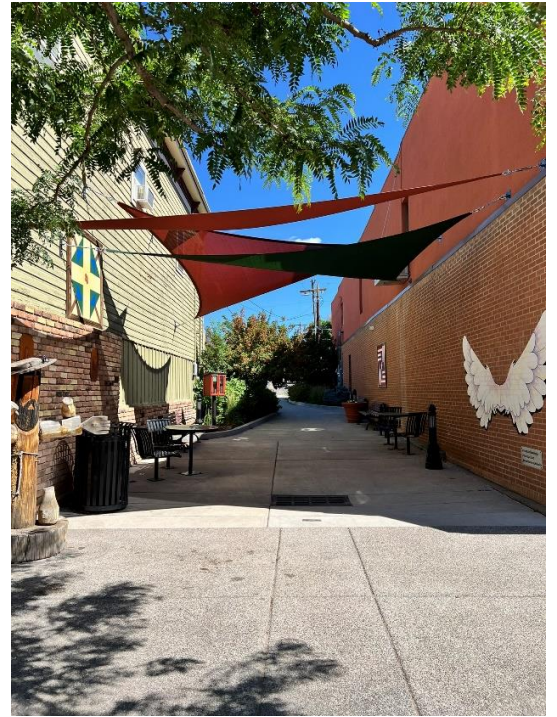




# TOWN OF CEDAREDDGE MASTER PLAN

2025



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## Acknowledgements

The project team would like to thank the participants from the Town of Cedaredge that provided input during the development of this Master Plan.

### **Mayor and Board of Trustees**

Greg Hart, Mayor  
Jim Atkinson, Mayor Pro Tem  
Mick Murray, Treasurer  
Steve Anderson, Trustee  
Cordell Chapman, Trustee  
Jerry Pippin, Trustee  
Justin Hoffbauer, Trustee

### **Planning and Zoning Commission**

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### **Town Staff**

David Torgler, Town Administrator  
Carl Holm, Interim Public Works Director  
Mark Relph, Interim Town Administrator

### **Delta County**

Kris Stewart, Emergency Manager

### **The Cedaredge Community**

A special thank you to the Cedaredge Community and the variety of individuals who participated in the Master Plan development process! And a special shout out to Cassie Fortman, Grand Mesa Business Guild Founder, for helping coordinate some extra input for workforce and economic development aspects of the plan!

### **Consultant Team**

**Bohannon  Huston**

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# Chapter 1: Introduction

## Cedaredge: History and Context

In the late 1880's, the present site of Cedaredge was location of Bar-I Cattle Ranch. Sophie Kohler, wife of the ranch foreman, observed that their location was at “the edge of the cedars”, and thus, the area was referred to as Cedar Edge when the local post office was built in 1894.

The Town of Cedaredge was incorporated on March 25, 1907, and initially planned by the Cedaredge Town, Land and Development Company. The original development plan focused on a traditional small-town footprint, defined by a grid of small town lots defined by local roads and alleys. According to the local newspaper records, the Cedaredge Town, Land and Development Company provided a town park and build a hotel, with the intention to make Cedaredge, “one of the prettiest little towns in this part of Colorado.”

Cedaredge is located in the Upper Surface Creek Area in a prominent location on the south slope of the Grand Mesa. The Town, which has long been known as the gateway to Grand Mesa, enjoys direct access to the Mesa via the National Scenic Byway, Colorado State Highway 65. At over 10,000 feet high and more than thirty-five miles long, Grand Mesa is a distinctive landmark, an important natural resource, and the world's largest flat top mountain.

Nestled at the sunny, southern foot of this grand mountain, the Town of Cedaredge is ideally situated at a comfortable elevation above 6,000 feet. The valleys on the south face of the Mesa are blessed with some of the mildest weather in Colorado. For nearly a century, fruit growers have found this climate, along with abundant irrigation water, ideal for apples, peaches, apricots, cherries, and pears. Recently, innovative growers in the Surface Creek Area have discovered the mild seasons perfect for wine grapes. Each October, Applefest brings in an influx of weekend visitors to this usually quiet, mountain-valley town.

## About the Master Plan

The Town of Cedaredge Master Plan is an officially adopted advisory document that outlines the community's vision and goals for the next ten to 20 years. The Master Plan addresses issues related to land use, growth and development, community character, historic preservation, workforce and economic development, parks and open space, and a variety of other topics identified as important to the community. This plan establishes goals, objectives and policy statements to help achieve the community's vision and provide a path forward into the future. It also sets a direction for future growth within the

community and the immediate surrounding area that is implemented through the Town’s zoning and subdivision regulations.

## **Cedaredge Planning Area**

For the purposes of this Master Plan and future governmental agreements (IGAs), the Cedaredge Planning Area includes the following loosely defined geographies within the one-mile area around the Town:

- The municipal limits of the Town of Cedaredge;
- The area immediately to the north of the Town Boundary along SH 65;
- The area immediately to the south of the Town Boundary along SH 65 to the Orchard City boundary;

These locations are depicted in the [Future Land Use and Three-mile Plan](#) chapter of this document.

## **Legislative Authority**

The Town of Cedaredge is authorized to develop a Master Plan in accordance with Sections 31-23-206 through 209 of the Colorado Revised Statutes (C.R.S.) which refer and detail the development, modification, and approval procedures for such a plan.

Municipalities in Colorado are required to prepare and adopt a Three-mile Plan prior to annexing property into their territorial boundaries per C.R.S. 31-12-105 et. Seq. The Three-mile Plan is a long-range plan that outlines where municipalities intend to annex property and describes how they will ensure the adequate provision of services within any newly annexed territory in conjunction with the remainder of the existing municipality. The Town of Cedaredge Master Plan includes a Three-mile Plan to support these purposes.

## **Opportunities for Engagement**

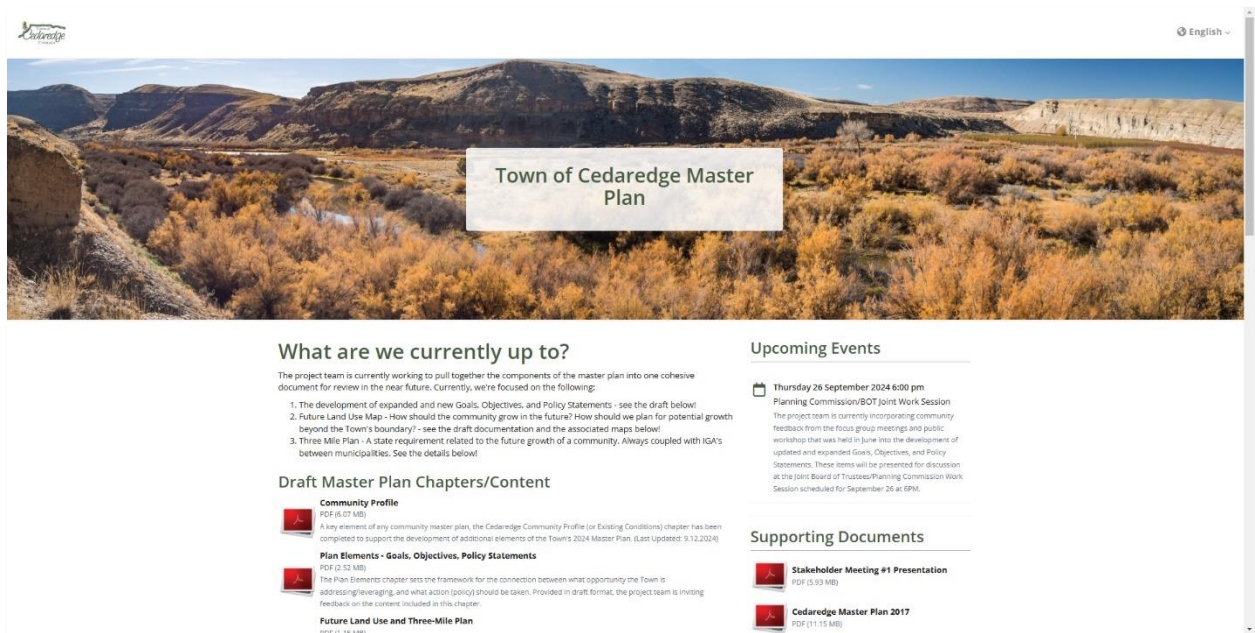
The Cedaredge master planning process included a robust community engagement effort that was developed in consideration of project expectations and available budget. Over the course of about a year, the consultant team along with key staff and elected officials worked to engage as many residents as possible to help guide the contents of this plan. This process helped to outline the Town’s vision for the future, refine goals and objectives, and determine opportunities and priorities on actions to implement the plan to realize the community’s shared vision. Participants included residents, business owners, youth, community organizations, regional partners, elected officials, and numerous other stakeholder groups. The Town’s current Interim Public Works Director, Carl Holm was

instrumental in helping to maintain planning momentum, reviewing and providing input on interim draft content, assisting with public outreach, and coordinating local efforts.

### Project Website

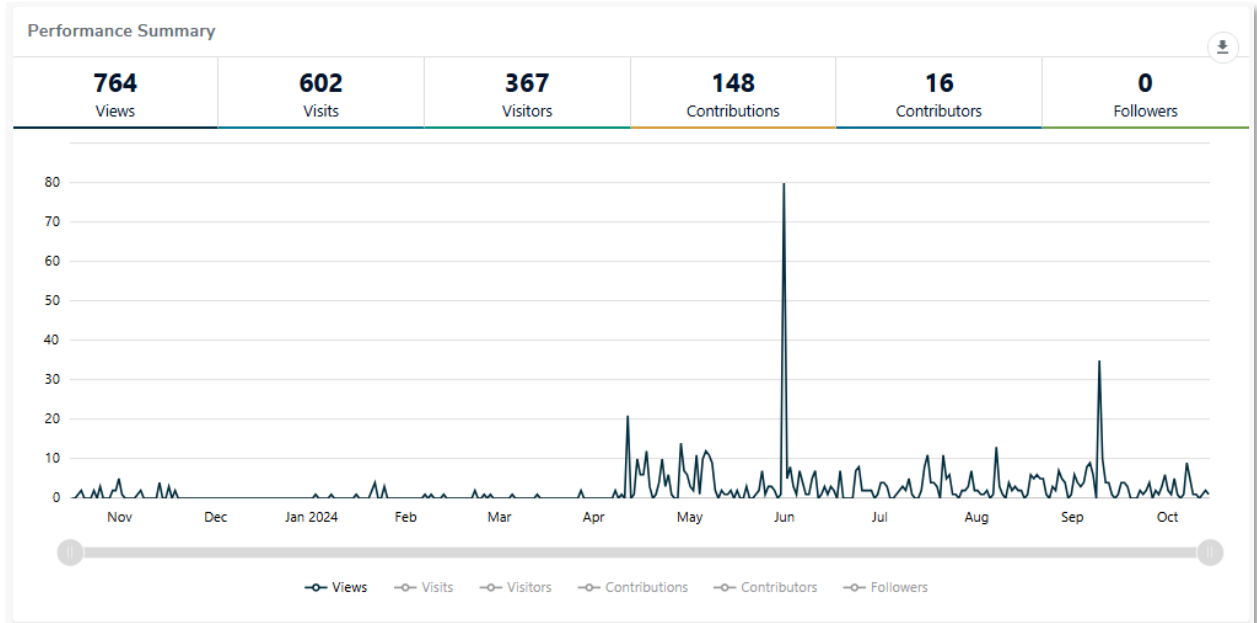
A project website was created immediately after kicking off the planning process in November 2023 and was maintained and updated throughout the year-long process. The website served two main purposes: 1) to inform the community about the project and educate residents about the importance of a master plan for the community, and 2) to solicit input through the implementation of an online interactive map while simultaneously informing interested residents about opportunities to provide input along the way.

Figure 1 Project Website Screenshot



Over the course of the planning process, the project website was accessed 764 times with 602 of those visits being by different individuals. The website traffic chart included below provides an overview of the peak times throughout the project that people were most active on the site. There are two key spikes indicated – one in May and one in late September. These spikes reference the project team’s efforts facilitating a stakeholder meeting in May and a joint Planning and Zoning Commission/Board of Trustees workshop in late September.

Figure 2 Website Traffic Chart - October 2023 to October 2024



### Interactive Map(s)

Noted above, the project website helped the project team implement a set of online interactive maps.

#### *Share Your Thoughts! Map*

The first map was a “Share your thoughts!” map that was intended to solicit spatially oriented input from visitors on a variety of topics including

- Positive or negative opinions on growth
- Opportunities for updates to infrastructure
- Issues or barriers for community growth
- And other ideas.

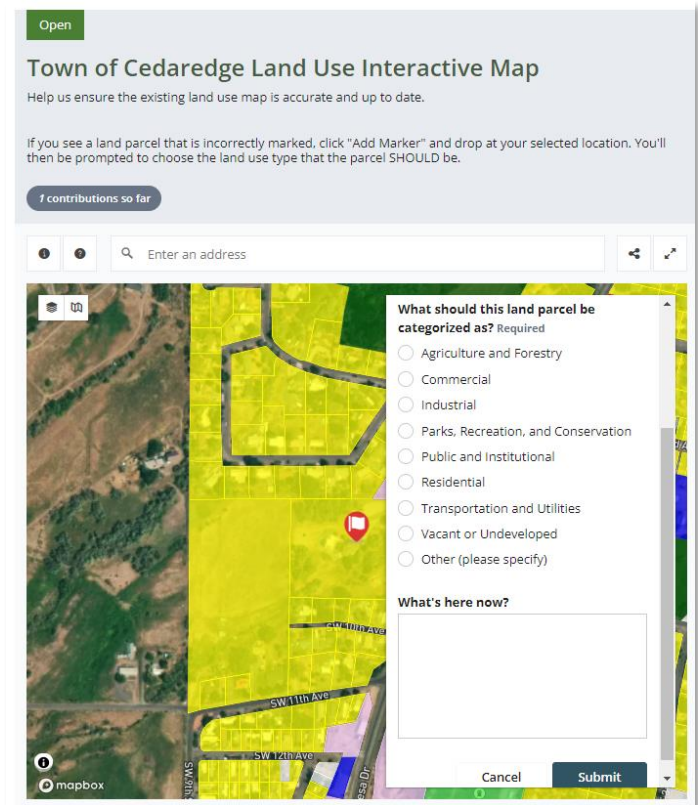
Unfortunately, those that visited the project website showed no interest in providing comments on the map.

#### *Current Land Use – Community-sourced vetting process*

The second map implemented to support the development of the Master Plan consisted of a “current land use” map. At the onset of the planning process, it was determined that the Town did not have a land use map illustrating the extent of land uses throughout the community. This type of map is imperative to incorporate into a master plan to help note current locations of development by type to support the development of a future land use map to outline and guide growth aspirations into the future.

The project team initially started from Delta County Assessor data and aerial imagery to produce a preliminary draft map for Town staff to verify. This preliminary map was presented to stakeholders (detailed immediately below) at the May 2024 stakeholder meeting. Immediately, those in attendance identified a variety of discrepancies that needed to be updated. It was determined at that meeting that the development of an interactive map would better support the refinement of the Town's current land use map and incite engagement from a broad set of residents throughout the community. The ensuing interactive map resulted in 137 individual contributions, leading to the finalized land use map provided in [Chapter 3](#) (page 43) of this plan.

Figure 3 Land Use Interactive Map



### Stakeholder Meeting

One hybrid stakeholder meeting was held on May 16, 2024, in the Cedaredge Civic Center. Roughly 25 people attended in-person and 10 online. The meeting had several purposes:

1. To inform those in attendance about the project and outline the anticipated process.
2. To explain and highlight the coordination between the master planning process and an adjacent effort to produce the Town's Recreation and Trails Plan (coordinated with the University of Colorado UTAP program)
3. Present findings from the development of the Community Profile.

Noted previously, one main outcome from this meeting was the need to crowdsource current land use information from the community to refine and finalize the current land use map for the plan. This meeting also served to officially release the draft community profile component of this plan for public review and feedback.

## Focus Group Meetings

In July 2024, the project team coordinated a set of focus group meetings to facilitate conversations and facilitate attendee input on a set of prioritized topic areas for the town. Focus groups were divided into five topic areas:

1. Housing
2. Infrastructure
3. Workforce Planning and Development Opportunities
4. Recreation and Trails
5. Resiliency

Each focus group meeting was held for an hour with the intention of facilitating dialogue related to the topic area but balancing the discussion between concerns and potential opportunities for consideration and expansion in the plan. Roughly 10-30 attendees joined each focus group meeting with the Recreation and Trails focus group witnessing the highest number of participants.

Each meeting started off with a brief overview of the planning process, a discussion on overarching goals of the engagement process, and a facilitated discussion centered around a set of interactive polling questions. The questions asked include the following:

- A sentiment-related question related to the topic being discussed. For example, attendees during the Housing Focus Group meeting were asked to rank their concern for issues such as, “Housing is an issue for the Town,” and “A mix of housing types are needed in the Town.”
- Top concerns on the topic
- Top opportunities on the topic
- Potential strategies to address the topic

Outcomes from the polling completed for each focus group meeting are provided in the Appendix of this plan.

Figure 4 Focus Group and Open House Advertisement Flyer

The flyer features a background image of a person presenting at a meeting. The text is as follows:

**TOWN OF CEDAREEDGE MASTER PLAN**

PLEASE JOIN US ON 7/9/24 FOR A SET OF FOCUS GROUP MEETINGS AND A PUBLIC WORKSHOP.

LOCATION: CEDAREEDGE CIVIC CENTER (140 NW 2ND STREET)

**PUBLIC WORKSHOP (6PM - 8PM)**  
Join us for a public workshop to discuss the development of the Town's new Master Plan! Residents are encouraged to join us at any time between 6PM - 8PM to share thoughts on the future of Cedareedge. We'll be discussing issues, opportunities, and options for the future of the community through a set of interactive stations. Bring your thoughts and suggestions to help shape the focus of the plan and the future of the Town. We look forward to speaking with you!

**FOCUS GROUPS (1PM - 5PM)**  
Interested in providing input on a key topic for the community? Join us for one (or all) of the five scheduled focus group meetings to share your thoughts and dive into opportunities and solutions supporting positive outcomes for the Town.

- 1PM - 2PM: Housing (including Land Use)
- 2PM - 3PM: Infrastructure (Water, Wastewater, Transportation)
- 3PM - 4PM Group A: Workforce Planning and Development Opportunities
- 3PM - 4PM Group B: Recreation and Trails
- 4PM - 5PM: Resiliency (Hazards, Sustainability)

**CONTACT US AND LEARN MORE AT:**

Phone: 505-264-0111  
E-mail: [gutreach@bhinc.com](mailto:gutreach@bhinc.com)  
<https://bit.ly/CedareedgeMasterPlan>

Figure 5 Interactive Polling Slide



## Community Open House

Coordinated with the logistics for the focus group meetings outlined above, an Open House meeting was held an hour after the final focus group meeting ended on July 9 from 6-7:30 PM. This meeting was held as a drop-in style meeting where participants could show up and engage with the project team at any point throughout the hour and a half timeframe. Participants were encouraged to mingle throughout the meetings space and interact with a variety of project boards focused on key inputs for the planning process. Specifically, the project team introduced the following topics for conversation or interactive activities.



### *Community Vision Board:*

To support the development of a revised vision statement for the community, participants were encouraged to attach sticky notes responding to the following questions.

- What's one word you would use to describe the Town of Cedaredge in the Future?
- What would your vision statement for the Town look like?

The community vision board received 21 individual sticky notes.

### *Goals Retrospective*

The Goals Retrospective board was used to help vet and/or refine the relevance of the community goals included in the previous 2017 Cedaredge Master Plan. This information was specially utilized to help refine goals included in this plan.

### *Opportunities*

The Opportunities board was used to source participant thoughts on what the top opportunities are for the Town as the community moves into the next 20-plus years. The information provided by participants on this board helped outline a variety of objectives and policy statements to provide tangible actions to help realize the ideas presented.

Roughly ten sticky notes were attached to this board, however each note included multiple identified opportunities from participants.

### *Top Concerns*

Mirroring the interactive polling completed in the focus group meetings, this board asked participants to identify their top concerns for the community. However, participants were focused on the planning elements being developed for inclusion in the master plan documentation. This board utilized two different colored sticky dots to indicate highest concerns (green dots) and lowest concerns (red dots). Highest concerns indicated by participants included Infrastructure, Aging Population, and Open Space. Lowest concerns included Growth and Resource Management Strategies, Resiliency, and Workforce Planning and Development Opportunities.

The resulting boards are included in the [Appendix B](#) of this document for reference.

### Board of Trustees/Planning and Zoning Commission Joint Work Session



# 2024 Cedaredge Master Plan

Board of Trustees / Planning Commission Work Session  
September 26, 2024



On September 26, 2024, the project team presented to the joint work session of the Board of Trustees and Planning and Zoning Commission. This presentation was focused on four key topic areas to facilitate a conversation around the content developed to date as the plan was beginning to take shape.

1. **Master Plan Orientation:** The presentation first focused the group on the purpose of the master plan, and what to expect as a final result.

2. **Project Progress Report:** At this stage in the process, the project team had been working on a variety of pieces of the project for about 10 months. Capitalizing on this opportunity, the project team presented an overview of the process to date, key outcomes, and what the remaining timeline could be expected to look like.
3. **Goals, Objectives, and Policy Statements:** This plan started off envisioned as an updated to the current 2017 Cedaredge Master Plan. Ultimately, this plan is the result of a major overhaul and substantial reconfiguring of the original plan into a more comprehensive account of the path forward. Time with Trustees and Planning Commissioners at this meeting was focused within this topic area on the substantial update to the goals, objectives, and policy statements that are found in the old 2017 version. The project team presented high-level outcomes of the expansion of goals, and policies; the connection to Governance Policy End Statements, and how to view the policy statements in their work moving forward.
4. **Future Land Use Plan and Three-mile Plan:** As a statutory requirement of the master planning process, the project team presented the initial efforts resulting in these two pieces of the new master plan for the community.

## **Related Plans and Studies**

At the onset of the planning process, the project team completed an inventory and review of all available planning documentation and related studies that could provide context for the development of this new Master Plan for the Town. The review of these documents helped frame the planning landscape in the community for consideration in the plan – a means to ensure the incorporation and reference to previous planning activities and identified actions to move forward. Ultimately, the project team referenced the following plans, studies, and other documents:

- Cedaredge Master Plan, 2017
- Town of Cedaredge Water Resources Information and Fact Sheet, 2024 (Richard Udd)
- Delta County Hazard Mitigation Plan, in progress 2024
- Delta County Master Plan, 2018
- Cedaredge High Country Park Master Plan, 2012
- Cedaredge Community Recreation Survey, 2022

## **Parts of the Plan**

The Master Plan contains four chapters in addition to this introduction. Each chapter is briefly described below.

## Chapter 2: Goals, Objectives, and Policy Statements

This chapter establishes a comprehensive policy framework for the Town of Cedaredge that reflects the community’s shared vision for the future and builds upon the understanding of existing conditions in the community that formed the basis of this planning work.

## Chapter 3: Future Land Use and Three-mile Plan

The Future Land Use and Three-Mile Plan chapter builds on the Town’s prior efforts and intergovernmental agreements between the Town of Cedaredge and Delta County.

## Chapter 4: Implementation

The Implementation Chapter outlines the framework for putting the objectives and policy statements of this master plan into action. This chapter focuses on translating vision and goals into reality by detailing the steps, resources, and timelines necessary to achieve the desired outcomes.

## Appendices

The following appendices are included as references to support the content of the plan and future actions and decisions in the community.

- **Appendix A:** Community Profile
- **Appendix B:** Engagement Summary Documentation and Examples
- **Appendix C:** Historic Preservation Supplementary Information

## Plan Monitoring and Updates

Master Plans are utilized differently in all communities. This plan is intended to be a living document, one that is updated periodically to communicate progress and maintain the plan’s relevance as a planning and decision-making tool. All aspects of a community can change quickly, and unexpectedly. It is important that this plan is amended and/or updated as needed in the future.

### *Plan Amendments*

Data and trends related to the demographic and socioeconomic makeup of the community should be reviewed and updated every two to three years, or as new information becomes available through the U.S. Census Bureau or other reputable resources. The need for a major update of the Master Plan should generally be considered every ten years.

## Chapter 2: Goals, Objectives, and Policy Statements

This chapter establishes a comprehensive policy framework for the Town of Cedaredge that reflects the community’s shared vision for the future and builds upon the understanding of existing conditions in the community that formed the basis of this planning work. This chapter should be used as a reference as questions arise or general guidance is required regarding the Town’s policy on a particular issue or topic.

It is important to note that many of the broader policy objectives outlined in this chapter may already be underway through day-to-day operations of the Town, or through a variety of community partnerships currently taking place.

### Chapter Inputs

The content included in this chapter is sourced and developed from the following, but not limited to, inputs:

1. The Town of Cedaredge Master Plan project website: <https://engage.bhinc.com/town-cedaredge-master-plan>
2. Stakeholder meeting input from virtual engagement held on May 16, 2024.
3. Focus Group meeting input from in-person engagement opportunities held in the community on July 9, 2024.
4. Public Workshop input from in-person engagement held in the community on July 9, 2024.
5. The Town of Cedaredge 2017 Master Plan: <https://cedaredgecolorado.com>

### Orientation to Goals, Objectives, and Policy Statements

**Goals:** Goals included in this chapter are defined as broad statements of the desired result that the Town wishes to obtain.

**Objectives:** Objectives consist of a more details or specific description of the outcome that supports the goal or steps that may be taken to achieve the broader goal in the community.

**Policy:** Policy statements are included to help guide and further regulatory changes and/or decisions for the community. Policy statements will be prioritized based on need and community will, in subsequent iterations of the full draft master plan (at a later date).

## Orientation to Plan Elements

The Colorado Revised Statutes (CRS) (30-8-106 and 31-23-206) sets the framework for the development of Comprehensive and/or Master Plans for Counties and incorporated municipalities throughout the State. As such, this planning process expands upon the Town’s previous (2017) Master Plan to include plan elements that are either dictated as a requirement of the CRS, or best practices in the development of community plans since adoption of the last master plan.

The following elements are included in this new and updated version of the Town of Cedaredge Master Plan:

- Growth Management (Land Use)
- Transportation Needs and Improvements
- Open Space
- Regional Coordination
- Housing
- Resiliency, Sustainability, and Hazard Mitigation
- Aging Population
- Infrastructure
- Workforce and Economic Development

Many of the elements addressed by the Master Plan, such as Housing, Growth Management, Infrastructure, etc. are interrelated. Community priorities are embedded in the goals, objectives, and policies listed throughout the Plan. Plan elements and goals are associated with the objectives and policy statements that most directly relates to them. However, cross-references, call-out boxes, and other visual cues may also help convey important information and points of coordination. The following table (to be updated upon plan completion) will help to connect relevant information to plan elements, stated goals and objectives, or identified policy statements.

<b>Plan Element</b>	<b>Plan Element: Goals, Objectives, and Policy Statements</b>	<b>Implementation Strategies</b>	<b>Community Profile Background Information</b>
Growth Management	<a href="#">Pages 16-20</a>	<a href="#">Pages 57-61</a>	<a href="#">Population &amp; Demo. Land Use/Built Env.</a>
Transportation Needs and Improvements	<a href="#">Pages 21-23</a>	<a href="#">Pages 61-64</a>	<a href="#">Transportation</a>
Open Space, Recreation, and Trails	<a href="#">Pages 24-27</a>	<a href="#">Pages 64-67</a>	<a href="#">Natural Environment Parks/Open Space</a>
Regional Coordination	<a href="#">Pages 27-28</a>	<a href="#">Page 67</a>	N/A
Housing	<a href="#">Pages 28-31</a>	<a href="#">Pages 67-69</a>	<a href="#">Housing</a>

Resiliency, Sustainability, and Hazard Mitigation	<a href="#">Pages 31-35</a>	<a href="#">Pages 70-74</a>	<a href="#">Natural Environment</a>
Aging Population	<a href="#">Pages 35-37</a>	<a href="#">Pages 74-76</a>	<a href="#">Population &amp; Demo.</a>
Infrastructure and Services	<a href="#">Pages 37-39</a>	<a href="#">Pages 76-78</a>	<a href="#">Infrastructure &amp; Services</a>
Workforce and Economic Development	<a href="#">Pages 40-43</a>	<a href="#">Pages 78-82</a>	<a href="#">Income Economy</a>

## Planning Element: Growth management (GM)

### *Why it's important.*

Despite a downward trend in population between 2009 and 2017, mirroring decreases in the greater Delta County and State of Colorado, Cedaredge has experienced significant population growth since the Covid-19 pandemic. Though growth in the last two years has plateaued the 2017 Cedaredge Master Plan projected an annual average population growth of 0.95% through 2050.



In addition to projected increases in population the make-up of residents is also shifting. The average age of residents in Cedaredge, and Delta County, continues to rise while a notable increase in households with children under 18 has also occurred.

These changes have created a significant demand for affordable housing suitable for young families in addition to housing options capable of addressing the unique needs of an aging population.

Fortunately, a surplus of vacant land exists to accommodate this growth with 214 vacant parcels within town limits – some with substantial acreage. The recently adopted Delta County Housing Needs Assessment is a helpful resource to identify this opportunity in lieu of an assessment specific to the Town. There also exists substantial opportunity to expand economic land uses as only 2% of current land use by square footage is devoted to commercial purposes use with no industrial dedication.

*Table 1 Land Use by Total Square Footage - Community Profile, Appendix A*

Land Use	Total Square Footage	% of whole
Residential	23,306,919	49.9%
Vacant or Undeveloped	10,283,013	22.0%
Parks, Recreation and Conservation	5,555,692	11.9%
Public and Institutional	5,093,461	10.9%
Commercial	1,418,689	3.0%
Industrial	641,209	1.4%
Agriculture and Forestry	294,085	0.6%
Other (HOA)	39,236	0.1%
Transportation and Utilities	38,606	0.1%
<b>GRAND TOTAL</b>	<b>46,670,910</b>	<b>100%</b>

Ensuring that future development meets the needs of a growing, and aging, population is essential for ensuring the long-term success of Cedaredge and the preservation of its unique community.

### Goals, Objectives, and Policy Statements

**Goal GM-1: Preserve a livable, small-town environment that, through good land use planning practices, maintains an interesting mix of compatible uses on a small community scale.**

Objective GM-1.1: Maintain a Zoning Map that is consistent with the Land Use Plan.

Policy GM-1.1.1: Establish reasonable land use regulations and procedures that balance protection of private property rights with legitimate public objectives.

Policy GM-1.1.2: Accommodate a mixture of uses and densities in town to meet community needs.

Objective GM-1.2: Ensure compatibility of future land uses with surrounding neighborhoods.

Policy GM-1.2.1: Protect established residential neighborhoods from incompatible uses.

Policy GM-1.2.2: Apply good planning practices to future development.

Policy GM-1.2.3: Periodically review and update the Zoning Map.

Objective GM-1.3: Encourage enhancement of quality of life in Cedaredge.

Policy GM-1.3.1: Enforce land use regulations

Policy GM-1.3.2: Encourage the cleanup of yards and open spaces through regulation and community programs.

Policy GM-1.3.3: Promote effective use of drought-tolerant landscaping and the preservation of trees.

Policy GM-1.3.4: Preserve quality of darkness and night sky views through outdoor lighting standards.

**Goal GM-2: Protect the Town’s heritage through historic preservation.**

Objective GM-2.1: Document, preserve, and protect historic, cultural, and archaeological resources in and throughout the Town of Cedaredge.

Policy GM-2.2.1: Establish a Cedaredge Historic Preservation Commission in conjunction with the Surface Creek Valley Historical Society.

Policy GM-2.2.2: Work with the State Historic Preservation Office (SHPO), local preservation organizations, and volunteers to pursue grant funding to complete surveys, context studies, and other research needed to more fully document and interpret historic, cultural, and archaeological resources that exist in and around Cedaredge.

Policy GM-2.2.3: Identify and increase awareness of state and federal grants, tax incentives, and other financial incentives available to support the rehabilitation and adaptive reuse of historic buildings.

Policy GM-2.2.4: Encourage the adaptive reuse of existing buildings in Cedaredge as a preferred alternative to demolition, regardless of whether they have been formally recognized at the local, state, or federal level.

Policy GM-2.2.5: Pursue technical support and other resources offered through the Certified Local Government (CLG) program, and periodically review the standards and requirements to ensure the Town remains in good standing within the program.

Policy GM-2.2.6: Create a zoning district/overlay that supports mixed use development in the historic downtown area.

Policy GM-2.2.7: Create a Creative District to create funding that can help support the historic downtown and surrounding neighborhood.

Objective GM-2.2: Continue to support Pioneer Town.

Policy GM-2.2.1: Encourage increased visibility of Pioneer Town, including use for special events.

Policy GM-2.2.2: Promote use of “Pioneer Town” theme in the historic downtown area.

**Goal GM-3: Grow practically, logically and wisely with a focus on infill development.**

Objective GM-3.1: Consider annexation of projects that could impact community services and/or infrastructure.

Policy GM-3.1.1: Maintain annexation standards in the Town’s Codes.

Policy GM-3.1.2: Implement an Intergovernmental Agreement (IGA) with Delta County for growth management around the Town of Cedaredge.

Objective GM-3.2: Provide Town residents with adequate and affordable public water and sewer service.

Policy GM-3.2.1: Maintain safe drinking water standards.

Policy GM-3.2.2: Adopt standards that encourage the conservation of water in all uses.

Policy GM-3.2.3: Provide adequate wastewater treatment and meet State of Colorado regulations.

Policy GM-3.2.4: Upgrade transmission lines and storage capacity to meet projected future needs.

Policy GM-3.2.5: Consider the service capacity and Town needs before expanding services outside of Town limits.

Policy GM-3.2.6: Coordinate with neighboring water purveyors (e.g.; Upper Surface Creek Water Users Association, Orchard City) for providing water to users, and encourage a more regional approach to water services.

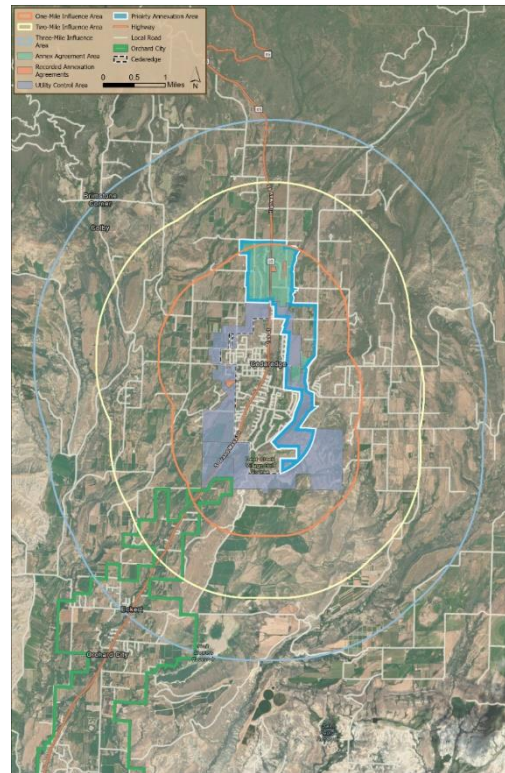


Figure 6 Three-Mile Plan

Policy GM-3.2.7: Pursue potential use of reclaimed water from the Town's wastewater treatment plant for Town green spaces and sale to surrounding agricultural lands.

Objective GM-3.3: Improve existing town streets, sidewalks, and lighting.

Policy GM-3.3.1: Continue to comply with street maintenance schedule.

Policy GM-3.3.2: Establish an annual sidewalk maintenance and construction schedule.

Policy GM-3.3.3: Budget money annually for streets, sidewalks, and lighting improvements throughout Town.

Policy GM-3.3.4: Continue to support downtown revitalization.

Objective GM-3.4: Ensure that new development pays its own way.

Policy GM-3.4.1: Require developers to install and/or pay for their legal share of infrastructure needed to serve new development.

Policy GM-3.4.2: Require developers seeking annexation to submit a fiscal analysis that demonstrates the impacts/benefits to the town.

Policy GM-3.4.3: Implement an impact fee structure to mitigate for capital costs addressing infrastructure and services (e.g. roads, fire).

## Planning Element: Transportation Needs and Improvements (TNI)



### *Why it's important*

The Town of Cedaredge is serviced by a robust network of roadway types, multi-modal trails, and transit connections. Despite these available resources for travel in and through the community, opportunity exists to continue to grow connectivity not just within the Town but also in coordination with neighboring communities. Nearby towns and counties are home to such transportation resources as the Montrose and Grand Junction airports, intrastate Bustang service, and intranational train service furnished by Amtrack.

As the community continues to grow, and development continues to take place, ensuring roadway infrastructure is implemented (and

improved) to meet the potential increased demand, while incorporating multi-modal infrastructure will be important to ease pressure current residents tend to face with increased development. Ensuring safe, reliable, and enjoyable transportation options within Cedaredge and connecting to neighboring communities is a vital component of accommodating the projected population growth as well serving the Town's increasing aging population and associated mobility needs.

### Goals, Objectives, and Policy Statements

**Goal TNI-1: Provide and maintain a safe and accessible transportation system for all types of uses (vehicles, bicycles, pedestrians, etc.).**

Objective TNI-1.1: . Prepare and implement an Asset Management Plan to help identify and prioritize critical infrastructure needs.

Policy TNI-1.1.1: Establish a maintenance and repair schedule to address deficiencies in the Town's infrastructure and facilities.

Policy TNI-1.1.2: Prioritize investment in improvements that will enhance accessibility and safety for pedestrians, bicyclists, and older adults in the community

Policy TNI-1.1.3: Coordinate complete roadway improvements (sewer upgrades, utility undergrounding, cross section improvements, etc.) with construction projects

impacting the road network to minimize impacts on adjacent residences and businesses and elevate the efficient use of financial resources.

**Goal TNI-2: Provide well-maintained, accessible, (and where appropriate) ADA-compliant facility ingress and egress, streets, and modes of traffic circulation; parking; pedestrian sidewalks, trails, and amenities; lighting; roadway crosswalks; and access to public transportation.**



Objective TNI-2.1: Provide safe connectivity throughout the Town with trails, bike paths, and sidewalks.

Policy TNI-2.1.1: Support the Recreation and Trails Master Plan connectivity recommendations (Also see Policy OS-1.1.3).

Policy TNI-2.1.2: Complete an ADA Transition Plan for all Town facilities.

Policy TNI-2.1.3: Plan for and implement ADA improvements concurrently with roadway infrastructure improvements.

Objective TNI-2.2: Improve streets and traffic circulation

Policy TNI-2.2.1: Improve town circulation by connecting streets and alleys.

Policy TNI-2.2.2: Require that new subdivision development provide traffic studies to identify impacts and improvements required to fully mitigate project impacts.

Policy TNI-2.2.3: Create a routine maintenance program for roads, culverts, and bridges to help preserve the Town's infrastructure.

Policy TNI-2.2.4: Require new development to provide for existing and future connectivity between neighborhoods.

Policy TNI-2.2.5: New development shall avoid/reduce access points directly onto Highway 65 where possible.

Objective TNI-2.3: Coordinate with State (CDOT) and County for circulation-related projects where possible.

Policy TNI-2.3.1: Develop a Corridor Plan for Grand Mesa Drive/SH 65.

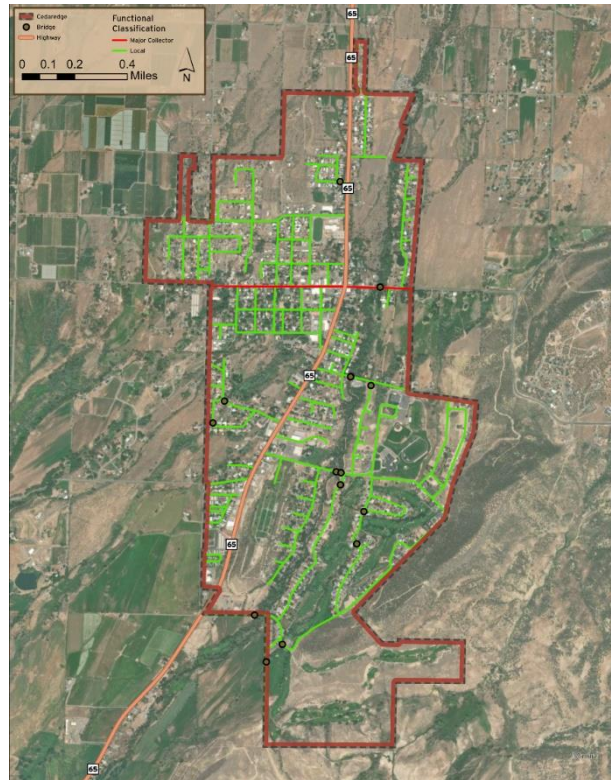
Objective TNI-2.4: Focus on safety and protect pedestrians.

Objective TNI-2.5: Identify and install crosswalks that help protect pedestrians' rights-of-way throughout town.

Policy TNI-2.5.1: Design traffic calming and wayfinding measures through Town.

Policy TNI-2.5.2: Implement standards to help identify and protect pedestrian crossings (e.g. speed table).

Figure 7 Preliminary Road Network Map



Objective TNI-2.6: Improve Multimodal Infrastructure.

Policy TNI-2.6.1: Support All Points Transit or similar public transportation for all users.

Policy TNI-2.6.2: Incorporate multimodal considerations in the design of new streets and upgrades to existing streets to accommodate all transportation modes safely and efficiently.

**Goal TNI-3: Provide adequate parking for the community and businesses.**

Objective TNI-3.1: Identify opportunities to implement new and/or improved parking regulations and management.

Policy TNI-3.1.1: Balance the needs for parking with other community priorities like safety, walkability, and compact development through a comprehensive parking management strategy as the Town continues to grow.

Policy TNI-3.1.2: Support the use of shared parking, on-street parking, and other strategies to maximize the use of available resources and support local businesses.



## Planning Element: Open Space - Recreation and Trails (OS)

### *Why it's important*

The town of Cedaredge boasts a robust portfolio of open space and recreational facilities. These assets include the Town's public parks, trails, golf course, and the local skate park to name a few.

These facilities provide essential outdoor gathering places as well as much needed pedestrian transportation infrastructure. The maintenance and expansion of the town's open spaces are deemed an essential component of uniting the community and ensuring the physical and mental well-being of its residents.

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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 Plan. The following goals and policies align with the efforts put forward within that plan, however, the Recreation and Trails Plan (once adopted) should be referenced for greater detail on the Town's plans for recreation and trails management and expansion into the future.

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*Figure 8 Cedaredge Golf Course (Source: Town of Cedaredge)*



## Goals, Objectives, and Policy Statements

**Goal OS-1: Provide access to high quality green spaces, leisure enjoyment areas and facilities, and community events.**

Objective OS-1.1: Promote a diversity of high-quality and self-sustaining recreational activities

Policy OS-1.1.1: Continue to provide, implement and maintain active and passive recreational facilities in all Town parks.

Policy OS-1.1.2: Seek ways to market and/or expand the Grand Mesa Scenic and Historic By-way.

Policy OS-1.1.3: Identify funding opportunities to implement planned improvements and new recreation opportunities identified in the Town's Recreation and Trails Master Plan.

Policy OS-1.1.4: Ensure sustainable funding and maintenance of additional recreational amenities prior to dedicating, building, or assuming ownership or maintenance responsibilities.

Policy OS-1.1.5: Implement strategies to manage and finance the ongoing maintenance of existing parks, trails, open spaces, and facilities.

Objective OS-1.2: Reasonably extend the public trail system and develop open space as the Town grows.

Policy OS-1.2.1: Coordinate implementation of the Cedaredge Recreation and Trails Master Plan with the Delta County Recreation Master Plan.

Policy OS-1.2.2: Utilize site planning, landscape screening, and fencing techniques along public trails to avoid trespass onto private property.

Policy OS-1.2.3: Establish and monitor an open space land use ratio component for growth in the community.

Policy OS-1.2.4: Require new development to improve and/or dedicate shared open space that is accessible to the public.

Objective OS-1.3: Develop new park lands to provide for future needs.

Policy OS-1.3.1: Maintain public and park land service as the Town grows.

Policy OS-1.3.2: Establish a land use and zoning designation that encourages recreational uses in appropriate areas.

Objective OS-1.4: Preserve trees and natural areas.

Policy OS-1.4.1: Encourage the preservation of healthy trees

Policy OS-1.4.2: Minimize development within riparian areas and natural areas.

Objective OS-1.5: Coordinate with the school district in the development of facilities for use by all ages.

Policy OS-1.5.1: Encourage incorporating families and youth in use of school facilities.

Policy OS-1.5.2: Identify facility use by need and/or interest by different groups within the community.

Objective OS-1.6: Improve financial stability of the Cedaredge Golf Course Club.

Policy OS-1.6.1: Explore options for maximizing use of the Cedaredge Golf Course lands.

Policy OS-1.6.2: Implement programs/events that help support the Cedaredge Golf Course.

Objective OS-1.7: Expand recreational opportunities in Cedaredge and the surrounding areas.

Policy OS-1.7.1: Promote recreational attractions in conjunction with tourism efforts in the community.

Policy OS-1.7.2: Encourage the development of an area-supported Recreation District.

Objective OS-1.8: Provide equitable access to all recreational opportunities.

Policy OS-1.8.1: Balance the needs and desires of different user groups when planning improvements to existing parks and trails.

Policy OS-1.8.2: Seek opportunities to expand the range of year-round recreational programs that are available to residents of all ages and abilities – including youth programs and activities.

## **Planning Element: Regional Coordination (RC)**

### ***Why it's important***

Many of the values reflected within the Cedaredge Master Plan are reflected in both state and county planning initiatives. Careful coordination with both entities is essential to ensuring the viability of long-term planning efforts. A key component to regional coordination for a community like Cedaredge is that it helps foster collaboration and mutual support between neighboring communities and larger regional organizations. Listed below are a few reasons why it is important to prioritize regional coordination – many of which are topics that came up throughout the master planning process.

1. **Economic growth:** collaborating regionally has the potential to attract larger investments, promote tourism, and access broader economic markets, all which helps stimulate the local economy.
2. **Problem solving:** regional coordination helps communities work together to solve problems that are often too big for one community to handle alone, or in instances where the right path forward is ambiguous. Leveraging the ideas and support of regional actors can help Cedaredge identify better opportunities to deal with problems that arise in the future.
3. **Disaster preparedness:** A specific component of this Master Plan is the highlight of the coordination necessary between the Town and Delta County to ensure all are prepared for disasters in the future. Regional coordination allows communities to plan together, share emergency services, and create more robust response strategies.

Significant resources exist at the federal, state, and county level to advance initiatives such as infrastructure improvements, housing supply, public spaces improvement and maintenance, etc. The following goals and policies outline a process by which the priorities of Cedaredge are advanced in alignment with, and through coordination and support provided by, state and county governments.

### Goals, Objectives, and Policy Statements

**Goal RC-1: Economic stability and diversity wherein the influence and aesthetics of agriculture and ranching are protected, and economic assets are created without creating adverse fiscal impacts on the Town or damaging its small-town character.**

Objective RC-1.1: Develop and implement an annexation master plan.

Policy RC-1.1.1: Coordinate annexation policy with growth management agreements between the Town, adjacent incorporated communities, and Delta County.

**Goal RC-2: Elevate partnership and coordination opportunities between the Town and Delta County.**

Objective RC-2.1: Support Delta County planning and implementation activities that require Town input/information.

Objective RC-2.2: Identify and participate in joint funding opportunities to implement shared needs between the Town and Delta County.

### Planning Element: Housing (H)

#### *Why it's important*

Challenges facing the growth of Cedaredge are twofold: housing supply, and housing diversity. Growth in median income within Cedaredge has not matched that within Delta County nor the state of Colorado. Over 60% of renters are currently cost burdened by their living arrangements paying more than 30% of their income in rent.

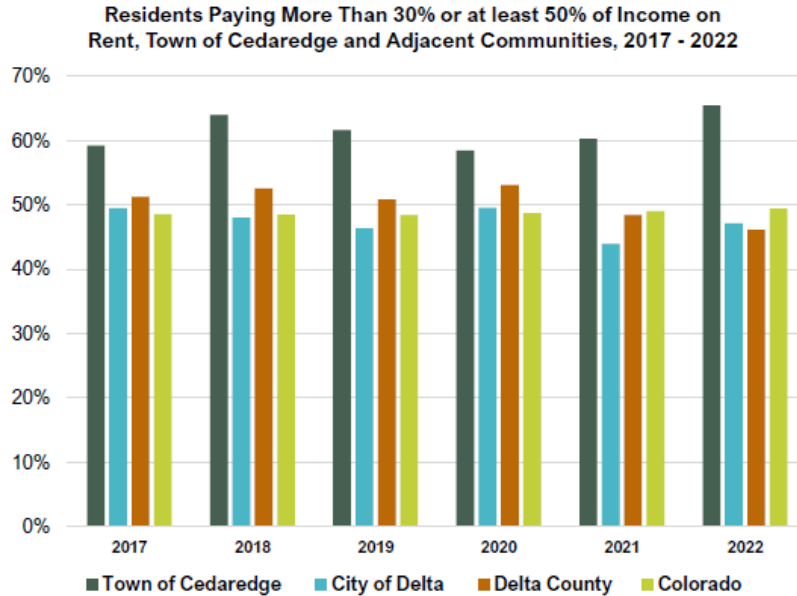


Figure 9 Residents Paying More Than 30% or at least 50% of Income on Rent (2017-2022), Community Profile

While significant opportunity exists to develop, anticipated annual population growth of 0.95% is expected to rapidly outpace housing supply, especially that which is considered entry level or affordable. In order to ensure suitable options exist to protect those residents currently living in Cedaredge as well as those prospective residents, steps must be taken to bolster a stock of suitable, affordable, and diverse residential facilities.

### Goals, Objectives, and Policy Statements

**Goal H-1: Encourage and Incentivize housing that meet the needs of its various bases.**

Objective H-1.1: Determine Current and Future housing needs for the Town.

Policy H-1.1.1: Leverage the housing related content of this Master Plan and complete a Housing Needs Assessment.

Objective H-1.2: Implement policy changes to support the development of attainable and affordable housing.

Policy H-1.2.1: Utilize the outcomes of a Housing Needs Assessment to identify municipal code updates.

Objective H-1.3: Diversify housing options available in Town.

Policy H-1.3.1: Support incremental diversification of housing options through targeted infill and redevelopment, zoning, and/or future annexation. Utilize outcomes of a Housing Needs Assessment to encourage a mix of housing types focused on appropriate locations in the community including, but not limited to

small homes, accessory dwelling units, townhomes, live/work units, and apartments.

Objective H-1.4: Expand and preserve workforce and affordable housing options.

Policy H-1.4.1: Seek opportunities to facilitate the development of permanently affordable housing units that provide options for Cedaredge’s lower-income residents.

Policy H-1.4.2: Implement an expedited review/fast track process for deed-restricted, affordable housing development project proposals (in alignment with the Local Planning Capacity (LPC) Program established in 2002 through State of Colorado Proposition 123).

Policy H-1.4.3: Increase affordable/attainable housing in alignment with the Town’s commitment for the LPC Program (Proposition 123) in the next three (3) years.

Policy H-1.4.4: Identify and apply for LPC Program (Proposition 123) implementation funding to support affordable housing development and the preservation of existing affordable housing in the Town.

Policy H-1.4.5: Expand Cedaredge’s supply of affordable and attainable housing through annexation.

Policy H-1.4.6: Encourage new development to accommodate a variety of housing sizes, household types, tenure types, densities, and prices, where appropriate.

Policy H-1.4.7: Explore opportunities to partner with private or non-profit developers on the construction of affordable and attainable housing on Town-owned and privately held land.

Policy H-1.4.8: Collaborate with Delta County, the state, and other housing agencies on programs and projects that can assist Cedaredge residents and employees seeking affordable housing options.



Policy H-1.4.9; Support the Delta County Housing Authority to administer affordable housing units within Cedaredge.

Objective H-1.5: Update Town’s Land Use Code to incorporate policy changes to support/incentivize affordable housing development in the Cedaredge.

Policy H-1.5.1: Consider the Department of Local Affairs (DOLA) Innovative Affordable Housing Strategies program as the basis for potential code updates (qualifying strategies).

## Planning Element: Resiliency, Sustainability, and Hazard Mitigation (RSHM)

### Why it’s important

As we examine the long-term viability of all elements of our master planning efforts it is essential to ensure thorough precautions are taken to protect and maintain the natural and built environments that make up the Town of Cedaredge.

Our efforts in considering those threats facing Cedaredge were conducted with consideration of the three components of FEMA’s National Risk Index which include Natural Hazard Expected Annual Loss, Social Vulnerability, and Community resilience. Currently, Cedaredge’s National Risk Index is considered “relatively moderate.”

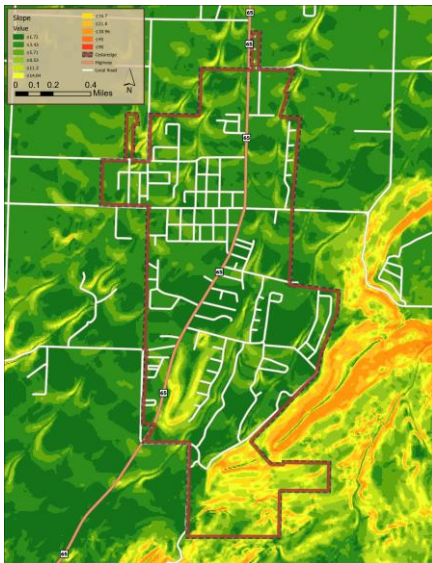
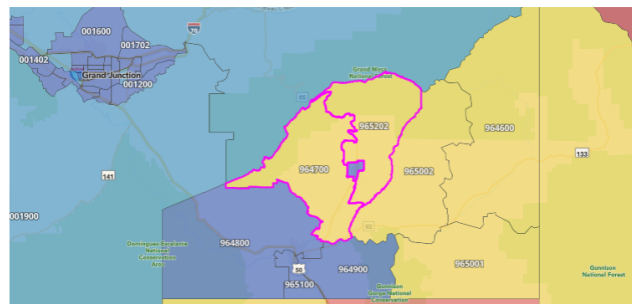


Figure 11 Town of Cedaredge Slope Analysis - See Community Profile

Risk Index



Rank	Community	State	Risk Index Rating	Risk Index Score	National Percentile
1	Census tract 08029964700	CO	Relatively Moderate	73.45	0   100
2	Census tract 08029965202	CO	Relatively Moderate	66.25	0   100
3	Census tract 08029965201	CO	Very Low	4.69	0   100

Rank	Community	State	Risk Index Rating	Risk Index Score	National Percentile
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Figure 10: Risk Index, Town of Cedaredge, FEMA, See Community Profile

Of those natural hazards that pose a threat to The Town of highest priority are Wildfire, Flood, Landslide, and Wildlife Habitat Destruction. Maintaining detailed threat assessment, prevention, and response protocols is essential to ensuring the wellbeing of town residents and the environment that make Cedaredge and unique and beautiful place.

All efforts in resiliency, sustainability, and hazard mitigation were conducted with careful consideration of the concurrent Delta County Hazard Mitigation Plan draft.

## Goals, Objectives, and Policy Statements

### **Goal RSHM-1: Ensure community resiliency in Town operations and planning for prevention and recovery from unforeseen, untoward circumstances.**

Objective RSHM-1.1: Understand the Town’s specific risks and vulnerabilities and implement policies, programs and procedures to address these issues.

Policy RSHM-1.1.1: Complete a community resiliency assessment and identify actionable strategies to address shortcomings.

Policy RSHM 1.1.2: Ensure future planning incorporates “planning for hazards” as a component in consideration for how and where the community develops.

Policy RSHM-1.1.3; Implement Low Impact Development (LID) standards for stormwater management in new development.

Policy RSHM-1.1.4: Avoid development in hazard areas, and if it cannot be avoided, such hazards should be reasonably mitigated.

Policy RSHM-1.1.5: Implement Wildland Urban Interface (WUI) standards for development near areas designated as High Fire Hazard.

Objective RSHM-1.2: Ensure facility and infrastructure resilience.

Policy RSHM-1.2.1: Design, maintain, and improve public infrastructure to be resilient and adaptable to future challenges and risks.

Objective RSHM-1.3: Emphasize the conservation of the Town’s natural resources in public and private investments and decision making.

Policy RSHM-1.3.1: Integrate sustainable development practices as part of new development and infill/redevelopment to the extent practicable including but not limited to energy and water conservation, use/generation of renewable energy, stormwater capture and filtration, etc.

Policy RSHM-1.3.2: Require (as appropriate) the use of native species and xeriscape techniques in landscaping to reduce water demand, reduce or eliminate the need for the use of pesticides, enhance habitat for pollinators, and adapt to a warmer future climate.

Policy RSHM-1.3.3: Encourage the integration and protection of steep slopes, mature trees, drainages or creek corridors, and other features into the design and orientation of future developments. As noted in the Future Land Use Plan component of this Master Plan, opportunities to cluster development to facilitate the creation/preservation of open space and provide protections in identified hazard areas or environmentally sensitive areas of the community.

Policy RSHM-1.3.4: Invest in infrastructure and improvements that: encourage use of electric vehicles and equipment; encourage transit use for regional trips (as available); enhance safety and comfort for local walking and biking trips.

Policy RSHM-1.3.5: Implement strategies that help reduce greenhouse gas emissions.

**Goal RSHM-2: Work internally and with regional partners to build resilience throughout the land in and surrounding Cedaredge.**

Objective RSHM-2.1: Ensure watershed and forest health.

Policy RSHM-2.1.1: Collaborate with governmental, nonprofit, and private sector partners on multi-benefit regional watershed and landscape scale initiatives that improve watershed resilience, forest health, and land restoration/stewardship.

Policy RSHM-2.1.2: Collaborate with Delta County on efforts to increase Cedaredge's wildfire preparedness.

Policy RSHM-2.1.3: Coordinate on the development and implementation of the Community Hazard Mitigation Plan (HMP) for Delta County.

Policy RSHM-2.1.4: Coordinate on the development and implementation of the Community Wildfire Prevention Plan (CWPP) for Delta County.

Objective RSHM-2.2: Ensure sustained water availability and resource protection.

Policy RSHM-2.2.1: Monitor and implement future improvements to manage dams within Cedaredge or those which Cedaredge relies on that are on the list of dams the State of Colorado Department of Water Resources Dam Safety Division has rated as High and Significant hazard dams in the community or within Delta County.

Objective RSHM-2.3: Minimize risks to property, infrastructure, and lives from natural hazards.

Policy RSHM-2.3.1: Discourage new development or the intensification of existing development in high-risk areas, such as: the 100-year floodplain or floodway; steep slopes (over 30%); and historical landslides.

Policy RSHM-2.3.2: Implement regulatory incentives (e.g. clustering, density/transfer of development rights, etc.) and other strategies where feasible to reduce development in high-risk areas.

Policy RSHM-2.3.3: Reduce the risk of wildfire on public and private property through improved community awareness, defensible space, resilient building materials and landscape management. Invest in and support efforts to ensure safe ingress/egress for residents and firefighters, provide adequate water supply and pressure for firefighting.

Policy RSHM-2.3.4: Reduce the risk of flood damage on public and private property through implementation of a Stormwater Master Plan, identified infrastructure projects, floodplain management and development standards, watershed health and restoration initiatives, and community awareness initiatives.



**Goal RSHM-3: Increase community risk awareness and preparedness.**

Objective RSHM-3.1: Increase hazard risk awareness.

Policy RSHM-3.1.1: Enhance community member and visitor awareness about the risks of natural and human-caused hazards and potentially sensitive areas and/or vulnerable populations.

Objective RSHM-3.2: Increase community preparedness and resiliency.

Policy RSHM-3.2.1: Improve community preparedness for and resilience to natural and human-caused hazards and risks by proactively preparing for community post-

disaster response and recovery and facilitating the development of neighborhood-based resiliency hubs.

Objective RSHM-3.3: Identify and implement opportunities for redundancy.

Policy RSHM-3.3.1: Identify opportunities to implement redundancy in the transportation network to minimize locations with single points of access.

Policy RSHM-3.3.2: Identify opportunities and invest in the implementation of redundancy in the communication network in and throughout the Town – including but not limited to broadband internet access, television, and cellular networks.

**Goal RSHM-4: Maintain essential public services during disasters, pandemics, and other emergencies.**

Objective RSHM-4.1: Develop a continuity plan for operations and services critical for the continued provision of government services.

Policy RSHM-4.1.1: Ensure government services, critical functions, communications, and disaster response can be continued during disasters and emergencies, and that services are located in adequate, safe, and secure facilities.

Objective RSHM-4.2: Identify critical facilities and infrastructure and prioritize funding for the continued support and maintenance of each.

Policy RSHM-4.2.1: Develop and maintain a list and map of critical facilities in the Town.

## **Planning Element: Aging Population (AP)**

### ***Why it's important***

In addition to its breathtaking geographic surroundings and endearing community character, the residents of Cedaredge are what give the town its unique sense of charm.

Ensuring the well-being of all residents as they age is a sacred responsibility of every community. Throughout the last decade the Town, and greater county, have seen a consistent increase in the average age of residents, now 51.3 years old and 48 years old respectively.

Accommodating an aging population requires significant resources be devoted to addressing such matters as accessibility, mobility, and housing with an emphasis placed on aging in place. It is also important to consider the economic challenges and opportunities associated with serving a population receiving a fixed income.

Supporting the older adult population of Cedaredge is not just moral obligation, it is essential to maintaining a sustainable system for affordable housing and reliable transportation.

## Goals, Objectives, and Policy Statements

### Goal AP-1: Ensure the Town grows as an Age Friendly Community.

Objective AP-1.1: Understand opportunities for improvement to support the aging community in Cedaredge.

Policy AP-1.1.1: Complete an age-friendly community assessment such as the one developed by the Denver Regional Council of Governments and/or the AARP Livable Communities program.



Policy AP-1.1.2: Ensure any assessment completed reviews and analyzes the support available to the older adult population in the following categories: Mobility and Access; Housing; Community Living; and Support Services.



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**AARP Network of Age-Friendly States and Communities**  
An age-friendly community is livable for people of *all* ages

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Policy AP-1.1.3: Develop a Community Action Plan to address gaps and opportunities identified in a community assessment for older adults.

Objective AP-1.2: Identify funding and implement improvements identified in an assessment.

Policy AP-1.2.1: Consider applying for a Community Challenge Grant through AARP.

Policy AP-1.2.2: Prioritize the implementation of low-cost and low-effort improvements that can better support the day to day lives of the older adult community in Cedaredge.

Objective AP-1.3: Ensure the older adult population in Cedaredge is included and considered in planning for Cedaredge into the future.

Policy AP-1.3.1: Appoint a Senior Advisory Committee to report directly to the Board of Trustees on matters of concern for the older adult populations.

Policy AP-1.3.2: Develop a work plan for the Senior Advisory Committee to support the implementation of programs and projects in support of older adults in Cedaredge.

## **Planning Element: Infrastructure and Services (IS)**

### ***Why it's important***

The Town's Infrastructure portfolio is comprised of the following key utilities/resources:

- Water
- Wastewater/Sewer
- Energy (Electricity)
- Natural Gas
- Waste
- Communication Systems



*Figure 12: Fire Hydrant Installation (Source: Town of Cedaredge)*

In addition to these essential components Cedaredge also ensures the reliable administration of essential social services such as public safety, schools, and any number of medical facilities.

Each of these key components of social and physical infrastructure represents a service essential to the well-being of all members of the community as well as the protection of the natural environment. Ensuring the sustained delivery of such services is not only deemed essential to the sustained

success of Cedaredge but is also the focus of continuous improvement and resiliency efforts.

The infrastructure and services provided by the town should be viewed as the foundation upon which the administration of all other plan goals and policies rely.

### **Goals, Objectives, and Policy Statements**

**Goal IS-1: Continue maintaining and improving Town infrastructure and services.**

Objective IS-1.1: Maintain and improve the Town’s water and wastewater resources to ensure safe and sustainable service is provided in perpetuity to residents and businesses.

Policy IS-1.1.1: Continue to ensure the Town’s water supply, treatment, and distribution system is adequate to meet expected future demand, taking into account seasonal fluctuations in water use.

Policy IS-1.1.2: Develop and implement a Stormwater Master Plan and a Water Capital Improvements Plan.

Policy IS-1.1.3: Continue a phased approach to Town water and wastewater improvements for known and unknown aging infrastructure.

Policy IS-1.1.4: Continue to maintain and operate the Town’s wastewater treatment plant to comply with all state and federal regulations.

**Goal IS-2: Invest in staff wages, benefits, training, and work culture; water resources; and maintenance and replacement of Town assets.**

Objective IS-2.1: Develop a staffing plan that includes incentives for staff training and certification to ensure the Town operations have properly trained and certified staff meeting State and Federal requirements, NIMS requirements, and staff depth to provide succession planning.



Figure 13 Town Water Tanks (Source: Town of Cedaredge)

Policy IS-2.1.1: Incrementally (every 3-5 years) complete a review of operation requirements for the Town’s operations to verify that the Town is meeting State and Federal requirements.

Policy IS-2.1.2: Review compensation and benefits every other year, compensation one year followed by benefits the next year and make pay, promotion, and benefit adjustments accordingly.

Policy IS-2.1.3: Review staffing every 3-5 years to ensure the number and qualifications of staff and/or contractors is adequate to provide essential Town services.

Objective IS-2.2: Maintain and invest in Town assets.

Policy IS-2.2.1: Coordinate investment in water resources as the availability arises.

Policy IS-2.2.2: Develop and incrementally update an Asset Management Plan for the Town's infrastructure and other identified assets.

Policy IS-2.2.3: Invest in and maintain Town assets in accordance with a completed Asset Management Plan.

**Goal IS-3: Ensure a means of heterogeneity, fairness, and acceptance.**

Objective IS-3.1: Provide equitable access to public services, facilities, and resources across the community.

Policy IS-3.1.1: Prioritize investments in underserved areas to improve access to quality housing, education, healthcare, transportation, and recreational facilities.

Objective IS-3.2: Ensure that all community members, particularly those from historically marginalized communities, benefit from environmental protections and sustainability initiatives.

Policy IS-3.2.1: Prioritize environmental improvements and climate resilience projects in communities that have been disproportionately affected by environmental degradation.

Objective IS-3.3: Promote policies and practices within local government that prevent discrimination and advance equity.

Policy IS-3.3.1: Regularly review and update local ordinances, policies, and practices to ensure they promote fairness, prevent discrimination, and advance DEI objectives for the community.

Objective IS-3.4: Recognize, preserve, and celebrate the cultural heritage and contributions of all community members.

Policy IS-3.4.1: Support cultural events, public art, and historical preservation projects that reflect the diversity of the community.

## Planning Element: Workforce and Economic Development (WED)



### Why it's important

The town of Cedaredge has seen relatively consistent employment opportunities in the form of available jobs in the last 15 years. The most significant changes during this period occurred in the year during and immediately following the Covid-19 Pandemic.

Despite relatively steady overall job numbers a significant decline in jobs held by those 29 and younger has

persisted throughout the last two years. With a significant increase in the population of households with children under 18 ensuring economic opportunity for those entering the workforce will be essential to maintain the economic viability of residency for these groups.

These numbers paired with a relatively high unemployment rate of 13% create an environment poised to capitalize on a currently underutilized workforce. This workforce paired with significant available land use currently underutilized by commercial and industrial operations create a unique environment for future commercial growth.

### Sales Tax, Town of Cedaredge, 2000 - 2023

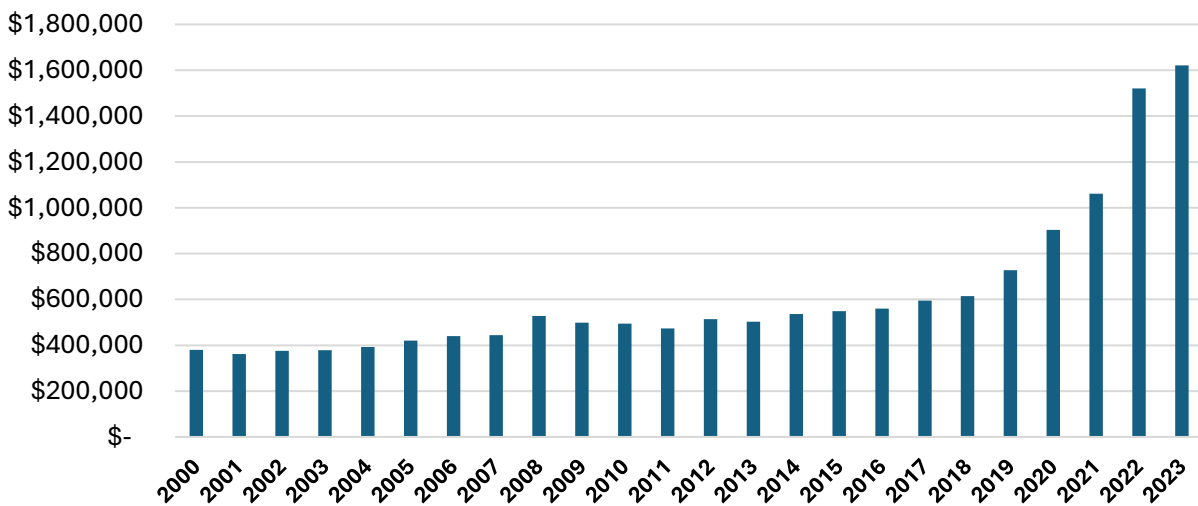


Figure 14 Sales Tax, Town of Cedaredge, 1998 - 2023 Source: Town of Cedaredge

The following goals and polices have been created to increase opportunity for the residents of Cedaredge while fostering opportunity for locally owned and operated business.

## Goals Objectives and Policy Statements

### **Goal WED-1: Create an environment where local businesses can thrive year-round.**

Objective WED-1.1: Identify and develop support networks

Policy WED-1.1.1: Work with local and regional partners to increase awareness and utilization of support networks, tools, and educational opportunities available to local businesses and remote workers in Cedaredge, such as those available on the Grand Mesa Business Guild's Website ([www.grandmesabusinessguild.com](http://www.grandmesabusinessguild.com)).

Opportunities include the Revolving Loan Fund and Main Street Program.

Objective WED-1.2: Elevate business attraction and recruitment opportunities

Policy WED-1.2.1: Work with local and regional partners in the identified support network to recruit and support the development of a diverse set of businesses that elevate and reinforce Cedaredge's small-town character and identify opportunities to fill gaps in local services such as medical needs, office support, food and retail.

Objective WED-1.3: Support business expansion in a variety of sectors and community support areas.

Policy WED-1.3.1: Encourage the expansion of flex uses in appropriate locations (such as the periphery of the Town) to create spaces for local businesses to expand into

Policy WED-1.3.2: Encourage entrepreneurship through local-maker-spaces and light industrial spaces.

Objective WED-1.4: Understand the business and workforce climate in Town to adapt support systems over time.

Policy WED-1.4.1: Periodically solicit input from residents, visitors, and businesses about the evolving needs of the Town and its economic environment.

Policy WED-1.4.2: Monitor tourism data points and sales tax data to better understand the Town's strengths and weaknesses and determine opportunities for future diversification of business needs.

### **Goal WED-2: Promote economic stability and diversity wherein the influence and aesthetics of agriculture and ranching are protected, and economic assets are created**

**without creating adverse fiscal impacts on the Town or damaging its small-town character.**

Objective WED-2.1: Promote free enterprise and small business growth.

Policy WED-2.1.1: Establish economic incentives for local entrepreneurship (ESTIP).

Policy WED-2.1.2: Explore the creation of a revolving loan fund.

Policy WED-2.1.3: Create and maintain a commerce web presence for business owners as well as prospective visitors/customers.

Objective WED-2.2: Encourage new businesses to locate in Cedaredge.

Policy WED-2.2.1: Utilize local web sites and advertise the attractiveness and other benefits of conducting business in Cedaredge.

Policy WED-2.2.2: Encourage the types of businesses that integrate well with residential use.

Policy WED-2.2.3: Encourage attendance at business gatherings; and to present Cedaredge as a good place to enjoy quality of life and to conduct business.

Policy WED-2.2.4: Work with the Cedaredge Business Community to market Cedaredge and celebrate Business Image Improvements.

Policy WED-2.2.5: Encourage local realtors to create an inventory of available business properties including details of each property and promote attractive staging of available business properties.

**Goal WED-3: Implement wayfinding and elevate access for residents and visitors to Cedaredge.**

Objective WED-3.1: Understand wayfinding needs for all visitors to the community.

Policy WED-3.1.1: Develop and Implement a Wayfinding plan to support residents and visitors of Cedaredge.

Objective WED-3.2: Improve wayfinding and access.

Policy WED-3.2.1: Improve wayfinding to encourage “pass through” visitors to stop and spend time in Town, and other visitors and/or residents to linger in the community.

**Goal WED-4: Focus community revitalization on attractive and welcoming business districts.**

Objective WED-4.1 : Encourage maintenance for all buildings, streets and trails.

Policy WED-4.1.1: Explore the creation and implementation of a business improvement fund.

Policy WED-4.1.2:

Consider partnering with Colorado MainStreet to implement business district improvements (general) and a façade or infrastructure upgrade program.

Policy WED-4.1.3: Enhance the quality of the pedestrian experience within business districts in Cedaredge.

Objective WED-4.2: Support revitalization of the town’s business community.

Policy WED-4.2.1: Expand recommendations in the Downtown Cedaredge Plan to include all businesses in the community.

Policy WED-4.2.2: Enhance the quality of the pedestrian experience with decorative street lighting, sidewalk improvements, benches, street trees, flower planters, and traffic calming devices.

Policy WED-4.2.3: Provide adequate serviced off-street parking that is dust and mud-free.



## Chapter 3: Future Land Use and the Three-mile Plan

### About this Chapter

This chapter builds on the Town’s prior efforts and intergovernmental agreements between the Town of Cedaredge and Delta County. This chapter should be used to guide sound decision making regarding the location, timing, and types of future growth that may occur in the future. This chapter should also be used to help guide future infrastructure investments, and areas of preferred growth.

### Future Land Use Plan

The Future Land Use Plan establishes a vision for future growth throughout the community. It takes into account the types, intensity, and location of all development in and adjacent to the community’s current municipal boundary. As development occurs, this plan should be referenced as a means to implement the vision for the physical growth of the community.

### Background

The Town of Cedaredge features a mixed land use pattern, with single-family homes dotted with office, retail, and service industries. As part of the 2024 master plan development, a land use map was created by using Delta County assessor data to help level-set current and future planning. This was the starting point. Extensive iteration took place with Town staff, and through the implementation of an online-interactive map, to produce the map shown on the following page. The existing land use map consists of a breakdown of land use categories within the town as follows (see following page for Current Land Use Map):

-  **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.

### Future Land Use/Pattern

The future land use of the Town of Cedaredge is not anticipated to change much from what is currently familiar to residents. This is in large part due to the desire of the community to preserve a livable, small-town environment ([Goal GM-1](#)), protect the Town’s heritage through historic preservation ([Goal GM-2](#)), and grow practically, logically, and wisely with a focus on infill development ([Goal GM-3](#)). The Future Land Use Map and subsequent detail maps on the following pages introduce four focus areas developed for this plan that aim to provide guidance for decision-makers, interested developers, and the community on where and how future development should take place. They are meant to not only provide context but help guide growth in a manner consistent with this plan in the future.

The four focus areas included in the Future Land Use Map are as follows:

**Entry Focal Points:** Entry Focal Points are identified on the Future Land Use Map at the southern end of Town centered at the intersection of State Highway 65 and SE Jay Avenue; and at the northern end at the intersection of State Highway 65 and NW Cedar Ave. These focal points are included at key locations related to the new commercial corridor overlay (detailed below) included in this map and at what can be described as the entry points to the community for visitors and commuters alike. Focal points serve two key purposes in the Future Land Use Plan:



1. An elevated consideration for redevelopment and development in the area immediately adjacent – directed, supported, and incentivized development in these areas should support the identification of Cedaredge.
2. Key markers for the beginning and end of the newly identified commercial corridor overlay. Not only should these focal points be considered as a key part of the continued evolution of this commercial corridor, but they can also be utilized to support future grant considerations and the implementation of incentives to redevelop and develop this corridor in the future.

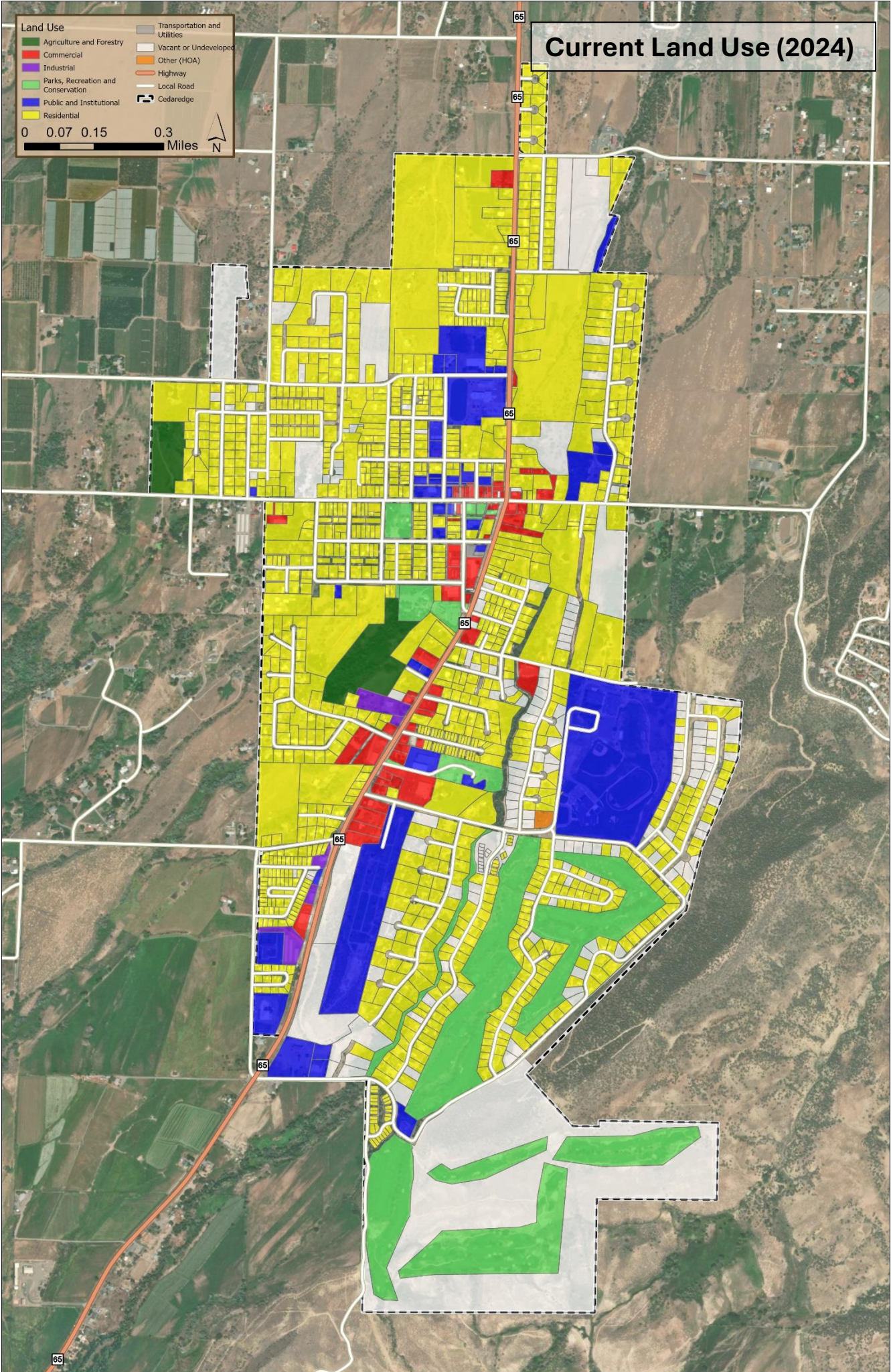
# Current Land Use (2024)

**Land Use**

Agriculture and Forestry	Transportation and Utilities
Commercial	Vacant or Undeveloped
Industrial	Other (HOA)
Parks, Recreation and Conservation	Highway
Public and Institutional	Local Road
Residential	Cedaredge

0 0.07 0.15 0.3 Miles

N

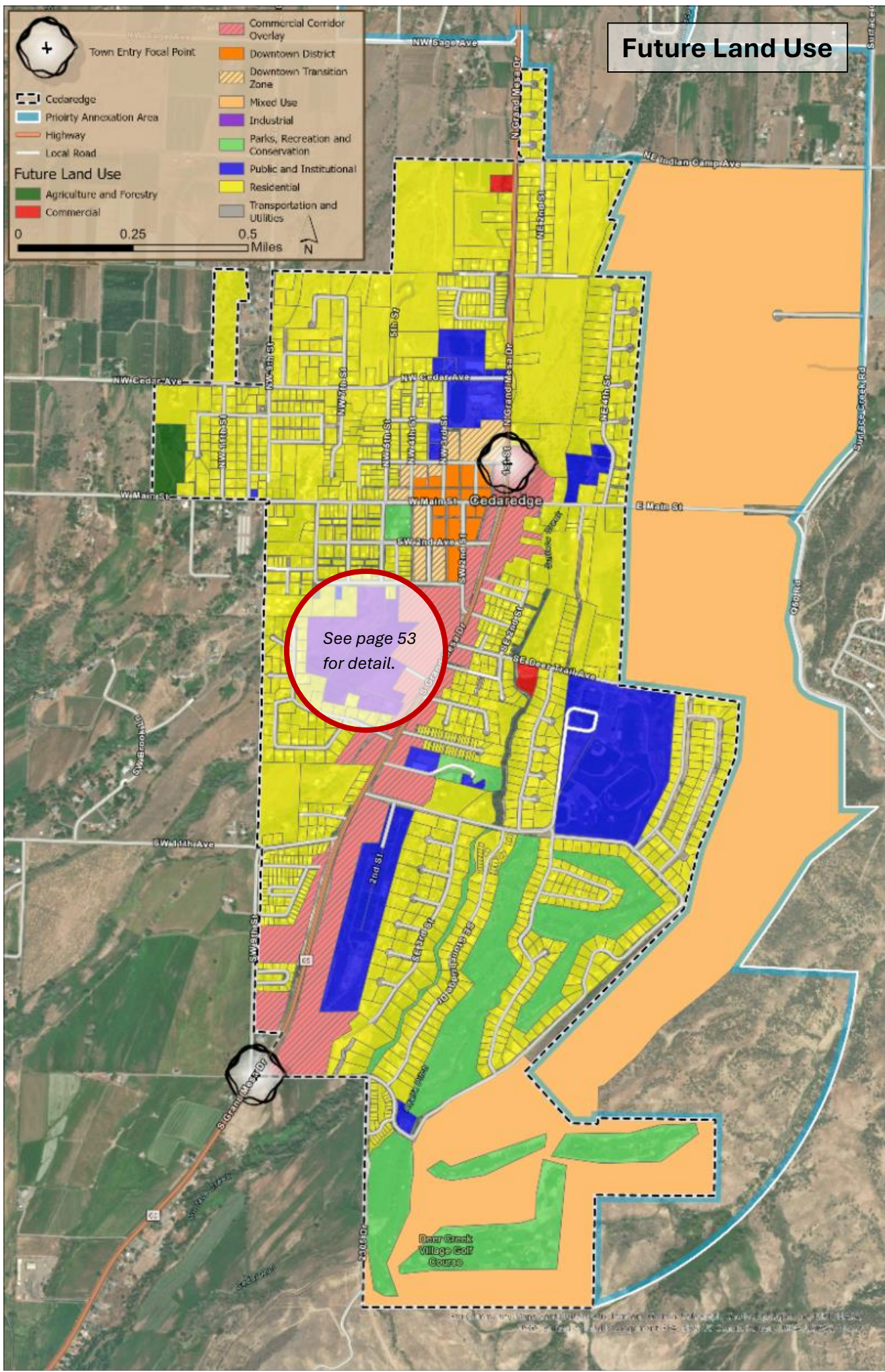


# Future Land Use

**Future Land Use Legend:**

- Town Entry Focal Point
- Cedaredge
- Priority Annexation Area
- Highway
- Local Road
- Commercial Corridor Overlay
- Downtown District
- Downtown Transition Zone
- Mixed Use
- Industrial
- Parks, Recreation and Conservation
- Public and Institutional
- Residential
- Transportation and Utilities
- Agriculture and Forestry
- Commercial

Scale: 0, 0.25, 0.5 Miles



Map prepared by the Planning Department, Town of Cedaredge, Colorado. All rights reserved. 2023.

**Commercial Corridor Overlay:** As outlined in various sections of the Goals, Objectives, and Policy Statements chapter of the (in development) Master Plan, State Highway 65 should be elevated as an opportunity for the community, rather than a barrier between east and west Cedaredge. To do so, this overlay is intended to serve multiple purposes as outlined below:

1. Indicate the Town’s interest in incentivizing commercial development (and redevelopment) along the corridor in alignment with the goals of this master plan.
2. Strengthen funding and partnership opportunities to realize the future (to be developed – TNI-2.3.1) vision for this corridor. Note:

This can also be a signal to support better coordination between the Town and CDOT as roadway reconfiguration and improvements take place (TNI-2.3).

3. Elevate the opportunity to better link each side of the highway into a more cohesive community – shift SH65 from being perceived as a barrier to an asset and opportunity for the community to leverage in a multitude of ways.



**Downtown District and Transition Zone:** The Downtown District highlights the core of the community and the opportunity for a continued push for a mix of uses, an elevated intensity of uses, and opportunities to increase gentle density in this area of the community. The Downtown District is ripe with adaptive reuse opportunities, a shift in the typical land use development paradigm that has the potential to include multiple uses within or on one property. For example, Town staff has had conversations with several interested individuals on infill opportunities mixing ground floor retail/commercial with second floor residential. Not only would these types of uses increase economic development for the downtown core and the broader community, but support placemaking opportunities in the core along with the provision of affordable housing and flexible building use.

The Downtown Transition Zone has been included as an overlay to consider the intensity of uses on the fringe of downtown to be congruent with the residential uses bordering the downtown district. The line between the downtown district and the transition zone should be viewed as “fuzzy”. As in-fill redevelopment and new development take place in the future, this differentiation in uses and areas may shift. The point here is that the intensity

and type of uses on the edge of the downtown district and the transition zone should take into consideration the neighboring uses.

**Priority Annexation Area, Mixed Use:** The area indicated on the Town’s [three-mile plan](#) as the priority annexation area is the only area the Town is actively interested in supporting annexation at this point and into the near future. Aside from an active interest in annexation, this plan aims to outline the types of land uses that would be appropriate for the area as development occurs. While predominantly considered for residential development, this area provides for an opportunity to support a mix of community supporting land uses. As such, this plan currently identifies the priority annexation area as mixed-use, however as annexation occurs, and in alignment with local and state regulations, zoning will be applied as necessary and in accordance with the provisions outlined in this plan.

A mixed-use district generally allows for a combination of different land uses within a designated area. This approach typically promotes vibrant, walkable communities, a reduced need for vehicular travel, and support for the local economy. Included below is an outline of common land uses that would typically be included in a mixed-use zoning district:

- Residential uses – As previously noted, residential uses are likely to be the predominant land use feature in this area, however these uses may vary in scale and density between single-family homes to live-work units.
- Commercial Uses – the intermingling of residential and commercial uses further supports the concept of a vibrant, walkable, and economically diverse area within any community. In this context, commercial uses could range from retail shops, restaurants, offices, lodging, and personal services (gym, dry cleaner, barber shop, etc.)
- Recreation and Open Spaces – coordinating open space within mixed use areas is a general best-practice within land use planning. As development takes shape in this area, it will be important for developers and town staff to strategically consider open space and recreation opportunities to support current and future residents.

Lastly, it will be important to consider opportunities to cluster density throughout identified future mixed-use areas to facilitate open space and provide protections in identified hazard areas or environmentally sensitive areas – e.g. areas with steep slopes can be prioritized for open space, where flatter areas, areas with little to no slope, can be prioritized for higher density.

# Future Land Use Overlay/Zones

**Future Land Use**

- Commercial Corridor Overlay
- Downtown District
- Downtown Transition Zone
- Mixed Use

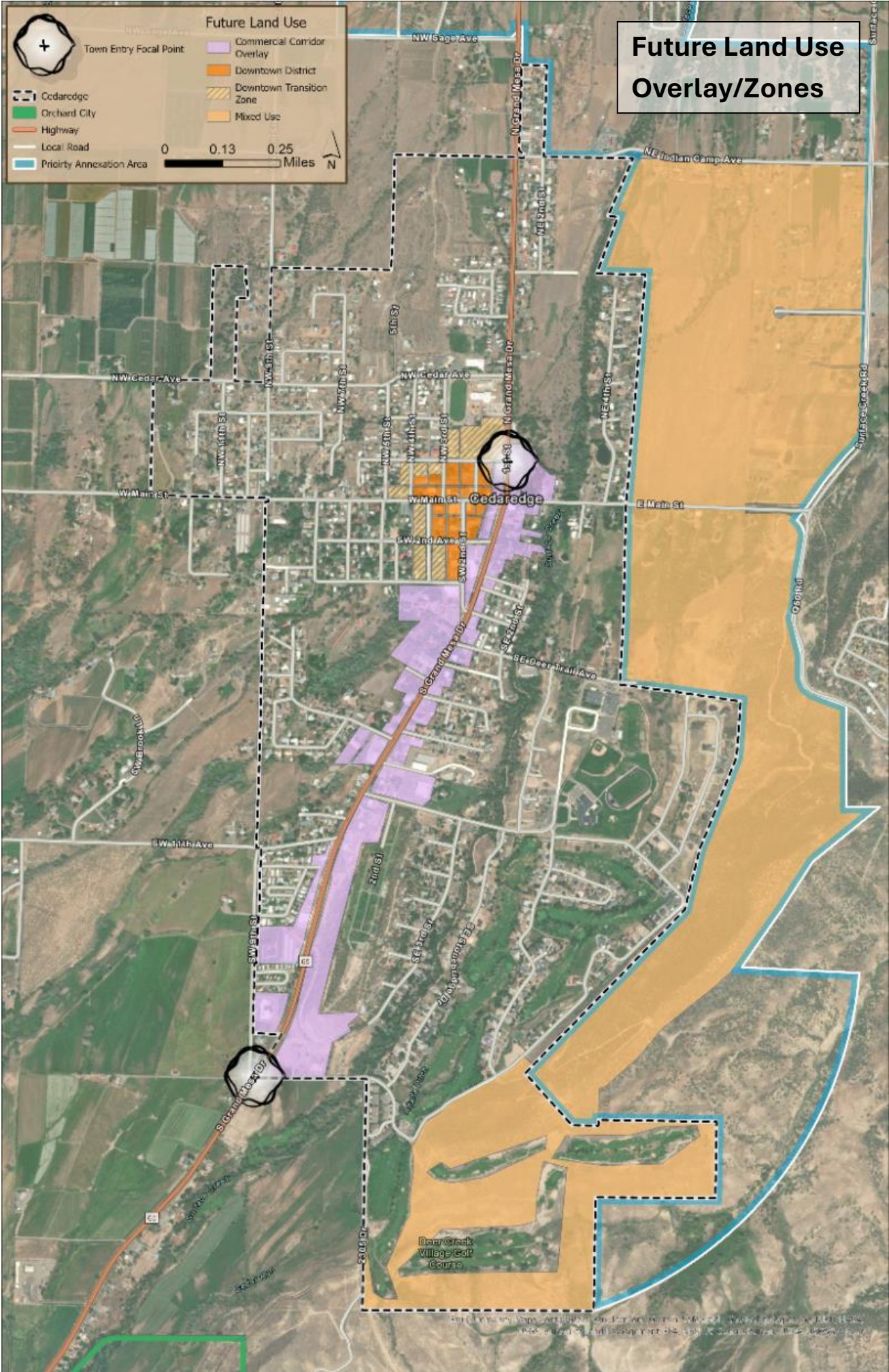
**Legend:**

- Cedaredge
- Orchard City
- Highway
- Local Road
- Priority Annexation Area

**Scale:** 0 0.13 0.25 Miles

**North Arrow:** N

**Town Entry Focal Point:** (Symbol: a circle with a crosshair)



Map created by MapInfo, Inc. for use in the Cedaredge, Oregon, Future Land Use Study. All rights reserved. 2014. Cedaredge, Oregon. All other trademarks and registered trademarks are the property of their respective owners.

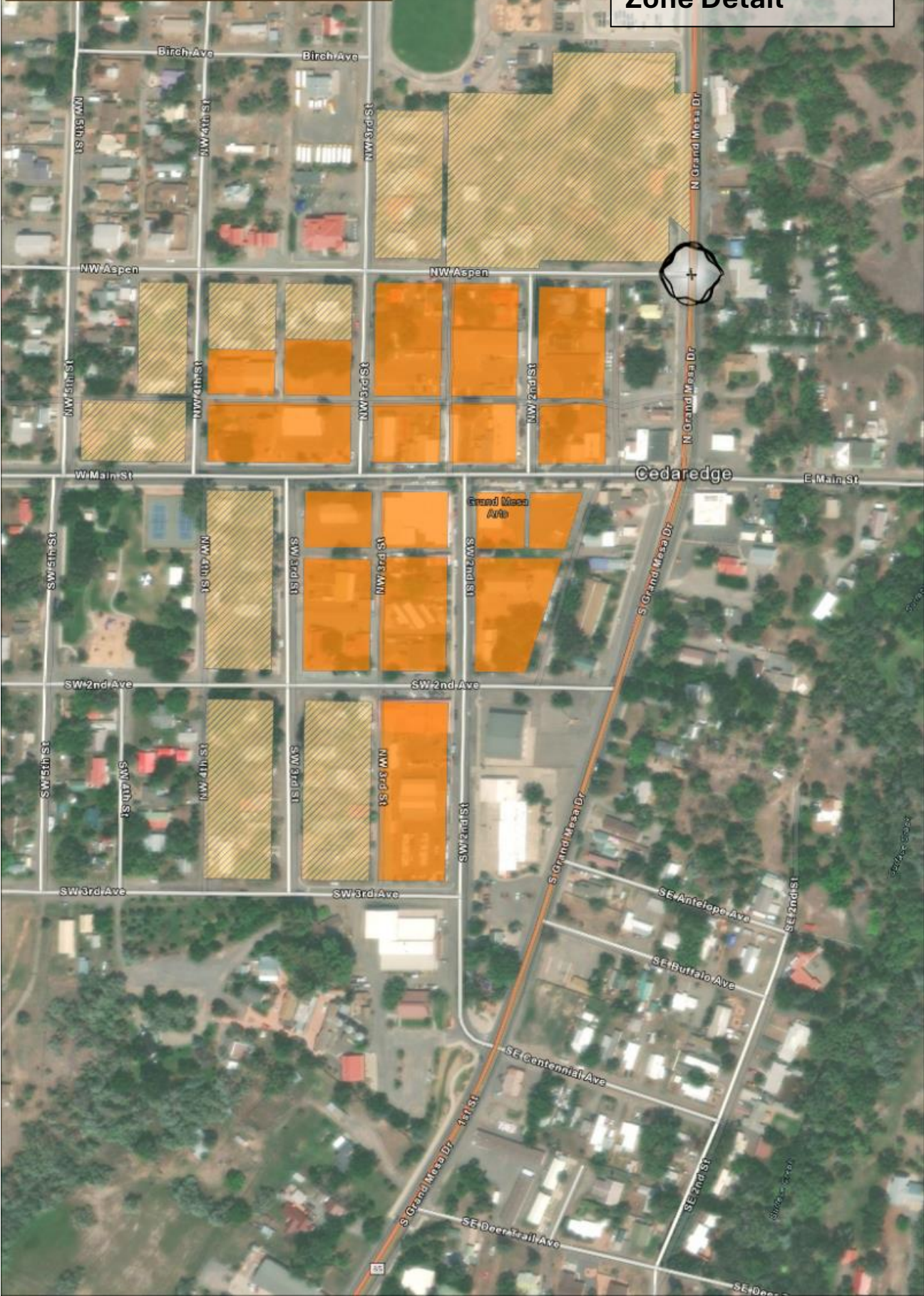
**Future Land Use**

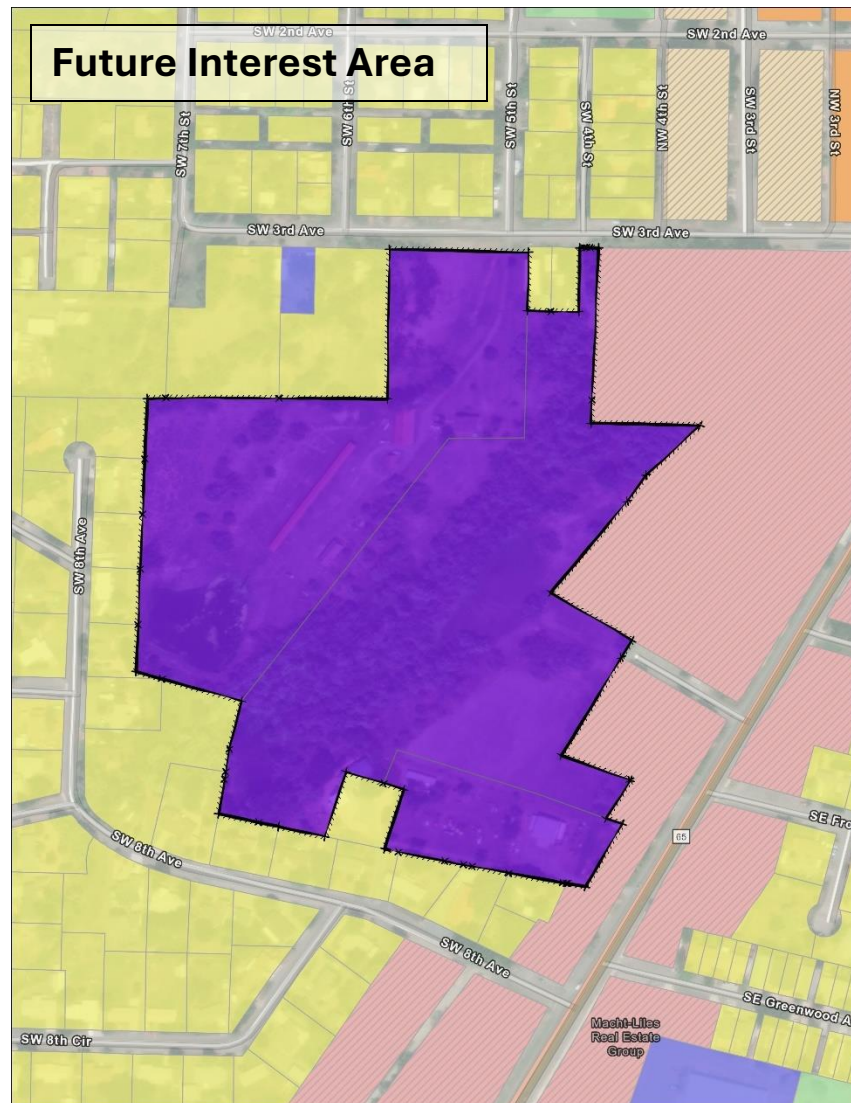
- Town Entry Focal Point
- Downtown District
- Downtown Transition Zone

Highway 0 237.5 475 Feet

Local Road

# Downtown District/Transition Zone Detail





**Future Interest Area:** The area shown in purple on the above map illustrates a potential opportunity for the Town in the future. Land use in this area is currently a mix of non-producing agricultural land with a mix of residential along the fringe. While future uses in this area of the community are undetermined, this combination of parcels presents a unique infill opportunity for the community. Initial discussions have promoted opportunities for small-scale industrial (maker-spaces and small retail, or mixed-use development). The Town should consider developing a special area plan to consider beneficial community uses in the future. Lastly, it is important to consider access to the interior of the area as infill development along the fringe takes place.

## Three-Mile Plan

Colorado law requires municipalities to adopt a Three-mile Plan prior to annexing new land. Generally, three-mile plans describe where a municipality plans to annex new territory within three miles of its current municipal limits, and how the municipality will provide adequate public facilities, services, and utilities to newly annexed areas while maintaining adequate levels of service in the remainder of the jurisdiction.

The boundary identified on the three-mile plan area map constitutes the Town's three-mile limit as required by CRS 31-12-105. (l)(e)(l). Three tiers of influence are identified for the purposes of this Master Plan.

**Tier 1: Priority Annexation Area.** The Cedaredge Priority Annexation Area identifies locations where the town may consider annexations in the near future (10-15 years) – generally parcels located along the eastern boundary of the Town is included in this area. Additionally, parcels included on the Northern boundary (up to one mile out) where water/wastewater service is already provided outside of the town limit is included in this area.

These areas are also identified as locations where the Town is willing to provide necessary water/wastewater services. Future annexation of this area and subsequent development will be required to coordinate road improvements in line with the connectivity and circulation needs of current residents and the intensity of future land uses proposed.

**Tier 2: Growth Management Area.** Areas that lie within one mile of Town municipal boundary to the north and northwest of the Town's boundary. While the Town does not anticipate property owner requests for annexations outside of the Town and within this area, the intent is to provide water/wastewater service if developed and obtain an annexation agreement.

**Tier 3: Utility Control Area.** Utility Control Areas are denoted within the one-mile area of the Town and are illustrated on the three-mile plan map in light-purple. The intent is to limit growth in these areas by limiting the connection of other utilities in this area, while maintaining a separation between the Town and other neighboring jurisdictions. At this point, the Town is not interested in annexation into this area but is cognizant of encroachment possibilities and will leverage the use of Intergovernmental Agreements with Delta County and Orchard City to manage growth in this area.

At this time, the Town of Cedaredge intends to focus annexation and new development in the Priority Annexation Area within the planning horizon of this Master Plan but anticipates that individual property owners may initiate annexations in other parts of the Planning Area. All petitions for annexation into the Town limits must be in accordance with Title 16, Chapter 3 of the Cedaredge Municipal Code, and at minimum, conform to the goals, policies and strategies of the Town of Cedaredge Master Plan.

See Three-Mile Plan Map for spatial details related to the Tier outlined above (following page).

### **Annexation Criteria**

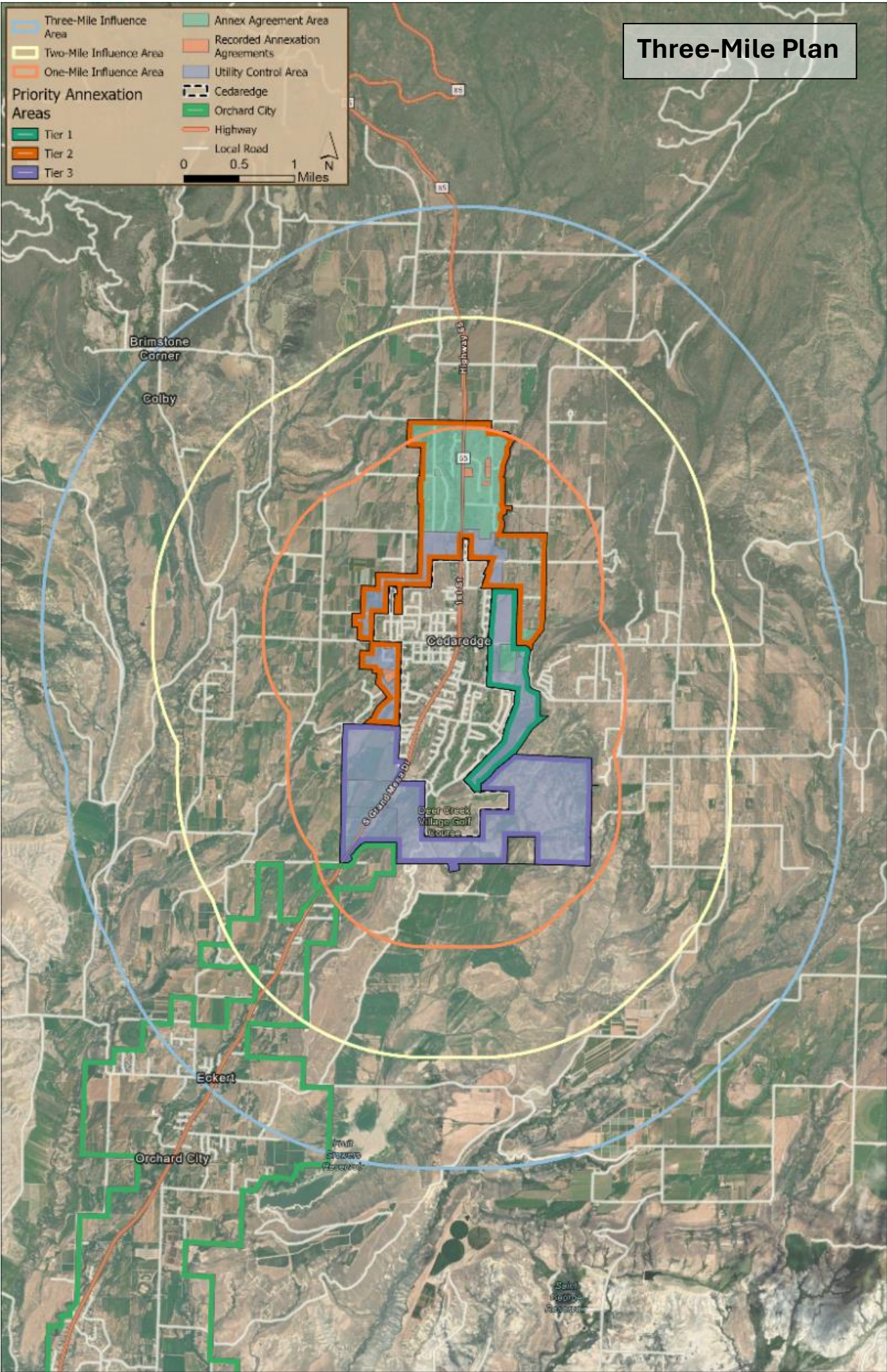
Cedaredge will consider future annexations using the following criteria, in addition to the standards listed in Title 16, Chapter 3 of the Cedaredge Municipal Code.

- **Comprehensive Plan Consistency.** As noted in Title 16, Chapter 3 of the Cedaredge Municipal Code, Annexations should advance the vision, goals, objectives and policy statements of the Master Plan. Specifically, annexations should support opportunities to support the Town’s economy, and provide affordable and/or attainable housing.
- **Regional Coordination.** Annexations will be evaluated in coordination with Delta County and follow the policies outlined in all current or future Intergovernmental Agreements (IGAs).
- **Planning Area Considerations.** All annexations should occur within the Cedaredge Planning Area as shown on the Future Land Use Map.
- **Hazard Mitigation.** Annexations should minimize risk from natural hazards.
- **Conservation.** Annexations should preserve environmentally sensitive lands, wildlife corridors, and riparian areas. In alignment with the Goals, Objectives and Policies stated within this plan.
- **Service Provision.** Annexations should allow for the efficient expansion of services and infrastructure, while also maintaining the levels of service currently provided to residents and properties within the municipal boundary.

# Three-Mile Plan

Three-Mile Influence Area	Annex Agreement Area
Two-Mile Influence Area	Recorded Annexation Agreements
One-Mile Influence Area	Utility Control Area
<b>Priority Annexation Areas</b>	Cedaredge
Tier 1	Orchard City
Tier 2	Highway
Tier 3	Local Road

0 0.5 1 Miles



## Chapter 4: Implementation

### About this Chapter

The Implementation Chapter outlines the framework for putting the objectives and policy statements of this master plan into action. This chapter focuses on translating vision and goals into reality by detailing the steps, resources, and timelines necessary to achieve the desired outcomes. It covers the priorities, potential funding mechanisms, and partnerships necessary to ensure success, as well as assigning roles and responsibilities across various stakeholders. Additionally, this chapter includes a framework for tracking progress and adjusting as conditions change, ensuring the plan remains adaptable and responsive over time. This approach is designed to support a coordinated and efficient effort toward fulfilling the plan’s objectives, making it a practical tool for guiding decision-making and investments in the years to come.

### Implementation Strategies

This section outlines strategies and actions the Town may pursue to support the implementation of the goals, objectives, and policy statements established in [Chapter 2](#) of this plan. The implementation table provided in subsequent pages is meant to be a reference as the Town develops work programs, capital improvement planning, the allocation of staff time, and other town resources. Included within the table are the anticipated roles and responsible parties, priority level, and potential funding opportunities (if known at this time).

### Roles and Responsibilities

The Town department or organization responsible for the implementation of the suggested action is identified coupled with partner organizations. The responsible lead and partners organizations are listed below for reference.

#### Town Departments

- Finance
- Planning and Building
- Police
- Public Works

#### Boards, Commissions, and Committees

- Board of Trustees (BOT)
  - Planning and Zoning Commission (P&Z)
  - Golf Advisory Board (GAB)
  - Economic Development Advisory Committee
- 
- Tree Board
  - Recreational Advisory Committee (RAC)

**State, Regional, and Other Partner Organizations**

• Delta County	• Orchard City	• Colorado Department of Local Affairs (DOLA)	• Colorado Department of Transportation (CDOT)
• Colorado Parks and Wildlife (CPW)	• Orchard City Irrigation District	• Upper Surface Creek Domestic Water Users Association (USCDWUA)	• Cedaredge Business Guild
• Region 10	• One Delta County	• Colorado Office of Economic Development and International Trade (OEDIT)	• State Historic Preservation Office (SHPO)

**Priority**

Each implementation line item is organized according to its anticipated level of priority following the adoption of the Master Plan. Implementation may take place sooner or later than the timeframes identified in this plan if the opportunity to do so presents itself. It is important that an annual priority-setting exercise is completed by the Town Board of Trustees to update priority levels as the plan is implemented.

**Short** – these strategies should be completed within one to two years.

**Medium** – these strategies should be completed within three to five years.

**Long** – these strategies should be considered/completed within six to ten years.

**Ongoing** – these strategies will be completed continuously as opportunities and funding are available.

**TOWN OF CEDAREdge 2025 Master Plan**

<b>Policy and/or Objective</b>	<b>Action</b>	<b>Roles and Responsibility</b>	<b>Priority/Resources Required</b>
<b>Growth Management</b>			
<b>Goal GM-1: Preserve a livable, small-town environment that, through good land use planning practices, maintains an interesting mix of compatible uses on a small community scale</b>			
<b>Objective GM-1.1</b> Maintain a Zoning Map that is consistent with the Land Use Plan.			
<b>GM-1.1.1</b> Establish reasonable land use regulations and procedures that balance protection of private property rights with legitimate public objectives	Update Town Zoning Code	<b>Lead:</b> Planning and Building <b>Partners:</b> BOT, P&Z, Delta County	<b>Priority:</b> Short <b>Resources:</b> Staff/Consultant time
<b>GM-1.1.2</b> Accommodate a mixture of uses and densities in town to meet community needs.	Update Town Zoning Code	<b>Lead:</b> Planning and Building <b>Partners:</b> BOT, P&Z, Delta County	<b>Priority:</b> Short <b>Resources:</b> Staff/Consultant time
<b>Objective GM-1.2</b> Ensure compatibility of future land uses with surrounding neighborhoods.			
<b>GM-1.2.1</b> Protect Established residential neighborhoods from incompatible uses.	Update Town Zoning Code	<b>Lead:</b> Planning and Building <b>Partners:</b> BOT, P&Z, Delta County	<b>Priority:</b> Short <b>Resources:</b> Staff/Consultant time
<b>GM-1.2.2</b> Apply good planning practices to future development.	Update Land Development Code	<b>Lead:</b> Planning and Building <b>Partners:</b> BOT, P&Z, Delta County	<b>Priority:</b> Short <b>Resources:</b> Staff/Consultant time
<b>GM-1.2.3</b> Periodically review and update the Zoning Map.	Establish procedure for regular Zoning Map updates	<b>Lead:</b> Planning and Building <b>Partners:</b> BOT, P&Z	<b>Priority:</b> Short <b>Resources:</b> Staff time
<b>Objective GM-1.3</b> Encourage enhancement of quality of life in Cedaredge			
<b>GM-1.3.1</b> Enforce land use regulations.		<b>Lead:</b> Planning and Building <b>Partners:</b> BOT, P&Z, Delta County	<b>Priority:</b> Short <b>Resources:</b> Staff time

**TOWN OF CEDAREdge 2025 Master Plan**

<b>GM-1.3.2</b> Encourage the cleanup of yards and open spaces through regulation and community programs	Coordinate with community groups	<b>Lead:</b> Planning and Building <b>Partners:</b> HOAs, Municipal Districts, Churches,	<b>Priority:</b> Ongoing <b>Resources:</b> Staff time
<b>GM-1.3.3</b> Promote effective use of drought-tolerant landscaping and the preservation of trees.	Implement drought-tolerant landscaping for Town controlled areas and incentivize private landowners to do the same	<b>Lead:</b> Planning and Building <b>Partners:</b> unknown	<b>Priority:</b> Medium <b>Resources:</b> unknown
<b>GM-1.3.4</b> Preserve quality of darkness and night sky views through outdoor lighting standards	Adopt dark sky ordinance	<b>Lead:</b> Planning and Building <b>Partners:</b> BOT, P&Z,	<b>Priority:</b> Short <b>Resources:</b> Staff time
<b>Goal GM-2: Protect the Town’s heritage through historic preservation.</b>			
<b>Objective GM-2.1</b> Document, preserve, and protect historic, cultural, and archaeological resources in and throughout the town of Cedaredge.			
<b>GM-2.1.1</b> Establish a Cedaredge Historic Preservation Commission in conjunction with the Surface Creek Valley Historical Society	Coordinate with Surface Creek Valley Historical Society and local community organizations	<b>Lead:</b> BOT <b>Partners:</b> Surface Creek Valley Historical Society	<b>Priority:</b> Medium <b>Resources:</b> Staff time
<b>GM-2.1.2</b> Work with the State Historic Preservation Office (SHPO), local preservation organizations, and volunteers to pursue grant funding to complete surveys, context studies, and other research needed to more fully document and interpret historic, cultural, and archaeological resources that exist in and around Cedaredge.	Coordinate with SHPO	<b>Lead:</b> Cedaredge Historic Preservation Commission (once implemented) <b>Partners:</b> SHPO	<b>Priority:</b> Short <b>Resources:</b> Staff time
<b>GM-2.1.3</b> Identify and increase awareness of state and federal grants, tax incentives, and other financial incentives available to support the rehabilitation and adaptive reuse of historic buildings.	Conduct research on and document funding opportunities for adaptive reuse to create local resource for staff and developers	<b>Lead:</b> Cedaredge Historic Preservation Commission (once implemented) <b>Partners:</b> SHPO	<b>Priority:</b> Ongoing <b>Resources:</b> TBD

**TOWN OF CEDAREdge 2025 Master Plan**

<b>GM-2.1.4</b> Encourage the adaptive reuse of existing buildings in Cedaredge as a preferred alternative to demolition, regardless of whether they have been formally recognized at the local, state, or federal level.	Research case studies on how peer communities have achieved this goal to develop a model of how the Town can proceed	<b>Lead:</b> Planning and Building <b>Partners:</b> BOT, P&Z	<b>Priority:</b> Long <b>Resources:</b> TBD
<b>GM-2.1.5</b> Pursue technical support and other resources offered through the Certified Local Government (CLG) program, and periodically review the standards and requirements to ensure the Town remains in good standing within the program.	Appoint a staff member to officially liaise with the CLG program and ensure its requirements are met and maintained	<b>Lead:</b> Planning and Building <b>Partners:</b> BOT, P&Z	<b>Priority:</b> Medium <b>Resources:</b> TBD
<b>GM-2.1.6</b> Create a zoning district/overlay that supports mixed use development in the historic downtown area.	Research mixed use districts in peer communities to inform how the Town can update its zoning code	<b>Lead:</b> Planning and Building <b>Partners:</b> BOT, P&Z	<b>Priority:</b> Medium <b>Resources:</b> TBD
<b>GM-2.1.7</b> Create a Creative District to create funding that can help support the historic downtown and surrounding neighborhood.	Research creative districts in peer communities to apply to the Town to achieve desired result	<b>Lead:</b> Planning and Building <b>Partners:</b> BOT, P&Z	<b>Priority:</b> Medium <b>Resources:</b> TBD
<b>Objective GM-2.2</b> Continue to support Pioneer Town.			
<b>GM-2.2.1</b> Encourage increased visibility of Pioneer Town, including use for special events.	Consider adopting wayfinding plan to direct visitors to Pioneer Town	<b>Lead:</b> Planning and Building <b>Partners:</b> BOT, P&Z	<b>Priority:</b> Medium <b>Resources:</b> TBD
<b>GM-2.2.2</b> Promote use of “Pioneer Town” theme in the historic downtown area.	Consider adopting branding guide to ensure cohesive theming throughout the Town	<b>Lead:</b> Cedaredge Historic Preservation Commission (once implemented) <b>Partners:</b> SHPO	<b>Priority:</b> Medium <b>Resources:</b> TBD
<b>Goal GM-3: Grow practically, logically and wisely with a focus on infill development</b>			
<b>Objective GM-3.1</b> Consider annexation of projects that could impact community services and/or infrastructure.			
<b>GM-3.1.1:</b> Maintain annexation standards in the Town’s Codes	Maintain annexation requirements in Town Code and update as necessary to align with Town growth aspirations.	<b>Lead:</b> Planning and Building, BOT, P&Z <b>Partners:</b> County, Adjacent Jurisdictions	<b>Priority:</b> Ongoing <b>Resources:</b> TBD

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<b>GM-3.1.2:</b> Implement an Intergovernmental Agreement with Delta County for growth management around the Town of Cedaredge.	Update and adopt IGA with Delta County connected to the Three-Mile Plan.	<b>Lead:</b> Planning and Building, BOT, P&Z <b>Partners:</b> County	<b>Priority:</b> Short <b>Resources:</b> TBD
<b>Objective GM-3.2</b> Provide Town residents with adequate and affordable public water and sewer service.			
<b>GM-3.2.1</b> Maintain safe drinking water standards.	Maintain safe drinking water standards as necessary to preserve health of residents	<b>Lead:</b> Public Works	<b>Priority:</b> Ongoing
<b>GM-3.2.2</b> Adopt standards that encourage the conservation of water in all uses.	Initiate public awareness campaign to inform residents on ways to conserve water	<b>Lead:</b> Planning and Building, BOT, P&Z <b>Partners:</b> County, Adjacent Jurisdictions	<b>Priority:</b> Short <b>Resources:</b> TBD
<b>GM-3.2.3</b> Provide adequate wastewater treatment and meet State of Colorado regulations.	Assess capacity for wastewater treatment and create plan for expanding capacity as the Town grows.	<b>Lead:</b> Public Works	<b>Priority:</b> Ongoing <b>Resources:</b> TBD
<b>GM-3.2.4</b> Upgrade transmission lines and storage capacity to meet projected future needs.	Work with utility company to plan for upgrades	<b>Lead:</b> Public Works <b>Partners:</b> Delta-Montrose Energy Association	<b>Priority:</b> Short <b>Resources:</b> TBD
<b>GM-3.2.5</b> Consider the service capacity and Town needs before expanding services outside of Town limits.	Work with Delta County to ensure their development code matches this goal	<b>Lead:</b> Planning and Building, Public Works <b>Partners:</b> BOT, P&Z, County	<b>Priority:</b> Ongoing <b>Resources:</b> Asset Management Plan (TBD)
<b>GM-3.2.6</b> Coordinate with neighboring water purveyors (e.g., Upper Surface Creek Water Users Association, Orchard City) for providing water to users, and encourage a more regional approach to water services.	Coordinate with nearby jurisdictions and consider entering into an agreement to manage water resources	<b>Lead:</b> Public Works, BOT, P&Z <b>Partners:</b> County, USCDWUA, Orchard City	<b>Priority:</b> Medium <b>Resources:</b> Staff Time
<b>GM-3.2.7</b> Pursue potential use of reclaimed water from the Town’s wastewater treatment plant for Town green spaces and sale to surrounding agricultural lands.	Explore this possibility with Public Works	<b>Lead:</b> Public Works <b>Partners:</b> TBD	<b>Priority:</b> Long <b>Resources:</b> TBD
<b>Objective GM-3.3</b> Improve existing town streets, sidewalks, and lighting.			

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<b>GM-3.3.1</b> Continue to comply with street maintenance schedule.	Develop an Asset Management Plan to develop a street maintenance schedule	<b>Lead:</b> Public Works	<b>Priority:</b> Ongoing <b>Resources:</b> staff/consultant time
<b>GM-3.3.2</b> Establish an annual sidewalk maintenance and construction schedule.	Develop an Asset Management Plan to create a sidewalk maintenance and construction schedule	<b>Lead:</b> Public Works	<b>Priority:</b> Short <b>Resources:</b> staff/consultant time
<b>GM-3.3.3</b> Budget funding annually for streets, sidewalks, and lighting improvements throughout Town.	Explore State and Federal funding opportunities to bolster local resources	<b>Lead:</b> Public Works	<b>Priority:</b> Ongoing
<b>GM-3.3.4</b> Continue to support downtown revitalization.	Work with developers and businesses to encourage growth	<b>Lead:</b> Staff <b>Partners:</b> Development Community, Business Owners	<b>Priority:</b> Ongoing <b>Resources:</b> staff/consultant time
<b>Objective GM-3.4</b> Ensure that new development pays its own way.			
<b>GM-3.4.1</b> Require developers to install and/or pay for their legal share of infrastructure needed to serve new development.	Update development code, also consider the cost of maintaining Developer constructed infrastructure long term	<b>Lead:</b> Staff <b>Partners:</b> TBD	<b>Priority:</b> Short <b>Resources:</b> staff/consultant time
<b>GM-3.4.2</b> Require developers seeking annexation to submit a fiscal analysis that demonstrates the impacts/benefits to the town.	Update development code	<b>Lead:</b> Staff <b>Partners:</b> TBD	<b>Priority:</b> Short <b>Resources:</b> staff/consultant time
<b>GM-3.4.3</b> Implement an impact fee structure to mitigate for capital costs addressing infrastructure and services (e.g. roads, fire).	Update development code, create an impact fee schedule	<b>Lead:</b> Planning and Building <b>Partners:</b> Public Works	<b>Priority:</b> Short
<b>Transportation Needs and Improvements</b>			
<b>Goal TNI-1: Provide and maintain a safe and accessible transportation system for all types of uses (vehicles, bicycles, pedestrians, etc.).</b>			
<b>Objective TNI-1.1</b> Prepare and implement an Asset Management Plan to help identify and prioritize critical infrastructure needs.			

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<b>TNI-1.1.1</b> Establish a maintenance and repair schedule to address deficiencies in the Town’s infrastructure and facilities.	Prepare and implement an Asset Management Plan to help identify and prioritize critical infrastructure needs.	<b>Lead:</b> Public Works	<b>Priority:</b> Short <b>Resources:</b> Staff/Consultant time
<b>TNI-1.1.2</b> Prioritize investment in improvements that will enhance accessibility and safety for pedestrians, bicyclists, and older adults in the community.	Develop and adopt safety action plan to describe safety countermeasures and implementation plan	<b>Lead:</b> Planning and Building <b>Partners:</b> Public Works	<b>Priority:</b> Medium <b>Resources:</b> Staff/Consultant time SS4A Grant Funding
<b>TNI-1.1.3</b> Coordinate complete roadway improvements (sewer upgrades, utility undergrounding, cross section improvements, etc.) with construction projects impacting the road network to minimize impacts on adjacent residences and businesses and elevate the efficient use of financial resources.		<b>Lead:</b> Public Works	<b>Priority:</b> Short
<b>Goal TNI-2: Provide well-maintained, accessible, (and where appropriate) ADA-compliant facility ingress and egress, streets, and modes of traffic circulation; parking; pedestrian sidewalks, trails and amenities; lighting; roadway crosswalks; and access to public transportation.</b>			
<b>Objective TNI-2.1</b> Provide safe connectivity throughout the Town with trails, bike paths, and sidewalks.			
<b>TNI-2.1.1</b> Support the Recreation and Trails Master Plan.	Increase awareness of plan	<b>Lead:</b> BOT, P&Z <b>Partners:</b> Recreation Committee	<b>Priority:</b> Short
<b>TNI-2.1.2</b> Complete an ADA Transition Plan for all Town facilities.	Complete an ADA Transition Plan for all Town facilities (incl. Sidewalks)	<b>Lead:</b> Planning and Building <b>Partners:</b> Public Works	<b>Priority:</b> Short
<b>TNI-2.1.3</b> Plan for and implement ADA improvements concurrently with roadway infrastructure improvements	Implement the ADA Transition Plan for all Town facilities (incl. Sidewalks)	<b>Lead:</b> Public Works <b>Partners:</b> BOT	<b>Priority:</b> Medium
<b>Objective TNI-2.2</b> Improve streets and traffic circulation			
<b>TNI-2.2.1</b> Improve town circulation by connecting streets and alleys.	Complete and implement a transportation master plan for the community.	<b>Lead:</b> Planning and building	<b>Priority:</b> Short

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<b>TNI-2.2.2</b> New subdivision development shall provide traffic studies to identify impacts and improvements required to fully mitigate projects impacts.	Update Subdivision Code	<b>Lead:</b> Planning and Building	<b>Priority:</b> Short
<b>TNI-2.2.3</b> Create a routine maintenance program for roads, culverts, and bridges to help preserve the Town’s infrastructure.	Implement an asset management plan	<b>Lead:</b> Public Works	<b>Priority:</b> Short
<b>TNI-2.2.4</b> Require new development to provide for existing and future connectivity between neighborhoods.	Update development code	<b>Lead:</b> Planning and Building <b>Partners:</b> Public Works	<b>Priority:</b> Short
<b>TNI-2.2.5</b> New development shall avoid/reduce access points directly onto Highway 65 where possible.	Develop and implement an access management plan for SH65	<b>Lead:</b> Planning and Building <b>Partners:</b> CDOT, Business Community	<b>Priority:</b> Medium
<b>Objective TNI-2.3</b> Coordinate with State (CDOT) and County for circulation-related projects where possible.			
<b>TNI-2.3.1</b> Develop a Corridor Plan for Grand Mesa Drive/SH 65	Coordinate with CDOT, County, and Grand Mesa By-way Association	<b>Lead:</b> Planning and Building, Public Works <b>Partners:</b> CDOT, County, Grand Mesa By-way	<b>Priority:</b> Medium
<b>Objective TNI-2.4</b> Focus on safety and protect pedestrians			
<b>TNI 2.4</b> Focus on safety and protect pedestrians.	Adopt a vision zero resolution and implement safety countermeasures in problematic locations	<b>Lead:</b> Planning and Building <b>Partners:</b> BOT, P&Z	<b>Priority:</b> Medium
<b>Objective TNI-2.5</b> Identify and install crosswalks that help protect pedestrians’ right-of-way throughout town.			
<b>TNI-2.5.1</b> Design traffic calming and wayfinding measures through Town.	Adopt countermeasures supported by FHWA and NACTO, engage residents to determine problem areas, test low-cost temporary treatments to assess effectiveness	<b>Lead:</b> Planning and Building, Public Works <b>Partners:</b> CDOT, BOT, P&Z	<b>Priority:</b> Medium
<b>TNI-2.5.2</b> Implement standards to help identify and protect pedestrian crossings (e.g. speed table).	Identify desired standards and include implementation plan with maintenance plan	<b>Lead:</b> Public Works <b>Partners:</b> CDOT, BOT, P&Z	<b>Priority:</b> Medium

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<b>Objective TNI-2.6</b> Improve Multimodal Infrastructure.			
<b>TNI-2.6.1</b> Support All Points Transit or similar public transportation for all users.	Conduct Transportation Needs Study with regional and state partners	<b>Lead:</b> BOT <b>Partners:</b> All Points Transit	<b>Priority:</b> Medium
<b>TNI-2.6.2</b> Incorporate multimodal considerations in the design of new streets and upgrades to existing streets to accommodate all transportation modes safely and efficiently.	Develop a Transportation Master Plan	<b>Lead:</b> Planning and Building, Public Works <b>Partners:</b> CDOT, BOT, P&Z	<b>Priority:</b> Medium
<b>Goal TNI-3: Provide adequate parking for the community and businesses.</b>			
<b>Objective TNI-3.1</b> Identify opportunities to implement new and/or improved parking regulations and management.			
<b>TNI-3.1.1</b> Balance the needs for parking with other community priorities like safety, walkability, and compact development through a comprehensive parking management strategy as the Town continues to grow.	Conduct parking study	<b>Lead:</b> Planning and Building <b>Partners:</b> P&Z, BOT, Business Community	<b>Priority:</b> Medium
<b>TNI-3.1.2</b> Support the use of shared parking, on-street parking, and other strategies to maximize the use of available resources and support local businesses.	Study opportunity for shared parking agreements for lots located near land uses with different temporal demand for parking	<b>Lead:</b> Planning and Building <b>Partners:</b> Business Community	<b>Priority:</b> Short
<b>Open Space – Recreation and Trails</b>			
<b>Goal OS-1: Provide access to high quality green spaces, leisure enjoyment areas and facilities, and community events.</b>			
<b>Objective OS-1.1</b> Provide a diversity of high-quality and self-sustaining recreational activities.			
<b>OS-1.1.1</b> Continue to provide, implement, and maintain active and passive recreational facilities in all Town parks.	Partner with local land management entities	<b>Lead:</b> Public Works <b>Partners:</b> Land Management entities	<b>Priority:</b> Ongoing
<b>OS-1.1.2</b> Seek ways to market and/or expand the Grand Mesa Scenic and Historic By-way.	Partner with Grand Mesa Scenic By-way association and Cedaredge Chamber of Commerce to develop a marketing plan	<b>Lead:</b> Economic Development Committee <b>Partners:</b> Cedaredge Chamber of	<b>Priority:</b> Medium

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		Commerce, Grand Mesa Byway Association	
<b>OS-1.1.3</b> Identify funding opportunities to implement planned improvements and new recreation opportunities identified in the Town’s Recreation and Trails Master Plan.	Explore state and local programs that fund recreation projects	<b>Lead:</b> RAC <b>Partners:</b> BOT, P&Z, State, County	<b>Priority:</b> Medium
<b>OS-1.1.4</b> Ensure sustainable funding and maintenance of additional recreational amenities prior to dedicating, building, or assuming ownership or maintenance responsibilities.	Add maintenance of recreational facilities to maintenance plan	<b>Lead:</b> RAC <b>Partners:</b> BOT	<b>Priority:</b> Medium
<b>OS-1.1.5</b> Implement strategies to manage and finance the ongoing maintenance of existing parks, trails, open spaces, and facilities.	Add maintenance of recreational facilities to maintenance plan	<b>Lead:</b> Public Works <b>Partners:</b> RAC, BOT	<b>Priority:</b> Medium
<b>Objective OS-1.2</b> Reasonably extend the public trail system and develop open space as the Town grows.			
<b>OS-1.2.1</b> Coordinate implementation of the Cedaredge Recreation and Trails Master Plan with the Delta County Recreation Master Plan.		<b>Lead:</b> RAC, Public Works <b>Partners:</b> County, BOT	<b>Priority:</b> Medium
<b>OS-1.2.2</b> Utilize site planning, landscape screening, and fencing techniques along public trails to avoid trespass onto private property.		<b>Lead:</b> Planning and Building <b>Partners:</b> P&Z	<b>Priority:</b> Ongoing
<b>OS-1.2.3</b> Establish and monitor an open space land use ratio component for growth in the community.		<b>Lead:</b> Planning and Building <b>Partners:</b> P&Z	<b>Priority:</b> Ongoing
<b>OS-1.2.4</b> Require new development to improve and/or dedicate shared open space that is accessible to the public.	Update development code	<b>Lead:</b> Planning and Building <b>Partners:</b> P&Z	<b>Priority:</b> Ongoing
<b>Objective OS-1.3</b> Develop new park lands to provide for future needs.			
<b>OS-1.3.1</b> Maintain public and park land service as the Town grows.	Add maintenance of parks to maintenance plan	<b>Lead:</b> Staff	<b>Priority:</b> Ongoing

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<b>OS-1.3.2</b> Establish a land use and zoning designation that encourages recreational uses in appropriate areas.	Update zoning code	<b>Lead:</b> Planning and Building <b>Partners:</b> P&Z	<b>Priority:</b> Short
<b>Objective OS-1.4</b> Preserve trees and natural areas.			
<b>OS-1.4.1</b> Encourage the preservation of healthy trees.	Create a tree management plan	<b>Lead:</b> Tree Committee <b>Partners:</b> Public Works	<b>Priority:</b> Short
<b>OS-1.4.2</b> Minimize development within riparian areas and natural areas.	Update zoning code	<b>Lead:</b> Planning and Building <b>Partners:</b> P&Z	<b>Priority:</b> Short
<b>Objective OS-1.5</b> Coordinate with the school district in the development of facilities for use by all ages			
<b>OS-1.5.2</b> Identify facility use by need and/or interest by different groups within the community.	Coordinate with community groups	<b>Lead:</b> RAC <b>Partners:</b> Planning and Building, Recreation groups	<b>Priority:</b> Short
<b>Objective OS-1.6</b> Improve financial stability of the Cedaredge Golf Course Club			
<b>OS-1.6.1</b> Explore Options for maximizing use of the Cedaredge Golf Course lands.		<b>Lead:</b> GAB <b>Partners:</b> RAC	<b>Priority:</b> Medium
<b>OS-1.6.2</b> Implement programs/events that help support the Cedaredge Golf Course.		<b>Lead:</b> GAB <b>Partners:</b> RAC	<b>Priority:</b> Short
<b>Objective OS-1.7</b> Expand recreational opportunities in Cedaredge and the surrounding areas.			
<b>OS-1.7.1</b> Promote recreational attractions in conjunction with tourism efforts in the community.	Create a marketing plan for recreation	<b>Lead:</b> Economic Development <b>Partners:</b> RAC	<b>Priority:</b> Short
<b>OS-1.7.2</b> Encourage the development of an area-supported Recreation District.	Coordinate with local organizations	<b>Lead:</b> RAC <b>Partners:</b> BOT	<b>Priority:</b> Short
<b>Objective OS-1.8</b> Provide equitable access to all recreational opportunities			
<b>OS-1.8.1</b> Balance the needs and desires of different user groups when planning improvements to existing parks and trails.	Engage local user groups	<b>Lead:</b> RAC <b>Partners:</b> User groups, P&Z	<b>Priority:</b> Medium
<b>OS-1.8.2</b> Seek opportunities to expand the range of year-round recreational programs that are available to residents of all ages and	Engage parents and school district	<b>Lead:</b> RAC <b>Partners:</b> School district	<b>Priority:</b> Long

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abilities – including youth programs and activities.			
<b>Regional Coordination</b>			
<b>Goal RC-1: Economic stability and diversity wherein the influence and aesthetics of agriculture and ranching are protected, and economic assets are created without creating adverse fiscal impacts on the Town or damaging its small-town character.</b>			
<b>Objective RC-1.1</b> Develop and implement an annexation master plan.			
<b>RC-1.1.1</b> Coordinate annexation policy with growth management agreements between the Town, adjacent incorporated communities, and Delta County	Coordinate with Delta County	<b>Lead:</b> BOT <b>Partners:</b> County	<b>Priority:</b> Short
<b>Goal RC-2: Elevate partnerships and coordination opportunities between the Town and Delta County.</b>			
<b>Objective RC-2.1</b> Support Delta County planning and implementation activities that require Town input/information.			
<b>RC-2.1</b> Support Delta County planning and implementation activities that require Town input/information.	Coordinate with Delta County	<b>Lead:</b> Planning and Building <b>Partners:</b> P&Z, BOT	<b>Priority:</b> Ongoing
<b>Objective RC-2.2</b> Identify and participate in joint funding opportunities to implement shared needs between the Town and Delta County.			
<b>RC-2.2</b> Identify and participate in joint funding opportunities to implement shared needs between the Town and Delta County.	Coordinate with Delta County	<b>Lead:</b> BOT <b>Partners:</b> County	<b>Priority:</b> Ongoing
<b>Housing</b>			
<b>Goal H-1: Encourage and incentivize housing that meets the needs of its various bases.</b>			
<b>Objective H-1.1</b> Determine current and future housing needs for the Town.			
<b>H-1.1.1</b> Leverage the housing related content of this Master Plan and complete a Housing Needs Assessment	Gather and/or collect data needed to conduct Housing Needs Assessment	<b>Lead:</b> Planning and Building <b>Partners:</b> DOLA, P&Z, BOT	<b>Priority:</b> Short <b>Resources:</b> DOLA
<b>Objective H-1.2</b> Implement policy changes to support the development of attainable and affordable housing.			

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<b>H-1.2.1</b> Utilize the outcomes of a Housing Needs Assessment to identify municipal code updates.	Update municipal code	<b>Lead:</b> Planning and Building <b>Partners:</b> P&Z, BOT	<b>Priority:</b> Medium
<b>Objective H-1.3</b> Diversify housing options available in Town.			
<b>H-1.3.1</b> Support incremental diversification of housing options through targeted infill and redevelopment, zoning, and/or future annexation. Utilize outcomes of a Housing Needs Assessment to encourage a mix of housing types focused on appropriate locations in the community including but not limited to small homes accessory dwelling units, townhomes, live/work units, and apartments.	Update zoning code	<b>Lead:</b> Planning and Building <b>Partners:</b> P&Z	<b>Priority:</b> Medium
<b>Objective H-1.4</b> Expand and preserve workforce and affordable housing options.			
<b>H-1.4.1</b> Seek opportunities to facilitate the development of permanently affordable housing units that provide options for Cedaredge’s lower-income residents.	Partner with affordable housing authority, and/or develop a housing subsidy program implemented through the Town	<b>Lead:</b> TBD <b>Partners:</b> BOT, P&Z, Planning and Building, Delta County	<b>Priority:</b> Medium
<b>H-1.4.2</b> Implement an expedited review/fast track process for deed-restricted, affordable housing development project proposals (in alignment with the Local Planning Capacity (LPC) Program established in 2002 through State of Colorado Proposition 123).	Update municipal code	<b>Lead:</b> Planning and Building <b>Partners:</b> P&Z	<b>Priority:</b> Short
<b>H-1.4.3</b> Increase affordable/attainable housing in alignment with the Town’s commitment for the LPC Program (Proposition 123) in the next three (3) years.	Update municipal code	<b>Lead:</b> Planning and Building <b>Partners:</b> P&Z, BOT	<b>Priority:</b> Long
<b>H-1.4.4</b> Identify and apply for LPC Program (Proposition 123) implementation funding to support affordable housing development and		<b>Lead:</b> Planning and Building <b>Partners:</b> P&Z, BOT	<b>Priority:</b> Medium

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the preservation of existing affordable housing in the Town.			
<b>H-1.4.5</b> Expand Cedaredge’s supply of affordable and attainable housing through annexation	Consider housing mix as annexation and housing development is proposed	<b>Lead:</b> Planning and Building <b>Partners:</b> P&Z, BOT, County, adjacent incorporated areas	<b>Priority:</b> Medium
<b>H-1.4.6</b> Encourage new development to accommodate a variety of housing sizes, household types, tenure types, densities, and prices, where appropriate.	Update zoning code to incorporate a variety of housing types	<b>Lead:</b> Planning and Building <b>Partners:</b> P&Z, BOT	<b>Priority:</b> Short
<b>H-1.4.7</b> Explore opportunities to partner with private or non-profit developers on the construction of affordable and attainable housing on Town-owned and privately held land.		<b>Lead:</b> Planning and Building <b>Partners:</b> Housing authority, developers, landowners, P&Z	<b>Priority:</b> Medium
<b>H-1.4.8</b> Collaborate with Delta County, the state, and other housing agencies on programs and projects that can assist Cedaredge residents and employees seeking affordable housing options.	Coordinate with regional and state entities	<b>Lead:</b> Planning and Building <b>Partners:</b> County, State, P&Z, BOT	<b>Priority:</b> Medium
<b>H-1.4.9</b> Support the Delta County Housing Authority to administer affordable housing units within Cedaredge.	Partner with affordable housing authority	<b>Lead:</b> Planning and Building <b>Partners:</b> Housing authority, P&Z, BOT	<b>Priority:</b> Medium
<b>Objective H-1.5</b> Update Town’s Land Use Code to incorporate policy changes to support/incentivize affordable housing development in Cedaredge.			
<b>H-1.5.1</b> Consider the Department of Local Affairs (DOLA) Innovative Affordable Housing Strategies program as the basis for potential code updates (qualifying strategies).	Complete a Housing Needs Assessment	<b>Lead:</b> Planning and Building <b>Partners:</b> DOLA, Delta County Housing Authority	<b>Priority:</b> Short <b>Resources:</b> DOLA, Consultant

**Resiliency, Sustainability, and Hazard Mitigation**

**Goal RSHM-1: Ensure community resiliency in Town operations and planning for prevention and recovery from unforeseen, untoward circumstances.**

**Objective RSHM-1.1** Understand the Town’s specific risks and vulnerabilities and implement policies, programs, and procedures to address these issues.

<b>RSHM-1.1.1</b> Complete a community resiliency assessment and identify actionable strategies to address shortcomings	Partner with local organizations	<b>Lead:</b> Planning and Building <b>Partners:</b> Local orgs	<b>Priority:</b> Medium
<b>RSHM-1.1.3</b> Implement Low Impact Development (LID) standards for stormwater management in new development.	Update development code	<b>Lead:</b> Planning and Building <b>Partners:</b> P&Z, BOT	<b>Priority:</b> Medium
<b>RSHM-1.1.4</b> Avoid development in hazard areas, and if it cannot be avoided, such hazards should be reasonably mitigated.	Update zoning code	<b>Lead:</b> Planning and Building <b>Partners:</b> P&Z	<b>Priority:</b> Ongoing
<b>RSHM-1.1.5</b> Implement Wildland Urban Interface (WUI) standards for development near areas designated as High Fire Hazard.	Update municipal code	<b>Lead:</b> Planning and Building <b>Partners:</b> P&Z	<b>Priority:</b> Medium

**Objective RSHM-1.2** Ensure Facility and infrastructure resilience.

<b>RSHM-1.2.1</b> Design, maintain, and improve public infrastructure to be resilient and adaptable for future challenges and risks.	Update or develop the Town’s design and construction manual	<b>Lead:</b> Public Works <b>Partners:</b> Planning and Building	<b>Priority:</b> Medium
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**Objective RSHM-1.3** Emphasize the conservation of the Town’s natural resources in public and private investments and decision making.

<b>RSHM-1.3.1</b> Integrate sustainable development practices as part of new development and infill/redevelopment to the extent practicable including but not limited to energy and water conservation, use/generation of renewable energy, stormwater capture and filtration, etc.		<b>Lead:</b> Public Works <b>Partners:</b> Planning and Building, P&Z	<b>Priority:</b> Medium
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<p><b>RSHM-1.3.2</b> Require (as appropriate) the use of native species and xeriscape techniques in landscaping to reduce water demand, reduce or eliminate the need for the use of pesticides, enhance habitats for pollinators, and adapt to warmer future climate.</p>	<p>Update municipal code</p>	<p><b>Lead:</b> Planning and Building <b>Partners:</b> Public Works, P&amp;Z</p>	<p><b>Priority:</b> Long</p>
<p><b>RSHM-1.3.3</b> Encourage the integration and protection of steep slopes, mature trees, drainages or creek corridors, and other features into the design and orientation of future developments. As noted in the Future Land Use Plan component of this Master Plan, opportunities to cluster development to facilitate the creation/preservation of open space and provide protections in identified hazard areas or environmentally sensitive areas of the community.</p>	<p>Explore what peer communities have accomplished in this area</p>	<p><b>Lead:</b> Staff <b>Partners:</b> TBD</p>	<p><b>Priority:</b> Medium</p>
<p><b>RSHM-1.3.4</b> Invest in infrastructure and improvements that: encourage use of electric vehicles and equipment; encourage transit use for regional trips (as available); enhance safety and comfort for walking and biking trips.</p>	<p>Explore what peer communities have accomplished in this area</p>	<p><b>Lead:</b> Staff <b>Partners:</b> TBD</p>	<p><b>Priority:</b> Medium</p>
<p><b>RSHM-1.3.5</b> Implement strategies that help reduce greenhouse gas emissions.</p>	<p>Explore what peer communities have accomplished in this area</p>	<p><b>Lead:</b> Staff <b>Partners:</b> TBD</p>	<p><b>Priority:</b> Short</p>
<p><b>Goal RSHM-2: Work internally and with regional partners to build resilience throughout the land in and surrounding Cedaredge</b></p>			
<p><b>Objective RSHM-2.1</b> Ensure watershed and forest health.</p>			
<p><b>RSHM-2.1.1</b> Collaborate with governmental, nonprofit, and private sector partners on multi-benefit regional watershed and landscape scale initiatives that improve</p>	<p>Coordinate a standing regional meeting to collaborate</p>	<p><b>Lead:</b> TBD <b>Partners:</b> TBD</p>	<p><b>Priority:</b> Medium</p>

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watershed resilience, forest health, and land restoration/stewardship.			
<b>RSHM-2.1.2</b> Collaborate with Delta County on efforts to increase Cedaredge’s wildfire preparedness.	Coordinate a Wildfire Protection Plan with input from Delta County	<b>Lead:</b> Planning and Building <b>Partners:</b> County	<b>Priority:</b> Medium
<b>RSHM-2.1.3</b> Coordinate on the development and implementation of the Community Hazard Mitigation Plan (HMP) for Delta County.	Schedule meeting with relevant County staff to being process	<b>Lead:</b> Planning and Building <b>Partners:</b> County	<b>Priority:</b> Medium
<b>RSHM-2.1.4</b> Coordinate on the development and implementation of the Community Wildfire Prevention Plan (CWPP) for Delta County.	Schedule meeting with relevant County staff to being process	<b>Lead:</b> Planning and Building <b>Partners:</b> County	<b>Priority:</b> Medium
<b>Objective RSHM-2.2</b> Ensure sustained water availability and resource protection.			
<b>RSHM-2.2.1</b> Monitor and implement future improvements to manage dams within Cedaredge or those which Cedaredge relies on that are on the list of dams the State of Colorado Department of Water Resources Dam Safety Division has rated as High and Significant hazard dams in the community or within Delta County.	Create procedure for monitoring and explore opportunities for funding	<b>Lead:</b> Planning and Building, Public Works <b>Partners:</b> Various	<b>Priority:</b> Ongoing
<b>Objective RSHM-2.3</b> Minimize risks to property, infrastructure, and lives from natural hazards.			
<b>RSHM-2.3.1</b> Discourage new development or the intensification of existing development in high-risk areas, such as: the 100-year floodplain or floodway; steep slopes (over 30%); and historical landslides.	Update municipal code	<b>Lead:</b> Planning and Building <b>Partners:</b> P&Z, BOT	<b>Priority:</b> Ongoing

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<p><b>RSHM-2.3.2</b> Implement regulatory incentives (e.g. clustering, density/transfer of development rights, etc.) and other strategies where feasible to reduce development in high-risk areas.</p>	<p>Update municipal/zoning code</p>	<p><b>Lead:</b> Planning and Building <b>Partners:</b> P&amp;Z, BOT</p>	<p><b>Priority:</b> Medium</p>
<p><b>RSHM-2.3.3</b> Reduce the risk of wildfire on public and private property through improved community awareness, defensible space, resilient building materials and landscape management. Invest in and support efforts to ensure safe ingress/egress for residents and firefighters, provide adequate water supply and pressure for firefighting.</p>	<p>Work with local fire departments</p>	<p><b>Lead:</b> Planning and Building, Public Works <b>Partners:</b> Fire district, Delta County</p>	<p><b>Priority:</b> Medium</p>
<p><b>RSHM-2.3.4</b> Reduce the risk of flood damage on public and private property through implementation of a Stormwater Master Plan, identified infrastructure projects, floodplain management and development standards, watershed health and restoration initiatives and community awareness initiatives.</p>	<p>Develop a Stormwater Master Plan</p>	<p><b>Lead:</b> Public Works <b>Partners:</b> Planning and Building</p>	<p><b>Priority:</b> Medium</p>
<p><b>Goal RSHM-3: Increase community risk awareness and preparedness</b></p>			
<p><b>Objective RSHM-3.1</b> Increase hazard risk awareness.</p>			
<p><b>RSHM-3.1.1</b> Enhance community member and visitor awareness about the risks of natural and human-caused hazards and potentially sensitive areas and/or vulnerable populations.</p>	<p>Publish website with information and distribute educational materials</p>	<p><b>Lead:</b> Planning and Building/Town Clerk <b>Partners:</b> Delta County, P&amp;Z</p>	<p><b>Priority:</b> Medium</p>
<p><b>Objective RSHM-3.2</b> Increase community preparedness and resiliency.</p>			
<p><b>RSHM-3.2.1</b> Improve community preparedness for and resilience to natural and human-caused hazards and risks by</p>	<p>Develop procedures and protocols to follow during hazards</p>	<p><b>Lead:</b> Staff <b>Partners:</b> Community members</p>	<p><b>Priority:</b> Medium</p>

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proactively preparing for community post-disaster.			
<b>Objective RSHM-3.3</b> Identify and implement opportunities for redundancy.			
<b>RSHM-3.3.1</b> Identify opportunities to implement redundancy in the transportation network to minimize locations with single points of access.	Develop a Transportation Master Plan	<b>Lead:</b> Planning and Building/Public Works <b>Partners:</b> P&Z	<b>Priority:</b> Long
<b>RSHM-3.3.2</b> Identify opportunities and invest in the implementation of redundancy in the communication network in and throughout the Town – including but not limited to broadband internet access, television, and cellular networks.	Engage local utilities	<b>Lead:</b> Public Works <b>Partners:</b> Utilities	<b>Priority:</b> Medium
<b>Goal RSHM-4: Maintain essential public services during disasters, pandemics, and other emergencies.</b>			
<b>Objective RSHM-4.1</b> Develop a continuity plan for operations and services critical for the continued provision of governmental services.			
<b>RSHM-4.1.1</b> Ensure government services, critical functions, communications, and disaster response can be continued during disasters and emergencies, and that services are located in adequate, safe, and secure facilities.	Conduct analysis of service area and develop a community response/hazard mitigation plan	<b>Lead:</b> Town Clerk <b>Partners:</b> ALL	<b>Priority:</b> Medium
<b>Objective RSHM-4.2</b> Identify critical facilities and infrastructure and prioritize funding for the continued support and maintenance of each.			
<b>RSHM-4.2.1</b> Develop and maintain a list and map of critical facilities in the Town.	Create a plan to gather and store relevant data	<b>Lead:</b> Public Works <b>Partners:</b> Planning and Building	<b>Priority:</b> Short
<b>Aging Population</b>			
<b>Goal AP-1: Ensure the Town grows as an Age Friendly Community</b>			
<b>Objective AP-1.1</b> Understand opportunities for improvement to support the aging community in Cedaredge			

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<b>AP-1.1.1</b> Complete an age-friendly community assessment such as the one developed by the Denver Regional Council of Governments and /or the AARP Livable Communities Program.	Work with regional partners	<b>Lead:</b> Planning and Building <b>Partners:</b> County and regional organizations	<b>Priority:</b> Medium
<b>AP-1.1.2</b> Ensure any assessment completed reviews and analyzes the support available to the older adult population in the following categories: Mobility and Access; Housing; Community Living; and Support Services.	Engage and/or survey senior residents	<b>Lead:</b> Staff <b>Partners:</b> Community members	<b>Priority:</b> Medium
<b>AP-1.1.3</b> Develop a Community Action Plan to address gaps and opportunities identified in a community assessment for older adults.	Engage and/or survey senior residents	<b>Lead:</b> Staff <b>Partners:</b> Community members	<b>Priority:</b> Medium
<b>Objective AP-1.2</b> Identify funding and implement improvements identified in an assessment.			
<b>AP-1.2.1</b> Consider applying for a Community Challenge Grant through AARP.	Gather materials needed for application	<b>Lead:</b> Staff <b>Partners:</b> Community Champions	<b>Priority:</b> Medium
<b>AP-1.2.2</b> Prioritize the implementation of low-cost and low-effort improvements that can better support the day to day lives of the older adult community in Cedaredge.	Engage and/or survey senior residents	<b>Lead:</b> Staff <b>Partners:</b> Community members	<b>Priority:</b> Short
<b>Objective AP-1.3</b> Ensure the older adult population in Cedaredge is included and considered in planning for Cedaredge into the future.			
<b>AP-1.3.1</b> Appoint a Senior Advisory Committee to report directly to the Board of Trustees on matters of concern for the older adult populations.	Engage and/or survey senior residents	<b>Lead:</b> Staff <b>Partners:</b> Community members	<b>Priority:</b> Medium
<b>AP-1.3.2</b> Develop a work plan for the Senior Advisory Committee to support the implementation of programs and projects in support of older adults in Cedaredge.	Engage and/or survey senior residents	<b>Lead:</b> Staff <b>Partners:</b> Community members	<b>Priority:</b> Medium

<b>Infrastructure and Services</b>			
<b>Goal IS-1: Continue maintaining and improving Town infrastructure and services.</b>			
<b>Objective IS-1.1</b> Maintain and improve the Town’s water and wastewater resources to ensure safe and sustainable service is provided in perpetuity to residents and businesses.			
<b>IS-1.1.1</b> Continue to ensure the Town’s water supply, treatment, and distribution system is adequate to meet expected future demand, taking into account seasonal fluctuations in water use.		<b>Lead:</b> Public Works <b>Partners:</b> TBD	<b>Priority:</b> Ongoing
<b>IS-1.1.2</b> Develop and implement a Stormwater Master Plan and a Water Capital Improvement Plan.		<b>Lead:</b> Public Works <b>Partners:</b> TBD	<b>Priority:</b> Medium
<b>IS-1.1.3</b> Continue a phased approach to Town water and wastewater improvements for known and unknown aging infrastructure.		<b>Lead:</b> Public Works <b>Partners:</b> TBD	<b>Priority:</b> Ongoing
<b>IS-1.1.4</b> Continue to maintain and operate the Town’s wastewater treatment plant to comply with all state and federal regulations.		<b>Lead:</b> Public Works <b>Partners:</b> TBD	<b>Priority:</b> Ongoing
<b>Goal IS-2: Invest in staff wages, benefits, training, and work culture; water resources; and maintenance and replacement of Town assets.</b>			
<b>Objective IS-2.1</b> Developing a staffing plan that includes incentives for staff training and certification to ensure the Town operations have properly trained and certified staff meeting State and Federal requirements, NIMS requirements, and staff depth to provide succession planning.			
<b>IS-2.1.1</b> Incrementally (every 3-5 years) complete a review of operation requirements for the Town’s operations to verify that the Town is meeting State and Federal requirements.		<b>Lead:</b> Town Admin/Clerk <b>Partners:</b> BOT	<b>Priority:</b> Ongoing

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<b>IS-2.1.2</b> Review compensation and benefits every other year, compensation one year followed by benefits the next year and make pay, promotion, and benefit adjustments accordingly.		<b>Lead:</b> Town Admin/Clerk <b>Partners:</b> BOT	<b>Priority:</b> Ongoing
<b>IS-2.1.3</b> Review staffing every 3-5 years to ensure the number and qualifications of staff and/or contractors is adequate to provide essential Town services.		<b>Lead:</b> Town Admin/Clerk <b>Partners:</b> BOT	<b>Priority:</b> Ongoing
<b>Objective IS-2.2</b> Maintain and invest in Town assets.			
<b>IS-2.2.1</b> Coordinate investment in water resources as the availability arises.		<b>Lead:</b> Public Works <b>Partners:</b> Water utilities	<b>Priority:</b> Ongoing
<b>IS-2.2.2</b> Develop and incrementally update an Asset Management Plan for the Town’s infrastructure and other identified assets.		<b>Lead:</b> Public Works <b>Partners:</b> Planning and Building	<b>Priority:</b> Ongoing
<b>IS-2.2.3</b> Invest in and maintain Town assets in accordance with a completed Asset Management Plan.	Create procedure to ensure compliance with plan	<b>Lead:</b> Public Works <b>Partners:</b> TBD	<b>Priority:</b> Long
<b>Goal IS-3: Ensure a means of inclusion, diversity, and equity.</b>			
<b>Objective IS-3.1</b> Provide equitable access to public services, facilities, and resources across the community.			
<b>IS-3.1.1</b> Prioritize investments in underserved areas to improve access to quality housing, education, healthcare, transportation, and recreational facilities.	Gather/process data	<b>Lead:</b> BOT <b>Partners:</b> TBD	<b>Priority:</b> Medium
<b>Objective IS-3.2</b> Ensure that all community members, particularly those from historically marginalized communities, benefit from environmental protections and sustainability initiatives.			

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<p><b>IS-3.2.1</b> Prioritize environmental improvements and climate resilience projects in communities that have been disproportionately affected by environmental degradation.</p>	<p>Work with regional environmental organizations</p>	<p><b>Lead:</b> Planning and Building <b>Partners:</b> P&amp;Z, Public Works</p>	<p><b>Priority:</b> Ongoing</p>
<p><b>Objective IS-3.3</b> Promote policies and practices within local government that prevent discrimination and advance equity.</p>			
<p><b>IS-3.3.1</b> Regularly review and update local ordinances, policies, and practices to ensure they promote fairness, prevent discrimination, and advance DEI objectives for the community.</p>	<p>Create procedure to conduct regular reviews</p>	<p><b>Lead:</b> BOT <b>Partners:</b> TBD</p>	<p><b>Priority:</b> Ongoing</p>
<p><b>Objective IS-3.4</b> Recognize, preserve, and celebrate the cultural heritage and contributions of all community members.</p>			
<p><b>IS-3.4.1</b> Support cultural events, public art, and historical preservation projects that reflect the diversity of the community.</p>	<p>Work with local artists</p>	<p><b>Lead:</b> Arts Guild? <b>Partners:</b> TBD</p>	<p><b>Priority:</b> Ongoing</p>
<p><b>Workforce and Economic Development</b></p>			
<p><b>Goal WED-1: Create an environment where local businesses can thrive year-round.</b></p>			
<p><b>Objective WED-1.1</b> Identify and develop support networks</p>			
<p><b>WED-1.1.1</b> Work with local and regional partners to increase awareness and utilization of support networks, tools, and educational opportunities available to local businesses and remote workers in Cedaredge. Opportunities include the Revolving Loan Fund and Main Street Program.</p>	<p>Coordinate with Delta County and the State</p>	<p><b>Lead:</b> Town Clerk/Econ Development Manager <b>Partners:</b> County and State, Grand Mesa Business Guild (potential), Econ Dev. Committee</p>	<p><b>Priority:</b> Medium</p>
<p><b>Objective WED-1.2</b> Elevate business attraction and recruitment opportunities</p>			

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<p><b>WED-1.2.1</b> Work with local and regional partners in the identified support network to recruit and support the development of a diverse set of businesses that elevate and reinforce Cedaredge’s small-town character and identify opportunities to fill gaps in local services such as medical needs, office support, food and retail.</p>	<p>Coordinate with Delta County and the State</p>	<p><b>Lead:</b> Town Clerk/Econ Development Manager <b>Partners:</b> County and State, Econ Dev Com</p>	<p><b>Priority:</b> Short</p>
<p><b>Objective WED-1.3</b> Support business expansion in a variety of sectors and community support areas.</p>			
<p><b>WED-1.3.1</b> Encourage the expansion of flex uses in appropriate locations (such as the periphery of the Town) to create spaces for local businesses to expand into</p>	<p>Engage local business owners</p>	<p><b>Lead:</b> Town Clerk/Econ Development Manager <b>Partners:</b> Grand Mesa Business Guild (potential), Econ Dev. Com</p>	<p><b>Priority:</b> Medium</p>
<p><b>WED-1.3.2</b> Encourage entrepreneurship through local-maker-spaces and light industrial spaces.</p>	<p>Engage local artists and craftspeople</p>	<p><b>Lead:</b> Town Clerk/Econ Development Manager <b>Partners:</b> Grand Mesa Business Guild (potential), Econ Dev. Com</p>	<p><b>Priority:</b> Medium</p>
<p><b>Objective WED-1.4</b> Understand the business and workforce climate in Town to adapt support systems over time.</p>			
<p><b>WED-1.4.1</b> Periodically solicit input from residents, visitors, and businesses about the evolving needs of the Town and its economic environment.</p>	<p>Consider administering surveys to capture sentiment periodically</p>	<p><b>Lead:</b> Town Clerk/Econ Development Manager <b>Partners:</b> Grand Mesa Business Guild (potential), Econ Dev. Com</p>	<p><b>Priority:</b> Ongoing</p>
<p><b>WED-1.4.2</b> Monitor tourism data points and sales tax data to better understand the Town’s strengths and weaknesses and determine opportunities for future diversification of business needs.</p>	<p>Gather/process data</p>	<p><b>Lead:</b> Town Clerk/Econ Development Manager <b>Partners:</b> Grand Mesa Business Guild (potential), Econ Dev. Com</p>	<p><b>Priority:</b> Ongoing</p>

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<b>Goal WED-2: Promote economic stability and diversity wherein the influence and aesthetics of agriculture and ranching are protected, and economic assets are created without creating adverse fiscal impacts on the Town or damaging its small-town character.</b>			
<b>Objective WED-2.1</b> Promote free enterprise and small business growth.			
<b>WED-2.1.1</b> Establish economic incentives for local entrepreneurship (ESTIP).	Explore case studies of peer towns	<b>Lead:</b> Town Clerk/Econ Development Manager <b>Partners:</b> Grand Mesa Business Guild (potential), Econ Dev. Com	<b>Priority:</b> Medium
<b>WED-2.1.2</b> Explore the creation of a revolving loan fund.	Coordinate with Town finance office	<b>Lead:</b> Town Clerk/Econ Development Manager <b>Partners:</b> Grand Mesa Business Guild (potential), Econ Dev. Com	<b>Priority:</b> Medium
<b>WED-2.1.3</b> Create and maintain a commerce web presence for business owners as well as prospective visitors/customers.	Develop marketing plan	<b>Lead:</b> Town Clerk/Econ Development Manager <b>Partners:</b> Grand Mesa Business Guild (potential), Econ Dev. Com	<b>Priority:</b> Ongoing
<b>Objective WED-2.2</b> Encourage new businesses to locate in Cedaredge.			
<b>WED-2.2.1</b> Utilize local web sites and advertise the attractiveness and other benefits of conducting business in Cedaredge.	Develop marketing plan	<b>Lead:</b> Town Clerk/Econ Development Manager <b>Partners:</b> Grand Mesa Business Guild (potential), Econ Dev. Com	<b>Priority:</b> Medium
<b>WED-2.2.2</b> Encourage the types of businesses that integrate well with residential use.	Update zoning code	<b>Lead:</b> Town Clerk/Econ Development Manager <b>Partners:</b> Grand Mesa Business Guild	<b>Priority:</b> Short

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		(potential), Econ Dev. Com	
<b>WED-2.2.3</b> Encourage attendance at business gatherings; and to present Cedaredge as a good place to enjoy quality of life and to conduct business.	Explore incentives for participation (food, raffle, childcare, etc.)	<b>Lead:</b> Town Clerk/Econ Development Manager <b>Partners:</b> Grand Mesa Business Guild (potential), Econ Dev. Com	<b>Priority:</b> Medium
<b>WED-2.2.4</b> Work with the Cedaredge Business Community to market Cedaredge and celebrate Business Image Improvements.	Coordinate with business owners and Chamber of Commerce	<b>Lead:</b> Staff <b>Partners:</b> Business owners and Chamber of Commerce	<b>Priority:</b> Medium
<b>WED-2.2.5</b> Encourage local realtors to create an inventory of available business properties including details of each property and promote attractive staging of available business properties.	Coordinate with local realtors	<b>Lead:</b> Town Clerk/Econ Development Manager <b>Partners:</b> Grand Mesa Business Guild (potential), Econ Dev. Com	<b>Priority:</b> Medium
<b>Goal WED-3: Implement wayfinding and elevate access for residents and visitors to Cedaredge.</b>			
<b>Objective WED-3.1</b> Understand wayfinding needs for all visitors to the community.			
<b>WED-3.1.1</b> Develop and Implement a Wayfinding plan to support residents and visitors of Cedaredge.	Explore peer community's wayfinding plan to inform process	<b>Lead:</b> Town Clerk/Econ Development Manager <b>Partners:</b> GM Business Guild (potential), Econ Dev. Com, Planning and Building, Public Works	<b>Priority:</b> Medium
<b>Objective WED-3.2</b> Improve wayfinding and access.			

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<p><b>WED-3.2.1</b> Improve wayfinding to encourage “pass through” visitors to stop and spend time in Town, and other visitors and/or residents to linger in the community.</p>	<p>Adopt wayfinding plan</p>	<p><b>Lead:</b> Town Clerk/Econ Development Manager  <b>Partners:</b> GM Business Guild (potential), Econ Dev. Com</p>	<p><b>Priority:</b> Medium</p>
<p><b>Goal WED-4: Focus community revitalization on attractive and welcoming business districts.</b></p>			
<p><b>Objective WED-4.1</b> Encourage maintenance for all buildings, streets and trails.</p>			
<p><b>WED-4.1.1</b> Explore the creation and implementation of a business improvement fund.</p>	<p>Consult with local businesses</p>	<p><b>Lead:</b> Town Clerk/Econ Development Manager  <b>Partners:</b> GM Business Guild (potential), Econ Dev. Com</p>	<p><b>Priority:</b> Short</p>
<p><b>WED-4.1.2</b> Consider partnering with Colorado MainStreet to implement business district improvements (general) and a façade or infrastructure upgrade program.</p>	<p>Explore possibility of partnership</p>	<p><b>Lead:</b> Town Clerk/Econ Development Manager  <b>Partners:</b> GM Business Guild (potential) , Econ Dev. Com</p>	<p><b>Priority:</b> Medium</p>
<p><b>WED-4.1.3</b> Enhance the quality of the pedestrian experience within business districts in Cedaredge.</p>	<p>Engage community to learn about pedestrian experience</p>	<p><b>Lead:</b> Town Clerk/Econ Development Manager  <b>Partners:</b> GM Business Guild (potential), Econ Dev. Com</p>	<p><b>Priority:</b> Medium</p>
<p><b>Objective WED-4.2</b> Support revitalization of the town’s business community.</p>			
<p><b>WED-4.2.1</b> Expand recommendations in the Downtown Cedaredge Plan to include all businesses in the community.</p>	<p>Consult with local businesses and chamber of commerce</p>	<p><b>Lead:</b> Town Clerk/Econ Development Manager  <b>Partners:</b> GM Business Guild (potential), Econ Dev. Com</p>	<p><b>Priority:</b> Medium</p>
<p><b>WED-4.2.2</b> Enhance the quality of the pedestrian experience with decorative street lighting, sidewalk improvements, benches, street trees, flower planters, and traffic calming devices.</p>	<p>Explore desired streetscape options</p>	<p><b>Lead:</b> Town Clerk/Econ Development Manager  <b>Partners:</b> GM Business Guild (potential), Econ Dev. Com</p>	<p><b>Priority:</b> Medium</p>

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<b>WED-4.2.3</b> Provide adequate serviced off-street parking that is dust and mud-free.	Complete parking study	<b>Lead:</b> Public Works, Planning and Building <b>Partners:</b> Econ Dev. Com	<b>Priority:</b> Medium
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## Appendix A: Community Profile/Existing Conditions

### 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

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#### 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.

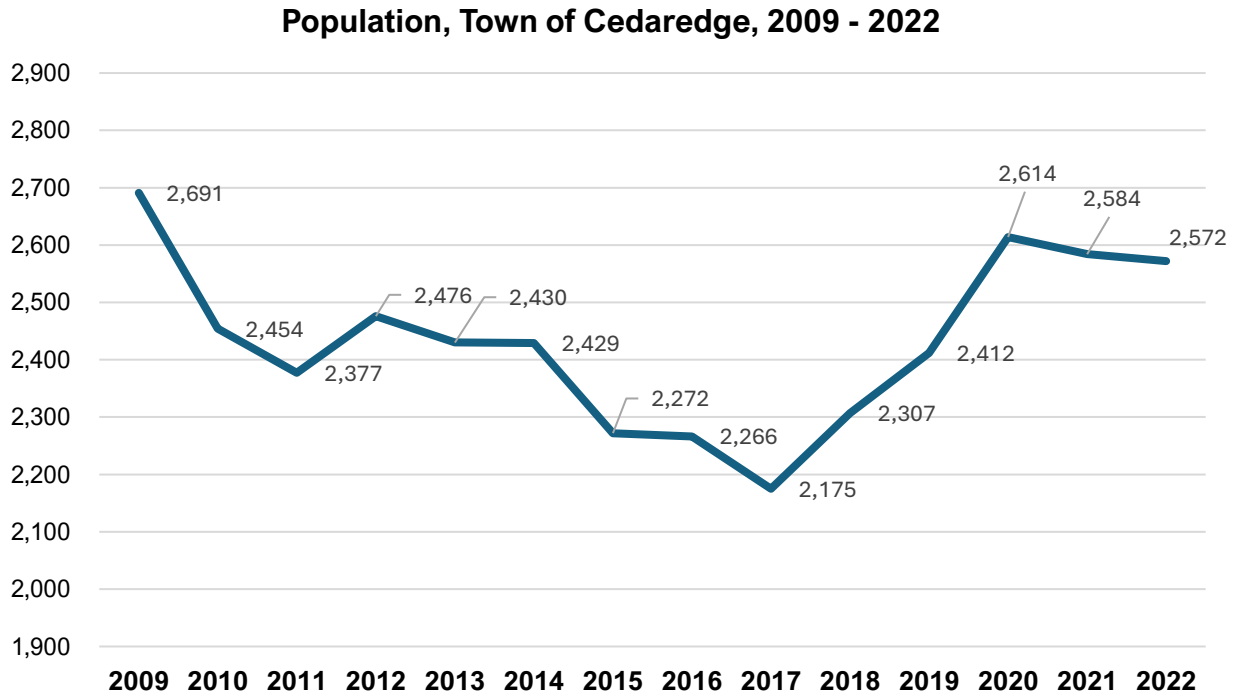


Figure 15: Population, Town of Cedaredge, 2009 – 2022  
 Source: Social Explorer; U.S. Census Bureau

**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.

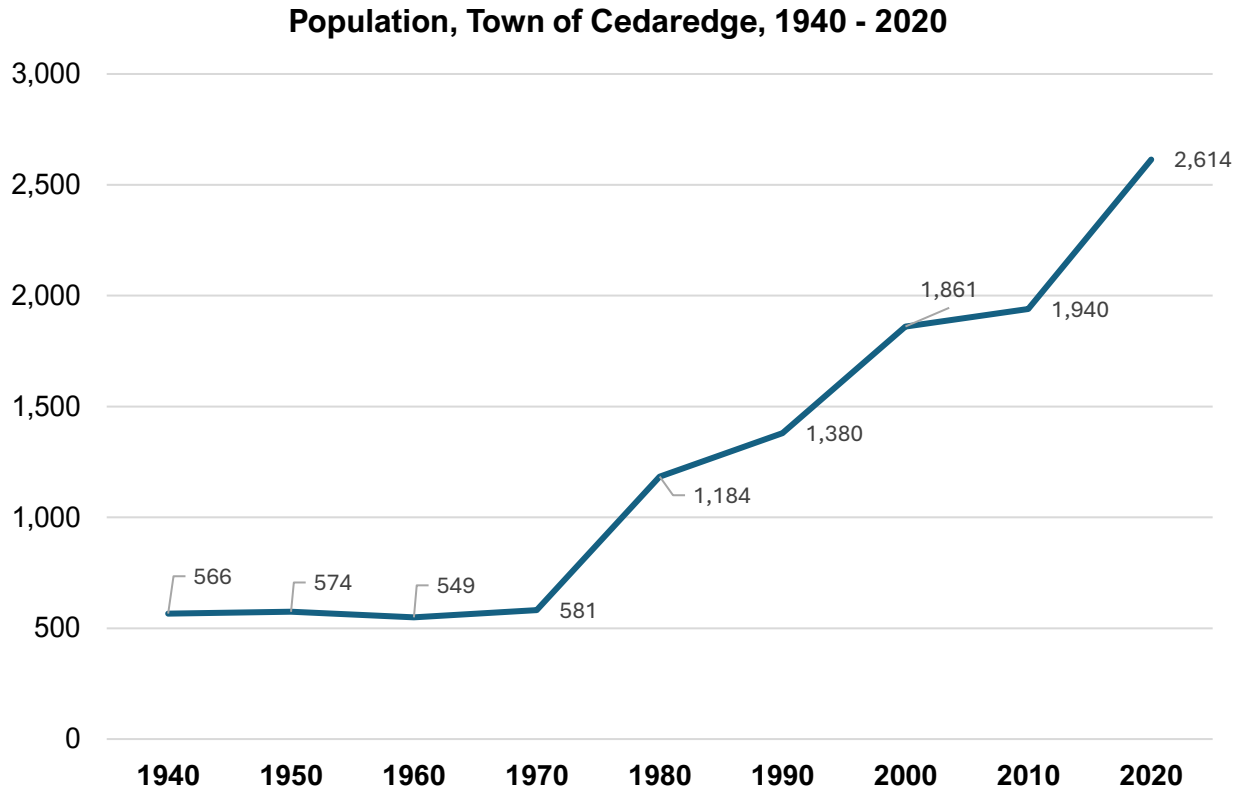


Figure 16: Population, Town of Cedaredge, 1940 – 2020  
Source: Social Explorer; U.S. Census Bureau

## 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.

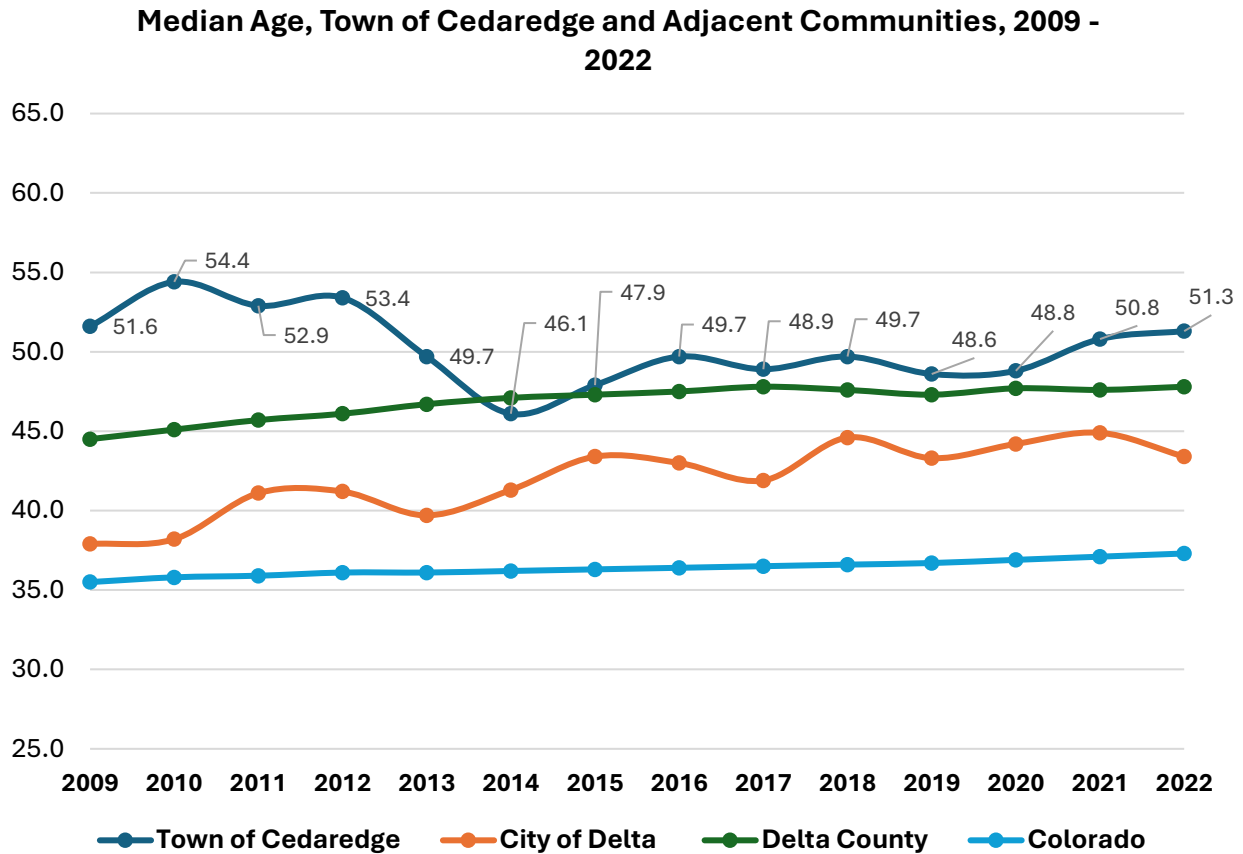


Figure 17: Median Age, Town of Cedaredge and Adjacent Communities, 2009 – 2022  
 Source: Social Explorer; U.S. Census Bureau

**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**

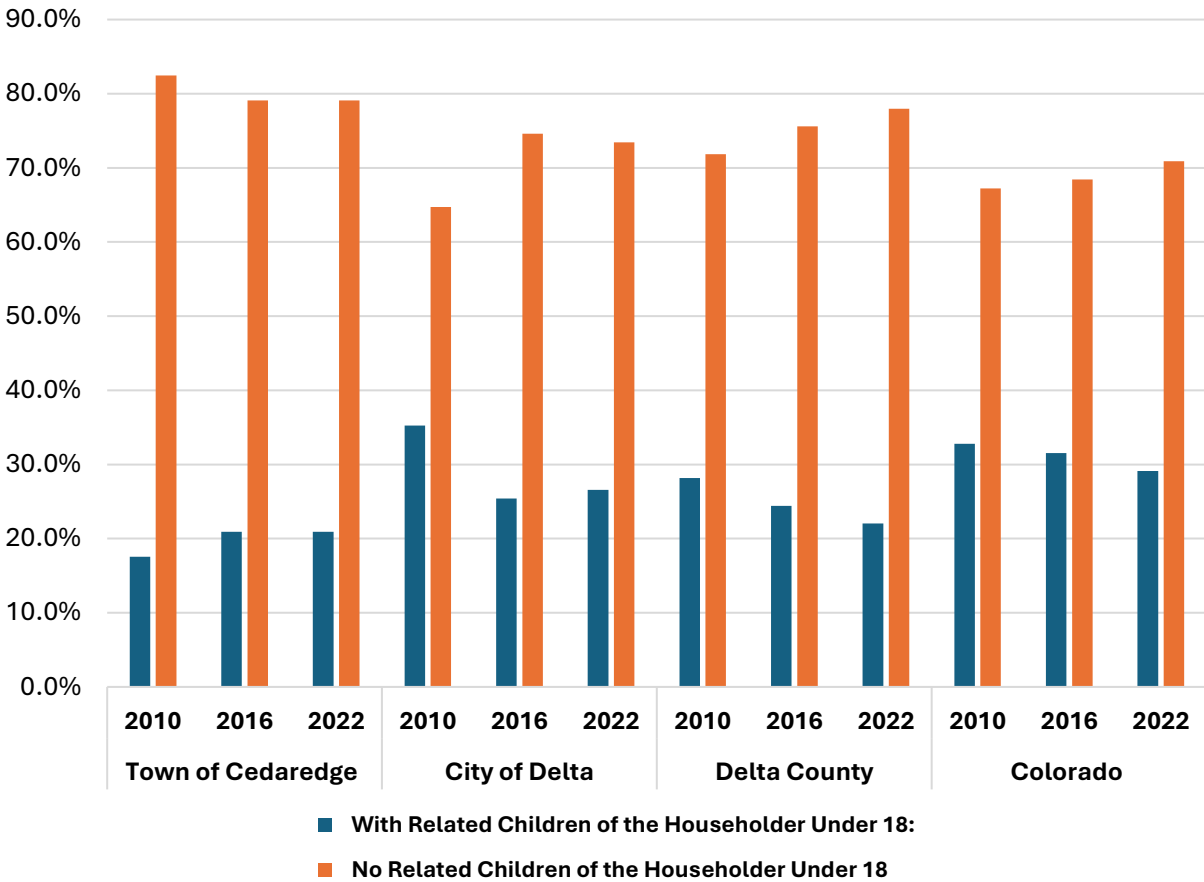


Figure 18: Housing Units by Families and Presence of Own Children, Town of Cedaredge and Adjacent Communities 2010 – 2022  
Source: Social Explorer; U.S. Census Bureau

**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

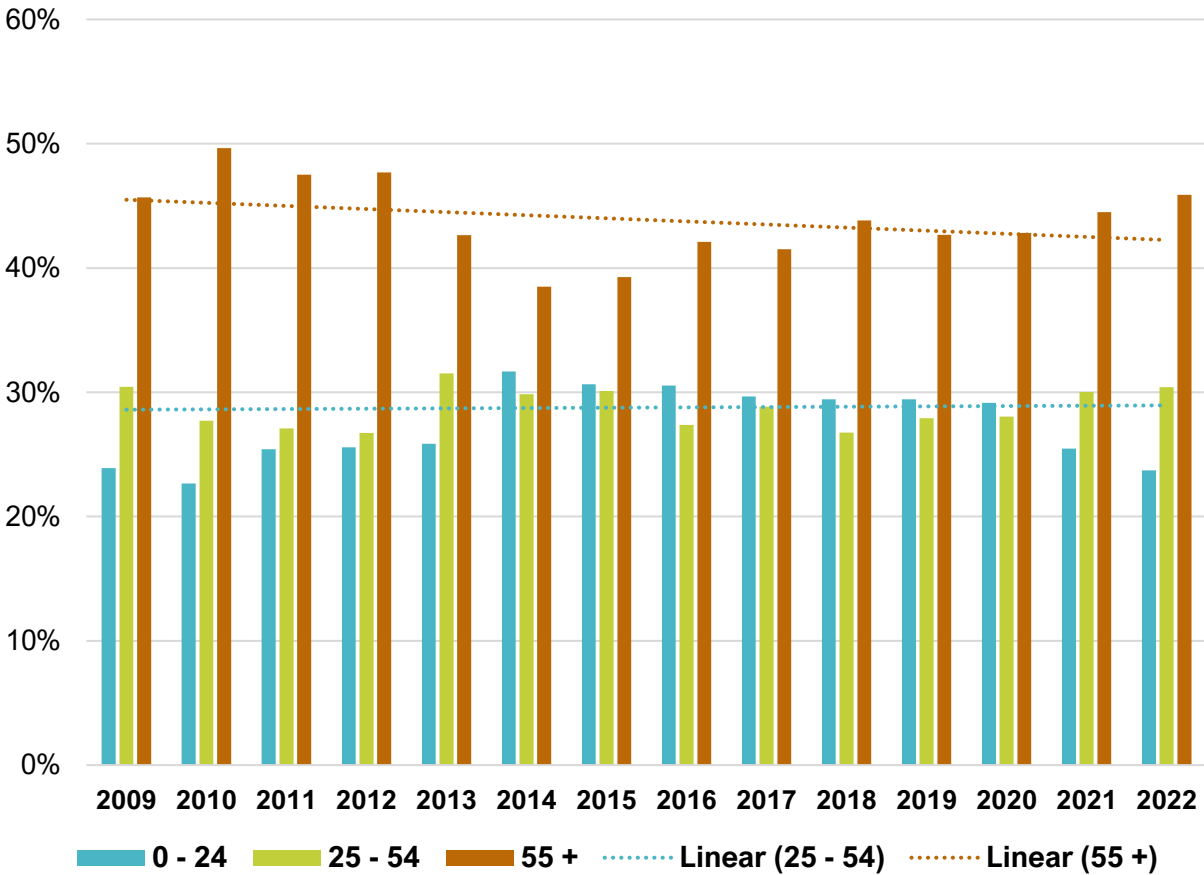


Figure 19: Population Age Distribution, Town of Cedaredge, 2009 – 2022  
Source: Social Explorer; U.S. Census Bureau

### 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**

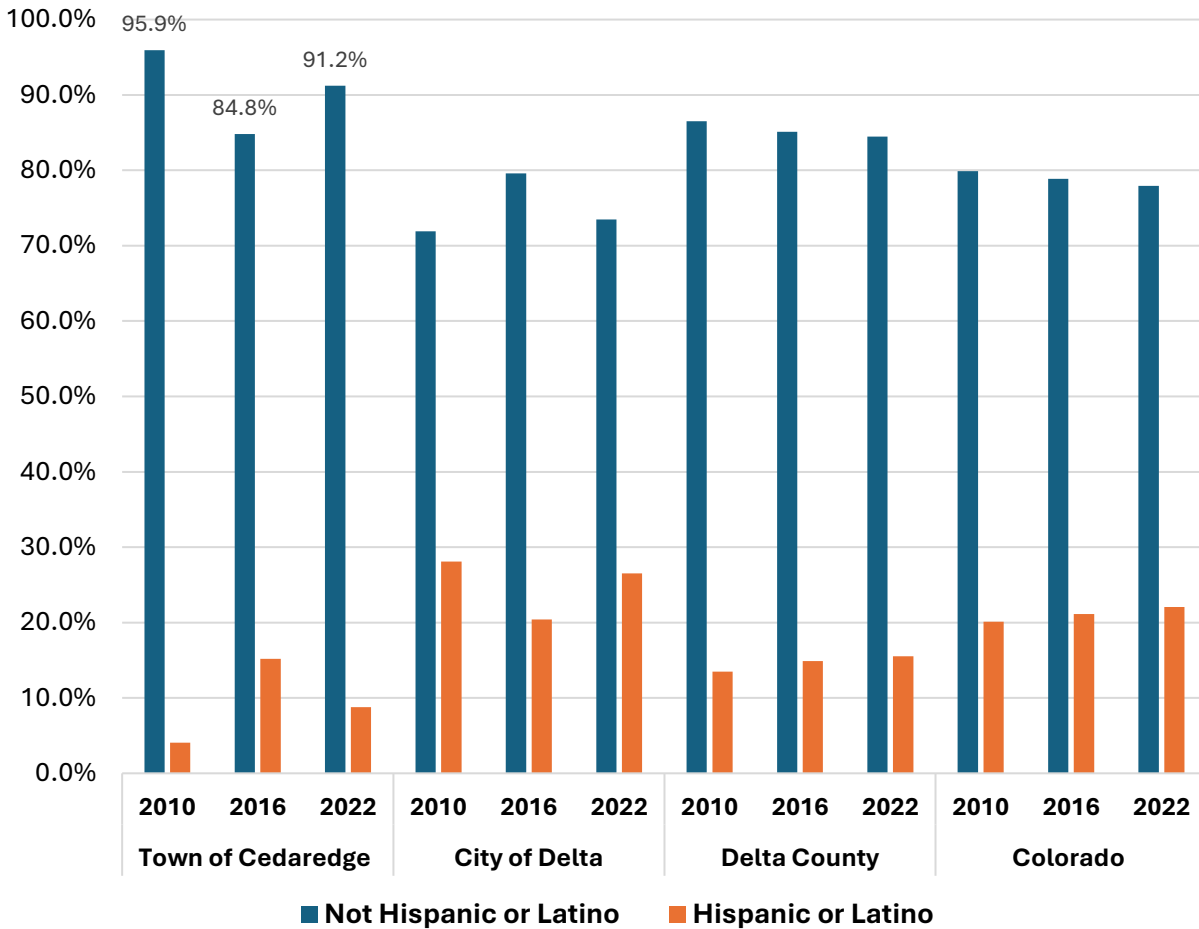


Figure 20: Hispanic or Latino, Town of Cedaredge, and Adjacent Communities, 2010 – 2022  
 Source: Social Explorer; U.S. Census Bureau

**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%	<b>37%</b>	<b>41%</b>	<b>36%</b>	<b>37%</b>	23%	21%
<b>Some College</b>	<b>35%</b>	<b>34%</b>	28%	27%	32%	32%	<b>30%</b>	<b>29%</b>
<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 2: 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**

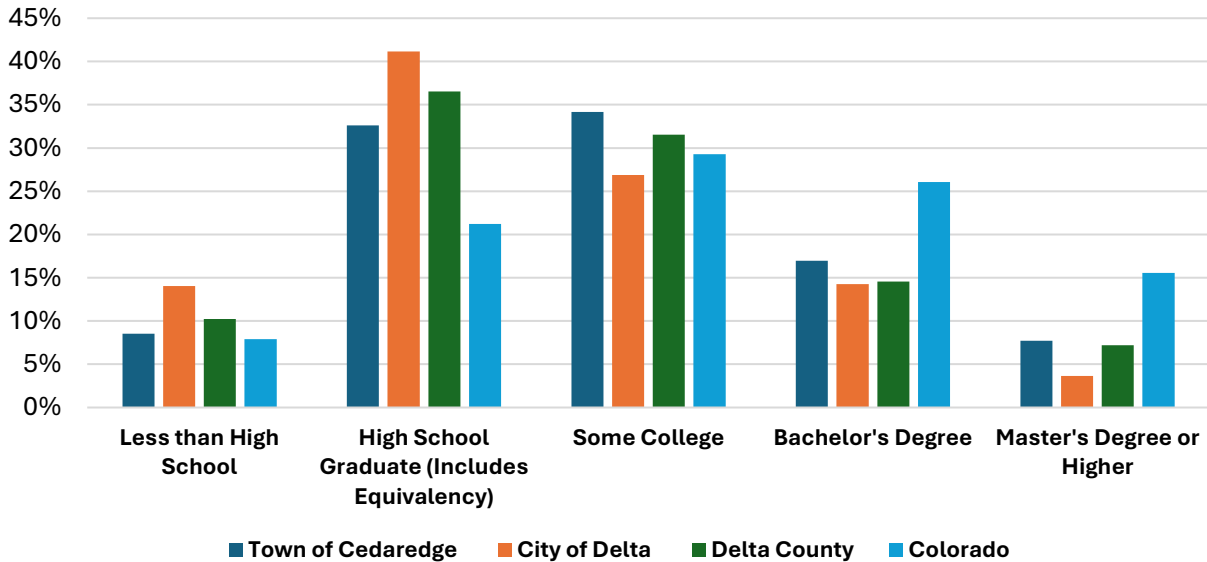


Figure 21: Highest Educational Attainment for Population 25 and Over, Town of Cedaredge and Adjacent Communities, 2020

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.

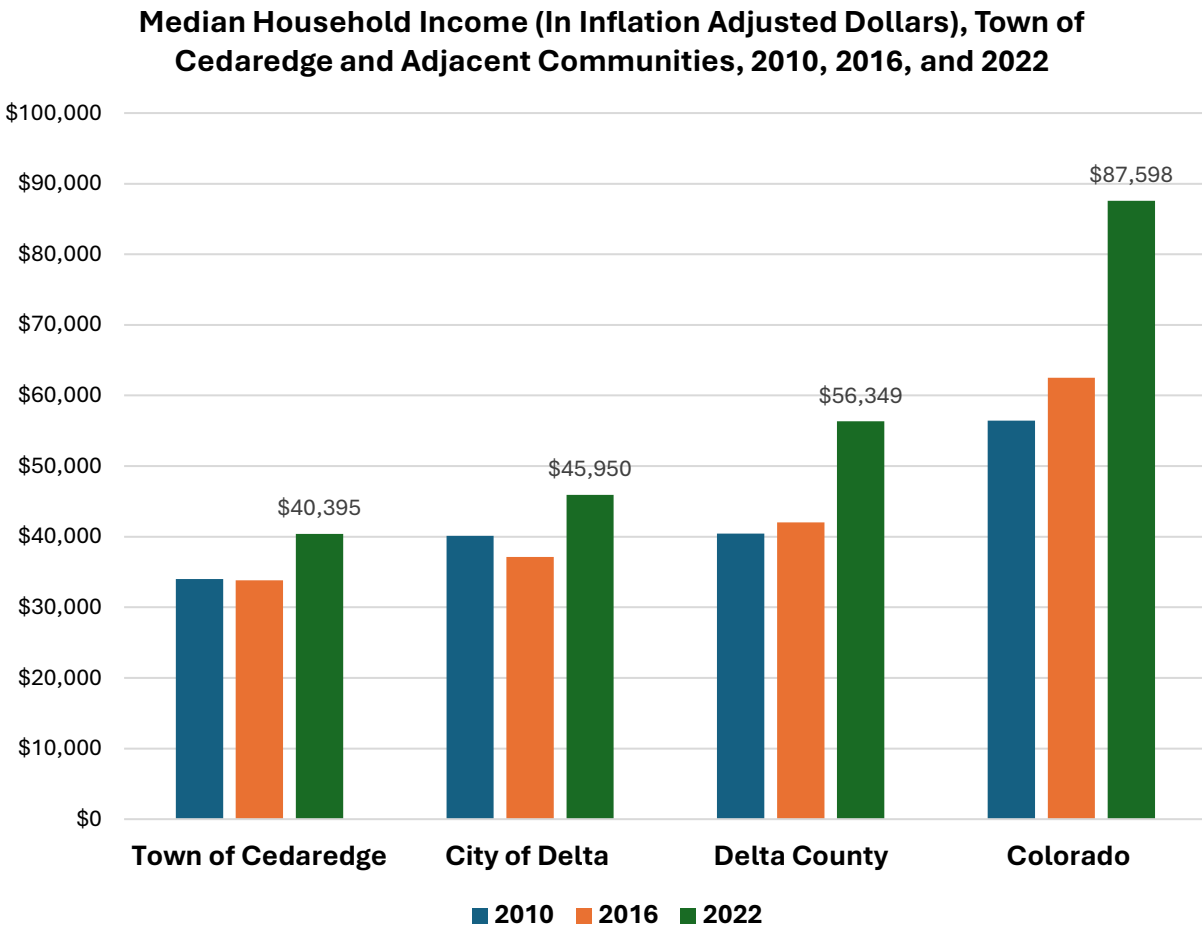


Figure 22: Median Household Income (In Inflation Adjusted Dollars), Town of Cedaredge and Adjacent Communities, 2010, 2016 and 2022

Source: Social Explorer; U.S. Census Bureau

**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**

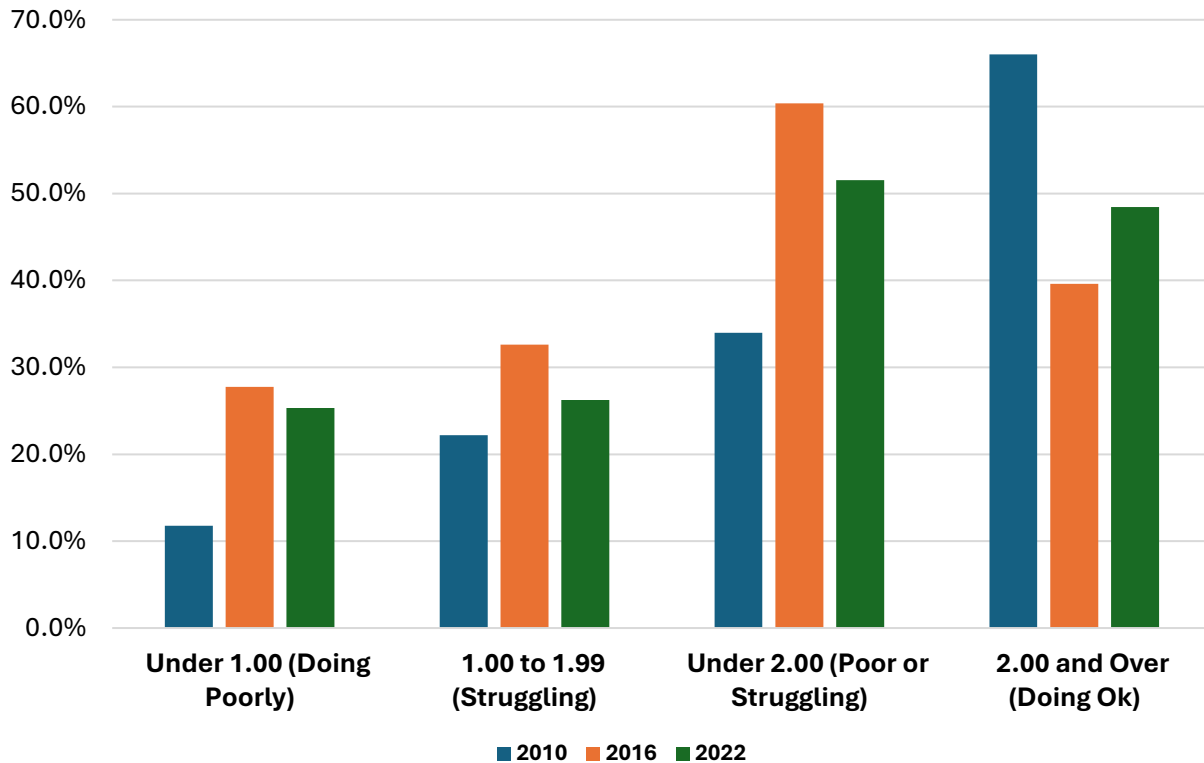


Figure 23: Ration of Income to Poverty Level, Town of Cedaredge and Adjacent Communities, 2010, 2016, and 2020  
 Source: Social Explorer; U.S. Census Bureau

## Land Use/Built Environment

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### 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:

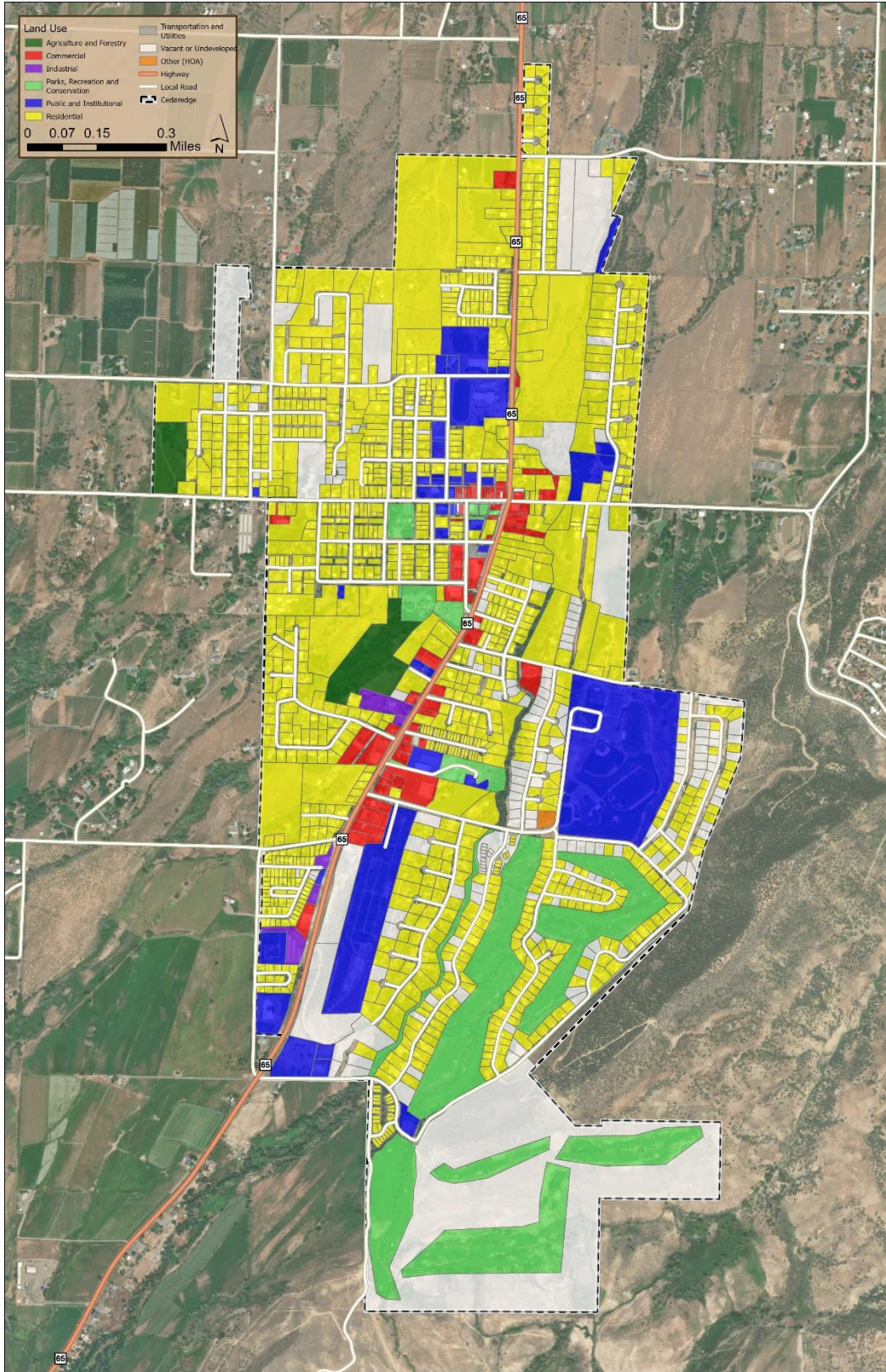
- **Agriculture and Forestry:** Farmland and forests including the raising of livestock and cultivation of crops.
- **Commercial:** Non-industrial business uses, including retail sales, offices, services and entertainment facilities.
- **Industrial:** Warehouses, wholesale trade facilities, research 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.

Land Use	Total Square Footage	% of whole
<b>Residential</b>	23,306,919	49.9%
<b>Vacant or Undeveloped</b>	10,283,013	22.0%
<b>Parks, Recreation and Conservation</b>	5,555,692	11.9%
<b>Public and Institutional</b>	5,093,461	10.9%
<b>Commercial</b>	1,418,689	3.0%
<b>Industrial</b>	641,209	1.4%
<b>Agriculture and Forestry</b>	294,085	0.6%
<b>Other (HOA)</b>	39,236	0.1%
<b>Transportation and Utilities</b>	38,606	0.1%
<b>GRAND TOTAL</b>	<b>46,670,910</b>	<b>100%</b>

*Table 3: Land Use by Total Square Footage, Town of Cedaredge, 2023*

# TOWN OF CEDAREGE 2025 Master Plan



Map 1: 2024 Existing Land Use

*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 town’s water supply (see detail [here](#)). In addition to this brief analysis, Delta County completed a housing needs assessment identifying 17 parcels in Cedaredge that meet a set of suitability attributes and could be developed into affordable housing. A Cedaredge-specific housing needs assessment is recommended to outline policy considerations and programmatic support that could be necessary to incentivize affordable development in the community.

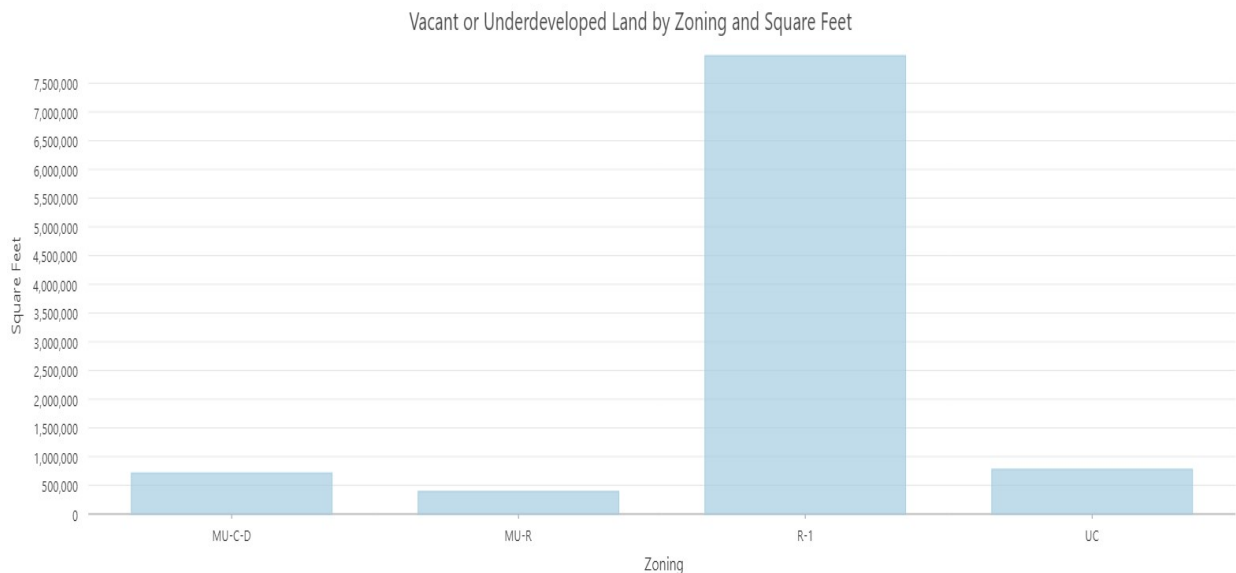


Figure 24: Vacant or Underdeveloped Land by Zoning and Square Feet

## **Current** Growth Management Area/3-Mile Plan

### *Delta County/Cedaredge 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

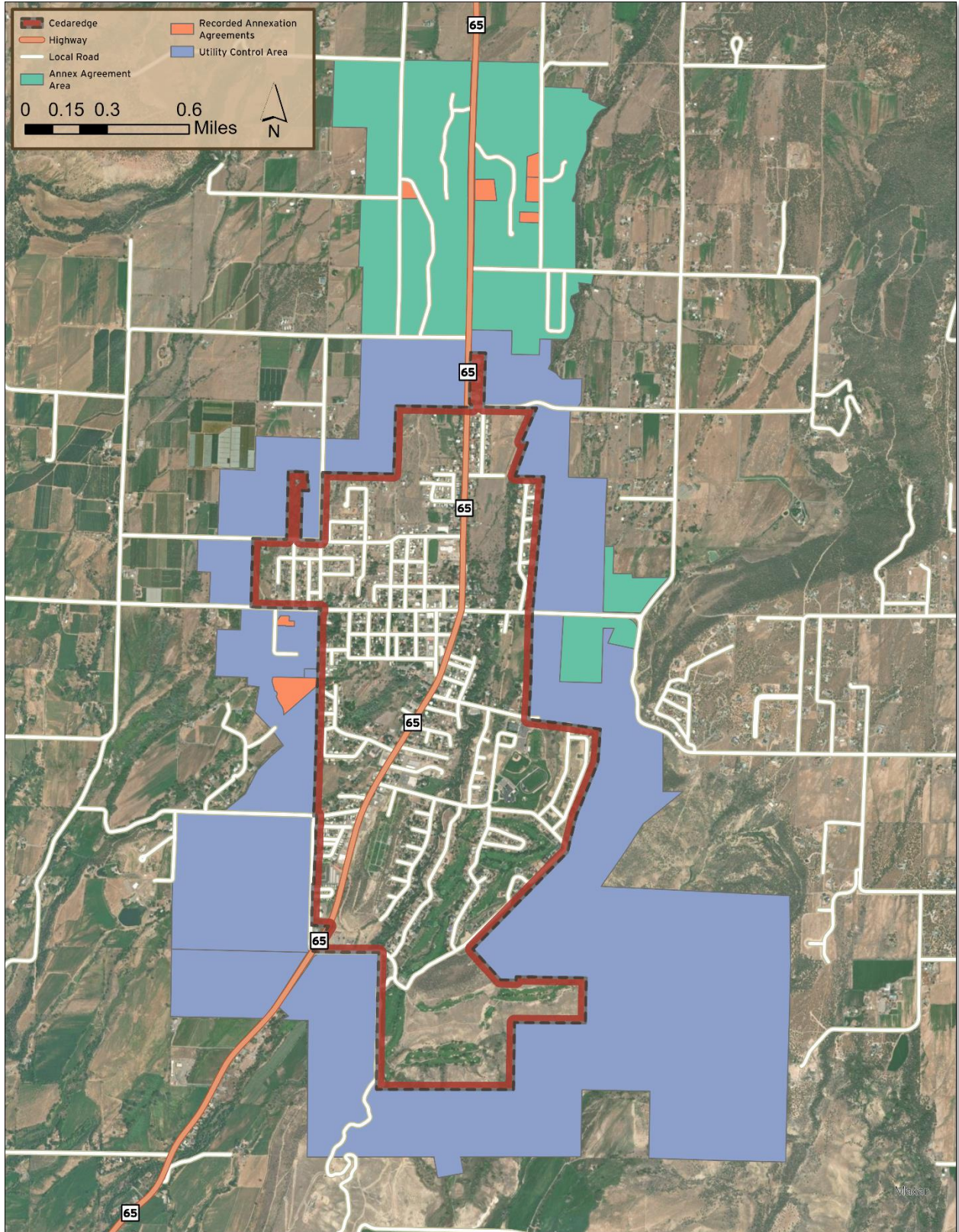
- *Land Area:* 551 Acres
- *Existing Land Use:* Within the annexation agreement area, single-family residential land makes up most of the land uses, with small areas dedicated to farm/ranch residential.
- *Ownership:* Most land within the annexation agreement area is privately owned.
- *Development Capacity:*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



Map 2: Town of Cedaredge 2017 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.

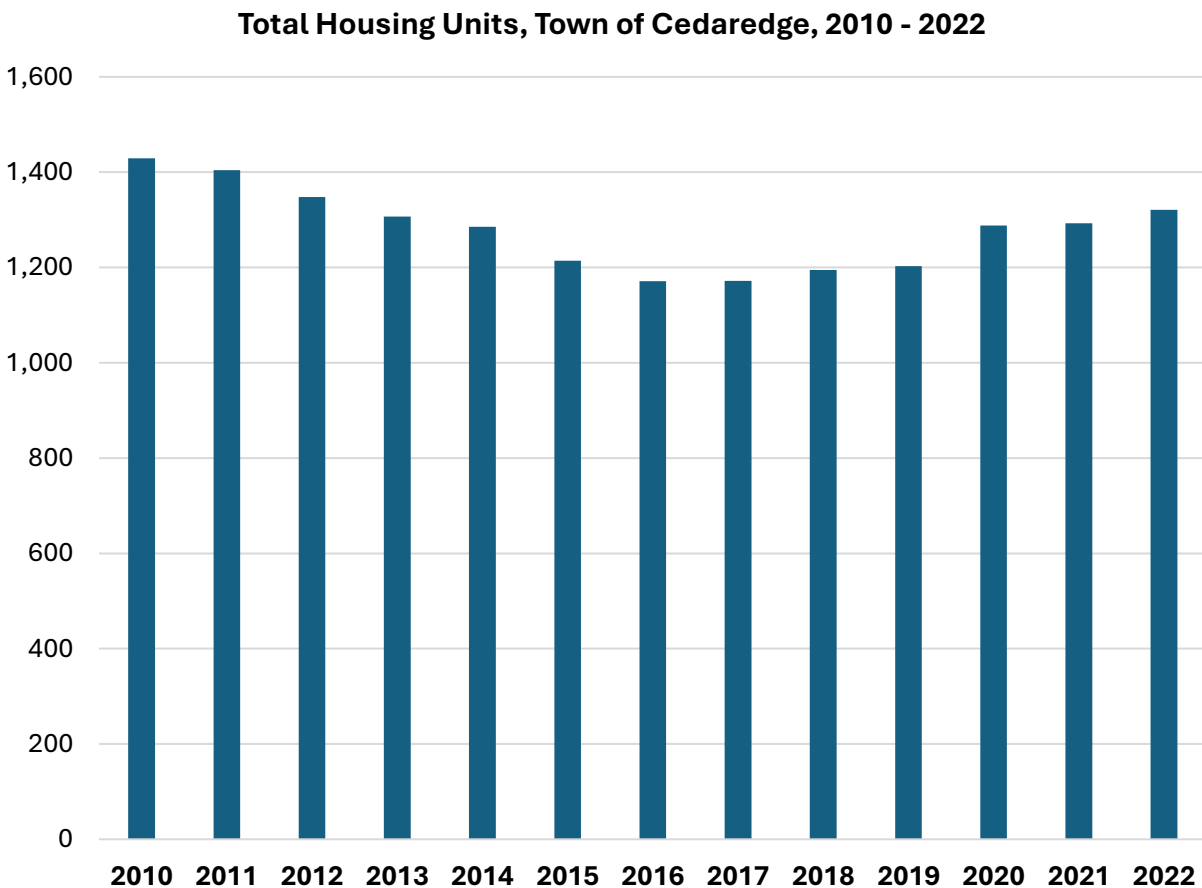


Figure 25: Total Housing Units, Town of Cedaredge, 2010 – 2022  
Source: Social Explorer; U.S. Census Bureau

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

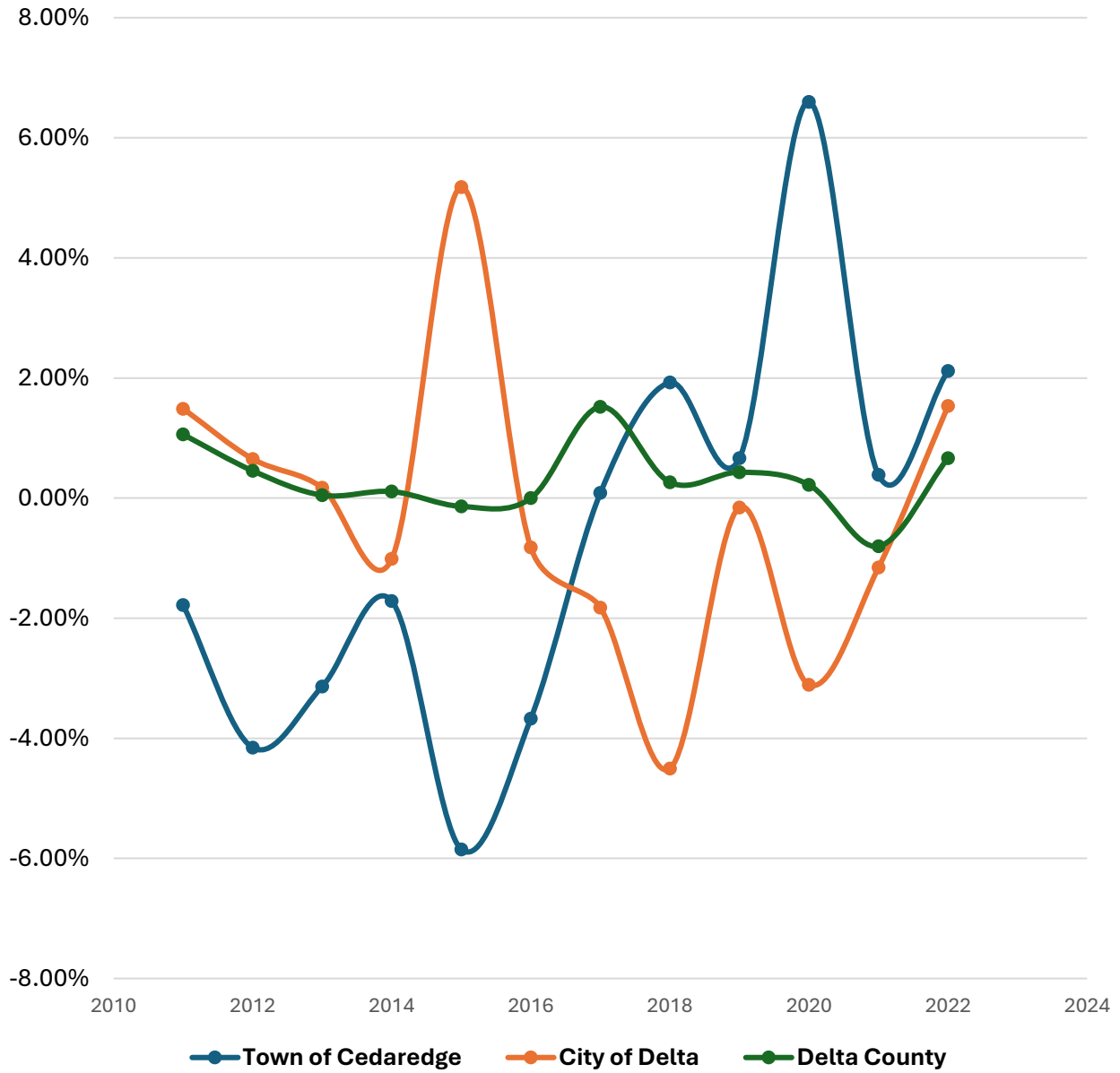


Figure 26: Year Over Year Percent Change in Total Housing Units, Town of Cedaredge, and Adjacent Communities, 2010 – 2022  
Source: Social Explorer; U.S. Census Bureau

**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

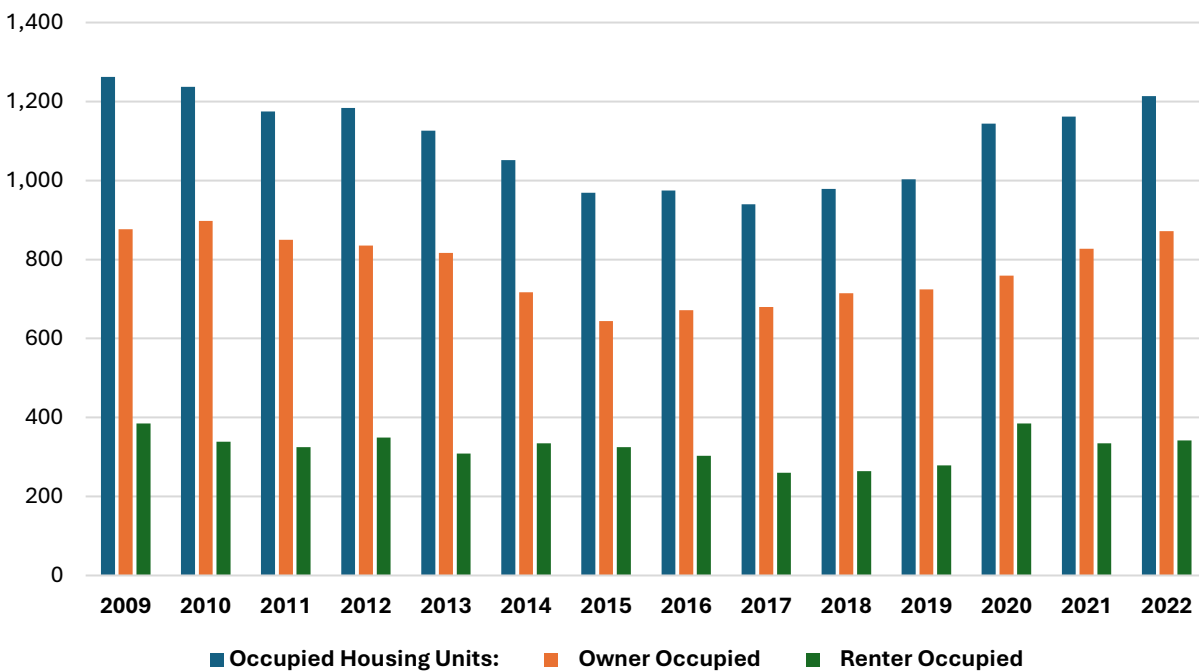


Figure 27: Tenure, Town of Cedaredge, 2009 – 2022  
 Source: Social Explorer; U.S. Census Bureau

**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

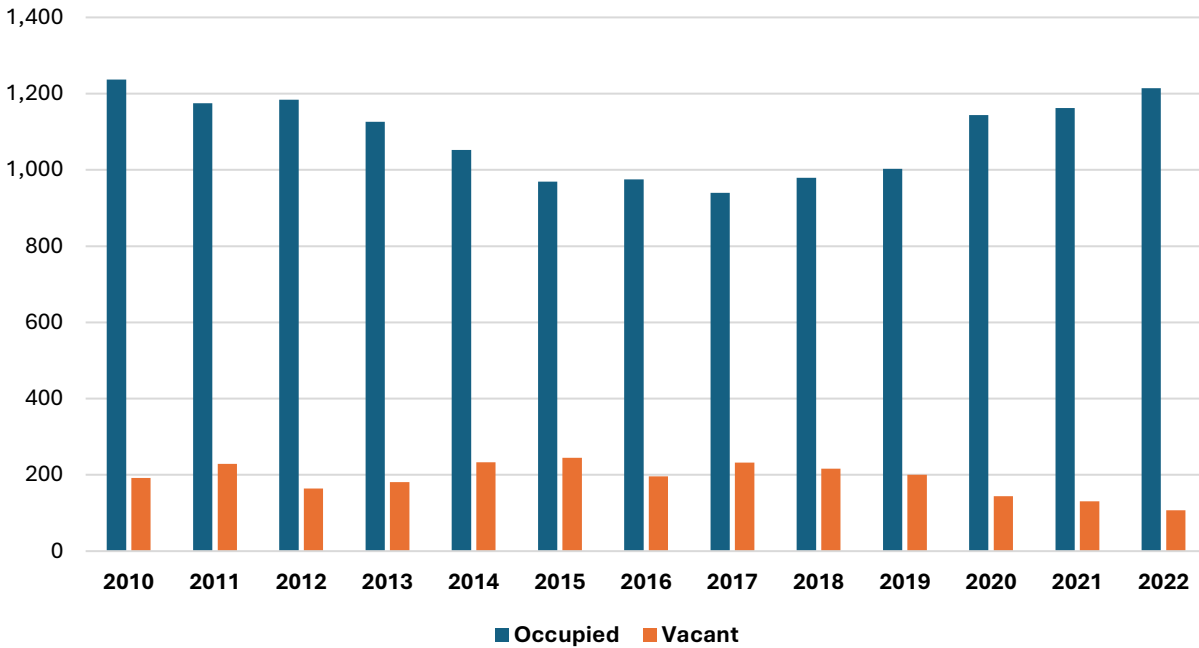


Figure 28: Occupancy Rate, Town of Cedaredge, 2010 – 2022  
 Source: Social Explorer; U.S. Census Bureau

**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

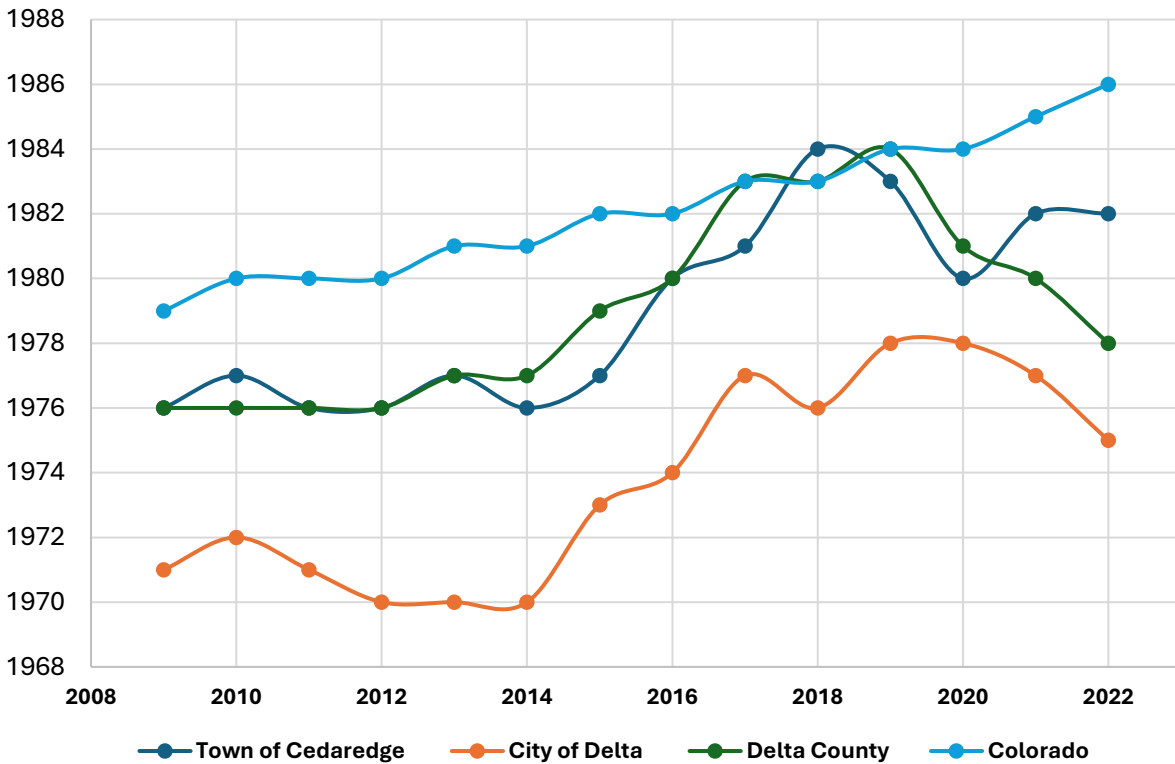


Figure 29: Median Year Structure Built, Town of Cedaredge and Adjacent Communities, 2009 – 2022  
 Source: Social Explorer; U.S. Census Bureau

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.

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

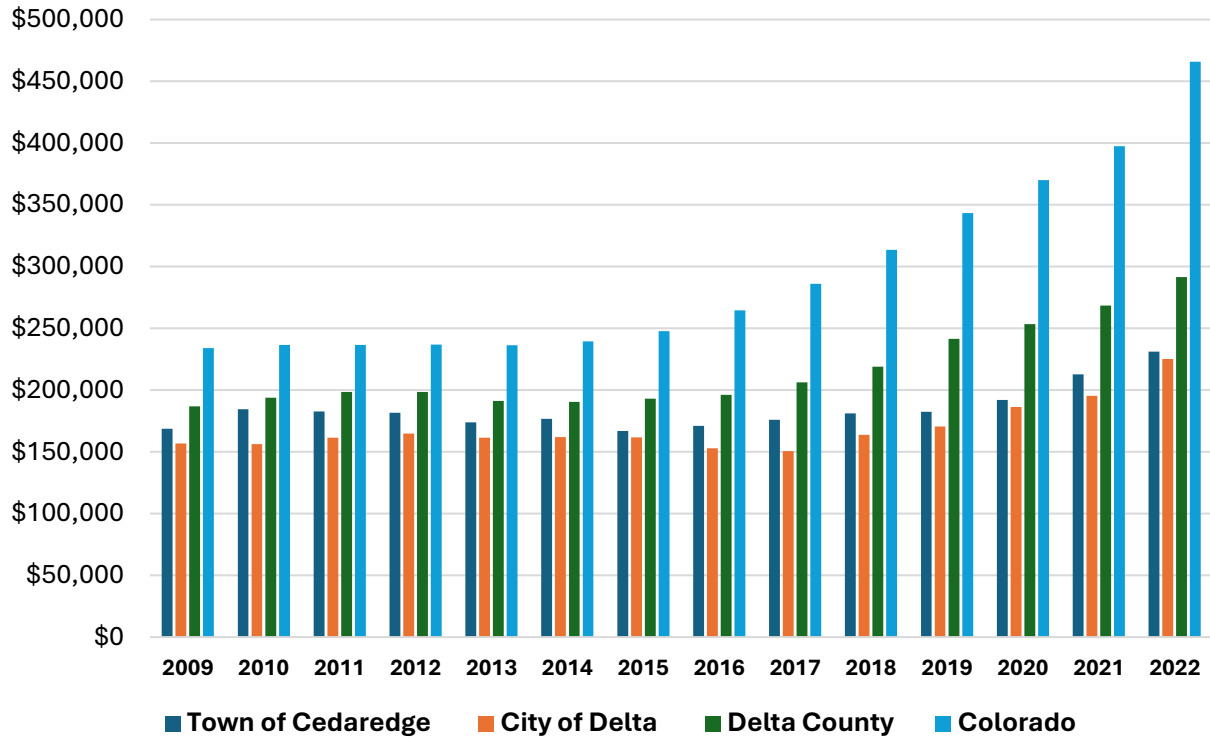


Figure 30: Median House Value for All Owner-Occupied Housing Units, Town of Cedaredge and Adjacent Communities, 2009 – 2022

Source: Social Explorer; U.S. Census Bureau

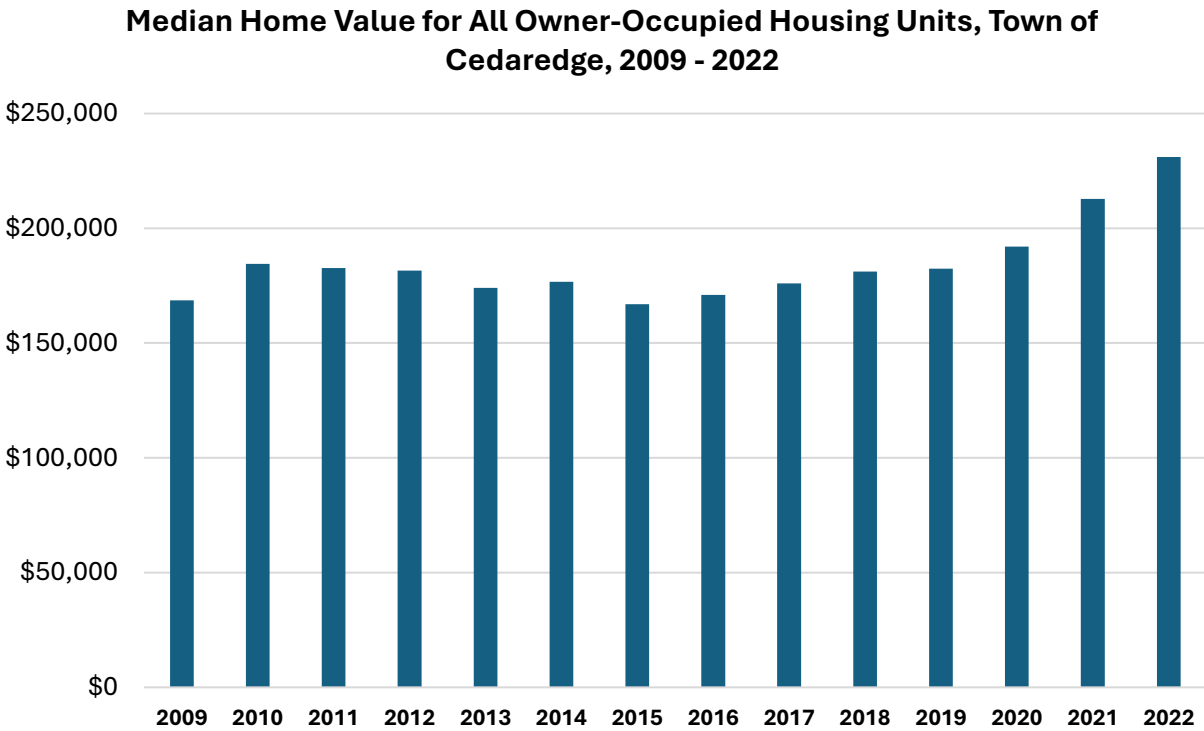


Figure 31: Median Home Value for All Owner-Occupied Housing Units, Town of Cedaredge, 2009 – 2022  
Source: Social Explorer; U.S. Census Bureau

**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**

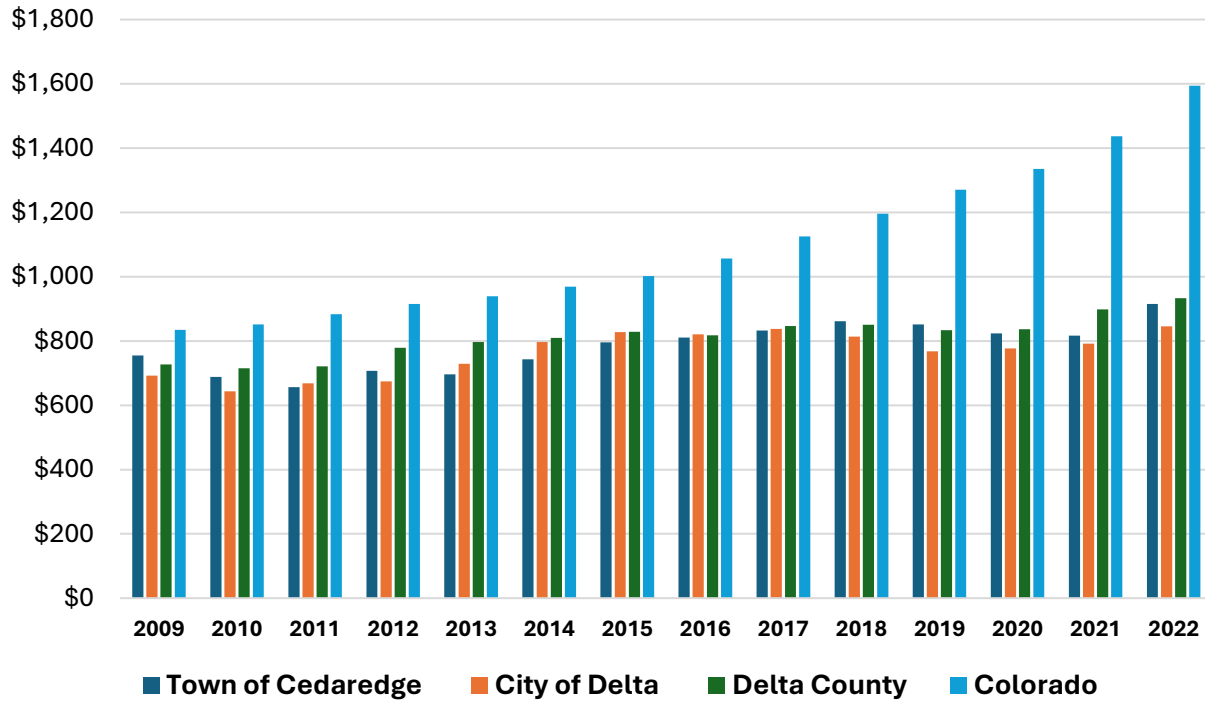


Figure 32: Median Gross Rent, Town of Cedaredge and Adjacent Communities, 2009 – 2022  
Source: Social Explorer; U.S. Census Bureau

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

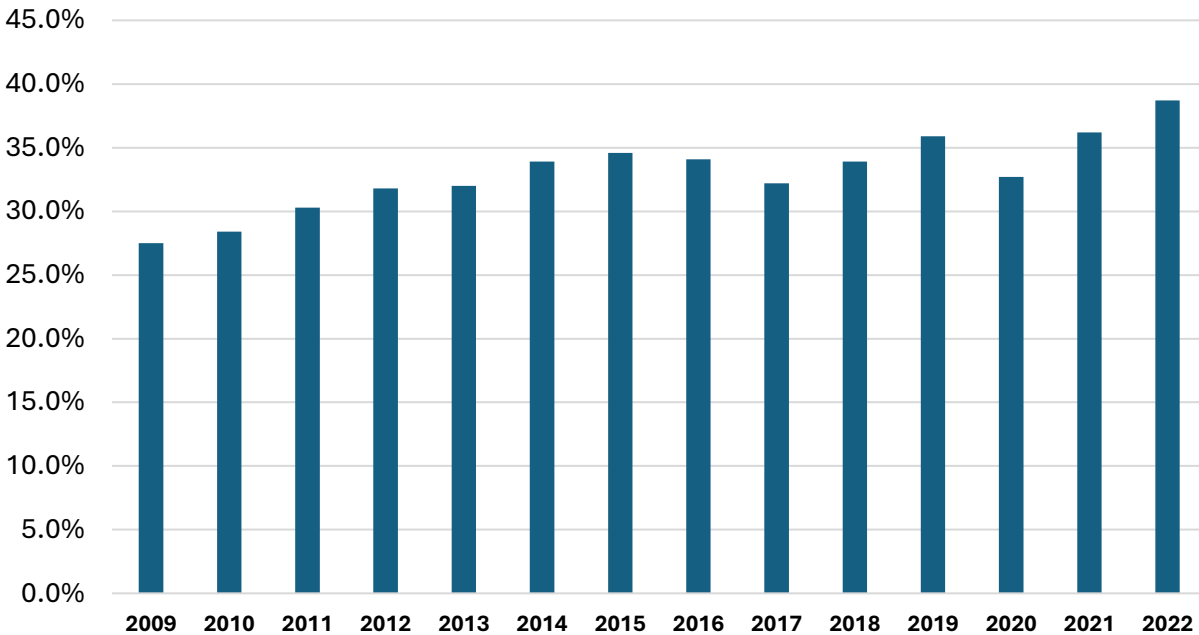


Figure 33: Median Gross Rent as a Percentage of Household Income, Town of Cedaredge, 2009 – 2022  
Source: Social Explorer; U.S. Census Bureau

**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**

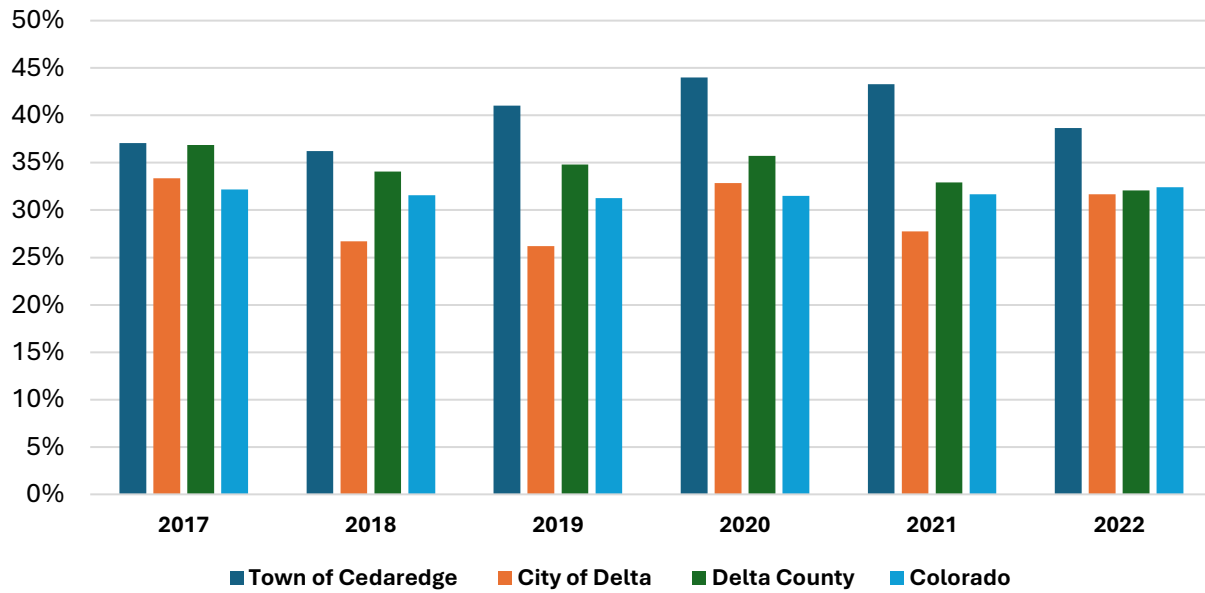


Figure 34: Residents Paying More Than 30% or at least 50% of Income on Selected Home Ownership Expenses, Town of Cedaredge and Adjacent Communities, 2017 – 2022  
 Source: Social Explorer; U.S. Census Bureau

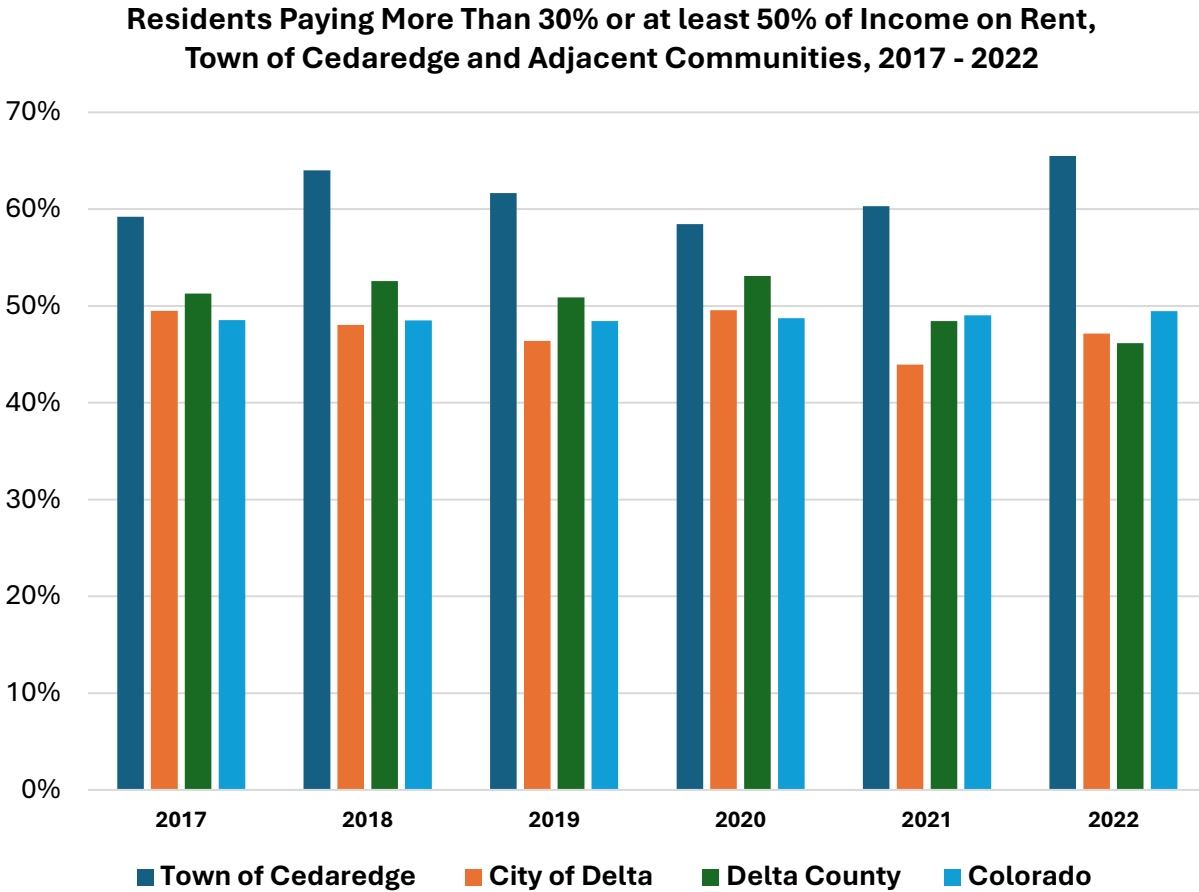


Figure 35: Residents Paying More Than 30% or at least 50% of Income on Rent, Town of Cedaredge and Adjacent Communities, 2017 – 2022  
Source: Social Explorer; U.S. Census Bureau

**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 CEDAREEDGE 2025 Master Plan**

<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 4: Area Median Income and Maximum Rents and Income Limits, Delta County, 2024  
Source: Colorado Housing and Finance Authority*

## Natural Environment

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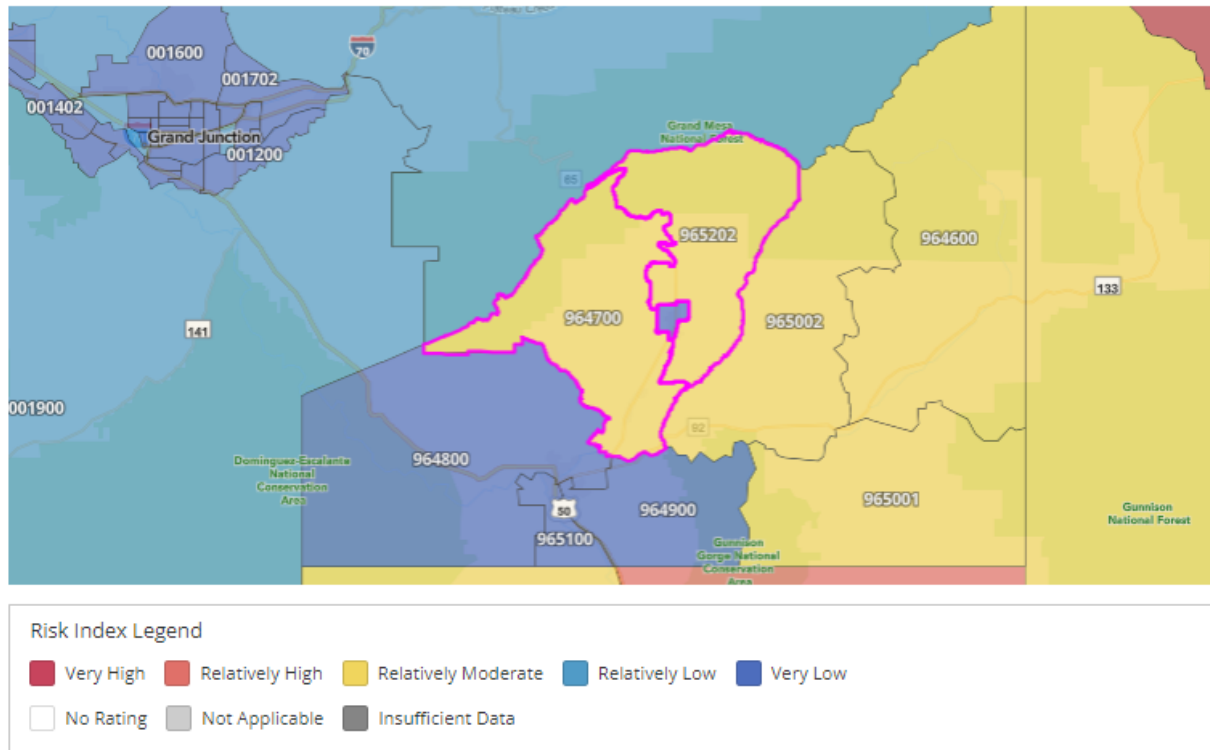
### Resilience, Vulnerability and Risk

**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 36: Risk Index, Town of Cedaredge and Adjacent Census Tracts  
Source: FEMA

**Risk Index:** A risk index is a numerical measure that combines the likelihood of hazardous events with their potential impacts on people, property, and infrastructure to assess overall risk in a specific area. 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:* Resilience is the ability of a community to adapt, recover, and thrive in response to shocks, stresses, or adverse events. 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.

*Social Vulnerability:* Social vulnerability refers to the degree to which individuals or communities are at risk of harm due to factors like poverty, inequality, and lack of resources. 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:* This measure refers to the average financial or asset losses anticipated each year due to potential hazards, based on the likelihood and severity of those events. 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.

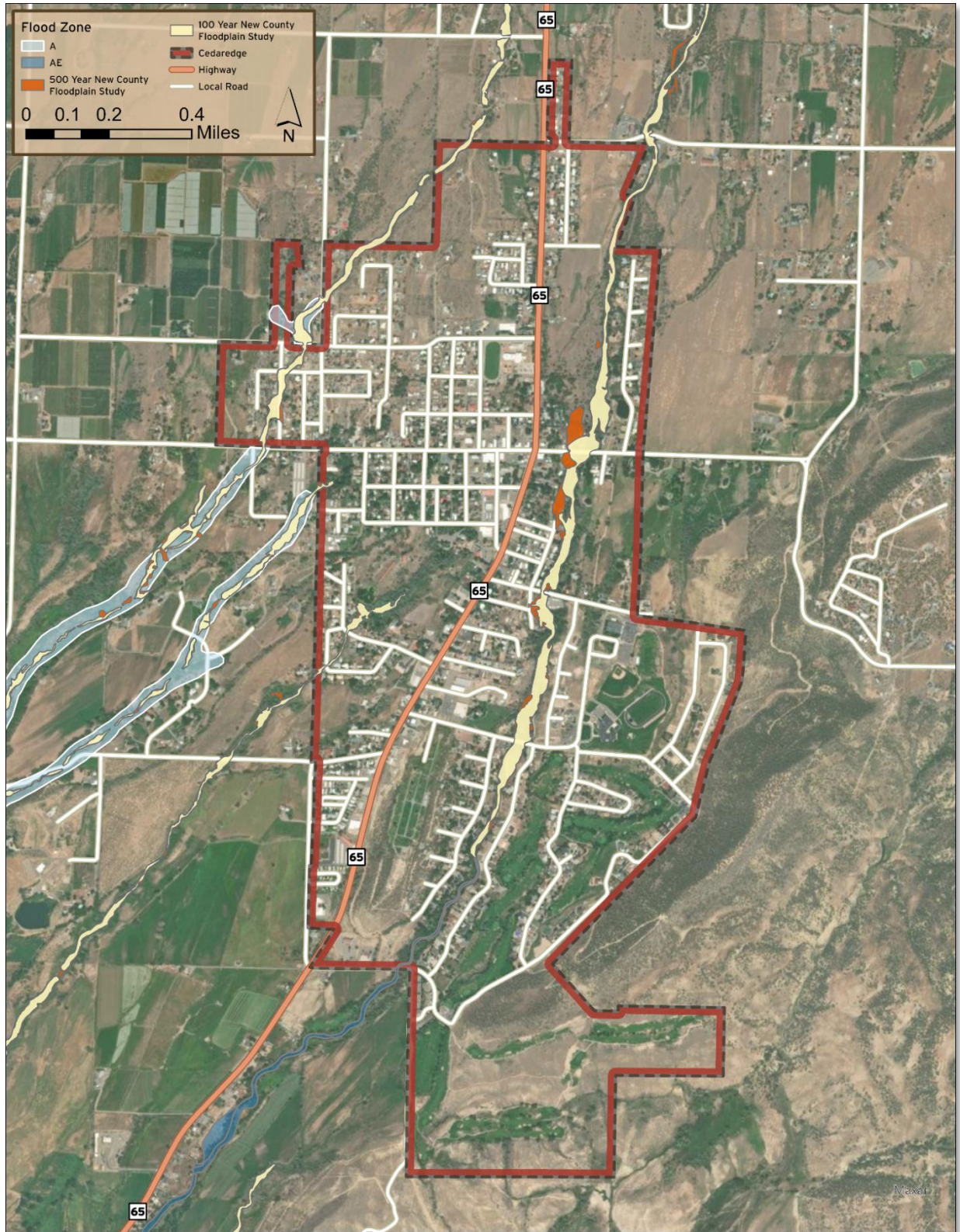
## Natural Hazards Profile

**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.

### Delta County HMP

According to the 2023 Delta County Hazard Mitigation Plan (HMP) the Town of Cedaredge only has a total population of 6 that is found within the 1% floodplain and 0 population found in the 0.2% floodplain ranking Cedaredge relatively low for total population at risk of flooding throughout the county. Additionally, Cedaredge has a total of 3 residential parcels

found within the 1% floodplain with a total value of \$967,749 and an estimated loss of \$241,937 and only one parcel found within the 0.2% floodplain with a total value of \$78,226 and an estimated loss of \$19,557. Additionally, the Delta County HMP outlines that while unlikely, that a dam failure in Delta County would cause potentially catastrophic flooding putting 1,298 people at risk and an estimated \$188,154,169 of property at risk.



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

**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.

Delta County HMP

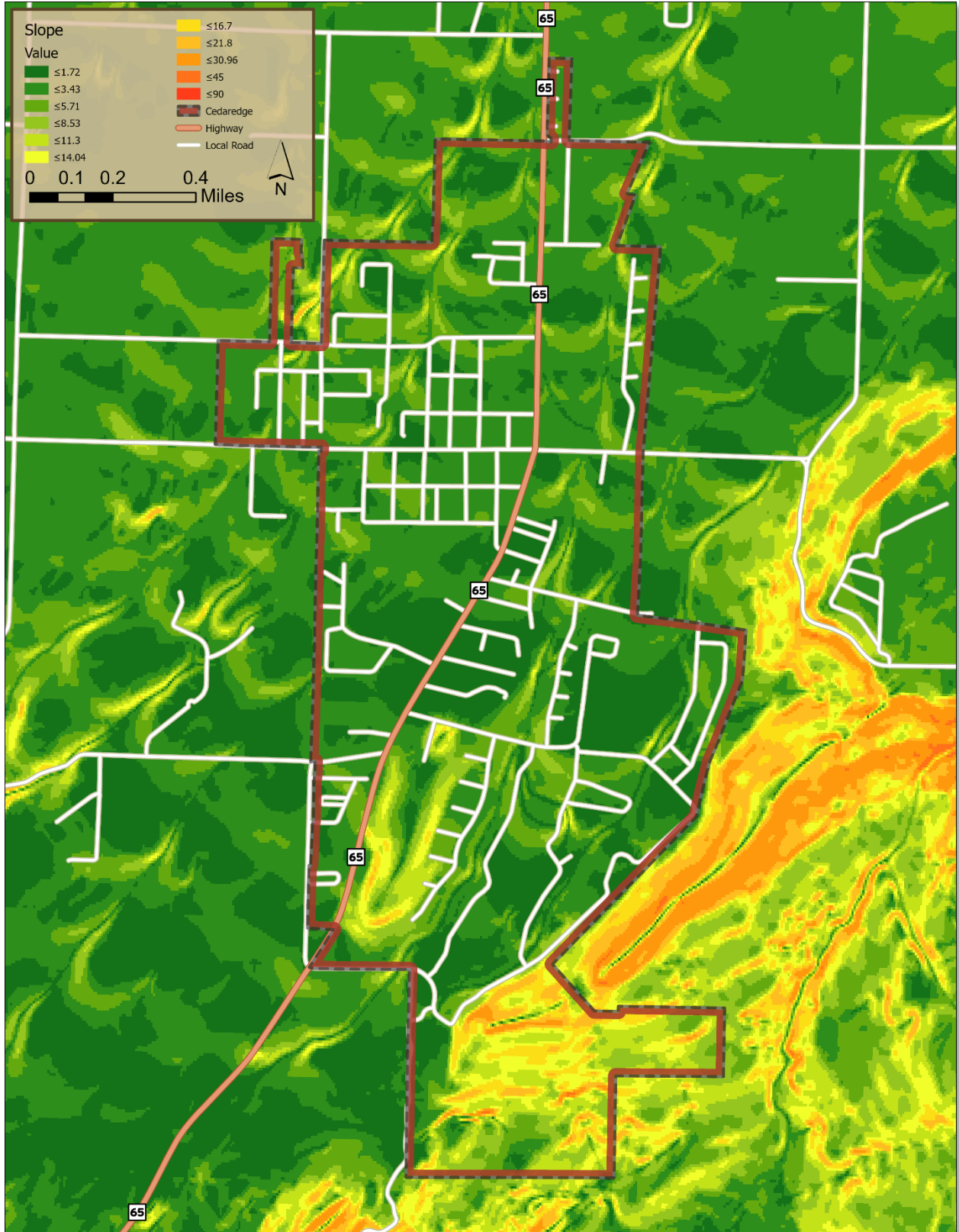
According to the Delta County HMP Cedaredge has a total population of 851 at highest risk of a Wildland-urban Interface (WUI) fire, with 383 individuals at risk, 400 people at moderate risk and 775 people at low risk. Cedaredge has a total of 1,203 parcels at risk of WUI with a total combined value of \$396,577,471.

**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.

Delta County HMP

According to the Delta County HMP there are no parcels currently susceptible to landslides found within the town of Cedaredge.



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.

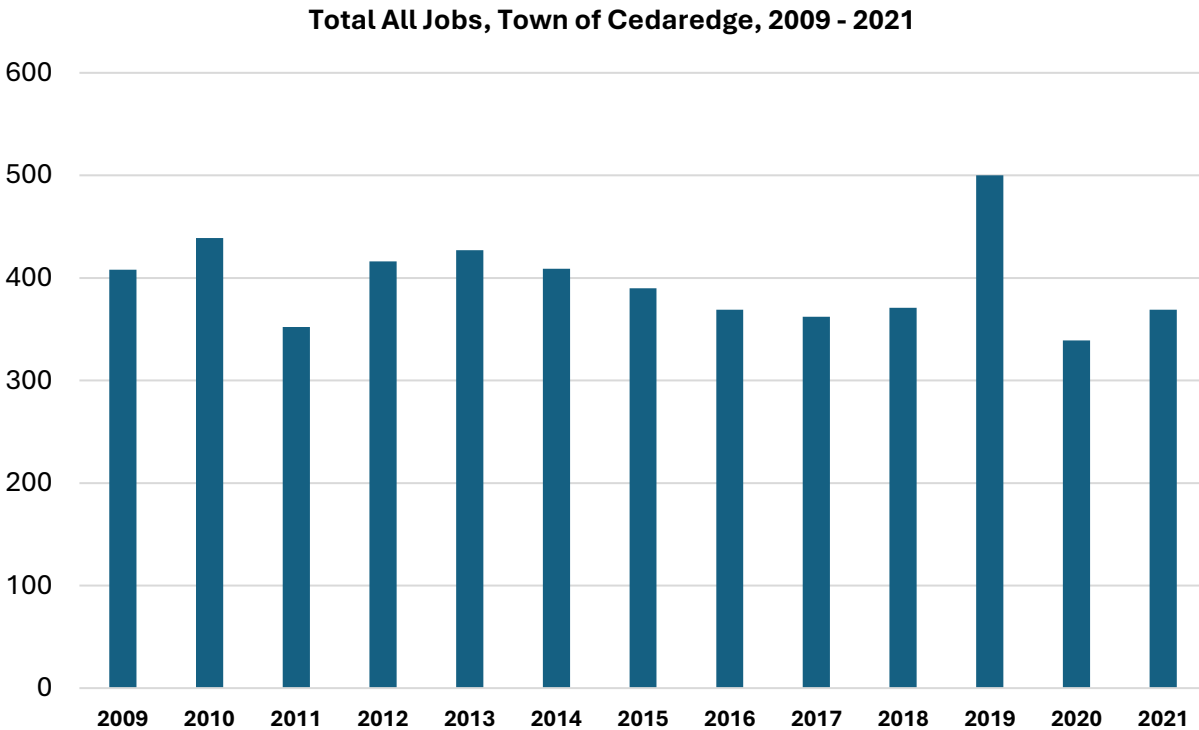


Figure 37: Total All Jobs, Town of Cedaredge, 2009 – 2021

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.

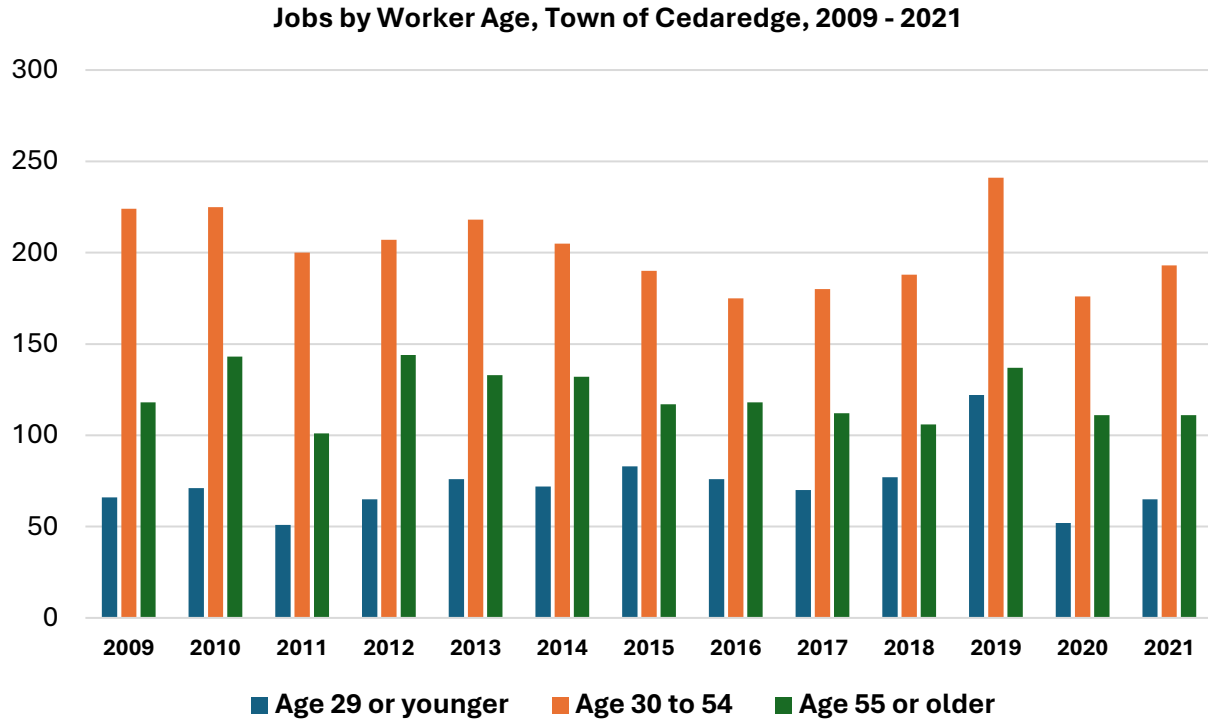


Figure 38: Jobs by Worker Age, Town of Cedaredge, 2009 – 2021  
 Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2021)

**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**

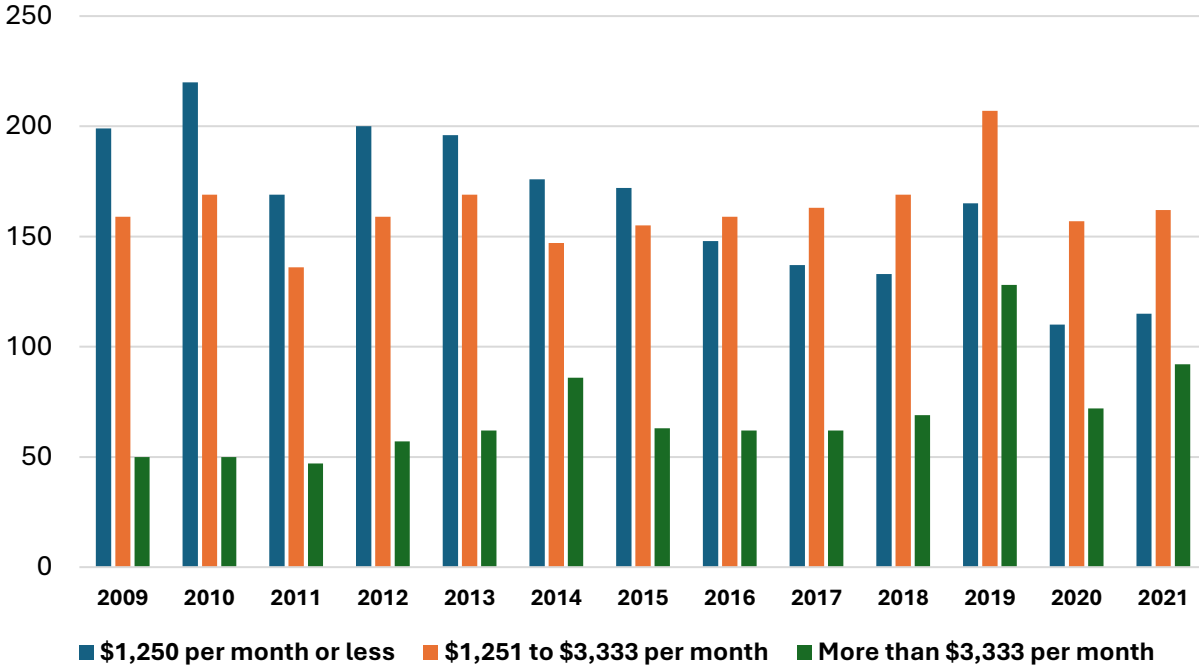


Figure 39: Jobs by Earnings, Town of Cedaredge, 2009 – 2021  
 Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2021)

**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.

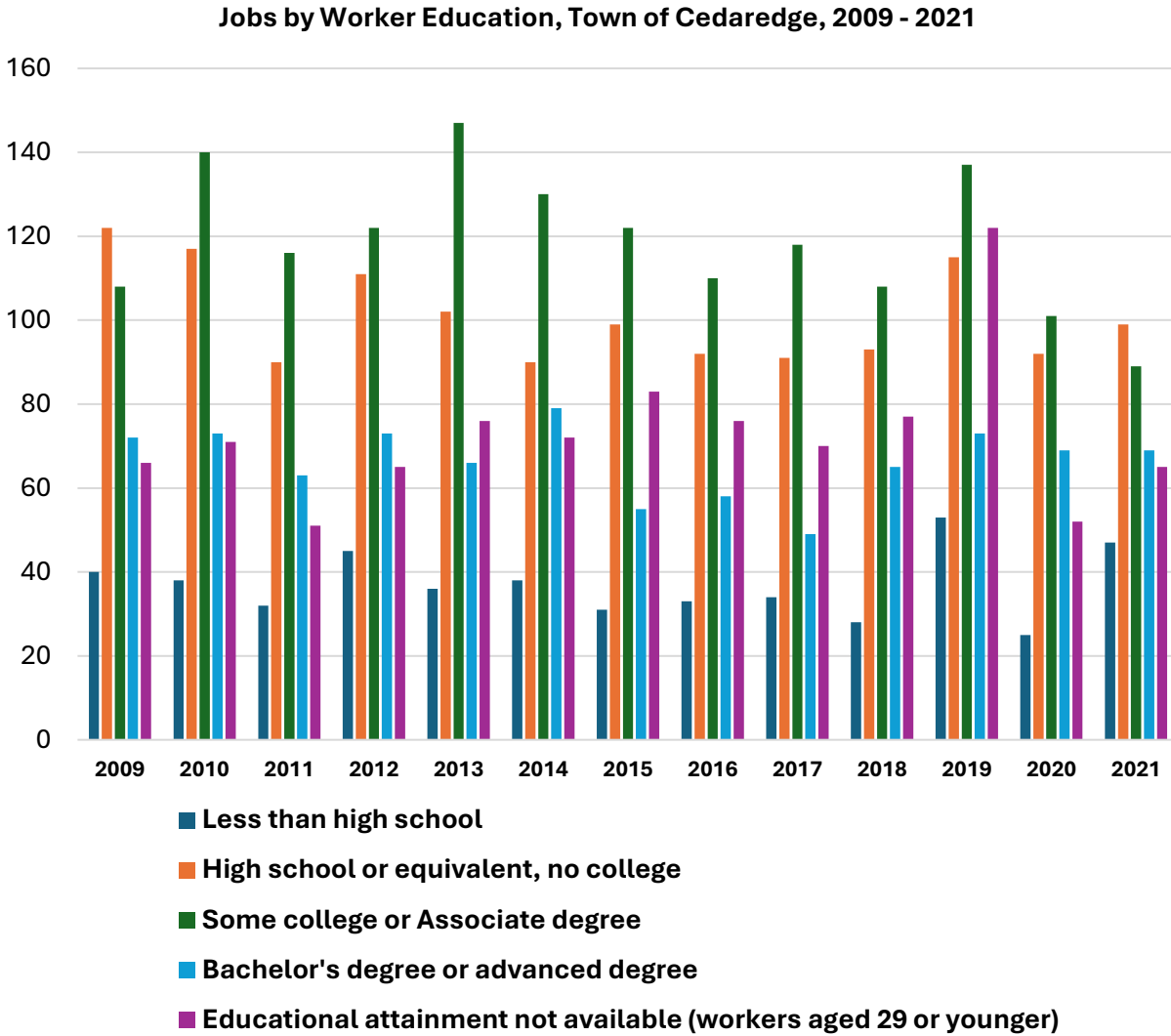


Figure 40: Jobs by Worker Education, Town of Cedaredge, 2009 – 2021  
 Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2021)

**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.

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

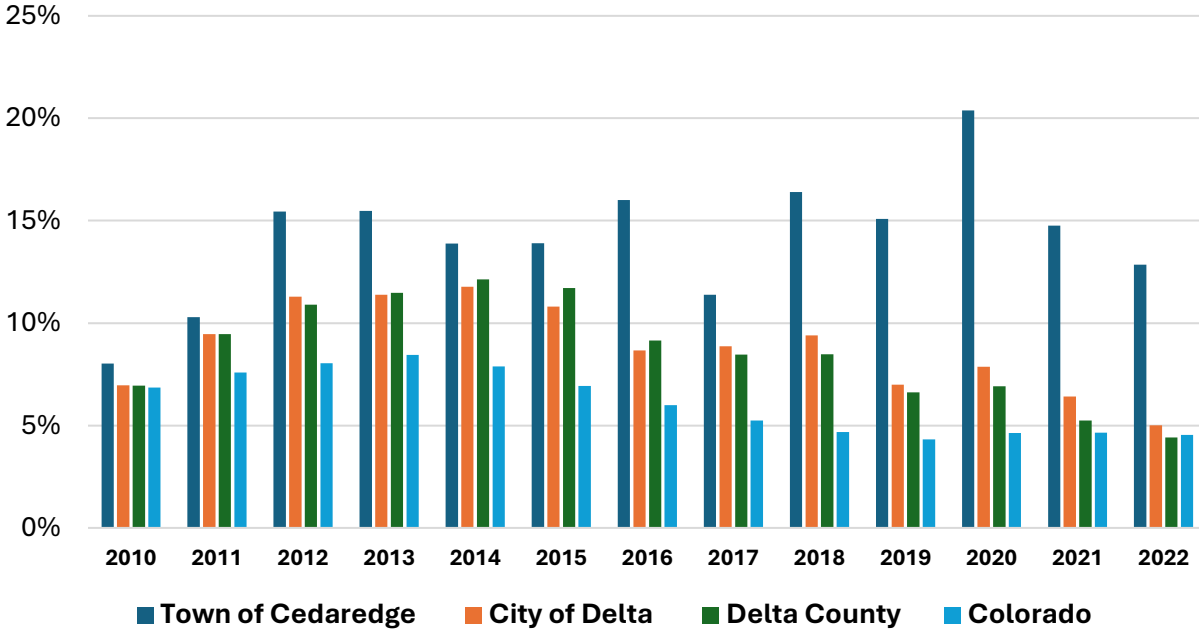


Figure 41: Unemployment Rate, Town of Cedaredge and Adjacent Communities, 2010 – 2022  
 Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2021)

**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 2025 Master Plan

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

Table 5: 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)

**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.

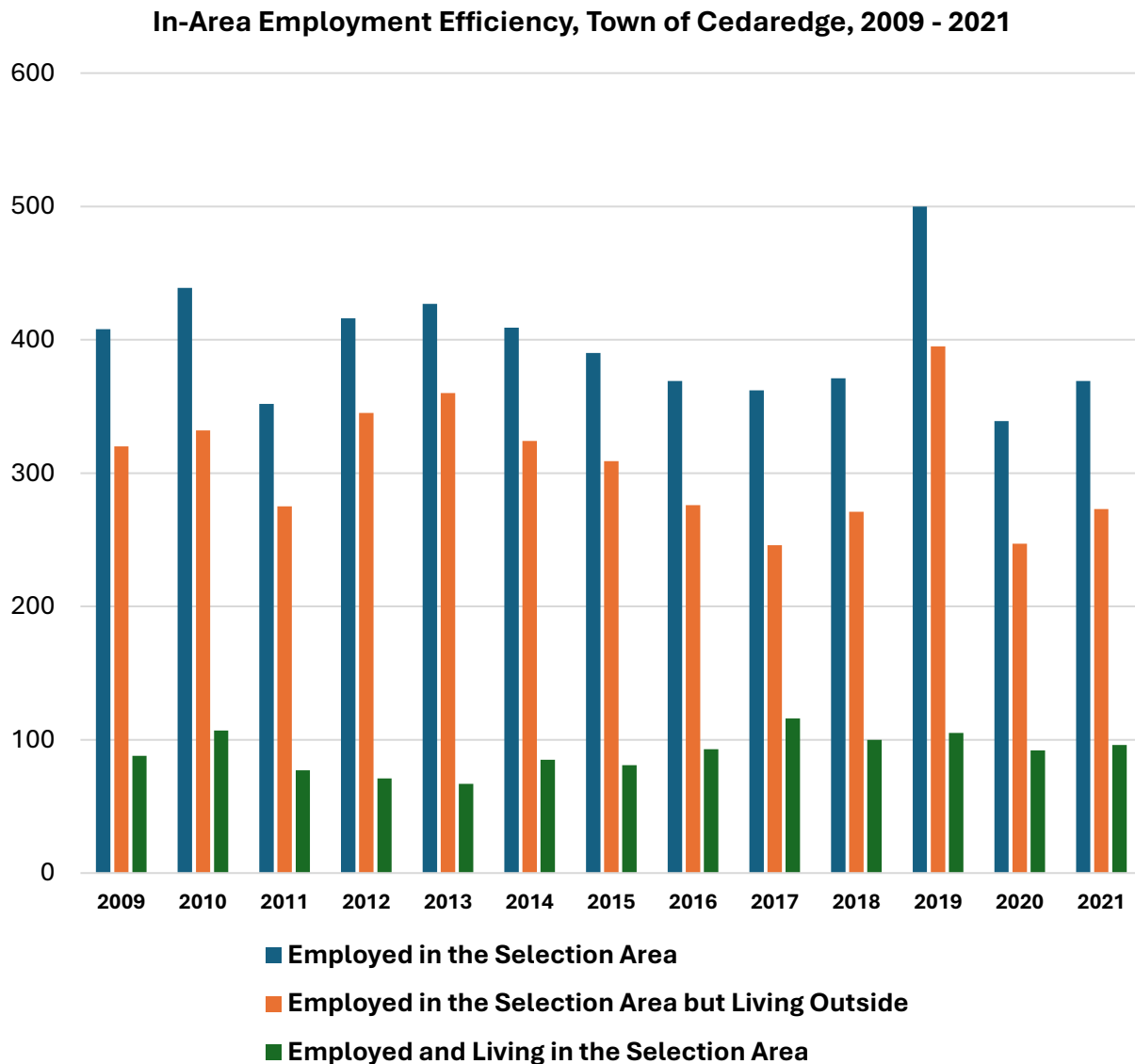


Figure 42: In-Area Employment Efficiency, Town of Cedaredge, 2009 – 2021  
 Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2021)

### 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.

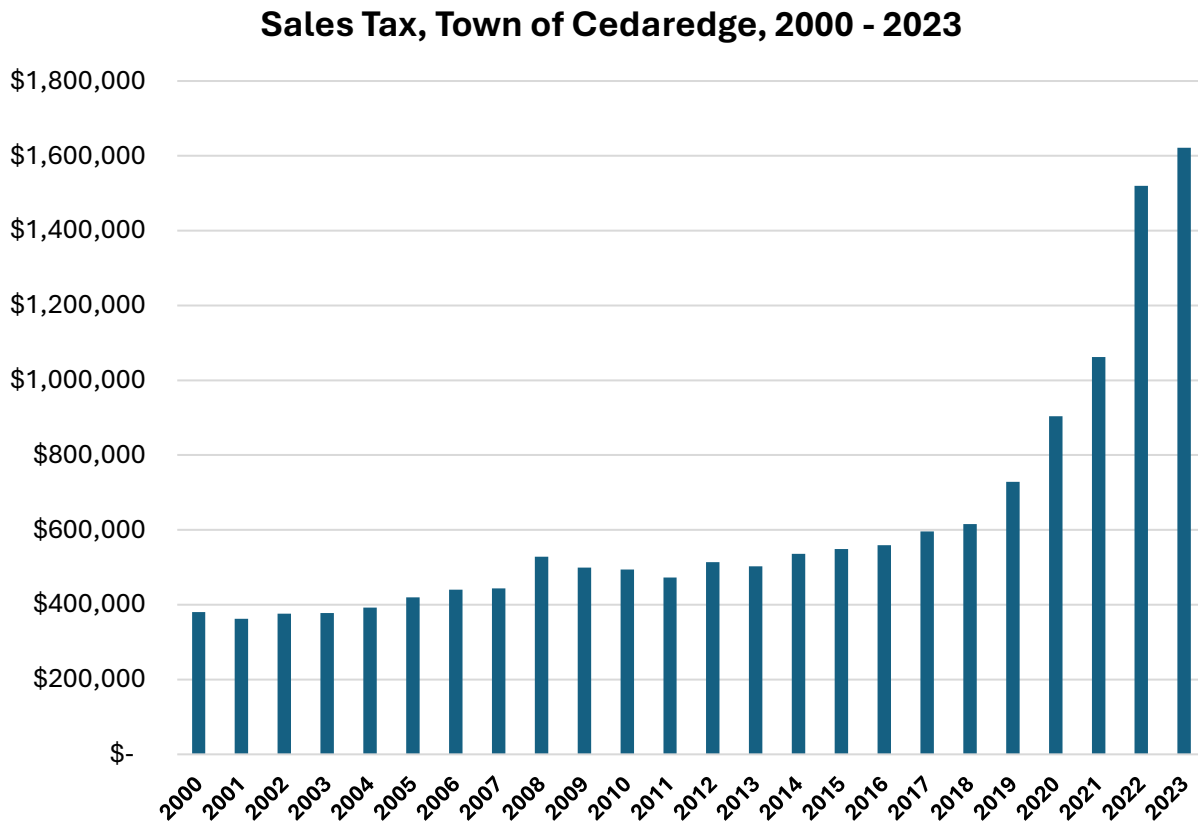


Figure 43: Sales Tax, Town of Cedaredge, 1998 – 2013  
Source: Town of Cedaredge

## Parks, Open Space, and Trails

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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.

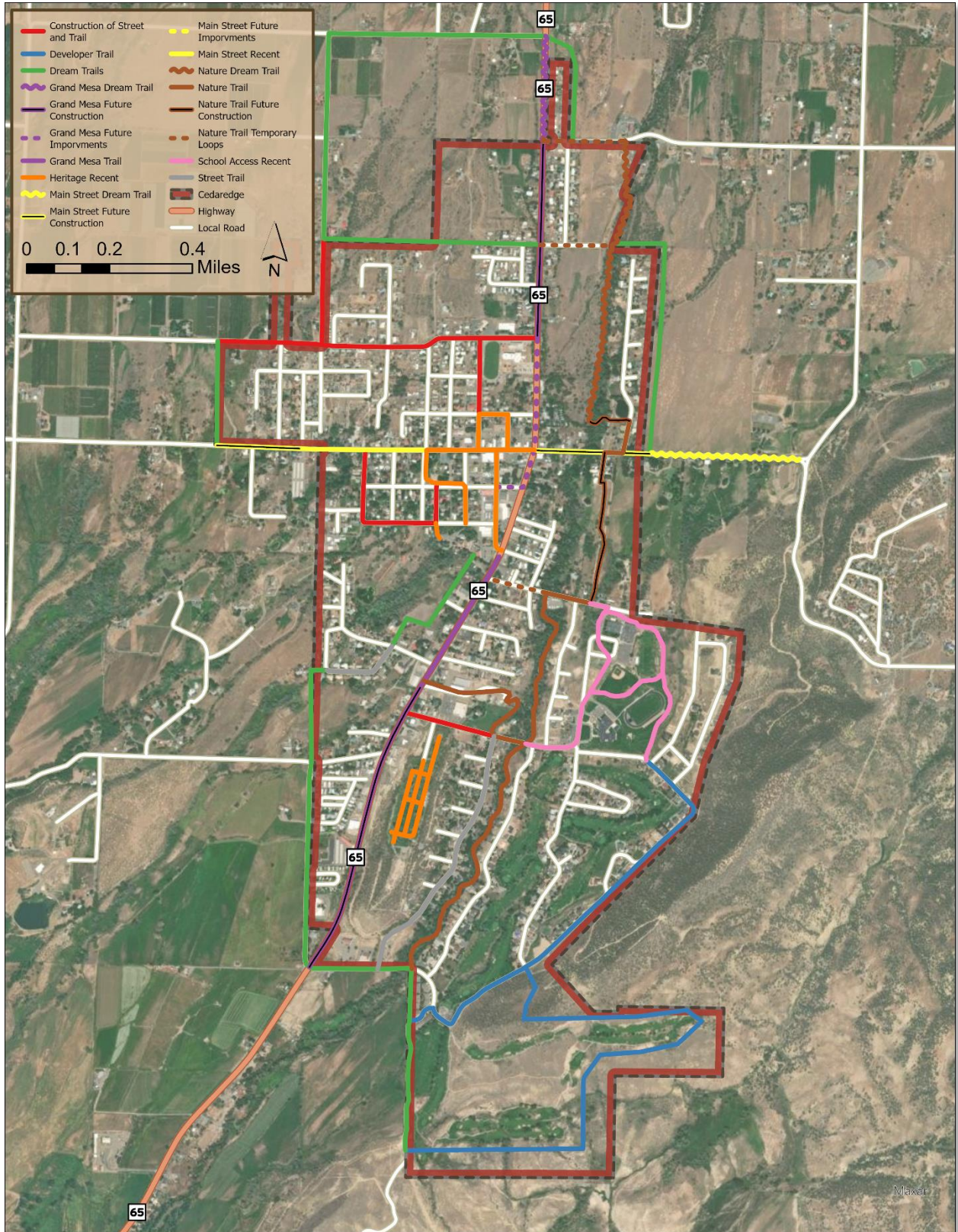
### Town of Cedaredge Facilities

**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.



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

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### 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 2 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. Generally, the domestic flow right to the water plant is 2cfs in the summer months reduced to 1cfs in the winter to allow Fruit Grower's Reservoir to fill.

**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.

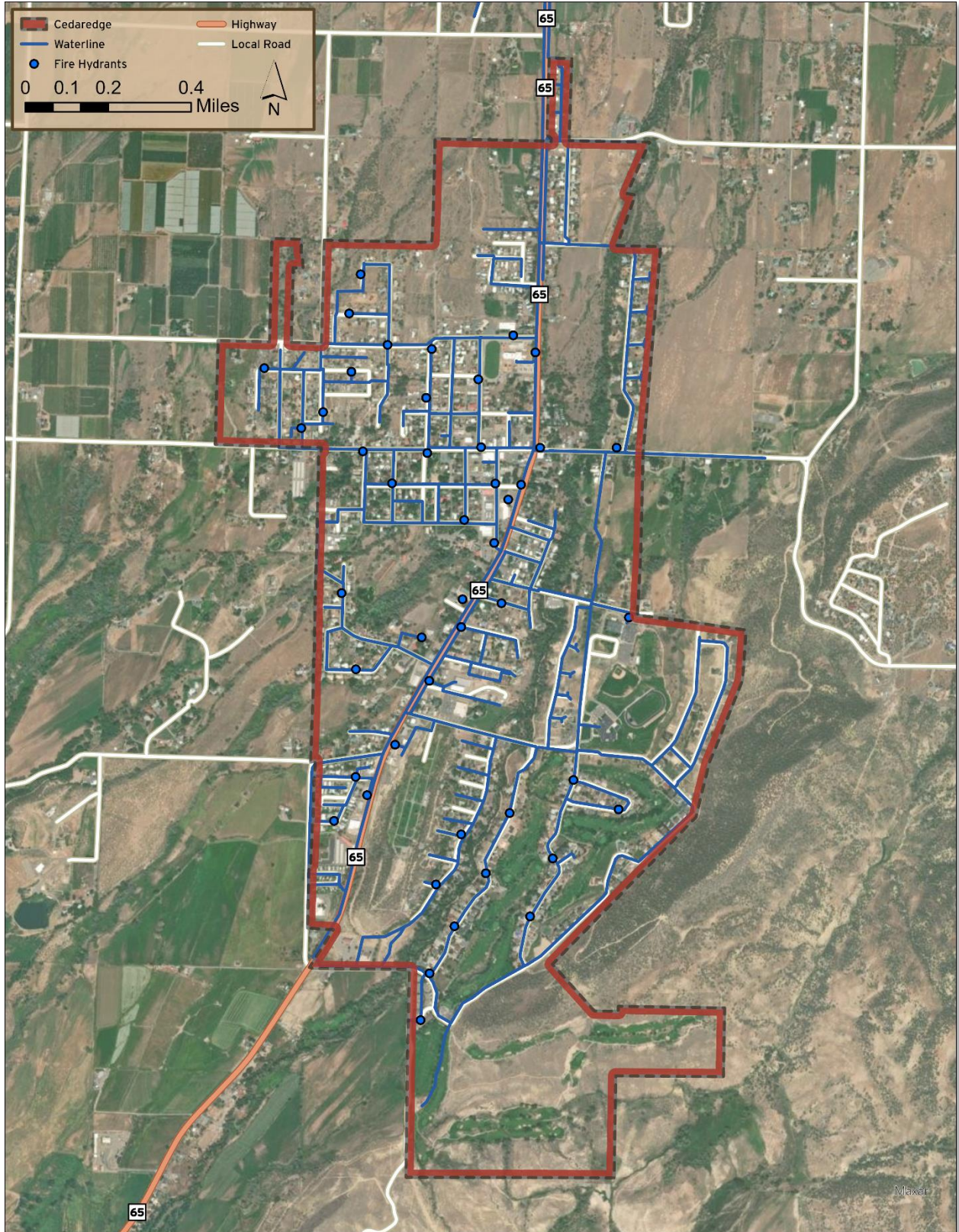
**Golf Course Enterprise Fund:** The Golf Course Enterprise Fund holds water rights obtained from the Town's Development Agreement for the Golf Course properties, including 15 shares of Alfalfa Ditch Company and 234.5 shares of Park Reservoir. The fund also owns 1 CFS decreed to Cook Ditch, 1.77 CFS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

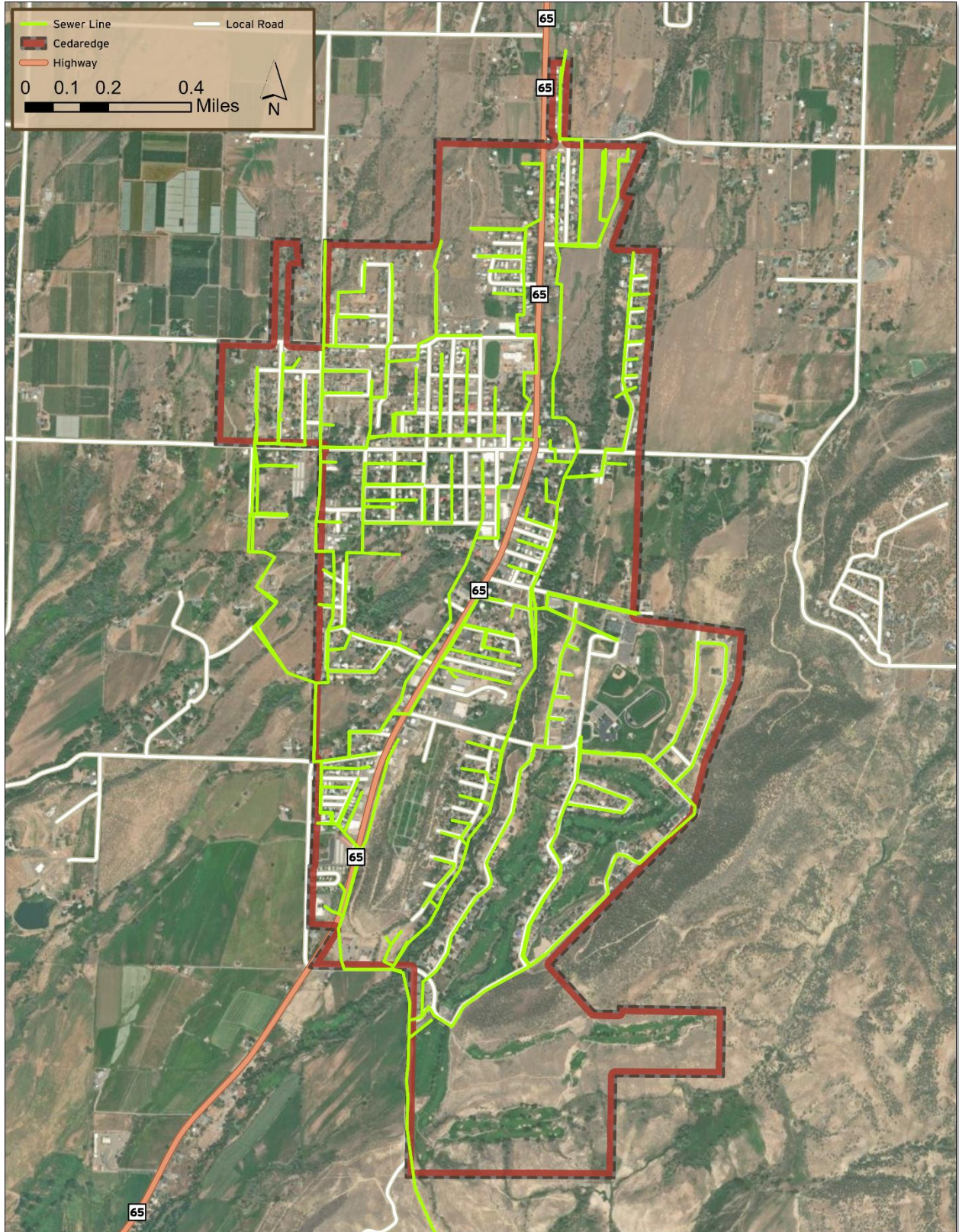
TOWN OF CEDAREGE 2025 Master Plan



Map 6: Town of Cedaredge Existing Water Lines

## Wastewater/Sewer

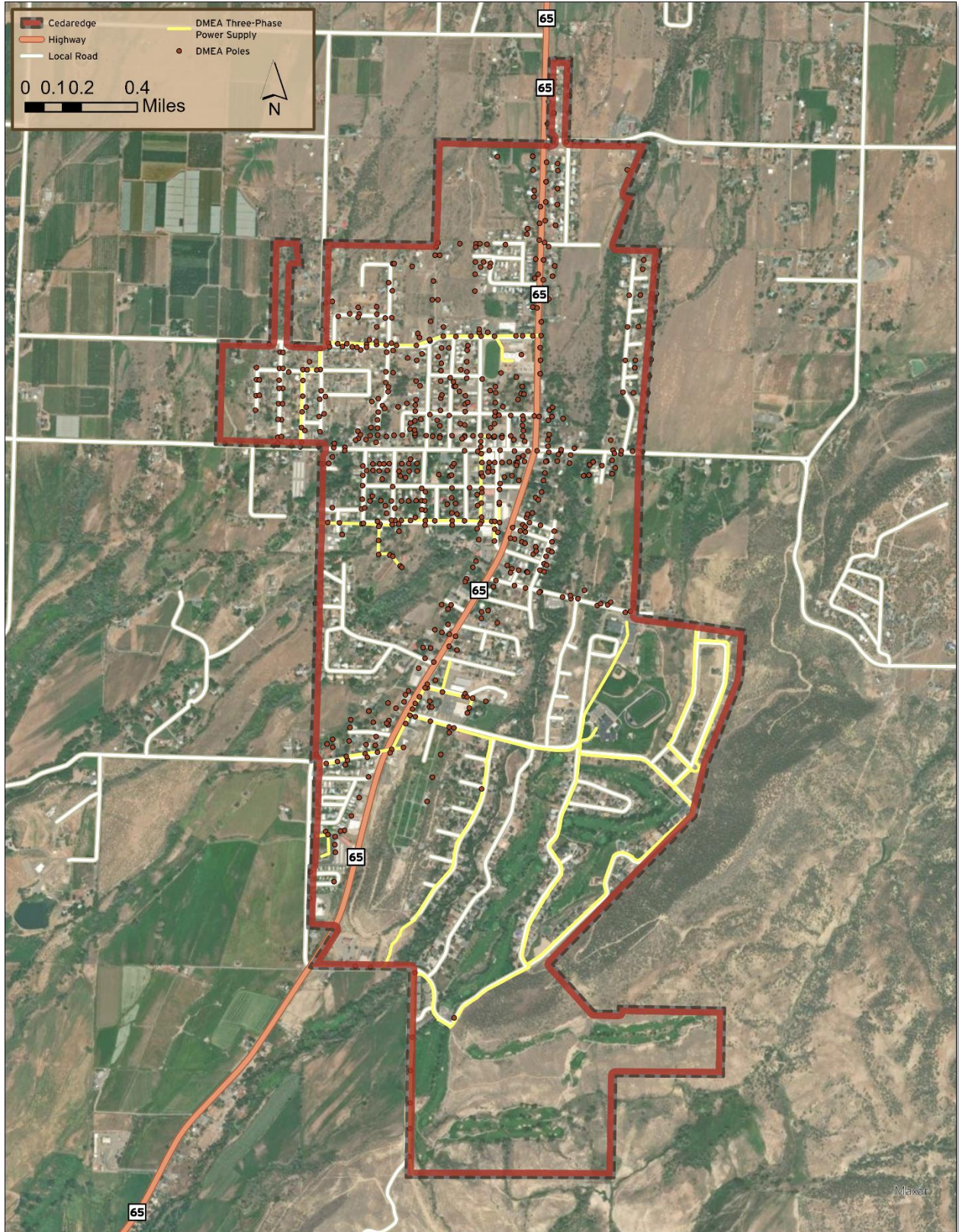
**Collection and Treatment:** The Town of Cedaredge has a wastewater system that includes a collection and treatment facility for 1,437 tap connections, 141 of which are out of town. In 2016, a new mechanical sequencing batch reactor plant was completed to treat wastewater twice the number of current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



Map 7: Town of Cedaredge Existing Sewer Lines

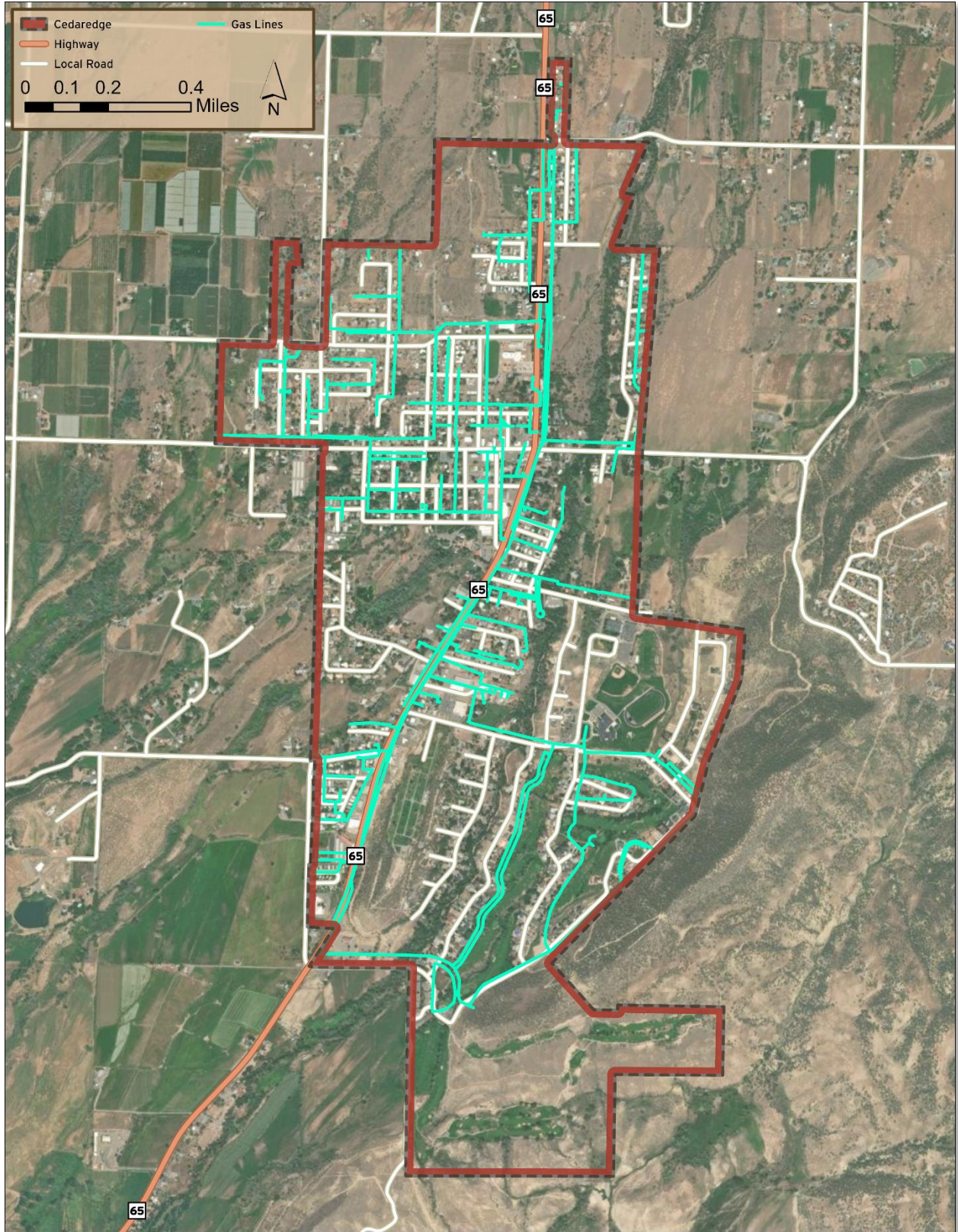
## Energy

**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.



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

**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.



Map 9: Town of Cedaredge Gas Lines

### Waste

The Town of Cedaredge is mostly served by Bruin Waste with Roberts providing additional trash pickup. The Town of Cedaredge has no franchise agreement with either Bruin Waste 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), HughesNet (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.

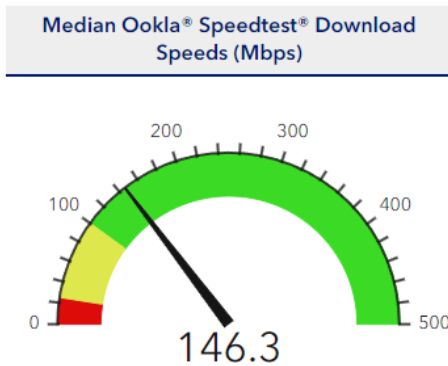


Figure 45: Median Download Speeds, Town of Cedaredge  
Source: Colorado Broadband Office

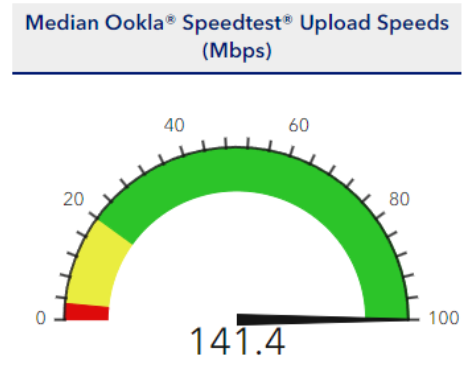


Figure 44: Median Upload Speeds, Town of Cedaredge  
Source: Colorado Broadband Office

**Television:** DirectTV, Dish Network, and Elevate Fiber provide television service to Cedaredge, and TDS also offers satellite service.

**Local Telephone Service:** TDS is the local telephone company for Cedaredge. Elevate Fiber also provides telephone service throughout the community where available.

**Cellular Phone Service:** Verizon, AT&T, T-Mobile, and Consumer Cellular offer service to the area with differing results and reliability.

## Public Safety

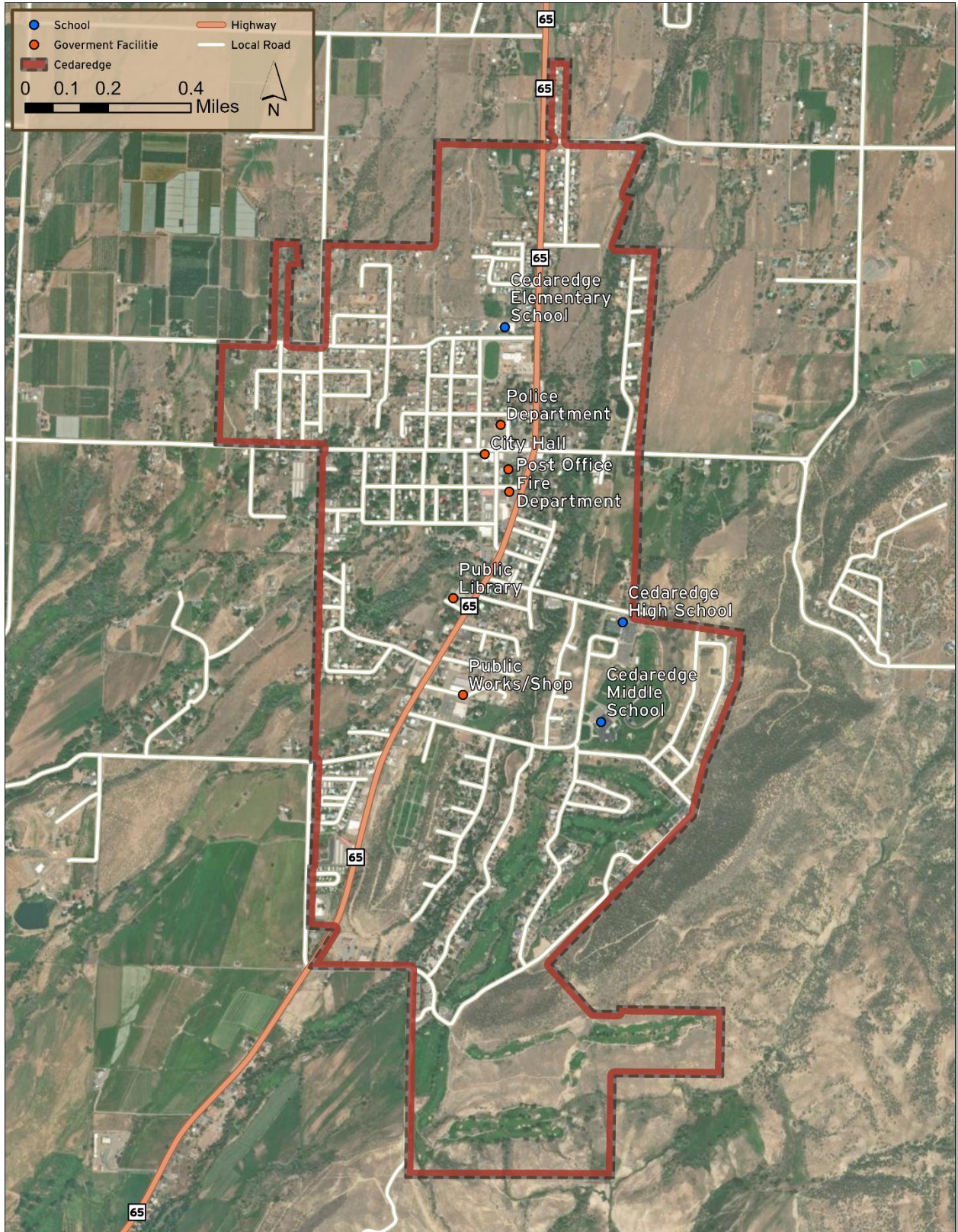
**Fire:** The Cedaredge Volunteer Fire Department, located in Delta County Fire Protection District #3, is an all-volunteer department that covers 300 square miles in Delta County, including Austin, Cedaredge, Grand Mesa, Gunnison River, Northridge, Orchard City, Spring Creek Valley, and Surface Creek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

**Police:** The Cedaredge Police Department provides full-service law enforcement with 8 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 CEDAREDDGE 2025 Master Plan



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**

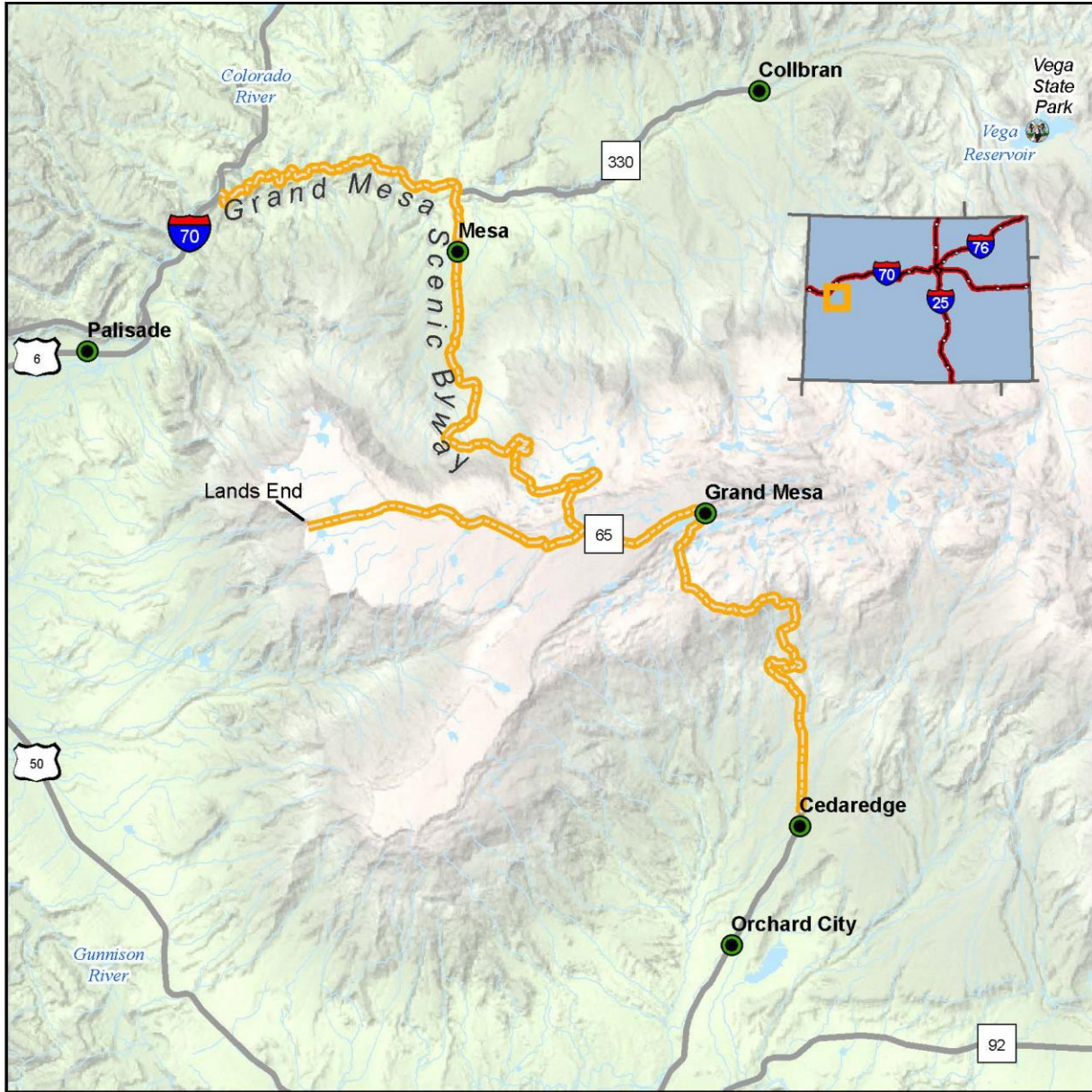
The Majority of streets found within the town are classified as local streets with the exception of Main Street which is classified as a major collector.

### **Bridges**

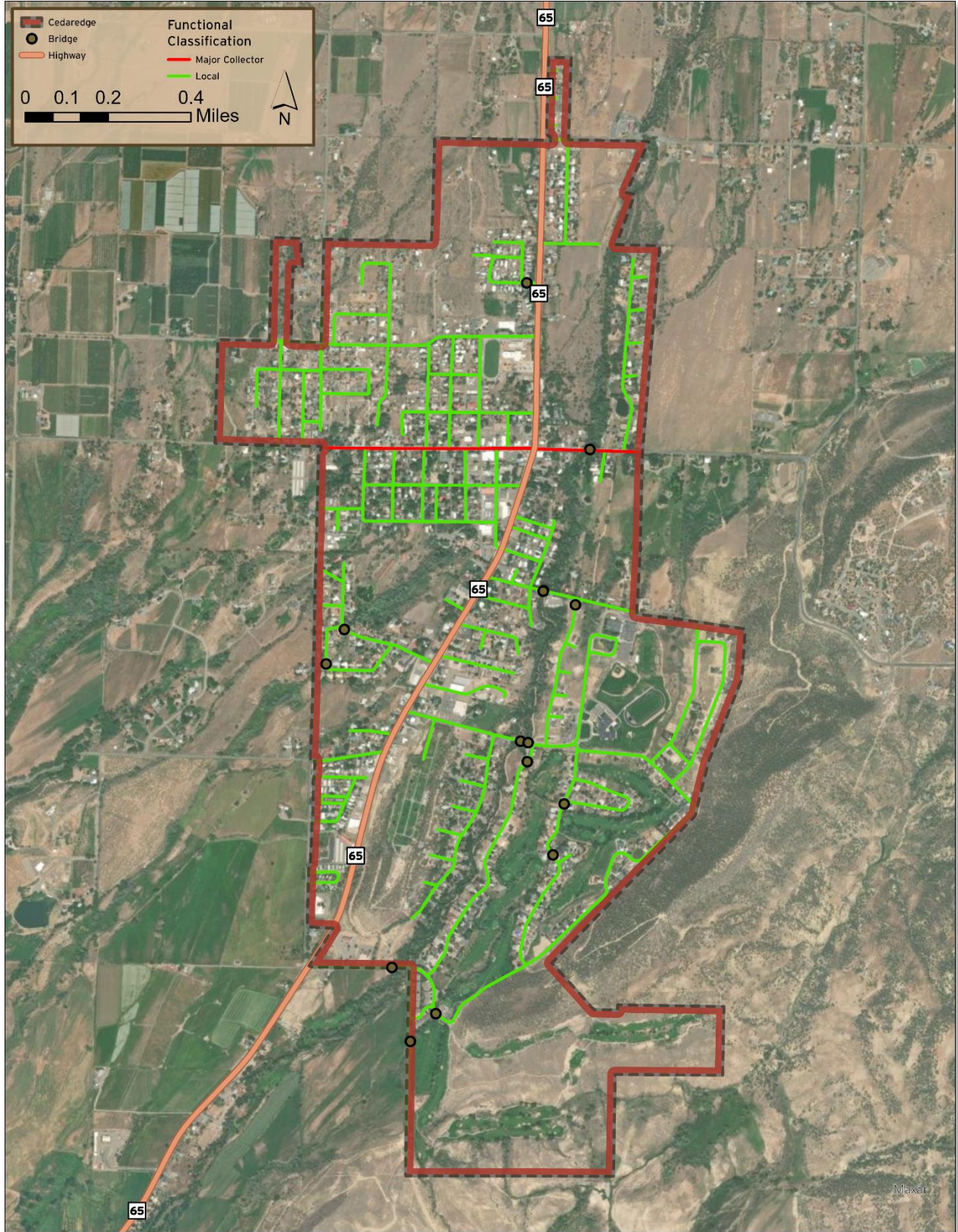
Currently there is only one 20' bridge found within the town and is located along SE Deer Trail Ave and crosses surface creek however there are a number of other smaller bridges and larger culverts found within town.

### **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.



Map 11: Grand Mesa Scenic Byway  
Source: CDOT



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.

# Appendix B: Engagement Summary Documentation and Examples


## Public Meeting Boards



### Cedaredge Master Plan: Opportunities










What do you think the top opportunities are for the Town of Cedaredge headed into the next 20+ years? Use a sticky note to share your thoughts on the board.

Bohannon & Huston




### Cedaredge Master Plan: Top Concerns

What are your top concerns for the Town of Cedaredge? Key elements of the plan are listed below. Let us know what you think is an area of top concern for the community by placing a green dot on your three highest concerns and a red dot on your three lowest.

 Growth and Resource Management Strategies	 Transportation Needs and Improvements	 Open Space
 Business Coordination	 Sustainability	 Housing
 Aging Population	 Infrastructure	 Workforce Training and Development Opportunities

Bohannon & Huston



### Cedaredge Master Plan: Community Vision

What's one word you would use to describe the Town of Cedaredge in the Future? Use a sticky note to let us know.

Help us develop a vision statement for the community. What would your vision statement for the Town look like? Use a sticky note to let us know.

Bohannon & Huston



### Cedaredge Master Plan: Goals Retrospective

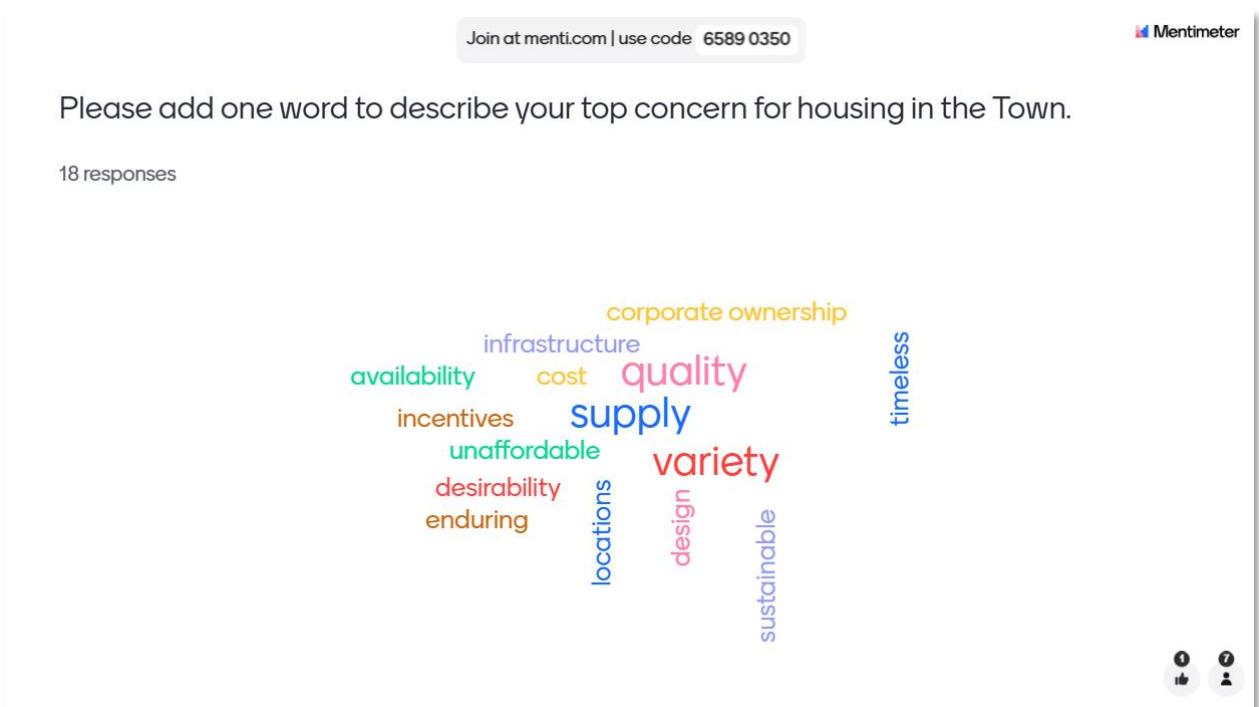
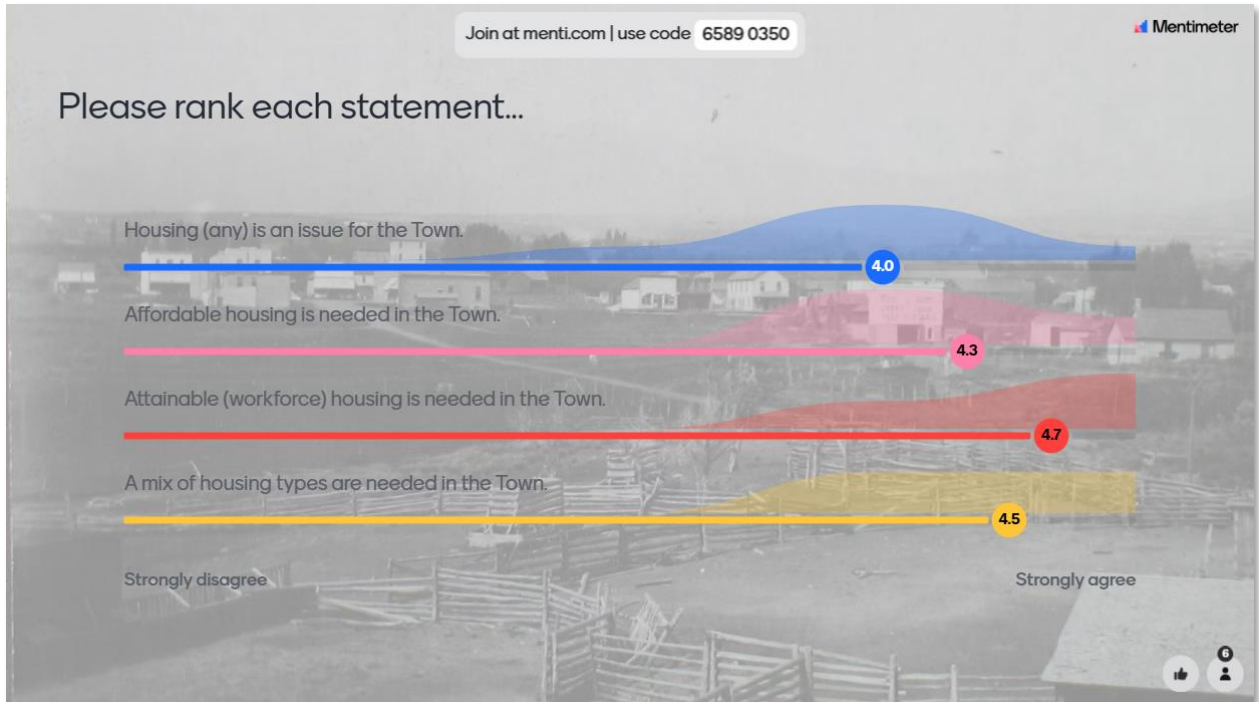
The previously identified goals from the 2017 Master Plan are included below. Using sticky dots, let us know which goals are still relevant (green dot) and those that need to be revised (red dot) as we look ahead for the new master plan.

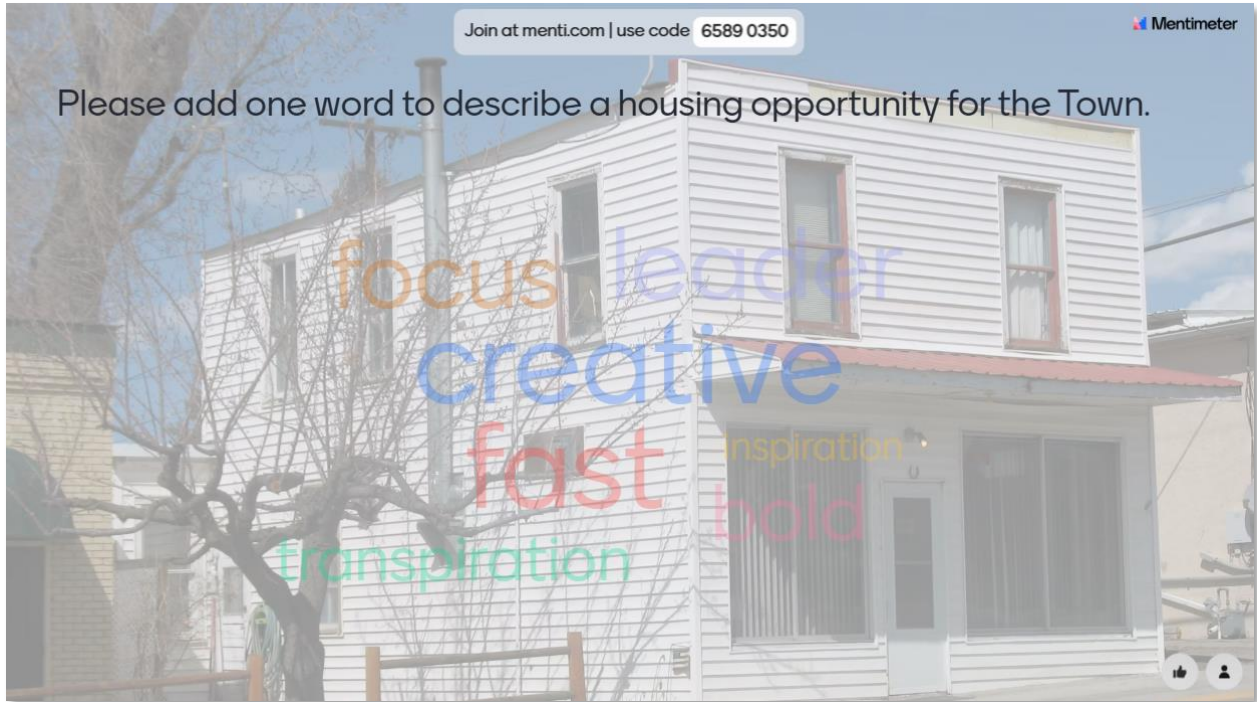
- Land Use Goal: Preserve the small town environment.
- Growth Management Goal: Grow logically and wisely.
- Open Space/Recreation Goal: Provide adequate recreational opportunities to meet the needs of all ages.
- Economic Development Goal: Promote economic stability and diversity.
- Community Development Goal: Make the business districts more attractive and welcoming.
- Historic Development Goal: Promote historic preservation.
- Housing Goal: Encourage housing to meet the needs of all residents.
- Transportation Goal: Improve street and pedestrian circulation.

Bohannon & Huston

## Focus Group Polling Results

### Housing





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Mentimeter

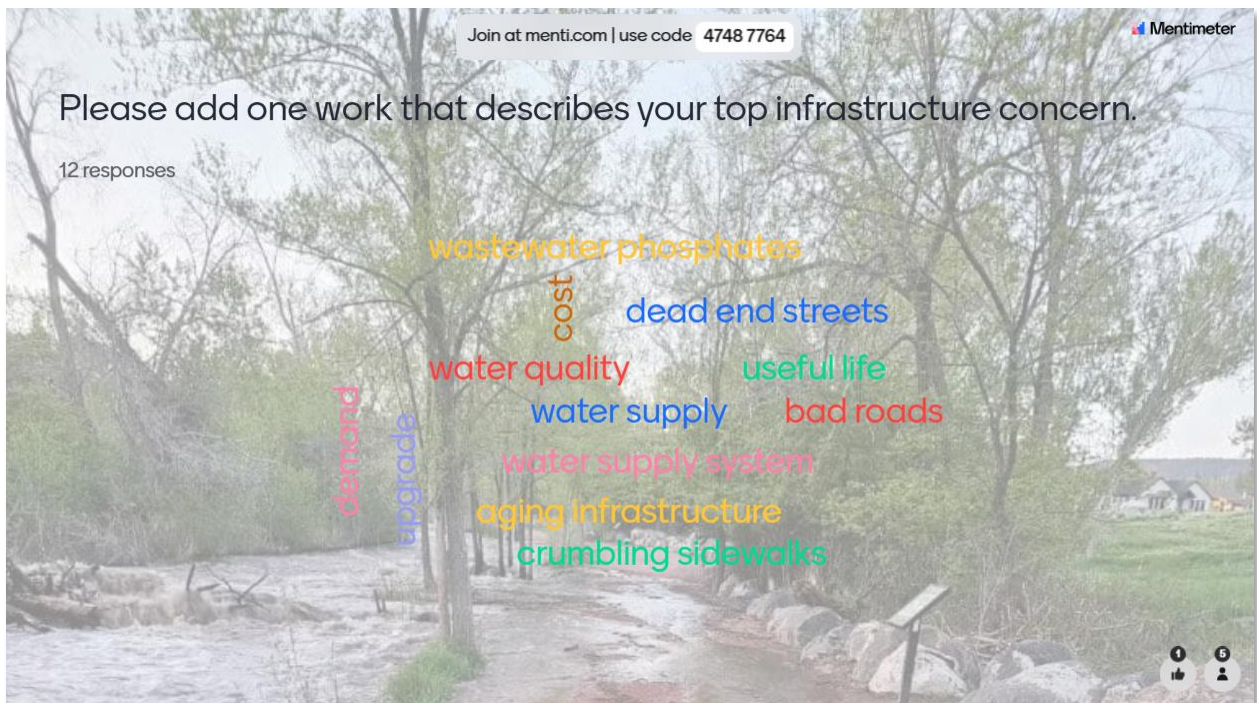
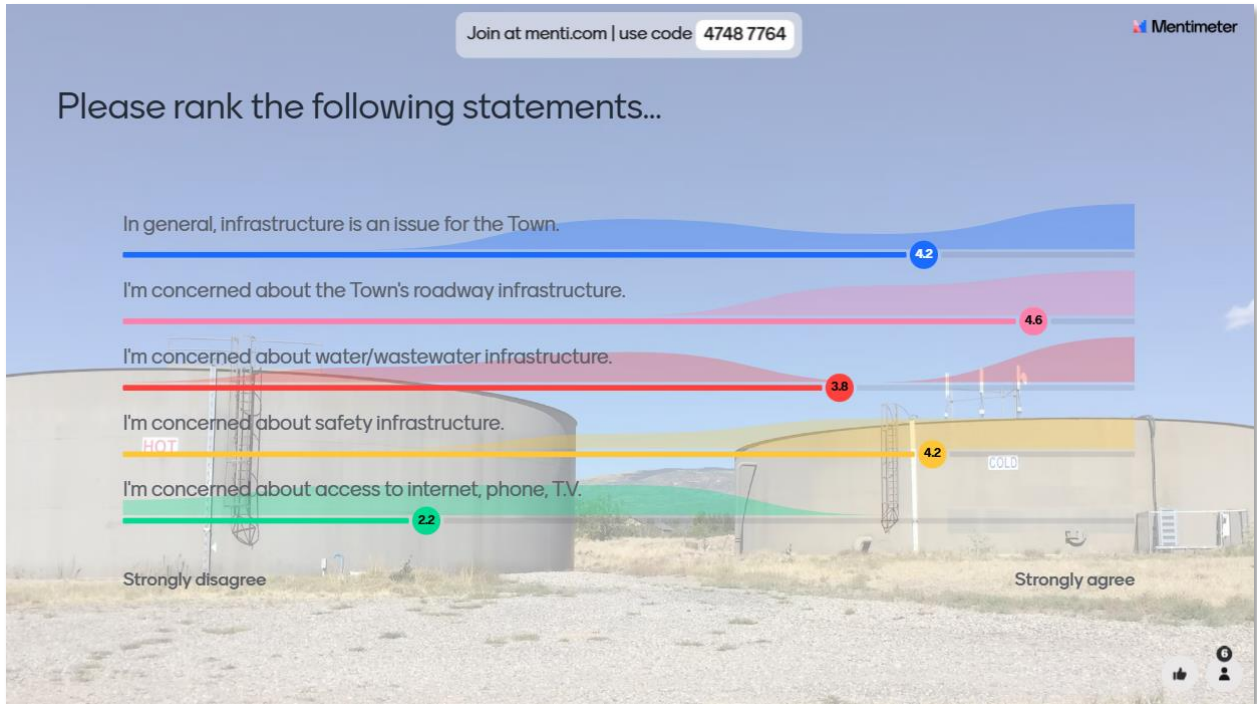
What strategies do you think should be considered to support the Town's Housing needs?

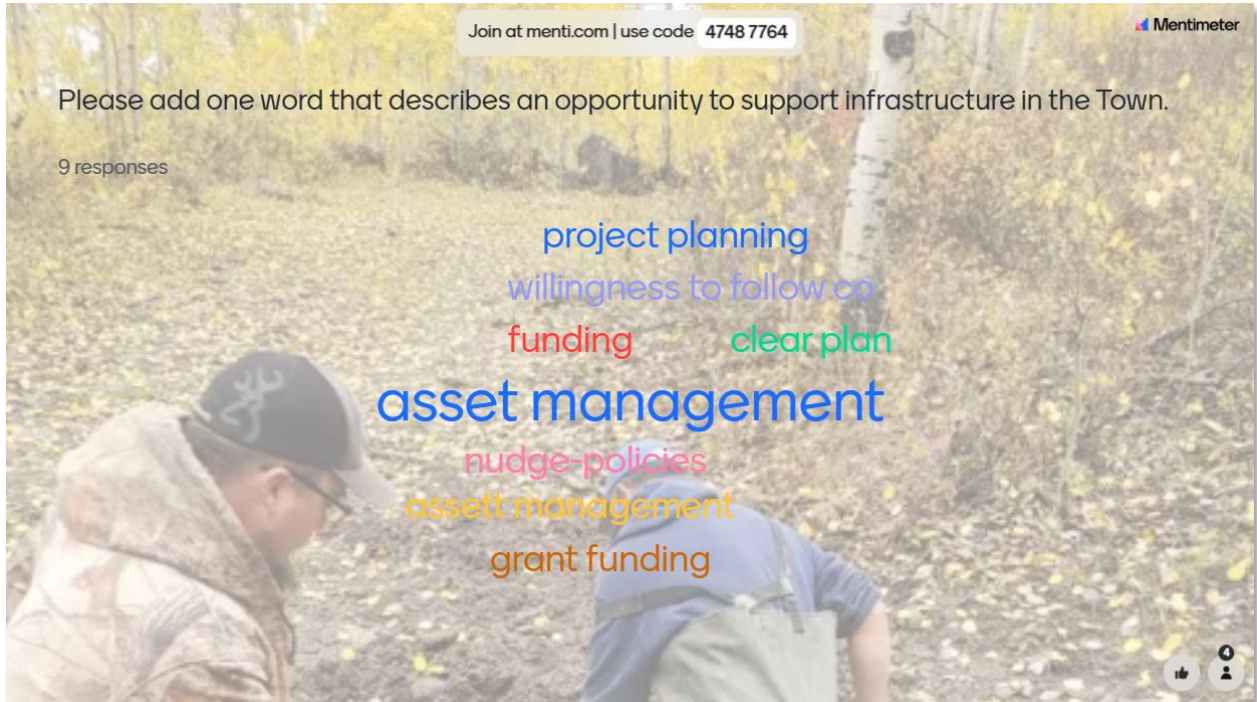
6 responses

Funding, subsidies, low entry costs	Zoning regulations to accommodate (encourage) different types of projects (higher density, mixed use, etc)	A strategic need is for a complete review of the municipal zoning and codes. Many municipalities are more strict than IBC and State standards. Amend codes to induce healthy housing development.	Create a demand...the solutions will come. Builders will respond once buyers are here. Jobs are needed to create the demand. Economic development leads to jobs.
1) Do housing needs study 2) Determine 2 or 3 preferred approaches 3) Seek public / private partnerships 4) Find funding resources 5) Find locations 6) Encourage rehabilitation of existing houses	Promote private enterprise resulting higher wages. What is the projected growth through the next 20 to 50 years?		

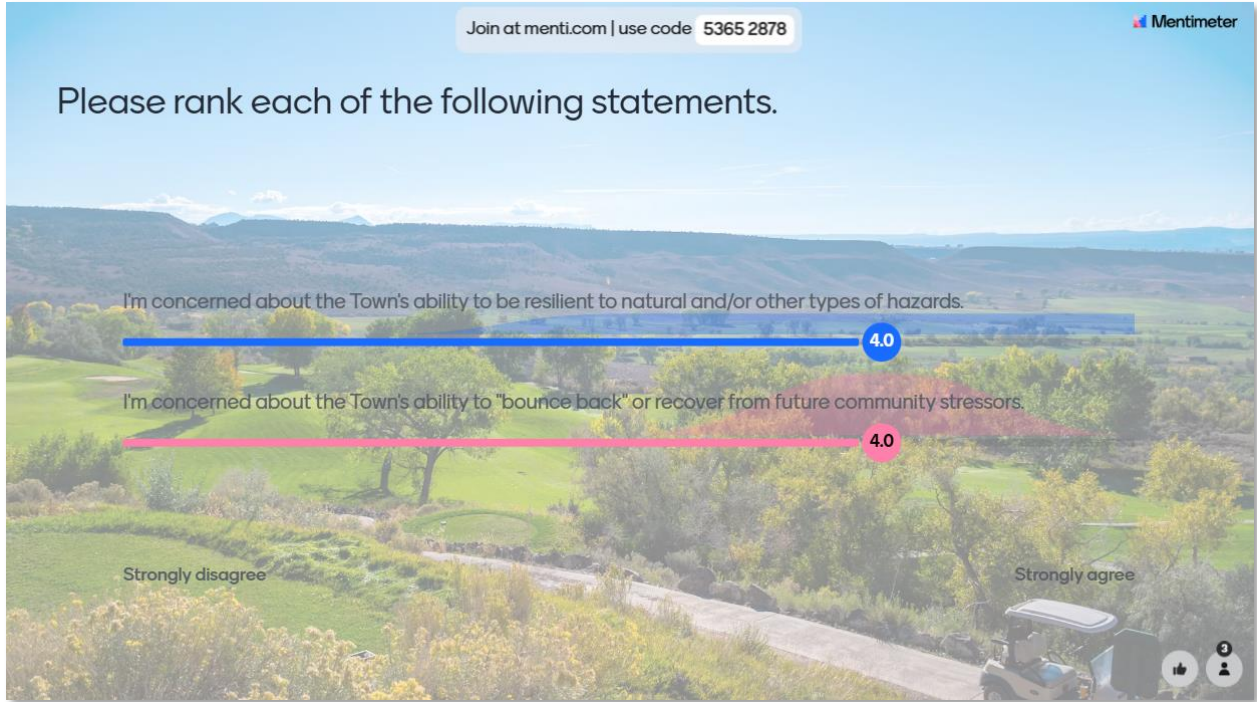
Like Profile

Infrastructure





Resiliency

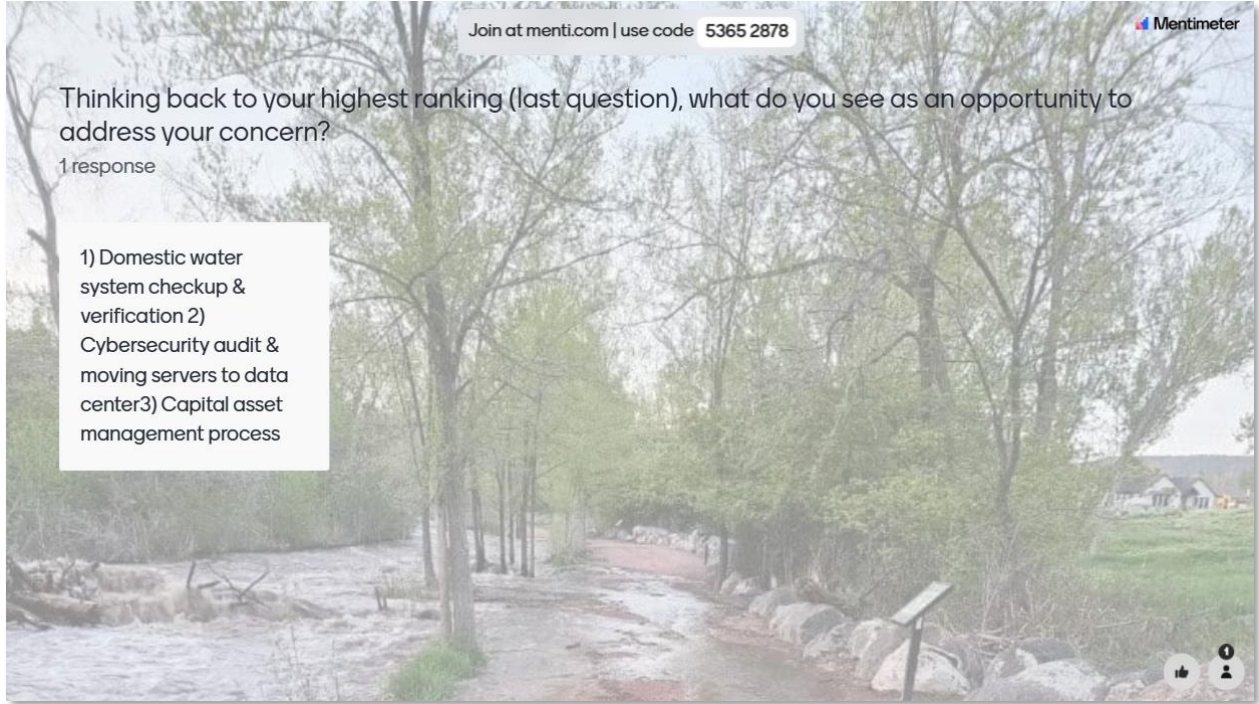


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Thinking back to your highest ranking (last question), what do you see as an opportunity to address your concern?

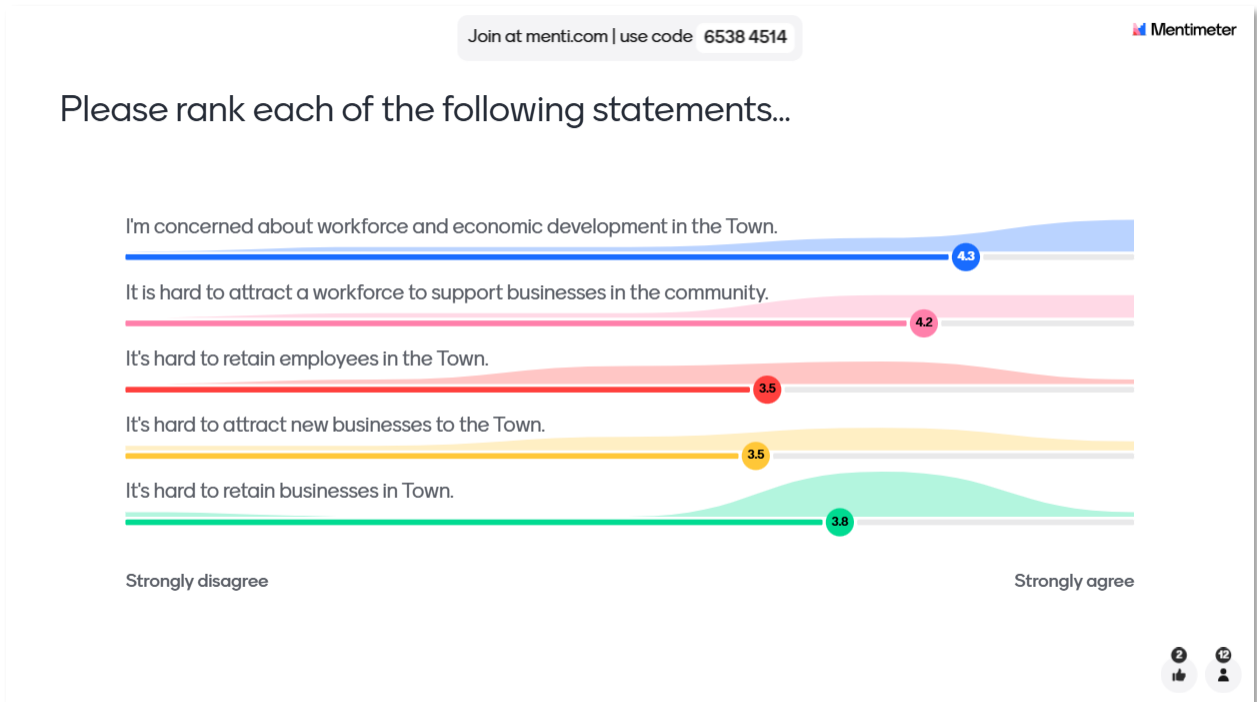
1 response

1) Domestic water system checkup & verification  
2) Cybersecurity audit & moving servers to data center  
3) Capital asset management process



Like Share

## Workforce and Economic Development





Join at menti.com | use code 6538 4514

Mentimeter

Please add one word that describes what you believe to be the top economic development opportunity for the Town.

20 responses



## Appendix C: Historic Preservation Supplementary Information

In 1996, Resolution 1996-1 established a Historic Preservation Advisory Board to establish a Town register of historic properties. The last record of the Cedaredge Historic Preservation Board meeting was October 23, 2019.

The purpose of the HPAB is to enhance, promote, and encourage the Town's local resources through the following:

1. The protection and preservation of the Town's architectural, historic, and cultural heritage as embodied in designated historic structures and sites;
2. The establishment of a Town Register of Historic Properties, listing designated structures and sites; and
3. The provision of educational opportunities to increase public appreciation of the unique heritage of Cedaredge.

A register was prepared between 1989 and 2019 with 31 properties identified. The following table lists those properties with associated detail as available at the time of writing.

**TOWN OF CEDAREDDGE 2025 Master Plan**

Historic Building Name	Vintage	Current Building Name	Address	Date Added to Register	Notes
Bar I Silos	1916-1917	Bar I Silos	388 S Grand Mesa Drive	4/26/1998	Relocated
Lovette House	1891	Lovette House	210 NW Aspen Avenue	4/26/1998	
Rinehart House	1913	Private Residence	345 E Main Street	1999	
Stolte Packing Shed	1909	Stolte Packing Shed	388 S Grand Mesa Drive	4/26/1998	Relocated
Byrd & Whitesell Hardware	1906	Starr's Guitars	250 W Main Street	3/20/2014	
Hart's Pool Hall & Barbershop	1904	Short Branch Liquors	130 N Grand Mesa Drive	3/20/2014	
Bank of Cedaredge	1906	Grand Mesa Arts & Events Center	195 W Main Street	3/20/2014	
Economy Cash Store	1906	Grand Mesa Arts & Events Center	195 W Main Street	3/20/2014	
Bolton & Smith Building	1910	Private Residence	170 W Main Street	3/20/2014	
Co-Op Telephone Exchange	1909	Private Residence	140 SW 2nd Street	3/20/2014	
Grant's Cash Store	1906	Stacy's on Main	260 W Main Street	3/20/2014	
Cedaredge Town Hall	1930-1931	Cedaredge Area Chamber of Commerce	245 W Main Street	3/20/2014	
First Baptist Church	1909	First Baptist Church of Cedaredge	370 W Main Street	3/20/2014	
Cedaredge Lumber Company	1905	Big John's ACE Hardware	200 SW 2nd Street		
Surface Creek Champion Newspaper	1906	Cedaredge Hairport	180 W Main Street		
Hawkins Barber Shop	1913	Office space	145 W Main Street		
Cedaredge High School	1920	Cedaredge Elementary School	380 N Grand Mesa Drive	4/21/2016	
Cedaredge Community Methodist Church	1921	Cedaredge Community United Methodist Church	210 NW 3rd St	5/21/2015	
James Theater	1910	Cedaredge Pharmacy	225 W Main Street	2/7/2018	
John Davis Pharmacy	1910	4B's Brewery	215 W Main Street	2/7/2018	
Blanchard & Stockham Mercantile	1906	Cedaredge Community Thrift Store	205 W Main Street	2/7/2018	
First National Bank	1912	Mountain Valley Realty	110 W Main Street	2/7/2018	
United States Post Office	1913	Office space	120 W Main Street	2/7/2018	
Hawkins Maternity Home	1913	Joseph Berger home	215 SW 3rd Street	8/17/2017	
Dr. LC Bolton Residence	1907	Parsonage First Baptist Church	380 W Main Street	8/17/2017	
Giradet's Feed Store	1912	Cedaredge Town Hall	235 W Main Street		

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**TOWN OF CEDAREGE 2025 Master Plan**

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Cedaredge Fish Hatchery	Four Seasons Fish Hatchery	505 SW 3rd Avenue	
Robert P. & Ethel (Hart) James Home	Private Residence	370 SE Deer Trail Avenue	9/19/2019
Robert James Residence	Private Residence	370 NW 5th Street	9/19/2019
The Rock House	The Old Slaughterhouse Music Hall	230 E Main Street	9/19/2019
Overhuls Dental Office	Private Residence	540 W Main Street	9/19/2019