

# CITY OF DELTA, COLORADO



## COMPREHENSIVE PLAN UPDATE 2008

Resolution # 7, 2008

A RESOLUTION OF THE CITY OF DELTA,  
COLORADO, ADOPTING THE CITY OF DELTA,  
COMPREHENSIVE PLAN UPDATE 2008

WHEREAS, the Planning Commission has recommended adoption of the plan attached hereto; and

WHEREAS, the City Council has held a hearing with prior published notice thereof;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DELTA, as follows:

Section 1. The City of Delta, Comprehensive Plan Update 2008, attached hereto, is hereby adopted.

Section 2. The following elements of the City of Delta's Comprehensive Plan are hereby superseded and repealed:

1. The entirety of the City of Delta Comprehensive Plan as recommended by the City of Delta Planning Commission and adopted by City Council by Resolution #6, 1997 on March 18, 1997.
2. All existing Major Street Plans.
3. All existing Land Use Plans.

ADOPTED this 16<sup>th</sup> day of September, 2008.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

### **Delta Mayor and City Council**

Mayor Mary Cooper  
Mayor Pro Tem Bill Seuell  
Council Member Kay Carlquist  
Council Member Robert Jurca  
Council Member Guy Pfalzgraff

### **Delta Planning Commission**

Gerald Roberts - Chairperson  
Bill Raley - Vice Chairperson  
Ron Bell - Commissioner  
Tish Oelke - Commissioner  
Carl Jahn - Commissioner  
Gary Burnett - Commissioner  
Pat Dearmin- Commissioner

### **Delta Comprehensive Plan Update Steering Committee**

Kay Carlquist	City Council
Guy Pfalzgraff	City Council
Ron Bell	Planning Commission
Gary Burnett	Planning Commission
Pat Dearmin	Planning Commission
Carl Jahn	Planning Commission
Tish Oelke	Planning Commission
Bill Raley	Planning Commission
Gerald Roberts	Planning Commission
Roy Nelson	Citizen of Delta

### **The Citizens of Delta**

Many thanks to the citizens of Delta and Delta County who agreed to be interviewed or participated in one or more of the three community workshops held during the preparation of this community plan.

### **City of Delta Staff**

Lanny Sloan, City Manager  
Steve Glammeyer, P.E., Assistant City Manager  
Glen Black, Community Development Director  
James Shoopman, Senior Planner  
Frank Sargent, GIS Specialist  
Paul Suppes, Parks Director  
Wilma Erven, Recreation Director  
Tod DeZeeuw, CPA, Finance Director  
Jim Hatheway, P.E., Public Works Director  
Fay Mathews, Utilities Director  
Jeri Karsten, Human Resources  
Robert Thomas, Chief of Police  
Robert Sanders, PGA Professional, Director of Golf

### **Delta County Staff**

Susan Hansen, County Administrator

### **Consultant Team**

#### **Rowan and Associates, Grand Junction, CO**

Bennett Boeschenstein, AICP  
Elizabeth Rowan

#### **Four Corners Planning and Design Group, Durango, CO**

Thomas G. Maynard, AICP (2006-2007)  
Lynn T. Vandegrift, AICP  
Mike Mixer  
Julee Wolverton, Landscape Architect  
Janice Wellborn Downing, Meeting Facilitator



## MAPS

<i>Existing Land Use (Plan Area)</i>	3-2
<i>Existing Land Use (Core Area)</i>	3-3
<i>Future Land Use Plan</i>	3-17

## FIGURES

<i>Figure 3-1 Comparison of current population, build-out population and alternative population projections, City of Delta</i>	3-6
--	-----

## TABLES

<i>Table 3- 1 Residential build-out potential by residential zoning district</i>	3-5
<i>Table 3-2 Commercial and industrial parcels</i>	3-7
<i>Table 3-3 Commercial/industrial floor area ratios by category</i>	3-9
<i>Table 3-4 Supply of commercial and industrial land by zone</i>	3-9
<i>Table 3-5 Comparison of commercial and industrial land supply and demand</i>	3-10

<b>Chapter 4-- Housing</b>	<b>4-1</b>
Housing Stock	4-1
Public Opinion about Housing	4-4
Desired Future Condition, Policies and Action Items	4-4
Delta Comprehensive Plan 1997	4-5

## TABLES

<i>Table 4-1 Estimates of Population and Households for Delta County and Its Municipalities- 2006</i>	4-1
<i>Table 4-2 Occupied Housing Units by Tenure-Delta Housing Market Area</i>	4-2
<i>Table 4-3 Age Distribution of Renters in the Delta Market Area</i>	4-2
<i>Table 4-4 Renter Household Size in Delta Market Area</i>	4-3

<b>Chapter 5-- Economic Development</b>	<b>5-1</b>
Delta and the Regional Economy	5-1
Delta's Revenue Base	5-3
Tax Incentives to Attract New Businesses	5-7
Public Opinion about Tax Incentives and the Economy	5-8
Desired Future Condition, Policies and Action Items	5-9
Delta Comprehensive Plan 1997	5-10

## FIGURES

<i>Figure 5-1 City of Delta Sales Tax Receipts 2003-2007</i>	5-3
--	-----

## TABLES

<i>Table 5-1 Delta County Labor Force Averages 2001-2007</i>	5-1
<i>Table 5-2 Average Employment and Wages by Sector</i>	5-2
<i>Table 5-3 Major Employers in Delta County</i>	5-5

## Chapter 6--Transportation 6-1

Roads and Streets	6-1
Multi-Modal Transportation	6-3
Public Opinion about Transportation	6-6
Desired Future Condition, Policies and Action Items	6-6
Delta Comprehensive Plan 1997	6-8

## MAPS

<i>2008 Major Street Plan</i>	6-13
-------------------------------	------

## FIGURES

<i>Figure 6-1 Proposed Truck Route</i>	6-2
<i>Figure 6-2 Projected Traffic Volumes</i>	6-3

## TABLES

<i>Table 6-1 Future Traffic Volumes for Highway 92</i>	6-11
--	------

## Chapter 7--Infrastructure 7-1

Introduction	7-1
Potable Water	7-1
Sanitary Sewer	7-1
Solid Refuse	7-2
Electrical Service	7-2
Desired Future Condition, Policies and Action Items	7-3
Delta Comprehensive Plan 1997	7-4

## FIGURES

<i>Figure 7-1 Waterlines within the City of Delta</i>	7-6
<i>Figure 7-2 City of Delta Sewer System</i>	7-7

<i>Figure 7-3 City of Delta and DMEA Electrical Service Territories</i>	7-8
<i>Figure 7-4 City of Delta Stormwater and Drainage</i>	7-9
<b>Chapter 8--Parks, Recreation, Trails &amp; Environmental Protection</b>	<b>8-1</b>
National Recreation Park Association Level of Service Standards	8-1
Inventory of Existing Parks and Recreation Facilities	8-2
Public Support for Parks, Recreation and Trails	8-8
Desired Future Condition, Policies and Action Items	8-8
Delta Comprehensive Plan 1997	8-16
<b>MAPS</b>	
<i>City of Delta Downtown Streetscape</i>	8-23
<i>Master Park Plan</i>	8-24
<i>Master Trail Plan</i>	8-25
<b>TABLES</b>	
<i>Table 8-1 Parks and open space land owned by the City</i>	8-3
<b>Chapter 9--Community Facilities and Services</b>	<b>9-1</b>
City Departments	9-1
Other Service Districts	9-4
Public Opinion About Services	9-5
Desired Future Condition, Policies and Action Items	9-5
Delta Comprehensive Plan 1997	9-6
<b>Chapter 10--Agriculture and Open Space</b>	<b>10-1</b>
Agriculture and Quality of Life	10-1
The Agricultural Economy	10-1
Public Opinion About Agriculture	10-2
Desired Future Condition, Policies and Action Items	10-3
Delta Comprehensive Plan 1997	10-4
<b>FIGURES</b>	
<i>10-1 Important Farmlands of Delta County</i>	10-5
<i>10-2 Public Lands Within the Black Canyon Land Trust Service Area</i>	10-6
<b>Chapter 11--Implementation</b>	<b>11-1</b>
<b>TABLES</b>	
<i>Table 11-1 Action Items Priorities and Schedule</i>	11-1