

**TOWN OF OLATHE**  
**COMPREHENSIVE PLAN**

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## **LEGAL AUTHORITY**

The Colorado statutes grant authority to municipalities to prepare and adopt comprehensive plans for the general purpose of

**“ . . . guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare, as efficiency and economy in the process of development, including, among other things, adequate provision for light and air, the promotion of healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public facilities, and other public requirements.”**

**Colorado Rev. Stat. § 31-23-207**

## **INTRODUCTION**

During the past several months, a group of concerned citizens that also included members of the Town Board of Trustees and Planning and Zoning Commission have met to revise and present a new version of the Town's Comprehensive Plan. The process has resulted in many meetings to discuss numerous topics covering nearly every aspect of life in this agricultural community.

The Committee, which came to be known as the Comprehensive Plan Update Committee, defined the following areas for more detailed consideration:

- 1. Appearance**
- 2. Public Safety**
- 3. Economic Development**
- 4. Recreation**
- 5. Land Use**
- 6. Public Works**
- 7. Transportation**
- 8. Housing**
- 9. Public Services**

Subsequent publicly held meetings resulted in greater discussion of these areas. In general these areas were subdivided into more detailed problem discussions where the overall concerns were documented along with broad goal and detailed objective statements.

The following plan is divided by the areas listed above. Each section includes a problem identification statement along with a presentation of goal(s) and/or strategies for mitigating the problems. Appended to this document is varying extracts of information from other sources or developed by this Committee.

In general, it was found that Olathe is a community that has undergone some dramatic changes since the originally adopted plan of 1986. These changes have caused severe pressures on the provision of public services. While the response to these changes have often been appropriate and even visionary in some cases, for example the wastewater infrastructure, there is much to be done.

Olathe has increased its population from 1320 in 1984 by over 40% to 1849 in 2010. The Committee projects that growth will slow down in the coming years, yet there remains much to do to keep Olathe an attractive, desirable and viable place to work and live. The economy of the Town, while fairly stable, could use improvements in retail and job opportunities. The streets should be paved to make the Town a more attractive community. The Olathe reservoir needs an overall plan of action to maximize this tremendous asset. The list goes on.

While this plan has undergone a complete metamorphosis from the originally adopted plan of 1986, it too should be considered transitional. At least every several years, if not annually, it should be reviewed for possible updating. As a result of this plan a five year capital improvements program is envisioned. A first draft of that program has already been prepared and will soon be presented for study and possible adoption. Finally, as a result of both these documents, the Town's decision-makers and administration will have excellent guidance for annual budgeting.

## **LOCATION**

Olathe is located on the western slope of Colorado along U.S. Highway 50 halfway between Montrose and Delta, two larger service areas approximately ten miles equidistant from Olathe. The basic structure of the Town follows that of the typical western Colorado settlement pattern of river-railroad-highway. Olathe is 5,346 feet above sea level in the heart of the Uncompahgre Valley. It is surrounded by fertile mesa lands such as the Ash, High and East Mesas. The valley is approximately forty miles long and twelve miles wide in a succession of mesas rising from the river. The Gunnison River flows through the granite ridge on the northeast with Grand Mesa rising in the north, the San Juan Range is to the south, and the Uncompahgre Plateau is to the west of Olathe. Because of the sheltered valley, the moderate climate, rich soils and good irrigation system, Olathe is surrounded by thousands of acres of irrigated cropland, fruit orchards and ranchland. Beyond the mesas lies a scenic wonderland blessed with some of Colorado's best hunting, fishing, camping, skiing and snowmobiling, all easily accessible. Primarily the town provides goods, services, and housing for the agricultural community.

## **HISTORY OF OLATHE**

### **“The Hub of the Uncompahgre”**

Although Olathe is the Shawnee Indian name for beautiful, the territory known as Western Colorado was inhabited by the Ute Indian for hundreds of years. The present day site of Olathe was at one time a Ute village, with plenty of hunting and fishing to keep them satisfied. In the late 1870's, white men became interested in Western Colorado because of the gold and silver boom and settlers began to build small homesteads to raise their families. On September 9, 1881, the Ute Indians, being under the jurisdiction of the United States Government, were escorted by General Ranald Mackenzie of the U.S. Cavalry and his men to Southwest Colorado where an Indian Agency had been established. The U.S. Government deeded sections of land to the Agency to form a reservation, near the site now known as Ignacio Colorado.

In 1882, after Indians had been moved from the Uncompahgre Valley, many prospectors and homesteaders began to fill the valley. The Roberts brothers owned a ranch where the town now is.

In 1882-1883, the Denver & Rio Grande Western Railroad built their narrow-gauge line through western Colorado and raised a section house halfway between Montrose and Delta. The section house was called Colorow, after an Indian who was thought to be a Ute Chief. Later it was found that he was actually a renegade Comanche and a horse thief.

The first Post Office was located in the section house and was known as Brown's Post Office after the Postmaster. In 1883, L. L. Mears built a cabin and the Post Office was moved into it from the section house.

In 1896, the D. & R. G. W. Railroad sent a man from Olathe, Kansas, to be Colorow's first railroad agent. Because the depot was called Colorow and the Post Office was called Brown, it was very confusing. By this time, people had discovered that Chief Colorow was a renegade and not a Ute Indian Chief, and decided to change the name. In a town meeting; the new railway agent attended and made the suggestion to change the name to Olathe, after the beautiful and prosperous town in Kansas he had just come from. A vote was taken and the name Olathe was chosen.

Olathe has always been a town rich in colorful history and of charming character. The Uncompahgre Valley is a very fertile, irrigated region. Farming and livestock are a major source of revenue. The title “The Hub of the Uncompahgre” is claimed by Olathe because it is the business center and shipping point for a large area in the center of the Uncompahgre Valley. Crops include vegetables, wheat, oats, onions, barley, pinto beans, potatoes, hay, apples, cherries and peaches. Grade “A” bulk milk is transported to larger metropolitan areas from dairies near Olathe. From this bustling town radiate roads like spokes of a wheel to tap the produce of the region.

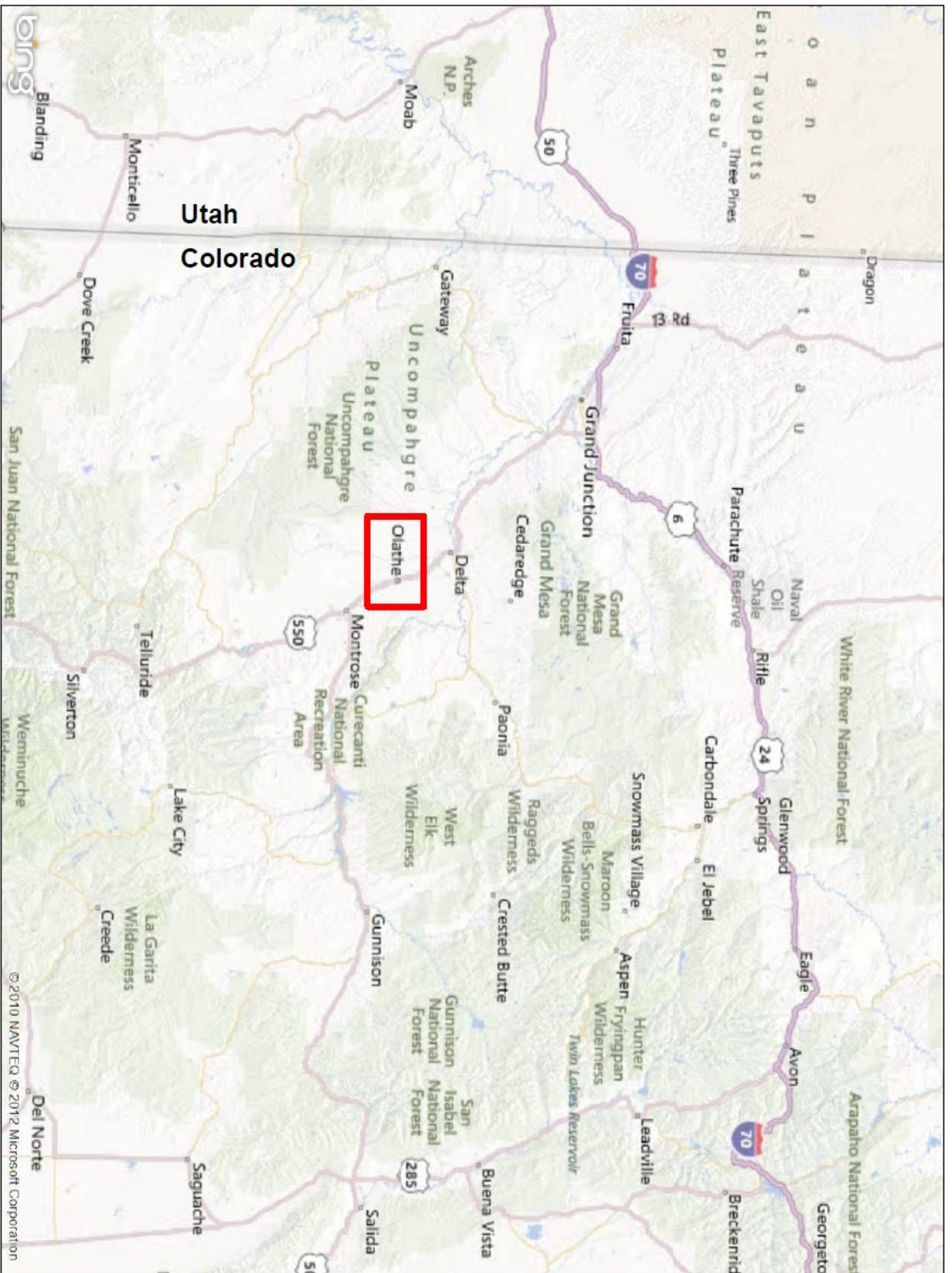
Olathe changed little over the years since its incorporation in 1907. Population figures were relatively constant until the 1980's when the population increased significantly. The reason included a trend involving newcomers, working in Delta and Montrose, taking advantage of cheaper housing costs in Olathe.

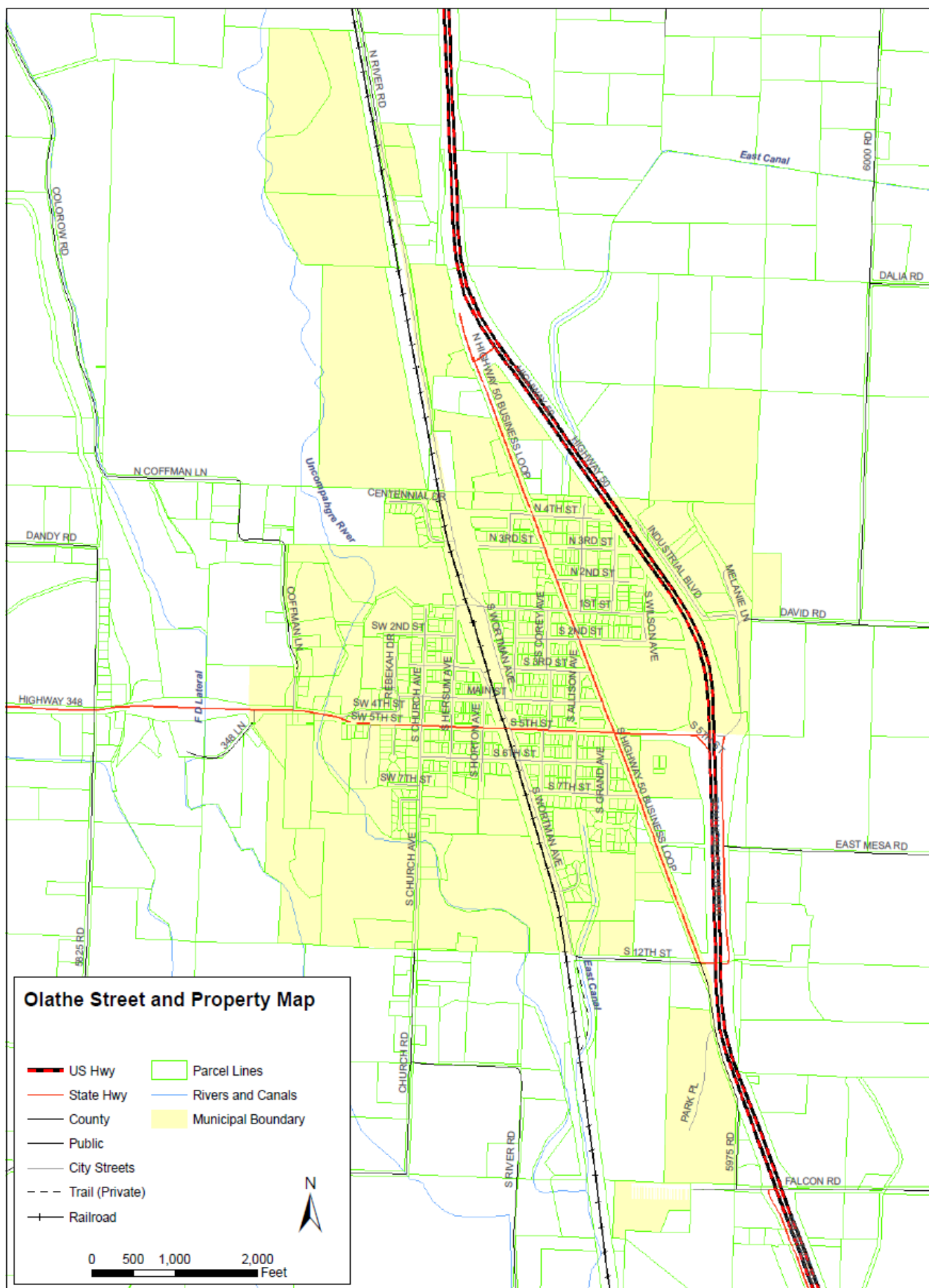
The increase in new conventional housing and mobile homes caused long time residents to realize the need for planning to cope with new pressures by evaluating existing resources and upgrading them.

## **ENVIRONMENTAL PROFILE**

The high mountain barriers surrounding Olathe afford the valley uniform weather and lower wind velocity. Mild winters with very little snow and cool summer nights are major assets. Average annual snowfall is 10.4 inches with an average temperature of 29.1 F in January. The average highest temperature in July is 93 degrees. The number of days of sunshine is approximately 250. The average annual rainfall is 8.8 inches. Olathe has an elevation of 5,364 feet and a comfort index of 76 which represents a measure of comfort or discomfort humidity and temperature ranges in Colorado.

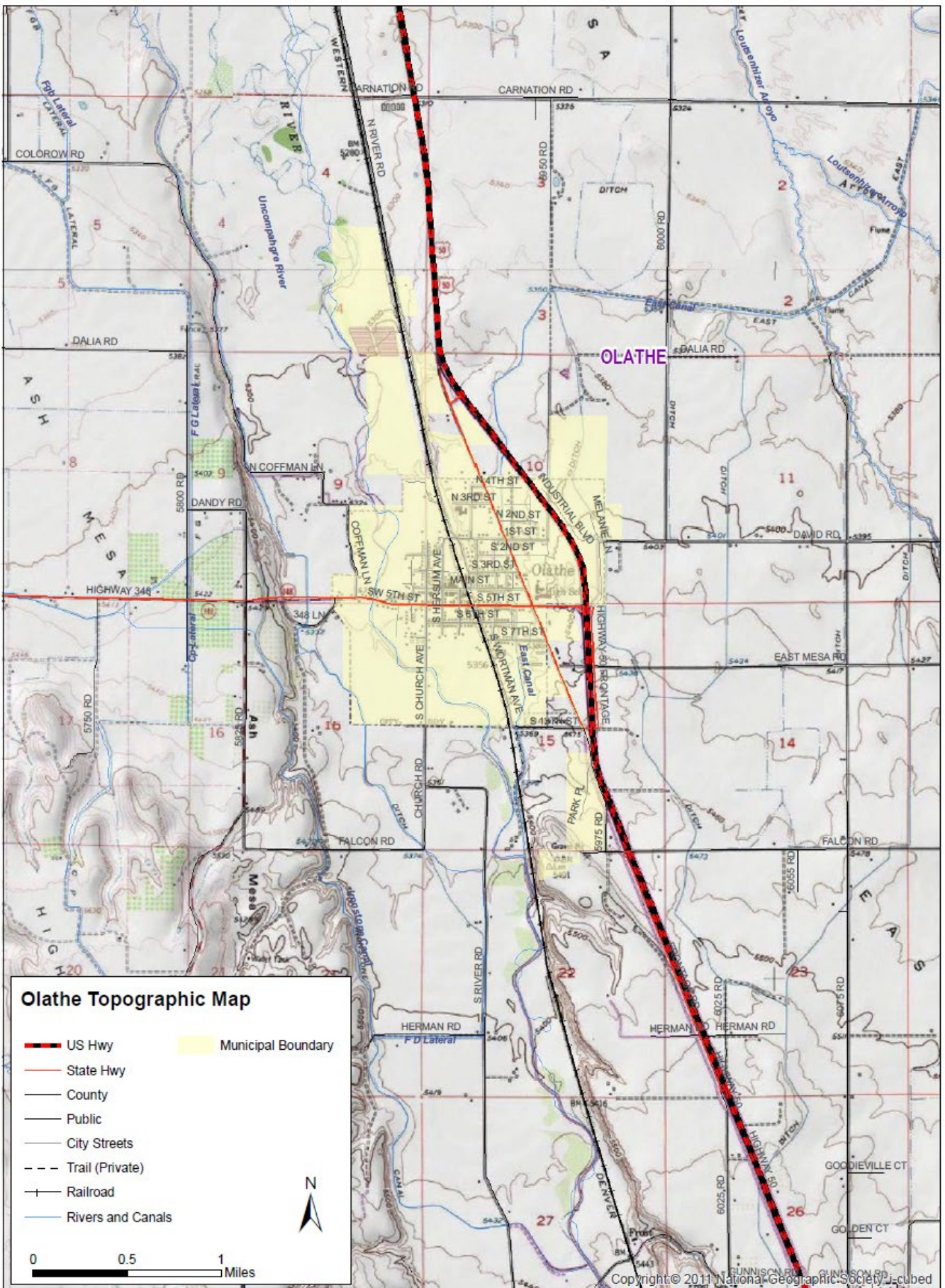
The ultraviolet or UV index in Olathe is rated 6 which indicates a medium risk of exposure to the sun's ultraviolet rays at altitude on sunny days.



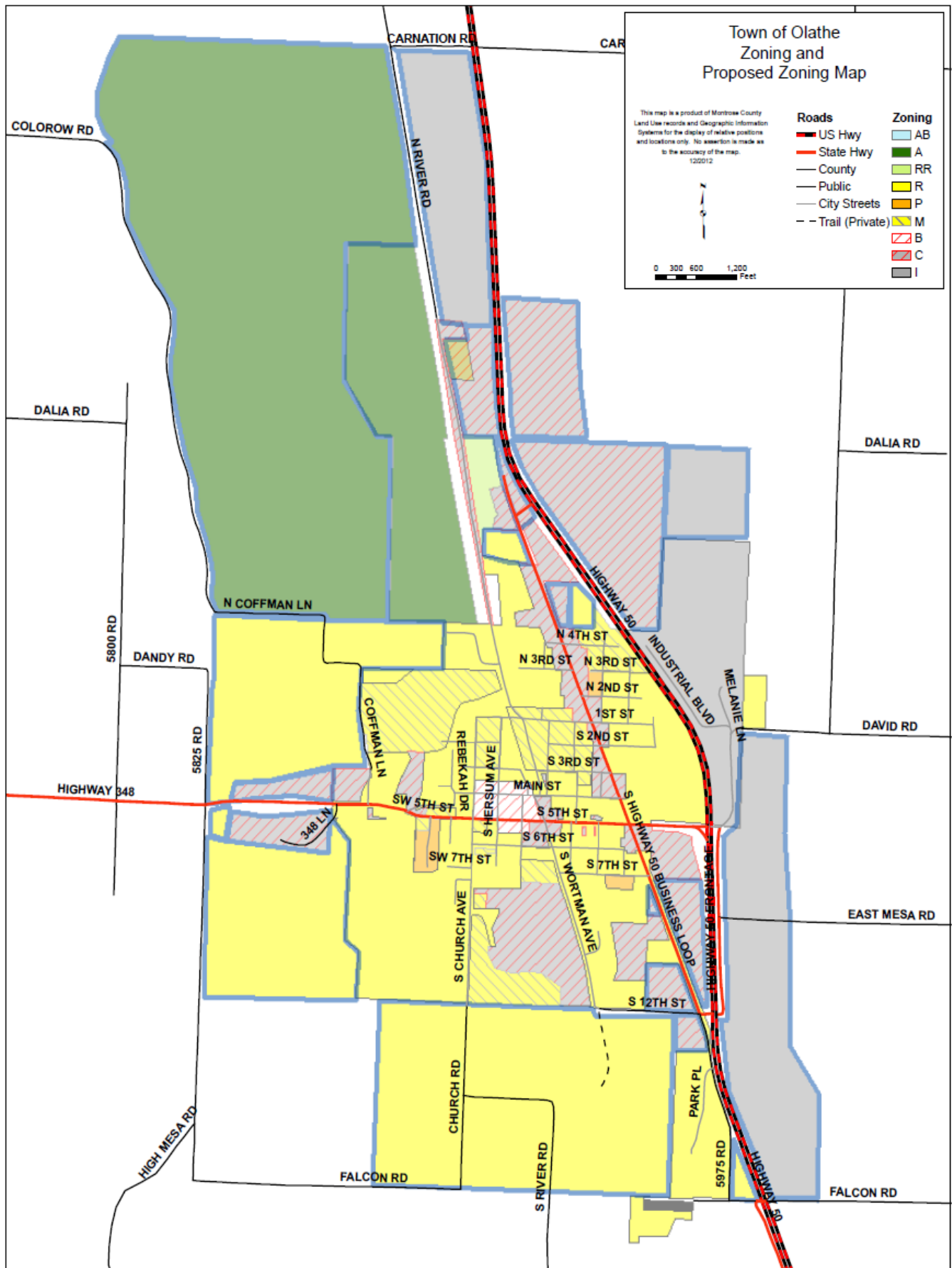












## COMMUNITY PROFILE

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### GOVERNMENT

The Town of Olathe was established in 1882 and incorporated in 1907. Olathe is a statutory town with an elected mayor and council form of government.

Mailing Address: P.O. Box 789  
Olathe, CO 81425-0789

Phone: (970)323-5601

Source: Local  
Date: August 2012

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### POPULATION

Total population estimate for Conservation Trust Fund Distribution for 2012 was 1849.

Source: Colorado Division of Local Government, Bureau of Census  
Date: June, 2010

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### TAXES

Sales Tax ( % )		Property Tax Mill Levy's	
Municipal:	4 %	Municipal:	7.943
County	1.75 %	Avg. Municipal Levy:	9.283
Reg. Trans. Dist.	0.00 %	County:	16.879
State:	2.9 %	School District	23.653
Total Sales Tax %	8.65 %	Spec. Dist.	10.202
		Total Avg. Mills in County	58.677

Assessed Value of Jurisdiction: \$12,409,704  
Total Property Tax Revenues: \$98,570

Source: Sales taxes-Colorado Department of Revenue  
Property taxes-Colorado Division of Property Taxation  
Date: July 2011, Annual Property Taxation Report

## UTILITIES

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### WATER

Hardness: 95 ppm – 7 year average)

Capacity (MGD): 1.0

Ave. Demand (MGD): 0.245

Peak Demand (MGD): 0.44

Tap Fees:

¾" = \$3,000

1" = \$5,300

1 ½" = \$12,000

2" = \$22,000

Taps larger than 2" shall not be allowed unless adequate service is available, and a tap fee in an amount determined by the Town to be reasonable for the proposed use is paid.

In addition to the basic tap fee imposed, all multiple unit residences and dwelling facilities, including, but not limited to duplexes, multiple family residences, apartments, hotels, motels, mobile homes, mobile home parks and travel home parks, and condominiums shall be assessed an additional charge of \$750 per unit for each unit after the first unit which is served by Town water out of a single tap. Such charge shall be payable prior to the time any occupancy permit for such unit is issued and prior to the use of such unit.

Monthly User Rates:

\$16.20/3,000 gal,

\$3.07/1,000 3,001-10,000 gal,

\$2.41/1,000 10,001-20,000 gal

\$1.69/1,000 20,001 gal +

Rates for customers outside of Town Limits shall be 1.25 times the foregoing rates.

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## **SEWER**

System type: Aerated Lagoon

Capacity (MGD): 0.73 (Effluent)

Ave. Demand (MGD): 0.296 (Effluent)

Peak Demand (MGD): 0.356 (Effluent)

Tap Fees:

4" = \$3,400

6" = \$7,650

No tap larger than 6" shall be allowed unless adequate service is available, and a tap fee in an amount determined by the Town to be reasonable for the proposed use is paid

In addition to the basic tap fee imposed, all multiple unit residences and dwelling facilities, including, but not limited to duplexes, multiple family residences, apartments, hotels, motels, mobile homes, mobile home parks and travel home parks, and condominiums shall be assessed an additional charge of \$750 per unit for each unit after the first unit which is served by Town water out of a single tap. Such charge shall be payable prior to the time any occupancy permit for such unit is issued and prior to the use of such unit.

Monthly User Rates:

Residential = \$29.90 / dwelling unit

Commercial = \$29.90 / 6,000 gal water usage and \$1.15 / 1,000 gal water usage thereafter

Rates for customers outside of Town Limits shall be 1.25 times the foregoing rates.

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### **GAS**

Provider: Source Gas

Contact Name: Will Ice

Phone: (970) 258-0359

Capacity: Unlimited

Demand: 133,191 cubic feet per day

Total Usage 2011: 48,615,000 cubic feet

Excess Cap.: N/A

### **ELECTRICITY**

Provider: Delta-Montrose Elec. Assn.

Contact Name: Bill Barva

Phone: (970) 240-1235

11.2 MVA

Peak Half-Hour Demand (Feb 3, 2011): 7992 MVA

2011 Annual KWH Usage: 10,282,179.00

2011 Number of Active Accounts: 737

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## **PUBLIC FACILITIES AND SERVICES**

**Landfills:** Montrose Landfill 67999 Landfill Rd – (970) 249-8078

**Trash Collection Services:** Town of Olathe Public Works (970) 323-5701

Waste Management (866) 444-9960

Cornerstone Waste and Trash Service (970) 249-6234

Double J Disposal (970) 835-8866

**Recycle Centers:** Recla Metals (970) 249-7922  
Montrose Recycle Center (888) 964-9740  
Cornerstone Waste and Recycle Center (970) 249-6234

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## **SCHOOLS**

**School District:** Montrose County School District Re-1J  
**Entire District Enrollment:** 6009 – 2012  
**Current Enrollment:** Olathe Elementary School - 409  
Middle School - 276  
High School – 381  
**Number of Schools in Jurisdiction:** 3  
**Number of Teachers in Jurisdiction:** 62  
**Student/Teacher Ratio:** Elementary 17.63 Middle/High School 16.85  
**Avg. Annual Cost per Student:** \$6,462  
**Current School Design Capacity (all Buildings):** 1515  
**Current Excess/Deficiency Capacity of Buildings:** Elementary 558 Middle/High School 300  
**Colleges in the Area:** 3 - Colorado Mesa University (2 Campuses – Montrose & Grand Junction)  
Western State College – Gunnison  
**Technical / Community Colleges:** 3 - Delta / Montrose Technical College, IntelliTec and  
Western Colorado Community College

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## **HEALTH CARE FACILITIES**

**Number of Health Care Facilities in the area:** 3  
**Number of inpatient Beds:** 62

**Nursing Home:** Colorow Care Center

**Medical Clinics:** Olathe Community Clinic & Colorow Family Medical Care

*Source: Local, Colorado Depts. Of Education, Higher Education and Health, State Board for Community Colleges*

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## **HOUSING**

	Occupied Dwellings: 2010	Vacant Dwellings: 2010
Single:	423	40
Multi-Family:	75	4
Mobile Homes/Trailers:	91	3
Total:	589	47

### **Average Value of Housing in the Area**

Single Family Dwelling: \$67,000      Current Average Rent – 2010: 420  
Multi-Family Dwelling: \$105,000      Estimated number of rentals: 70  
Mobile Homes/Trailers: \$28,000  
Number of Building Permits Issued by Jurisdiction in 2011: 9

Source: Division of Local Government Demography Section, Local Government  
Date: 2010 U.S. Census & Local Government Survey

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### **RECREATION AREAS AND ACTIVITIES**

San Juan Mountains, Black Canyon, Grand Mesa, Uncompahgre Plateau, Ridgway State Park, Powderhorn Ski Area, Telluride & Crested Butte Ski Areas, Escalante Canyon, Gunnison Gorge National Conservation Area, Ouray Hot Springs Pool, Hunting, Fishing, Hiking, Camping, Snowmobiling, Snowshoeing, 4 Wheeler Trails in the National Forests, Motorcycle Riding, Horseback Riding and Mountaineering

Source: Local      Date: August 2012

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### **COMMUNITY SERVICES**

Church of Christ, Community Church, Old King James Bible Baptist Church, First Assembly of God, Our Lady of Fatima (Catholic), Olathe Mission, United Methodist, American Legion and Auxiliary, Masons, Odd Fellows and Rebekahs, Rotary, Women's Club, F.F.A., 4-H, Alcoholism Treatment Program, Child Scan Inc., Developmental Disabilities Council Inc., District 10 Area Agency on Aging, Mexican-American Development Association, Midwestern Colorado Mental Health Center, Montrose Area Hospice, Montrose County Child Support Enforcement Unit, Montrose County Housing Authority, Olathe Activities Department, Haven House, Dr. Scott Dentist Office.

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### **TRANSPORTATION**

**Highways:** I-70 (50 miles), US 50, CO 348, US 550, CO 65, CO 92, CO 133

**Truck lines:** Consolidated Freightways, Edison Express, Gunnison Transfer Service and SAIA.

**Bus lines:** Greyhound - Stops: 700 N MAIN ST – Gunnison (970) 641-3894  
230 S 5TH ST - Grand Junction (970) 242-6012

**Transportation Services:** All Points Transit (970) 249-0128

**Freight Trains:** Union Pacific Railroad

**Passenger Trains:** Amtrak - 339 S 1<sup>st</sup>, Grand Junction (800) 872-7245

**Commuting Area:** Montrose (10 miles), Delta (10 miles), Grand Junction (51 Miles), Telluride (76 miles)



## Highway Distance to City with Population between

Population	Miles	City
9,253	10	Delta
19,132	10	Montrose
58,566	51	Grand Junction, CO
106,595	236	Pueblo, CO
416,427	230	Colorado Springs, CO
Over 1,000,000	251	Metro Denver, CO
Source: Local		Date: 2010 Local Government Survey

### Air Transportation:

Montrose Regional Airport, 2100 Airport Rd., Montrose, CO 81401

Contact Person/Phone: Lloyd Arnold / (970)249-3203

	<u>Runway 17/35</u>	<u>Runway 13/31</u>
Length:	10,000 ft. X 150 ft.	7,500 ft. X 100 ft.
Elevation:	5,733.9 ft.	5,758.5 Ft.
	Precision Instrument Approach MALSR's, REIL's, and PAPI's	Non Precision Runway REIL's, VASI's

Services: Black Canyon Jet Center FBO

Fuel: 100LL, Jet-A

Scheduled Air Service: United Airlines, American Airlines, Continental Airlines, Delta Airlines

Miles to nearest commercial airport: 10

Source: Web Site Montrose Regional Airlines

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## **MAJOR EMPLOYERS IN THE AREA**

**Construction:** Hardy Hutto Construction, Father and Son Excavating, Inc., Hyde Mechanical, Bolinger & Queen Pipe, Inc.,

**Manufacturing:** Betz Transformers, Rocky Mountain Steel Inc., Rocky Mountain Ice, WeatherPort Shelter Systems, Rocking W Cheese.

**Agricultural:** Tuxedo Corn, Harris Moran Seed Co., Webb's Dairy, Producer's CO-OP, DeVries Fruit & Vegetable, West Slope Ag Center.

**Government:** Town of Olathe, City of Montrose, Montrose County, RE-1J School District.

**Services:** Olathe True Value Hardware, B & C White Kitchen, CO-OP Fertilizer Service, Olathe Glass, Olathe Spray Service, Jungle Gym, R B Fishing Millworks.

**Financial:** Bank of Colorado, Farmer's Union Insurance, All Area Realty, Olathe Credit Union.

Source: Local

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## **ECONOMIC INDICATORS**

Median Household Income for Community – 2012: \$30,125

Median Household Income for County – 2012: \$46,590

Leading Source(s) of Household Income: Agriculture

*Sources: Colorado Department of Revenue, State Demographer, HUD Amer., Chamber of Commerce Researchers Association*

*Date: Calendar Year 2010 data, 2010 Census*

### **Educational Status of Workforce:**

3 yr of High School or Less:	24.78 %	1 to 3 yr of College	2.53 %
4 yr of High School:	66.43 %	4 or More yr of College	6.26 %

*Sources: Local, CLR Business Research Center, State Demographer's Office*

*Date: 2012 Local Government Survey and 2010 Census*

## **DEVELOPMENT CORPORATIONS/CHAMBERS OF COMMERCE/ECONOMIC DEVELOPMENT CONTACTS**

Olathe Chamber of Commerce (970) 323-5708

Montrose Association of Commerce and Tourism (970) 249-9000

Region 10 Economic Development District (970) 249-2436

Montrose Economic Development Corporation (970) 249-9438

## **AVAILABLE BUSINESS SITES**

Olathe Industrial Park – 55 acres, easy access to water, sewer, natural gas, electricity

12 acres zoned business use

3 acres zoned commercial

*Source: Local*

*Date: 2012 Local Government Survey*

## **GENERAL TOWN GOALS**

- Protect health, safety, welfare of residents
- Maintain small town character
- Maintain a healthy business environment
- Preserve natural beauty
- Encourage citizen participation and intergovernmental cooperation
- Capitalize on quality recreation resources

## **APPEARANCE**

THIS SECTION OF THE TOWN'S COMPREHENSIVE PLAN ADDRESSES THE BROAD AREA OF COMMUNITY APPEARANCE. THE SUBTOPICS TO BE ADDRESSED IN MORE DETAIL ARE; STREETS AND ALLEYS, DRAINAGE, PARKS, CANALS, THE UNCOMPAHGRE RIVER, TOWN ENTRANCE-WAYS, YARDS, RESIDENCES, BUSINESSES, TREES, DITCHES AND PUBLIC UTILITY LINES.

### **A. STREETS, ALLEYS AND DRAINAGE – PROBLEM STATEMENT**

In 1984 upon recognition of the condition of the Town's streets and alleys, the Town engaged Del-Mont Engineering to complete a \$40,000 study. The Delmont study recommended improvements totaling \$785,000. In 1985, the Town spent approximately \$50,000 on recommended improvements. It is believed that the condition of the streets is a problem that has a dramatic adverse impact on the appearance of the community, specifically as follows:

1. The number of gravel streets and the amount of traffic on those streets caused a significant amount of dust.
2. Street and alley maintenance costs are extremely high. The Del-Mont study indicates that maintenance costs for Olathe would decrease dramatically with more surfaced roads.
3. The condition of Olathe's streets and alleys further aggravates the Town's ability to control perennial weeds.
4. Division of boundaries between public and private lands is not distinct. It is the belief that street maintenance, particularly lack of surfacing, is one of the major causes of this problem.
5. The condition of the streets and alleys add to the slow economic growth by discouraging local shopping and acting as a disincentive to prospective businesses locating in Town.

Additionally over the years, improper drainage has been a concern that has further added to the Town's high road maintenance costs. A 2008 Storm Water study by Buckhorn Geotech, Inc., found that there is a need to spend an estimated 2.3 million dollars on storm water drainage problems. In 2011, the Town received a \$400,000 grant from the State to begin the first phase of this storm water drainage system.

**GOAL 1:**

Ultimately surface and overlay all streets in Olathe, inclusive of curbs, gutters, sidewalks and proper drainage.

**OBJECTIVES**

1. Overlay existing paved streets with either asphalt or chip and seal.
2. Implement affordable street surfacing program each year.
3. Improve all railroad crossings.
4. Repair and/or replace a reasonable amount of existing curbs, gutters and sidewalks every year.
5. Continuously strive to place local highways (S.S. 50, US. 50 bypass and CO 348) on the State five year capital improvement program.
6. Accompany all street improvements with adequate drainage improvements.

**GOAL 2:**

Ultimately reconstruct and/or improve all alleys in Town, inclusive of proper drainage.

**OBJECTIVES**

1. Ultimately open all right-of-ways.
2. Enforce all applicable weed, junk, trash and tree ordinances.
3. Grade and gravel a reasonable number of residential alleys every year.
4. Chip and seal commercial alleys when affordable.
5. Accompany all alley improvements with adequate drainage improvements.

**GOAL 3:**

Ultimately beautify the streets in Town and their adjacent right-of-ways.

**OBJECTIVES**

1. Plant trees along the streets in Olathe in compliance with the Tree Board's recommendations
2. Permit the construction of signage as detailed in Sign Regulations Title III along the Town's streets.

**B. PARKS, CANAL, THE RIVER AND ENTRANCE-WAYS-PROBLEM STATEMENT**

There is a need to address parking, drainage, roads and restrooms in the parks. Access to Rivers and Canals also needs to be addressed.

The Parks Director has found the following problems in Olathe's parks:

1. Generally, existing parks are in need of further improvements.
2. Implement Town of Olathe 2010 Parks Master Plan
3. There is also a need for a plan to address the needs for all other public lands in Olathe.
4. Upgrade irrigation systems and improve drainage, using electronic control methods.

**GOAL 1:**

Existing parks and undeveloped Town-owned proposed park lands should be developed and, or, improved.

**OBJECTIVES**

1. Update all playground equipment, lighting systems and restrooms at the Town's existing parks.
2. Maintain the trees that are located on park lands
3. Develop all new parks in an environmentally appropriate manner.
4. Develop the covered surface of the east canal within the Town for a trail system.
5. Develop a river park in conjunction with sound flood plain maintenance policies.
6. Improve existing vacant Town lands proposed for park usage.
7. Improve all U.S. 50 Town entrances.
8. Develop standards for park size, usage and appropriate regulations.
9. Improve and expand trail system.
10. Develop a downtown beautification plan.

**C. TREES-PROBLEM STATEMENT**

A significant portion of the Town's trees are in fair to poor condition. In 1984, the Olathe Community Forestry Program was completed. This represented a community asset value of approximately \$167,000 in a state of disrepair. Further aggravating the situation is the predominance of several poorly maintained mature trees and volunteer species in Town. Such predominance enhances the likelihood of disease and infestation in the urban forest.

**GOAL 1:**

To conduct a tree inventory of parks, open spaces and all right-of-ways.

**OBJECTIVES**

1. Locate and evaluate tree conditions and values.

**GOAL 2:**

The Town needs to diversify and improve the health of the Olathe trees.

**OBJECTIVES**

1. Enforce tree ordinances. (Title XII)
2. To develop an overall Urban Forest Management Plan.
3. Fill in voids in streets, parks and Town entrances with recommended species of trees.
4. Replace existing trees that are in poor health with more durable species of trees.
5. Celebrate Arbor Day with program.
6. Encourage property owners to participate in tree maintenance through cost share or similar programs.

**D. DITCHES-PROBLEM STATEMENT**

Poor and/or difficult maintenance of the ditches in Olathe create a public nuisance by causing periodic drainage problems on public and private property. They also have a detrimental effect on the Town's appearance because of the weed problem they cause.

**GOAL 1:**

Improve the appearance of all ditches running through the Town of Olathe.

**OBJECTIVES**

1. Promote the lining or piping of ditches by private ditch companies.
2. Enforce all weed control ordinance. (Title VIII)
3. Develop low maintenance landscaping for ditch banks.

**F. AESTHETIC, HISTORIC, NATURALLY UNIQUE AREAS**

**GOAL 1:**

Set aside special interest areas and designate them for non-development.

**OBJECTIVES**

1. Identify Historical Special Interest areas.

## **PUBLIC SAFETY GOALS**

THIS SECTION OF THE COMPREHENSIVE PLAN ADDRESSES PUBLIC SAFETY IN THE TOWN. THE FOLLOWING PROBLEMS WILL BE DISCUSSED: LOCAL FLOODING, ANIMAL CONTROL, AMBULANCE SERVICES, POLICE PROTECTION, FIRE PROTECTION AND PUBLIC SAFETY IN GENERAL.

### **A. FLOODING-PROBLEM STATEMENT**

The Uncompahgre River has a long history of flooding. Since 1975, the Town of Olathe has been at the mercy of three ten-year floods, the first occurring on July 4, 1975 had a metered water flow of 3,380 cubic feet per second (CFS). This 3,380 CFS translates into 1,572,480 gallons per minute. The second flood, occurring on June 24, 1983, had a metered water flow of 3,460 CFS. The most recent flood, occurring on May 22, 1984, had a metered water flow of 3,920 CFS or 1,834,560 gallons per minute.

In response to this ongoing problem, a Reconnaissance Report for a Flood and Erosion Control Project was assembled by the Colorado Water Conservation Board (CWCB) in December of 1984. The Board recommended a variety of flood plain improvements that were estimated to cost \$332,000. Private contributions matched by the Town in excess of \$10,000 were invested in channel cleaning and river bank stabilization.

#### **GOAL 1:**

Minimize the potential flood hazard to both life and property in Olathe by increasing the river's channel stability.

#### **OBJECTIVES**

1. Acquire emergency access to all river banks within the Town limits.
2. Enforce all applicable flood plain management regulations.
3. Implement the CWCB recommendations in an appropriate fashion as funds become available. Seek aggressively such funding.
4. Develop a civil defense plan which will include emergency modifications and/or evacuation procedures to be used in case of flood emergency.
5. Implement all river appearance objectives when modifying the flow of the river.

### **A. ANIMAL CONTROL-PROBLEM STATEMENT**

As an agricultural community there is a large variety and number of animals within the Town limits. (Title II)

#### **GOAL 1:**

Minimize the presence of loose, uncontrolled animals within the Town limits.

#### **OBJECTIVES**

1. Enforce all of the Town's animal control ordinances.

**C. GENERAL PUBLIC SAFETY-PROBLEM STATEMENT**

Owing to increasingly complex legal requirements and an increasingly diverse population, there is a greater need for more sophisticated services.

**GOAL 1:**

Improve the quality of police and fire protection provided in Olathe.

**OBJECTIVES**

1. Improve the quality and quantity of the police department equipment has.
2. Develop self sufficiency.
3. Implement 2006 International Fire Code.



## **ECONOMIC DEVELOPMENT GOALS**

THIS SECTION OF THE COMPREHENSIVE PLAN ADDRESSES THE LOCAL ECONOMY AND POSSIBLE WAYS TO IMPROVE IT. MORE SPECIFICALLY, THE FOLLOWING AREAS WILL BE DISCUSSED: DEVELOPMENT OF A STRONGER ECONOMIC BASE THROUGH IMPROVEMENTS IN THE COMMERCIAL ENVIRONMENT, MAIN STREET REHABILITATION, ENTERTAINMENT, TOURISM, THE POSSIBLE DEVELOPMENT OF A RETIREMENT COMMUNITY, THE FURTHER DEVELOPMENT OF THE TOWN'S INDUSTRIAL PARK AND IMPROVED MEDICAL FACILITIES.

### **ECONOMIC DEVELOPMENT-PROBLEM STATEMENT**

Historically, the Town has seen an increase in sales tax revenues almost every year. However, 2008-2010 revenues were roughly 5% lower than the \$358,000 received in 2011. By way of comparison, Montrose, a community approximately ten times the size of Olathe, netted well over \$11,000,000 in sales tax revenue in 2010. Obviously, there is no way to provide equivalent municipal services with that drastically unbalanced ratio.

In addition to these problems, as of the adoption of this Plan the County unemployment rate is in excess of 20%. This rate is far above the national average of 8% and the State average of 8.3%.

The Town acknowledges the severity of these problems. Additionally, it is the Town's philosophy that a stronger economic base in Olathe would dramatically reduce retail sales "leakage" to other communities, increases sales tax revenues and provide more jobs for the Town's residents.

### **GOAL 1:**

Encourage an improved economic base among existing and prospective businesses in Olathe.

#### **OBJECTIVES**

1. Create an ongoing economic development effort in Town. Two examples would be to create a downtown improvement district and revive the Olathe Chamber of Commerce.
2. Decrease the Town's retail sales "leakage" to a minimum by maximizing local purchasing options.
3. Encourage the relocation of nonconforming (zoning) retail, commercial and industrial firms to appropriately-zoned parcels of land in Town.
4. Identify and target appropriate retail businesses for possible location in Olathe in order to maximize consumer selection and improve the local market.
5. Identify and target appropriate commercial and industrial firms for possible location/relocation to Olathe by working with State and Local economic development.
6. Improve infrastructure to support business development.
7. Encourage business infill development.

**GOAL 2:**

Promote development of medical facilities in Town.

**OBJECTIVES**

1. The development of an outpatient facility with a broad range of services.
2. Promote the reestablishment of a pharmacy in Town.

## **RECREATION GOALS**

THIS SECTION OF THE COMPREHENSIVE PLAN ADDRESSES THE BROAD AREA OF RECREATION IN OLATHE. WHILE THE OLATHE RESERVOIR HAS BEEN INCLUDED IN THIS SECTION; IN MANY WAYS, IT SHOULD PROBABLY HAVE ITS OWN CHAPTER DUE TO THE EXTREMELY IMPORTANT ROLE IT HAS PLAYED IN THE DEVELOPMENT AND THE FORESEEABLE FUTURE OF THE COMMUNITY. OTHER AREAS ADDRESSED UNDER THIS HEADING WILL BE; THE COMMUNITY CENTER, RECREATIONAL FACILITIES AND ENTERTAINMENT.

### **A. OLATHE RESERVOIR-PROBLEM STATEMENT**

Previously the Town's main water supply has been the Olathe Reservoir, located some 20 miles outside the corporate limits of the community. The Town has absolute decrees from the East and West Forks of the Dry Creek and from Moffit Springs in excess of 2.6 CFS. Additionally, the Town has decreed storage capacity of 118 acre feet. A complicated series of pipelines and water storage and treatment facilities brought to the residents of Olathe an assured, high quality supply of fresh water for all but the four dry months of the year.

The Town has replaced approximately two-thirds of the water line coming from the West Fork head gate and has worked with Bureau of Land Management (BLM) as well as private ranchers (that are leasing the Town property) in fencing the remainder of the unfenced Northern and Western Sections of the Town's property perimeter. Two cattle guards from the County of Montrose have been installed on the property lines. Diligence has been met for water rights, with the work that has been accomplished.

Faced with the need for improved water storage capabilities to meet the demands of the dry months and the need for major capital investments to rehabilitate the pipeline, the decision was made to join with other communities and water companies to seek treated water from Project 7. Along with Project 7 water and a contractual commitment for 300 acre feet of water from Dallas Creek Dam shortly following completion, it appears that the Town's fresh water needs will be met for the foreseeable future based on the population projections included with this document. Further information regarding community water requirements is included in the appendices.

Over the years, the Reservoir has come to be a popular recreational retreat for residents from Olathe and the surrounding communities. Particularly enticing has been the relative inaccessibility of the Town's land. The reservoir has been stocked regularly, and since it doesn't appear to ever dry up, some fine fishing has awaited hardy individuals. While game has not been plentiful, hunting has also been popular over the years. The Town has also made use of the land by leasing it for cattle grazing. This practice has served a dual purpose of providing on-site maintenance capability and a low-intensity utilization of the grounds that has kept them in their pristine state for the community as a whole.

**GOAL 1:**

Maximize the economic, recreational and water supply uses for the area, while avoiding damage and overutilization.

**OBJECTIVES**

1. Develop overall Olathe Reservoir Park plan.
2. Provide proper definition to the area through signage, better fencing and vehicle restrictions.
3. Develop water use plan.
4. Provide, as available, adequate resources to meet the ongoing maintenance and capital needs of the area.
5. Continue to investigate hydroelectric power generation where feasible.
6. Defend ALL challenges to the Town's rights in its lands or waters.

**B. IN-TOWN RECREATIONAL OPPORTUNITIES-PROBLEM STATEMENT**

In contrast to the Reservoir, the quality and quantity of recreation opportunities in Town have grown over the last 20 years. As was pointed out in the Appearance section, the RCI study demonstrated that even if it took a tax increase, the community would support improvements to existing facilities.

The Town has purchased and developed the 37 acre Community Park by providing walking trails, softball, baseball and multi-use fields. This park also has playground equipment, an 18 - hole disc golf course, fishing, BMX track and ample parking for visitors and residents. Recently a private indoor exercise facility and gym has been built in Olathe to provide our residents another avenue for exercise.

**GOAL 1:**

Expand the recreational opportunities in the Town's park.

**OBJECTIVES**

1. Provide the following facilities:

Archery	More picnic tables	Soccer Goals
Tennis	Exercise trail	Basketball Courts
Bike paths	Shade structures	

**GOAL 2:**

Expand the use of the Community Center to provide maximum utilization by the Town's residents.

**OBJECTIVES**

1. Increase recreational opportunities through greater participation by the community and acquisition of adequate equipment.
2. Secure parking lot improvements, such as pavement.

**GOAL 3:**

Provide a broad range of entertainment opportunities.

**OBJECTIVES**

1. Develop a variety of cultural events.
2. Expand a community amphitheater or regional performing arts center.
3. Create and expand annual community celebrations.
4. Develop a Town museum.

## **LAND USE GOALS**

THIS SECTION FOCUSES ON CURRENT AND PROPOSED LAND USES FOR THE COMMUNITY. IN PARTICULAR, DISCUSSION WILL FOCUS ON ANNEXATION, FUTURE LAND USE GOALS, NON-REGULATORY SIGN REGULATIONS, POSSIBLE SERVICE BOUNDARIES AND ZONING.

### **LAND USE-PROBLEM STATEMENT**

The last comprehensive land use survey was compiled in August of 1976. Results of the survey, as extracted from the 1977 Master Plan, are included in the Appendices. There is a need to update this information; however, it is not likely that the overall mixture of uses has changed dramatically since the initial survey.

Community growth has probably reduced, to some degree, overall vacant lands within the corporate limits. From a service provision point of view, infill is generally considered a positive step as existing fixed capital costs (such as debt service) are spread out over a broader base thus reducing individual costs.

Probably the greatest foreseeable problem facing the community in the area of land use is the lack of preparedness to deal with quick, substantial growth. The Town currently has adequate subdivision regulations for dealing with moderately sized subdivisions. Recent amendments modernized those regulations to deal with the more common small land splits. However if a major developer were to approach the community, the policies and expertise are not in place to capitalize on the positive effects and minimize the negative impacts of a large project. The need to have such policies in place may never occur and is not projected to do so; on the other hand, the community has been approached from time to time by large developers and may yet face difficult decisions in the future.

The Town was first zoned in 1977. While the current zoning is somewhat limited, it is generally considered adequate to the Town's present needs. Major changes are not foreseen at this time. *See map – proposed zoning pg. 9 of this plan.*

### **GOAL 1:**

Develop and update current land use policies and related regulations to appropriately handle future growth.

#### **OBJECTIVES**

1. Review and evaluate the current zoning ordinance.
2. Develop annexation policies.
3. Work with County to develop service area boundaries with an eye towards managing the growth adjacent to the Town limits that may ultimately impact on Town services.
4. Develop sign standards for municipal signage (e.g. street names, etc.).
5. Develop more detailed community land use goals (e.g. bedroom community vs. self-contained economic unit).
6. Protect solar access/scenic views.
7. Encourage residential infill.

## **PUBLIC WORKS GOALS**

THIS SECTION OF THE COMPREHENSIVE PLAN, DEALS WITH THE BROAD AREA OF PUBLIC WORKS. AS WITH THE OTHER FUNCTIONAL AREAS, THERE IS A TENDENCY TO OVERLAP. THE FOLLOWING AREAS WILL BE DISCUSSED IN MORE DETAIL: STREETS/ALLEYS, INFRASTRUCTURE AND GARBAGE COLLECTION.

### **A. PUBLIC WORKS-PROBLEM STATEMENT**

In addition to the problems identified under the Appearance section, there is a general need for more detailed planning for the maintenance of the Town's public property and facilities. Equipment is generally deteriorating and in need of major overhaul or replacement.

The public works shop is in bad condition. The wood structure is sagging from the weight of the sheetrock on the ceiling. This sagging has caused the roof to leak which in turn has caused wood rot. The possibility of a new public works shop has been reviewed and moving the location from David Rd to the property located up by the Town's water storage tank.

The need to develop resources is great. The lack of a long range capital improvements program is a handicap to developing the needed funds.

The Town's water distribution system is in good shape with the exception of some old AC lines which need to be replaced. The one million gallon water storage tank (built in 1995) gives the Town good fire protection and a less dependency on Project 7 water supply. Fencing is needed at the tank site for security reasons. The sewage collection system is in fair shape with the new Waste Water Treatment Plant (completed in 2005). There is still quite a bit of 2' clay lateral lines left to replace. This would be a sizable investment.

The Town's garbage collection fleet has been updated with the purchase of a 2009 Mac garbage truck. Essential repairs or replacements are required if the Town is to continue to provide adequate service. The 2013 budget has allowance for such purposes.

### **GOAL 1:**

Provide planning and resource development to meet the Town's ongoing and future public works' needs.

#### **OBJECTIVES**

1. Develop five year capital improvements program that contains, at minimum, the following elements:
  - a. Street resurfacing schedule
  - b. Equipment requirements
  - c. Facility requirements
  - d. Infrastructure repair/replacement
  - e. Revenue sources
  - f. Revenue/expenditure projections
2. Implement all budgeted capital improvements.
3. Encourage development to pay for public facilities

## **TRANSPORTATION GOALS**

THIS ELEMENT OF THE COMPREHENSIVE PLAN; DEALS WITH THE OVERALL TRANSPORTATION/CIRCULATORY NEEDS OF THE COMMUNITY. SPECIFICALLY IN RELATION TO PARKING, TRAFFIC FLOW AND REGULATORY SIGNAGE.

### **A. PARKING-PROBLEM STATEMENT**

Generally, there is a lack of adequate parking in the Town. This is true not only for parks as previously noted, but also for the business district and even for the residential areas in many cases. Parking lots that are available are unpaved.

#### **GOAL 1:**

Improve existing and develop additional parking facilities in Olathe.

#### **OBJECTIVES**

1. Investigate acquisition and operation of additional off-street parking in the business district.
2. Improve and expand existing residential parking.
3. Provide adequate parking for the Town's parks and recreational facilities.

### **B. TRAFFIC CIRCULATION-PROBLEM STATEMENT**

The lack of a planned traffic system in Town has led to high maintenance cost. When the quantity and type of traffic is not appropriate to the class of road being used, it places an extraordinary burden on facilities not designed to handle it. A more controlled system of traffic flow, inclusive of weight limits and designated arterial and collector streets would, in the long run, protect the community's investment in its streets.

Another element of proper circulation lacking in Town is appropriate signage. Traffic should be regulated to provide the optimum in safety to the community while providing smooth transit through and within the Town. A better system of regulatory signage would help this situation. (e.g. Gina Lee Case Study)

#### **GOAL 1:**

Develop an overall traffic flow/circulation plan.

#### **OBJECTIVE**

1. After thorough analysis which includes an understanding of engineered requirements for weights and capacities, adopt designations for all the Town's streets as follows:
  1. Arterials
  2. Collectors
  3. Residential
  4. Alleys
2. Encourage off-street parking for multi-family and commercial developments.



**GOAL 2:**

Reevaluate and improve the regulatory signage and traffic control devices in Town.

**OBJECTIVES**

1. Evaluate the feasibility of placing a traffic light at US 50 Business Loop and CO 348.
2. Evaluate and erect adequate traffic control signs.
3. Erect suitable informational signs.
4. Work with Department of Highways to provide more promotional signage prior to arriving at the Town limits.

**GOAL 3:**

Provide a safe and efficient road system.

**OBJECTIVES**

1. New roads shall meet County road standards.
2. New roads shall meet fire access standards.

## **HOUSING GOALS**

THIS ELEMENT OF THE COMPREHENSIVE PLAN ADDRESSES THE GENERAL AREA OF HOUSING IN OLATHE.

### **A. HOUSING-PROBLEM STATEMENT**

The quality of existing housing in Olathe is, generally, below modern construction standards due, in most part, to the age and building materials utilized. Many homes are in need of major rehabilitation. These are the most likely to be inhabited by those without the means to do so.

New site-built construction has not occurred in Town for some time. It appears that due to the economics involved, that there will not be any future such construction for equally as long a time. Rather, the Town has become a cheap housing alternative for those commuting to the nearby communities of Montrose, Delta, and Grand Junction. The only type of new housing that the Town is experiencing due to this situation is in the area of mobile homes.

It is an axiom of the public sector that residential housing, particularly low-cost housing, does not pay its own way through property tax contributions. This adds to the existing burden upon moderate-income housing to make up for this gap. Without a more expensive class of housing or more intense developments, such as condominiums, to balance off this growing inequity, taxes will either continue to rise or services will inevitably have to be cut. Neither of which are desirable prospects.

Attempts to regulate the quality of manufactured housing have been a good first step. In addition to a regulatory element; the community needs to develop incentives for alternative construction that will hopefully more fully integrate the Town along economic lines. Such a balance would assure the continued provision of quality, affordable public services.

### **GOAL 1:**

Enhance existing housing and promote the orderly growth of future residential options.

#### **OBJECTIVES**

1. Develop an incentive/disincentive program for the rehabilitation of the current housing stock (e.g. Federal and/or State grants).
2. Enforce current construction codes (2006 IBC).
3. Restrict the encroachment of commercial and industrial growth into designated residential areas.
4. Sponsor home maintenance, fix-up contests, home and lawn contests.
5. Restrict the encroachment of residential growth into commercial and industrial areas.
6. Enforce and update current mobile home single sitting and park ordinances.
7. Investigate and consider adoption of a Planned Unit Development regulation.
8. Encourage the development of adequate multifamily and congregate housing for residents with low and/or fixed incomes.

## **PUBLIC SERVICE GOALS**

THIS ELEMENT OF THE COMPREHENSIVE PLAN DISCUSSES PUBLIC SERVICES AVAILABLE TO THE TOWN'S RESIDENTS OTHER THAN THOSE PROVIDED BY THE TOWN.

### **A. PUBLIC SERVICES-PROBLEM STATEMENT**

One of the most important elements of a community's ability to thrive is the quality of the educational opportunities it provides. Olathe is blessed with just such a high quality. The programs available to the community through the elementary and middle/high schools have been and continue to be excellent.

Unfortunately, like all other providers of public services in this area, resources are beginning to grow short. Choices facing decision-makers in the education system may prove detrimental to Olathe and its future. There is a growing need for the education system and the Town government to closely coordinate and maximize the resources available to both. Failure to do so could be disastrous to both.

Other services provided to the Town's residents that bear further understanding and coordination are those provided by the County, the utilities and the other layers of governments. Coordinated planning here too will only serve to most efficiently utilize limited resources.

#### **GOAL 1:**

Work closely with other service providers to maximize available resources to the Town.

#### **OBJECTIVES**

1. Review and provide input into the Olathe schools' plans for education and facilities improvements.
2. Work with the utilities to assure the quality provision of services.
3. Work with all these service providers to maximize community development strategies.
4. Coordinate with the County to assure the equitable distribution of County services paid for by residents of Olathe, either through their property taxes or other State and Federally-shared revenues (e.g. PILT, HUTF, Cigarette taxes, grants, etc.).
5. Coordinate with the State and Federal Governments to assure the same results as in #4 above.

#### **GOAL 2:**

Review services to elderly and youth for adequacy.

#### **OBJECTIVES**

- a. Utilize sub-committee to address needs of these groups.

## **APPENDICES**

- A. Implementation Tools
- B. Definitions of land use regulations available
- C. List of all Olathe planning studies and maps available.

## **INTRODUCTION**

The implementation step is the most critical in a comprehensive planning process. Unless the “plan” can be turned into a strategy for action, the process becomes an exercise in futility. The most common action taken to realize plan implementation is the passage of ordinances by a Town to govern zoning, subdivision development, annexation, etc. Enforcement of such ordinances and development of an organizational structure that can facilitate the use of the “plan” is also of critical importance. These along with other tools for plan implementation will be briefly discussed to provide a guide as to ways to increase citizen involvement and implementation of community-defined goals outlined in the “plan”.

## **ORGANIZATIONAL**

No organizational structure is guaranteed to produce quality planning or ensure plan implementation. Various structural devices have been developed to implement comprehensive plans in this section. Each of these will be examined in terms of organizational structure, functions and responsibilities, and interaction with other components of the planning mechanism. The Town of Olathe should select the elements of organization that are best suited to its needs within the framework of Colorado’s statutory requirements.

## **BOARD OF TRUSTEES**

The Board of Trustees is the final authority on policy formulation for the community. It adopts the budget, passes local ordinances, and develops planning policy. Board of Trustee support is essential for effective functioning of the planning process. The Board appoints the planning commission and adopts the comprehensive plan. To implement the comprehensive plan, the Board passes subdivision regulations and zoning ordinances, adopts the capital improvements program, and annexes adjacent territory when appropriate. The Board of Trustees is at the very heart of the planning process.

## **PLANNING COMMISSION**

The planning commission is a voluntary group of local citizens appointed and established by the Board of Trustees to advise elected officials on planning matters, while representing the views of the community. Colorado statutes (CRS 31-23-201 to 226) set forth the responsibilities of the planning commission. In the absence of an appointed and separate zoning commission, the planning commission can assume the dual role of a planning and zoning commission. When a planning commission is established in a town, its powers and functions should be outlined in the Town's municipal code. The two primary functions of the commission are: 1) To prepare and review when necessary a comprehensive plan for the Town: 2) act as a review body for every planning application made to the Town-permission to build public facilities, develop subdivisions, or change zoning, etc. The planning commission's most important responsibility is to ensure that the Board of Trustees is aware of the various community viewpoints. In effect, the commission acts as a liaison between the public and elected officials in spending time researching, studying and listening to public opinion and comment, and making recommendations to elected officials as to what actions should be taken.

## **CITIZEN ADVISORY COMMITTEE**

Citizen involvement in the planning process is of critical importance. Involvement increases understanding of the benefits of planning, while decreasing uncertainty about the negative perception of planning on personal freedom and property rights.

One effective way to get people more involved is by forming a citizen advisory committee for specific programs and/or projects in addition to general planning matters. A citizen advisory committee does not replace the planning commission; it merely assists, thereby relieving the commission of part of its workload while increasing participation. The purpose of the citizen advisory committee is to provide a forum for discussion on specific community issues and/or problems.

Creation of a citizen advisory committee is optional. Members are appointed by the Board of Trustees, and it is therefore up to the elected officials to decide whether or not a citizen advisory committee is a worthwhile alternative.

## **PLAN IMPLEMENTATION TOOLS AND GUIDE**

Once a planning program is put into place, a variety of policy decisions can be made in a careful and rational way. The implementation phase is not tied to one specific action. Rather, it should be viewed as a matter of incorporating planning into the Town's management practices.

## **ZONING**

The first step in the process of implementation should involve the creation of land use control regulations so that a zoning ordinance complements and supports the comprehensive plan. Olathe needs to tailor its zoning ordinances to make them compatible with existing and future land use designations. Additionally, subdivision and annexation regulations need to be developed and adopted to specify actual site requirements in terms of guidelines and regulation of future land development. It should be noted that land use controls are implementation tools and are not intended to guide future land use decisions. Instead, the comprehensive plan itself is the source document to guide the future development of Olathe.

### **CAPITAL IMPROVEMENT PROGRAM**

Another step which elected officials should consider is the formulation of a five-year capital improvement program. Such a program should clearly outline the replacement, upgrading, development, and maintenance of Town facilities. A capital improvement program would not only systematically outline needed growth, but would assist Town residents and officials in anticipating future public facility expenditures. While the comprehensive plan states that the developer is responsible for growth-related costs, Olathe should also develop specific capital improvements guidelines to spell out who pays, through what kind of mechanism, who builds, and when built in order to facilitate communication with developers.

### **ANNEXATION**

Annexation is another option a town can exercise to implement the comprehensive plan. Annexation usually takes place at the request of land owners, although under certain circumstances a town can initiate it. Annexation ensures that adjacent areas develop in accordance with the Town's comprehensive plan and implementation ordinances. Colorado statutes outline the conditions under which towns and districts may annex. Specific procedures must be followed. As these are fairly complex, it is suggested that an attorney be consulted before procedures are begun.

In addition to annexation, Colorado towns have an advisory role over development of the unincorporated area adjacent to the town boundaries within three miles.

### **GROWTH MANAGEMENT**

"Growth" is a major issue in many Colorado communities; some want growth, especially economic development, as they see it as the only means to secure the survival of their community. A growth management system is a combination of new and traditional techniques that seeks to more closely control local patterns of land use. These include the location, rate and nature of development, and the improvement of timing and construction of public facilities and services so as to meet the community's needs within the limits of its financial resources. The control of growth raises many legal questions. Any town that wishes to adopt a growth management system should work closely with their attorney when developing it.

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