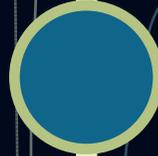


Town of Platteville



DRAFT March 21, 2023

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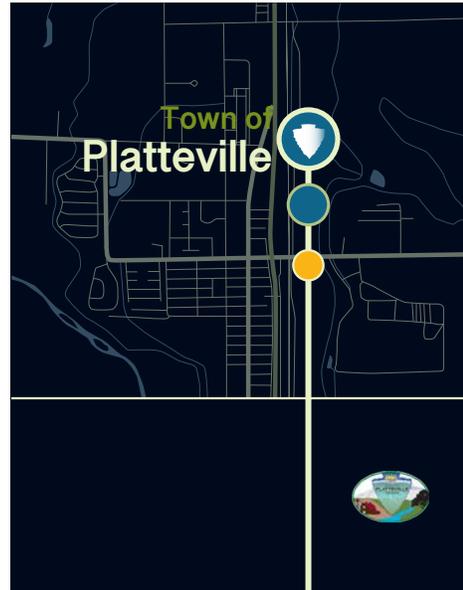
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Introduction

Organization Of The Plan

The 2023 Platteville Comprehensive Plan is designed to provide guidance for decision making in an easy to navigate, summary-style format structured around four sections: Introduction, Plan Influences, Policy Framework and Plan Implementation. The online version of the Plan document is searchable with hyperlinks embedded into the Table of Contents. Page numbers within each Plan section are highlighted with an “arrowhead” symbol using a different color shade for ease of reference:



Introduction. The Introduction section discusses the Plan’s organization, its purpose and authority, and the process of updating the Plan.



Plan Influences. The Plan Influences section provides a description of the Town’s setting, a community profile depicting noteworthy demographic data, and a summary of the community survey conducted during the planning process.



Plan Themes. The Plan Themes section outlines the Plan’s policy framework, led by a statement of Platteville community’s vision for its future. Seven plan themes serve as the Plan’s unifying elements: Community Character, Economic Development, Growth Management, Environment, Parks and Recreation, Transportation and Services and Infrastructure. Each plan theme begins with an overarching guiding principle followed by relevant background information and a table that contains the theme’s key strategies and priority actions organized by topic.



Plan Implementation. The Plan Implementation section organizes and prioritizes the action items from the seven plan themes into a matrix with priority levels, timeframes for completion, cost estimates, potential Town partnerships, and space for writing in a completion date. The Plan Implementation matrix is a tool for monitoring and evaluating progress toward achieving the Plan’s vision and goals.

An electronic version of the 2023 Town of Platteville Comprehensive Plan can be found on the Town website at www.plattevillegov.org.

Appendices. In addition to this plan document, there are three separate, stand-alone appendices:

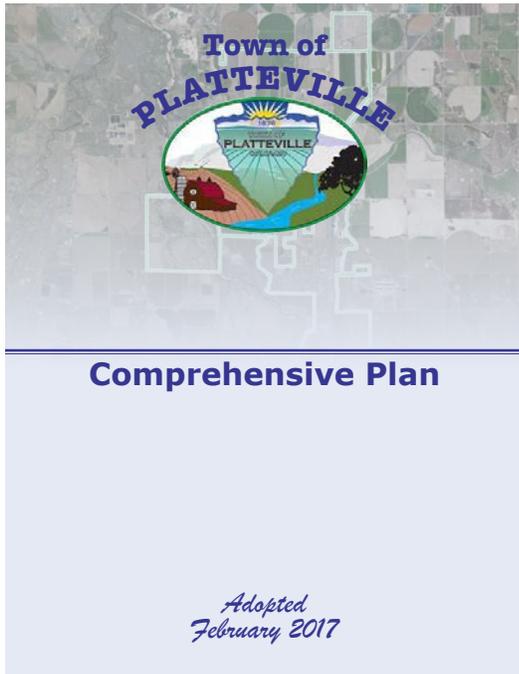
- 1. Platteville Comprehensive Plan Survey Report.** The Platteville Comprehensive Plan Survey Report is a PowerPoint presentation that summarizes the results of a community survey conducted in the summer of 2022. The report was prepared by RRC Associates and used as a reference during the preparation of the 2023 Comprehensive Plan update.
- 2. Platteville Comprehensive Plan Survey Open Ended Comments.** The Platteville Comprehensive Plan Survey Open Ended Comments is an Excel file containing comments received as a component of the community survey conducted in the summer of 2022. The comments were compiled by RRC Associates and used as a reference during the preparation of the 2023 Comprehensive Plan update.
- 3. Selected UGA Stakeholder Interviews.** Town staff conducted interviews with several large agricultural property owners in Platteville’s unincorporated portion of its Urban Growth Area (UGA) during the fall of 2022. Results of these interviews were compiled by Town staff and used as a reference during the preparation of the 2023 Comprehensive Plan update.



Introduction

Purpose of the Plan

The Colorado Revised Statutes, Title 31, Article 23, Part 2, outlines the authority and duties of the Town of Platteville's Planning Commission to make, amend and carry out a comprehensive plan for the physical development of Platteville, Colorado. Per C.R.S. 31-23-207, the Town of Platteville Comprehensive Plan is considered necessary for "guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs."



Planning Process

The 2023 Town of Platteville Comprehensive Plan (Plan) is an update to Platteville's 2017 Comprehensive Plan. The Town applied for and received a Technical Assistance grant through the Sonoran Institute and an Administrative Planning Grant from the Colorado Department of Local Affairs to finance the project along with matching funds.

The purpose of the Plan update initially stemmed from the Town participating in a Growing Water Smart Workshop conducted by the Sonoran Institute during the fall of 2020. A crucial result of the workshop was the Town identifying a need for a comprehensive plan update to establish and/or modify policies for water development and conservation. In the past, the Town has been approached with large-scale development opportunities that would have direct impacts on water dedication and use requirements. The plan update will help guide future growth and development with water resource management as a vital consideration.

Additionally, it has been five years since the last update to the Plan, so it is timely for Platteville to review and update demographic and background information, thematic maps, key strategies, priority actions throughout the document as needed to ensure they are current. The 2020 US Census, the 2020 Platteville Economic Development Strategic Plan, the 2021 Community Complex Master Plan, an adopted intergovernmental agreement with the Town of Firestone, a recent update to the Town's Three Mile Area Plan expanding the Town's Urban Growth Area, and completed capital improvements all helped inform various components of the Plan update. Town staff coordinated the Plan update with all adjacent jurisdictions.

A community survey prepared by RRC Associates survey was conducted during the first few months of the project to identify community attitudes and planning preferences since the 2017 Plan update. More information on the community survey is provided on page 5, and in the Plan appendices. The community survey was supplemented with interviews of several unincorporated agricultural land owners.

During the entirety of the Plan update, a project website provided up-to-date information concerning Town Board and Planning Commission work sessions, the community survey and its results, and draft maps and project documents as they were produced. Several joint work sessions with the Town Board and Planning Commission preceded public hearings for each approval authority.

PLATTEVILLE COMPREHENSIVE PLAN UPDATE

Your input is very important!

Please use this form to contact us should you have any questions, comments, suggestions or require additional information regarding the Platteville Comprehensive Plan update.

Thank You!

YOUR NAME *

PHONE NUMBER *

E-MAIL ADDRESS *

SEND MY MESSAGE * All fields are required



Plan Influences

Setting

Historic Context

The Platte River Land Company built a “village on the Platte” along the Denver Pacific Railroad line between Denver and Cheyenne, Wyoming, a temperance colony similar to Greeley’s Union Colony. Named for the nearby South Platte River, the colonial town of Platteville was surveyed and the plat filed on July 17, 1871, in Weld County. Lots were auctioned in New York City and Chicago to attract settlers, but only a few actually relocated to Platteville. Platteville grew slowly, becoming responsible for the Fort Vasquez School in 1873.

Platteville took over St. Vrain Post Office in 1875, as the Platteville Post Office. In 1879, the town’s population was just 50 people. The first successful crop in the area was potatoes, and a coal mine began operation in 1887. Platteville remained dry (no drinking alcohol allowed) until the election of 1889 when the “wets ran strong,” and Platteville’s first liquor license was sold for \$2,400 for a liquor store.

Source: *Upstate Colorado Economic Development*

Regional Context

Platteville is known as a small town that is convenient to area amenities and local as well as regional employment centers. Located along the US Highway 85 corridor 15 miles southwest of Greeley and 37 miles northeast of downtown Denver, Platteville has easy access to major business, shopping, and cultural centers. Platteville is situated seven miles from Interstate 25 via Highway 66. In addition to these transportation corridors, the Town’s has readily accessible rail service on the eastern edge of Town, and is only 36 miles from Denver International Airport.





Plan Influences

Community Snapshot

Population Overview

Source: ESRI®, 2021

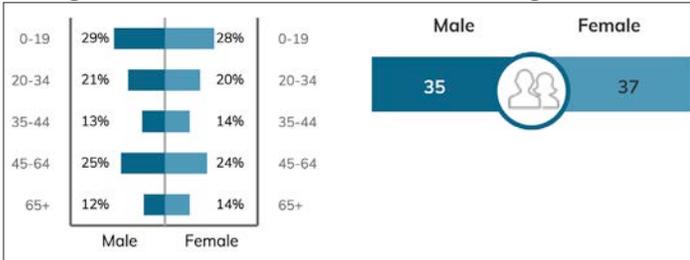
Population 2021	3,054
Population 2025	3,343
Female Population 2021	1,519
Male Population 2021	1,533

Household Median Income



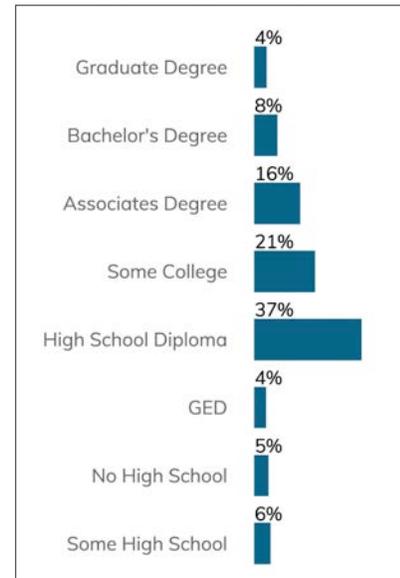
Age & Gender 2021

Median Age 2021

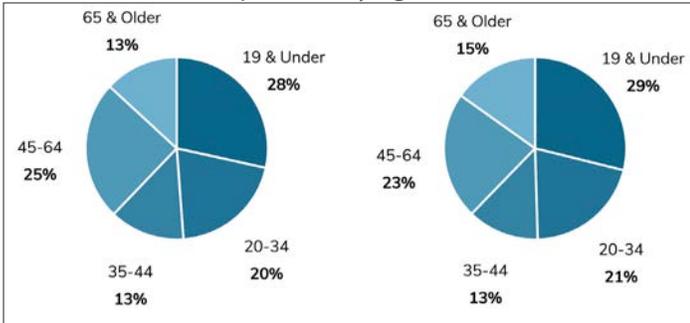


Education Overview

Education Attainment 2021



Population By Age 2021



Housing Overview

2021 Median Home Value	\$362,754
2025 Median Home Value	\$535,956
2021 Total Housing Units	1,118
2021 Owner Occupied Units	828
2021 Renter Occupied Units	236
2021 Vacant Units	54
2025 Total Housing Units	1,227
2025 Owner Occupied Units	920
2025 Renter Occupied Units	236
2025 Vacant Units	61

Workforce Overview

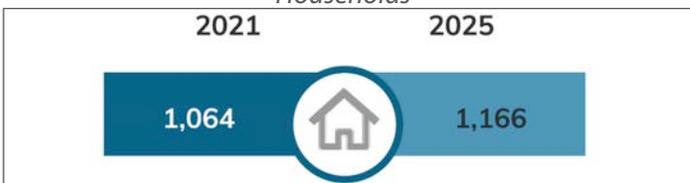
Total Workforce	1,527
Employed	94%
Unemployed	6%

Climate Overview

Source: Upstate Colorado

Rainfall (inches)	14.8
Snowfall (inches)	39.5
Sunny Days	244
Precipitation Days	76.6
Elevation (feet)	4,813

Households



Please click the link below for a detailed community profile from the 2020 US Census:

https://data.census.gov/profile/Platteville_town,_Colorado?g=1600000US0860160



Plan Influences

Community Survey

Research Method

The survey program was based on invitations to participate sent to all Town residents. Additionally, surveys were sent to residents in the Urban Growth Area, the unincorporated lands that surround Platteville. Survey responses from both groups were tabulated separately.

288
Total Surveys
Completed



Key Findings



Respondents are generally happy with the direction of the Town. A total of 39% of Platteville respondents feel that the town has improved over time, 38% feel it has stayed the same, and only 19% feel that it has gotten worse. Analyzed by time in Platteville, respondents generally feel the town is improving. When asked what factors most influence their response, common themes were improved maintenance, small town and sense of community, and general sentiments towards Town services.



Respondents rated their priorities toward several transportation options for the Town of Platteville. The highest rated choice was to **“Pursue bus/transportation options of seniors and people needing assistance.”** There was also high support for investments to address safety and vehicles with the top priorities being reducing traffic congestion and partnering with other agencies on regional transportation systems.



The top aspects of the Town of Platteville are the **small town-feel and quiet community with close proximity to larger cities.**



Nearly every example of economic development received priority support from respondents. The most popular actions are retaining and expanding local restaurants and maintaining the downtown business core.



Virtually all respondents agree that planning for future water availability should be a top priority. A total of 88% rated it as a 3 or 4 with 4 being “top priority” overall. Most respondents feel that an adequate and suitable water supply should be the first priority for the Platteville area, followed by water conservation efforts, and water systems planning.



Respondents believe that there is too little housing for older adults and seniors. According to about a third of respondents, the number of modular and mobile homes is too high.



The survey asked respondents to rank environmental programs that should be given the greatest emphasis. **Water conservation rated highest, followed by maintaining the tree canopy.** Energy efficiency and renewable sources and solar energy ranked near the bottom of the list.



High priority improvements for the future as rated by respondents are acquisition and protection of open lands, and maintenance of the town’s current size and character. Working cooperatively with schools/joint use of facilities is also a high priority action.



Nearly all respondents stated that the utility bill newsletter, Everbridge phone system, or social media are their preferences to receive information about Platteville.



Plan Themes

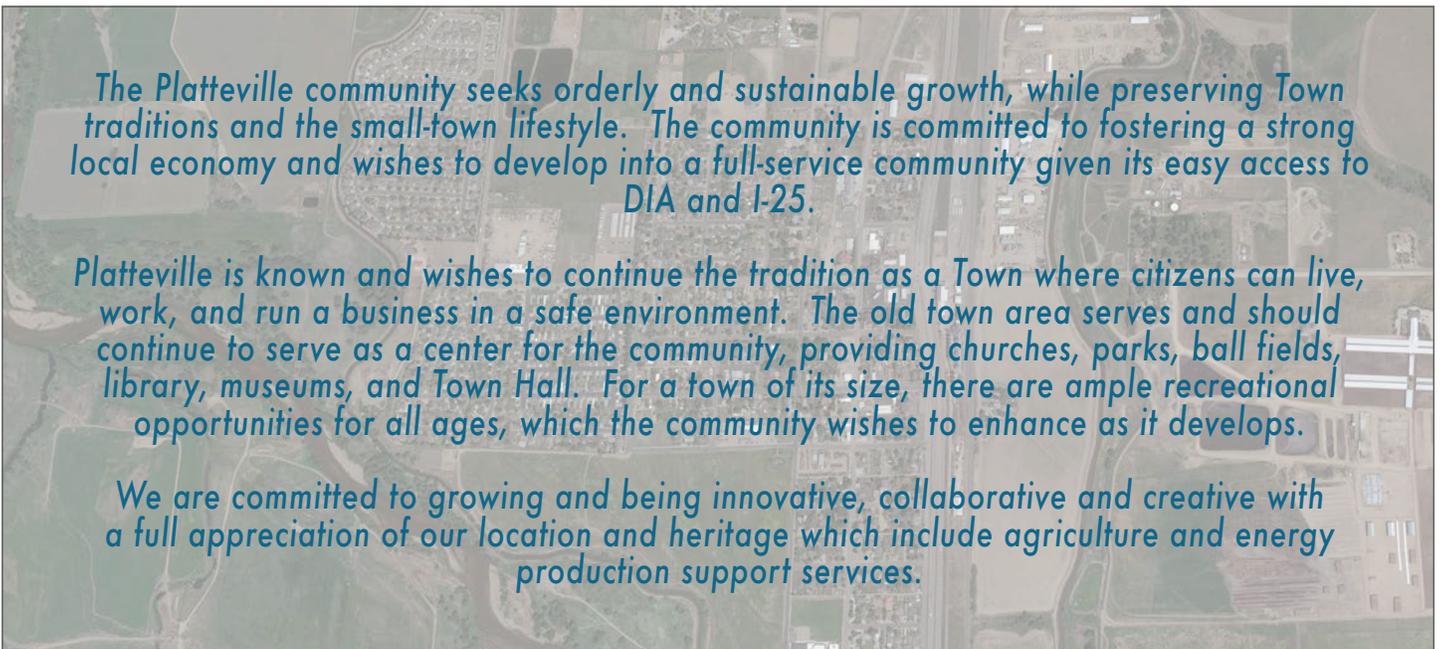
Policy Framework

The Policy Framework outlines the Plan’s vision, themes, guiding principles, key strategies and priority actions. The vision statement is a description of Platteville’s aspirations for its future. Plan themes are the principal areas of the Plan’s focus. Each plan theme is framed by a guiding principle. A guiding principle reflects the community’s values for each plan theme. A key strategy is a statement of a specific approach directed toward compliance with a guiding principle. A priority action is a statement of an initiative based on its potential to implement a key strategy.

The following graphic depicts the policy framework hierarchy:



Vision Statement





Plan Themes

Plan Themes

The seven plan themes for the 2023 Comprehensive Plan detailed on the following pages are summarized below. Each plan theme description begins with its guiding principle.

Community Character

Foster community pride and establish a strong sense of place by preserving cultural resources, enhancing Platteville's image and revitalizing its downtown core.

The Community Character plan theme focuses on the quality of Platteville's small-town atmosphere. Key strategies and priority actions are organized into four issue categories:

- Image and Identity
- Downtown Vitality
- Quality Neighborhoods
- Cultural Resource Preservation

Economic Development

Attract and retain a broad range of commercial and industrial businesses that provide local employment opportunities and meet the needs of Platteville residents.

The Economic Development plan theme addresses Platteville's economic vitality and opportunity. Key strategies and priority actions are organized into four issue categories:

- Business Attraction
- Business Retention
- Oil and Gas Production Services
- Heritage Tourism

Growth Management

Retain Platteville's small town, rural character by guiding growth and new development into appropriate locations while maintaining distinct community edges with abundant open lands.

The Growth Management plan theme provides the planning framework for future growth and development in Platteville's Urban Growth Area. Key strategies and priority actions are organized into four issue categories:

- Intergovernmental Coordination
- Annexation
- Land Use
- Housing

Environment

Protect and enhance Platteville's natural environment and scenic beauty of the town and surrounding area, with particular emphasis on the South Platte River Corridor.

The Environment plan theme describes environmental conditions and constraints in Platteville's UGA. Key strategies and priority actions are organized into four issue categories:

- Floodplain and Riparian Habitat Protection
- Agricultural Sustainability
- Impact Mitigation
- Water Management

Parks and Recreation

Provide a coordinated and continuous system of parks, trails, and recreation that serves the present and future needs of Platteville residents.

The Parks and Recreation plan theme addresses Platteville's park and recreation objectives. Key strategies and priority actions are organized into four issue categories:

- Park System
- Trail Network
- Open Space
- Recreational Programs

Transportation

Provide for an efficient, safe, continuous and connected transportation system.

The Transportation plan theme describes the extension and improvement of Platteville's road network. Key strategies and priority actions are organized into five issue categories:

- System Planning
- Circulation
- Mobility
- Safety
- Downtown Parking

Services and Infrastructure

Provide public services and infrastructure in a cost-effective manner that accommodates new growth while enhancing Platteville's quality of life.

The Services and Infrastructure plan theme reflects the Town's collaborative approach to providing core infrastructures and services. Key strategies and priority actions are organized into five issue categories:

- Infrastructure Planning
- Water System
- Wastewater System
- Stormwater System
- Public Safety



Plan Theme: Community Character

Guiding Principle: Foster community pride and establish a strong sense of place by preserving cultural resources, enhancing Platteville's image and revitalizing its downtown core.

Background

Platteville was founded in 1871, after the Denver Pacific Railroad arrived. The community's origins can be traced back even further to the 1830's with the establishment of nearby Fort Vasquez, an important fur trading post. The South Platte River's fertile valley initially provided for potato farming and continues with cattle and poultry raising. Platteville's agricultural heritage is memorialized at the Platteville Museum and celebrated during the annual Harvest Daze event. The Town recently approved a lease agreement with History Colorado to maintain Fort Vasquez site as a visitor/welcome center.

Retaining a small town atmosphere is a core value of Platteville's residents. Physical attributes that contribute to Platteville's small town atmosphere include surrounding agricultural lands, mountain vistas, clean air, quiet neighborhoods and a compact downtown. Enhancing Platteville's identity and improving the quality of residential neighborhoods and the downtown core were key issues identified during the Plan update.

In 2016, students from the Colorado Center for Community Developments' University Technical Assistance program prepared preliminary designs for improving the visual appearance of downtown Platteville. Two phases of improvements are reaffirmed as part of the 2023 Plan update.

Phase 1 focuses on the improving the quality of sidewalks and intersections along Main Street. Improvements include:

- Widening sidewalks to 8 -10 feet;
- A 4 foot wide landscape amenity strip at curb, for future lighting and planters;
- Bump outs at intersections;
- Pedestrian lighting; and
- Shade trees

Phase 2 improvements build on making downtown Platteville more attractive to pedestrians and retail development:

- Banners, benches, and beautification;
- Redevelopment infill;
- Signage and branding;
- Plaza and splash pads;
- Intersection paving;
- Added parking lots;
- Sidewalks & lights on Marion Avenue; and
- Possible Marion Ave Plaza East of Main St



Preliminary Downtown Streetscape Design



Plan Theme: Community Character

Key Strategy	Priority Actions
<p style="text-align: center;">Image and Identity</p> <p style="text-align: center;"><i>Improve the overall image of the community as viewed from the US 85 Corridor and Highway 66.</i></p>	<ul style="list-style-type: none"> ❑ Create community “gateways” at all Town entrances through the installation of Platteville branded signage and landscaping. ❑ Work with CDOT to maintain and enhance their Highway 66, US 85, and US 85 Business right-of- way segments. ❑ Prepare and distribute an educational brochure to commercial property owners providing information on regulations concerning property maintenance and weed control.
<p style="text-align: center;">Downtown Vitality</p> <p style="text-align: center;"><i>Improve the public realm of Platteville’s downtown core.</i></p>	<ul style="list-style-type: none"> ❑ Adopt and fund a downtown beautification program inclusive of streetscape improvements recommended in the Main Street Design Concept. ❑ Adopt and fund a façade improvement program with matching grants. ❑ Identify, fund and create a gathering place downtown. ❑ Establish more downtown events such as a Farmer’s Market.
<p style="text-align: center;">Quality Neighborhoods</p> <p style="text-align: center;"><i>Improve the quality of residential neighborhoods.</i></p>	<ul style="list-style-type: none"> ❑ Prepare and distribute an educational brochure to homeowners providing information on regulations concerning vehicle parking, outdoor storage and public right-of-way encroachment.
<p style="text-align: center;">Cultural Resource Preservation</p> <p style="text-align: center;"><i>Enhance the cultural integrity of Platteville.</i></p>	<ul style="list-style-type: none"> ❑ Work with local volunteers including those active with the Museum, seniors, as well as the Office of Archaeology and Historic Preservation, to research, inventory and publish local historic and cultural resources. ❑ Work with local volunteers and the Colorado Historical Society to adopt a local designation for historical significance.



Plan Theme: Economic Development

Guiding Principle: Attract and retain a broad range of commercial and industrial businesses that provide local employment opportunities and meet the needs of Platteville residents.

Background

With a population of approximately 3,000 people, Platteville is a place where residents value the small town feel and want to maintain its size and character. The Town conducted a community survey in 2022 that identified these attributes as the best reasons to live in Platteville along with a quiet and friendly community while being closer to larger cities. The survey also identified the two highest priorities for Economic Development as: work to retain and expand the local restaurants with a range of dining choices; and make efforts to preserve the downtown core. Our historic Main Street has local and unique businesses that are family owned and operated, while the Town in general has nationally known companies such as Occidental Petroleum who has their main headquarters in Platteville.

In 2020, the Town adopted its first five-year Economic Development Strategic Plan. Five specific focus areas were identified as follows: 1) Community Character, 2) Economic Development, 3) Environment, 4) Growth Management, and 5) Infrastructure and Amenities.

With a median home value of \$361,516, the Town is prepared to grow as the economy of northern Colorado grows, attracting people who love the small town lifestyle, family friendly community activities, and great schools. In order to grow, an available and diverse housing supply is critical to attracting residents and employers who are seeking to house their workforce. To address this issue, the Growth Management plan theme addresses the housing policies, key strategies and priority actions.

Platteville is located within the Economic Development Corporation boundaries known as Upstate Colorado Economic Development (Upstate). This is a 4,000 square mile area synonymous with the Greeley/Weld MSA, one of the fastest growing MSA's in the United States.

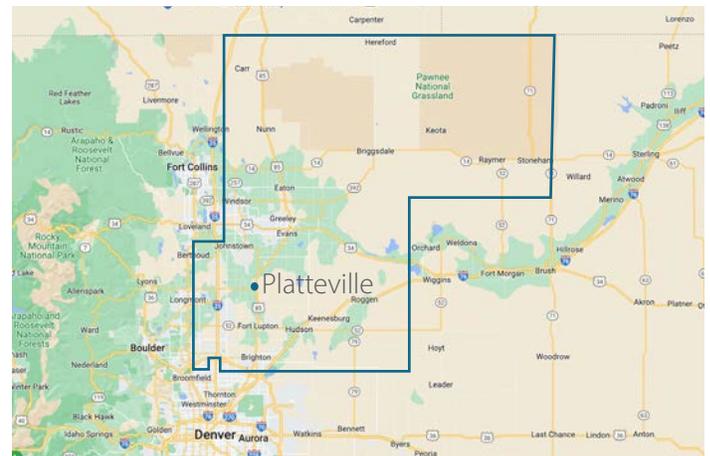
This entire area is involved with renewable energy, agriculture and food processing, oil and gas extraction, business services and a variety of manufacturing. With the University of Northern Colorado and Aims Community College located in Greeley and Fort Lupton, and Colorado State University and the University of Colorado within easy drives, Platteville has access to leading edge research, and provides the skilled workforce successful employers must have.

The Weld County Enterprise Zone is administered by Upstate Colorado. The Enterprise Zone appears to include all of the developed areas of Platteville and a large portion of the Town's growth area to the north and east. Businesses considering locating within the Enterprise Zone are eligible for a variety of state income tax credits based on their specific activities, primarily in equipment investment, job creation/training, and research and development activities.

Upstate also administers the Weld/Larimer Revolving Loan Fund. The RLF can provide short-term financing for up to 45% of project costs and may assume a second or third collateral position in order to leverage other lender involvement. The minimum loan is \$50,000 and the typical term is 5-7 years.

The Town's location along US 85 with adjacent railroads provides unique opportunities for industries needing access to both rail and a limited access US Highway. Rail service is provided by the Union Pacific Corporation. There are additional rail companies that serve the region including the BNSF Railway Corporation, and Great Western Railway of Colorado LLC, a Windsor-based division of OmniTRAX Inc.

With its location to the nearby Fort Vasquez monument site, Platteville has the potential to attract heritage tourism. The Town is leasing Fort Vasquez for the primary purpose as a visitors center to promote historical aspects of the community. The Platteville Pioneer Museum in the center of town offers a complimentary experience for tourists seeking historical information on Colorado's settlement.



Weld County Enterprise Zone



Plan Theme: Economic Development

Key Strategy	Priority Actions
<p style="text-align: center;">Business Attraction</p> <p><i>Work with Upstate Colorado and the Platteville Chamber of Commerce to pursue development that will meet the needs of Platteville residents.</i></p>	<ul style="list-style-type: none"> □ Update Title 16 Zoning Regulations to reduce obstacles associated with attracting new businesses including updated signage, streetscaping and façade treatments. □ Stimulate the development of undeveloped or under-developed sites located in the Weld County Enterprise Zone within Platteville’s Stable Urban and Developing Urban Areas through incentives such as the Revolving Loan Fund. □ Prepare a marketing strategy and incentives package for attracting retail and commercial businesses in Platteville. □ Leverage the Small Business Development Center network to support local business.
<p style="text-align: center;">Business Retention</p> <p><i>Partner and collaborate with existing businesses to support on-going operations and plans for expansion.</i></p>	<ul style="list-style-type: none"> □ Sponsor business recognition events to keep lines of communication open with the business community. □ Sponsor special events in downtown Platteville, such as a weekend farmers market. □ Update the Economic Development Plan to reflect current conditions and strategic actions. □ Explore the creation of an Urban Renewal Authority to support redevelopment of the downtown core along Main Street.
<p style="text-align: center;">Oil and Gas Production Services</p> <p><i>Continue to work with existing and new companies that are servicing energy development in the Wattenberg Basin.</i></p>	<ul style="list-style-type: none"> □ Work with building services to review the building permit process and requirements to improve timing.
<p style="text-align: center;">Heritage Tourism</p> <p><i>Work with History Colorado and the Platteville Historical Society to promote heritage tourism in Platteville.</i></p>	<ul style="list-style-type: none"> □ Develop an on-line brochure highlighting historic points of interest in and around Platteville.



Plan Theme: Growth Management

Guiding Principle: Retain Platteville’s small town, rural character by guiding growth and new development into appropriate locations while maintaining distinct community edges with abundant open lands.

Planning Areas

The Planning Areas map, on page 15, establishes four planning areas: Stable Urban, Developing Urban, Rural Protection, and Environmental Constrained. These planning areas form the core of the Plan and are described as follows:

Planning Area 1: Stable Urban

Planning Area 1 is comprised of the majority of land within the Platteville municipal boundaries. The Stable Urban area is characterized by the location of Platteville’s economic center and historic downtown core, and the availability of municipal services and infrastructure. Existing and future land use is guided by the Town’s Official Zoning Map and development regulations. A downtown study provides recommendations for streetscape improvements and pedestrian connections.

Planning Area 2: Developing Urban

Planning Area 2 is comprised of areas where future urban growth and development is desired, either contiguous to Planning Area 1 along the US 85 corridor or in concentrated nodes along the SH 66 corridor. The Developing Urban areas are characterized by their contiguity with the Stable Urban area and associated proximity to the potential future extension of municipal infrastructure and services. Annexation and recommendations for future land use is guided by the Three Mile Area Plan.

Planning Area 3: Rural Protection

Planning Area 3 is primarily comprised of agricultural land holdings and some existing large lot residences. The Rural Protection area is characterized by its rural lifestyle, vast open spaces and mountain vistas. While most of this area is currently unincorporated, people living here tend to identify as belonging to the Platteville community. It is intended to serve a community separator, with limited extension of municipal infrastructure and services. Annexation and recommendations for future land use is guided by the Three Mile Area Plan.

Planning Area 4: Environmental Constrained

Planning Area 4 is comprised of the designated one-hundred year flood plains for the South Platte and St. Vrain rivers, and land east of the Platteville Canal/Ditch that is topographically constrained. Like Planning Area 3, the majority of the Environmental Constrained area is rural in character, with limited services and no planned extension of municipal infrastructure. These planning areas represent significant value to current and future residents in terms of open space, trail systems, passive recreation, flood control, water quality and water supply. Annexation and recommendations for future land use is guided by the Three Mile Area Plan.

Urban Growth Area

An Urban Growth Area serves to guide future land use and annexation decisions in cooperation with neighboring municipal and county jurisdictions. Platteville’s UGA boundary was first established over a dozen years ago and is a fundamental element of the Town’s approach to managing growth. The UGA boundary is a key component of the Town’s intergovernmental agreements and doubles as the Town’s “three-mile area” boundary for annexation purposes. In 2022, the UGA boundary was extended two miles east to County Road 32, necessitating the update of the Town’s Three Mile Area Plan. In addition to the Three Mile Area Plan map, the Platteville UGA is delineated on the Planning Areas Map, Coordinated Regional Planning Areas Map, Environmental Conditions Map, and Transportation and Streets Map.

Platteville will manage growth during the next decade by continuing to foster intergovernmental coordination, strategically annexing land, guiding land development to appropriate locations, and providing an affordable place for people to live within the Town’s adopted UGA.



Plan Theme: Growth Management

Intergovernmental Coordination

Engaging with neighboring local governments and major service providers which are impacted by growth and development is a key growth management objective. The Town has entered into intergovernmental agreements (IGA's) with eight jurisdictions that address planning coordination.

1. Weld County
2. Town of Firestone
3. City of Fort Lupton
4. Town of Gilcrest
5. Town of Mead
6. Town of Milliken
7. St. Vrain Sanitation District
8. Central Weld County Water District

The net effect of these eight IGA's is that planning boundaries are established that will result in the efficient provision of municipal and utility services for all parties involved. While several of these IGA's will require ongoing monitoring and refinement, they provide a basic framework for coordinated regional planning.

Annexation

The Town's Three Mile Area Plan is prepared to comply with the Colorado Revised Statutes and lists seven annexation policies intended to ensure the logical extension of the Town boundaries. From a growth management perspective, Platteville should expand in a directed and fiscally sound manner while maintaining separation between area communities. In general, the Town's top priority is to annex areas contiguous to Town boundaries and within either the SH 66 or US 85 corridors. In particular, the US 85 corridor offers access to the UPRR and its potential for associated commercial/industrial development.

Land Use

The Three-Mile Area Plan and the Town's zoning and subdivision regulations provide guidance for future land use decisions within the Town's Planning Areas. As shown on the Three Mile Area Plan, there are five future land use categories:

1. Agricultural Holding
2. Environmentally Constrained Residential & Recreation
3. Residential
4. Commercial
5. Commercial/Industrial

Housing

Removing barriers to the development of housing that is attainable to all income groups will be critical for Platteville to effectively manage its growth. Attainable housing can be defined as market-rate housing that is "affordable", typically requiring no more than 30% of household income to be spent on housing. Attainable housing may consist of any housing type, but for those earning the Area Medium Income, attainable housing types in the current Northern Colorado market would most likely consist of single-family dwellings on small lots; duplexes, triplexes, four-plex units and similar forms of mid-density, attached housing; and higher density apartment and micro-unit workforce housing developments.

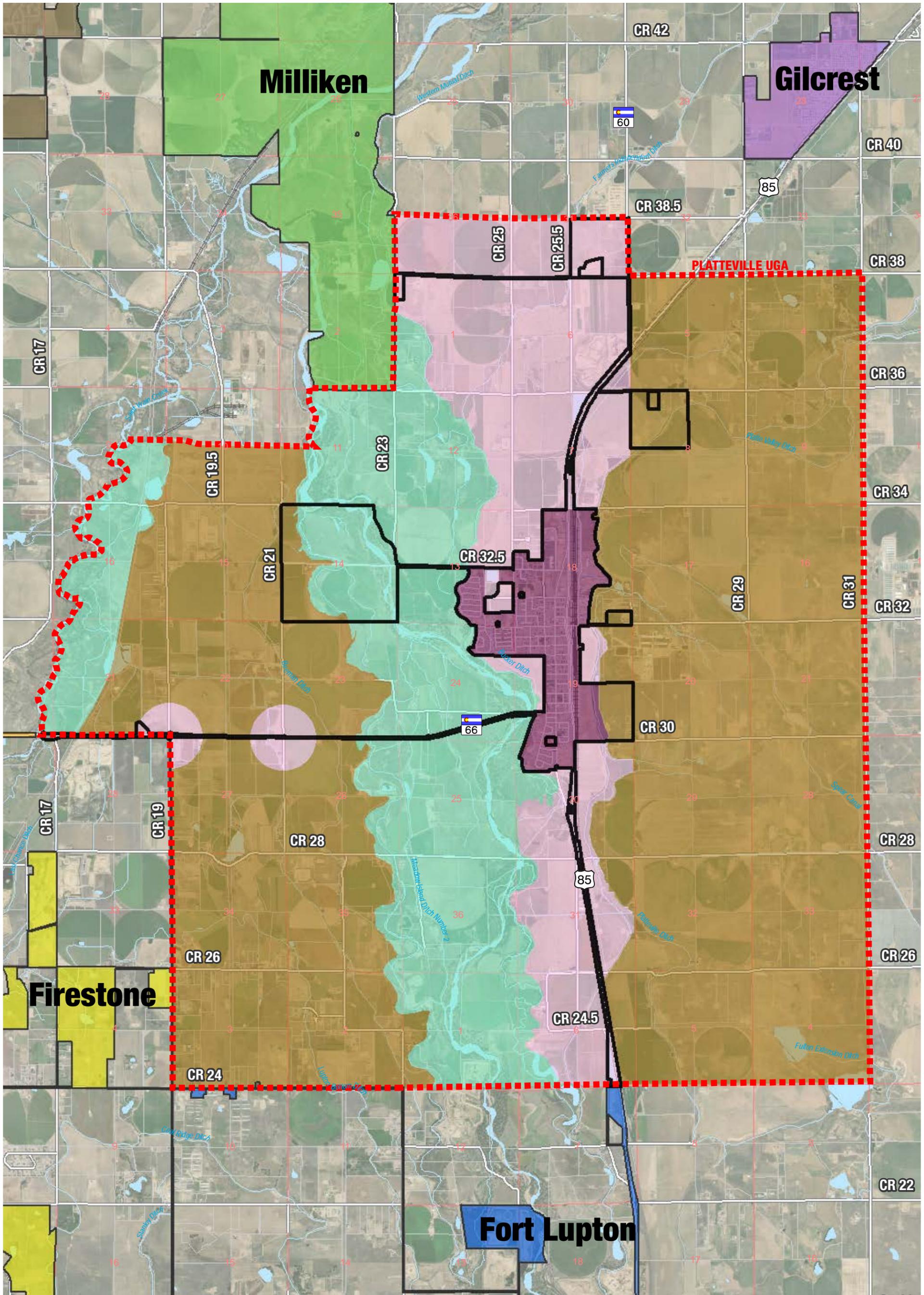
The Colorado Department of Local Affairs provides funding for local governments such as Platteville to develop strategies that remove barriers to affordable housing development. To be eligible for DOLA's HB 21-1271 program funding, a municipality must adopt a minimum of three qualifying strategies from the following list:

- Use of vacant publicly-owned property for affordable housing development
- Subsidize/reduce local government fees
- Expedited development review for affordable housing up to 120% AMI
- Expedited development review for acquiring or repurposing underutilized commercial property
- Density bonus program for housing needs
- Promote submetering utility charges for affordable housing
- Dedicated funding source to subsidize affordable housing infrastructure costs and fees
- Middle multifamily (duplex, triplex, other) use by right in SF residential zoning districts
- Affordable housing use by right
- ADU use by right in SF zoning districts
- Allow planned unit developments (PUDs) w/ integrated affordable housing units
- Allow small square footage residential unit sizes
- Lessened minimum parking requirements for new affordable housing
- Land donation/acquisition/banking program
- Other novel, innovative, creative approaches



Plan Theme: Growth Management

Issue & Key Strategy	Priority Actions
<p>Intergovernmental Coordination</p> <p><i>Coordinate with adjacent local government jurisdictions on municipal boundaries, plan and development referrals, community open space separation, and other matters of mutual concern.</i></p>	<ul style="list-style-type: none"> □ Update the Gilcrest IGA to address the northeastern expansion of the Platteville UGA. □ Update the Milliken IGA to address the Joint Coordinated Area with Gilcrest and Milliken. □ Monitor and update existing IGA's with Weld County, Gilcrest, Milliken, Mead, Firestone and Fort Lupton as needed.
<p>Annexation</p> <p><i>Encourage strategic annexations that provide greater land use control and protect the Town's growth options.</i></p>	<ul style="list-style-type: none"> □ Annex lands as needed to protect the Town's UGA. □ Annex lands within the Developing Urban Area along the US 85 corridor to expand the Town's tax base. □ Annex enclaves and other areas that are largely surrounded by the Town.
<p>Land Use</p> <p><i>Encourage new growth and quality land development in conformance with the Urban Growth Planning Areas Map.</i></p>	<ul style="list-style-type: none"> □ Update Chapter 16 Zoning Regulations as needed to foster quality land development appropriate to each Planning Area. □ Update Chapter 17 Subdivision Regulations as needed to foster quality land development appropriate to each Planning Area.
<p>Housing</p> <p><i>Encourage attainable housing development appropriate to each Planning Area.</i></p>	<ul style="list-style-type: none"> □ Update Chapter 16 Zoning Regulations as needed to foster attainable housing development. □ Update Chapter 17 Subdivision Regulations as needed to foster attainable housing development. □ Submit a minimum of three adopted housing development strategies for consideration of HB 21-1271 program funding by DOLA.



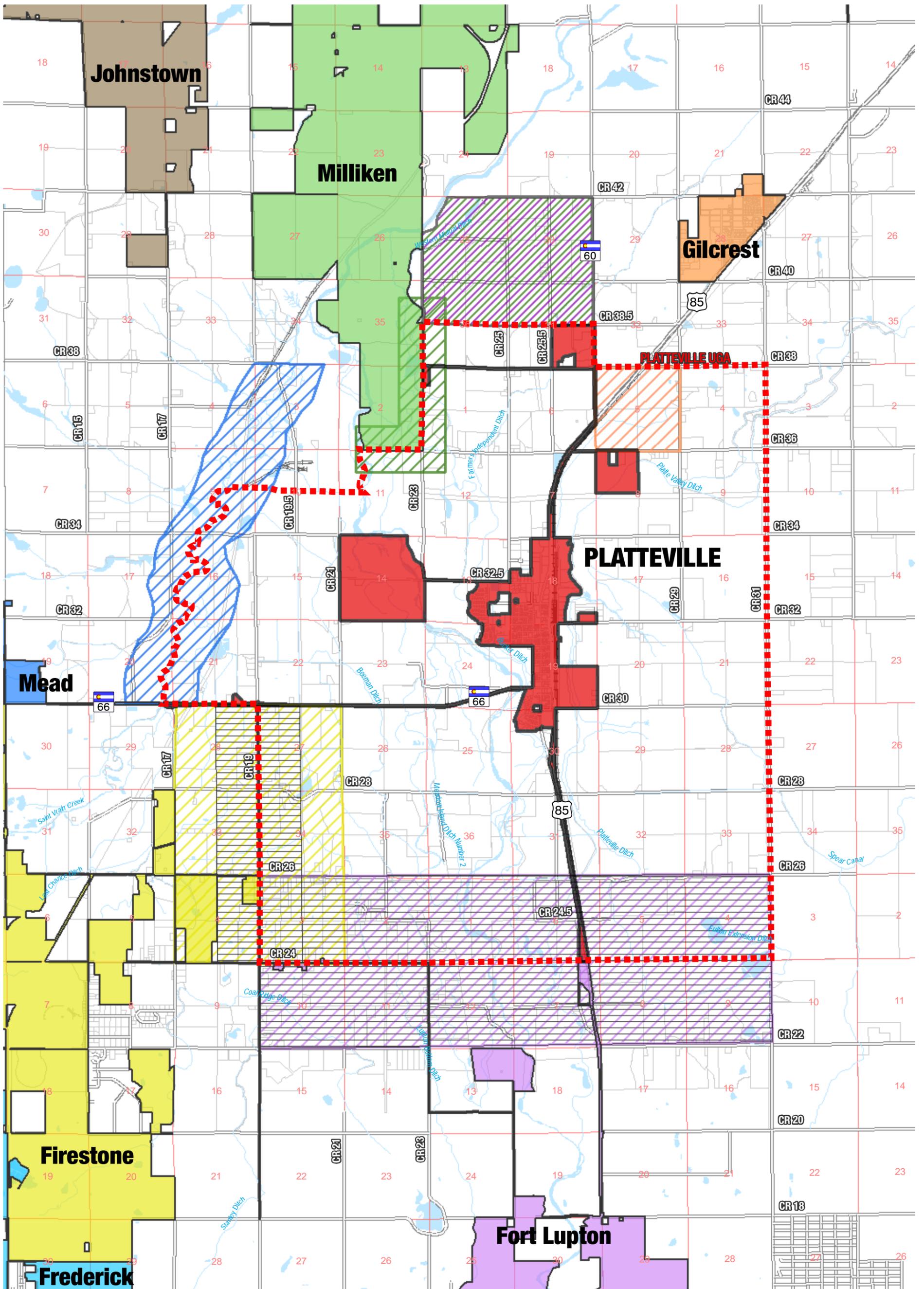
Urban Growth Planning Areas

-  Platteville UGA
-  Platteville Town Boundary

- Planning Areas**
-  Developing Urban
 -  Stable Urban
 -  Rural Protection
 -  Environmentally Constrained



Map Produced March 2023



Coordinated Regional Planning Areas

Urban Growth Areas (UGA)

Platteville UGA

Coordinated Planning Areas

- Mead
- Milliken
- Gilcrest-Milliken
- Revenue Sharing Area
- Firestone
- Fort Lupton
- Gilcrest



Map Produced March 2023



Plan Theme: Growth Management

Three Mile Area Plan

Introduction

Annexation of unincorporated land into an incorporated municipality is an agreement between a willing land owner and a willing local government. Exceptions may include either 1) single parcels that are eligible for annexation as an enclave, or 2) multiple parcels that are subject to an annexation election. In most cases the Town is approached by a land owner interested in annexation to Platteville. Motivations typically include access to the Town's water system, obtaining other municipal services, and the potential for higher density or intensity of property development.

The Town of Platteville Three-Mile Area Plan is prepared to comply with Section 31-12-105(1)(e)(l) of the Colorado Revised Statutes, as follows:

...Prior to the completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area, which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area. Such plan shall be updated at least once annually..."

Location, Extent And Character Of Three-Mile Area

The proposed location, extent and character of relevant plan components include but are not limited to:

Streets

Proposed street improvements within the Three-Mile Area are identified in three studies that address transportation needs: the Platteville Comprehensive Plan, the US Highway 85 Access Control Plan and the Upper Front Range 2045 Regional Transportation Plan. Specific improvements include an intersection redesign at SH 60 and US 85, and several proposed major and minor collector streets.

Utilities

Platteville receives its potable water from Central Weld County Water District. Based on an analysis by KBN Engineers, the Town "appears to have sufficient water" to meet demand. The wastewater collection system in Platteville is at or near capacity in several locations. Proposed wastewater system improvements are identified in the Platteville Waste Water Utility Master Plan.

Open Spaces, Parks And Playgrounds

Open space includes land areas that due to their environmental constraints are very unlikely to develop, including lands that are within the defined floodplain where there is evidence of significant riparian habitat. Park and recreational facilities such as playgrounds are proposed in close proximity to established residential neighborhoods, schools and cultural facilities and/or pedestrian ways and trails.

Proposed Land Use

The proposed land use for the Three-Mile Plan Area is classified into the following ten categories:

Agriculture/Holding

The Agricultural/Holding land use classification is intended to encourage the sustainability of the regional agricultural and energy economy, discourage leapfrog development and ensure that land develops in a systematic and cost-conscious manner. Non-agricultural or non-energy uses and densities for this land will be re-examined if and when urban levels of service can serve the land designated as Agricultural/Holding. Prior to annexation, the concept is to allow one dwelling unit per existing parcel.

Environmentally Constrained Residential/Recreation

The EC-RR category represents land that is currently within the designated floodplain but does not include lands with significant riparian habitat. Intensive development is unlikely due to the extent of the floodplain, but with careful planning, there may be portions of this designated flood plain that can be developed at a very low density and can provide a valuable open space while protecting the floodplain.

Residential

The Residential category is established to provide areas in the community where residential development is desired. This land use designation is designed to promote a range of housing types and densities, located off collector streets and in close proximity to the regional and local trail system.

Commercial

This land use classification is intended to accommodate retail establishments such as a grocery store, pharmacy, franchise restaurants, and professional services. These areas may accommodate small to mid-size shopping centers that provide a mixture of goods, services, and employment opportunities for residents of the area. Larger retail centers should be located in close proximity to US 85 and Highway 60, as this type of retail development generates a high number of vehicle trips and can serve the residents of the area as well as the traveling public.



Plan Theme: Growth Management

Three Mile Area Plan

Annexation Policies

The following seven annexation policies are intended to ensure the logical extension of the Town boundaries, so that Platteville will expand in a directed and fiscally sound manner while maintaining separation between area communities.

1. Promote new development and redevelopment on already annexed and underdeveloped land within the existing Town limits.

With less than 45% of Platteville’s incorporated area currently built-out, there is an adequate supply of residential, commercial and industrial zoned land within existing Town limits.

2. Undertake complete, or at least phase the annexation of enclaves and other areas that are largely surrounded by the Town in order to avoid the problems associated with different law enforcement agencies responding to calls, different zoning requirements, and provision of water and sewer service.

There are several unincorporated enclaves that have been surrounded by Town boundaries for at least three years. Three years is the minimum time requirement that a municipality may unilaterally annex an enclave without property owner consent.

3. Strategic annexations are encouraged, if such annexations provide greater land use control to the Town of Platteville and protect the Town’s growth options.

The annexation of properties along SH 66 and into the southwest portion of the Town’s UGA would, in the absence of an IGA with the Town of Firestone, serve to secure the Town’s Urban Growth boundary.

4. Evaluate annexations based upon their impact on the local tax base and value to the residents of the community.

The annexation of county roads would involve costs associated with future road maintenance, whereas annexations of SH 60, 66 and US 85 would still be maintained by CDOT. A fiscal impact analysis is recommended when considering any annexation petition.

5. Plan for and guide the timing and suitability of development outside the Town boundaries through annexation guidelines and intergovernmental agreements with Weld County and all communities within the area so that development will be compatible with Platteville’s standards and policies.

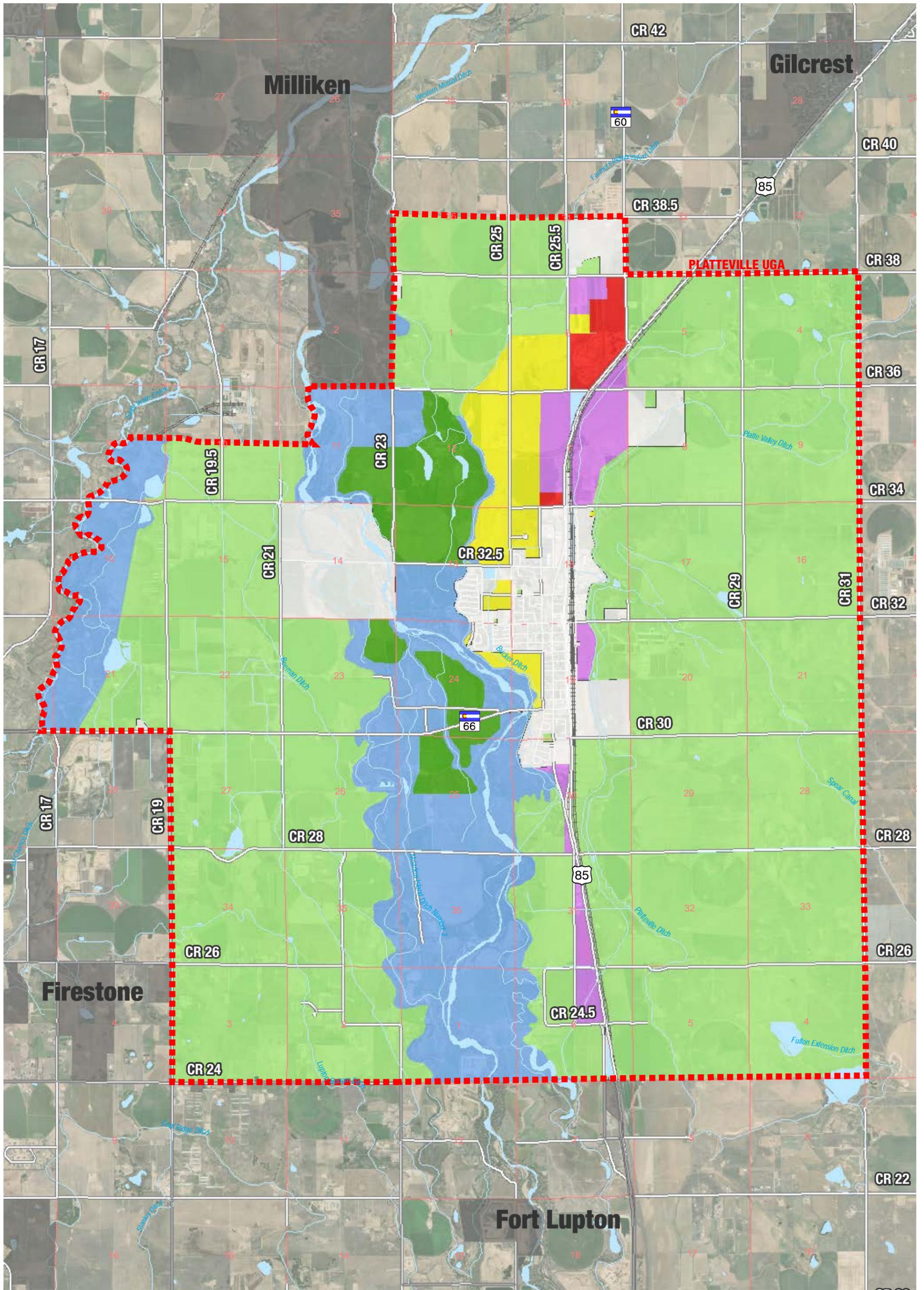
The negotiation of an IGA with the Town of Firestone that establishes planning and annexation parameters - similar to existing IGAs with Mead, Milliken, Gilcrest and Fort Lupton - would provide a complete set of regional municipal planning coordination tools.

6. Base approval of annexation proposals on a cost-benefit analysis. An increased tax base shall not be the sole determinant, but shall be a major objective in ensuring services and facilities desired by Platteville citizens that are financially supported and achieve stated land use policies.

Typically, the annexation of property that has potential for commercial and/or industrial development will provide a greater cost benefit to the Town than the annexation of agricultural or residential properties. Certain annexations should be considered for long-term strategic positioning, e.g., the annexation of an individual agricultural property via a “flagpole” would not be a net gain in terms of the Town’s tax base, yet may lead to future annexations that collectively would result in a net gain to the Town’s tax base.

7. All annexations shall continue to be accompanied by an annexation agreement ensuring that the annexation pays its own way and does not burden current taxpayers.

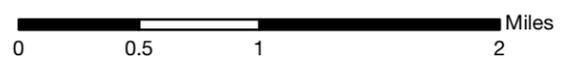
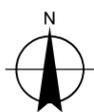
Pre-annexation agreements can be customized for individual property owners. Annexation agreements provide the ability to incentive annexation, often with zoning designation and the timing for service provision key elements of negotiation.



Three Mile Area Plan

Proposed Land Use

- | | | |
|--|---|--|
| Agricultural Holding | Commercial | Floodplain |
| Environmentally Constrained Residential and Recreation | Commercial/Industrial | Town of Platteville |
| | Residential | Platteville UGA |



Map Produced March 2023



Plan Theme: Environment

Guiding Principle: Protect and enhance Platteville’s natural environment and scenic beauty of the town and surrounding area, with particular emphasis on the South Platte River Corridor.

Background

Two environmental impediments to growth within Platteville’s defined Urban Growth Area are the flood prone lands and riparian habitats along the South Platte and St. Vrain rivers, and the topographic change on the east side of US 85. These environmental and topographic constraints are shown on the Environmental Conditions Map (page 22).

The Environmental Conditions Map illustrates that there is very little change topographically within the Platteville Urban Growth Area, with the majority of slopes in excess of 10% located along the floodplain boundaries. This map provides general guidance for infrastructure master planning; for example, wastewater system engineers can determine where lift stations may be needed and what areas can be served by gravity collection. Extending infrastructure east of the Platteville Canal/Ditch does not appear cost effective due to the topography in this area.

Steep slopes, labeled on the Environmental Conditions Map as slopes in excess of 20%, are an environmental constraint to development that may also become a natural hazard. As such, development is not recommended on slopes of 20% or greater. Any development on slopes between 10% and 20% should include mitigation measures to avoid natural hazards.

In 2014, the Town Board adopted new Flood Damage Prevention (FDP) regulations, which are codified as Chapter 14 of the Platteville Municipal Code. Since the adoption of the FDP, FEMA has periodically updated the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) for Weld County and its incorporated areas that establish Special Flood Hazard Areas within the Town of Platteville.

In updating the Urban Growth Planning Areas Map (page 15), all lands within the most recent designated 100-year floodplain are labeled as Planning Area 4: Environmental Constrained. With the exception of a portion of the L.G. Everist at West Farms PUD and a small area zoned as Parks/Open Space District on the southwest side of Town, all designated 100 year floodplains within Platteville’s Urban Growth Area are currently located on unincorporated lands.

The Three Mile Area Plan (page 19) and three zoning designations provide guidance for land use decisions associated with future annexation within the Environmental Constrained Planning Area:

- Agricultural/Holding (A/H)
- Environmentally Constrained Residential/Recreation District (ECR/R)
- Parks/Open Space District (P/OS)

Land within the floodplain that is intended to remain in agricultural production or is too expensive to extend centralized services could be zoned as A/H. Land that can potentially be elevated out of the flood plain and developed at a rural density or used for recreational facilities and amenities could be zoned either ECR/R or P/OS. Land containing riparian habitat within a designated floodplain should not be developed and therefore should be zoned as P/OS.

In general, protected floodplains are important for stormwater management. Utilizing detailed flood hazard assessments as well as recognizing public safety intentions, floodplains should have limited development and/or construction. Through the intentional use of floodplains through stormwater management regulations and practices, improvements to open channels, pipes and detention ponds can reduce the impacts of flood events and reduce nuisance flooding from local drainage issues.

Note that all floodplains shown on maps in this Plan are for representative purposes only. Weld County GIS and/or FEMA should be contacted for detailed maps showing current floodplain boundaries.

Water is the lifeblood of the South Platte River Corridor and by extension, the Town of Platteville. Town leaders are focused on the best strategies for managing the available water resource understanding how scarce and expensive water has become. The Town adopted a Raw Water Master Plan in 2017 to analyze and develop a strategy for raw water acquisition and distribution.

In 2021, the Town received a grant from the Sonoran Institute to include a water element in this comprehensive plan update. HB 20-1095 requires that local governments that incorporate a water element into their comprehensive plan must include water conservation policies.

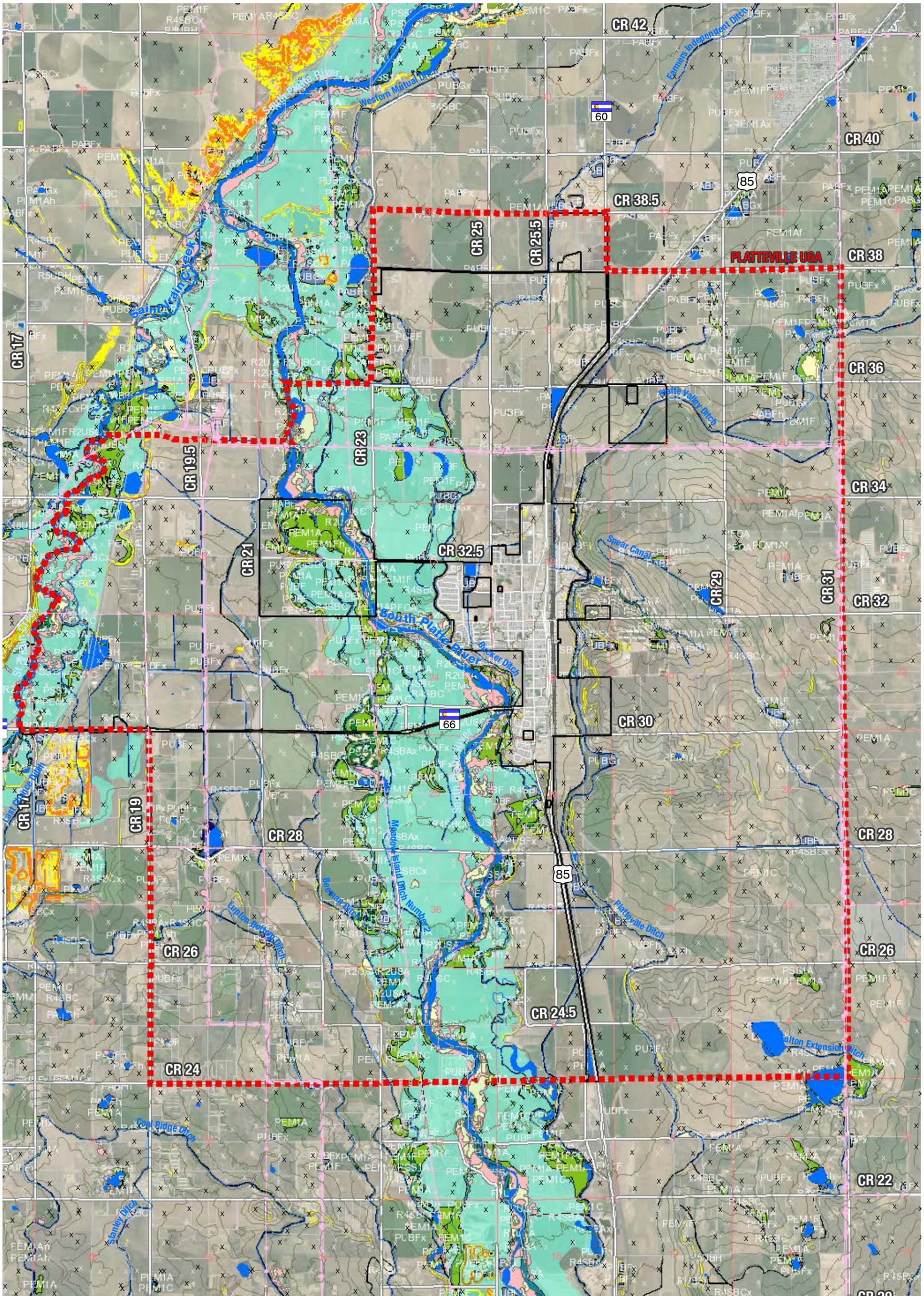
The following three policies are intended to promote water conservation in Platteville:

1. **WATER RIGHTS POLICY:** The Town shall ensure a reliable water supply for all new annexations and land development.
2. **DEMAND MANAGEMENT POLICY:** The Town shall reduce peak demand through methods that improve the efficient time-management of water usage.
3. **LANDSCAPE DESIGN POLICY.** The Town shall implement water conservation techniques related to landscape design and installation.



Plan Theme: Environment

Key Strategy	Priority Actions
<p>Floodplain and Riparian Habitat Protection</p> <p><i>Preserve or acquire open space, scenic and archaeological sites, wildlife habitat and view corridors.</i></p>	<ul style="list-style-type: none"> □ Update Chapter 14 Flood Damage Prevention Regulations as needed to remain in compliance with Colorado Water Conservation Board recommendations and standards. □ Update Chapter 16 Zoning Regulations to include a flood protection overlay zone district. □ Update Chapter 17 Subdivision Regulations to protect unique natural features, open space and lands, and natural areas.
<p>Agricultural Sustainability</p> <p><i>Encourage the sustainability of working agricultural landscapes.</i></p>	<ul style="list-style-type: none"> □ Update Chapter 17 Subdivision Regulations to protect farm and ranch lands by encouraging the use of conservation easements or other land preservation techniques.
<p>Impact Mitigation</p> <p><i>Mitigate potential land use impacts to the quality of Platteville’s water, air, and soils.</i></p>	<ul style="list-style-type: none"> □ Work with COGCC to ensure the Town properly regulates and monitors oil and gas exploration and drilling.
<p>Water Management</p> <p><i>Ensure that new development has an adequate water supply, and promote water conservation measures.</i></p>	<ul style="list-style-type: none"> □ Update Chapter 17 Subdivision Regulations to require that all new subdivisions dedicate water rights to sustain the development for a minimum of 100 years. □ Take measures to reduce peak water demand by implementing a variety of best practices. □ Evaluate the implementation of landscape design options such as a garden in a box, a lawn replacement program, xeriscaping incentives, and other techniques to conserve water.



Environmental Conditions

- Platteville UGA
- Town Boundary
- Active Permitted Oil/Gas Facility**
- Active Permit
- Abandoned/Closed Permit
- Electric Transmission Line
- FEMA Flood Hazard Zone
- Steep Slope Area (Over 20%)
- Strong Slope Area (10-20%)
- Riparian Areas**
- Forested/Shrub
- Herbaceous
- Wetlands**
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub
- Freshwater Pond
- Riverine

0 0.25 0.5 1 Miles

Map Produced March 2023



Plan Theme: Parks and Recreation

Guiding Principle: Guiding *Provide a coordinated and continuous system of parks, trails, and recreation that serves the present and future needs of Platteville residents.*

Background

Park and recreation facilities are areas used for outdoor recreational activities and include publicly owned and managed developed parkland, recreation facilities and undeveloped land utilized for passive and active recreational purposes. Park and recreational facilities owned and maintained by the Town of Platteville include:

- Community Center Complex
- Coronado Park
- Lincoln Park
- Riverview Park
- Rodger's Farm Park

The Community Center Complex is located at 508 Reynolds Avenue, just west of Division Boulevard. The complex consists of a number of amenities including a community center, two regulation ball fields (one fully lit for night games), a seasonally operated concession stand, a mud volleyball court, horseshoe pits, and a fenced off-leash exercise area for pets. In 2021, the Town completed a Community Complex Master Plan after acquiring approximately five acres of land adjacent to the park facility. The Master Plan also addresses the addition of two soccer fields, a volleyball court, a t-ball field, a basketball and tennis courts, walking trails, shade structures and a future field house and gym facility to add indoor facilities.

Coronado Park is located south of SH 66 along Main Street in the Bella Vista Subdivision. Coronado Park includes a playground, picnic tables and benches. Planned improvements at Coronado Park include expanded paved parking areas, additional landscaping and practice fields for recreational sports.

Lincoln Park is located adjacent to the Platteville Public Library and the Pioneer Museum west of Division Boulevard between Marion Avenue and Elizabeth Avenue. Lincoln Park amenities include a large playground, park benches, and covered shelters with barbeque grills and picnic tables.

Riverview Park is located between Ann's Place and Main Street, and Salisbury Avenue and Byers Avenue. Riverview Park is home to the Skate Park and has picnic tables, benches, and a large open field often used for practice for any of the field sports offered by the Town's Recreation Department. Planned improvements at Riverview Park include playground equipment and covered shelters with picnic tables and barbeque grills.

Rodger's Farm Park in the Rodger's Farm Subdivision on the northwest side of town is Platteville most recent planned recreation area. Plans for the park include covered shelters with picnic tables, barbeque grills and benches, playgrounds, walking paths and practice field.

Future park and recreational facilities should be located in close proximity to established residential neighborhoods, schools and cultural facilities and/or pedestrian ways and trails. To help fund future park improvements, the Town collects a parks and recreation impact fee, currently set at \$1,538 per new dwelling unit constructed.

The South Platte River Corridor Plan completed in 2013 identifies locations for developing trails, parks, outdoor classrooms and recreation sites along a 15-mile section of the South Platte River between Platteville and Milliken. Two major trail elements are proposed; the first is the main Platteway Trail that follows the river and connects to the regional Front Range Trail, and the second is the Platte Valley Trail network linking towns, rural areas and other destinations.

Another implementation objective is to develop a trailhead access point near Justin Avenue with parking, a boater put-in, and a restroom and picnic facility. In 2020, the Town acquired an 8-acre open space parcel on the west side of the Platte River with access off of CR 32.5. The site is intended to be developed as an open space park with access to the South Platte River and any trail corridors that might develop along the river corridor.



Plan Theme: Parks and Recreation

Key Strategy	Priority Actions
<p style="text-align: center;">Park System</p> <p style="text-align: center;"><i>Improve and expand park facilities and services in relation to population growth, population composition, and user demand.</i></p>	<ul style="list-style-type: none"> ❑ Develop a phasing plan and funding strategy for completion of park facilities at the Community Center Complex. ❑ Develop a phasing plan and funding strategy for completion of park facilities at Coronado Park. ❑ Develop a phasing plan and funding strategy for completion of park facilities at Rodger’s Farm Park.
<p style="text-align: center;">Trail Network</p> <p style="text-align: center;"><i>Provide a safe, efficient, and interconnected bicycle and pedestrian trail network for non-motorized access to neighborhoods, schools, activity centers, and regional trails.</i></p>	<ul style="list-style-type: none"> ❑ Apply for a Greater Outdoors Colorado grant to develop a trail that links Rodger’s Farm Park to the Town’s 8 acre open space parcel on the west side of the Platte River. ❑ Work with the Towns of Milliken and Firestone to develop a joint open space preservation area along the S. Platte River north of SH 66 including the Wildcat Trail network.
<p style="text-align: center;">Open Space</p> <p style="text-align: center;"><i>Permanently preserve open lands in its natural state or as continuing agricultural operations.</i></p>	<ul style="list-style-type: none"> ❑ Pursue the preservation of open lands as important natural assets to the Town. ❑ Evaluate conservation easements as a method to preserve open space at Platte River Farms.
<p style="text-align: center;">Recreational Programs</p> <p style="text-align: center;"><i>Develop recreational programs for persons of all ages.</i></p>	<ul style="list-style-type: none"> ❑ Administer a community survey to identify recreational interests as a basis for the expansion and enhancement of recreational programming that utilizes all available facilities. ❑ Evaluate how to more efficiently use the available building space at the Community Center Complex. ❑ Evaluate solar energy options to offset traditional electrical costs for parks, trails and open space facilities.



Plan Theme: Transportation

Guiding Principle: Provide for an efficient, safe, continuous and connected transportation system.

Background

C.R.S. § 31-23-212 allows Colorado municipalities to develop a street plan for up to three miles outside the Town boundaries. The Transportation and Street Plan recommends the extension and improvement of Platteville's existing system of roads and highways to provide a hierarchical grid of north/south and east/west connectors. This hierarchical series of roadways will allow for the efficient movement of automobiles from neighborhood to neighborhood, from neighborhood to commercial areas, from neighborhood to major highways and arterials, and from major arterial to and through Platteville. The efficiency of Platteville's transportation network is dependent upon the size, safety, and quality of these roads in relation to their function to the community and the region.

The Transportation and Street Plan represents a long-term plan to provide better connectivity to all land uses within Platteville's UGA. It provides a transportation framework, which will serve as the basis for a more detailed Transportation Master Plan and capital improvements plan for the UGA. The intent of the Transportation and Street Plan is to define major transportation corridors that will be needed in future years to support development within the UGA. The Transportation and Street Plan will be implemented over time, as growth in the area requires additional transportation infrastructure.

Construction of needed transportation corridors will require a combination of public and private funding. The location of these streets is conceptual only. Prior to implementing any street connection, exact street alignments must be determined through detailed engineering studies, plans, and approval by appropriate governments and agencies. The Town has developed detailed street standards that depict the right-of-way requirements, lane widths, median width, bicycle lanes, and sidewalk dimensions for its road network. Engineering details for all streets within Platteville can be found in the Town of Platteville Public Works Manual.

CDOT controls three highways in Platteville's UGA: US 85, Highway 60, and Highway 66. Improvements for these highways are identified in the State Transportation Improvement Program (STIP).

The 2045 Regional Transportation Plan for the Upper Front Range Transportation Planning Region identifies US 85 as a priority corridor given the regional importance of this corridor. Relocation/realignment improvements for the US 85 frontage road in Platteville is ranked 4th, and is estimated to be a \$6 million project. The US 85 Access Control Plan and Planning and Environmental Linkages (PEL) Study completed by CDOT identified three intersections in Platteville's UGA that have known problems: SH 66, WCR 32, and WCR 34.

US 85 running through Platteville is designated as a hazardous materials route. Hazardous materials are defined as a substance or material which has been determined to be capable of posing an unreasonable risk to health, safety, and property when transported in commerce, and which has been designated as hazardous under Section 5103 of Federal hazardous materials transportation law.

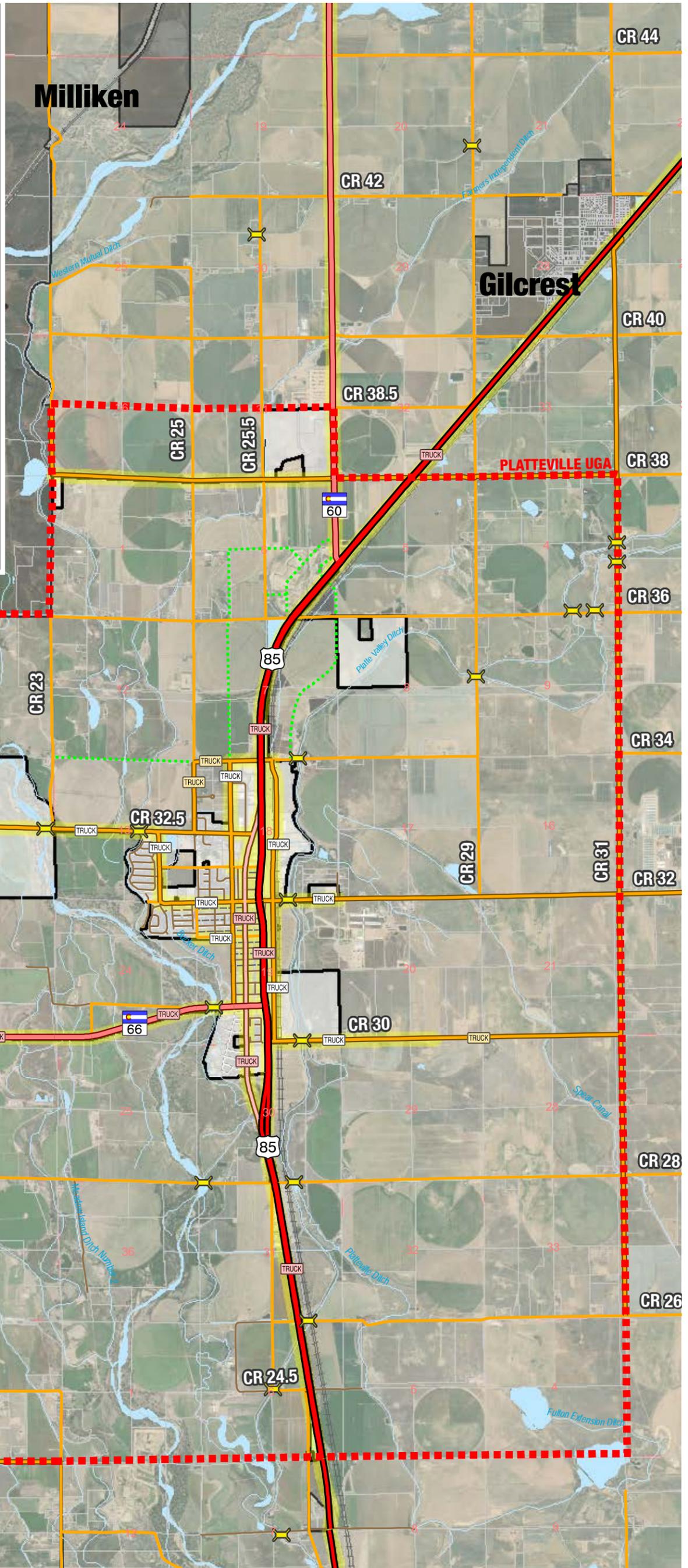
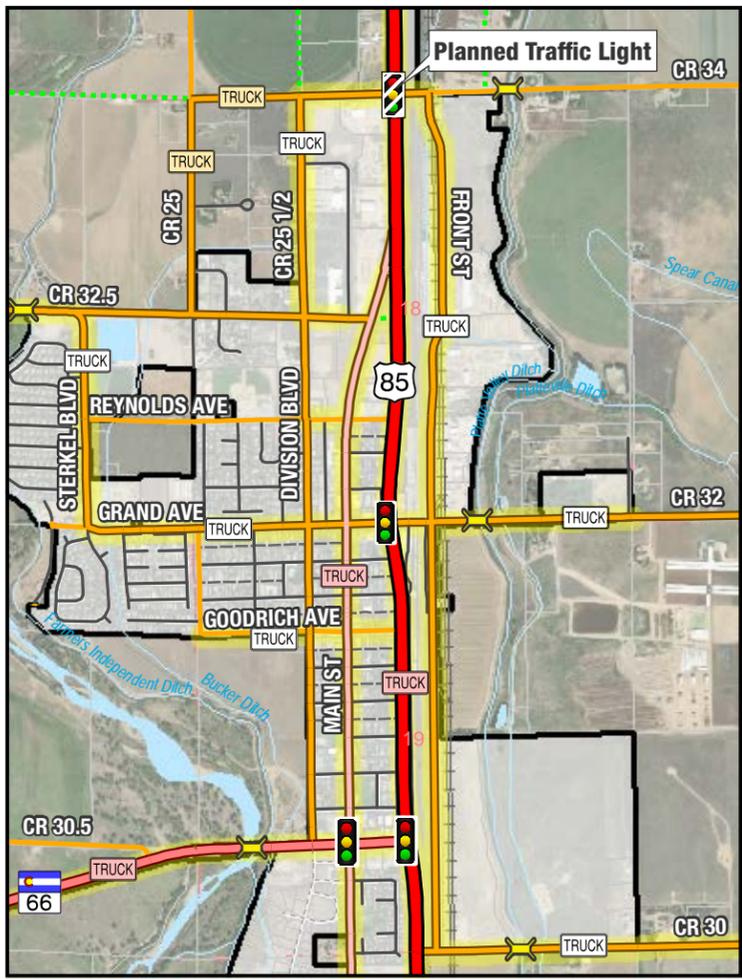
Weld County is responsible for maintaining the County road system. Weld County has significant oil well activity, and as a result, trucks carrying oil well production utilize nearly every road in the county. The Board of County Commissioners has designated all county roads as "local pick-up and delivery" truck routes for oil production purposes. Weld County's 2045 Transportation Plan depicts collector road classifications on WCR28 west of US85 to WCR 21 and north to SH66, and on WCR 32 west to Main St, north to WCR 34 and then west out of Platteville.

A critical issue associated with the Platteville's Central Business Zoning district is the inability of restaurants and other businesses in downtown Platteville to meet parking and landscaping requirements. In 2015, the Town prepared a parking analysis to estimate downtown parking demand and the potential improvements needed to enhance on-street parking supply. The analysis resulted in amendments to the Town's zoning regulations that allow properties within the CBD to be evaluated for parking requirements on a case-by-case basis with on-street parking considered as a solution to on-site parking requirements.



Plan Theme: Transportation

Key Strategy	Priority Actions
<p style="text-align: center;">System Planning</p> <p><i>Make improvements to the Town’s transportation system necessary to address existing deficiencies and ensure connectivity between the Stable Urban area and future areas to be annexed.</i></p>	<ul style="list-style-type: none"> □ Prepare a Transportation Master Plan and integrate identified transportation system improvement priorities into the Capital Improvements Program. □ Work with CDOT to devolve Main Street and Vasquez Boulevard to Town-owned and maintained roadways.
<p style="text-align: center;">Circulation</p> <p><i>Work with CDOT to fund US 85 frontage road and SH 66 improvements.</i></p>	<ul style="list-style-type: none"> □ Implement the 2045 RTP recommendations for relocation/realignment improvements for the US 85 frontage road. □ Adopt the FHU Conceptual Plan recommendations for improvements to the SH 66 corridor.
<p style="text-align: center;">Mobility</p> <p><i>Work with the Upper Front Range Transportation Planning Region to provide multimodal transportation options for Platteville residents.</i></p>	<ul style="list-style-type: none"> □ Fund Platteville’s regional share of continuing the Via Mobility on demand transit program.
<p style="text-align: center;">Safety</p> <p><i>Work with CDOT to integrate recommendations from the US 85 PEL Study into the US 85 Access Control Plan.</i></p>	<ul style="list-style-type: none"> □ Implement the PEL Study recommendations for intersection improvements at SH 66, WCR 32, and WCR 34.
<p style="text-align: center;">Downtown Parking</p> <p><i>Increase the on-street parking capacity in Platteville’s Central Business District zone.</i></p>	<ul style="list-style-type: none"> □ Create designated on-street parking spaces through diagonal and parallel parking striping along Main Street, Goodrich Avenue, Marion Avenue and Elizabeth Avenue.



Transportation and Street Plan

Functional Road Class

- Limited Access Hwy
- Regional Highway
- Arterial
- Major Collector
- Minor Collector
- Local
- Alley
- Platted Unbuilt Rd
- - - - Proposed Road

Impediments

- Bridge
- Truck Route
- Traffic Light





Plan Theme: Services and Infrastructure

Guiding Principle: Provide public services and infrastructure in a cost-effective manner that accommodates new growth while enhancing Platteville's quality of life.

Background

Town services include administration, finance, utility billing, police, municipal court, planning, recreation and public works. The Public Works Department is responsible for maintenance of streets and sidewalks, water and sewer systems, parks, and the Mizpah Cemetery. The transportation system is discussed on page 25. Parks and recreation facilities are described on page 23. This plan theme focuses primarily on the Town's water, wastewater and drainage systems.

Platteville's water service is subject to the Water Service Agreement between the Town and the Central Weld County Water District (CWCWD). The Town owns water shares of Colorado-Big Thompson project water to meet its contractual requirements with CWCWD. Platteville receives its potable water from CWCWD through a master meter. The Town's water distribution system consists of 4-inch, 6-inch, 8-inch, 10-inch, and 12-inch waterlines. Storage is provided in a 0.50 million gallon and a 1.0million gallon steel tanks located at the cemetery.

HB 20-1095 requires that the Town consult with the entities that supply their water "to ensure coordination on water supply and facility planning." The Town has ongoing discussions with CWCWD to ensure coordination on water supply and facility planning.

HB 20-1095 also requires that the Town "Identify water supplies and facilities sufficient to meet the needs of the public and private infrastructure reasonably anticipated or identified in the planning process." Between 2020 and 2030 the forecast growth rate is 2.5 percent, while the forecast growth rate between 2030 and 2040 is 2.1 percent. The Town currently has a limited water resource portfolio. With water conservation and the acquisition of additional diverse water rights, the Town will have adequate water supplies and facilities to meet the forecasted growth rates.

The North Front Range Water Quality Planning Association (NFRWQPA) has the responsibility of developing the Area Wide Water Quality Management Plan (also referred to as the 208 plan). The 208 Wastewater Utility Service Area (WUSA) boundary outlines the areas for which Platteville will be responsible to provide wastewater service in the foreseeable future.

Platteville is identified as part of the Platteville-St. Vrain Sanitation District Coordination Area in the 208 Plan. In May 2012, the Town received approval from NFRWQPA for a plan amendment which acknowledged the shared area between the Town and the St. Vrain Sanitation District, as well as expanded the Town's overall WUSA boundary. The WUSA boundary will need to be amended to be consistent with Platteville's updated UGA boundary.

Platteville's wastewater collection system delivers wastewater to the Town's treatment facility located at Weld County Road 32.5 and Sterkel Boulevard. The wastewater system consists of gravity sewer lines and three lift stations, and is at or near capacity in several locations. In 2018 the Town updated its Utility Plan that outlines the approach the town will take to address future needs. A new .348 MGD wastewater treatment facility opened in October 2022. The facility is currently operating at approximately 50% capacity and can handle additional moderate growth.

In general, Platteville is hydrologically isolated from land east of Highway 85 and generally slopes to the west, northwest, and southwest toward the Farmer's Independent Ditch and the South Platte River. Platteville's stormwater system consists of a combination of 12-inch to 48-inch pipes, surface drainage, detention ponds, retention ponds, and open swales. Platteville completed a Storm Drainage Master Plan (SDMP) in 2016; however, the SDMP does not address the special flood hazard areas or 100-year flood plain of the South Platte River. Due to the Town's flat topography, storm events can create isolated flooding within independent drainage systems. As such, even if the floodplain is not impacted by the storm event, certain developments may see flooding. The SDMP does assess existing drainage conditions and provides short and long-term recommendations regarding needs, cost and priorities associated with storm drainage improvements and future development.

The purpose of the Town's Capital Improvement Plan is to identify and monitor revenue sources in order to provide funding for various infrastructure projects and assets. The Board of Trustees and management staff identify and incorporate prioritized projects into the annual budget process.



Plan Theme: Services and Infrastructure

Key Strategy	Priority Actions
<p style="text-align: center;">Infrastructure Planning</p> <p style="text-align: center;"><i>Utilize public improvements as incentives to achieve the level, location, intensity, and type of development the Town desires.</i></p>	<ul style="list-style-type: none"> □ Update the Capital Improvements Program to prioritize improvements within the Stable Urban area. □ Update Title 17 Subdivision Regulations to require the installation of oversized infrastructure tied to reimbursement by subsequent development in the Developing Urban area.
<p style="text-align: center;">Water System</p> <p style="text-align: center;"><i>Make improvements to the Town’s water system necessary to address existing deficiencies and accommodate future development.</i></p>	<ul style="list-style-type: none"> □ Work with the Civil Resources engineering firm to implement the Raw Water Supply Plan. □ Prepare a Water Distribution System Master Plan and integrate identified water system improvement priorities into the Capital Improvements Program. □ Pursue a Water Rate Study of both potable and non-potable water rights that can be used to prepare for the required rate increases needed to offset treatment and demand costs along with maintenance and capital planning. □ Prepare additional studies that are associated with the Water Rate Study, including 1) a Raw Water System Operations Model for infrastructure and water rights acquisition planning, and 2) a Firm Yield Analysis for ditch shares not already adequately defined in the water portfolio.
<p style="text-align: center;">Wastewater System</p> <p style="text-align: center;"><i>Make improvements to the Town’s wastewater system necessary to address existing deficiencies and accommodate future development.</i></p>	<ul style="list-style-type: none"> □ Work with the North Front Range Water Quality Planning Association to update their 208 Wastewater Utility Service Area boundary to be consistent with the Town’s expanded Urban Growth Area boundary.
<p style="text-align: center;">Stormwater System</p> <p style="text-align: center;"><i>Make improvements to the Town’s storm drainage system necessary to address existing deficiencies and accommodate future development.</i></p>	<ul style="list-style-type: none"> □ Integrate the recommendations of the 2016 Storm Drainage Master Plan into the Capital Improvements Program.
<p style="text-align: center;">Public Safety</p> <p style="text-align: center;"><i>Continue the established mutual-aid agreements and other cooperative efforts among fire protection and emergency service districts, municipalities, and other entities to provide affordable and efficient services.</i></p>	<ul style="list-style-type: none"> □ Coordinate the update of the Emergency Management Plan with the Platteville/Gilcrest Fire District for the Town’s law enforcement and emergency services. □ Pursue the design of a new police station adjacent to Town Hall.



Plan Implementation

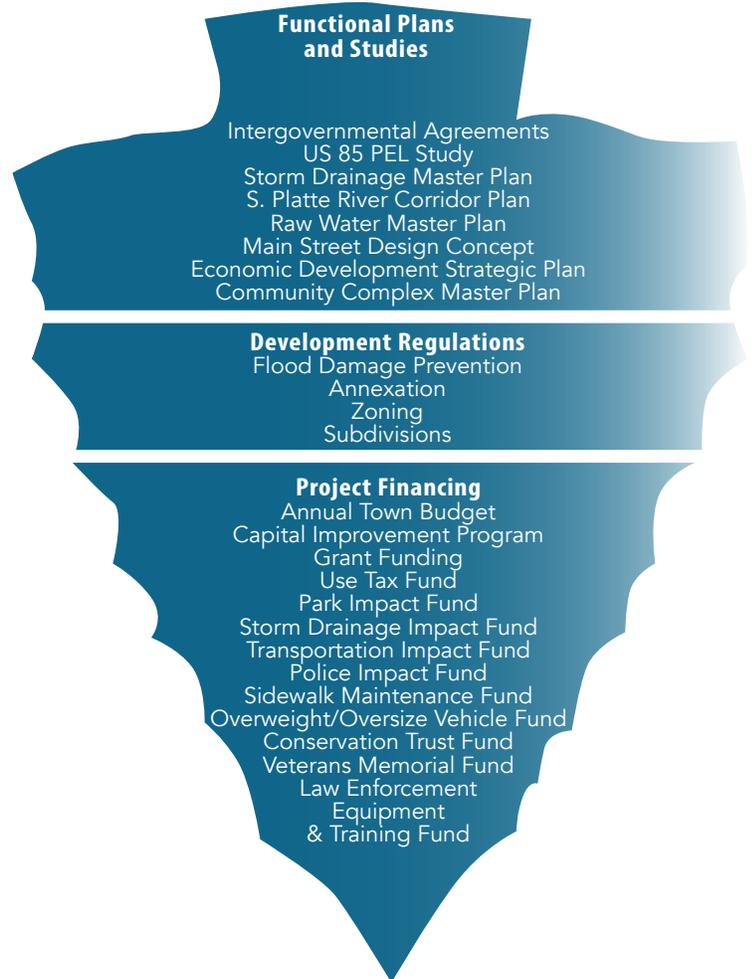
Overview

The 2023 Platteville Comprehensive Plan provides a framework for guiding growth, development and redevelopment in Platteville in the foreseeable future. Platteville's comprehensive plan serves as an overarching planning policy document closely linked to numerous other planning tools, including intergovernmental agreements, land use regulations, capital improvement programming and other plans and studies.

The success of the 2023 Platteville Comprehensive Plan is dependent upon the implementation of a variety of action items. The primary responsibility for leadership in implementing the plan will be borne by the Town of Platteville. As the principal authority and champion for the comprehensive plan, the Town has the capacity to update land use regulations, provide funding assistance, and leverage staff resources.

Fortunately, the Town will not be alone in carrying the workload for implementing the comprehensive plan. The realization of the comprehensive plan's vision and goals hinges on the Town's ability to forge effective partnerships. The Town intends to actively engage multiple stakeholders - landowners, developers, government agencies, funding institutions, community organizations and interested citizens - in the implementation of the comprehensive plan.

Platteville Comprehensive Plan



The Colorado Department of Local Affairs compiled the following list of potential uses for an adopted comprehensive plan:

1. A basis for regulatory actions: The plan serves as a foundation and guide for the provisions of the zoning regulations, subdivision regulations, the official map, flood hazard regulations, annexation decisions and other decisions made under these regulations.
2. A basis for community programs and decision making: The plan is a guide and resource for the recommendations contained in a capital budget and program, for a community development program, and for direction and content of other local initiatives, such as for water protection, recreation or open space land acquisition and housing.
3. A source for planning studies: Few plans can address every issue in sufficient detail. Therefore, many plans will recommend further studies to develop courses of action on a specific need.
4. A standard for review at the County and State level: Other regulatory processes identify the municipal plan as a standard for review of applications. Master plans are important to the development of regional plans or inter-municipal programs, i.e., a regional trail network or valley-wide transit program.
5. A source of information: The plan is a valuable source of information for local boards, commissions, organizations, citizens and business.
6. A long-term guide: The plan is a long-term guide by which to measure and evaluate public and private proposals that affect the physical, social and economic environment of the community.



Plan Implementation

Implementation Matrix

The Implementation Matrix on the following pages identifies action items by plan theme, with each action item assigned a priority level and timeframe for completion, an estimated cost range, and one or more agencies to serve as resources and potential Town partners.

Matrix Key

Priority Level

- 1: Critical
- 2: Vital
- 3: Desirable

Timeframe

- Short Term (ST): 1 - 2 years
- Mid Term (MT): 3 - 5 years
- Long Term (LT): 5+ years

Cost

- \$: \$0-\$100K
- \$\$: \$100-\$500K
- \$\$\$: \$500K+

Partner Acronym

CDOT	Colorado Department of Transportation
COGCC	Colorado Oil and Gas Conservation Commission
CR	Civil Resources
CWCB	Colorado Water Conservation Board
CWWD	Central Weld County Water District
DOLA	Colorado Department of Local Affairs
FEMA	Federal Emergency Management Agency
GOCO	Great Outdoors Colorado
NFRWQPA	North Front Range Water Quality Planning Association
OAHP	Office of Archaeology and Historic Preservation
PCC	Platteville Chamber of Commerce
PHS	Platteville Historical Society
PGFD	Platteville/Gilcrest Fire District
PPTTC	Platteville Parks, Trails and Trees Committee
SBDC	Small Business Development Center
SIS	SAFEbuilt Inspection Services
UCED	Upstate Colorado Economic Development
UFRTPR	Upper Front Range Transportation Planning Region
VMS	Via Mobility Services
WC	Weld County
WCOEM	Weld County Office of Emergency Management
XCEL	XCEL Energy



Plan Implementation

IMPLEMENTATION MATRIX

	Priority	Timeframe	Cost	Partners	Date Completed
ENVIRONMENT: ACTIONS					
Update Chapter 14 Flood Damage Prevention Regulations as needed to remain in compliance with Colorado Water Conservation Board recommendations and standards.	3	LT	\$	CWCB, FEMA, WCOEM	
Update Chapter 16 Zoning Regulations to include a flood protection overlay zone district.	2	ST	\$	DOLA	
Update Chapter 17 Subdivision Regulations to protect unique natural features, open space and lands, and natural areas.	2	ST	\$	DOLA	
Update Chapter 17 Subdivision Regulations to protect farm and ranch lands by encouraging the use of conservation easements or other land preservation techniques.	2	ST	\$	DOLA	
Work w/ the COGCC to ensure the Town properly regulates and monitors oil and gas exploration and drilling.	1	Ongoing	\$	COGCC	
Update Chapter 17 Subdivision Regulations to require that all new subdivisions dedicate water rights to sustain the development for a minimum of 100 years.	1	ST	\$	DOLA	
Take measures to reduce peak water demand by implementing a variety of best practices.	1	MT	\$	CWCB	
Evaluate the implementation of landscape design options such as a garden in a box, a lawn replacement program, xeriscaping incentives, and other techniques to conserve water.	1	ST	\$	CWCB	
ECONOMIC DEVELOPMENT: ACTIONS					
Update Chapter 16 Zoning Regulations to reduce obstacles associated with attracting new businesses including updated signage, streetscaping and façade treatments.	2	ST	\$	DOLA	
Stimulate the development of undeveloped or under developed sites located in the Weld County Enterprise Zone within Platteville's Stable Urban and Developing Urban Areas through incentives such as the Revolving Loan Fund.	2	MT	\$	UCED	
Prepare a marketing strategy and incentives package for attracting retail and commercial businesses in Platteville.	1	ST	\$	PCC, UCED	
Leverage the Small Business Development Center network to support local business.	2	ST	\$	SBDC	
Sponsor business recognition events to keep lines of communication open with the business community.	1	ST	\$	PCC	
Sponsor special events in downtown Platteville, such as a weekend farmers market.	2	MT	\$	PCC	
Update the Economic Development Plan to reflect current conditions and strategic actions.	2	ST	\$	PCC, UCED	
Explore the creation of an Urban Renewal Authority to support redevelopment of the downtown core along Main Street.	2	MT	\$	PCC, UCED	
Work with building services to review the building permit process and requirements to improve timing.	2	ST	\$	SIS, Commercial property owners, homebuilders	
Develop an on-line brochure highlighting historic points of interest in and around Platteville.	3	MT	\$	PHS, OAHP	
GROWTH MANAGEMENT: ACTIONS					
Update the Gilcrest IGA to address the northeastern expansion of the Platteville UGA.	2	ST	\$	Gilcrest	
Update the Milliken IGA to address the Joint Coordinated Area with Gilcrest and Milliken.	2	ST	\$	Milliken	
Monitor and update existing IGA's with Weld County, Gilcrest, Milliken, Mead, Firestone and Fort Lupton as needed.	2	Ongoing	\$	Weld County, Gilcrest, Milliken, Mead, Firestone and Fort Lupton	
Annex lands as needed to protect the Town's UGA.	1	Ongoing	\$	Unincorporated property owners	
Annex lands within the Developing Urban Area along the US 85 corridor to expand the Town's tax base.	2	Ongoing	\$	Unincorporated property owners	
Annex enclaves and other areas that are largely surrounded by the Town.	3	Ongoing	\$	Unincorporated property owners	
Update Chapter 16 Zoning Regulations as needed to foster compatible land development appropriate to each Planning Area.	2	ST	\$	DOLA	
Update Chapter 17 Subdivision Regulations as needed to foster quality land development appropriate to each Planning Area.	2	ST	\$	DOLA	
Update Chapter 16 Zoning Regulations as needed to foster attainable housing development.	1	ST	\$	DOLA	
Update Chapter 17 Subdivision Regulations as needed to foster attainable housing development.	1	ST	\$	DOLA	
Submit a minimum of three adopted housing development strategies for consideration of HB 21-1271 program funding by DOLA.	1	ST	\$	DOLA	
TRANSPORTATION: ACTIONS					
Prepare a Transportation Master Plan and integrate identified transportation system improvement priorities into the Capital Improvements Plan.	2	MT	\$\$	CDOT, UFRTPR	
Work with CDOT to devolve Main Street and Vasquez Boulevard to Town-owned and maintained roadways.	3	LT	\$	CDOT	
Implement the 2045 RTP recommendations for relocation/realignment improvements for the US 85 frontage road.	3	LT	\$\$\$	CDOT, UFRTPR	
Adopt the FHU Conceptual Plan recommendations for improvements to the SH 66 corridor.	1	ST	\$\$\$	CDOT, UFRTPR	
Fund Platteville's regional share of continuing the Via Mobility on demand transit program.	1	ST	\$	VMS	
Implement the PEL Study recommendations for intersection improvements at SH 66, WCR 32, and WCR 34.	1	MT	\$\$\$	CDOT	
Create designated on-street parking spaces through diagonal and parallel parking striping along Main Street, Goodrich Avenue, Marion Avenue and Elizabeth Avenue.	2	MT	\$	CDOT	



Plan Implementation

IMPLEMENTATION MATRIX

	Priority	Timeframe	Cost	Partners	Date Completed
SERVICES AND INFRASTRUCTURE: ACTIONS					
Update the Capital Improvements Plan to prioritize improvements within the Stable Urban area.	1	ST	\$		
Update Chapter 17 Subdivision Regulations to require the installation of oversized infrastructure tied to reimbursement by subsequent development in the Developing Urban area.	2	ST	\$	DOLA	
Work with the Civil Resources engineering firm to implement the Raw Water Supply Plan.	1	ST	\$	CWCWD, CR, DOLA	
Prepare a Water Distribution System Master Plan and integrate identified water system improvement priorities into the Capital Improvements Plan.	2	MT	\$\$	CWCWD	
Pursue a Water Rate Study of both potable and non-potable water rights that can be used to prepare for the required rate increases needed to offset treatment and demand costs along with maintenance and capital planning.	1	ST	\$\$	CWCWD	
Prepare additional studies that are associated with the Water Rate Study, including 1) a Raw Water System Operations Model for infrastructure and water rights acquisition planning, and 2) a Firm Yield Analysis for ditch shares not already adequately defined in the water portfolio.	2	MT	\$\$	CWCWD	
Work with the North Front Range Water Quality Planning Association to update their 208 Wastewater Utility Service Area boundary to be consistent with the Town's expanded Urban Growth Area boundary.	3	ST	\$	NFRWQPA	
Integrate the recommendations of the 2016 Storm Drainage Master Plan into the Capital Improvements Plan.	1	ST	\$\$	DOLA	
Coordinate the update of the Emergency Management Plan with the Platteville/Gilcrest Fire District for the Town's law enforcement and emergency services.	1	ST	\$	P/G FD	
Pursue the design of a new police station adjacent to Town Hall.	1	MT	\$\$\$		
COMMUNITY CHARACTER: ACTIONS					
Create community "gateways" at all Town entrances through the installation of Platteville branded signage and landscaping.	1	ST	\$\$	CDOT	
Work with CDOT to maintain and enhance their Highway 66, US 85, and US 85 Business right-of-way segments.	1	Ongoing	\$	CDOT	
Prepare and distribute an educational brochure to commercial property owners providing information on regulations concerning property maintenance and weed control.	3	ST	\$	Commercial property owners	
Adopt and fund a downtown beautification program inclusive of streetscape improvements recommended in the Main Street Design Concept.	2	MT	\$\$	DOLA, XCEL, CDOT, PCC, PPTTC	
Adopt and fund a façade improvement program with matching grants.	2	MT	\$\$	PCC	
Identify, fund and create a gathering place downtown.	3	LT	\$\$\$	PCC	
Establish more downtown events such as a Farmer's Market.	2	MT	\$	PCC	
Prepare and distribute an educational brochure to homeowners providing information on regulations concerning vehicle parking, outdoor storage and public right-of-way encroachment.	3	ST	\$	Homeowners	
Work with local volunteers including those active with the Museum, seniors, as well as the Office of Archaeology and Historic Preservation, to research, inventory and publish local historic and cultural resources.	3	MT	\$	PHS, OAHP	
Work with local volunteers and the Colorado Historical Society to adopt a local designation for historical significance.	3	MT	\$	PHS	
PARKS AND RECREATION: ACTIONS					
Develop a phasing plan and funding strategy for completion of park facilities at the Community Center Complex.	2	ST	\$	GOCO, PPTTC	
Develop a phasing plan and funding strategy for completion of park facilities at Coronado Park.	2	ST	\$	GOCO, PPTTC	
Develop a phasing plan and funding strategy for completion of park facilities at Rodger's Farm Park.	2	ST	\$	GOCO, PPTTC	
Apply for a Greater Outdoors Colorado grant to develop a trail that links Rodger's Farm Park to the Town's 8-acre open space parcel on the west side of the Platte River.	2	LT	\$\$	GOCO, PPTTC	
Work with the Town of Milliken to develop a joint open space preservation and wildlife viewing area along the S. Platte River from SH 66 north to SH60 including possible connectivity to the Wildcat Trail network.	3	LT	\$\$	Milliken, GOCO, PPTTC	
Pursue the preservation of open lands as important natural assets to the Town.	3	LT	\$\$\$	GOCO, PPTTC	
Evaluate conservation easements as a method to preserve open space at Platte River Farms.	3	LT	\$		
Administer a community survey to identify recreational interests as a basis for the expansion and enhancement of recreational programming that utilizes all available facilities.	1	ST	\$		
Evaluate how to more efficiently use the available building space at the Community Center Complex.	2	ST	\$		
Evaluate solar energy options to offset traditional electrical costs for parks, trails and open space facilities.	3	LT	\$\$		

Acknowledgements

Platteville Town Board

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Michael Cowper	Mayor Pro Tem
Troy A. Blum	
Larry Clark	
Larry Hatcher	
Nick Ralston	
Miko Rios	

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Troy Blum	
Michael Cowper	
Hope Morris	
Adrienne Sandoval	
Steve Shafer	
Sandra Smith	

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