maintenance activities.		Mid-term	

DEVELOPMENT OPPORTUNITIES

GENERAL LAND USE PLANNING

TOWN SERVICES

FUNDING STRATEGIES

EDUCATION & INCENTIVES

Plan Chapter	Relevant Goals & Policies	Implementation Category	Action
Economic Development	Goal 10, Policy 10.1	Education and incentives	10.1.4: Create a community education series on vario new development with historic preservation, availabl
Economic Development	Goal 10, Policy 10.2	Education and incentives	10.2.1: Sponsor a skills fair to understand local expert (e.g., pre-sale and delivery or shipping of goods).
Economic Development	Goal 10, Policy 10.2	Education and incentives	10.2.2: Request assistance from local and regional de promote year-round programs and natural assets in t
Economic Development	Goal 10, Policy 10.1	Funding strategies	10.1.1: Continually apply for administrative grant doll
Infrastructure & Services	Goal 1, Policy 1.1	Town public investments and capital improvement projects	1.1.B. Facilitate cell service improvements (particular
Infrastructure & Services	Goal 1, Policy 1.2	Town public investments and capital improvement projects	1.2.A. Implement the remaining Project and Non-Proj
Infrastructure & Services	Goal 1, Policy 1.3	Town public investments and capital improvement projects	1.3.A. Implement the road improvements recommen condition of roads in identified locations throughout
Infrastructure & Services	Goal 1, Policy 1.8	Town public investments and capital improvement projects	1.8.D. Acquire easements (permission from private p trail connections across privately owned properties.
Infrastructure & Services	Goal 1, Policy 1.11	Public private partnerships	1.11.A. Work collaboratively with interested parties (local and regional partner agencies) to facilitate the p services throughout Town.
Economic Development	Goal 9, Policy 9.4	Public private partnerships	9.4.2: Assist owners with positioning their properties
Economic Development	Goal 8, Policy 8.1	Public private partnerships	8.1.1: Continually inquire about the US Forest Service in demand for utilities (e.g., water) to remain aware o levels.
Economic Development	Goal 8, Policy 8.3	Public private partnerships	8.3.3: Work with region-serving economic developme development in areas that support local businesses a
Economic Development	Goal 9, Policy 9.4	Public private partnerships	9.4.3: Continually investigate the potential to trade (o desired investment occurs on strategically located pa
Land Use	Goal 1, Policy 1.1	General land use planning	1.1.A. Infill retail, restaurant and service commercial
Land Use	Goal 1, Policy 1.1	General land use planning	1.1.B. Allow and encourage desired commercial uses restaurant/bar and coffee shop / café, an outdoor out in-town lodging options, and other retail and service agricultural / ranching and outdoor recreation charac
Land Use	Goal 1, Policy 1.1	General land use planning	1.1.E. Allow and encourage / facilitate the developme Three Bears Lodge example in P-Burg, Routt County R

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COLOR KEY:

TOWN CODE UPDATE

PUBLIC-PRIVATE PARTNERSHIPS

TOWN INVESTMENTS & CAPITAL IMPROVEMENTS

FUTURE TOWN PLANNING & PROGRAMS

	Priority(1)	Timeframe(2)	Potential Partners
us topics (e.g., alternative housing products, benefits of balancing e business support services and resources, etc.).		Medium-term	
tise and match them with businesses in need of their services		Medium-term	
sign professionals to create and distribute materials which ne area.		Medium-term	
ars.		Ongoing	
y for Verizon service) and improved internet in out-of-town areas.		Ongoing	Cell and internet service providers
ect Actions recommended in the 2011 Water Master Plan.		Ongoing	
ded in the attached Capital Improvements Plan to improve the Town.		Ongoing	
roperty owners) as needed to allow public trail access points and		Ongoing	Private property owners
e.g., childcare providers, opportunity site landowners, and other rovision of additional childcare facilities and in-home childcare		Ongoing	Childcare providers, landowners, local and regional agencies
for partnership opportunities and investment.		Ongoing and Short-term	
's priority initiatives and service needs, including any increases f and plan for potential impacts on existing supply and service		Ongoing	
nt entities and educational and training groups to foster business nd industries, including meat processing, packaging, and delivery.		Ongoing	
r swap) parcels between public and private entities to ensure rcels.		Ongoing	
uses along Moffat Ave.		Ongoing	Private landowners & developers
in the downtown district, including convening places such as a fitter / recreation equipment rental business, a ReStore, added commercial businesses that align with the Town of Yampa's rural ter and values.		Ongoing	
nt of more lodging in Town to increase overnight visitors (e.g., V Park example).		Ongoing	

DEVELOPMENT OPPORTUNITIES

GENERAL LAND USE PLANNING

TOWN SERVICES

FUNDING STRATEGIES

EDUCATION & INCENTIVES

Plan Chapter	Relevant Goals & Policies	Implementation Category	Action
Land Use	Goal 1, Policy 1.2	General land use planning	1.2.B. Allow and encourage cottage industry business residential neighborhoods to support the local econo
Economic Development	Goal 6, Policy 6.3	General land use planning	6.3.3: Quantify the remaining capacity of infrastruct capital improvement plan, and establish a schedule o
Economic Development	Goal 1, Policy 1.3	General land use planning	1.3.1: Continually monitor regional land use issues aff participating in discussions and other planning efforts agreements.
Economic Development	Goal 1, Policy 1.3	General land use planning	1.3.2: Establish a "review and comment" circulation s and three-mile area of influence that includes particip utility companies, and Routt County.
Economic Development	Goal 3, Policy 3.2	General land use planning	3.2.1: As part of the referral review process, developn impact threatened or endangered species or critical h either providing proof to the contrary or a plan for mi
Economic Development	Goal 6, Policy 6.1	General land use planning	Provide the highest priority to projects proposed wit easily served by existing utilities.
Economic Development	Goal 6, Policy 6.1	General land use planning	Action 6.1.1: Establish a policy supporting this practic
Economic Development	Goal 6, Policy 6.3	General land use planning	6.3.1: Evaluate future applications for development o providers are able to maintain or expand existing leve
Infrastructure & Services	Goal 1, Policy 1.12	Town services	1.12.A. Provide increased in-Town law enforcement t
Infrastructure & Services	Goal 1, Policy 1.12	Town services	1.12.B. Provide Town code enforcement to facilitate anonymity of code enforcement complaints provided
Economic Development	Goal 8, Policy 8.3	Town services	8.3.2: Continue coordinating with service and utility p awareness of challenges and priorities.
Historic & Cultural Resources	Goal 1, Policy 1.2	Education and incentives	1.2.A. Provide educational resources and incentives s stewards of Yampa's rich history.
Historic & Cultural Resources	Goal 1, Policy 1.2	Education and incentives	1.2.B. Offer a variety of tools and incentives to promo resources available at the local, State and Federal leve
Economic Development	Goal 8, Policy 8.3	Education and incentives	8.3.1: Create a community newsletter, or expand on a awareness about the town's efforts to advance the re
Economic Development	Goal 8, Policy 8.3	Education and incentives	8.3.5: Monitor the timing and capacity of internet infr citizens and business interests.
Economic Development	Goal 10, Policy 10.1	Education and incentives	10.1.2: Once grant money is received by the town, pr
Economic Development	Goal 10, Policy 10.1	Education and incentives	10.1.5: Coordinate access to business support trainin development entities.

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TOWN CODE UPDATE

PUBLIC-PRIVATE PARTNERSHIPS

TOWN INVESTMENTS & CAPITAL IMPROVEMENTS

FUTURE TOWN PLANNING & PROGRAMS

	Priority(1)	Timeframe(2)	Potential Partners
es and work from home opportunities within mixed use and my.		Ongoing	
ure and utilities, consider anticipated rates of growth, develop a f impact fees which reflect these investigations.		Ongoing and Short-term	
fecting Routt County and municipalities in South Routt, by s, and where appropriate, by securing intergovernmental		Ongoing	
ystem for all development proposals within the town boundaries pation by the forest service, fire protection district, school district,		Ongoing	
ment proposals suspected of having the potential to adversely abitats, will be required to complete appropriate investigations, tigation.		Ongoing	
hin developable areas of the town, particularly those that can be		Ongoing	
e.			
n a case-by-case basis to ensure the town and other service ls of service, while preserving the existing character of the area.		Ongoing	
o address drug issues and slow vehicle speeds.		Ongoing	Routt County Sheriff
clean up of certain areas of Town and address nuisances, with to protect positive neighbor relations.		Ongoing	
roviders to maintain and improve service levels and grow public		Ongoing	
o that residents, property owners and visitors are well-informed		Ongoing	
te historic preservation and expand awareness of financial els for historic preservation funding (e.g., grants, tax credits, etc.)		Ongoing	
n existing communication vehicle, to foster community commendations of this Plan.		Ongoing	
rastructure, and continually communicate this information to		Ongoing	
omote its availability to existing businesses.		Ongoing	
gs and programs available through region-serving economic		Ongoing	

DEVELOPMENT OPPORTUNITIES

GENERAL LAND USE PLANNING

TOWN SERVICES

FUNDING STRATEGIES

EDUCATION & INCENTIVES

Plan Chapter	Relevant Goals & Policies	Implementation Category	Action
Economic Development	Goal 10, Policy 10.2	Education and incentives	10.2.3: Reach out to area news services, (e.g. Steamb increase their coverage of local initiatives and events.
Economic Development	Goal 9, Policy 9.2	Education and incentives	9.2.4: Share market information prepared in the cont securing funding for future investment projects.

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TOWN CODE UPDATE

PUBLIC-PRIVATE PARTNERSHIPS

TOWN INVESTMENTS & CAPITAL IMPROVEMENTS

FUTURE TOWN PLANNING & PROGRAMS

	Priority(1)	Timeframe(2)	Potential Partners
oat Pilot, Colorado Sun, radio), to find out what is needed to		Ongoing	
ext of this Plan with property and business owners and use in		Ongoing	

DEVELOPMENT OPPORTUNITIES

GENERAL LAND USE PLANNING

TOWN SERVICES

FUNDING STRATEGIES

EDUCATION & INCENTIVES

APPENDIX A

COMMUNITY ENGAGEMENT SUMMARY

[Community Engagement Summary to be inserted here with final plan]

APPENDIX B

THREE-MILE PLAN

OVERVIEW

The Three-Mile Plan provides guidance for potential annexation areas within a three-mile radius of the town's boundaries as it pertains to land use character and infrastructure. The creation and maintenance of the Plan addresses the statutory requirement of C.R.S. 31-12-105 et. seq. Per the statute, the Three-Mile Plan must be in place prior to the annexation of land and must be updated at least once annually.1

Yampa's Comprehensive Plan identifies opportunities for annexation to support its goals to increase housing availability and affordability and to increase economic development opportunities through the development of commercial and industrial uses within town limits. Any decision to annex should be made through careful consideration of the current and future needs of the community. Annexation should also adhere to the Town's stated goal to grow in a sustainable manner that considers both infill and expansion opportunities. Criteria used for determining which lands near Yampa might be appropriate for annexation include:

- Opportunities to broaden the availability and diversity of housing in town,
- Opportunities to strengthen the local economy by accommodating tax-generating uses and providing employment,
- Opportunities to promote sustainable growth,
- Opportunities to serve lands via utilities without incurring substantial negative fiscal impact, and
- Opportunities to enhance access to recreation in town.

Future Growth Areas are identified adjacent to town on lands that further the community's goals in accordance with the above criteria. For further discussion on Future Growth Areas, reference the Yampa Comprehensive Plan.

CHARACTER

LAND USE CHARACTER

Lands surrounding Yampa should support the town's sustainable growth, promote visitation through enhanced gateways and signage, and preserve the community's rural character. Future Growth Areas present an opportunity to expand Yampa's supply of housing with diverse and affordable options. Low-Intensity Residential and Agricultural Residential development are appropriate in accordance with Table 1. Future residential development should incorporate parks and recreation and continue the town's gridded road network,

consistent with the Yampa Comprehensive Plan. Other appropriate uses on private lands adjacent to town include Low-Impact Employment, Medium-Impact Employment, Downtown Employment, and Medium-Intensity Residential per Table 1. Gateways at the entrances to town should increase visibility of town while maintaining critical view corridors of the Flat Tops and downtown, in line with the Yampa Comprehensive Plan. Signage should be established along SH131 in locations north and south of town to announce Yampa's presence. Lands not included in Table 1 should be maintained for their agricultural production, environmental resources, wildlife habitat, and scenic view corridors that express the rural character of the community.

INFRASTRUCTURE

Water and wastewater improvements are planned within the three-mile area, including an upgrade to the wastewater treatment plan, installation of a pre-treatment water facility, and replacement of the water main from the treatment plant to the future access drive. The town's existing street grid will be extended as appropriate into Future Growth Areas as development occurs on those lands. Complete streets will be incorporated with future development along with parks, playgrounds, and trails. Partnership with surrounding communities and the county will be needed to provide for regional transportation needs.

ENVIRONMENTAL RESOURCES

Natural resources, wildlife habitat, and view corridors should be preserved within the three-mile area. Lands outside of Future Growth Areas are targeted for continued agricultural and environmental resources. Within Future Growth Areas, development should occur in a manner that protects creeks, rivers, and lakes (including the Bear River, Yampa River, Wheeler Creek, Watson Creek, Lawson Creek, Eagle Roc Lakes, and others) through buffers and avoids negative impact to sensitive wildlife habitat, wetlands, and view corridors. Trails and other recreation facilities are appropriate to improve residents' connection to and appreciation of natural resources.

IMPROVEMENTS

Streets: The street network should be extended within Future Growth Areas in a manner that continues Yampa's existing grid and is in line with in-town transportation improvements recommended in Yampa's Comprehensive Plan.

Subways: No subways exist or are planned.

Bridges: No changes are proposed at this time, except as deemed necessary by street network improvements within Future Growth Areas in accordance with the above.

Waterways: No changes are proposed.

Waterfronts: A recreation corridor is proposed along Bear River south of current town boundaries on the Corrigan property. Reference Yampa Comprehensive Plan.

Parkways, playgrounds, squares, and parks: Parks and playgrounds to be incorporated with future development within Future Growth Areas in accordance with Yampa Comprehensive Plan.

Aviation fields: No aviation fields exist or are planned.

Public ways, grounds, and open space: A recreation corridor is proposed along Bear River south of town. See above. Open space to be incorporated with future development within Future Growth Areas in accordance with Yampa Comprehensive Plan.

Utilities: Improvements to water and wastewater treatment plants are planned. A water pre-treatment facility is proposed adjacent to the existing water treatment plan south of town, and the water main is slated for replacement from the treatment plant to the future access drive. A project to improve the wastewater treatment plant north of town and the Town-wide collection system is proposed.

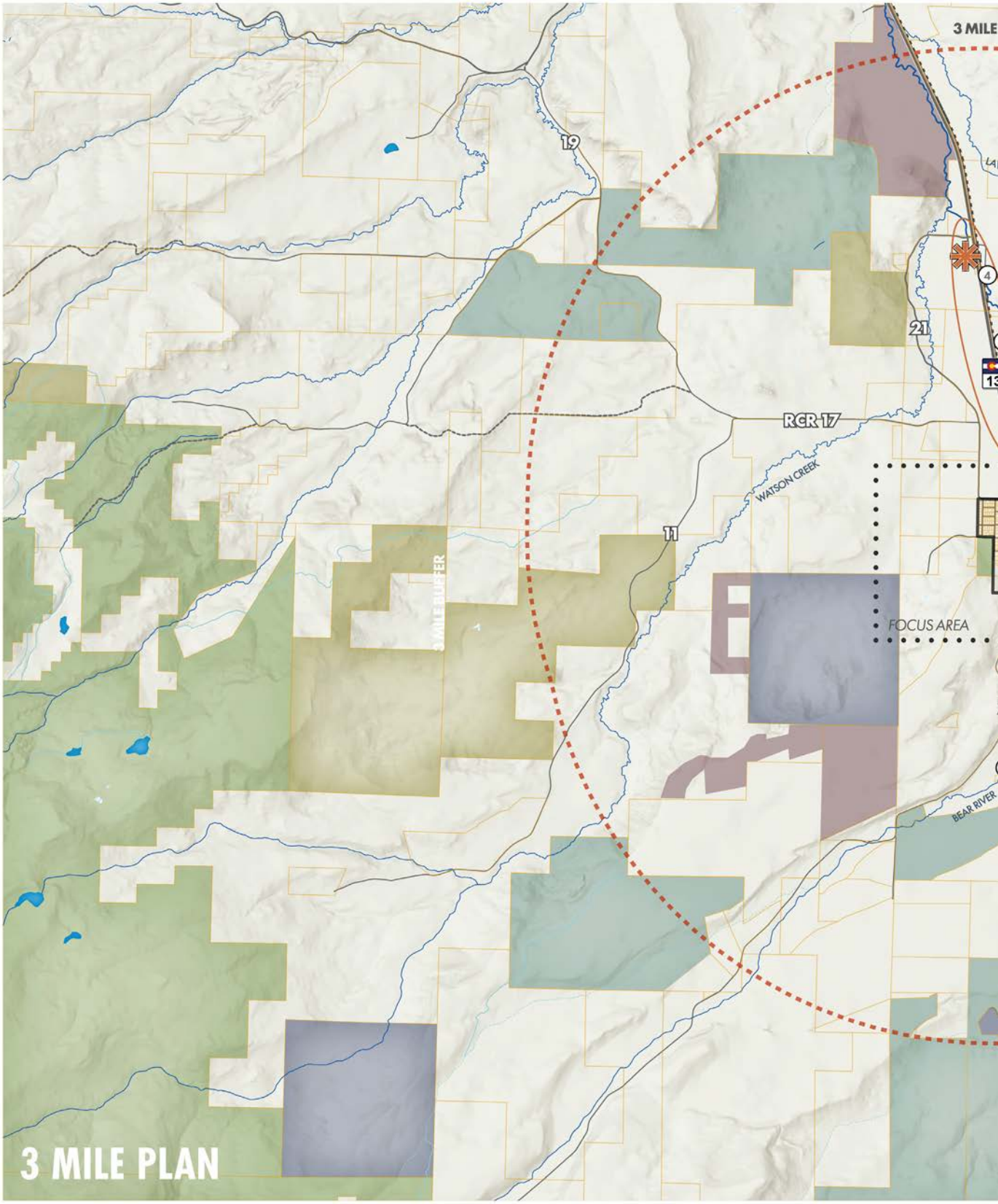
Water, Light, Sanitation, and Power Terminals: Improvements to the water treatment plant south of town are proposed. No other changes are proposed at this time, except as deemed necessary within Future Growth Areas to support future development. Reference Yampa Comprehensive Plan.

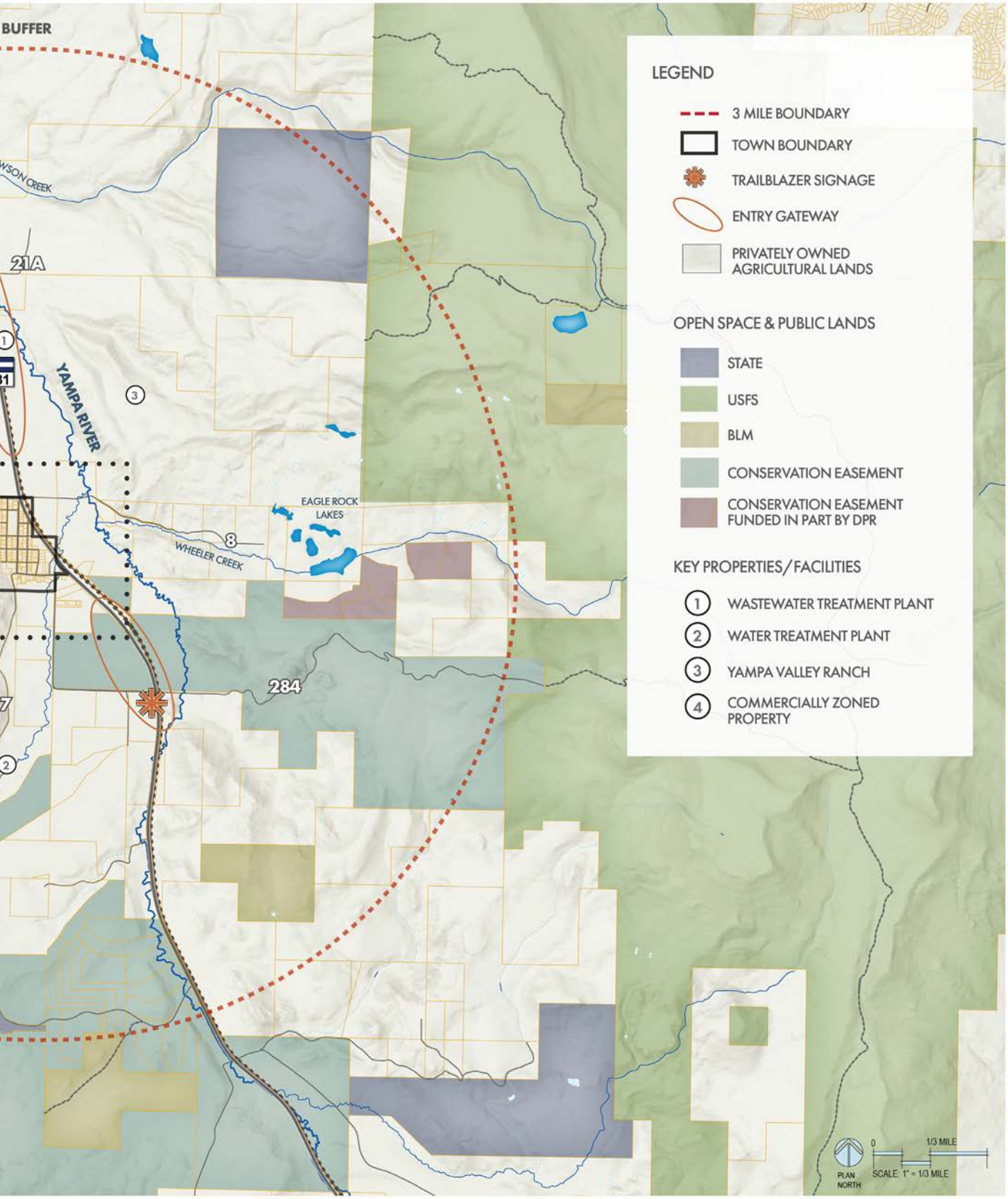
Transportation: An extension of the street network is planned within Future Growth Areas in a manner that continues Yampa's existing grid and is in line with in-town transportation improvements recommended in Yampa's Comprehensive Plan. Trail improvements are planned for the recreation corridor along Bear River south of town. Reference Yampa Comprehensive Plan.

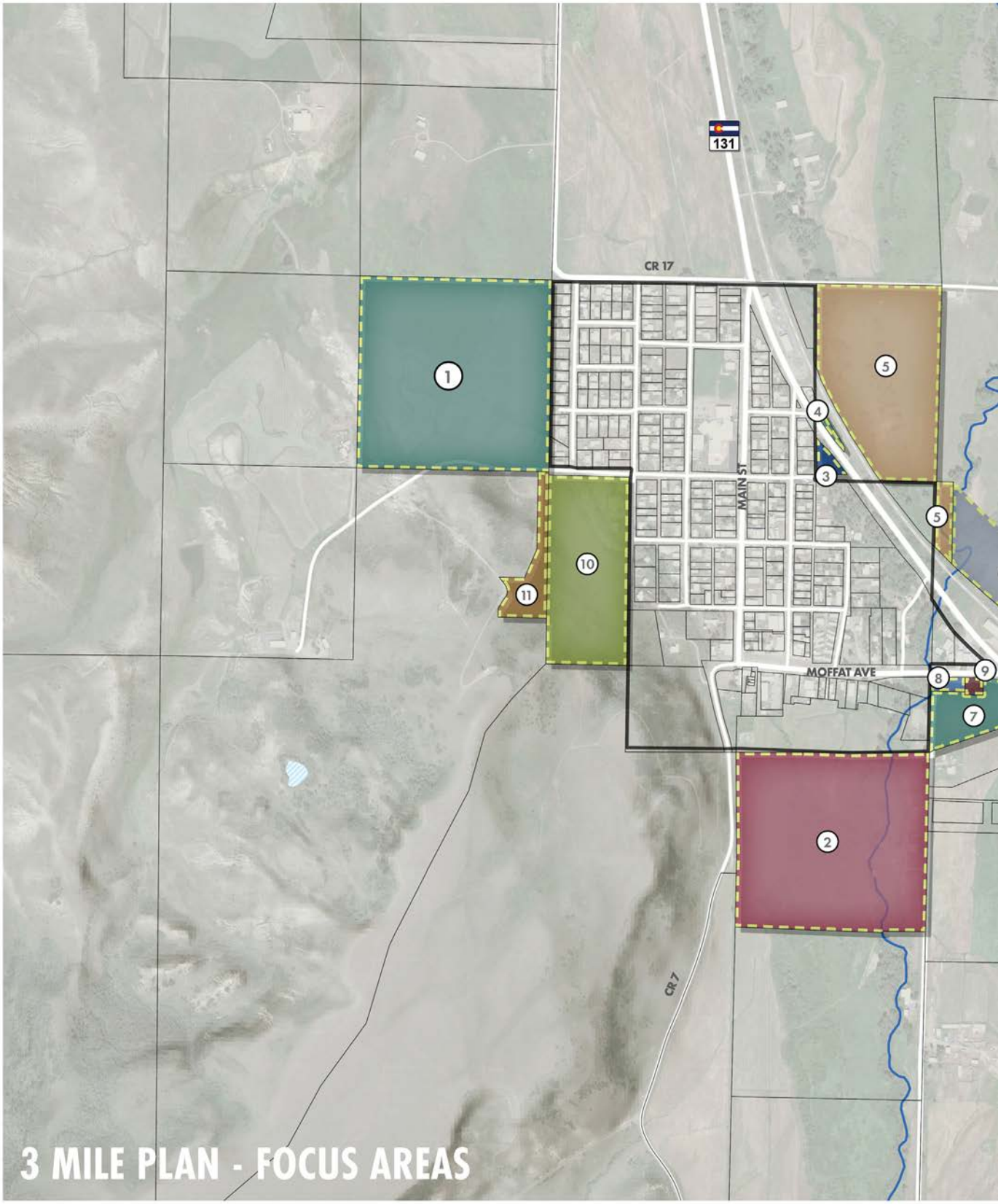
Table 1

Site #	Owner	Area (ac)	Existing Use	Future Land Use
1	Julie Louise Redmond Drake	40.0	Agricultural Land	Agricultural Residential
2	Corrigan, Timothy V. & Donna L.	36.39	Residential SF w/AG	Low-Intensity Residential / Low-Impact Employment / Parks/Recreation
3	Ashley, Cynthia & Brian Douglas	0.99	Residential SF	Low-Intensity Residential / Low-Impact Employment
4	Ager, Reno William	0.31	Residential SF	Medium Impact Employment
5	Rossi, Janet M. & Mitchell	22.51	Residential SF w/AG	Medium Impact Employment
	Rossi, Janet M. & Mitchell	1.23	Agricultural Land	Medium Impact Employment
6	Nielsen, Ronald A.	9.26	Agricultural Land	Medium Impact Employment
	Nielsen, Ronald A.	3.55	Agricultural Land	Medium Impact Employment
7	Nielsen, Ron	5.39	Agricultural Land	Agricultural Residential / Gateway Overlay
8	Gomez, Michael A. & Mary E.	0.53	Residential SF	Medium-Intensity Residential / Downtown Employment / Downtown Area / Gateway Overlay
9	Rodgers, Crystal M. & Smith, Scott J.	0.35	Residential SF	Medium-Intensity Residential / Downtown Employment / Downtown Area / Gateway Overlay
10	US Forest Service	17.37	Exempt – Forest Service Ranger Station	Institutional & Community Facilities
11	Town of Yampa	3.5	Exempt – Water Tank Facilities	Town

Note: Properties not identified in this table are intended to be preserved for existing agricultural and environmental resource uses.


3 MILE
19
21
RCR 17
WATSON CREEK
11
3 MILE BUFFER
FOCUS AREA
BEAR RIVER
3 MILE PLAN


BUFFER
WSON CREEK
21A
YAMPA RIVER
EAGLE ROCK LAKES
WHEELER CREEK
284
LEGEND
3 MILE BOUNDARY
TOWN BOUNDARY
TRAILBLAZER SIGNAGE
ENTRY GATEWAY
PRIVATELY OWNED AGRICULTURAL LANDS
OPEN SPACE & PUBLIC LANDS
STATE
USFS
BLM
CONSERVATION EASEMENT
CONSERVATION EASEMENT FUNDED IN PART BY DPR
KEY PROPERTIES/FACILITIES
1 WASTEWATER TREATMENT PLANT
2 WATER TREATMENT PLANT
3 YAMPA VALLEY RANCH
4 COMMERCIALLY ZONED PROPERTY
PLAN NORTH
0
1/3 MILE
SCALE: 1" = 1/3 MILE


131
CR 17
MAIN ST
MOFFAT AVE
CR 7
1
2
3
4
5
5
7
8
9
10
11
3 MILE PLAN - FOCUS AREAS

OWNERSHIP

1. JULIE LOUISE REDMOND DRAKE
2. CORRIGAN, TIMOTHY V. & DONNA L.
3. ASHLEY, CYNTHIA & BRIAN DOUGLAS
4. AGER, RENO WILLIAM
5. ROSSI, JANET M. & MITCHELL
6. NIELSEN, RONALD A.
7. NIELSEN, RON
8. GOMEZ, MICHAEL A. & MARY E.
9. RODGERS, CRYSTAL M. & SMITH, SCOTT J.
10. US FOREST SERVICE
11. TOWN OF YAMPA

APPENDIX C

CAPITAL IMPROVEMENT PLAN

OVERVIEW

This Capital improvements Plan (CIP) is intended to guide the Town of Yampa's capital investments and maintenance over the next 15 years. The CIP classifies projects into five major types:

- Water
- Wastewater
- Transportation
- Recreation
- Buildings/Land/Other Equipment

A summary of projects accompanies a map in the next section and includes a description and cost of each project, in addition to classifying projects by priority and timeframe. The priority scale runs from 1-3, with '1' projects being the highest priority and '3' projects the lowest priority. Timeframes include short-term (1-4 years), mid-term (5-10 years), and long-term (10-15 years) durations.

Following the summary table, full descriptions of projects are provided. Projects are grouped by type and include justifications that describe the need for each project.

This CIP should be updated regularly to ensure that projects and priorities are up to date and to record the Town's progress toward implementing this Plan.

FUNDING

Funding for capital projects identified in this plan is anticipated to come from an array of sources. While project-specific funding should be evaluated at time of budget, a discussion of potential sources for project funding is provided below.

WATER & WASTEWATER FUNDING

The Town of Yampa will introduce a ballot measure in November 2023 to create a funding stream for water and wastewater capital improvements. If successful, the measure will increase the sales tax from 2% to 4% to support the Town's Enterprise Fund, to be used for water and wastewater capital projects.

GENERAL PROJECT FUNDING

The Colorado Department of Local Affairs (DOLA) Local Community Funding Guide offers guidance on available funding sources for capital projects. This online guide provides the most up-to-date and complete list of available sources, which include loans, grants, incentives, reimbursements, and other types of funding. A few potential funding sources identified in the guide include:

- ***Rural Economic Development Initiative (REDI)*** – State program to assist small communities in diversifying their

economies.

- ***Local Match Program (LOMA)*** – Infrastructure Investment and Jobs Act (IIJA) grants for infrastructure projects including energy and power, broadband, transportation, water, and others.
- ***CDOT Revitalizing Main Streets*** – Transportation grants for main street enhancements to encourage active transportation within and to business hubs to promote downtown vitality, economic development, and connection of public spaces.
- ***Travel, Tourism, and Outdoor Recreation Grants*** – US Economic Development Administration grants to build or enhance facilities to attract tourism, including museums and outdoor recreation facilities.
- ***History Colorado Competitive and Non-Competitive Grants*** – A variety of grants are available to support historic preservation and education projects.
- ***Drinking Water Revolving Fund (DWRF) and Water Pollution Control Revolving Fund (WPCRF)*** – Loans for publicly owned water and wastewater systems and pollution control[1,2]

WATER

Town of Yampa 2023 Capital Improvement Plan				Schedule of Costs		
Water System Improvements		Priority	Cost Estimate	Priority 1	Priority 2	Priority 3
Summary				(2023-2028)	(2028-2033)	(2033-2038)
Water Supply						
1.1	Water service line replacements	1	$ 463,635	$ 150,000	$ 154,500	$ 159,135
1.2	Water main replacement - Roselawn Avenue	2	$ 222,222		$ 222,222	
1.3	Water main replacement - WTP to access drive	3	$ 725,200			$ 725,200
1.4	Water service remote meters	3	$ 171,437			$ 171,437
1.5						
1.6						
1.7						
1.8						
1.9						
1.10						
Water Treatment						
1.1	Water pre-treatment facility	2	$ 1,699,300		$ 1,699,300	
1.2						
1.3						
1.4						
1.5						
1.6						
1.7						
1.8						
1.9						
Non-Project Actions						
1.1						
1.2						
1.3						
		TOTALS	$ 3,281,794	$ 150,000	$ 2,076,022	$ 1,055,772

Water Pre-Treatment Facility	
Program Category:	Water System Improvements
Program Subcategory:	Water treatment facility
Location:	14800 County Road 7
Description:	Construct a pre-treatment water facility. Cost estimate for design and construction based on provided application, with cost escalation from 2016 (15%).
Justification:	Upgrade the water treatment facility process.
Total Cost:	$ 1,699,300

Water Main Replacement – Water Treatment Plant to Access Drive	
Program Category:	Water System Improvements
Program Subcategory:	Water main replacement
Location:	Water treatment plant to new access drive
Description:	Replace the existing water main from the water treatment plant to the new access drive. Approximately 2,000 linear feet of 10" C900. This design is complete. Costing includes construction management services.
Justification:	Replace aging water main.
Total Cost:	$725,000

Water Main Replacement – Roselawn Avenue	
Program Category:	Water System Improvements
Program Subcategory:	Water main replacement
Location:	Roselawn Ave. between 1st St. and 2nd. St.
Description:	Replace the existing 2" galvanized water main on Roselawn Ave. between 1st St. and 2nd Street. 400 linear feet of 6" C900 water main replacement.
Justification:	Reduce maintenance efforts. Reduce the amount of water being lost in the water supply system. Bring water main up to standards.
Total Cost:	$222,000

Water Service Line Replacements	
Program Category:	Water System Improvements
Program Subcategory:	Water services
Location:	Town-Wide
Description:	Replace leaking and problematic water line services throughout town. Main St. water services and trailer court services along Hwy 131 have been specifically identified as problematic. Most recent leaks have been just outside the corp. stop. Ed Paxton and Ryan Hunter have replaced water services for the town recently. Cost has been around $10,000 each. Assume three per year for the next 15 years.
Justification:	Reduce maintenance efforts. Reduce the amount of water being lost in the water supply system.
Total Cost:	$463,635

Water Service Remote Meters	
Program Category:	Water System Improvements
Program Subcategory:	Water service meters
Location:	Town-Wide
Description:	Replace the existing water service meters with radio read remote reading devices. Duration will be split into two years. Half of Town the first year, remainder of Town the second year.
Justification:	Reduce monthly meter reading efforts and upgrade aging water meters.
Total Cost:	$171,437

WASTEWATER

Town of Yampa 2023 Capital Improvement Plan				Schedule of Costs		
Wastewater System Improvements		Priority	Cost Estimate	Priority 1	Priority 2	Priority 3
Summary				(2023-2028)	(2028-2033)	(2033-2038)
Wasterwater Collection						
1.1	Sewer Main Video	1	$ 141,625	$ 58,625	$ 41,500	$ 41,500
1.2	Sewer Main CIPP	1	$ 2,462,383	$ 2,462,383		
1.3	Sewer Main Replacement - Terhune Avenue	1	$ 271,184	$ 271,184		
1.4	Sewer Main Replacement - 4th Street Court	1	$ 205,461	$ 205,461		
1.5						
1.6						
1.7						
1.8						
1.9						
1.10						
Wastewater Treatment						
1.1	Wastewater Treatment Improvement Project	1	$ 5,954,307	$ 5,954,307		
1.2						
1.3						
1.4						
1.5						
1.6						
1.7						
1.8						
Non-Project Actions						
1.1						
1.2						
1.3						
		TOTALS	$ 9,034,960	$ 8,951,960	$ 41,500	$ 41,500

Wastewater Treatment Improvement Project	
Program Category:	Wastewater System Improvements
Program Subcategory:	Wastewater treatment facility
Location:	17740 State Highway 131
Description:	Installing a new MBR wastewater treatment facility and removing/remediating the existing lagoons.
Justification:	Current facility is in general compliance with CDPHE regulations but is over 40 years old. The existing equipment has reached the end of its design life.
Total Cost:	$5,954,307

Sewer Main Cured-In-Place Pipe Lining	
Program Category:	Wastewater System Improvements
Program Subcategory:	Sewer main
Location:	Town-Wide
Description:	Cured-in-place-pipe lining. Sewer mains throughout Town. Approximately 23,000 linear feet of 8” sanitary sewer collection lines and rehabilitation of 72 manholes.
Justification:	Reduce inflow and infiltration.
Total Cost:	$2,462,383

Sewer Main Replacement – 4th Street Court	
Program Category:	Wastewater System Improvements
Program Subcategory:	Sewer main
Location:	4th St. Ct. from Terhune Ave. to Roselawn Ave.
Description:	Sewer main replacement. 4th Street Court from Terhune Ave. to Roselawn Ave. Approximately 370 linear feet.
Justification:	Sewer line has settled and has a low spot.
Total Cost:	$205,000

Sewer Main Replacement – Terhune Avenue	
Program Category:	Wastewater System Improvements
Program Subcategory:	Sewer main
Location:	Utility easement east of Terhune Ave, between 3rd St. and 4th St.
Description:	Sewer main replacement. Sewer main in utility easement between 3rd St. and 4th St. running to sewer main along Terhune Ave. Line needs 10' separation from water main. Approximately 375 LF.
Justification:	Bring sewer line up to CDPHE specifications.
Total Cost:	$271,000

Sewer Main Video	
Program Category:	Wastewater System Improvements
Program Subcategory:	Sewer main
Location:	Town-Wide
Description:	Sewer line inspection and video. (2023) Line from town to WWTP, 6,600 LF (possible permitting required). (2023 Alternate) Moffat Avenue. Alley between Rich/Lincoln Avenues. Sinclair to Rich Ave. to 4th Ave. (4,000 LF). (2024) 2019 lines plus Clifton/Roselawn alley north of 3rd Avenue (5,150 LF). In time the sanitary sewer video shall be completed in increments over a 5-8 year period, then restart the process over so all sewer mains are video inspected once every 10 years. Town would need to complete 3,000-4,000 linear feet a year in order to complete all videos in a 10 year time-frame.
Justification:	On-going necessary maintenance identification
Total Cost:	$141,625

TRANSPORTATION

Town of Yampa 2023 Capital Improvement Plan				Schedule of Costs		
Transportation System Improvements		Priority	Cost Estimate	Priority 1	Priority 2	Priority 3
Summary				(2023-2028)	(2028-2033)	(2033-2038)
Streets and Sidewalks						
1.1	Complete Streets - 4 phases of improvements	1	$ 6,793,393	$ 6,793,393		
1.2	Moffat Avenue Repairs	1	$ 349,326	$ 349,326		
1.3						
1.4						
1.5						
1.6						
1.7						
1.8						
1.9						
Stormwater Management						
1.1						
1.2						
1.3						
1.4						
1.5						
1.6						
1.7						
1.8						
1.9						
Non-Project Actions						
1.1						
1.2						
1.3						
1.4						
		TOTALS	$ 7,142,720	$ 7,142,720	$ -	$ -

Complete Streets – Phase I – Design & Engineering	
Program Category:	Public Works, Water System Improvements, Wastewater System Improvements
Program Subcategory:	Transportation
Location:	Main St., Clifton Ave, 5th St., 3rd St, Roselawn Ave.
Description:	Complete streets renovation. Phase 1 to include overall design and engineering.
Justification:	Plan for improvements that consider the long-term system needs including safety, avoiding the disturbing of new/retrofitted infrastructure installations, and reduction of maintenance efforts.
Total Cost:	$707,837

Moffat Avenue Repairs	
Program Category:	Public Works
Program Subcategory:	Transportation
Location:	Moffat Avenue between Main Steet and Green Avenue

Description:	Repair soft soils on Moffat Avenue between Green Avenue and Rich Avenue. Replace existing road base and assess drainage issues possibly causing soft spots during wet seasons. Correct drainage issue from Nickels Ditch to bridge. Possible ditch lining in this area. Add 4" of Class 6 ABC to Moffat Ave. from Rich Ave. to Main St.
Justification:	Implement maintenance activities that preserves integrity of roadway.
Total Cost:	$314,709

Complete Streets – Phase II – Main Street	
Program Category:	Public Works, Water System Improvements, Wastewater System Improvements
Program Subcategory:	Transportation
Location:	Main St., Clifton Ave, 5th St., 3rd St, Roselawn Ave.
Description:	Phase 2 to include Main St. from Moffat Ave. to CO Hwy 131 (all associated utilities, subgrade preparation, and complete asphalt pavement removal and replacement. 78,000 SF of asphalt paving, 4" thickness).
Justification:	Phased implementation based on priority for improvements that consider the long-term system needs including safety, avoiding the disturbing of new/retrofitted infrastructure installations, and reduction of maintenance efforts.
Total Cost:	$2,288,495

Complete Streets – Phase III – Clifton Avenue	
Program Category:	Public Works, Water System Improvements, Wastewater System Improvements
Program Subcategory:	Transportation
Location:	Main St., Clifton Ave, 5th St., 3rd St, Roselawn Ave.
Description:	Phase 3 to include Clifton Ave. from 3rd St. to RCR 17, 5th St. from Main St. to Clifton Ave., and 3rd St. from Clifton Ave to Lincoln Ave.
Justification:	Phased implementation based on priority for improvements that consider the long-term system needs including safety, avoiding the disturbing of new/retrofitted infrastructure installations, and reduction of maintenance efforts.
Total Cost:	$2,597,534

Complete Streets – Phase IV – Forest Service	
Program Category:	Public Works, Water System Improvements, Wastewater System Improvements
Program Subcategory:	Transportation
Location:	Main St., Clifton Ave, 5th St., 3rd St, Roselawn Ave.
Description:	Phase 4 to include 3rd St. from Clifton Ave. to public parking on north side of National Forest building, Roselawn Ave. from 2nd St. to 3rd St., and all public parking at National Forest building.
Justification:	Phased implementation based on priority for improvements that consider the long-term system needs including safety, avoiding the disturbing of new/retrofitted infrastructure installations, and reduction of maintenance efforts.
Total Cost:	$1,234,145

RECREATION

Town of Yampa 2023 Capital Improvement Plan				Schedule of Costs		
Recreation Improvements		Priority	Cost Estimate	Priority 1	Priority 2	Priority 3
Summary				(2023-2028)	(2028-2033)	(2033-2038)
Trails and Pathways						
1.1	Riverside, Ditchside & Roadway Trail Development	3	TBD			TBD
1.2						
1.3						
1.4						
1.5						
1.6						
1.7						
1.8						
1.9						
Parks						
1.1	River Park - Restroom & Service Facility	1	$ 120,000	$ 120,000		
1.2	Snowden Park - Playground Equipment	2	$ 80,000		$ 80,000	
1.3	Yackey Park - Pavilion	3	$ 30,000			$ 30,000
1.4						
1.5						
1.6						
1.7						
1.8						
1.9						
Other Amenities						
1.1	Ladies Aid Hall - Renovations, Repairs and Equipment Replacement	2	$ 80,000		$ 80,000	
1.2	Signage - Wayfinding - Phase I	1	$ 42,000	$ 42,000		
1.3	Signage - Wayfinding - Phase II	3	$ 120,000			$ 120,000
1.4						
1.5						
1.6						
1.7						
1.8						
1.9						
Non-Project Actions						
1.1	Acquire Trail Easements	3	TBD			TBD
1.2	Recreation Master Plan	2	$ 25,000		$ 25,000	
1.3	Mower Replacement	1	$ 8,000	$ 8,000		
1.4						
		TOTALS	**$ 505,000**	**$ 170,000**	**$ 185,000**	**$ 150,000**

Riverside, Ditchside & Roadway Trail Development	
Program Category:	Recreation
Program Subcategory:	Trails
Location:	Town-Wide
Description:	Riverside, ditchside and roadway trail development throughout Town to provide connections to schools, parks and gathering areas as well as to regional facilities and recreation areas
Justification:	Formalizes trails to promote and encourage access to local and regional outdoor and natural areas and avoids negative environmental and ecological impacts of otherwise informal trails in potentially sensitive areas
Total Cost:	$TBD

River Park – Restrooms & Service Facility	
Program Category:	Recreation
Program Subcategory:	Parks
Location:	308 Moffat Ave.
Description:	Design and construction of a restroom and service facility at River Park.
Justification:	Long-standing need for park facilities to serve local and visiting public with adequate facilities.
Total Cost:	$120,000

Snowden Park – Playground Equipment	
Program Category:	Recreation
Program Subcategory:	Parks
Location:	470 Terhune Ave.
Description:	Purchase and installation of playground equipment at Snowden Park.
Justification:	Improvement of neighborhood park
Total Cost:	$80,000

Yackey Park - Pavilion	
Program Category:	Recreation
Program Subcategory:	Parks
Location:	25 W 1st St.
Description:	Design and construction of pavilion at Yackey Park.
Justification:	Improvement of downtown park often used for local events and get-togethers
Total Cost:	$30,000

Ladies Aid Hall Upgrades	
Program Category:	Recreation
Program Subcategory:	Other Amenities
Location:	83 E 1st St.
Description:	Renovations, repairs and equipment replacement at Ladies Aid Hall
Justification:	Undertake needed maintenance efforts.
Total Cost:	$80,000

Signage – Wayfinding – Phase I	
Program Category:	Recreation
Program Subcategory:	Other Amenities
Location:	North and South of Town, Town Gateways
Description:	Implementation of Phase I, 2016 Wayfinding Master Plan by installing primary gateway signs and trailblazer signage north and south of Town
Justification:	Direct visitors to Town amenities and businesses
Total Cost:	$66,000

Signage – Wayfinding – Phase II	
Program Category:	Recreation
Program Subcategory:	Other Amenities
Location:	Town-Wide
Description:	Implementation of Phase II, 2016 Wayfinding Master Plan by installing downtown gateway, vehicle direction and pedestrian kiosk signage
Justification:	Direct visitors to Town amenities and businesses
Total Cost:	$120,000

Acquire Trail Easements	
Program Category:	Recreation
Program Subcategory:	Other Amenities
Location:	Town-Wide
Description:	Acquisition of trail easements needed to complete connections to river, ditches, roadways and regional facilities and recreation areas
Justification:	Formalizes trails to promote and encourage access to local and regional outdoor and natural areas
Total Cost:	$TBD

Recreation Master Plan	
Program Category:	Recreation
Program Subcategory:	Other Amenities
Location:	Town-Wide
Description:	Development of Town Recreation Master Plan including capital facilities, programs and activities
Justification:	Plan for the Town's recreation facilities, programs and activities
Total Cost:	$25,000

Mower Replacement	
Program Category:	Recreation
Program Subcategory:	Other Amenities
Location:	Town Parks
Description:	Purchase of replacement lawn mower for parks maintenance
Justification:	Existing equipment has reached the end of its useful life and needs replacement
Total Cost:	$8,000

BUILDINGS/LAND/ OTHER EQUIPMENT

Town of Yampa 2023 Capital Improvement Plan				Schedule of Costs		
Buildings/Land/Other Equipment		Priority	Cost Estimate	Priority 1	Priority 2	Priority 3
Summary				(2023-2028)	(2028-2033)	(2033-2038)
Administration						
1.1	Old Town Hall/Fire Station Renovations	1	$ 700,000	$ 700,000		
1.2	YEHS Museum - Design	1	$ 150,000	$ 150,000		
1.3	YEHS Museum - Renovation/Repairs	2	$ 800,000	$ 800,000		
1.4	Town Hall/Crossan's Heating System	1	$ 30,668	$ 30,668		
1.5						
1.6						
1.7						
1.8						
1.9						
Public Works/Streets						
1.1	Public Works Garage Heating System	1	$ 6,300	$ 6,300		
1.2	Public Works Garage	2	$ 1,800,000		$ 1,800,000	
1.3	Motor Grader Purchase	1	$ 250,000	$ 250,000		
1.4	Single Axle Dump Bed Vehicle Purchase	1	$ 70,000	$ 70,000		
1.5	Public Works Pick-Up Purchase	2	$ 50,000		$ 50,000	
1.6	Loader Purchase	1	$ 140,000	$ 140,000		
1.7	Temporary Storage Structure	1	$ 20,000	$ 20,000		
1.8	Street Lighting	2	$ 79,000		$ 79,000	
1.9	Public Works Storage Yard Fencing	1	$ 6,600	$ 6,600		
Non-Project Actions						
1.1						
1.2						
1.3						
1.4						
		TOTALS	$ 4,102,568	$ 2,173,568	$ 1,929,000	$ -

Old Town Hall/Fire Station Renovation	
Program Category:	Buildings/Land/Other Equipment
Program Subcategory:	Administration
Location:	56 Lincoln Ave.
Description:	Building renovations and repairs
Justification:	Update building that houses Fire District and Town functions
Total Cost:	$700,000

YEHS Museum - Design	
Program Category:	Buildings/Land/Other Equipment
Program Subcategory:	Administration
Location:	100 Main St.
Description:	Conduct Historic Structure Assessment to determine scope of work for building preservation, renovation and repairs. Complete architecture and engineering design work.
Justification:	Preserve, renovate and repair museum building housing local historic artifacts.
Total Cost:	$150,000

YEHS Museum – Renovation/Repairs	
Program Category:	Buildings/Land/Other Equipment
Program Subcategory:	Administration
Location:	100 Main St.
Description:	Undertake preservation, renovation and repair construction work.
Justification:	Preserve, renovate and repair museum building housing local historic artifacts.
Total Cost:	$800,000

Town Hall/Crossan's Heating System	
Program Category:	Buildings/Land/Other Equipment
Program Subcategory:	Administration
Location:	101 Main St.
Description:	Replace building heating system
Justification:	Building needs functional central heating system in good repair.
Total Cost:	$30,668

Public Works Garage Heating System	
Program Category:	Buildings/Land/Other Equipment
Program Subcategory:	Public Works/Streets
Location:	56 E 1st St.
Description:	Replace building heating system
Justification:	Building needs functional central heating system in good repair.
Total Cost:	$6,300

Public Works Garage	
Program Category:	Buildings/Land/Other Equipment
Program Subcategory:	Public Works/Streets
Location:	56 E 1st St.
Description:	Replace and expand public works garage (appx 3000 sq. ft.) and demo existing garage building
Justification:	Existing building has reached the end of its useful life and is a substandard facility for it purposes
Total Cost:	$1,800,000

Motor Grader Purchase	
Program Category:	Buildings/Land/Other Equipment
Program Subcategory:	Public Works/Streets
Location:	
Description:	Replace 1991 road motor grader
Justification:	Existing equipment has reached the end of its useful life and such equipment is necessary to be in good working order to maintain Town streets
Total Cost:	$250,000

Single Axle Dump Bed Vehicle Purchase	
Program Category:	Buildings/Land/Other Equipment
Program Subcategory:	Public Works/Streets
Location:	
Description:	Replace 1988 Ford Pick-up
Justification:	Existing equipment has reached the end of its useful life and adding functionality to replacement equipment will assist with Public Works efforts across all disciplines
Total Cost:	$70,000

Public Works Pick-Up Purchase	
Program Category:	Buildings/Land/Other Equipment
Program Subcategory:	Public Works/Streets
Location:	
Description:	Replace 2004 Ford Pick-up
Justification:	Existing equipment will shortly reach the end of its useful life and a plan for replacement must be implemented
Total Cost:	$50,000

Loader Purchase	
Program Category:	Buildings/Land/Other Equipment
Program Subcategory:	Public Works/Streets
Location:	
Description:	Purchase loader
Justification:	Adding functionality to available equipment will assist with Public Works efforts across all disciplines
Total Cost:	$140,000

Temporary Storage Structure	
Program Category:	Buildings/Land/Other Equipment
Program Subcategory:	Public Works/Streets
Location:	56 E 1st St.
Description:	Additional vehicle and materials temporary storage structure
Justification:	Vehicle and materials need to be stored out of inclement weather conditions to assure their functionality in all seasons
Total Cost:	$20,000

Street Lighting	
Program Category:	Buildings/Land/Other Equipment
Program Subcategory:	Public Works/Streets
Location:	Town-Wide
Description:	Update street lighting on 79 poles with energy efficient light fixtures
Justification:	Light fixtures need to be energy efficient due to significantly increasing electricity costs
Total Cost:	$79,000

Public Works Storage Yard Fencing	
Program Category:	Buildings/Land/Other Equipment
Program Subcategory:	Public Works/Streets
Location:	56 E 1st St.
Description:	Replace/repair Public Works Storage Yard fencing
Justification:	Existing fencing is in disrepair and needs replacing/repair to assure that adequate security of Public Works equipment and materials
Total Cost:	$6,600

APPENDIX D

MARKET CONTEXT SUMMARY

Town of Yampa Comprehensive Plan Update

Market Context Summary

Introduction

An analysis of current and future market trends for various land uses was completed to provide both a baseline for the planning process and a roadmap for identifying future opportunities. The purpose of the market context analysis was to:

- Assess current and future market conditions in Yampa and its surrounding trade area;
- Evaluate the Town of Yampa's current and future attractiveness for various land use types within a broader trade area;
- Ensure planning and investment decisions for the Town are grounded in market and economic reality;
- Provide an independent, third-party story to tell potential developer and investor audiences; and
- Set the stage for implementation of the Plan (how to help the community achieve its vision).

Real Estate Industry Trends

Understanding current and anticipated trends in real estate development and the conditions that drive them, are essential for any long-term civic planning initiative. With this information, communities like Yampa will be better able to plan for appropriate levels of capital investment, and work more effectively with their "delivery system" [1] to ensure product types mirror the preferences of local consumers. The following represent a few trends which have surfaced over the last few years and will likely continue to affect the industry over the next several years.

The principal source for the following discussion of industry trends was the Urban Land Institute (ULI), however additional predictions by other professional organizations including the American Planning Association (APA) and Congress for New Urbanism (CNU) are also incorporated.

"Every property sector was affected by COVID-19. As is highlighted in this report, the multifamily and industrial property sectors both gained during the pandemic and have maintained strong momentum through the recovery; hotels were crushed during the lockdown and initial travel restrictions but are rebounding quickly, at least for leisure travel; and the pandemic reinforced shopping trends that benefited online and convenience retailing while further weakening mid-priced retailers and traditional malls." ULI Emerging Trends in Real Estate, 2022

<u>2022 Real Estate Trends</u>

1. Flexibility and Convenience Drive the Next Decade

[1] The term "delivery system" as used in this context refers to developers, home builders, lenders and others involved in delivering real estate products to the market.

- Emphasis on work / life balance and importance of convenience and productivity
- Growing consumer comfort with shopping online
- Retailers pivoting toward delivery and pick-up
- Restaurants "moving outside"

2. Work Anywhere: An Office Reset
   - Work from home will be a permanent option
   - Heightened demand for "healthy" buildings
   - Accelerated obsolescence in older buildings
3. Work Anywhere, Live Anywhere
   - Workers moving farther from work spaces
   - Expanding choices for workers to select place of residence
4. Housing Crisis Redux
   - Impacting affordability in desirable locations
   - Public / Private Partnerships required to solve "gaps" in providing desired housing
5. Retrofitting Cityscapes
   - Shift in emphasis from vehicles to pedestrians
   - Reallocation of common outdoor space
6. Climate Risks Are on Us
   - Property industry bears much of the responsibility for climate change
   - Also uniquely poised to mitigate impacts and increase resiliency
7. Proptech: Changing the Way Real Estate Is Done
   - Initial goal of proptech was to achieve efficiencies and reduce costs
   - Automation to support healthy indoor working environment
   - Potential to be competitive advantage in attracting workers back to office
8. One Pandemic, Divergent Outlooks
   - Industrial and multifamily sectors remained strong
   - Hospitality and retail sectors absorbed worst declines
9. Everyone Wants In
   - Property impacts from Covid not as severe as expected
   - Lenders and investors more disciplined than during the Great Recession
10. New Age of Uncertainty
    - "New era of heightened uncertainty"
    - Increased investor confidence in long-term strategic decisions

<u>Summary</u>

While these overall real estate trends may not apply specifically to Yampa or the surrounding trade area today, they reflect influences in larger markets that will ultimately play out in smaller markets over the mid- to long-term. Given its location in a relatively rural area of Colorado, but with regional and national access (through the Yampa Valley Regional Airport), Yampa, with its as yet undefined identity, has the potential to appeal to telecommuting professionals and individuals who value both urban assets and rural roots. Reliable internet infrastructure, a range

of housing products (both type and price/rent), an appropriately-sized amount of commercial space (retail, office, flex industrial), and cultural and recreational amenities will be critical elements in attracting these professionals.

Market Trade Area Determination

A community's trade area reflects the primary catchment zone from which uses and businesses capture consumer spending and interest. It is also the zone within which the majority of their competitors are located. For planning initiatives such as this one, it is acceptable to reflect a single trade area that is largely representative of many lands uses in different locations within the market. Trade area boundaries are influenced by:

- Physical Barriers
- Location of Possible Competition
- Proximity to Population and / or Employment Concentrations
- Tourism / Visitor Travel Patterns
- Market Factors
- Drive Times, Spending and Commuting Patterns
- Other factors

Because Yampa is in a relatively remote location, drive times are an effective way to determine the potential trade area "draw" of local businesses there. **Figure 1** illustrates the extents of 30-, 60- and 90-minute drive times from Yampa. For the purposes of market demand estimates, the 90-minute drive time area was used. As shown, this trade area extends north of US Highway 40 and the communities of Craig and Steamboat Springs, near the Town of Walden on the northeast, Kremmling and Granby on the east, and, most importantly, beyond Interstate 70 (I-70) on the south, picking up communities such as Gypsum, Eagle, Edwards, Avon and Eagle-Vail.

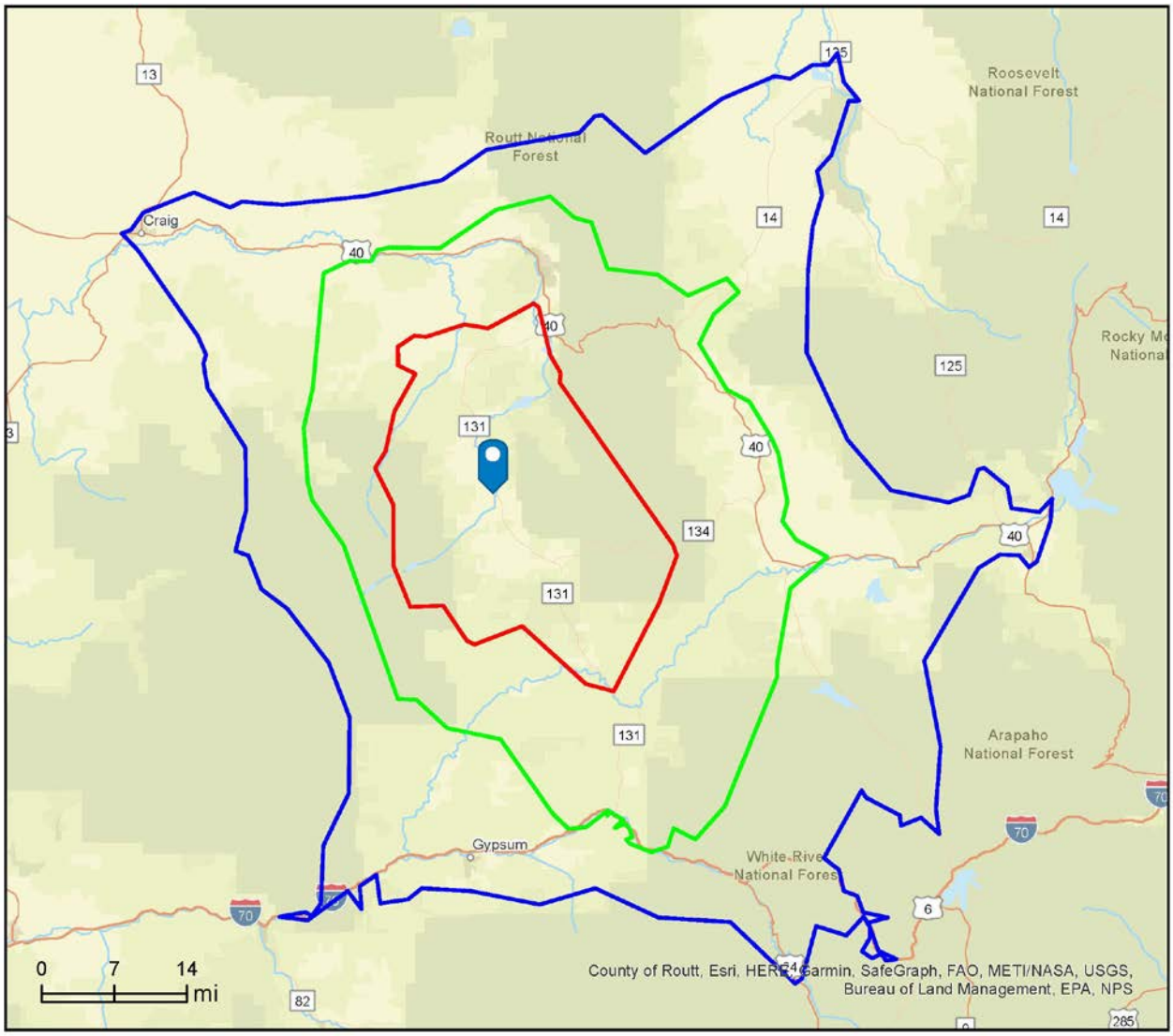
Demographic and Psychographic Trends

In order to fully understand the people that make up a market, an analysis and interpretation of both demographics and psychographics is necessary. While demographics provide an understanding of quantity, psychographics provide an understanding of character, preferences and priorities. **Table 1** summarizes demographic characteristics for the Town of Yampa, as compared to Routt County and the larger Yampa Trade Area. Following are observations from these characteristics:

- The Town of Yampa (the Town) is expected to grow at a slightly slower average annual rate as Routt County (the County) over the next 10 years (1.4% and 1.6%, respectively), but faster than the larger Trade Area (1.1%).

Figure 1

Town of Yampa Trade Area



Boundary Key

_____ **30-minute drive time**

_____ **60-minute drive time**

_____ **90-minute drive time**

Table 1

Town of Yampa and Trade Demographic Overview

2020 Indicator (unless otherwise noted)	Town of Yampa	Routt County	Yampa Trade Area
2010 Population	390	22,924	82,300
2010 Households	202	10,146	32,200
2022 Population	480	25,800	87,200
2022 Households	190	10,300	34,300
Annual Household Growth Rate (2022 to 2032)	1.4%	1.6%	1.1%
Average Household Size	2.44	2.47	2.53
Percent Non-Family Households	25%	38%	38%
Percent One- and Two-Person Households	68%	68%	69%
Percent Renter-Occupied	13%	25%	19%
Percent Age 65+	25%	15%	13%
Percent Age 25-44	20%	29%	30%
Median Age	46.6	40.5	37.8
Percent With Bachelors Degree	33%	49%	48%
Average Household Income	$66,400	$103,900	$134,600
Percent With Income Below $25,000	18%	13%	10%
Percent With Income Over $100,000	14%	38%	47%
Percent Hispanic	3%	7%	22%
Percent Black/African-American	1%	1%	1%
Percent Native American	1%	1%	1%

Source: U.S. Census; Colorado State Demographer; ESRI; and Ricker | Cunningham.

- The Town has similar shares of one- and two-person households as compared to the County and Trade Area, yet has a significantly lower renter population. This is unusual because one- and two-person and nonfamily households comprise the majority of rental households. The Town does have a much smaller share of nonfamily households, which could be contributing to a smaller rental market. The County and Trade Area indicators are more reflective of the resort economies in Steamboat Springs and Eagle and Grand Counties, which are characterized by a mix of households at two ends of the income and household size spectrum. High-income/high-wealth households typically have a lower household size, while workforce households at the lower end of the income scale tend to have a higher household size. Aside from these resort community

impacts, the Town's average household size and share of one- and two-person and nonfamily households are promising market indicators for higher density housing products, both ownership and rental.

- The Town has a much higher share of residents 65 years and over than the County and Trade Area (25%, 15% and 13%, respectively), as well as a lower share of residents 25-44 years (20%, 29% and 30%, respectively). Not surprisingly, the Town has a significantly higher median age (46.6) than the County or Trade Area (40.5 and 37.8, respectively), indicating a higher share of established residents, primarily in the 45-64 age group.
- The Town skews toward lower household income and education levels, as compared to the County and the Trade Area.
- The Town has a similar level of ethnic diversity as the County, but not as diverse as the Trade Area, with shows 22% of the population identifying as Hispanic.

Psychographics is a term used to describe the characteristics of people and neighborhoods which, instead of being purely demographic, speak more to attitudes, interests, opinions and lifestyles. Tapestry (ESRI, Inc.) is a leading system for characterizing neighborhoods into one of 65 distinct market segments. Commercial retail developers are interested in understanding a community's psychographic profile, as this is an indication of its resident's propensity to spend across select retail categories. Residential developers are also interested in understanding this profile as it tends to suggest preferences for certain housing product types.

Table 2 provides a psychographic (lifestyle segments) comparison of households in the larger Trade Area. Reflected are the number of households within the top (or largest) psychographic segments, and the "popularity" or presence of that segment in the United States. In addition to the largest psychographic or Tapestry Segments, the tables also provide information regarding the Trade Area's largest LifeMode Groups and Urbanization Groups. LifeMode Groups describe the household make-up and type of neighborhood preferred by householders, while Urbanization Groups describe the general location within a community preferred by households, such as urban core and fringe.

It is important to note that, due to the Town of Yampa's small size, the Tapestry system reduces its population to a single lifestyle segment. This segment - Prairie Living – is not intended to classify <u>all</u> residents in Yampa, just a majority. This segment is dominated by middle-income, family-oriented households, many of which are empty nesters living an active but modest lifestyle. Emerging segments include more middle income and ethnically diverse households. The larger Trade Area's profile shows a concentration of higher-income, highly-educated households and a significant and growing concentration of young professionals, who are newly affluent and highly mobile.

Table 2

Yampa Trade Area Psychographic Overview

Yampa Trade Area			
Tapestry Segment	**2022 Households**	**% of Total Households**	**U.S. Index=100***
Middleburg	4,758	13.9%	455
Urban Chic	3,554	10.4%	809
Emerald City	3,314	9.7%	676
Enterprising Professionals	2,746	8.0%	547
Workday Drive	2,420	7.1%	231
The Great Outdoors	1,705	5.0%	323
Total Above Segments	**18,497**	**54.0%**	**--**
LifeMode Group	**2022 Households**	**% of Total Households**	**U.S. Index=100***
Family Landscapes	8,881	25.9%	332
Upscale Avenues	6,300	18.4%	330
Cozy Country Living	4,135	12.1%	103
Middle Ground	4,003	11.7%	107
Uptown Individuals	3,227	9.4%	240
Total Above Groups	**26,546**	**77.4%**	**--**
Urbanization Group	**2022 Households**	**% of Total Households**	**U.S. Index=100***
Suburban Periphery	13,433	39.2%	122
Semirural	5,664	16.5%	177
Metro Cities	4,974	14.5%	80
Rural	4,697	13.7%	84
Principal Urban Center	3,486	10.2%	139
Total Above Groups	**32,254**	**94.1%**	**--**
Total Trade Area	**34,282**	**100.0%**	**--**

* Indicates concentration of this segment relative to U.S. average. A segment index of 200 would mean that this group contains 2 times the concentration of households compared to the average U.S. neighborhood.

Source: ESRI and Ricker|Cunningham.

Market Demand

An analysis of the current performance of real estate products within an overall market, as well as competitive projects within a trade area, provides an indication of whether a property or area may be ready for new development and/or redevelopment. It also helps to identify potential gaps in the market -- niches that new development and/or redevelopment could fill. In addition, in order to identify potential future market opportunities given Yampa's competitive position and prevailing market conditions, market demand estimates were prepared for residential, retail, and employment (office and industrial) land uses over the next 20 years.

Residential Demand Estimates

Demand for residential units in Yampa is a function of projected household growth across a wider geography – in this case, the Trade Area. In other words, Yampa will compete with other locations in the Trade Area as a potential home for newly formed households, whether they arise through natural increase or net in-migration.

Table 3 summarizes Trade Area residential demand over the next 20 years. Based on current and anticipated home ownership and rental rates, there should be demand in the Trade Area for 6,500 additional ownership housing units and 2,800 additional rental units by 2042. When further allocated into approximate income-qualified rent and home price groups, the analysis shows demand for approximately 3,800 new single family detached units,

2,600 new single family attached units (townhouse, condominium, rowhome, loft, patio home, etc.), and 2,300 new rental apartment units over the next 20 years in Yampa's Trade Area (See **Tables 4, 5 and 6**).

Table 3

Trade Area Residential Demand

Residential Demand Analysis	Households	2022	34,300		
Yampa Trade Area		2042	42,689	Annual Growth Rate	1.1%
20-yr Demand Estimates					
	Household Growth (2022-42)		8,389	Adjust for 2nd homes, demolition, vacancy	10%
	Adjusted Unit Requirement		**9,228**	% Rental	30%

					Trade Area Demand from New Households (20-yr)			
Annual Household Income Range (2022 dollars)	**Approximate Rent Range**	**Supportable Home Price Range**	**Current Households in Income Bracket**	**New Households by Income Bracket**	**Total Units**	**Estimated % Rental**	**Total Rental Units**	**Total Ownership Units**
up to $15K	up to $375	up to $75K	6%	5%	**461**	95%	438	23
$15-25K	$375 - $625	$75 to $100K	4%	3%	**277**	90%	249	28
$25-35K	$625 - $875	$100 to $150K	5%	4%	**369**	90%	332	37
$35-50K	$875 - $1,250	$150 to $200K	8%	7%	**646**	80%	517	129
$50-75K	$1,250 - $1,750	$200 to $250K	14%	13%	**1,200**	50%	600	600
$75-100K	$1,750 - $2,250	$250 to $350K	15%	15%	**1,384**	20%	277	1,107
$100-150K	$2,250 - $3,250	$350 to $500K	21%	24%	**2,215**	10%	221	1,993
$150K and up	$3,250+	$500K and up	27%	29%	**2,676**	5%	134	2,542
Totals			**100%**	**100%**	**9,228**	**30%**	**2,768**	**6,460**

Table 4

Trade Area Residential Demand – Single Family Detached

Annual Household Income Range	**Approximate Home Price Range**	**Trade Area For-Sale Demand (Incomes $15K+)**	**Estimated % Single Family Detached**	**Single Family Detached Demand**
$15-25K	$75 to $100K	28	60%	17
$25-35K	$100 to $150K	37	60%	22
$35-50K	$150 to $200K	129	60%	78
$50-75K	$200 to $250K	600	60%	360
$75-100K	$250 to $350K	1,107	60%	664
$100-150K	$350 to $500K	1,993	60%	1,196
$150K and up	$500K and up	2,542	60%	1,525
Totals		**6,437**	**60%**	**3,862**

Table 5

Trade Area Residential Demand – Single Family Attached

Annual Household Income Range	Approximate Home Price Range	Trade Area For-Sale Demand (Incomes $15K+)	Estimated % Single Family Attached	Single Family Attached Demand
$15-25K	$75 to $100K	28	40%	11
$25-35K	$100 to $150K	37	40%	15
$35-50K	$150 to $200K	129	40%	52
$50-75K	$200 to $250K	600	40%	240
$75-100K	$250 to $350K	1,107	40%	443
$100-150K	$350 to $500K	1,993	40%	797
$150K and up	$500K and up	2,542	40%	1,017
Totals		**6,437**	**40%**	**2,575**

Note: Assumes Townhome/Condo development stabilizes at 40% of all ownership demand

Table 6

Trade Area Residential Demand – Rental Apartments

Annual Household Income Range	Approximate Rent Range	Trade Area Rental Demand (Incomes $15K+)
$15-25K	$375 - $625	249
$25-35K	$625 - $875	332
$35-50K	$875 - $1,250	517
$50-75K	$1,250 - $1,750	600
$75-100K	$1,750 - $2,250	277
$100-150K	$2,250 - $3,250	221
$150K and up	$3,250+	134
Totals		**2,330**

Source: U.S. Census; Colorado State Demographer; and Ricker|Cunningham.

Generally speaking, infill neighborhood areas are more suitable for attached ownership housing, particularly near a downtown or central business district. However, the Trade Area's resort-oriented housing market supports higher-density ownership units, both for second home owners and area employees. Of course, in a resort-driven economy, there is typically a significant difference in price points for second home buyers, as compared to local employees. Attached housing types such as patio homes, bungalow courts and other small-lot developments working within a relatively urban setting could address both target markets at appropriate price points.

Higher-density rental apartments would also certainly be an appropriate product to address workforce housing demand. As with attached ownership housing, new apartments could be created from rehabbing existing commercial space, built on smaller scattered-site underutilized lots, or developed on larger underutilized tracts as part of a residential mix.

Retail Demand Estimates

Future demand for retail space (including restaurant, entertainment, service, etc.) is determined by the potential level of retail expenditures in a given trade area from two sources: those dollars spent by trade area residents outside the trade area, or "leakage"; and those generated by new household growth.

Table 7 summarizes Trade Area retail demand over the next 20 years. For each major retail category, current household retail expenditures (demand) are compared to current retail sales (supply) in the Trade Area to determine if there is a retail "surplus" (supply exceeds demand) or "leakage" (demand exceeds supply). With the exception of general merchandise, the analysis shows that "leakage" exists in more specialized retail categories, such as electronics and appliances and health and personal care. The level of "leakage" estimated in current retail categories is approximately $69.4 million in retail spending, which could potentially support an additional 169,800 square feet of space.

Projected demand from new household formation over the next 20 years is determined by multiplying growth in households with that portion of household income typically spent on general retail and service purchases. An additional $187 million in retail spending is anticipated from new household growth over the next 20 years. Together, current "leakage" and future household spending could potentially support a total of 610,000 square feet of new retail space in the Trade Area over the next 20 years.

Table 7

Trade Area Retail Demand

Retail Category	Estimated 2022 Household Retail Demand	Estimated 2022 Retail Sales (Supply)	Estimated 2022 Retail Void (Leakage)	Estimated Retail Sales/s.f.	New Retail Space Needed to Recapture Void / Leakage	Annual Household Growth Rate (2022-2042)	Net New Household Retail Demand	New Retail Space Needed for Household Growth	Total 20-Year New Trade Area Retail Demand (s.f.)
Furniture & Home Furnishings	$24,962,105	$78,893,583	$0	$300	0	1.1%	$6,105,253	20,351	20,351
Electronics & Appliance	$15,705,386	$9,122,093	$6,583,293	$300	21,944	1.1%	$3,841,236	12,804	34,748
Bldg Materials, Garden Equipment	$90,108,285	$276,639,888	$0	$350	0	1.1%	$22,038,760	62,968	62,968
Food & Beverage (Grocery)	$176,136,226	$569,702,034	$0	$500	0	1.1%	$43,079,547	86,159	86,159
Health & Personal Care	$68,945,878	$36,017,546	$32,928,332	$450	73,174	1.1%	$16,862,841	37,473	110,647
Clothing and Accessories	$47,192,156	$131,925,875	$0	$350	0	1.1%	$11,542,297	32,978	32,978
Sporting Goods,Hobby, Book, Music	$18,309,933	$116,646,032	$0	$300	0	1.1%	$4,478,259	14,928	14,928
General Merchandise	$151,353,076	$121,479,944	$29,873,132	$400	74,683	1.1%	$37,018,063	92,545	167,228
Miscellaneous Stores	$26,216,372	$114,872,080	$0	$300	0	1.1%	$6,412,022	21,373	21,373
Foodservice & Drinking Places	$146,992,135	$320,059,780	$0	$600	0	1.1%	$35,951,460	59,919	59,919
Total	**$765,921,551**	**$1,775,358,855**	**$69,384,756**		**169,801**		**$187,329,738**	**441,498**	**611,299**

Source: Colorado State Demographer; Urban Land Institute; Environics Analytics; and Ricker | Cunningham.

Given the revenue they generate, many communities place retail development at or near the top of their recruitment targets. However, they inadvertently restrict these efforts on two fronts – one, by limiting residential densities, and two, by over-zoning for commercial uses. The former reduces total population, a significant factor for most retailers, and the second, dilutes the value of available products and encourages an oversupply. For the Yampa community, and their desire to maintain a "small town" character, new retail opportunities will likely be smaller in scale and targeted to the downtown area and along the State Highway 131 corridor.

Employment Demand Estimates

Demand for new employment space is derived from two primary sources: expansion of existing industry and the relocation of new companies into the market.

Table 8 summarizes Trade Area employment demand over the next 20 years Employment projections by industry classification for the Yampa Trade Area were used to estimate demand over the next 20 years. Applying current growth rate estimates by industry category nets an overall 1.3% sustained annual employment growth rate, resulting in demand for approximately 18,600 new employees over the next 20 years. Assuming differing levels of employment space needed across various industry categories, the analysis revealed demand for approximately 2.6 million square feet of new employment space throughout the Trade Area over the next 20 years.

Table 8
Trade Area Employment Demand

Industry Category	Estimated 2022 Employees	Estimated Growth Rate 2022-2042	Estimated 2042 Employees	Estimated New Employees	Estimated % in Employment Space	Estimated Net New Employees	Sq Ft per Employee	Estimated 20-yr Employment Demand
Natural Resources, Mining and Construction	5,300	0.9%	6,340	1,040	80%	832	300	249,635
Manufacturing	1,100	1.2%	1,396	296	80%	237	300	71,131
Trade, Transportation and Utilities	9,400	0.5%	10,386	986	80%	789	500	394,407
Information	900	1.2%	1,142	242	90%	218	300	65,473
Financial Activities	5,900	1.2%	7,490	1,590	90%	1,431	150	214,604
Professional and Business Services	3,900	1.2%	4,951	1,051	80%	841	150	126,095
Educational and Health Services	11,700	1.6%	16,072	4,372	50%	2,186	300	655,745
Leisure and Hospitality	19,400	1.4%	25,619	6,219	25%	1,555	300	466,419
Other Services	3,600	1.8%	5,143	1,543	80%	1,235	150	185,219
Government	4,400	1.3%	5,695	1,295	50%	648	300	194,289
Totals	**65,600**	**1.3%**	**84,235**	**18,635**	**54%**	**9,971**	**300**	**2,623,018**

Source: Colorado State Demographer; Colorado Labor Market Information; ESRI; and Ricker | Cunningham.

Yampa's small size and limited land with non-commercial business zoning have limited its growth in small business development, particularly those who would utilize light industrial or service commercial space. For those residents who have chosen to live in Yampa for lifestyle reasons, there is also untapped potential for more traditional small office uses. As with new retail development, new employment opportunities will likely be smaller in scale and targeted to the downtown area and along the State Highway 131 corridor.

Town of Yampa Market Share

The Town of Yampa has the potential to capture a fair share of Trade Area growth over the next 20 years, for a variety of residential, retail and employment land uses. **Table 9** presents a high-level perspective on how the market will likely develop and estimates of Yampa's "fair" share of demand by land use type. These estimates reflect the Town's continued strides towards effectively positioning itself for this investment.

Table 9

Town of Yampa Market Share

Land Use Type	Trade Area Demand (2022 to 2042)	Town of Yampa Market Share Low	Town of Yampa Market Share High	Town of Yampa Absorption (Units/Sq Ft) Low	Town of Yampa Absorption (Units/Sq Ft) High	Town of Yampa Annual Average Low	Town of Yampa Annual Average High
Residential (Units):							
Single Family Detached	3,900	1%	2%	39	78	2	4
Single Family Attached	2,600	1%	2%	26	52	1	3
Rental Apartments	2,300	1%	2%	23	46	1	2
Residential Subtotal	**8,800**			**88**	**176**	**4**	**9**
Non-Residential (Sq Ft):							
Retail	700,000	1%	2%	7,000	14,000	350	700
Employment (Office/Industrial)	2,600,000	1%	2%	26,000	52,000	1,300	2,600
Non-Residential Subtotal	**3,300,000**			**33,000**	**66,000**	**1,650**	**3,300**

Source: Ricker | Cunningham.

APPENDIX E

ECONOMIC DEVELOPMENT STRATEGY

What is economic development?

"The process of raising the level of prosperity and material living in a society by increasing the productivity and efficiency of its economy."

"Any effort or undertaking which aids in the growth of the economy."

Introduction

During the fall of 2022 and spring of 2023, Ricker I Cunningham (RC), Real Estate Economists and Community Strategists, together with Norris Design, Land Planners and Landscape Architects, were retained by the Town of Yampa, Colorado to assist with preparing a plan for the community (referred to herein as the "Comprehensive Plan" and "Plan") and fiscally sustainable roadmap for the future (the "Economic Development Strategy"). The Town's objective was to work with the community to define desired outcomes, identify priority projects, formulate supporting policies, and secure tactical resources to encourage private investment over the near- and long-term. This 2023 Economic Development Strategy is designed to be an extension of the Comprehensive Plan, and serve as a guide for elected and appointed officials to use in prioritizing and advancing activities essential for meaningful and managed growth in the community over the near- and long-term.

Strategy Purpose

Whereas one objective of the Comprehensive Plan is to "… guide policy and land use development decisions while managing growth and the provision of services," the purpose of this strategic document is to provide a road map for accomplishing this objective. Collectively, the recommendations presented here are intended to capitalize on opportunities and overcome obstacles to "ready the market" (or community) for intentional investment. As such, it should be used to inform the use of monetary, programmatic, and physical assets, to ensure they effectively leverage desired outcomes.

Methodology

Since this work grew out of the comprehensive planning process, it both relied on and benefited from analyses and findings resulting from that effort. Where the Comprehensive Plan leaves off, this document picks up, offering an understanding of internal and external forces that have and will continue to influence the area's investment potential. It was accomplished through completion of multiple steps including those listed below.

Components of the Analysis

- Assess market and socio-economic conditions
- Profile potential residents, merchants, consumers, employers, and other user groups
- Understand the investment objectives of property owners and other investors
- Identify properties with the potential to develop or redevelop ("opportunity sites")[1]
- Quantify growth and investment potential
- Calculate the fiscal impact of potential development concepts
- Investigate potential obstacles to advance community intentions
- Delineate actions and resources essential for successful implementation of the plan

What purpose do economic development analyses serve in a community planning effort?

- Take a static community resource and make it dynamic
- Ensure recommendations are grounded in market and economic reality
- Set stage for implementation, as well as policy and regulatory reform
- Provide an accurate and independent story to tell potential developer | investor audiences

Economic Development Framework

The foundation of this 2023 Economic Development Strategy is rooted in shared community goals and guiding principles, developed during preparation of the Comprehensive Plan, and presented below. Recommendations focus on programs, policies, and practices will serve to strengthen the community's business and investment climate while protecting its most valuable assets. They were informed by analyses and investigations of every aspect of the community's "economic development infrastructure," and their ability to advance or deter efforts to advance stated intentions.

Community Planning Goals

During the comprehensive planning process, the following planning goals were established to serve as guideposts for land use decisions. They were informed by input from property and business owners, institutional representatives, and local officials familiar with Yampa and South Routt County, and best practices.

[1] Site or sites which can accommodate new investment and have a catalytic impact on surrounding properties.

- Policies and regulations will align with the community's master planning documents.
- Leaders will commit, long-term, to accomplishing stated objectives.
- Growth will be managed using fiscally sound planning and development practices.
- Priority will be given to capital improvements located within the boundaries of the Town.
- Property development will protect natural, historic, and cultural assets.
- Future roadway and trail accommodations will support both vehicular and non-vehicular mobility.
- Stronger connections will be developed between concentrations of users and public resources.
- Future improvements will address the needs and interests of the entire community.

Guiding Principles

Success with implementing the strategic initiatives presented herein will depend, in part, on the Town's commitment to establishing a supportive investment climate. Guiding principles that communicate this commitment are presented as follows. Whereas these guiding principles are fundamental to the intended approach, they should be formally accepted and used as a guide for decisions related to priority activities of the Town. Note that they are somewhat general by design so community leaders have both the flexibility to evaluate a range of project proposals, yet certainty that they align with community objectives.

1. Ensure existing incentive offerings are relevant for desired outcomes.
2. Encourage property investment and business development through education and incentives.
3. Leverage partnerships to finance and advance investment priorities.
4. Protect and enhance those attributes of the community that are unique and valued.
5. Coordinate and align messaging regarding Yampa's vision and objectives.
6. Amend policies, regulations, and capital expenditures to ensure consistency.
7. Balance flexibility and certainty when considering land use and zoning requests.
8. Understand the fiscal consequences of land use and development requests.

A key distinction in the approach to economic development described here is a commitment to pursuing and encouraging "right" investment rather than "any" investment, and only that which enhances the Town's fiscal position. During the comprehensive planning process, the Town recognized that while its greatest assets will ultimately limit its capacity for growth, they are also the essential elements that define its authenticity. As such, and particularly given its geographic position in the wake of a rapidly diminishing supply of attainable housing products, Yampa and other communities in the region deemed comparatively affordable, need to act swiftly. At the core of the community's future vision is a dedication to its small-town western heritage, yet an awareness that some growth is crucial for its economic viability. To this end, Yampa's efforts need to be deliberate, practical, and informed.

Priority Pursuits

A key component of the strategy for advancing economic development priorities in Yampa is the design of, and commitment to, a process that keeps multiple initiatives moving forward simultaneously. The experience of similar communities has shown that maintaining a number and variety of activities is crucial to build goodwill, grow an informed constituency, provide opportunities for ongoing participation, and allow special interest groups and partner organizations to play a meaningful role. Property and business owners, developers, and financiers seek out environments with opportunities and prospects for success. One measure used to evaluate prospective public partners is visible evidence of public commitment. As the adage goes, "Private investment follows public commitment," therefore the Town needs to continually put forth visible evidence that Yampa is successful and making positive strides.

Activities to advance the economic development goals identified in the Comprehensive Plan are presented here in a series of individual project sheets. A description of information included follows below.

What key factors affect property development decisions?

- Presence of a market supportable investment opportunity
- Complementary zoning that allows for desired uses at specific intensities
- Potential for economic returns that outweigh possible risks
- Political and community support
- Available development | redevelopment site or sites
- Improving or stable economic conditions
- Experienced development team
- Access to private and or public financial resources

Economic Development Goal Project Sheet (format)

Title:	Specific economic development goal and reference number.
Community Goals Advance:	Within the Comprehensive Plan is a Vision Statement and Priority Goals. Goals that will be advanced by activities associated with the specific economic goal are identified.
Opportunity Sites | Areas:	Opportunity sites or areas identified in the Comprehensive Plan that could accommodate activities in furtherance of the goal are identified.
Economic Development Infrastructure:	A community's economic development infrastructure includes: those individuals and entities that represent the market for goods and services; physical improvements including the built environment, its infrastructure, and utilities; monetary and programmatic resources used to finance services and improvements, and assist its partners in doing the same; regulations and tactics (strategic land use tools) to inform and advance planning and development decisions, while providing certainty for the community; political and community support for certain activities and initiatives; and partner organizations and entities that support and | or supplement certain Town efforts. Specific information and activities necessary to accomplish the goal are identified within each category such as: market targets - individuals and entities to be solicited or served; physical improvements – capital projects to be completed; financial resources – monies, mechanisms, and entities that should be secured or solicited; regulations and tactics – guidelines, standards, and strategies necessary to protect the vision and advance community goals including future land use designations; political commitments and demonstrations of support; and organizations – partners and partnerships to share in financing and | or facilitating activities, and agreements between the Town and other groups solidifying shared intentions.
Policies and Actions:	Summary of policies necessary to support and advance the specific economic development goal, and general description of actions necessary in furtherance of the same. *
Key Initiatives:	Description of programs, projects, and practices that collectively will address the intent of each goal and supporting policies.

Economic Development Goal 1.0

ED Goal 1: Establish a supportive business climate including adoption of codes and standards that provide greater certainty for existing and new businesses.

Policies and Actions Table

Reference #	Policy	Action	Code	Lead	Timeframe	Resources
ED 1.1	Policy 1.1: Maintain an effective regulatory framework to make sure sound planning principles are followed and the stated recommendations are implementable.					
ED 1.1.1		Action: 1.1.1: Update the existing land use code, incorporating business and industry classifications based on potential impacts rather than building type.				
ED 1.2	Policy 1.2: Ensure codes and regulations reflect the nuances and needs of different environments such as downtown, commercial corridors, residential neighborhoods, and centers of business.					
ED 1.2.1		Action 1.2.1: Investigate the feasibility of a legacy code which benefits those businesses with a storied history in the Yampa Valley.				
ED 1.2.2		Action 1.2.2: Solicit Routt County to amend existing sign restrictions to allow for directional signage along SH131.				
ED 1.2.3		Action 1.2.3: Investigate the potential for, and merits of, promoting Yampa businesses on interstate signage.				
ED 1.2.4		Action 1.2.4 Ensure code amendments allow for outdoor seating associated with food service businesses, and food truck licensing and parking.				
ED 1.2.5		Action 1.2.5: Investigate the feasibility of a commercial overlay zone to ensure commercial frontage along critical roadways including for Moffat Avenue.				
ED 1.2.6		Action 1.2.6: Use best practices from Main Street America and similar organizations that understand nuances associated with operating businesses in a downtown environment, and develop a business plan that fosters a level of certainty for residents and visitors without adversely impacting the operators' quality-of-life.				

Policies and Actions Table (cont'd)

ED 1.3	Policy 1.3: Guarantee regional awareness about the community's vision and intentions regarding growth and development in the town and its larger area of influence.					
ED 1.3.1		Action 1.3.1: Continually monitor regional land use issues affecting Routt County and municipalities in South Routt, by participating in discussions and other planning efforts, and where appropriate, by securing intergovernmental agreements.				
ED 1.3.2		Action 1.3.2: Establish a "review and comment" circulation system for all development proposals within the Town boundaries and three-mile area of influence that includes participation by the forest service, fire protection district, school district, utility companies, and Routt County.				
ED 1.3.3		Action 1.3.3: Share this plan with other South Routt communities and the county ensure a shared understanding of local goals and objectives.				

Key Initiatives

1. Take recommendations related to policies, regulations, and standards developed during the comprehensive planning process and prepare language that amends, replaces, or supplements the content of existing documents to ensure alignment with stated goals and intentions (e.g., allowances for the private use of public spaces including outdoor seating for restaurants, temporary and mobile business operations including pop ups and food trucks, and dedicated parking for events). If necessary, retain professional support for this initiative. Once completed, present to the Town Council for consideration and adoption.
2. Research the use of legacy codes in other communities. Understand their intent, purpose, target groups, impacts, and cost to administer. If deemed appropriate for Yampa, prepare language, and once adopted by Town Council, use public platforms to inform potential beneficiaries about how to use this resource. If necessary, retain professional support for this initiative.
3. In the context of making other jurisdictions aware of the newly adopted Comprehensive Plan and this 2023 Economic Development Strategy, request ongoing discussions regarding amending certain provisions within existing county enforced codes specifically related to signage along SH 131 at gateway locations to the Town.
4. Contact professional organizations, and conduct research, regarding the logistics and implications of having businesses identified on interstate signage. If deemed a viable approach to business promotion and credible way to grow awareness of local offerings, solicit participation by area operators, and establish protocols for interested parties.

5. Research the use of commercial overlays in other communities. Understand their intent, purpose, impacts, and cost to administer. If deemed appropriate for Yampa, use public platforms to inform potential affected parties about this tool, and if supported, prepare language, and present to the Town Board for consideration and adoption.
6. Contact professional organizations including Main Street America, and supplement these conversations with research regarding essential elements of an effective downtown environment. Based on findings from these efforts, prepare a business plan for properties, residents, and operators in the area recommending critical factors such as days and hours of operation, permitted and desired uses, planned improvements, strategies for marketing and promotion, and available resources. Use public platforms to distribute the plan, determine support for the recommendations, and solicit input regarding its potential application in Yampa and logistics related to enforcement.
7. Identify either staff or volunteers will to attend meetings in other communities, including the county, and report back on matters that could impact Yampa and its efforts to advance recommendations in the Comprehensive Plan. Matters deemed critical should be followed-up on, and agreements potentially memorialized in an Intergovernmental Agreement (IGA).
8. Revisit the Town's current planning and development application processes to ensure partner organizations identified in the Comprehensive Plan and this 2023 Economic Development Strategy are identified as referral entities including the local office of the US Forest Service, and relevant fire protection and school districts, utility companies, and Routt County.
9. Meet with representatives from partner organizations identified in Key Initiative No. 8 associated with ED Goal 1.0, following adoption of both documents (see No. 8 above), make these organizations and entities aware of the Town's intentions, its desire to make them a recognized referral agency, and request their input when applications are at-odds with agency goals.

Economic Development Goal 2.0

ED Goal 2: Foster healthy economic growth while maintaining Yampa's western heritage and small-town character.

Policies and Actions Table

Reference #	Policy	Action		Lead	Timeframe	Resources
ED 2.1	Policy 2.1: Encourage businesses which support use of the area's natural resources including local outfitting groups, recreational guides, and others so as to avoid the loss of retail sales to other communities.					
ED 2.1.1		Action 2.1.1: Explore strategies to support businesses unable to provide year-round service due to operational limitations (e.g., securing qualified operators, attracting and housing employees, ensuring access to mechanical technicians, guaranteeing product and supply deliveries.)				
ED 2.2.2		Action 2.2.1: Work with area operators to investigate the feasibility of expanding existing and attracting new meat processing facilities (to stop the ongoing loss of revenue to other markets for this service and associated products).				
ED 2.2	Policy 2.2: Maintain the existing small-town atmosphere while encouraging a diversity of industries and businesses that provide basic goods and services, and desired community facilities.					
ED 2.2.1		Action 2.2.1: Promote businesses that meet the needs of area residents across a broad spectrum of ages, incomes, and abilities.				

Key Initiatives

1. Continue discussions with the US Forest Service which commenced during the comprehensive planning process, regarding stated priorities, programs, and resources to promote and develop employee housing, and explore the feasibility of participating with the Town and other groups to collectively address this matter. Supplement these conversations with research conducted in the context of activities identified in Key Initiatives No. 4 through No. 6 associated with ED Goal 5.0.
2. Prepare and administer a survey of area businesses (commercial retail, service, and industrial) to solicit information regarding business practices, hours of operation, number of employees, ongoing challenges (e.g., facility or supporting infrastructure, regulations such as limitations on signage, reaching target markets, and others).
3. Audit (inventory) local and regional businesses, and use this information, together with findings from the survey, input received during the comprehensive planning process, and technical analyses to

identify voids (or niches) among retail and service categories.

4. Determine the Town's capacity, by location, to support them, along with activities necessary to make appropriate facilities available (e.g., property acquisition, new construction, adaptive reuse, minor tenant improvements, or improvements to supporting infrastructure.
5. Solicit assistance with prepare marketing materials that identify key attributes of the community, existing operators, demand or support for market supportable uses, and Town's resources to assist with start-up costs, relocation, operations, facility costs, or other eligible expenses.
6. Solicit information from and participation by area meat processing operators to research the feasibility of expanding existing and attracting new meat processing facilities (to stop the ongoing loss of revenue to other markets for this service and associated products). Identify potential locations for expansion and use, determine the type of facilities needed, quantify their cost, and research potential monetary resources (e.g., national grants, state economic development, industry specific) that could assist the Town with proactive activities including securing land, securing entitlements, extending or improving necessary infrastructure and utilities, and potentially constructing certain improvements.

Economic Development Goal 3.0

ED Goal 3: Enhance the community's appearance and visitor experience.

Policies and Actions Table

Reference #	Policy	Action		Lead	Timeframe	Resources
ED 3.1	Policy 3.1: Encourage the use of quality materials in new development and redevelopment projects.					
ED 3.1.1		Action 3.1.3: Expand on recommendations presented in Yampa Downtown Enhancement Plan to inform wayfinding and gateway treatments throughout the community.				
ED 3.1.2		Action 3.1.1: Establish design standards for key corridors (e.g., Moffat Avenue) in keeping with the community's western heritage and small-town scale.				
ED 3.1.3		Action 3.1.2: Develop recognizable gateways at key entry points to the community, and continue design elements throughout downtown area.				
ED 3.2	Policy 3.2: Encourage preservation of sensitive or unique undevelopable land in the Yampa Valley, including tracts on hillsides and steep slopes, for the benefit of current and future residents, and visitors, but also to retain the town's western heritage.					
ED 3.2.1		Action 3.2.1: As part of the referral review process, development proposals suspected of having the potential to adversely impact threatened or endangered species or critical habitats, will be required to complete appropriate investigations, either providing proof to the contrary or a plan for mitigation.				
ED 3.3	Policy 3.3: Partner with local and regional groups to deliver more community festivals and events, such as the "Yampa Stampede" to grow awareness about the community and support local businesses.					
ED 3.3.1		Action 3.3.1: Until resources are available to support either a part-time or full-time advocate for marketing downtown and the larger community, establish a task force of interested individuals to prepare a calendar of events and share it with various communication outlets.				

Key Initiatives

1. Engage a professional to assist the Town in preparing design standards for Moffat Avenue corridor and key gateways, and secondary streets supporting the corridor, that incorporate and build on recommendations presented in the Yampa Downtown Enhancement Plan, particularly those that

preserve the community's western heritage, and encourage preservation of significant historic and cultural assets.

2. Use design standards to inform potential regulatory tools (e.g., commercial overlay) to provide greater certainty regarding the aesthetic appearance of the area, as well as quality and character of the built environment.
3. Establish local policies regarding land use proposals that conflict with stated goals and intentions, including type of response, level of response and | or guidance, and willingness of the Town to participate in offsetting extraordinary expenses associated with aligning the proposal concept with desired outcomes.
4. Once priority pursuits related to advancing initiatives of the Comprehensive Plan and this 2023 Economic Development Strategy are identified, determine the level of effort required of Town staff to initiate certain activities, and capacity of staff to do so. If feasible, convert part-time employees to full-time. Also solicit the interest of area residents and stakeholders to participate in a task force or committee to supplement staff's efforts. Continually monitor their efforts to ensure appropriate staffing and funding so the Town's progress does not wane.

Economic Development Goal 4.0

ED Goal 4: Ensure the community's infrastructure contributes to the area's quality-of-life while supporting a sustainable economy.

Policies and Actions Table

Reference #	Policy	Action	Code	Lead	Timeframe	Resources
ED 4.1	Policy 4.1: Create and maintain an adequate tax base to meet the Town's needs and to provide for public amenities and open space acquisition as desired by local residents.					
ED 4.1.1		Action 4.1.1: Identify viable locations for local, state and regional emergency response facilities, and continually re-evaluate their suitability based on new development and redevelopment projects.				
ED 4.1.2		Action 4.1.2: Develop a strategy to engage local property owners and the US Postal Service for the purpose of maintaining a presence in Yampa (e.g., centralized regional location for package delivery).				
ED 4.1.3		Action 4.1.3 Investigate the cost of rerouting water to Bear River and incorporating walking trail improvements as part of a larger program to connect different parts of community and promote use of alternative modes of transportation.				
ED 4.2	Policy 4.2: Support connections between land uses and residents.					
ED 4.2.1		Action 4.2.1: Develop a vehicular and non-vehicular mobility plan that identifies future locations for improvements that link residential neighborhoods to key activity nodes in the community.				
ED 4.4.2		Action 4.2.2: Plan for an integrated transportation system that supports all modes of mobility.				

Key Initiatives

1. Define guidelines regarding where public facilities will be located or relocated to foster a unified land management plan, and ensure the most productive use of properties, particularly those strategically positioned to capitalize on investment and improvements that advance stated community objectives (e.g., maintaining ground floor commercial frontage along Moffat Avenue).
2. Prepare a strategic plan to pursue retaining a Postal Service presence in the community. Topics to be addressed should include: timing of discussions with property owner, items to be discussed, outreach to Postal Service representatives, resources available to assist with relocation or facility

improvements, and immediate actions.

3. As part of a larger open space and recreational master plan, and using information gathered regarding necessary and desirable capital improvements during the comprehensive planning process, determine the feasibility, cost, and benefit of rerouting waterways and completing trail improvements to better connect locations within the Town and its influence area, and encourage alternative types of mobility.

Economic Development Goal 5.0

ED Goal 5: Grow and diversify the area's housing stock while protecting existing neighborhoods and preserving natural amenities.

Policies and Actions Table

Reference #	Policy	Action		Lead	Timeframe	Resources
ED 5.1	Policy 5.1: Encourage a clustered residential development pattern on large tracts of land.					
ED 5.1.1		Action 5.1.1: Establish residential development standards for parcels located on the fringe of the community that employs smart planning principles that preserve view corridors, allow for the efficient delivery of infrastructure and utilities, and protect sensitive land features.				
ED 5.2	Policy 5.2: Ensure future code amendments include allowances for a range of affordable and workforce housing products, use of different building materials, and legal structure with which they are allowed to be owned and transferred.					
ED 5.2.1		Action 5.2.1: Establish development standards for mobile home parks, container housing, tiny houses, and other less-traditional product types to ensure they are served by complete streets, utilities, and infrastructure.				
ED 5.2.2		Action 5.2.2: Until there is sufficient market support for additional lodging units, allow residential product types that can fill this void including short-term and seasonal rentals, and accommodations for seasonal co-living.				
EDE 5.3	Policy 5.3: Partner with any and all public and institutional partners to address the existing dearth of workforce housing units.					
ED 5.3.1		Policy 5.3.1: Participate with Oak Creek and other South Routt agencies in establishing a housing needs program for teachers and other local employees.				
ED 5.3.2		Policy 5.3.2: Work with the school district and other public sector partners to investigate the feasibility of creating a municipal housing authority.				
ED 5.4	Policy 5.4: Promote development of housing units that reflect a diversity of lifestyles – permanent, part-time, workforce, age restricted, and others.					
ED 5.4.1		Action 5.4.1: Offer incentives to developments that incorporate a variety of housing product types at different price points.				
ED 5.4.2		Action 5.4.2: Investigate the feasibility of developing an RV Park either within the town limits, or its Three-Mile Area of Influence with a sufficient number of hook-ups and facilities for waste disposal to assure its economic viability.				

Policies and Actions Table (cont'd)

ED 5.5	Policy 5.5: Support home maintenance to protect the public's health and safeguard the area's building stock.					
ED 5.5.1		Action 5.5.1: Sponsor or support an annual event that demonstrates various home maintenance activities.				

Key Initiatives

1. Research residential development standards prepared by and for other communities of a similar size to Yampa, with a similar building stock, and situated in a similar natural setting, and if necessary secure the assistance of professionals, to modify existing and | or supplement with new regulating language that reflects smart planning principles sensitive to views corridors, migration trails, vegetation, and other sensitive elements of the natural environment.
2. Establish policies, including an annexation policy, to inform decisions regarding growth and development beyond the existing town boundaries (e.g., threshold triggers, cost benefit, fiscal impacts, etc.).
3. In the spirit of encouraging progress while pursuing long-term objectives, ensure any regulatory revisions allow for interim solutions related to residential affordability and demand for lodging units (particularly during peaks in visitation. Among them, allow for short-term and seasonal rentals, yet define certain guidelines and standards that provide certain assurances to residents and the community at-large, increase the number of allowable occupants in a single residence, soften any parking restrictions in roadways, and make accessory dwelling units a use by right.
4. Gather information, including case studies, regarding ways other communities, institutions, and agencies have partnered to develop and finance affordable and attainable housing products for target groups (e.g., teachers, government workers, seasonal employees, and other individuals that are a crucial component of its economic development infrastructure.
5. Parallel efforts associated with No. 4 above, with investigation of potential organizational structures (e.g., authorities, trusts, foundations) that could provide oversight and serve as a conduit for resources in furtherance of housing objectives.
6. Establish policies encouraging and |or regulations requiring components of certain housing product types, and dedicate resources (incentives) to assist with offsetting extraordinary monetary impacts, in certain land use proposals. When concept proposals could not feasibly comply with this requirement, allow for fee-in-lieu payments, and hold these in escrow until such time thresholds are achieved sufficient to support a community-led development initiative.
7. Work with area representative from the US Forest Service, and any other relevant agencies or property owners, to investigate the feasibility of establishing an inventory of RV parks and facilities

for year-round and seasonal use. Identify potential locations, ensure necessary infrastructure is available, and if it is not, prioritize funding and construction of these improvements, and identify communication and industry platforms that could market their availability.

8. Establish protocols and platforms to share Town information with residents and business owners and devote one topic to home maintenance activities.

Economic Development Goal 6.0

ED Goal 6: Provide an economically stable and resilient environment for business and industry informed by sound decision-making.

Policies and Actions Table

Reference #	Policy	Action	Code	Lead	Timeframe	Resources
ED 6.1	Policy 6.1: Provide the highest propriety to projects proposed within developable areas of the town, particularly those that can be easily served by existing utilities.					
ED 6.1.1		Action 6.1.1: Establish a policy supporting this practice.				
ED 6.2	Policy 6.2: Preserve land best suited for commercial and industrial uses, including within newly annexed areas, to protect Yampa's potential for an expanded tax and employment base.					
ED 6.2.1		Action 6.2.1: Adopt an annexation policy with criteria intended to protect the long-term vision for the community expressed in this Plan.				
ED 6.2.2		Policy 6.2.2: Annex properties of a sufficient size to accommodate businesses and industries currently disallowed by existing zoning classifications.				
ED 6.3	Policy 6.3: Maintain an understanding of the fiscal impact of all new property investment projects, annexations, and rezonings.					
ED 6.3.1		Action 6.3.1: Evaluate future applications for development on a case-by-case basis to ensure the town and other service providers are able to maintain or expand existing levels of service, while preserving the existing character of the area.				
ED 6.3.2		Action 6.3.2: Establish a policy ensuring growth in the community will be indexed to the ability of the town and other public agencies to provide services (without significant investment in infrastructure or utilities).				
ED 6.3.3		Action 6.3.3: Quantify the remaining capacity of infrastructure and utilities, consider anticipated rates of growth, develop a capital improvement plan, and establish a schedule of impact fees which reflect these investigations.				
ED 6.3.4		Action 6.3.4: Require developments with the potential to place an undue burden on service capacity "pay their way" by exacting assessment fees.				

Key Initiatives

1. Establish a policy that gives the highest priority to development proposals for projects within the existing town boundaries, particularly those that can be served by existing infrastructure and utilities, and use related policies associated with annexation practices to inform when projects beyond its borders should be considered eligible for consideration. (See Key Initiative No. 2 associated with ED Goal 5.0.)
2. Consider allowances for proposals on parcels located beyond the Town's existing boundaries intended for use by business and industry operations that align with stated community goals and intentions, and for which there are no available and | or appropriate properties within its borders.
3. Use guidance provided during the comprehensive planning process regarding critical elements of an annexation and entitlement policy for Yampa that requires the Town and service providers are able to maintain or expand existing levels of services without adverse impacts to the community or its influence area, and ensuring inclusion within its boundaries will be indexed to their capacity. Prepare supportive materials and protocols, and establish a method of quantifying potential impacts.
4. Give priority to annexation applications for projects associated with business and industry operations that align with stated community goals and intentions.
5. Establish a schedule of development impact fees, informed by information from public agencies, service providers, and recommendations included in the Capital Improvement Plan (CIP) prepared during the comprehensive planning process.

Economic Development Goal 7.0

ED Goal 7: Demonstrate public commitment through investment in essential infrastructure and services.

Policies and Actions Table

Reference #	Policy	Action	Code	Lead	Timeframe	Resources
ED 7.1	Policy 7.1: Conduct an organizational audit to understand the need for additional staff or contractors in certain service areas to accomplish initiatives identified in the plan.					
ED 7.1.1		Action 7.1.1: Solicit individuals and businesses in South Routt interested in contracting with the town to provide maintenance services on public roadways.				
ED 7.2	Policy 7.2: Prioritize recommended capital improvements to most effectively leverage desired private investment.					
ED 7.2.1		Action 7.2.1: Complete roadway improvements in the downtown area, including demarcation of parking spaces, provision of shared parking facilities, dust mitigation on Moffat Avenue, and sidewalk enhancements appropriate for seasonal weather conditions.				
ED 7.3	Policy 7.3: Investigate the feasibility of building new or retrofitting existing space for a community incubator to support entrepreneurial endeavors.					
ED 7.3.1		Action 7.3.1: Prepare development pro forma for potential incubator space to quantify economic "gap" and level of public resources needed.				

Key Initiatives

1. In an effort to address voids in services provided by the Town or other agencies, use public platforms to inquire about interest among residents and business interests able to supplement its efforts (e.g., road maintenance, snow removal, vegetation control, and others).
2. Using best practices and case study research conducted in association with previously described key initiatives, particularly recommendations associated with a business plan for the downtown area (see Key Initiative No. 6 associated with ED Goal 1.0), and isolate specific efforts requiring capital improvements or enhancements, and prioritize these among other projects in the Town's CIP.
3. Retain professional assistance with investigating support for, and the financial feasibility of constructing or improving space for an incubator that supports potential business concepts (e.g., material development, services, assembly, processing, distribution, and others).

Economic Development Goal 8.0

ED Goal 8: Partner with public and private individuals and entities to address deficiencies in the built environment, services and facilities.

Policies and Actions Table

Reference #	Policy	Action		Lead	Timeframe	Resources
ED 8.1	Policy 8.1: Maintain regular communication with the US Forest Service regarding their priority initiatives, and opportunities to partner in addressing shared community goals.					
ED 8.1.1		Action 8.1.1: Continually inquire about the US Forest Service's priority initiatives and service needs, including any increases in demand for utilities (e.g., water) to remain aware of and plan for potential impacts on existing supply and service levels.				
ED 8.1.2		Action 8.1.2: Host discussions between the US Forest Service and Yampa Fire Protection District to explore the viability of integrating their services.				
ED 8.2	Policy 8.2: Maintain regular communication with the South Routt School District regarding their priority initiatives, and opportunities to partner in addressing shared community goals.					
ED 8.2.1		Action 8.2.1: Explore the potential to partner with area business support organizations and the district to increase training opportunities for individuals in trades that support the local economy.				
ED 8.2.2		Action 8.2.2: Depending on the results of the district's ongoing facilities planning initiative, request a policy supporting partnerships to improve under-developed and undeveloped property with community-serving recreational facilities.				
ED 8.2.3		Action 8.2.3: Provide capital or resource support for the district's marketing efforts to attract students from other Routt County communities and unincorporated areas by growing their list of student offerings, and in so doing make SOROCO schools attractive to parents in South Routt who have a choice in schools.				
ED 8.2.4		Action 8.2.4: Capitalize on the District's receipt of Response, Innovation, and Student Equity (RISE) Grant by facilitating partnerships with individuals and entities that can use their facilities (e.g., commercial kitchen facilities) to grow business concepts.				
ED 8.2.5		Action 8.2.5: Support the District's Real Co Action non-profit working group by soliciting interest among potential citizen mentors.				
ED 8.2.6		Action 8.2.6: Assist the District with pursuing supplemental dollars and programs to offset extraordinary expenses and needs associated with pre-school, daycare, and before and after childcare programs.				
ED 8.2.7		Action 8.2.7: Assist the district in promoting their nationally-recognized internship program by including a reference to it in appropriate town materials and communications.				

Policies and Actions Table (cont'd)

ED 8.3	Policy 8.3: Increase opportunities for educating the community about governmental and utility operations and offerings.					
ED 8.3.1		Action 8.3.1: Create a community newsletter, or expand on an existing communication vehicle, to foster community awareness about the town's efforts to advance the recommendations of this Plan.				
ED 8.3.2		Action 8.3.2: Continue coordinating with service and utility providers to maintain and improve service levels and grow public awareness of challenges and priorities.				
ED 8.3.3		Action 8.3.3: Work with region-serving economic development entities and educational and training groups to foster business development in areas that support local businesses and industries, including meat processing, packaging, and delivery.				
ED 8.3.4		Action 8.3.4: Reach out to other South Routt entities who could benefit from a consistent transportation system and coordinate creation of a training and licensing program, and acquisition of equipment, with a particular emphasis on growing the number of CDL licensed drivers (e.g., athletic bus, regional transportation vehicles and programs).				
ED 8.3.5		Action 8.3.5: Monitor the timing and capacity of internet infrastructure, and continually communicate this information to citizens and business interests.				

Key Initiatives

1. Facilitate discussions between the US Forest Service, Yampa Fire Protection District, and other service providers regarding the potential integrate services and more efficiently use limited land and facility resources.
2. Contact region-serving economic development organizations, including councils of governments, and education and training operators, to inquire about their services, programs, and resources, and discuss the logistics of providing certain resources to area business interests in a variety of platforms, including virtual, narrative, and on-site. Where voids exist, retain professionals to provide this information and training, and do so multiple times throughout each year.
3. Continue discussions with partner entities and organizations initiated during the comprehensive planning process, to more specifically understand their operating challenges, identify specific resources the Town could provide to support their efforts, and establish a timeline for accomplishing certain activities. Because of limited Town staff, consider using public platforms to request support from area residents and stakeholders.
4. In addition to maintaining a working understanding of the goals and challenges of partner organizations and service providers previously identified, monitor the progress of efforts to expand and enhance the region's internet infrastructure.

Economic Development Goal 9.0

ED Goal 9: Assist private sector investors and other public partners interested in advancing community objectives overcome economic challenges.

Policies and Actions Table

Reference #	Policy	Action	Code	Lead	Timeframe	Resources
ED 9.1	Policy 9.1: Based on findings from analyses completed in the context of this Plan, make available appropriate incentive resources to assist private interests in overcoming financial obstacles to investment.					
ED 9.1.1		Action 9.1.1: Secure resources and put in place tools to offset extraordinary costs associated with design or building standards or regulations.				
ED 9.1.2		Action 9.1.2: Solicit participation by regional lending institutions to participate in a loan pool supporting small and micro businesses.				
ED 9.1.3		Action 9.1.3: Offer development waivers to existing regulations until standards are established.				
ED 9.1.4		Action 9.1.4: Share market information prepared in the context of this Plan with property and business owners for and use in securing funding for future investment projects.				
ED 9.2	Policy 9.2: Investigate various strategies for addressing the inability of area businesses to attract machinery and appliance repair services.					
ED 9.2.1		Action 9.2.1: Ask area residents about their interest in providing or sponsoring the provision of business services on a scheduled basis.				
ED 9.2.2		Action 9.2.2: Reach out to institutional entities to explore establishing a program whereby students could receive credit hours for providing these services to the community.				
ED 9.3	Policy 9.3: Make property owners aware of market opportunities for investment and reinvestment.					
ED 9.3.1		Action 9.3.1: Maintain an inventory of vacant and under-utilized spaces.				
ED 9.3.2		Action 9.3.2: Assist owners with positioning their properties for partnership opportunities and investment.				
ED 9.3.3		Action 9.3.3: Continually investigate the potential to trade (or swap) parcels between public and private entities to ensure desired investment occurs on strategically located parcels.				
ED 9.3.4		Action 9.3.4: Make land management tools available, including Transfer of Development Rights (TDRs), to encourage a managed and deliberate growth pattern.				

Key Initiatives

1. Use knowledge gained during the comprehensive planning process from economic analysis of various development concepts in different locations within the Town, to establish certain funding mechanisms (e.g., vehicles that capture tax increment financing revenue), and adopt policies supporting the use of different mechanisms (e.g., transfer of development rights (TDRs), density enhancements, land swaps, relief from fees (waivers), and others).
2. Identify and contact different lending institutions in the region to solicit interest in providing resources (e.g., community reinvestment act (CRA) dollars to a shared "loan pool" from which business interests could apply for low or no-interest loans and grants to finance start up concepts and facility relocations or expansions, or provide relief from adverse impacts resulting from extraordinary events, natural or man-made.
3. Make marketing materials prepared in the context of other initiatives previously mentioned available to the community, and particularly businesses interests to use in promoting products and services, or requesting financial resources.
4. When contacting education and training operators about their services, programs, and resources in Key Initiative No. 2 associated with ED Goal No. 9.0, explore with them the potential for an on-site service day during each month when they can be available to address equipment failures, install devices, or otherwise provide assistance to area businesses.
5. Based on inventories and investigations completed during the comprehensive planning process, establish an electronic inventory of available land, and partner with information platforms and brokers to make this information available to the public and potentially interested parties.
6. Expand on the database referenced in No. 5 above, and provide assistance to property owners wishing to position their property either for sale or development that aligns with stated goals and objectives. If necessary, retain professional support for this initiative.

Economic Development Goal 10.0

ED Goal 10: Market and promote Yampa's offerings and progress advancing recommendations of the Plan.

Policies and Actions Table

Reference #	Policy	Action	Code	Lead	Timeframe	Resources
ED 10.1	Policy 10.1: Initiate and support efforts to obtain outside funds for economic development, including grants, as well as services, to support existing and attract new businesses, as well as niche retailers desired by local residents.					
ED 10.1.1		Action 10.1.1: Continually apply for administrative grant dollars.				
ED 10.1.2		Action 10.1.2: Once grant money is received by the town, promote its availability to existing businesses.				
ED 10.1.3		Action 10.1.3: Develop a marketing program and materials highlighting area businesses and offerings that can be shared with visitors.				
ED 10.1.4		Action 10.1.4: Create a community education series on various topics (e.g., alternative housing products, benefits of balancing new development with historic preservation, available business support services and resources, etc.).				
ED 10.1.5		Action 10.1.5: Coordinate access to business support trainings and programs available through region-serving economic development entities.				
ED 10.2	Policy 10.2: Grow awareness of Yampa's offerings and efforts among state, county, and local governmental entities.					
ED 10.2.1		Action 10.2.1: Sponsor a skills fair to understand local expertise and match them with businesses in need of their services (e.g., pre-sale and delivery or shipping of goods).				
ED 10.2.2		Action 10.2.2: Request assistance from local and regional design professionals to create and distribute materials which promote year-round programs and natural assets in the area.				
ED 10.2.3		Action 10.2.3: Reach out to area news services, (e.g. Steamboat Pilot, Colorado Sun, radio), to find out what is needed to increase their coverage of local initiatives and events.				

Key Initiatives

1. Do a “call for community stakeholders” interested in sharing their time, talent, or treasure. Host a community event with these individuals and entities, and invite business interests to attend. While there, match skills and resources to different user groups or targets who could benefit from certain expertise. Conduct this type of event multiple times a year.
2. Reach out to education and training institutions to solicit interest in connecting students in special trades to the community, for the benefit of both. Students could earn credit or apprentice hours, and business interests in the community could receive needed services.
3. Use public platforms to notify residents and business owners when monetary resources and grants are available for business assistance. Enlist the assistance of professionals who could conduct a training program explaining how to complete an effective application or request for funding. Offer training on multiple platforms, virtual, written, and in-person.
4. Solicit assistance in preparing a branding program for the Town that could be reflected in marketing and promotional materials, wayfinding, physical improvements, and other vehicles used to grow awareness of the community, its vision, objectives, and offerings.
5. Contact regional and state entities that support businesses and local economic development initiatives, inquire about their services and resources, inquire about their availability to visit the community and provide an overview of the same to interested parties. If unavailable or unable, solicit the interest in other professionals to share this type of information. Examples might include: small business funding requests, preparation of business plans, state sponsored training programs, and partnership opportunities.
6. Continually submit grant applications to agencies including the Economic Development Administration (EDA) for resources soft (strategic planning) and hard (capital improvements). Apply awards to priority pursuits identified in this document and the Comprehensive Plan.
7. Contact area financial institutions (regional, credit unions) to inquire about their interest in establishing low and no-interest loan pool, funded with their respective Community Redevelopment Act (CRE) resources. Together, establish criteria for meritorious awards. Use one of the platforms referenced in No. 2 above, to make potential applicants aware of this program.
8. Establish a community trust that could be funded with Town resources, private donations, public grants, and other financial mechanisms to advance stated objectives, secure community assets, restore significant structures, construct improvements, and preserve critical business interests.

Conclusion

Economic development activities are designed to provide a bridge between strategic planning and implementation. All too often they occur with autonomy, focusing on industry growth and business attraction, with limited consideration for potential consequences, quantitative or qualitative. As such, a principal purpose of this 2023 Economic Development Strategy is to capitalize on knowledge gained during the planning process and increase the effectiveness of local initiatives.

Findings and discoveries that resulted from the Comprehensive Plan laid the foundation for a shared understanding of challenges and opportunities. As such, and given the reality that several recommendations could take years to complete, it will be crucial that those conversations continue. A desire to convert intentions into tangible results is reflected in the identified actions and interactions between Town staff, elected and appointed officials, community stakeholders, individuals with an interest in the community and its future, and partner organizations. If these groups are periodically engaged and made aware of the Town's progress, sustained support for their efforts is more likely. In addition to ongoing communication, local leaders will need to demonstrate their commitment to the long-term vision, by continually sharing information about their efforts, and celebrating each achievement. It should never be assumed these individuals and entities are following the Town's progress.

The future looks bright for Yampa. Just stay the course, tell your story, and enjoy the ride!