



---

# TOWN OF CEDAREGE MASTER PLAN 2024

---

Community Profile – Existing Conditions

*Interim Reference Draft*





---

## APPENDIX A: COMMUNITY PROFILE

---

Typical of many comprehensive plans, the community profile for the Town of Cedaredge outlines data, statistics, and other relevant information on a range of topics related to the identification of **Overarching Trends and Key Issues** that influenced the direction of the development of this plan. Identified trends and key issues from this section will be used to highlight the purpose and need associated with the development of goals, objectives and policy strategies and specifically coupled with outcomes from this plan’s stakeholder and public engagement efforts.

### CONTENTS

<b>Population and Demographics</b> .....	4
<b>Land Use/Built Environment</b> .....	13
<b>Housing</b> .....	19
<b>Natural Environment</b> .....	31
<b>Economy</b> .....	37
<b>Parks, Open Space, and Trails</b> .....	45
<b>Infrastructure and Services</b> .....	48
<b>Transportation</b> .....	60

## **DATA SOURCES**

The following section contains selected demographic and economic information from the 1950 – 2020 Decennial Census and 2011 - 2022 American Community Survey 5-Year Estimates, and 2009 – 2021 OnTheMap data.

### *A note about the American Community Survey and Small Communities*

Following the 1990 census, the Census Bureau devised a new approach to gathering long-form data, combining monthly data collecting on an annual basis. This enabled annual data releases and the publication of "period" estimates for smaller areas. The American Community Survey (ACS) debuted in 2005, replacing the once-a-decade census long form. The ACS compiles individual responses into estimates at several geographic summary levels, such as legal and administrative entities, statistical entities, and census designated locations. ACS estimates are aggregated from responses received in the previous calendar year or previous five years.

All estimates derived from sample surveys are subject to uncertainty since they are based on a subset of the population rather than the entire population. This uncertainty, known as sampling error, means that estimates derived from the ACS will most likely differ from values obtained if the entire population had participated in the survey, as well as values obtained if a different set of sample units had been chosen for the survey. Because the ACS aggregates individual responses to generate period estimates, locations with smaller populations or rural areas with low survey response rates may have a large margin of error and confidence intervals which should be taken into account when using ACS data for small town and rural planning.

## POPULATION AND DEMOGRAPHICS

### POPULATION

**CURRENT POPULATION:** as of 2022, the current population of Cedaredge is 2,572.

**GROWTH TRENDS:** Between 2009 and 2022, Cedaredge did not experience consistent population growth at the same rate as the majority of Colorado communities. In 2010, the Town's population was 2,454, dropping to 2,175 in 2017, then slightly rebounding and growing to a total population of 2,572 in 2022. While Colorado experienced rapid growth between 2010 and 2020, Delta County's population declined between 2013 and 2017, mirroring Cedaredge's population dynamics at the time, with Delta County's population also experiencing overall growth between 2018 and 2022.

Population, Town of Cedaredge, 2009 - 2022

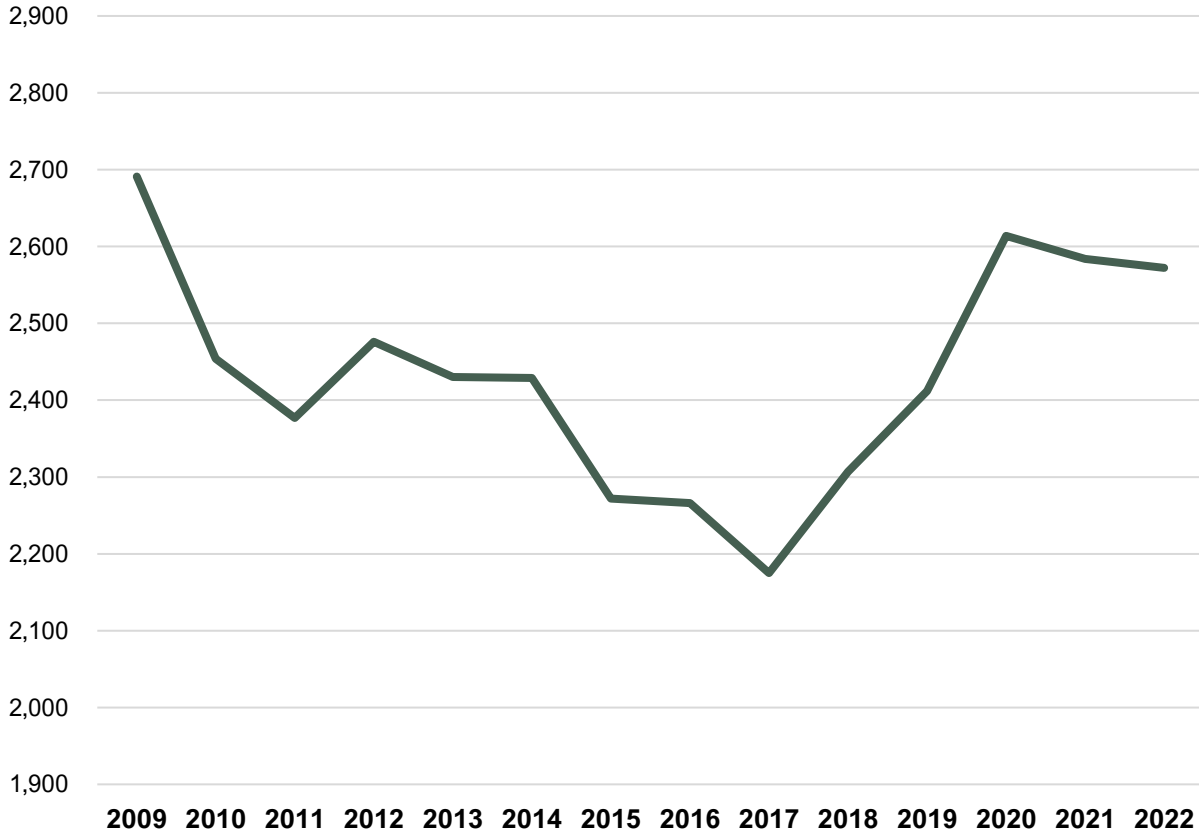


Figure 1: Population, Town of Cedaredge, 2009 – 2022  
Source: Social Explorer; U.S. Census Bureau

---

## TOWN OF CEDAREDDGE EXISTING CONDITIONS

---

**FUTURE GROWTH:** According to population projections from the previous master plan (2017), It was anticipated that the Town would grow by .95% annually projected to 2050. As indicated above, actual population growth has been slower. The town's future growth is likely to be determined by the availability of housing and jobs to sustain new households.

**HISTORICAL POPULATION GROWTH:** Beginning in 1940, the Town's population remained consistent around 566 and 581 residents until 1970, when it experienced rapid population growth through 1980, reaching 1,184 (a 103% increase). After 1980, Cedaredge experienced consistent population growth, though not as dramatic as the 103% increase between 1970 and 1980.

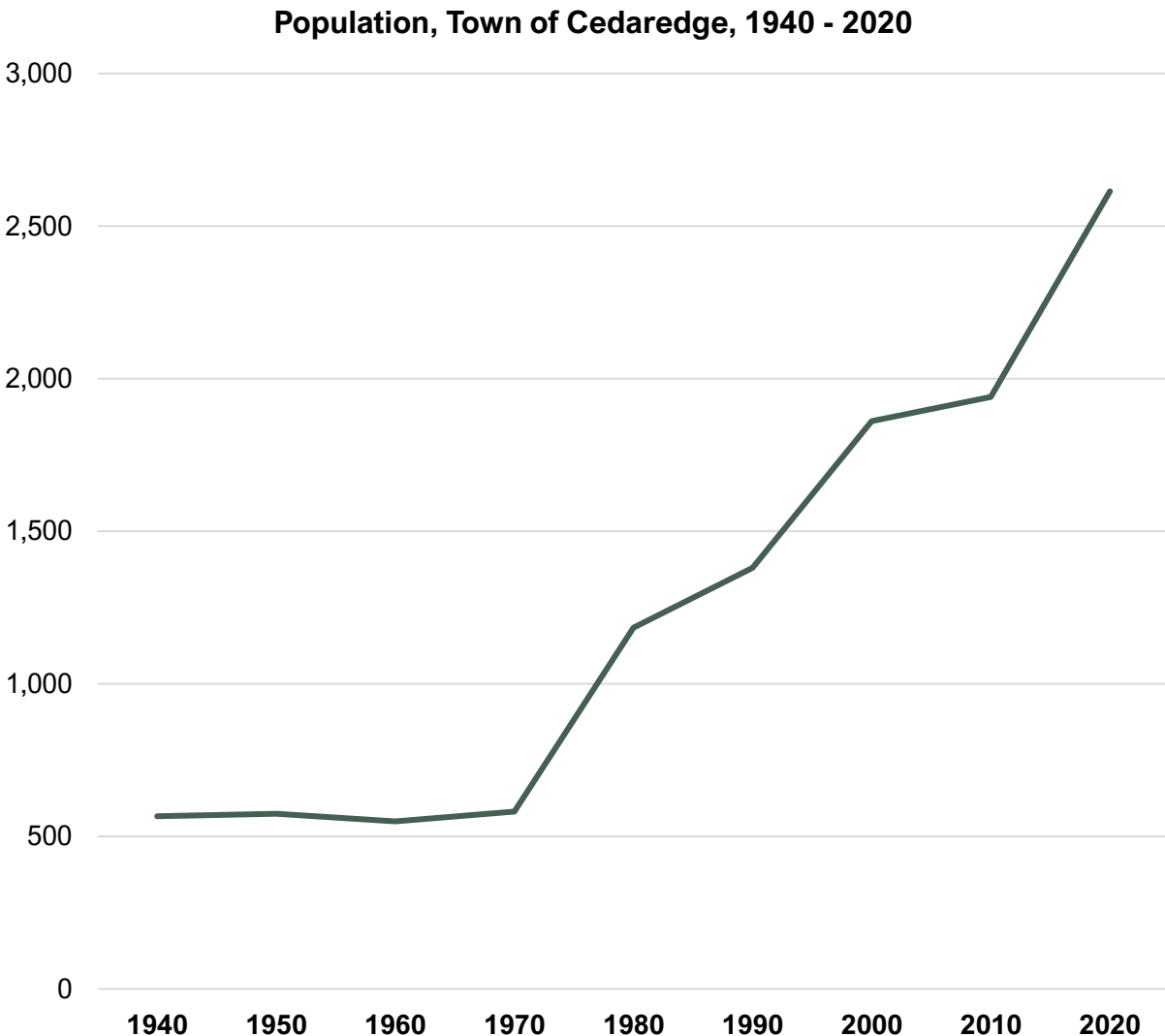


Figure 2: Population, Town of Cedaredge, 1940 – 2020  
Source: Social Explorer; U.S. Census Bureau

**DEMOGRAPHICS**

**MEDIAN AGE:** Cedaredge's median age was 51.3 in 2022, down slightly from 51.6 in 2009. Comparatively, the City of Delta, Delta Country, and Colorado have all historically had lower median ages than Cedaredge, with Delta County having the closest median age, followed by the City of Delta, and finally the State of Colorado as a whole.

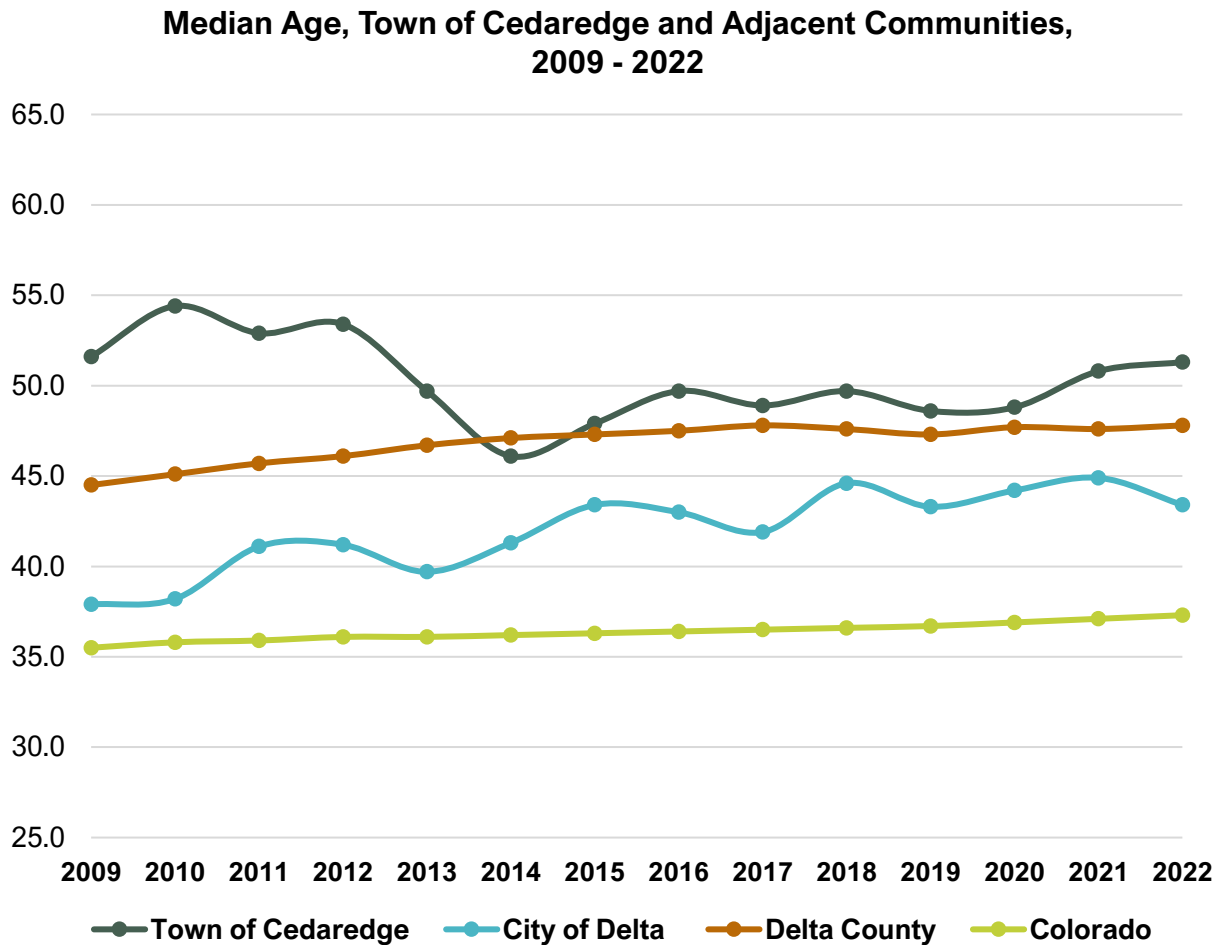


Figure 3: Median Age, Town of Cedaredge and Adjacent Communities, 2009 – 2022  
Source: Social Explorer; U.S. Census Bureau

**TOWN OF CEDAREDDGE EXISTING CONDITIONS**

**FAMILIES:** Cedaredge has increased the number of households with the presence of a child under 18 since 2010, with 20.9% of occupied housing units reported as having a child under the age of 18 present. However, the overall percentage of households with a child under the age of 18 remains low in comparison to the City of Delta, Delta County, and the State of Colorado.

**Housing Units By Families and Presence of Own Children, Town of Cedaredge and Adjacent Communities 2010 - 2022**

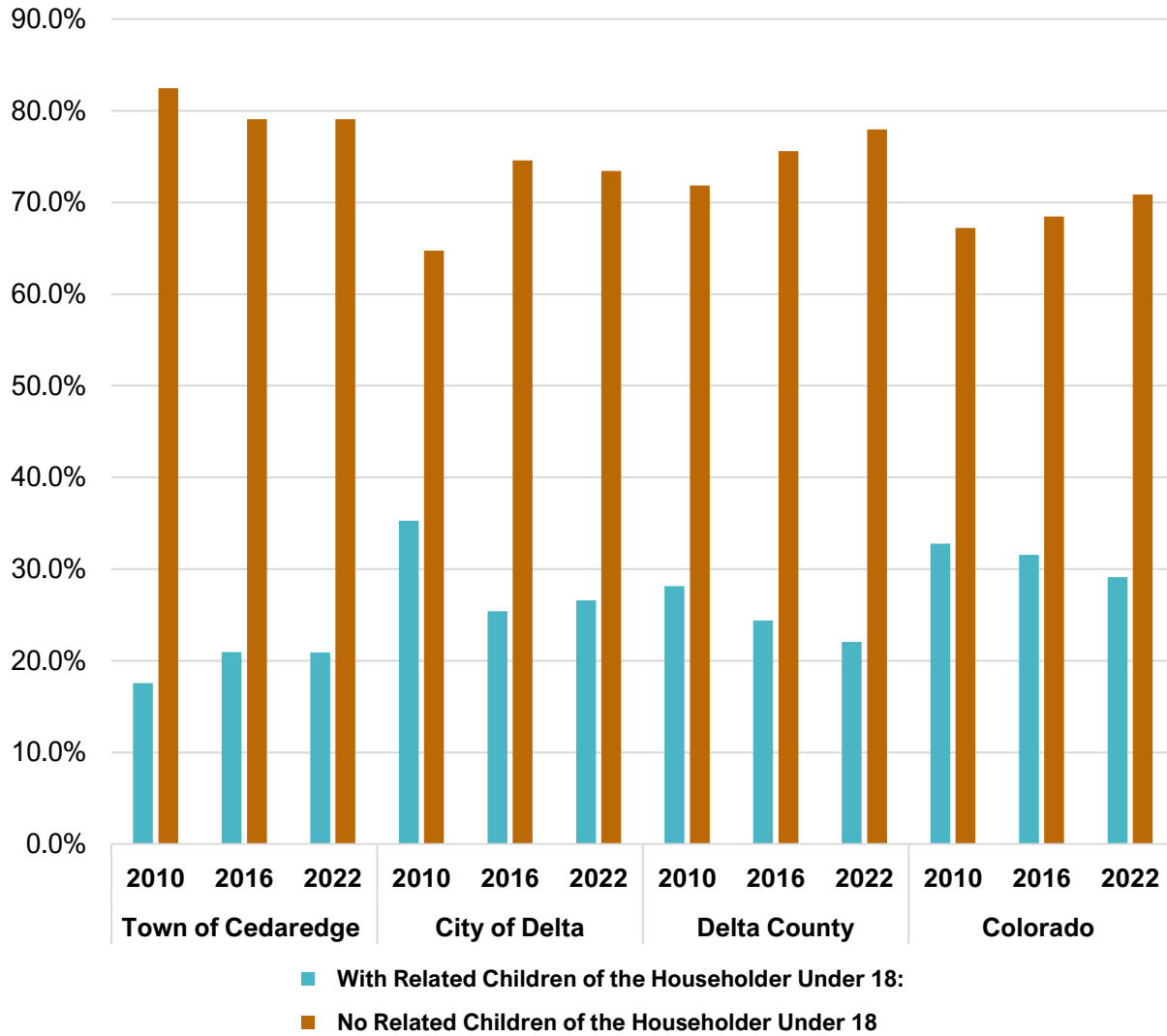


Figure 4: Housing Units by Families and Presence of Own Children, Town of Cedaredge and Adjacent Communities 2010 – 2022

Source: Social Explorer; U.S. Census Bureau

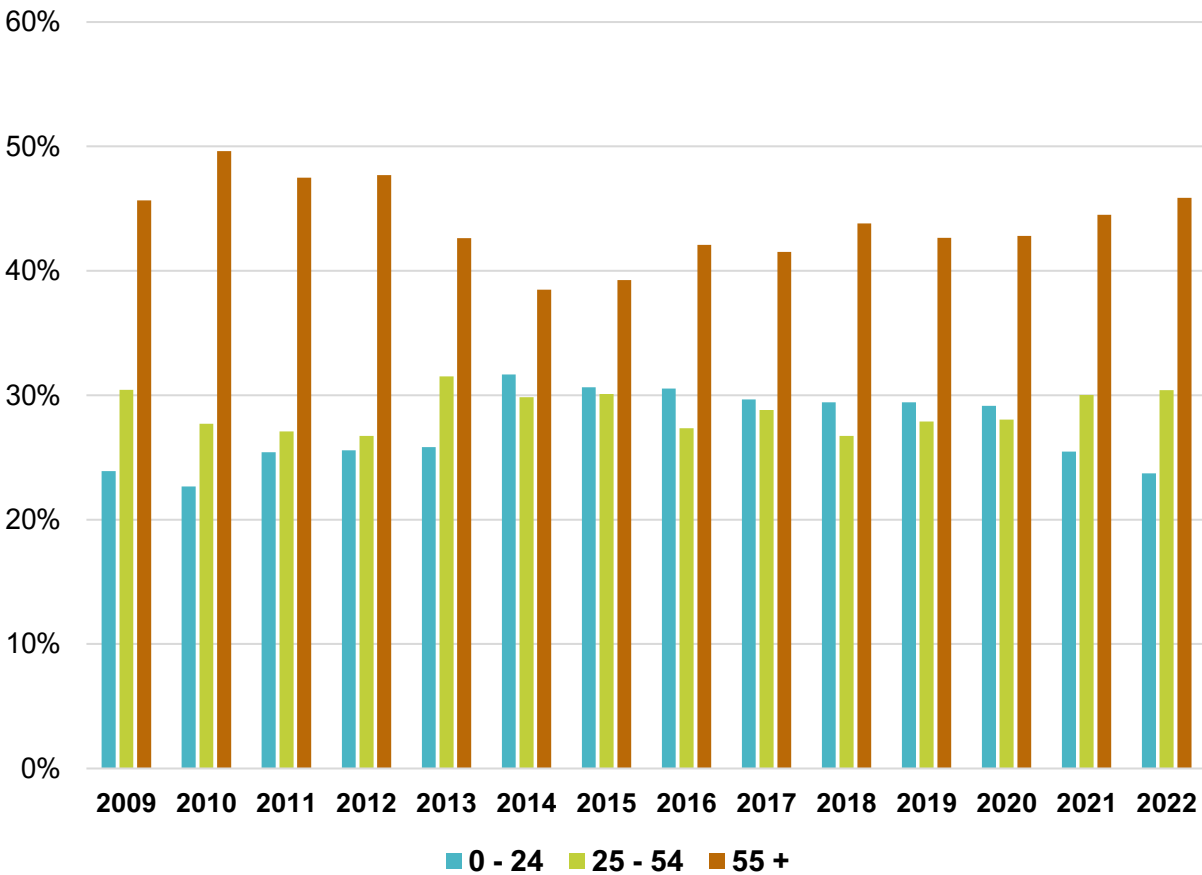
---

## TOWN OF CEDAREDDGE EXISTING CONDITIONS

---

**OLDER RESIDENTS:** Residents over the age of 55 accounted for a sizable proportion of Cedaredge's population in 2022. The 45 to 54 age group also experiences the second highest percentage change between 2009 and 2022. In 2022, Cedaredge's two largest age groups were 55 to 64 and 65 to 74. This coupled with the low rate of families with children should be taken into consideration and guide conversations around future growth and development.

**Population Age Distribution, Town of Cedaredge,  
2009 - 2022**



*Figure 5: Population Age Distribution, Town of Cedaredge, 2009 – 2022*  
Source: Social Explorer; U.S. Census Bureau

RACE/ETHNICITY

**RACIAL/ETHNIC COMPOSITION:** In 2022, approximately 91 percent of Cedaredge residents identified as not Hispanic or Latino, with white alone accounting for 87.9 percent and two or more races accounting for 1.8 percent. White alone accounted for 5.9 percent of Cedaredge residents who identified as Hispanic or Latino, followed by two or more races at 1.9 percent. From 2010 to 2022, Cedaredge's racial makeup was largely white alone, being on average less diverse than the City of Delta, Delta County, and the State of Colorado.

**Hispanic Or Latino, Town of Cedaredge and Adjacent Communities 2010 - 2022**

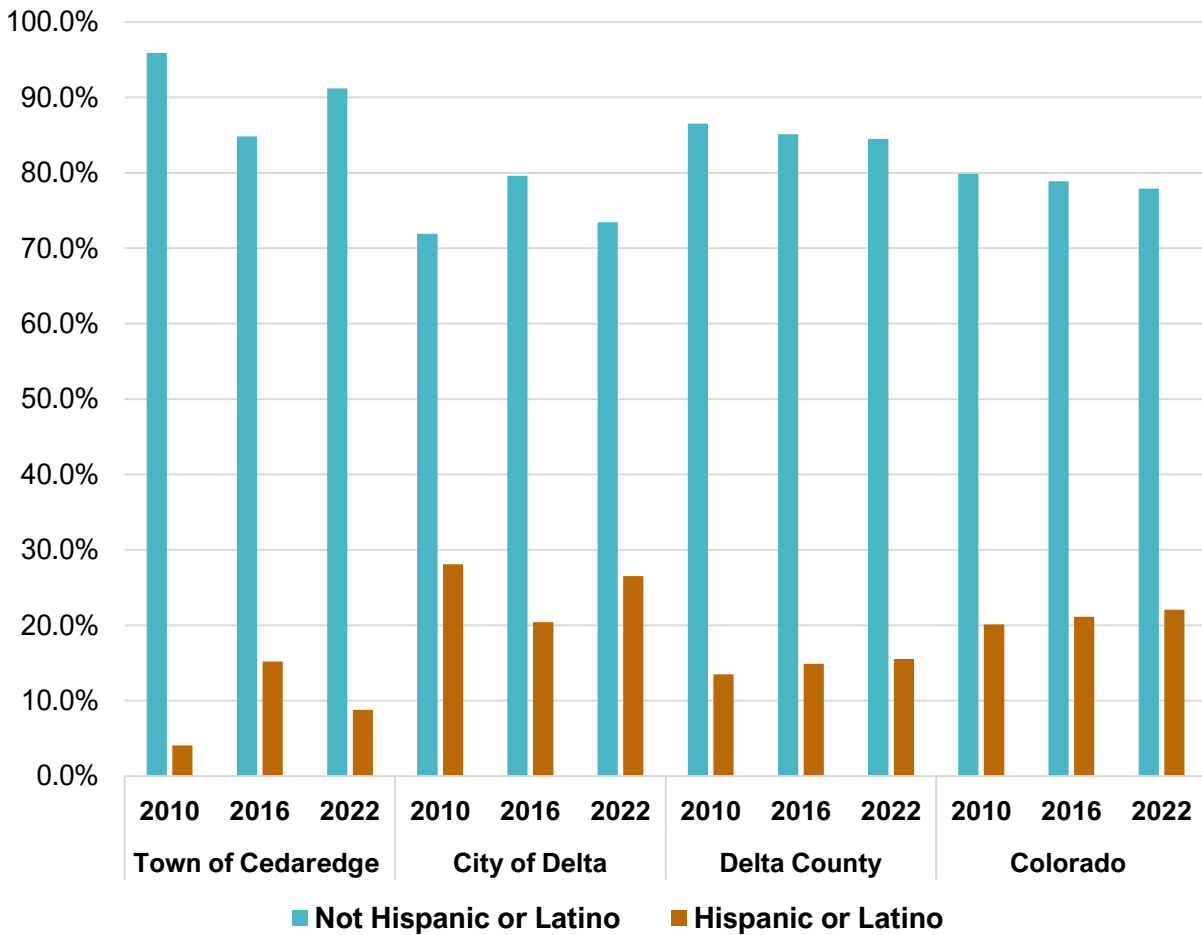


Figure 6: Hispanic or Latino, Town of Cedaredge, and Adjacent Communities, 2010 – 2022  
 Source: Social Explorer; U.S. Census Bureau

**EDUCATIONAL ATTAINMENT**

**EDUCATION:** Since 2010, Cedaredge's population has gradually increased in the category of those with a high school degree (or equivalent), with 33% of residents having completed high school. Among those 25 and older, those with a bachelor's degree saw a slight increase in their highest level of education from 16% in 2010 to 17% in 2020, while the proportion of residents with a master's degree or higher fell from 13% in 2010 to 8% in 2020. When comparing Cedaredge to the City of Delta, Delta County, and the State of Colorado, Cedaredge has a higher average proportion of individuals with a bachelor's degree. However, it falls behind the State of Colorado, where 26% of residents held a bachelor's degree. In 2022.

	Town of Cedaredge		City of Delta		Delta County		Colorado	
	2010	2020	2010	2020	2010	2020	2010	2020
<b>Less than High School</b>	7%	9%	20%	14%	14%	10%	11%	8%
<b>High School Graduate</b> (Includes Equivalency)	29%	33%	37%	41%	36%	37%	23%	21%
<b>Some College</b>	35%	34%	28%	27%	32%	32%	30%	29%
<b>Bachelor's Degree</b>	16%	17%	11%	14%	12%	15%	23%	26%
<b>Master's Degree or Higher</b>	13%	8%	5%	4%	6%	7%	13%	16%

Table 1: Highest Educational Attainment for Population 25 and Over, Town of Cedaredge and Adjacent Communities, 2010 and 2020  
 Source: Social Explorer; U.S. Census Bureau

**Highest Educational Attainment for Population 25 and Over, Town of Cedaredge and Adjacent Communities 2020**

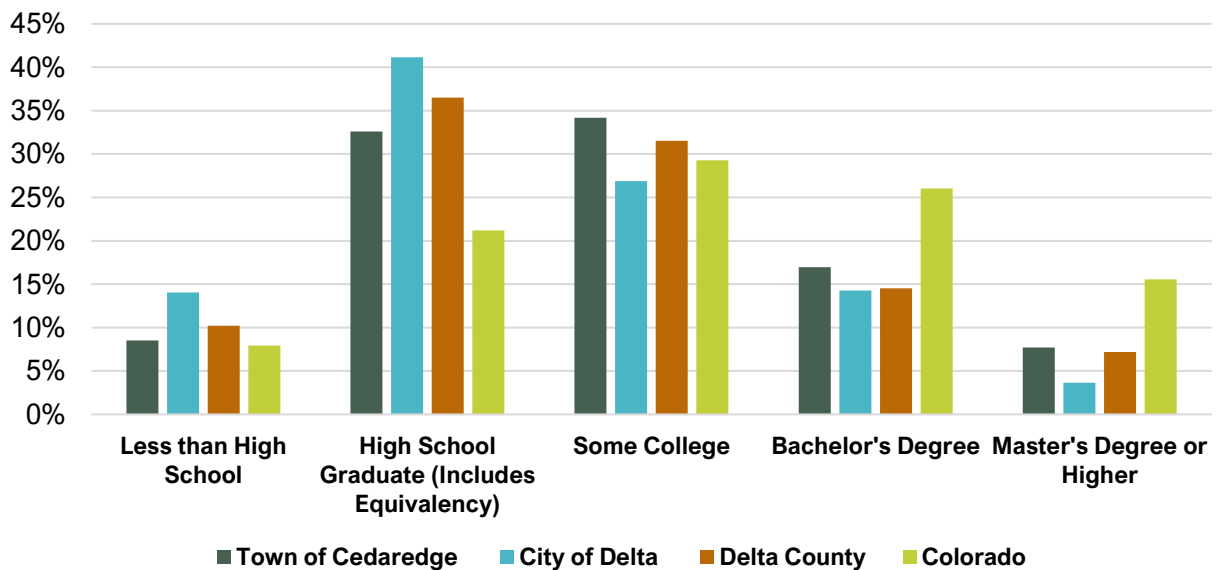


Figure 7: Highest Educational Attainment for Population 25 and Over, Town of Cedaredge and Adjacent Communities, 2020  
 Source: Social Explorer; U.S. Census Bureau

**INCOME**

**MEDIAN HOUSEHOLD INCOME:** Cedaredge's median household income was \$40,395 in 2022, an 18.8% increase from 2009. However, this is approximately \$16,000 less than the median household income for Delta County, which was \$56,349 in 2022, with Cedaredge, the City of Delta, and Delta County all falling behind the statewide median household income between 2010 and 2022.

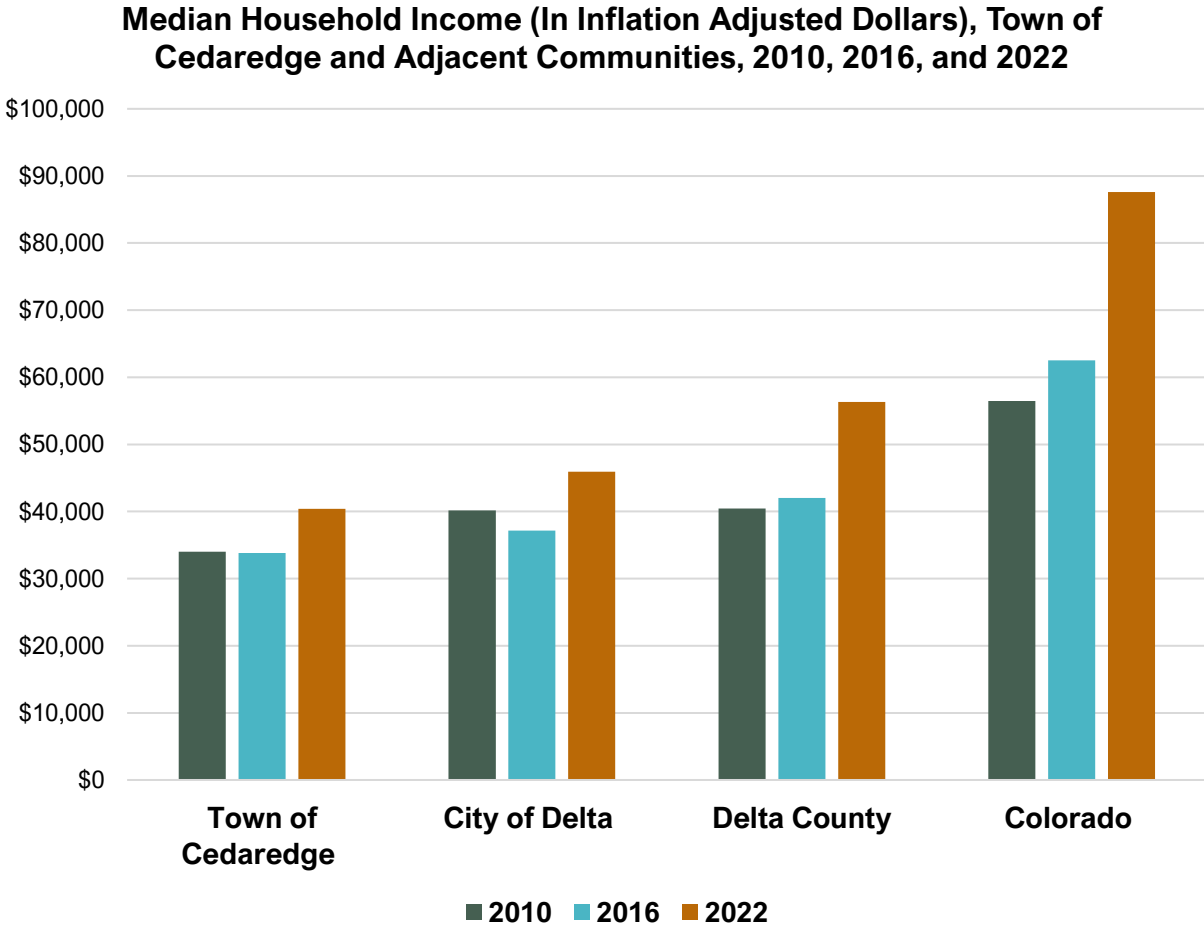


Figure 8: Median Household Income (In Inflation Adjusted Dollars), Town of Cedaredge and Adjacent Communities, 2010, 2016 and 2022

Source: Social Explorer; U.S. Census Bureau

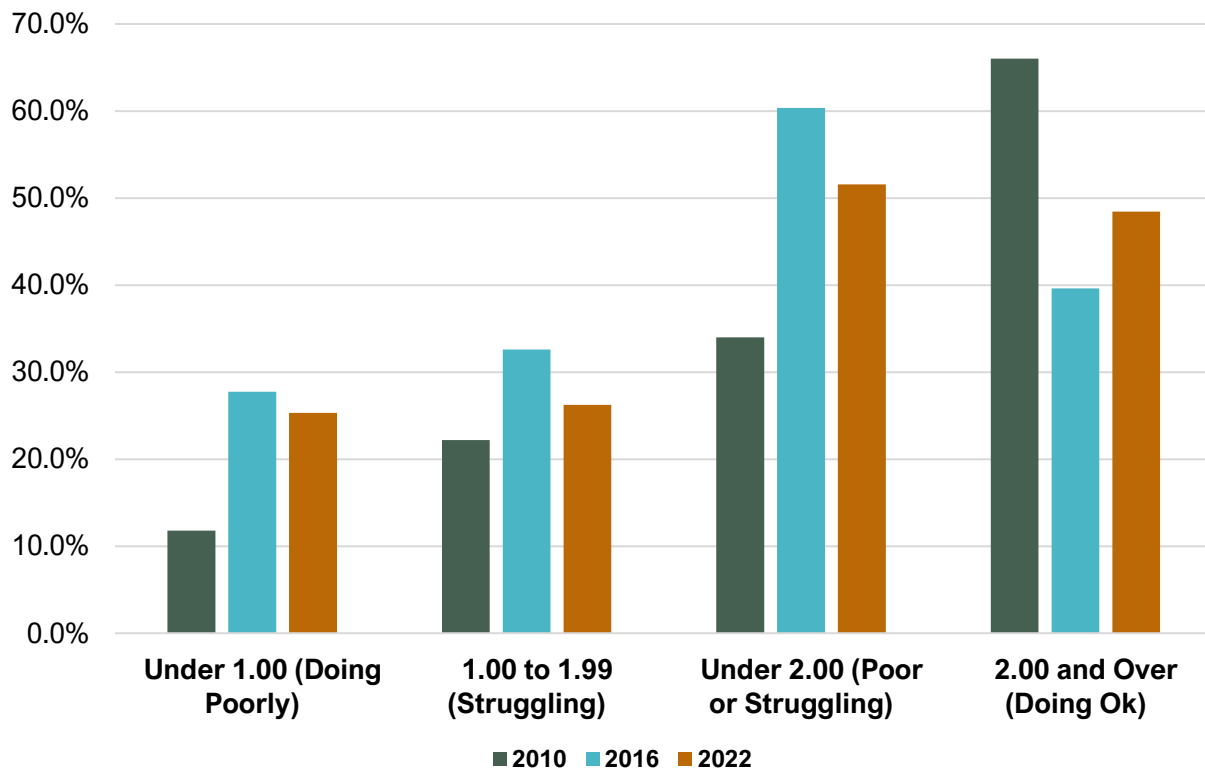
**TOWN OF CEDAREDDGE EXISTING CONDITIONS**

**POVERTY:** The percentage of Cedaredge population that is measured as “doing poorly” has increased since 11.8% in 2010 to a peak of 27.7% in 2016 and has since slightly decreased to 25.3% in 2022. The percentage of residents in the 1.0 – 2.0 category has shown a decrease since 2016. Those indicated as “doing okay” also show positive increase.

**INCOME TO POVERTY RATIOS**

*Under 1.0 – Poor*  
*1.0 – 1.9 - Struggling*  
*Over 2.0 - Doing Okay*

**Ratio of Income to Poverty Level, Town of Cedaredge and Adjacent Communities, 2010, 2016, and 2020**



*Figure 9: Ration of Income to Poverty Level, Town of Cedaredge and Adjacent Communities, 2010, 2016, and 2020*  
 Source: Social Explorer; U.S. Census Bureau

---

## LAND USE/BUILT ENVIRONMENT

---

### PLANNING AREA CHARACTERISTICS

The Cedaredge Planning Area encompasses 1,254.4 total acres. Future development within the planning area is influenced directly by an Intergovernmental Agreement (IGA) between the Town and Delta County. This IGA outlines and influences planned areas for growth and how the Town may annex and grow in the future. General land use characteristics and physical planning considerations for the areas encompassed by these agreements are discussed below.

### TOWN OF CEDAREdge MUNICIPAL BOUNDARY

The municipal boundary of the Town of Cedaredge includes all land that has been annexed and is under the control of the Town.

**LAND AREA:** 1.96 Square Miles

**EXISTING LAND USE/PATTERN:** The Town of Cedaredge features a mixed land use pattern, with single-family homes dotted with light industrial, office, retail, and service industries. As part of the 2023 master plan development a land use map was created by using Delta County assessor data to help level-set current and future planning. The existing land use map consists of a breakdown of land use categories within the town as follows:

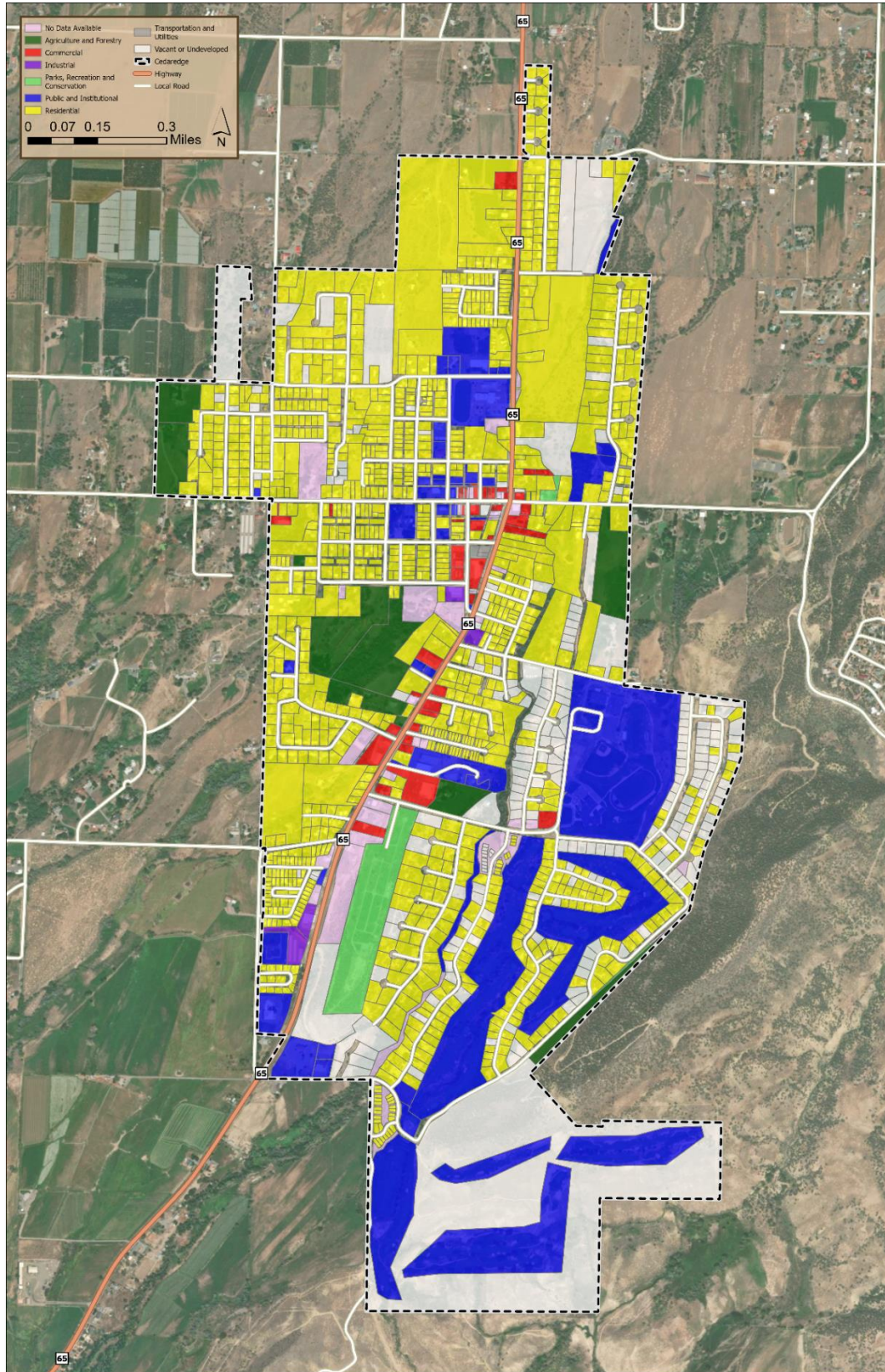
- **Agriculture and Forestry:** Farmland and forests including the raising of livestock and cultivation of crops.
- **Commercial:** Non-industrial business uses, including retail sales, offices, services and entertainment facilities.
- **Industrial:** Warehouses, wholesale trade facilities, research and development facilities, manufacturing operations, processing plants, factories, and mining or mineral extraction activities.
- **Parks, Recreation, and Conservation:** Land dedicated to both active and passive recreational uses. These lands may be either public or private owned, and they may include playgrounds, public parks, natural preserves, wildlife management areas, forest preserves, golf courses, recreation centers or similar uses.
- **Public and Institutional:** Federal, state, or local government uses and a wide variety of institutional land uses.
- **Residential:** Dwellings of all types and densities.
- **Transportation and Utilities:** Water and sewer treatment plants, electric power substations, and major overhead and underground utility transportation lines and cell towers.
- **Vacant or Undeveloped:** Open field or wooded, no building or other development improvements exist.

**TOWN OF CEDAREdge EXISTING CONDITIONS**

Land Use	Total Square Footage	% of whole
<b>Residential</b>	21,870,268	47%
<b>Vacant or Undeveloped</b>	10,547,091	23%
<b>Public and Institutional</b>	9,617,153	21%
<b>Agriculture and Forestry</b>	2,495,453	5%
<b>Parks, Recreation and Conservation</b>	1,066,363	2%
<b>Commercial</b>	925,899	2%
<b>Industrial</b>	222,554	0%
<b>Transportation and Utilities</b>	31,304	0%
<b>GRAND TOTAL</b>	<b>46,776,085</b>	<b>100%</b>

*Table 2: Land Use by Total Square Footage, Town of Cedaredge, 2023*

# TOWN OF CEDAREGE EXISTING CONDITIONS



Map 1: Existing Land Use

---

## TOWN OF CEDAREdge EXISTING CONDITIONS

---

*Ownership:* In general, the vast majority of the town is privately owned, with only about 22 percent of the land publicly owned.

*Development Capacity:* There are approximately 214 vacant or undeveloped parcels found within the Town (April 2024) totaling roughly 255 acres with the majority of parcels being zoned R-1. Without considering the development process/requirements, as well as possible subdivision applications and/or rezoning applications on larger R-1 parcels, the conservative estimate for development capacity is a one-to-one estimate. The identified 214 vacant or undeveloped parcels conservatively equates to a development capacity at face-value of 214 single-family homes.

*Possible Growth Scenarios:* based on historical trends, the Town of Cedaredge has been growing in recent years and is likely to continue to do so. Given the availability of vacant residential land for development, the largest challenge to growth and development will be water – the balance of meeting current needs with future demands. However, this metric should be regularly evaluated to ensure that residential development does not outpace the towns water supply.

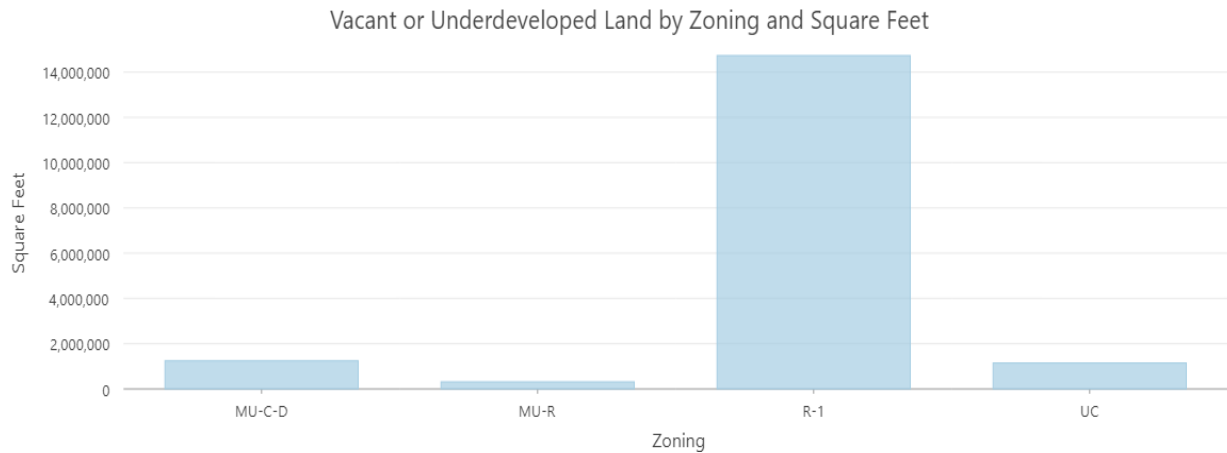


Figure 10: Vacant or Underdeveloped Land by Zoning and Square Feet

## GROWTH MANAGEMENT AREA/3-MILE PLAN

### **DELTA COUNTY/CEDAREGE GROWTH MANAGEMENT AGREEMENT (GMA)**

In an attempt to promote cooperative planning efforts and encourage development in and around municipal limits that have adequate infrastructure and efficient services to support future growth and development, the Town of Cedaredge and Delta County established a 3-mile area of influence growth management area that is managed by an intergovernmental agreement. An Annexation Agreement Area, Recorded Annexation Agreements, and a Utility Control Area are all found inside the Growth Management Area.

#### **ANNEXATION AGREEMENT AREA**

- *Land Area:* 551 Acres
- *Existing Land Use:* Within the annexation agreement area, single-family residential land makes up most of the land uses, with small areas dedicated to farm/ranch residential.
- *Ownership:* Most land within the annexation agreement area is privately owned.
- *Development Capacity:* Most of the annexation agreement area is already built out, however there are a few small vacant parcels.

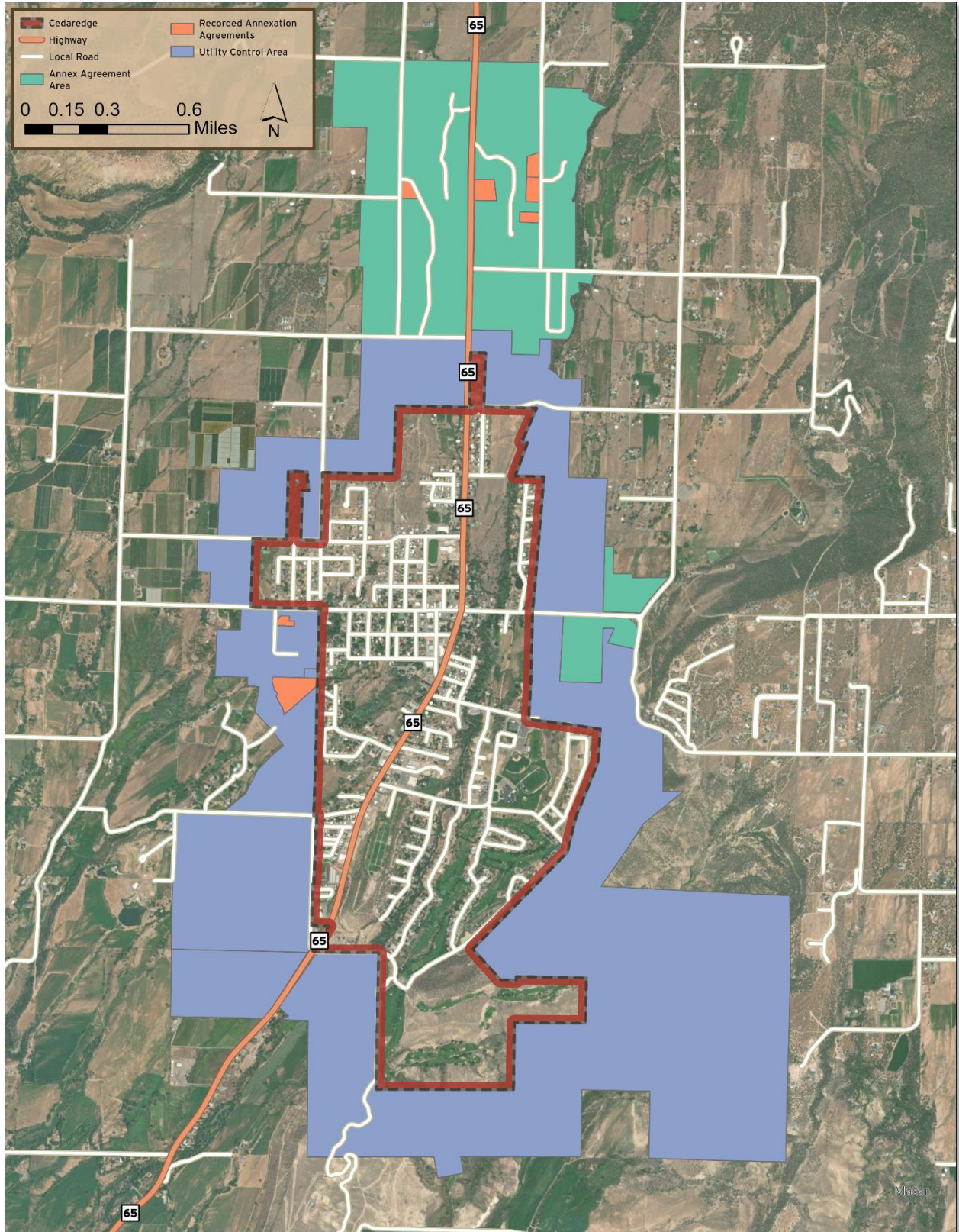
#### **RECORDED ANNEXATION AGREEMENTS:**

- *Land Area:* 23 Acres
- *Existing Land Use:* land identified within the recorded annexation agreements area is residential.
- *Ownership:* all the land found within the recorded annexation agreements area is privately owned
- *Development Capacity:* all land identified within the recorded annexation agreements area is already developed.

#### **UTILITY CONTROL AREA:**

- *Land Area:* 1643 Acres
- *Existing Land Use:* A large portion of the land in the Utility Control area is used for agricultural purposes, primarily in the southeast of town, with residential being the second most common land use.
- *Ownership:* almost all land identified within the utility control area is privately owned.
- *Development Capacity:* almost all land identified within the utility control area is already developed.

# TOWN OF CEDAREdge EXISTING CONDITIONS



Map 2: Town of Cedaredge GMA's

HOUSING

HOUSING STOCK AND TENURE

**TOTAL HOUSING UNITS:** Since 2010, Cedaredge's total housing units have decreased. Cedaredge had 1,429 housing units in 2010, which has slowly decreased to an all-time low of 1,171 housing units in 2016. Since 2016, Cedaredge has steadily increased its total housing units to 1,321 in 2022.

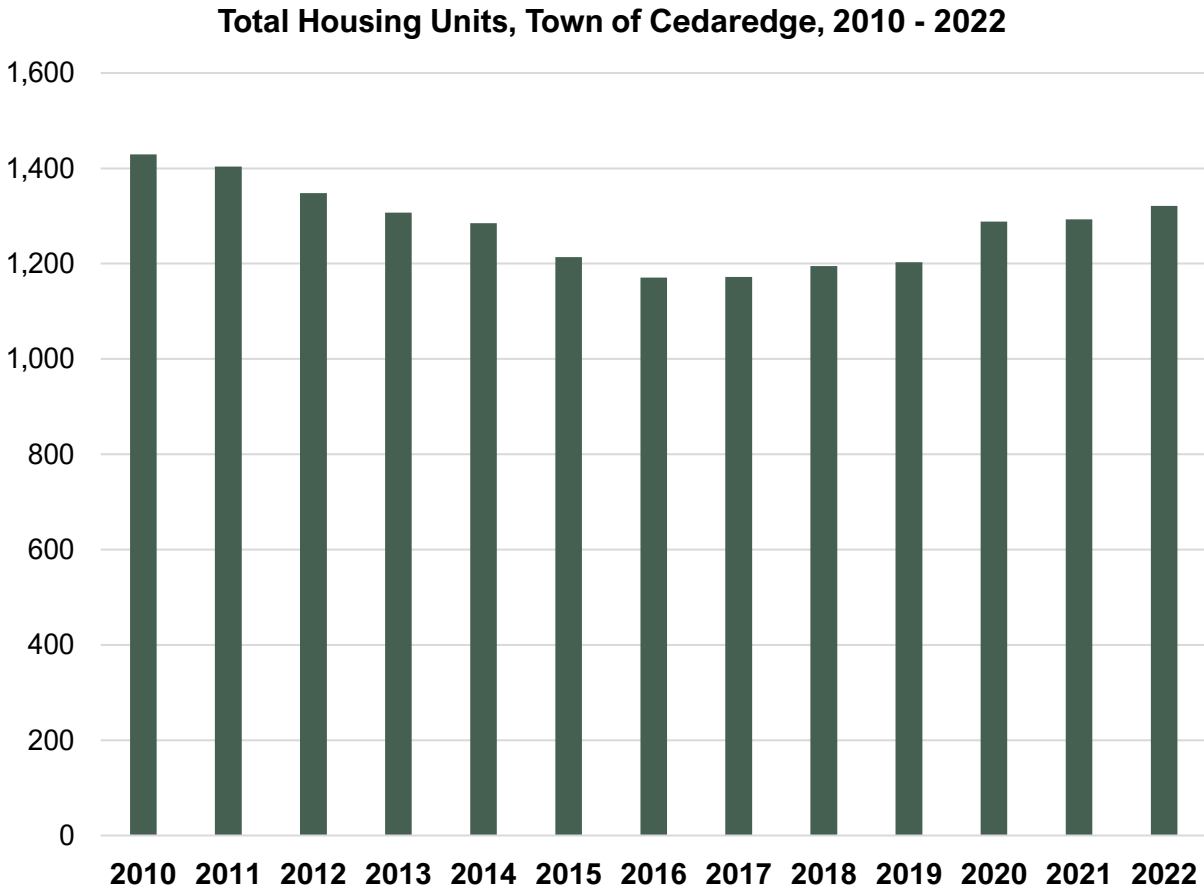


Figure 11: Total Housing Units, Town of Cedaredge, 2010 – 2022  
Source: Social Explorer; U.S. Census Bureau

**TOWN OF CEDAREdge EXISTING CONDITIONS**

**Year Over Year Percent Change in Total Housing Units,  
Town of Cedaredge and Adjacent Communities, 2010 - 2022**

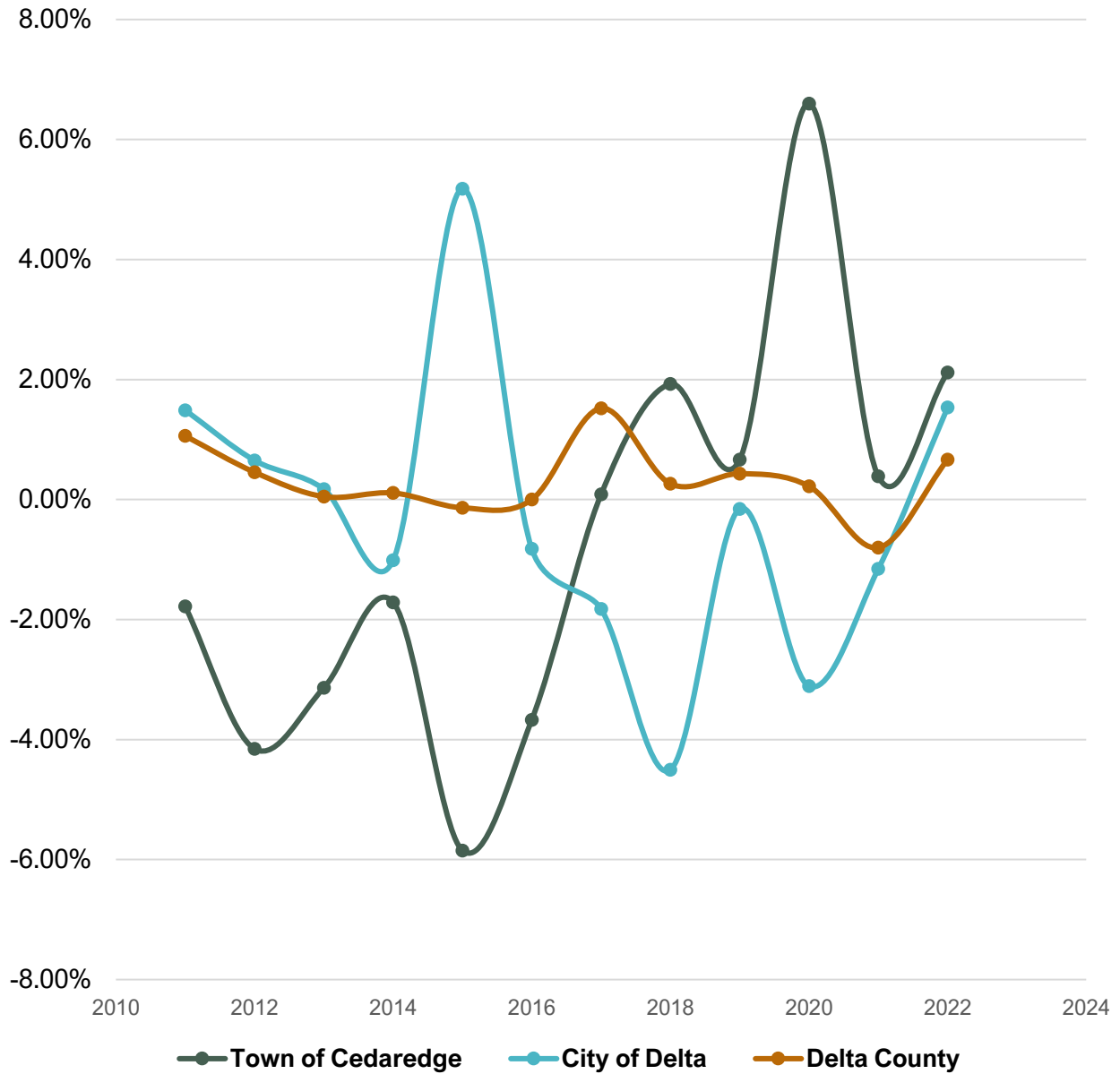


Figure 12: Year Over Year Percent Change in Total Housing Units, Town of Cedaredge, and Adjacent Communities, 2010 – 2022  
Source: Social Explorer; U.S. Census Bureau

**TOWN OF CEDAREDDGE EXISTING CONDITIONS**

**YEAR OVER YEAR PERCENT CHANGE IN TOTAL HOUSING UNITS:** The year over year percent change in total housing units for the Town of Cedaredge, while reaching an all-time low in 2016, has since begun to recover, with the town gradually adding housing units over the last few years. When compared to the City of Delta and Delta County, the Town of Cedaredge has progressively increased the number of dwelling units.

**RENTERS AND HOMEOWNERS:** While the overall occupancy rate has fluctuated since 2010, the split between renters and owners has remained relatively steady, ranging between 69% and 73% owner occupied, with owner occupancy reaching an all-time low of 66% in 2015 between 2010 and 2022. Similarly, between 2010 and 2022, the renter occupancy rate ranged between 31% and 28%, with an all-time high of 34% in 2015.

**Tenure, Town of Cedaredge, 2009 - 2022**

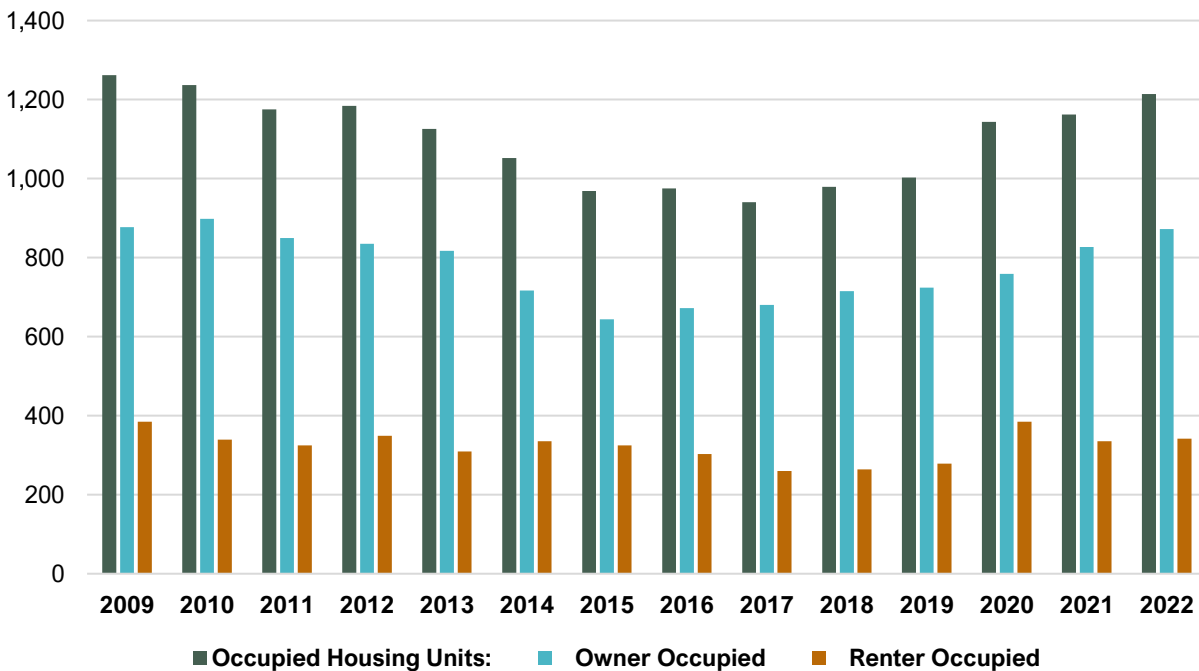


Figure 13: Tenure, Town of Cedaredge, 2009 – 2022

Source: Social Explorer; U.S. Census Bureau

**OCCUPANCY RATE:** As of 2022 there were 1,321 housing units in Cedaredge with 91.9% (1,214 units) being listed as occupied and the remaining 8.7% (107 units) being vacant with the Town's vacancy rate steadily declining since 2017.

Occupancy Rate, Town of Cedaredge, 2010 - 2022

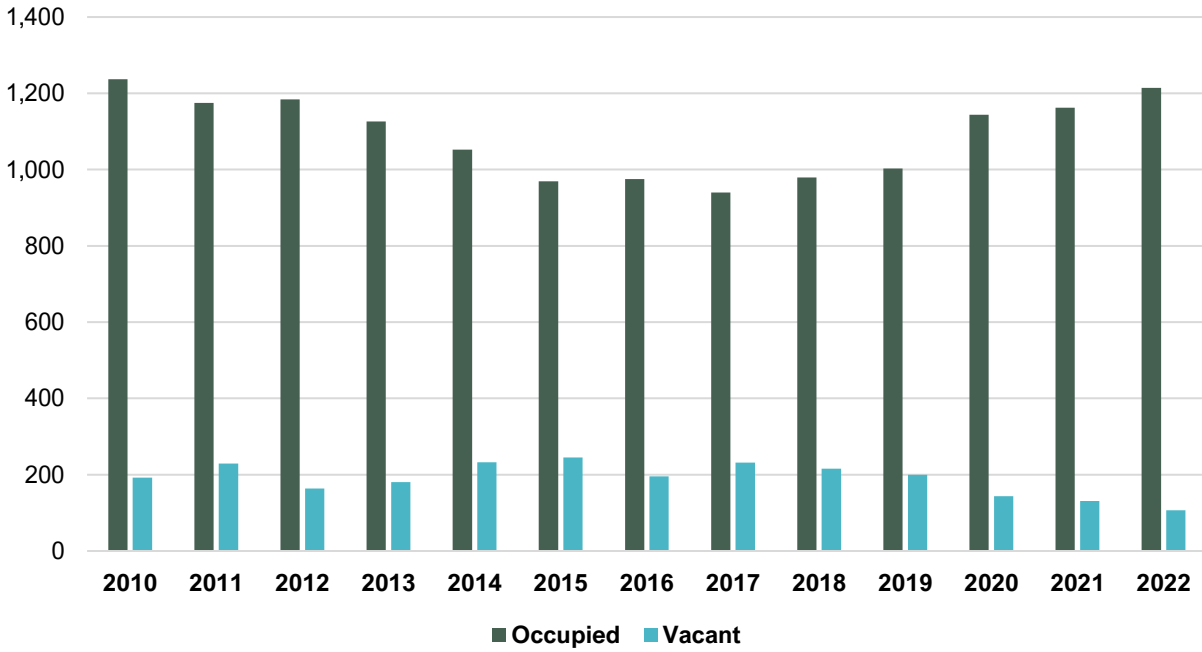


Figure 14: Occupancy Rate, Town of Cedaredge, 2010 – 2022

Source: Social Explorer; U.S. Census Bureau

**AGE OF HOUSING:** Similar to the year-over-year percent change in total housing units, the median year that a housing unit was built in Cedaredge has consistently increased since 2014, most likely due to the new housing units that have been developed since 2016. In comparison, the Town of Cedaredge has a higher median year structure built than both the City of Delta and Delta County, but falls behind the State of Colorado.

Median Year Structure Built, Town of Cedaredge and Adjacent Communities, 2009 - 2022

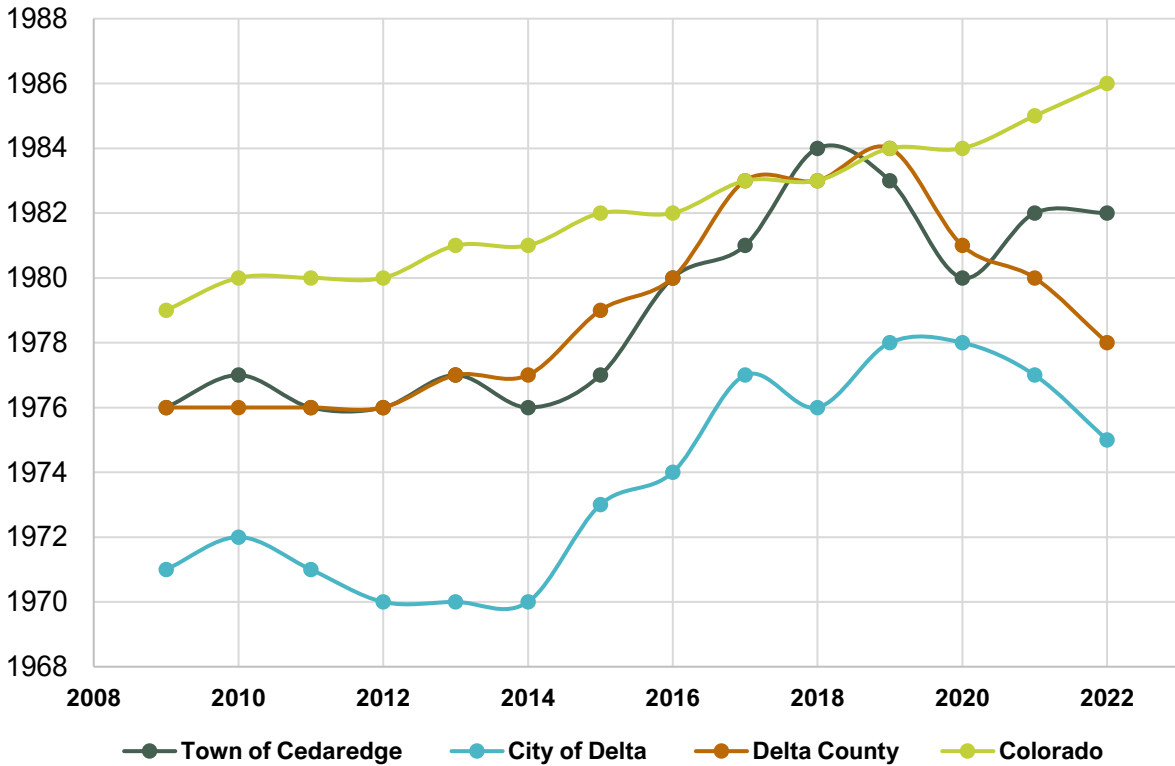


Figure 15: Median Year Structure Built, Town of Cedaredge and Adjacent Communities, 2009 – 2022

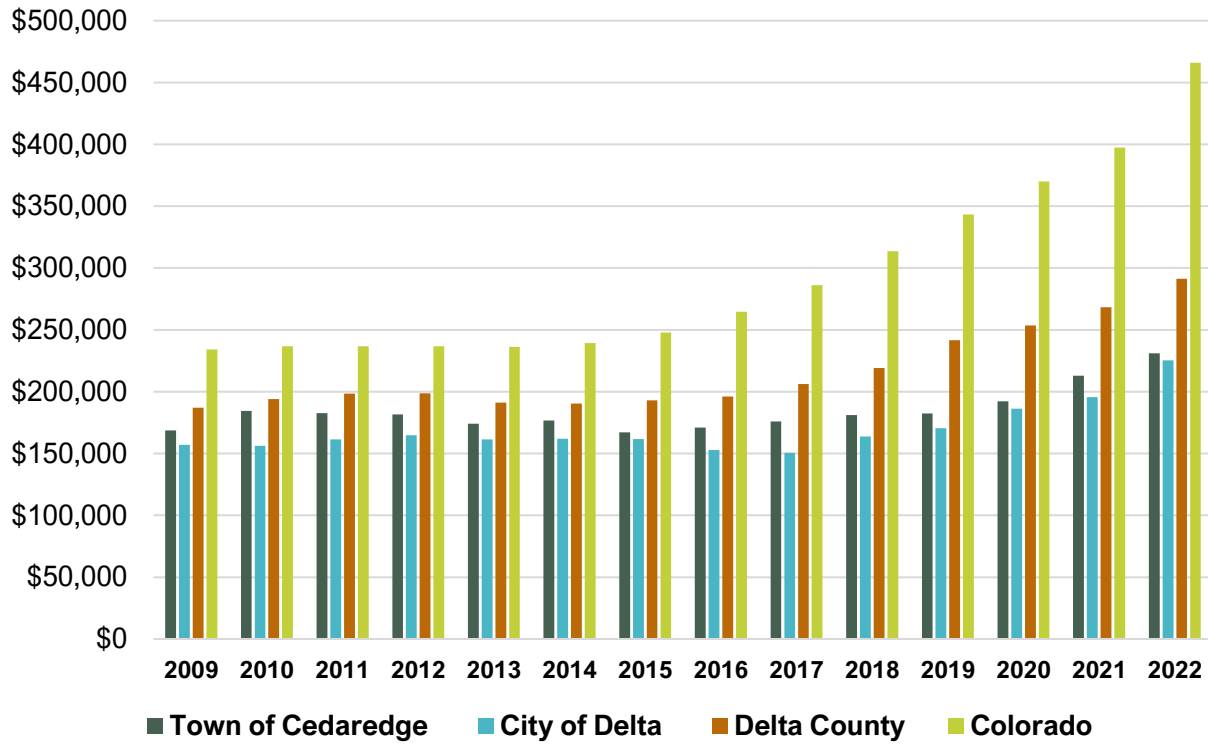
Source: Social Explorer; U.S. Census Bureau

**HOUSING COSTS AND AFFORDABILITY**

**HOME VALUES:** Cedaredge's median household value has historically been higher than the City of Delta but lower than the County's, however, housing prices have begun to rise since 2016. While not as dramatic as the overall increase in median home value in Colorado or Delta County, Cedaredge's median home value in 2022 was \$231,100 and has been steadily increasing since 2016.

**TOWN OF CEDAREDDGE EXISTING CONDITIONS**

**Median House Value for All Owner-Occupied Housing Units,  
Town of Cedaredge and Adjacent Communities, 2009 - 2022**



*Figure 16: Median House Value for All Owner-Occupied Housing Units, Town of Cedaredge and Adjacent Communities, 2009 – 2022*  
 Source: Social Explorer; U.S. Census Bureau

**Median Home Value for All Owner-Occupied Housing Units, Town of Cedaredge, 2009 - 2022**

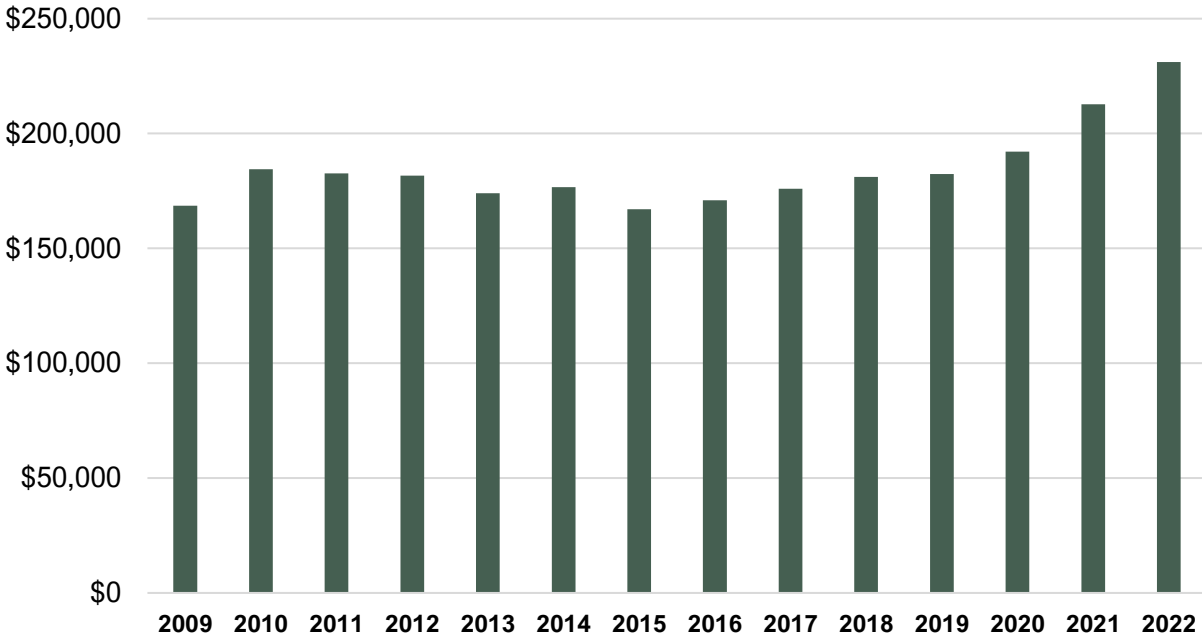


Figure 17: Median Home Value for All Owner-Occupied Housing Units, Town of Cedaredge, 2009 – 2022

Source: Social Explorer; U.S. Census Bureau

**MEDIAN GROSS RENT:** While the Town of Cedaredge may appear to be affordable in terms of rent and housing costs when compared to the State of Colorado and Delta County, the Town's median gross rent has steadily increased since 2011. Similarly, when the median gross rent is calculated as a percentage of household income, residents of Cedaredge have consistently paid more than 30% of their income (the measure of affordability) on rent since 2011, demonstrating that, while rent costs appear to be low within the Town, renters are still paying more than is considered affordable - median gross rent for the Town of Cedaredge in 2022 was \$915.

**Median Gross Rent, Town of Cedaredge and Adjacent Communities, 2009 - 2022**

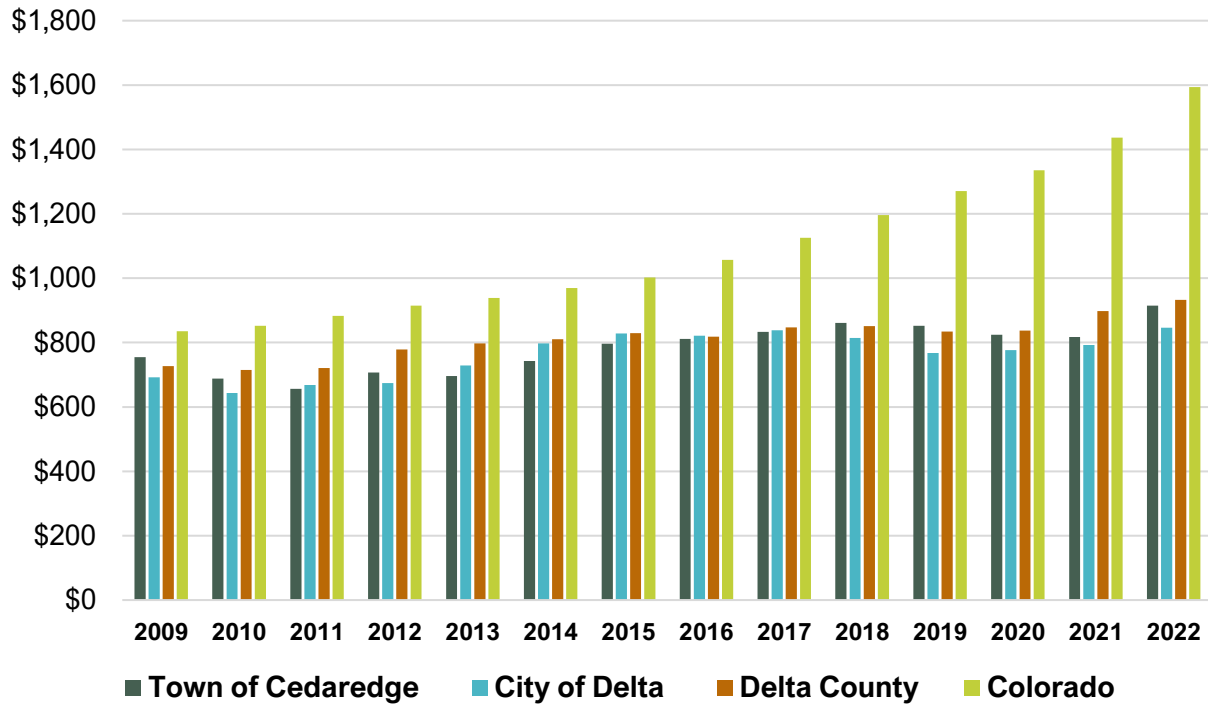


Figure 18: Median Gross Rent, Town of Cedaredge and Adjacent Communities, 2009 – 2022  
 Source: Social Explorer; U.S. Census Bureau

**Median Gross Rent as a Percentage of Household Income, Town of Cedaredge, 2009 - 2022**

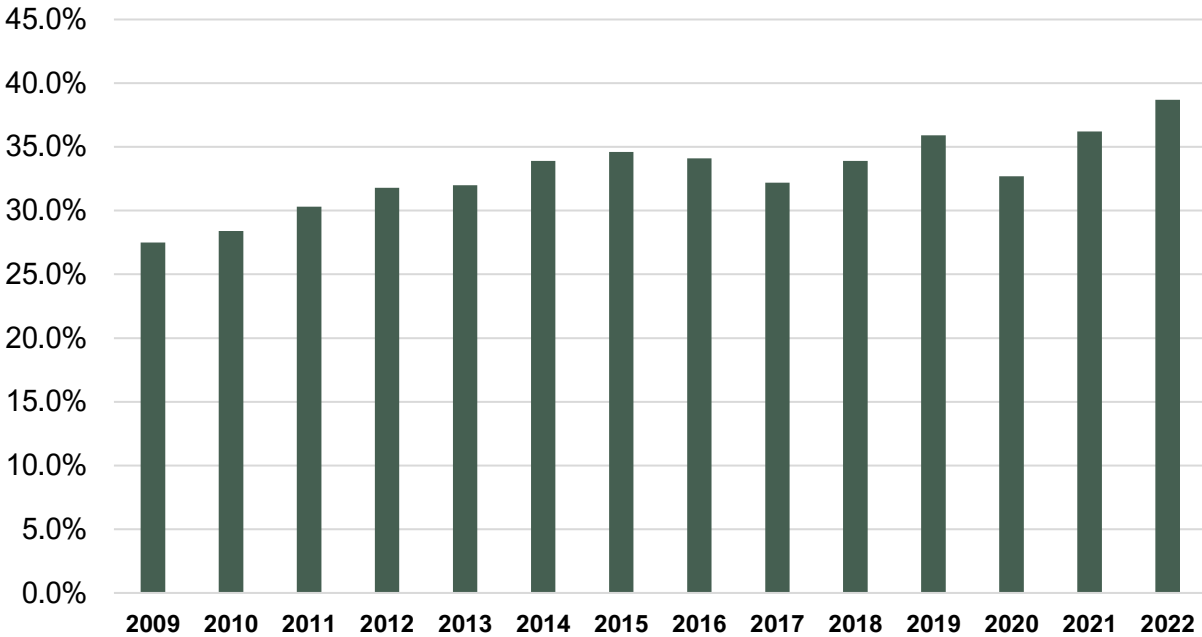


Figure 19: Median Gross Rent as a Percentage of Household Income, Town of Cedaredge, 2009 – 2022

Source: Social Explorer; U.S. Census Bureau

**COST BURDENED HOUSEHOLDS:** To emphasize the issue of affordability for both renters and owners, Cedaredge residents have consistently spent more than 30% of their monthly income on either selected home ownership expenses or rent, with renters faring worse than homeowners. Additionally, the number of cost-burdened residents exceeds that of the City of Delta, Delta County, and Colorado, highlighting the need for more affordable housing options in Cedaredge.

**Residents Paying More Than 30% or at least 50% of Income on Selected Home Ownership Expenses, Town of Cedaredge and Adjacent Communities, 2017 - 2022**

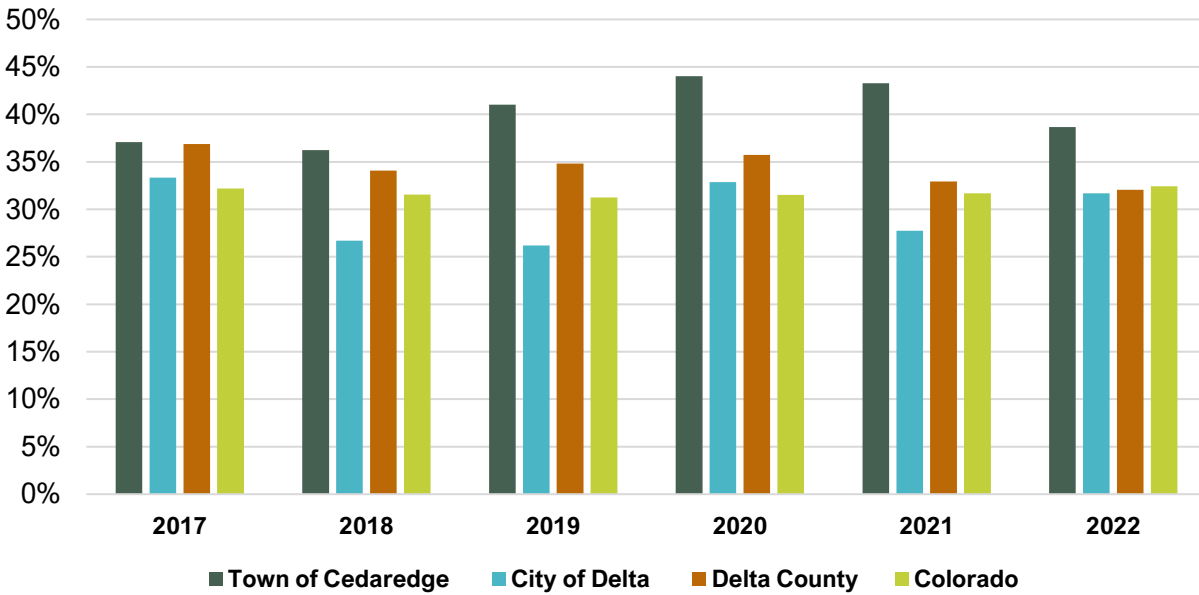


Figure 20: Residents Paying More Than 30% or at least 50% of Income on Selected Home Ownership Expenses, Town of Cedaredge and Adjacent Communities, 2017 – 2022  
Source: Social Explorer; U.S. Census Bureau

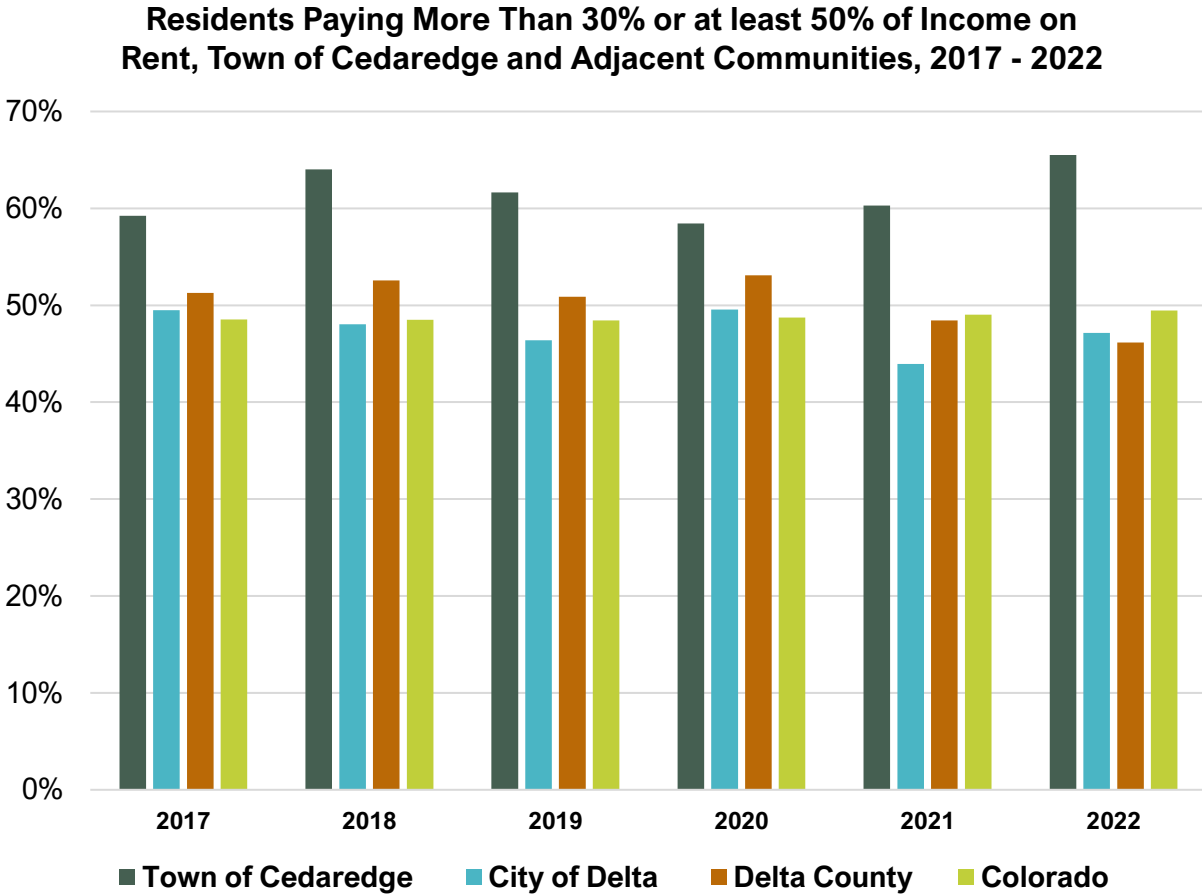


Figure 21: Residents Paying More Than 30% or at least 50% of Income on Rent, Town of Cedaredge and Adjacent Communities, 2017 – 2022

Source: Social Explorer; U.S. Census Bureau

**AREA MEDIAN INCOME AND HOUSING AFFORDABILITY:** The Colorado Housing and Finance Authority defines affordable housing as housing for households with incomes ranging from 30 to 60 percent of the area median income (AMI), which is revised each year. For example, a family of three earning \$3,915 per month (or 60% of Delta County's AMI) should be able to afford a three-bedroom rental or mortgage payment of \$1,357 or less per month. The United States Department of Housing and Urban Development always computes AMI figures at the county or metropolitan area level. While Delta County's AMI tables are important, it is critical to look at the Town of Cedaredge median family income, which was reported to be \$40,395 in 2022, meaning that an acceptable rent or mortgage payment based on this figure is \$1,009. The average household size for the Town of Cedaredge in 2023 was 2.1 meaning that most households fall between the 50% and 55% AMI bracket for Delta County.

**TOWN OF CEDAREGE EXISTING CONDITIONS**

<b>AMI</b>	<b>30% AMI</b>	<b>50% AMI</b>	<b>55% AMI</b>	<b>60% AMI</b>	<b>80% AMI</b>	<b>100% AMI</b>	<b>120% AMI</b>
<b>2 Person Household</b>	\$22,620	\$37,700	\$41,470	\$45,240	\$60,320	\$75,400	\$90,480
<b>Maximum Affordable Monthly Rent/Mortgage Payment</b>	\$565	\$942	\$1,036	\$1,131	\$1,508	\$1,885	\$2,262

*Table 3: Area Median Income and Maximum Rents and Income Limits, Delta County, 2024*

*Source: Colorado Housing and Finance Authority*

---

## NATURAL ENVIRONMENT

---

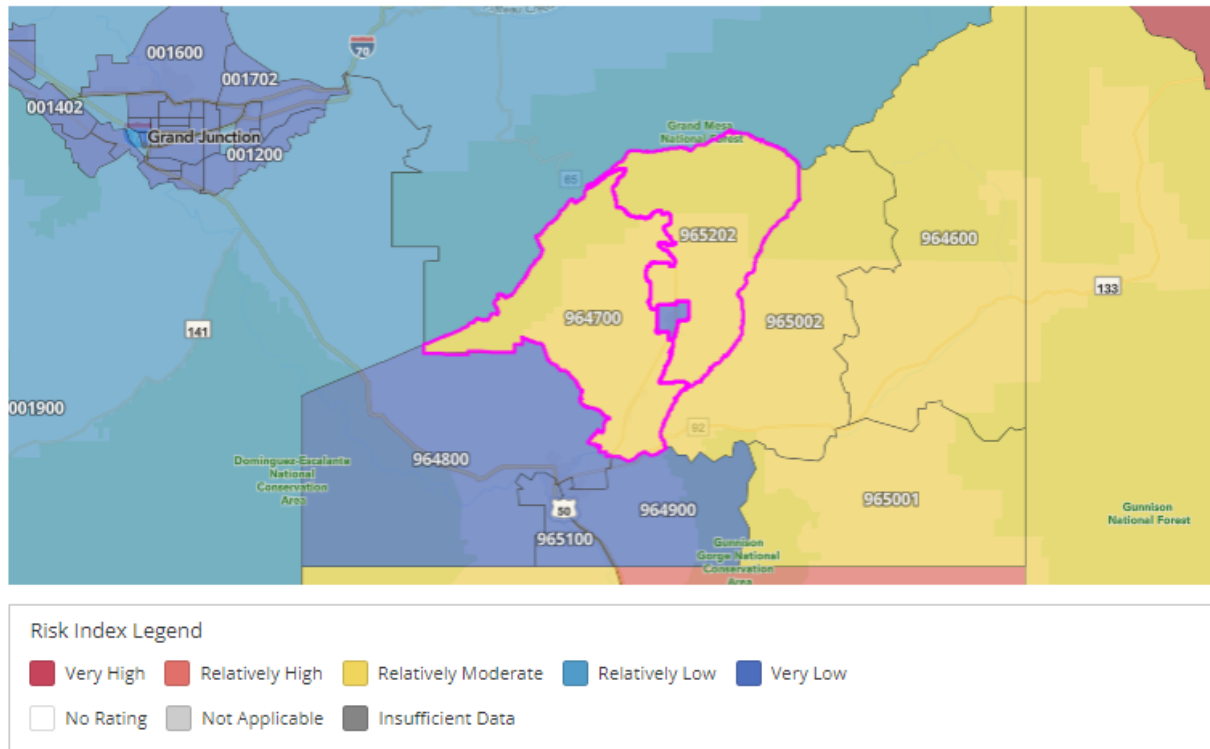
### RESILIENCE, VULNERABILITY AND RISK

**NATIONAL RISK INDEX:** The National Risk Index is an online tool created by FEMA in conjunction with academia, local, state, and federal governments, as well as private enterprise, to identify the communities in the United States that are most vulnerable to 18 natural hazards. The Risk Index calculates baseline risk measurements for each county and Census tract using available source data on natural hazards and community risk variables. Risk is defined as the possibility of adverse effects from a natural hazard. The risk equation consists of three components: a natural hazards component (Expected Annual Loss), a consequence-enhancing component (Social Vulnerability), and a consequence-reducing component (Community Resilience). Composite Risk Index values and hazard type Risk Index values are computed for each community, providing an absolute foundation for quantifying risk within the Index. A Community Risk Adjustment is created to adjust Expected Annual Loss estimates up or down based on community risk indicators. Higher Social Vulnerability yields a higher Risk Index score, whereas better Community Resilience yields a lower Risk Index value.

**A NOTE ABOUT CENSUS TRACTS:** The Town of Cedaredge is comprised of two different census tracts, with the majority of the town found within census tract 9652.01 and a small portion of the southwestern part of town found within census tract 9652.02 and census tract 9647 bordering the south-east part of town, making any analysis by census tract not as straight forward as it may seem because census tract 9652.01 is only 3 square miles but census tract 9652.02 is 109 square miles and 9647 is 133.

NATIONAL RISK INDEX MEASURES:

Risk Index



Rank	Community	State	Risk Index Rating	Risk Index Score	National Percentile
1	Census tract 08029964700	CO	Relatively Moderate	73.46	0   [Yellow bar]   100
2	Census tract 08029965202	CO	Relatively Moderate	66.25	0   [Yellow bar]   100
3	Census tract 08029965201	CO	Very Low	4.69	0   [Dark Blue bar]   100

Figure 22: Risk Index, Town of Cedaredge and Adjacent Census Tracts  
Source: FEMA

**Risk Index:** When comparing the overall risk index rating for the three census tracts that comprise/surround Cedaredge, two very distinct views emerge, most likely due to the three census tracts' differing geographic sizes. Census tract 9652.01, the smallest census tract and home to the majority of Cedaredge, has a very low overall risk index rating of 4.69, which is exponentially lower than the risk index ratings for census tracts 9452.02 and 9647, which are relatively moderate with risk index scores of 66.25 and 73.46, respectively.

**Community Resilience:** The only category that does not vary significantly from census tract to census tract is community resilience, which is rated as relatively low in all three tracts.

---

## TOWN OF CEDAREdge EXISTING CONDITIONS

---

*Social Vulnerability:* Similar to the risk index, social vulnerability varies by census tract, with tract 9652.01 ranked as very high, tract 9652.02 as relatively low, and tract 9647 as relatively moderate.

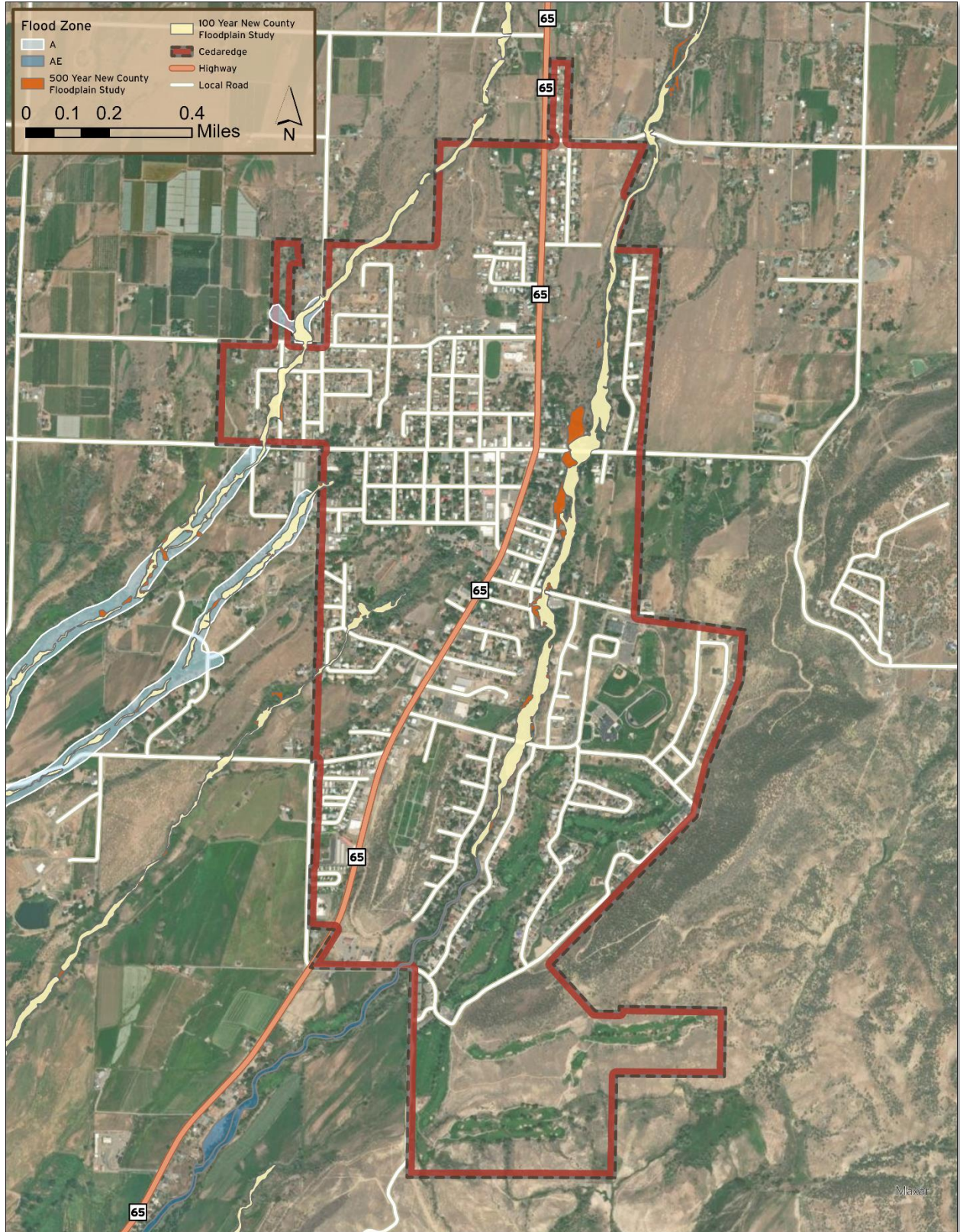
*Expected Annual Losses:* Similar to the risk index, expected annual losses vary greatly between census tracts 9652.01 and 9652.02/9647, with census tract 9652.01 having an expected annual loss value of \$59,670 and census tract 9652.02/9647 having \$900,648 and \$912,078, respectively.

*Sustainability and Climate Change:* Climate change and sustainability are becoming essential components of long-term, comprehensive planning as a result of greenhouse gas emissions becoming trapped in the atmosphere and warming the planet. The Town of Cedaredge's long-term sustainability and community growth will primarily be impacted by three factors: prolonged droughts, intense heat waves, and increasingly frequent and extreme weather patterns that can result in flooding, landslides, and wildlife events.

### NATURAL HAZARDS PROFILE

**FLOOD:** Surface Creek is often responsible for flooding in the town, which occurs primarily in mid-June. Flooding is mainly caused by frontal rainstorms, convection cloudbursts, and snowmelt. Spring runoff usually begins in April, peaks in mid-June, and returns to normal flow in early August.

# TOWN OF CEDAREGE EXISTING CONDITIONS



Map 3: Delta County New Floodplain Study (NOT ADOPTED YET)

---

## TOWN OF CEDAREdge EXISTING CONDITIONS

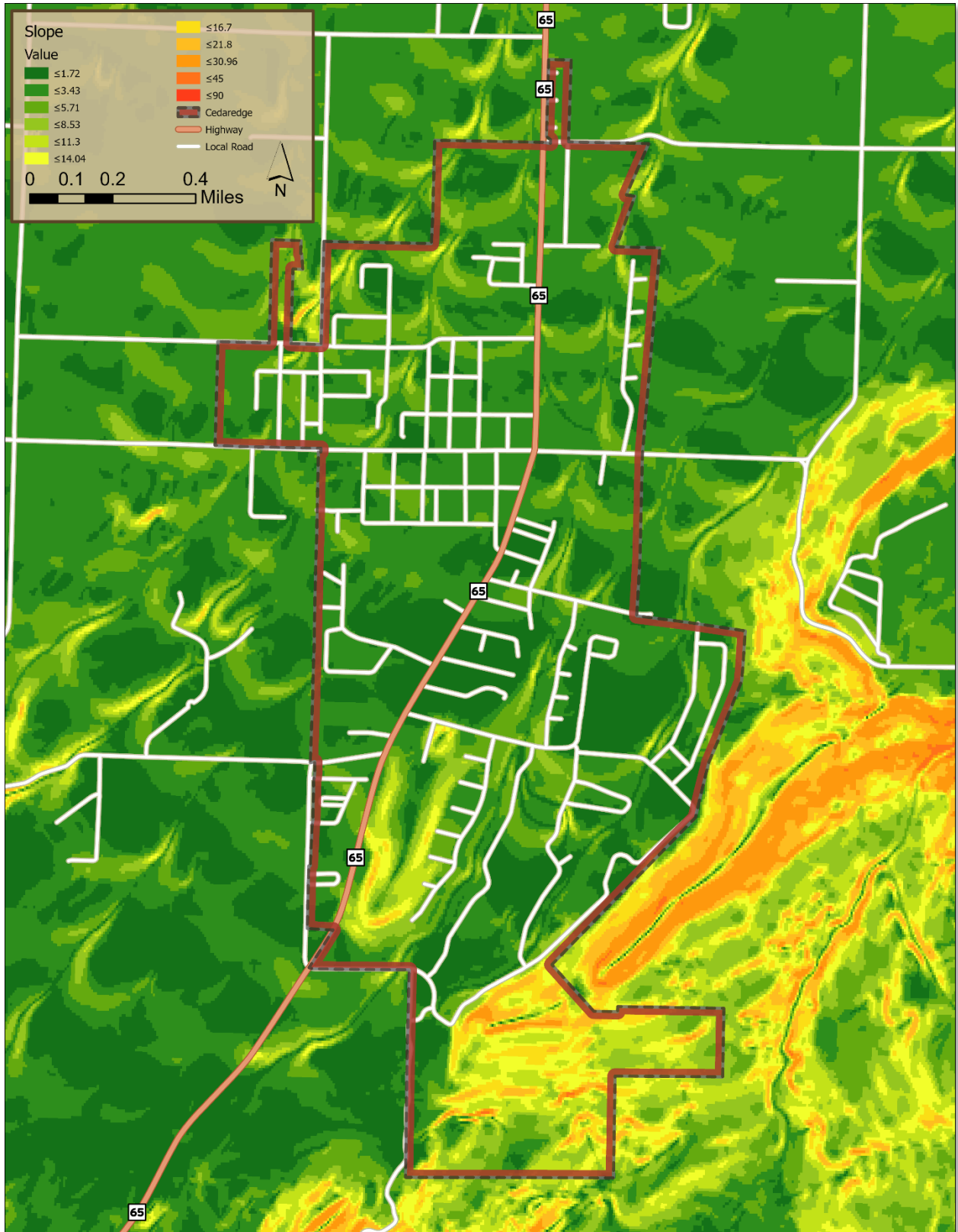
---

**WILDFIRE:** The Colorado State Forest Service has identified a number of wildfire-prone areas in the Cedaredge region, primarily on the steep slopes that descend from the Cedar Mesa. As climate change worsens and more severe droughts and fires occur, more homes in the Town of Cedaredge are likely to be at risk of wildfire.

**WILDLIFE HABITAT RESOURCE AREA:** The Surface Creek corridor through Cedaredge is an important wildlife habitat, with a riparian zone that provides a diverse environment for both plants and animals.

**LANDSLIDE:** Landslides can occur on steep slopes when heavy rain or other weather events destabilize the hillside. There are several areas in Cedaredge with a slope of more than 25%, the majority of which are located in the southern part of town.

# TOWN OF CEDAREGE EXISTING CONDITIONS



Map 4: Town of Cedaredge Slope Analysis

ECONOMY

ECONOMIC CONDITIONS

**TOTAL ALL JOBS:** According to data provided by the US Bureau of Labor and Statistics, there were 369 jobs in Cedaredge as of 2021, a slight increase from 339 jobs in 2020. Between 2009 and 2021, the total number of jobs in Cedaredge fluctuated between approximately 500 and 340.

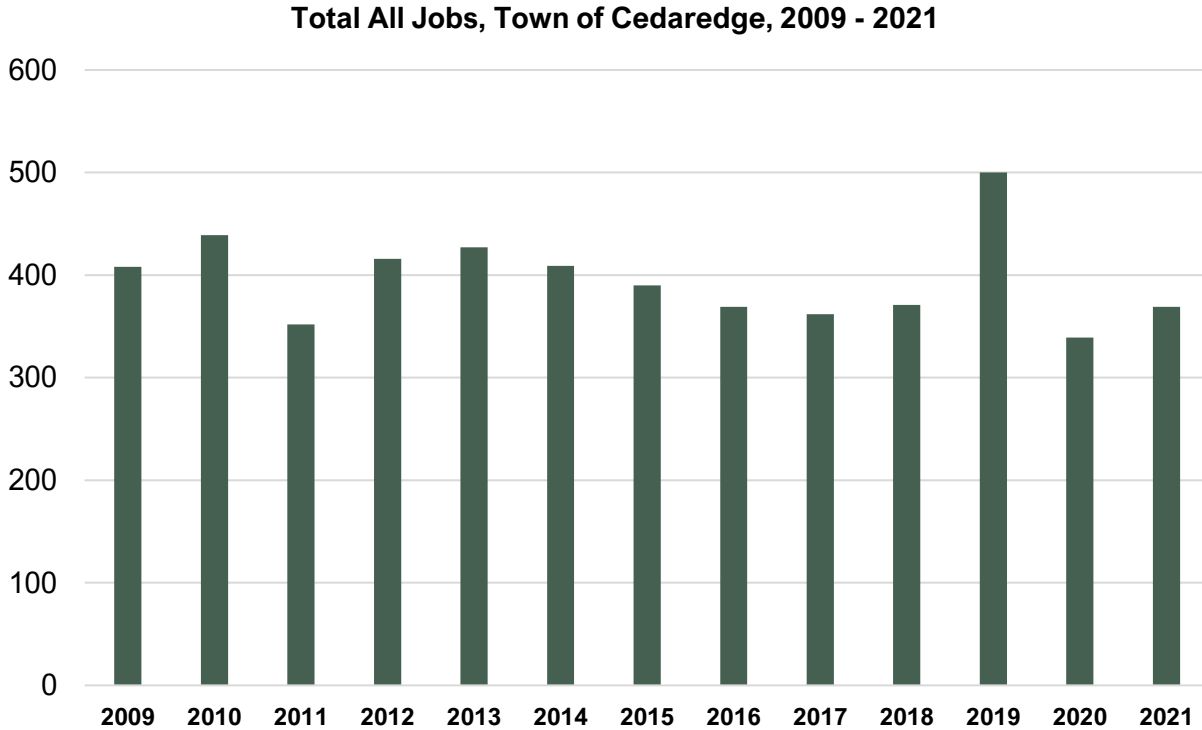


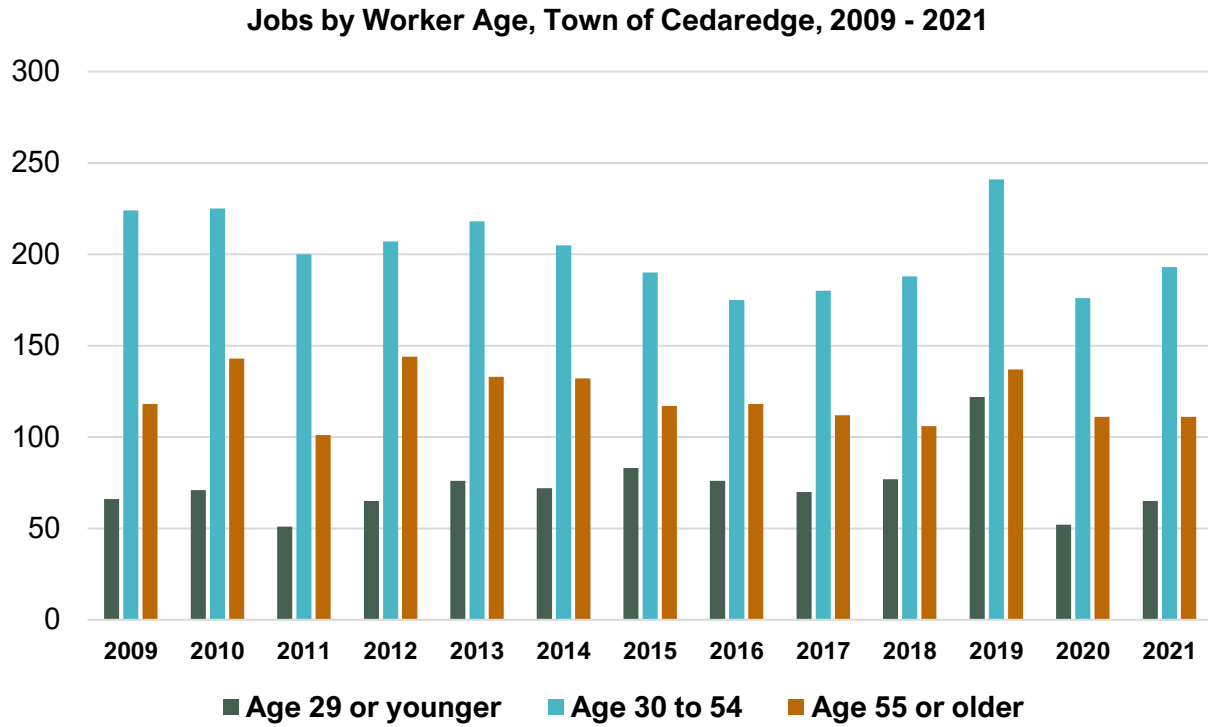
Figure 23: Total All Jobs, Town of Cedaredge, 2009 – 2021  
Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2021)

**WORKER AGE:** Workers aged 30 to 54 held most jobs in the Town of Cedaredge in 2021, with workers aged 55 or older holding the second largest share and workers aged 29 or younger holding the smallest percentage.

---

**TOWN OF CEDAREDDGE EXISTING CONDITIONS**

---



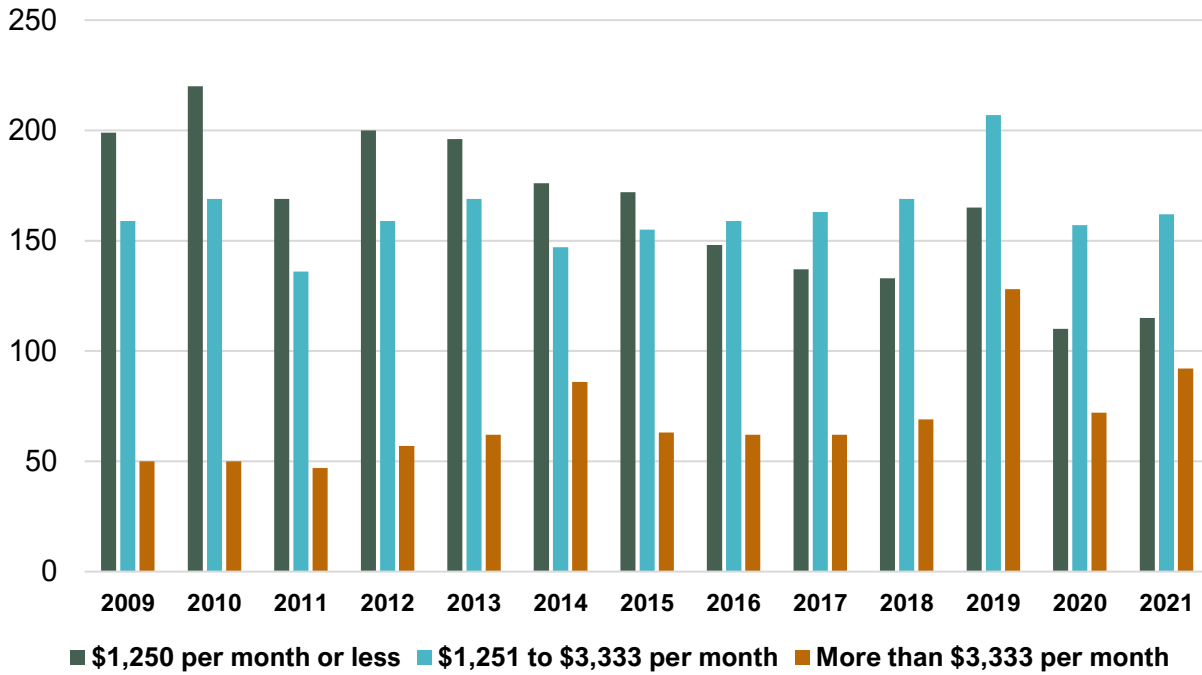
*Figure 24: Jobs by Worker Age, Town of Cedaredge, 2009 – 2021*

*Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2021)*

**TOWN OF CEDAREEDGE EXISTING CONDITIONS**

**EARNINGS:** Workers earning \$1,251 to \$3,333 per month accounted for the largest share of jobs in Cedaredge in 2021, surpassing the \$1,250 or less category beginning in 2016.

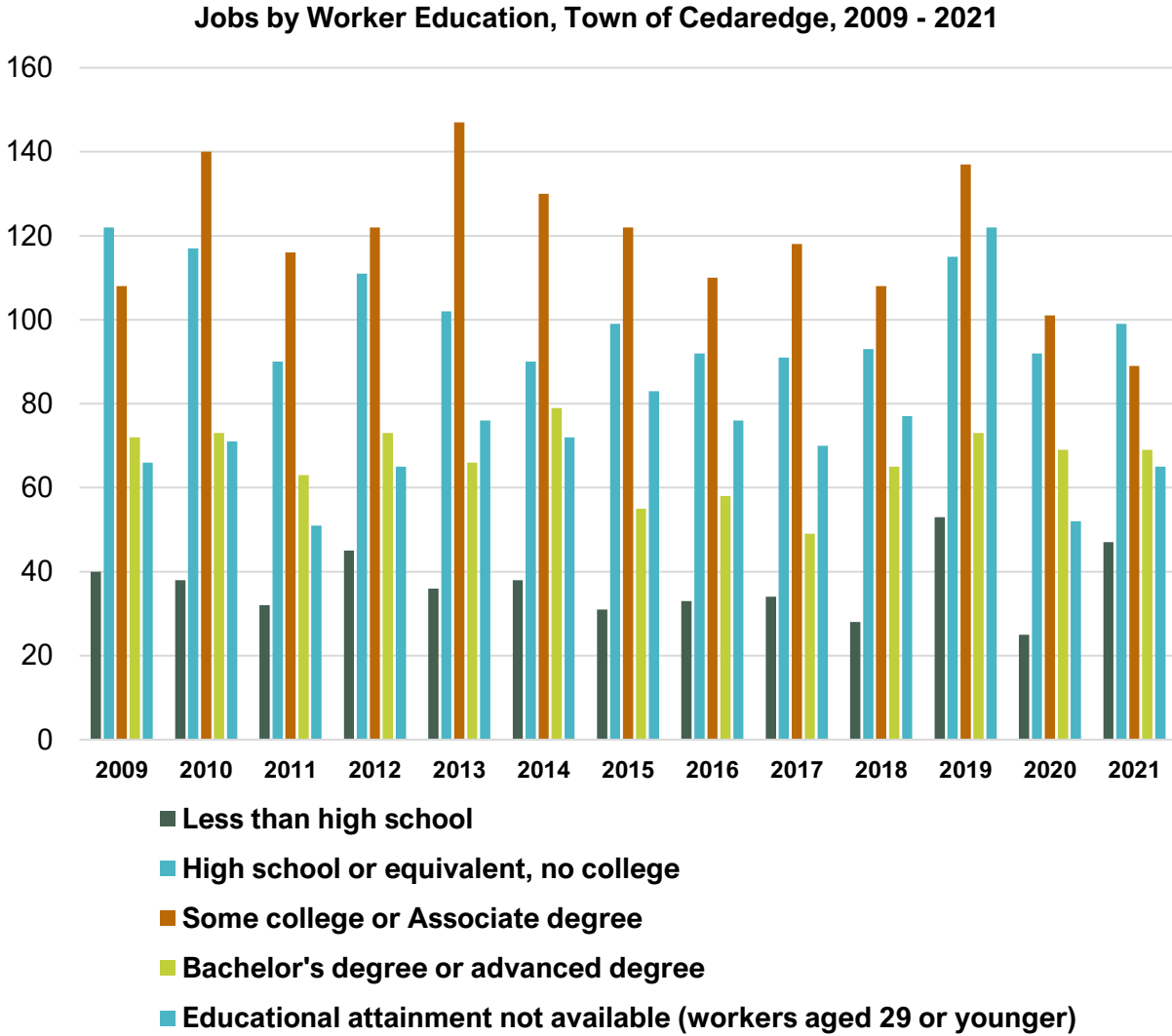
**Jobs by Earnings, Town of Cedaredge, 2009 - 2021**



*Figure 25: Jobs by Earnings, Town of Cedaredge, 2009 – 2021*

*Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2021)*

**WORKER EDUCATIONAL ATTAINMENT:** Historically, most jobs in the Town of Cedaredge were held by workers with a high school diploma (or equivalent), some college, or an associate degree, but a large portion of the workforce is listed as educational attainment not available (workers aged 29 or younger) by the Bureau of Labor Statistics.

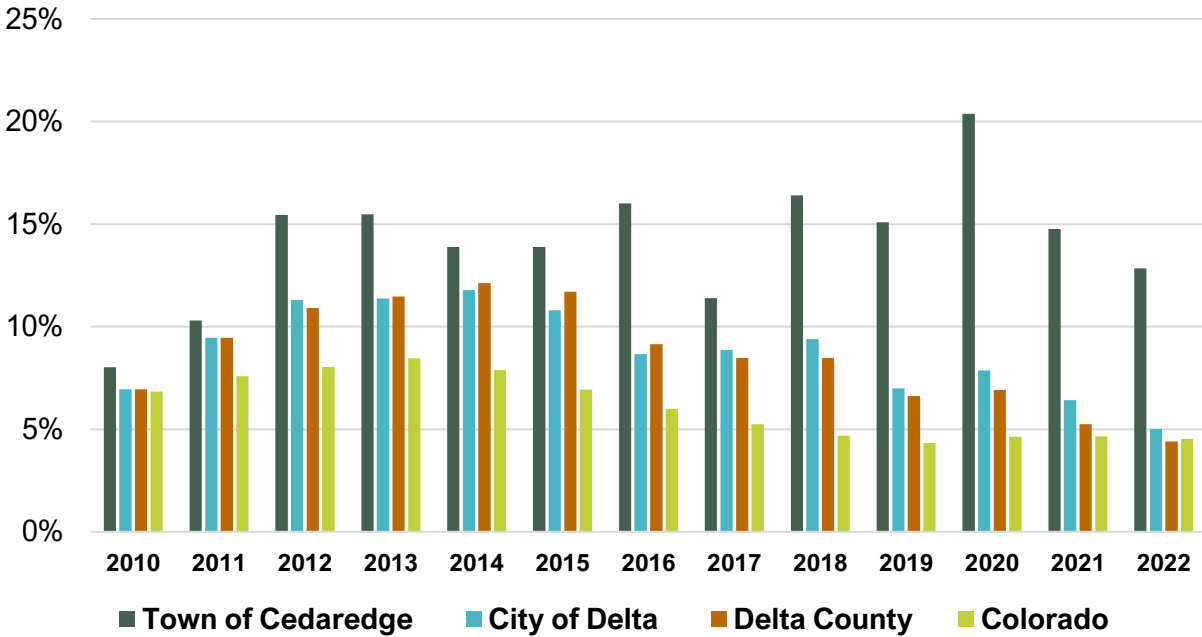


*Figure 26: Jobs by Worker Education, Town of Cedaredge, 2009 – 2021*  
 Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2021)

**UNEMPLOYMENT:** As of 2022, the unemployment rate was reported to be 13% and although the Town of Cedaredge's unemployment rate has been falling since 2018, it still stands at a relatively high rate when compared to the City of Delta, Delta County, and the State of Colorado. This is despite a notable spike in unemployment in 2020, which is probably related to the Covid-19 Pandemic.

**TOWN OF CEDAREDDGE EXISTING CONDITIONS**

**Unemployment Rate, Town of Cedaredge and Adjacent Communities,  
2010 - 2022**



*Figure 27: Unemployment Rate, Town of Cedaredge and Adjacent Communities, 2010 – 2022*  
 Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2021)

**INDUSTRIES:** Retail Trade accounted for the most jobs in the Town of Cedaredge in 2021, followed by Accommodation and Food Services, Healthcare and Social Assistance, and Public Administration. From 2009 to 2021, these four job categories accounted for the majority of total jobs in the Town.

**TOWN OF CEDAREdge EXISTING CONDITIONS**

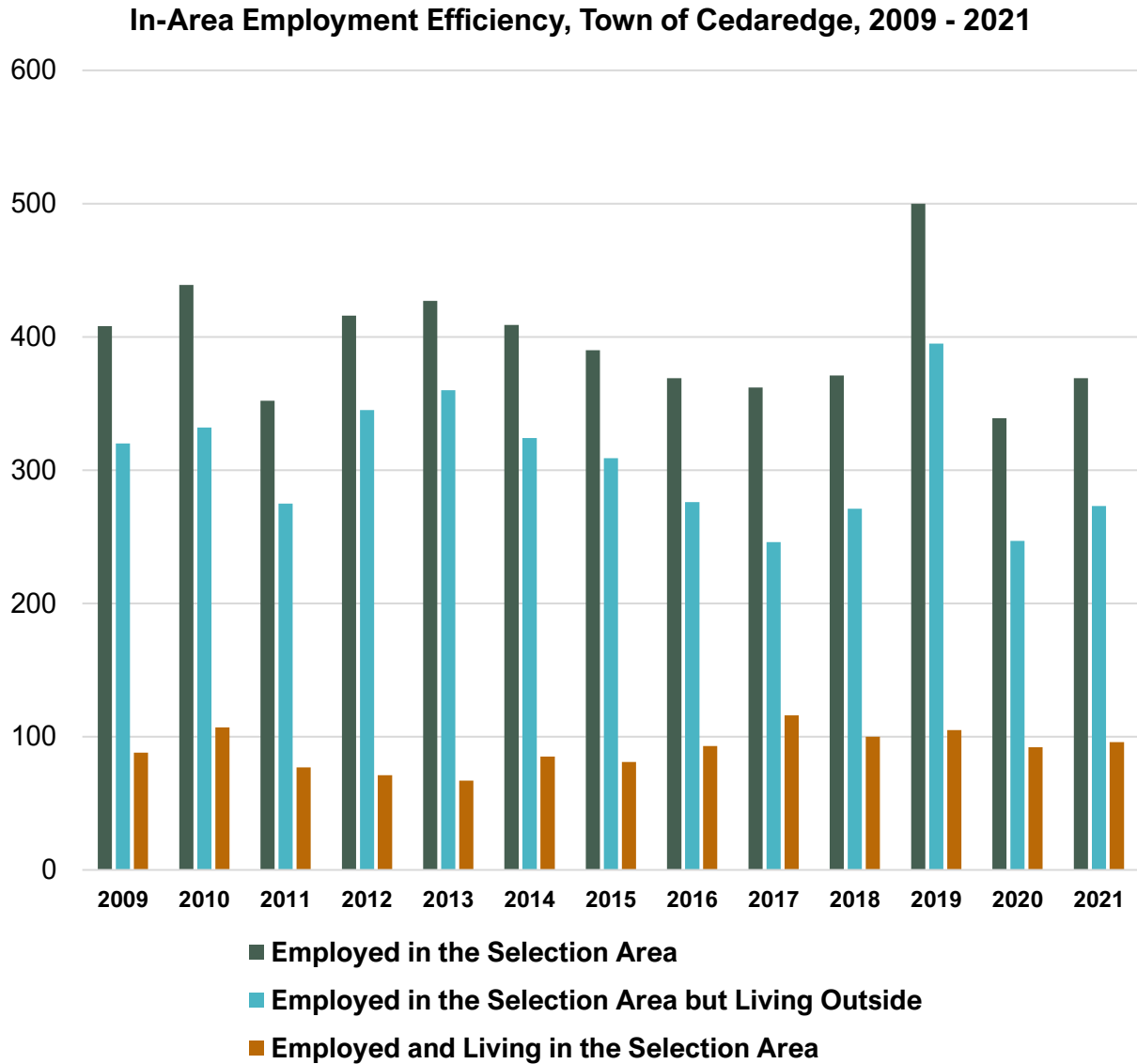
<b>Jobs by NAICS Industry Sector, Town of Cedaredge, 2009-2021</b>													
<b>Year</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
<b>Retail Trade</b>	114	125	108	99	112	106	94	105	104	97	105	91	103
<b>Accommodation and Food Services</b>	22	26	21	49	60	39	68	65	74	74	122	56	69
<b>Health Care and Social Assistance</b>	60	53	49	62	57	54	57	58	58	57	60	56	61
<b>Public Administration</b>	54	47	44	49	40	69	42	47	48	43	30	40	39
<b>Construction</b>	21	19	23	14	16	26	15	22	20	35	35	24	28
<b>Professional, Scientific, and Technical Services</b>	23	34	26	22	18	21	22	23	18	18	15	22	22
<b>Manufacturing</b>	16	9	11	6	8	24	27	15	12	13	10	18	15
<b>Real Estate and Rental and Leasing</b>	7	9	6	4	5	2	6	7	5	8	92	5	10
<b>Wholesale Trade</b>	2	9	12	13	17	11	11	9	2	8	4	5	6
<b>Educational Services</b>	1	1	1	2	2	4	1	1	1	0	1	0	5
<b>Agriculture, Forestry, Fishing and Hunting</b>	0	0	4	2	0	9	14	11	7	1	2	4	4
<b>Other Services (excluding Public Administration)</b>	3	2	6	4	3	3	2	1	5	7	11	8	4
<b>Finance and Insurance</b>	25	17	13	16	17	16	7	5	7	3	7	2	3
<b>Mining, Quarrying, and Oil and Gas Extraction</b>	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Utilities</b>	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Transportation and Warehousing</b>	1	0	0	0	3	0	0	0	0	0	0	0	0
<b>Information</b>	43	75	28	73	69	23	23	0	0	0	0	0	0
<b>Management of Companies and Enterprises</b>	0	0	0	1	0	0	0	0	0	0	1	2	0
<b>Administration &amp; Support, Waste Management and Remediation</b>	7	1	0	0	0	2	1	0	1	7	5	6	0
<b>Arts, Entertainment, and Recreation</b>	9	12	0	0	0	0	0	0	0	0	0	0	0

*Table 4: Jobs by NAICS Industry Sector, Town of Cedaredge, 2009 – 2021*

*Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2021)*

**TOWN OF CEDAREDDGE EXISTING CONDITIONS**

**IN-AREA EMPLOYMENT EFFICIENCY:** Historically, a large portion of Cedaredge's jobs have been filled by employees who live outside of the town, with only a small percentage of workers working and living in Cedaredge, indicating that most Cedaredge's employed residents travel outside of the town for work.



*Figure 28: In-Area Employment Efficiency, Town of Cedaredge, 2009 – 2021*  
 Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2021)

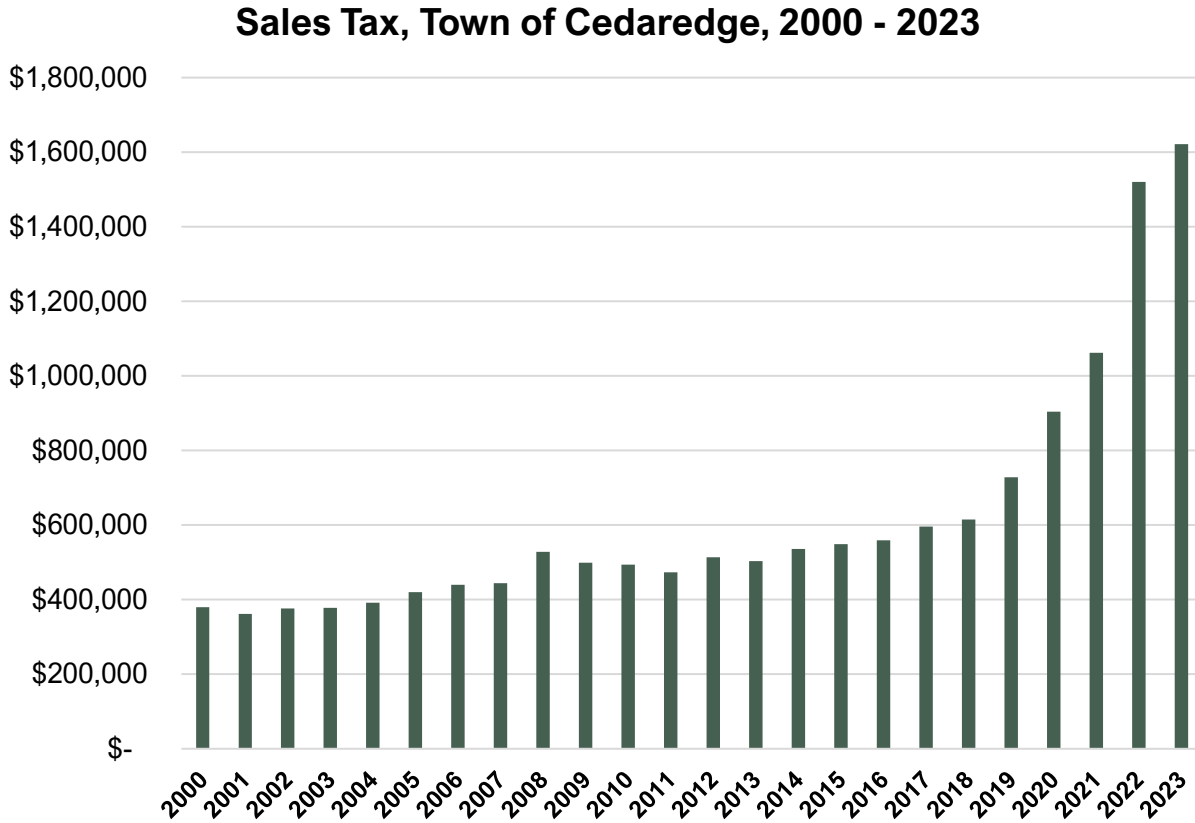
---

**TOWN OF CEDAREDDGE EXISTING CONDITIONS**

---

**SALES TAX**

From 2000 to 2023, sales tax revenues ranged between \$362,000 and \$1,621,616 with a 5% Marijuana special sales tax being included in the General Fund starting in 2022.



*Figure 29: Sales Tax, Town of Cedaredge, 1998 – 2013*  
*Source: Town of Cedaredge*

---

## PARKS, OPEN SPACE, AND TRAILS

---

Concurrent to the development of the Master Plan for the Town of Cedaredge, a parallel effort is underway to develop a separate but coordinated Recreation and Trails Master Plan. A brief snapshot of parks, open space, and trails within the Town is provided below, however, specifics related to these amenities of the community should be referenced in the associated plan.

### TOWN OF CEDAREEDGE FACILITIES

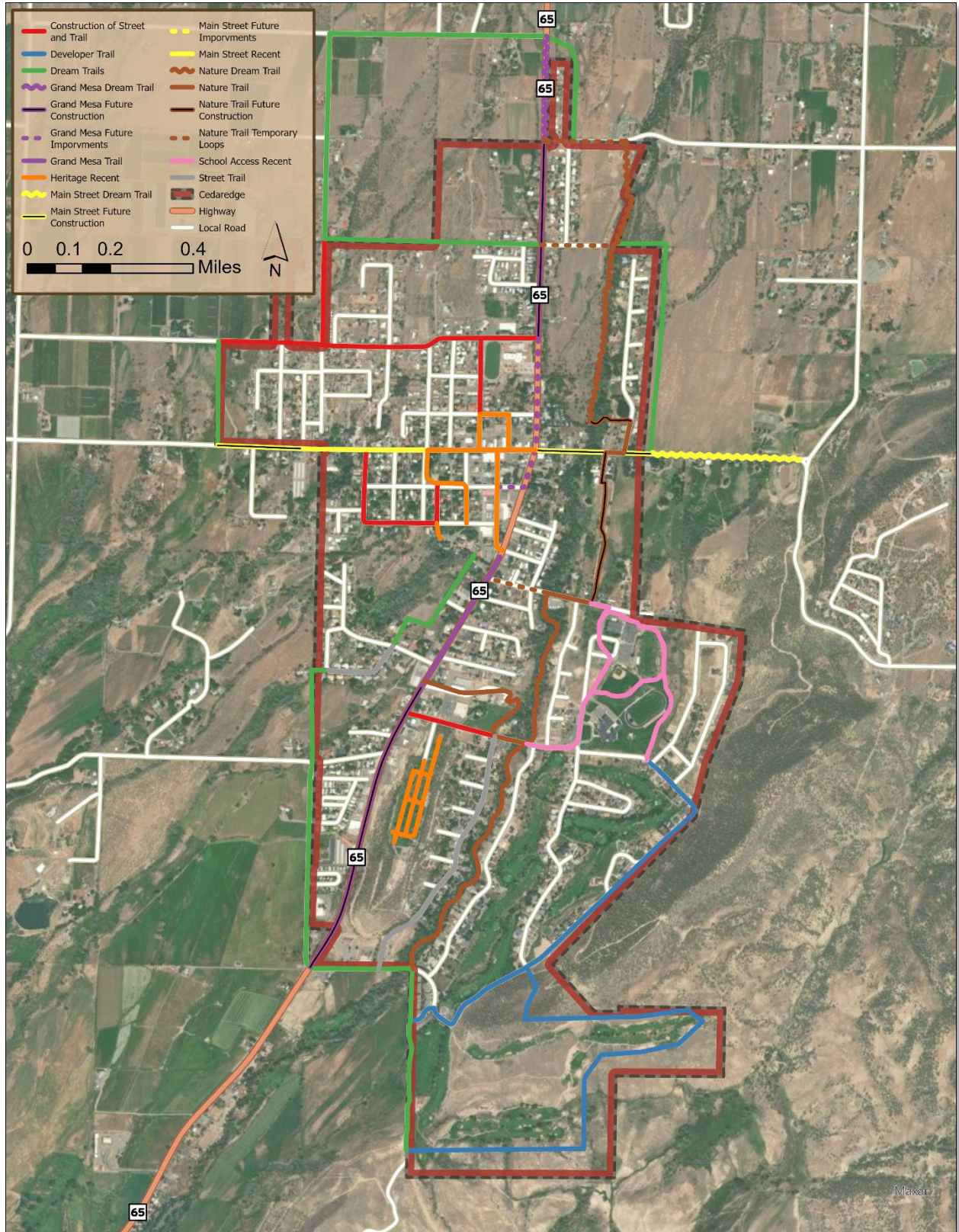
**PARKS AND OPEN SPACE:** Many in-town recreational amenities are offered by the Town of Cedaredge and are open to both county and town residents as well as outsiders. The amenities comprise Cedaredge Town Park, Cedaredge Golf Club, Grand Mesa Gateway Trail, Surface Creek Trail, High Country Park, and many pocket parks.

**TRAILS:** Cedaredge has a number of trails, such as the Grand Mesa Trail, Heritage Trail, Main Street Trail, and Nature Trail. The trails in Cedaredge serve as vital means of local transportation and are a valuable community resource.

**GOLF COURSE:** The Cedaredge Golf Course is an 18-hole golf course which has amenities such as a pro shop, and onsite bar and restaurant.

**SKATEPARK:** Cedaredge's concrete skatepark, built in 2010, includes quarter pipes, banks, rails, and a large bowl.

# TOWN OF CEDAREGE EXISTING CONDITIONS



Map 5: Town of Cedaredge Trails System

**REGIONAL FACILITIES**

**DELTA COUNTY:** Delta County boasts numerous regional outdoor recreation centers, many of which are under federal management, such as the Gunnison Gorge NCA, Grand Mesa, Uncompahgre, and Gunnison National Forest. Additionally, the Delta County Trails Master Plan has numerous regional trail systems that should be leveraged.

---

## INFRASTRUCTURE AND SERVICES

---

### WATER

**STREAM FLOW RIGHTS:** Cedaredge currently owns 55 shares of #1 Alfalfa Ditch Company, which, when full, provides 2.75 cubic feet per second (CFS). The primary water source for Cedaredge's water treatment plant is 1C CFS from the 55 shares of Alfalfa Ditch Company, which has been relocated to the Grand Mesa Springs as an alternative diversion point, with the Town's authorization to use water from the Grand Mesa Springs based on stream flow in the alfalfa ditch at any given time.

**RESERVOIR RIGHTS:** In addition to stream flow rights, the town owns 479.5 shares in reservoir rights. The town currently owns 309.5 shares of Park reservoir, 91 shares of Leon Lake, 1 share of Siderock/Doughty 2 reservoir, 1 share of Calumet reservoir, 1 share of Elk Park reservoir, 1 share of Little Giant 2 reservoir, 50 shares of Sackett reservoir, 10 shares of Weir & Johnson reservoir, 3 shares of Young Creek reservoir, 11 shares of SCD&R reservoir, and 1 share of Grandby D&R reservoir. Additionally, The Town of Cedaredge owns Chipmunk reservoir, which will store 30-acre feet of pre-compact water once Public Works rebuilds the dam.

**SERVICE AREA:** The water service area is generally defined as the Town of Cedaredge planning area. Those interested in annexation should be aware of the water acquisition policy, which requires the transfer of half an acre-foot (or equivalent flow) of suitable water to the Town for each residential unit.

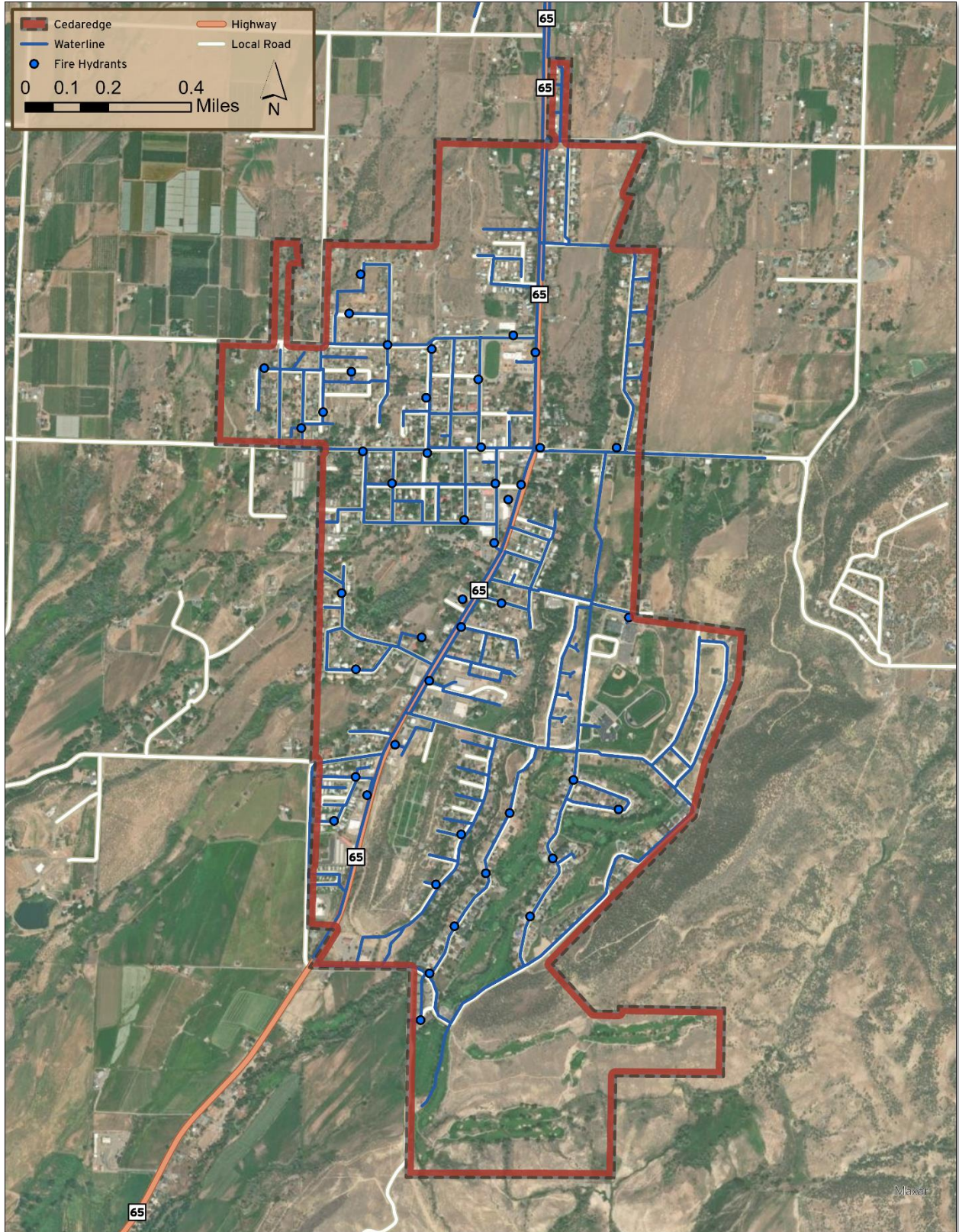
**DROUGHT:** The Town of Cedaredge has implemented a Drought Response Plan that acknowledges its vulnerabilities, its relationship to agriculture, and the socioeconomic effects of drought in response to the increasing frequency of droughts along the western slope. Implementation should reflect the notion that in a drought, struggling grains and food crops are more important than a lush yard.

**GOLF COURSE ENTERPRISE FUND:** The Golf Course Enterprise Fund holds water rights obtained from the Town's Development Agreement for the Golf Course properties, including 15 shares of Alfalfa Ditch Company and 234.5 shares of Park Reservoir. The fund also owns 1 CFS decreed to Cook Ditch, 1.77 CFS decreed to Cook Ditch, 1.3 CFS decreed to Settle Ditch, and Kohler Waste Water Ditch.

Orchard City Irrigation District: Orchard City is found just south of the Town of Cedaredge along S Grand Mesa Dr and has its own water district/provider, [Orchard City Irrigation District](#) (OCID) however OCID is a supplemental source of water and was not set up as a full water source.

Upper Surface Creek Domestic Water Users Association: [The Upper Surface Creek Domestic Water Users Association](#) (USCDWUA) provides water to over 1000 customers to the north of Cedaredge in the communities of Cedar Mesa, Redlands Mesa, and Upper Surface Creek and sources its water from Surface Creek.

# TOWN OF CEDAREGE EXISTING CONDITIONS

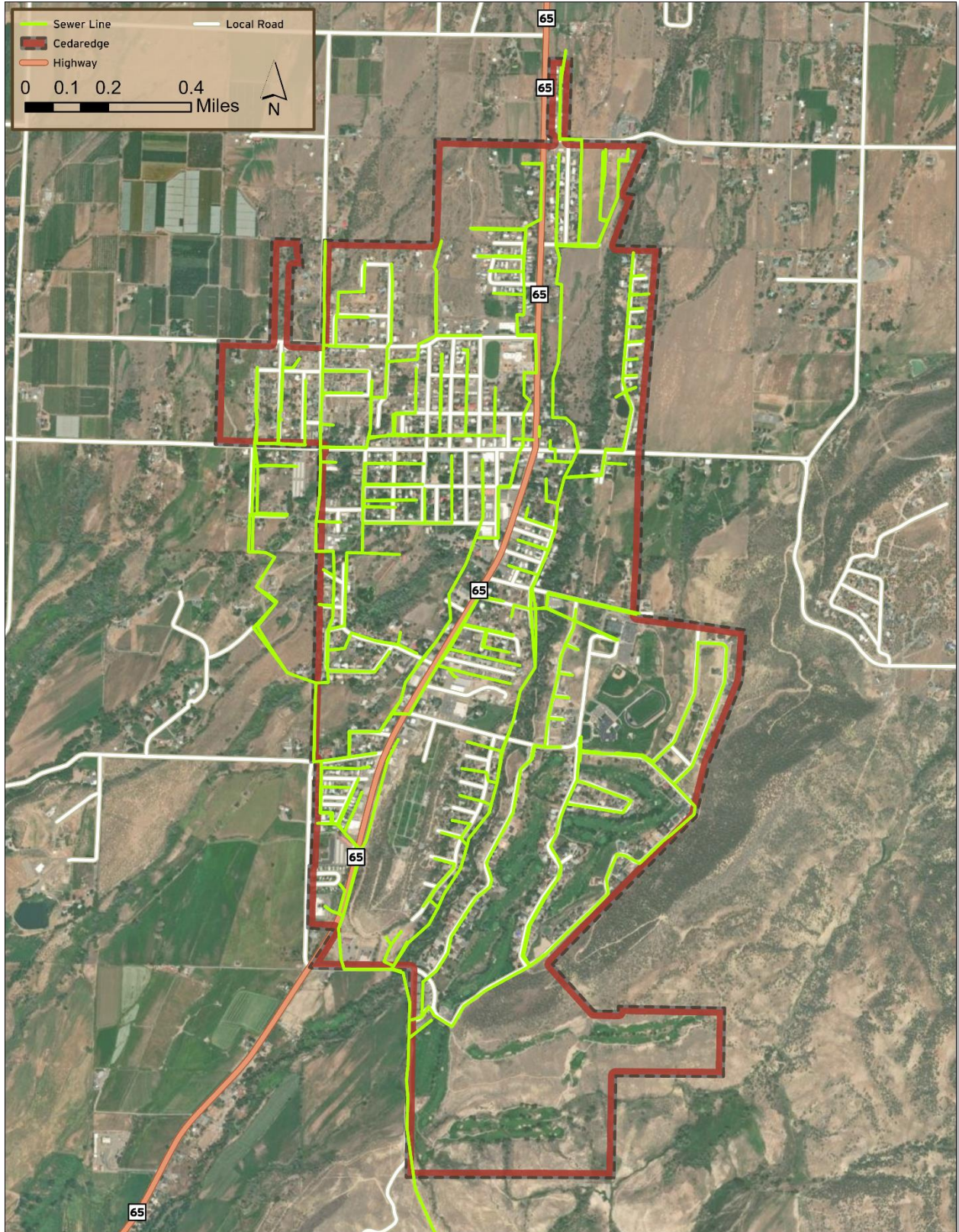


Map 6: Town of Cedaredge Existing Water Lines

**WASTEWATER/SEWER**

**COLLECTION AND TREATMENT:** The Town of Cedaredge has a wastewater system that includes a collection and treatment facility for 1,437 tap connections, 141 of which are out of town. In 2016, a new mechanical sequencing batch reactor plant was completed to treat wastewater twice the number of current taps. The wastewater treatment effluent is pumped uphill northwest to a discharge point in Surface Creek.

**TOWN OF CEDAREGE EXISTING CONDITIONS**

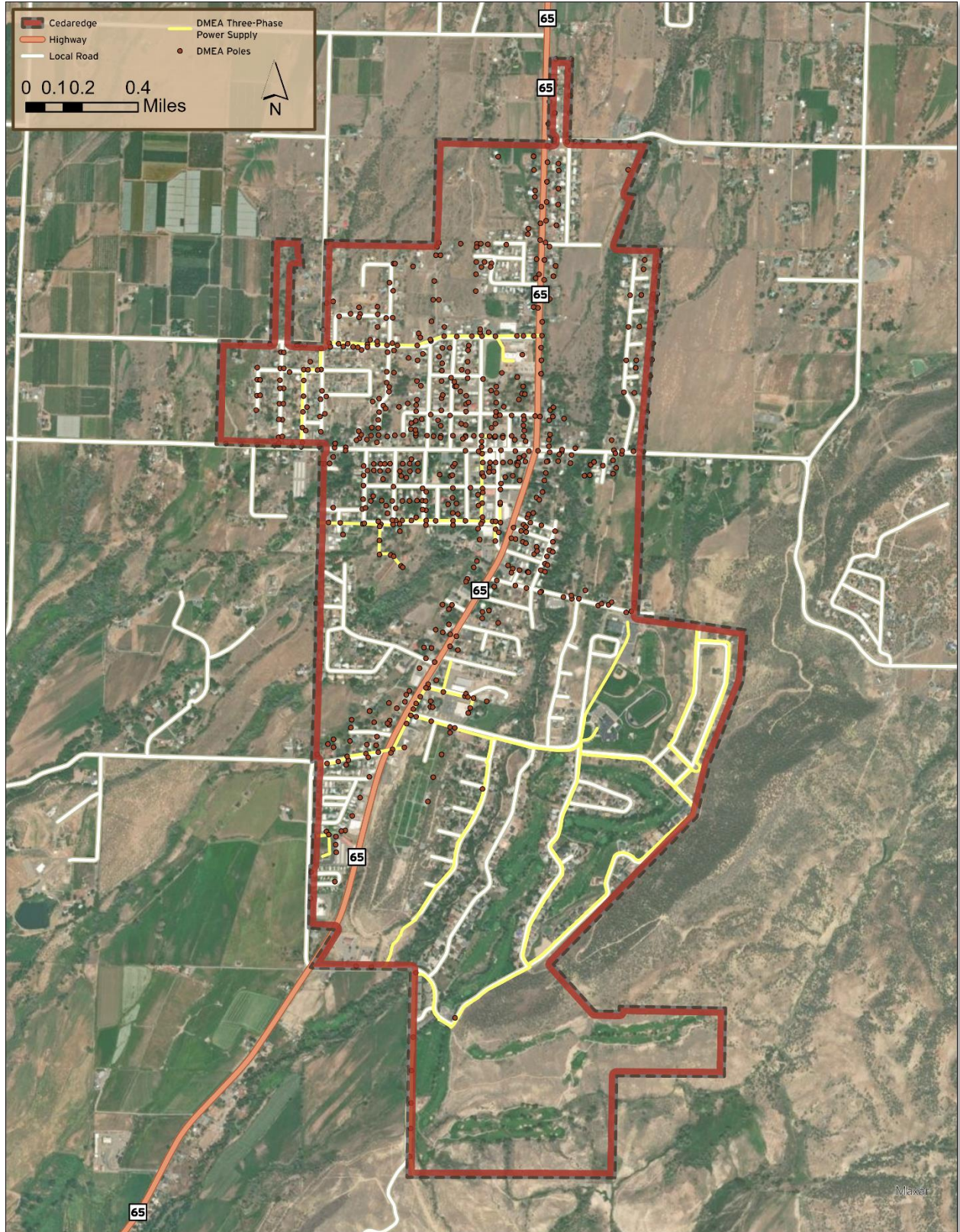


*Map 7: Town of Cedaredge Existing Sewer Lines*

**ENERGY**

**ELECTRICITY:** The Delta-Montrose Electric Association (DEMA) currently provides electricity to the Town of Cedaredge via a network of DEMA-owned power poles and three-phase power supply lines.

# TOWN OF CEDAREGE EXISTING CONDITIONS



Map 8: Town of Cedaredge DMEA Poles and Three-Phase Power Supply

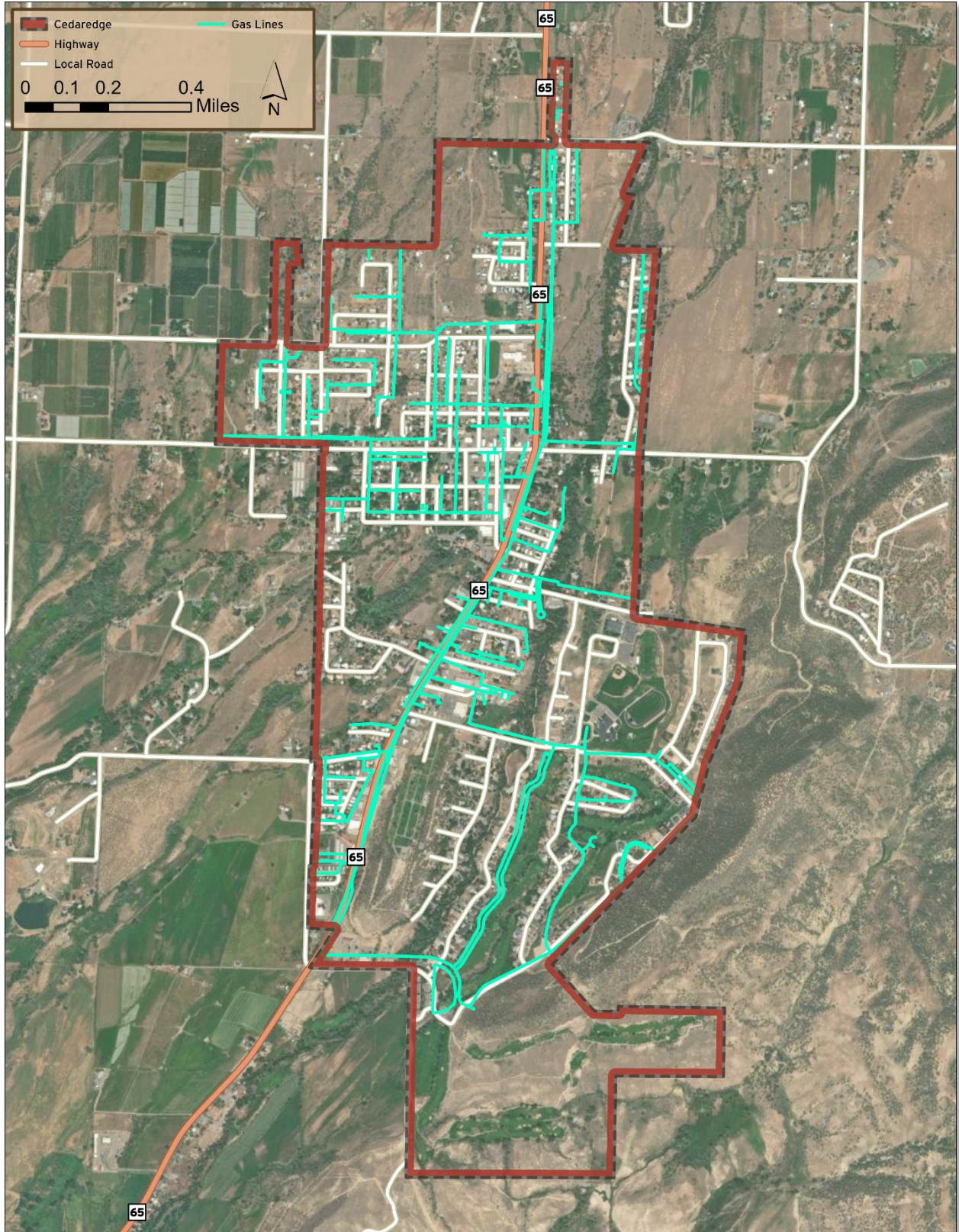
---

## TOWN OF CEDAREGE EXISTING CONDITIONS

---

**NATURAL GAS:** Black Hills Energy provides natural gas distribution and repair services to much of Cedaredge, Delta County, and the Surface Creek area. The Town of Cedaredge does not have a franchise agreement with Black Hills Energy for the town.

**TOWN OF CEDAREGE EXISTING CONDITIONS**



*Map 9: Town of Cedaredge Gas Lines*

---

## TOWN OF CEDAREDDGE EXISTING CONDITIONS

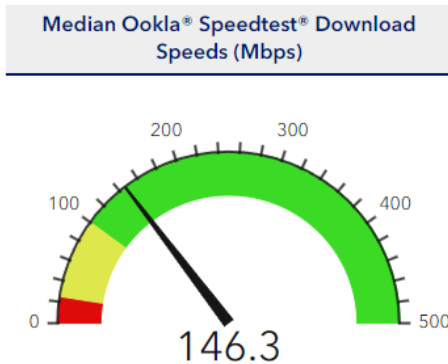
---

### WASTE

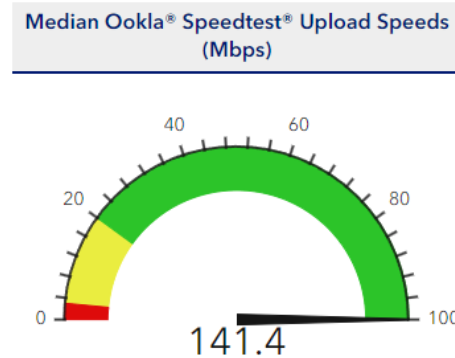
The Town of Cedaredge mostly served by Double J Trash with Roberts providing additional trash pickup. The Town of Cedaredge has no franchise agreement with either Double J or Roberts to provide trash pickup for the town.

### COMMUNICATION SYSTEMS

**INTERNET:** As of 2024, the following home internet providers are reported as serving Cedaredge with Elevate (fiber) serving the majority of homes in town although other providers such exist such as, TDS (DSL), Hugesnet (satellite), Rise Broadband (fixed wireless), Viasat (satellite), and Starlink (satellite). At the time of writing, the Colorado Broadband Office reports that 100% of Cedaredge is served at minimum 100/20 Mbps.



*Figure 31: Median Download Speeds, Town of Cedaredge*  
Source: Colorado Broadband Office



*Figure 30: Median Upload Speeds, Town of Cedaredge*  
Source: Colorado Broadband Office

**TELEVISION:** DirectTV and Dish Network both provide television service to Cedaredge, and TDS also offers satellite service.

**LOCAL TELEPHONE SERVICE:** TDS is the local telephone company for Cedaredge.

**CELLULAR PHONE SERVICE:** Verizon, AT&T, and T-Mobile all offer service to the area with differing results and reliability.

## PUBLIC SAFETY

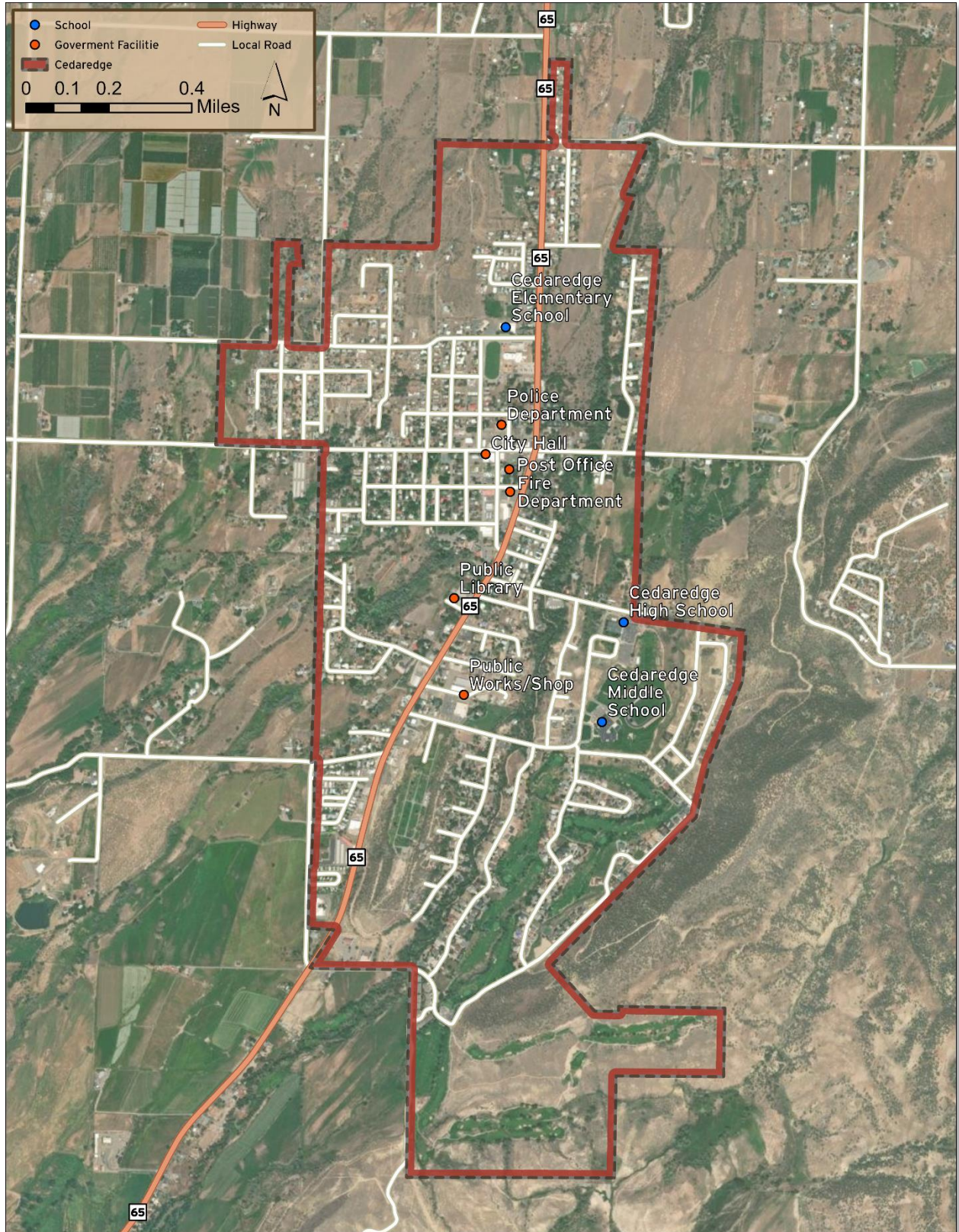
**FIRE:** The Cedaredge Volunteer Fire Department, located in Delta County Fire Protection District #3, is an all-volunteer department that covers 300 square miles in Delta County, including Austin, Cedaredge, Grand Mesa, Gunnison River, Northridge, Orchard City, Spring Creek Valley, and Surface Creek Valley.

**POLICE:** The Cedaredge Police Department provides full-service law enforcement with 9 dedicated employees divided into administration, patrol, investigations, animal control, and code enforcement.

## SCHOOLS

**PUBLIC SCHOOLS:** Cedaredge has three public schools Cedaredge Elementary, Cedaredge Middle, and Cedaredge High, which are all part of Delta County School District 40J.

# TOWN OF CEDAREdge EXISTING CONDITIONS



Map 10: Town of Cedaredge Government Facilities and Schools

**HEALTHCARE**

**HEALTHCARE:** Cedaredge has several small healthcare providers that offer primary care, dental, psychiatric, and urgent care services. However, the only regional hospital in the area is Delta County Memorial Hospital located in Delta.

---

**TRANSPORTATION**

---

The Town of Cedaredge is located in County Road and Bridge District #2 who's yard is located just south of Cedaredge only Highway 65.

**HIGHWAYS**

The town's primary thoroughfare is S Grand Mesa Dr (State highway 65), while the county's largest north-south thoroughfare is US 50. State Highway 133 connects US 50 to the east-west, while State Highway 92 travels north-south from Paonia.

**COLLECTOR AND LOCAL STREETS**

The Majority of streets found within the town are classified as local streets with the exception of Main Street which is classified as a major collector.

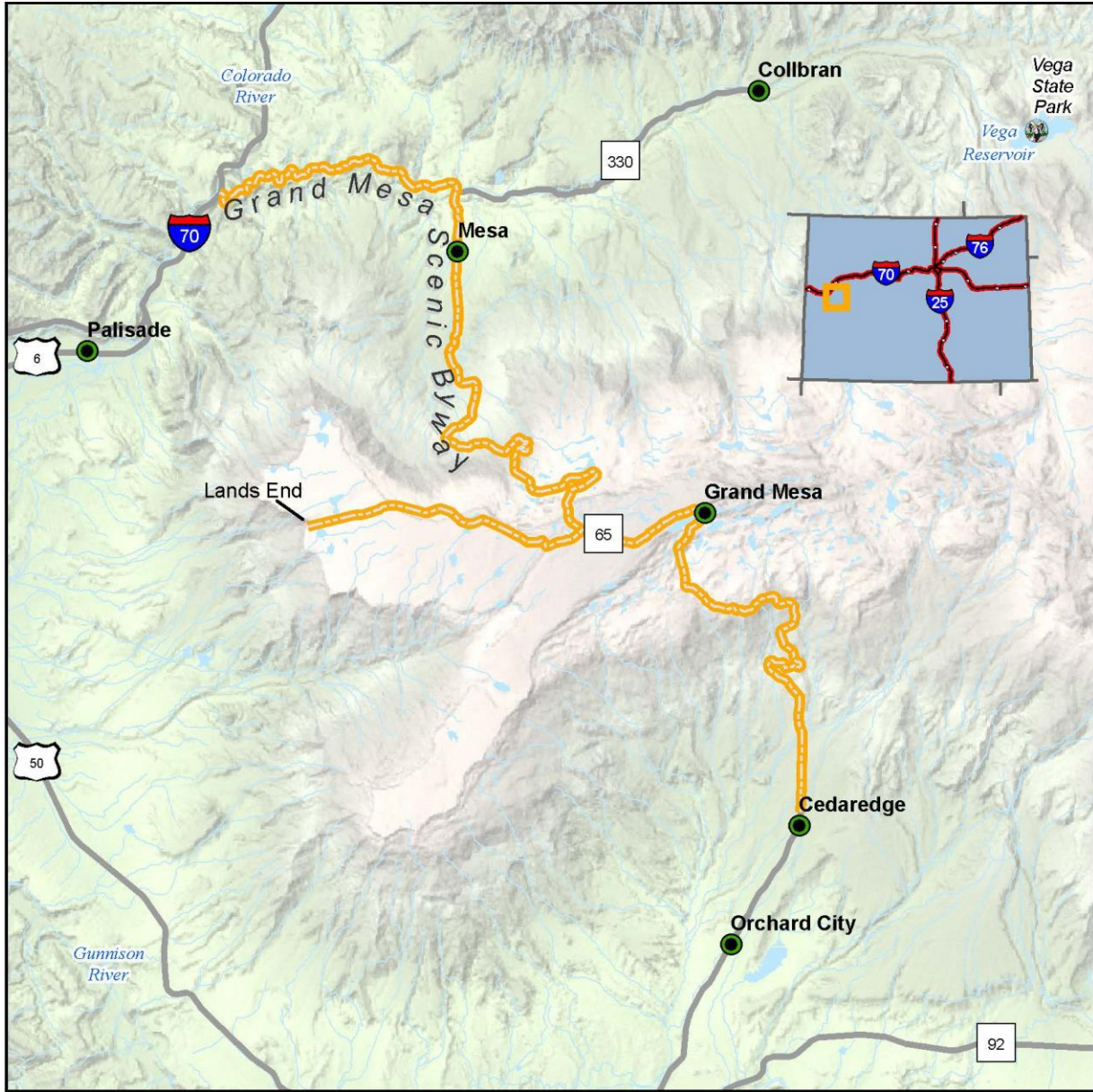
**BRIDGES**

Currently there is only one 20' bridge found within the town and is located along SE Deer Trail Ave and crosses surface creek however there are a number of other smaller bridges and larger culverts found within town.

**GRAND MESA SCENIC BYWAY**

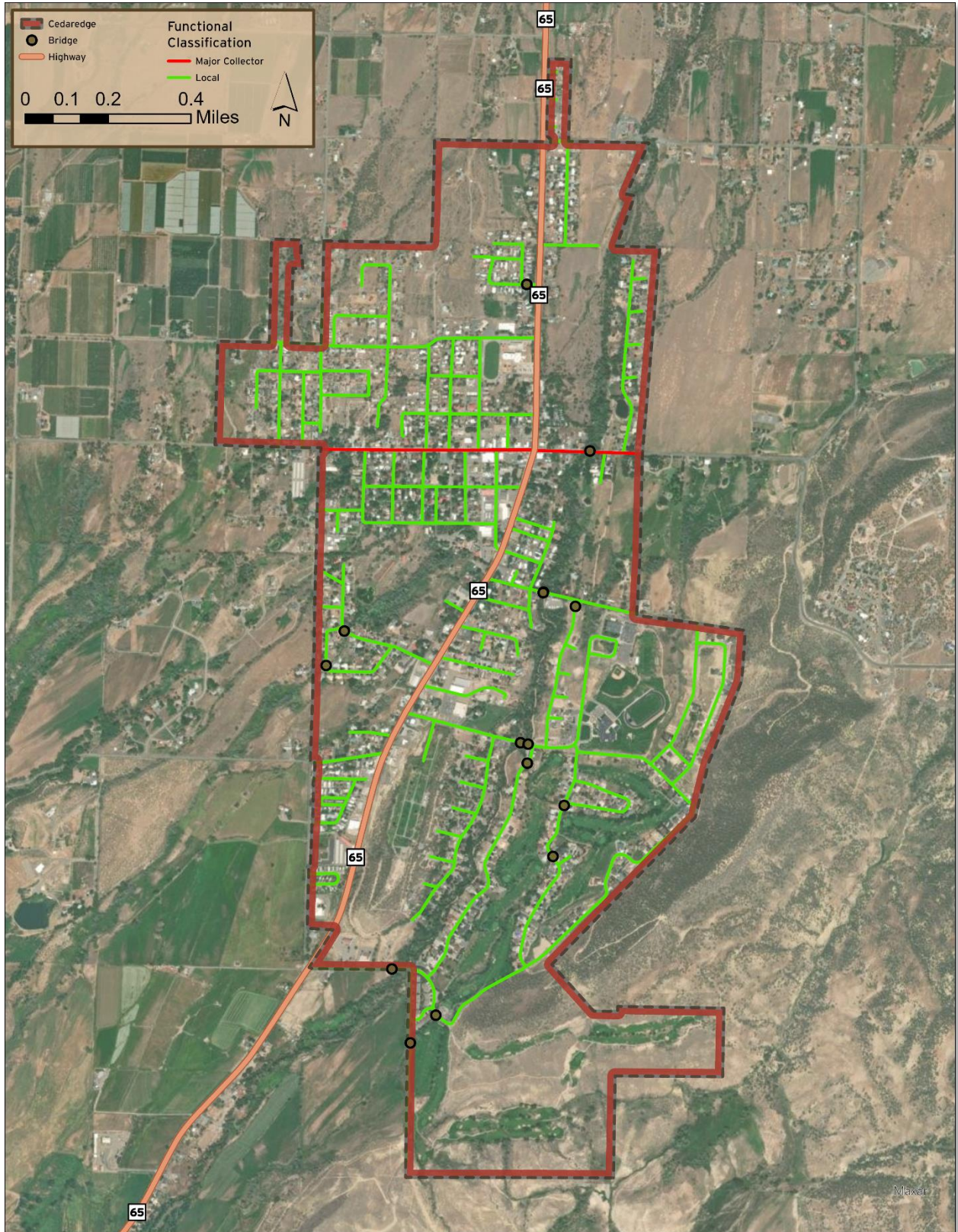
The Grand Mesa Scenic Byway was designated as a National Scenic Byway in 1996 and spans 63 miles traversing the Grand Mesa to provide majestic views and unique wildlife viewing and recreation opportunities. The Grand Mesa Scenic Byway begins as you leave the Town of Cedaredge on S Grand Mesa Dr (State highway 65) and ends in Grand Junction and is a valuable asset for the community in terms of tourism.

**TOWN OF CEDAREGGE EXISTING CONDITIONS**



Map 11: Grand Mesa Scenic Byway  
Source: CDOT

# TOWN OF CEDAREGE EXISTING CONDITIONS



Map 12: Town of Cedaredge Bridges and Functional Classification

### TRANSIT

The regional transit options in Cedaredge and Delta County are limited, with the only available service being the Colorado Department of Transportation Bustang. This bus service operates from Durango to Grand Junction, with a stop in Delta. The two nearest airports are the Montrose Regional Airport and the Grand Junction Airport. In addition, the California Zephyr, an Amtrak train that operates between Chicago and San Francisco, makes a stop in Grand Junction.

### EXISTING BIKE LANES/ROUTES

Currently there are few or no bike routes/lanes found within the town other than the existing trails system.

### SIDEWALKS

Sidewalk connections are sometimes missing or non-existent throughout the town, with sidewalks typically found along areas of newer construction and Main Street, but the vast majority of residential areas lack sidewalks. For specifics related to the extent and/or condition of sidewalks, please reference the recreation and trails master plan.