

Moffat County

Master Plan

City of Craig



Table of Contents

Chapter One Introduction	1
Overview.....	3
The Planning Process	3
Chapter Two Plan Direction	5
Overview	7
Plan Direction Maps.....	7
Guiding Concepts	7
Plan Area Directions, Policies and Actions.....	7
General Directions, Policies and Actions	7
Public Land Area Directions, Policies and Actions.....	13
Rural Character Area Directions, Policies and Actions.....	16
Craig Community Area Directions, Policies and Actions.....	22
Urban Development Area Directions, Policies and Actions.....	28
Three Mile Plan Area Directions, Policies and Actions	30
Dinosaur Community Area Directions, Policies and Actions.....	32
Chapter Three Environment and Natural Resources.....	34
Overview	36
Climate.....	36
Geology.....	37
Soils.....	38
Vegetation	38
Fish and Wildlife.....	39
Air Quality	41
Water Quality.....	42
Floodplains and Wetlands	42
Wildland Fire	43
Chapter Four Population and Economy.....	48
Population	50
Archeological, Cultural, and Historic Resources.....	53
Historic Properties.....	53
Economy	55
Economic Development.....	57
Chapter Five Government and Services.....	59
Government.....	61
Moffat County Government.....	61
City of Craig Government.....	61
Government Revenues	61
Emergency Services	64
Law Enforcement	64
Fire Protection	64
Other Emergency Services	64
Parks, Trails, and Open Space	65
Parks	65
Trails.....	66
Open Space	67
Education.....	67
Moffat County School District	67
Colorado Northwestern Community College.....	68

Other Services.....	68
Chapter Six Transportation and Utilities	75
Transportation	77
Highways	77
County Roads.....	80
City Roads	80
Airport.....	81
Transit	81
Utilities	83
Water System	83
Sanitary Sewer System.....	85
Storm Drainage System.....	85
Solid Waste.....	86
Telecommunications.....	87
Chapter Seven Land Use and Zoning	89
Overview	91
Agriculture	91
Mining and Energy Production	92
Recreation	93
Rural Residential	94
Unincorporated Communities	96
Maybell.....	96
Dinosaur	96
Craig.....	97
Affordable Housing	99
Zoning	100
Moffat County Zoning.....	100
Craig Zoning.....	102
Appendix One - Bibliography	111
Appendix Two - Summary of Key Issues	117
Appendix Three - Plan Direction Questionnaire Results	125
Adoption Resolution	

List of Tables

Table 3-1	Septic Permits.....	42
Table 4-1	Moffat County Population History	50
Table 4-2	County Population Projections: 2005-2025	51
Table 4-3	Population for Moffat County and Municipalities: 1990-2000.....	51
Table 4-4	Age and Gender: 1990-2000.....	51
Table 4-5	Ethnicity and Race: 1990-2000.....	51
Table 4-6	Hispanic/Latino Origin: 1990-2000	52
Table 4-7	Moffat County Employment by Economic Sector - 2000	56
Table 4-8	Average Wage By Industry: 2000.....	57
Table 4-9	Family Income: 2000	57
Table 4-10	Export Reduction and Job Loss	58
Table 4-11	Educational Attainment – Population 25 Year Olds and Over	58
Table 4-12	Land Needed for New Job Growth	58
Table 5-1	Taxing Entities: 2001	61
Table 5-2	Tax Distribution: 2001	62
Table 5-3	Top Ten Taxpayers: 2001	62
Table 5-4	Mil Levy: 2001	62
Table 5-5	Operating Expenditures: 2000.....	63
Table 5-6	City Parks.....	66
Table 5-7	Parkland Classification	66
Table 5-8	School Statistics: 2000-2001	68
Table 5-9	Educational Enrollment.....	68
Table 6-1	US 40 Traffic Data: 2001	77
Table 6-2	US 40 Traffic Data-Craig Eastbound: 2001	78
Table 6-3	US 40 Traffic Data-Craig Westbound: 2001	78
Table 6-4	SH 13 Traffic Data: 2001	78
Table 6-5	SH 64 Traffic Data: 2001	79
Table 6-6	SH 317 Traffic Data: 2001	79
Table 6-7	SH 318 Traffic Data: 2001	79
Table 6-8	SH 394 Traffic Data: 2001	79
Table 6-9	County Shops	80
Table 6-10	County Roads.....	80
Table 6-11	City Shops.....	81
Table 6-12	City Roads.....	81
Table 6-13	Commuting to Work: 2000	82
Table 6-14	Transit Demand: 2000.....	82
Table 6-15	Transit Demand Projections	83
Table 6-16	Residential Water and Sewer Rates and Fees	84
Table 6-17	Commercial Water and Sewer Rates and Fees.....	85
Table 6-18	Tipping Fees	86
Table 7-1	Public and Private Land Acreage	91
Table 7-2	Housing Units in Structure: Unincorporated Moffat County.....	95
Table 7-3	Year Residence Built in Unincorporated Moffat County	95
Table 7-4	Unincorporated Moffat County Housing Occupancy and Tenure: 1990-2000	96
Table 7-5	Unincorporated Moffat County Building Permit Activity.....	96
Table 7-6	Housing Units in Structure: Dinosaur	97
Table 7-7	Year Residence Built in Dinosaur.....	97
Table 7-8	Dinosaur Housing Occupancy and Tenure: 1990-2000.....	97
Table 7-9	Craig Land Use.....	98
Table 7-10	Housing Units in Structure: Craig.....	98
Table 7-11	Year Residence Built in Craig	98

Table 7-12	Craig Housing Occupancy and Tenure: 1990-2000	98
Table 7-13	Craig Building Permit Activity.....	99
Table 7-14	Average Residential Sales: 1990 to 2001.....	99
Table 7-15	Share of Household Income Allocated to Housing Cost: 2000.....	100
Table 7-16	Moffat County Zoning Districts.....	102
Table 7-17	City of Craig Zoning Districts.....	102

List of Maps

Map 2-1	Moffat County Plan Direction	11
Map 2-2	City of Craig Plan Direction	26
Map 3-1	Environmental Conditions.....	46
Map 5-1	Moffat County Services and Infrastructure.....	71
Map 5-2	Urban Development Area Services and Infrastructure.....	73
Map 7-1	Moffat County Land Use	103
Map 7-2	Craig Land Use.....	105
Map 7-3	Dinosaur Land Use	107
Map 7-4	Maybell Land Use	109

Chapter One

Introduction

Overview

The 2003 Moffat County/City of Craig Master Plan (Plan) is a broad public policy tool for guiding decisions concerning land use and future growth. The Plan builds upon and succeeds previous master planning efforts, primarily the Moffat County Master Plan completed in 1982 and revised in 1992, and the Moffat County Land Use Plan: Chapter One adopted in 2001.

The Plan is prepared in accordance with state statutes that authorize the Moffat County Planning Commission to develop a master plan for the physical development of the unincorporated territory within Moffat County. Per C.R.S. 30-28-107, the purpose of the Plan is “guiding and accomplishing a coordinated and harmonious development of the relevant territory, which, in accordance with present and future needs and resources, will best promote the general welfare of the inhabitants” of Moffat County.

Creating an atmosphere of intergovernmental cooperation is a vitally important component of the planning process. Moffat County’s two incorporated municipalities - the City of Craig and the Town of Dinosaur - agreed to jointly participate in multi-jurisdictional master planning. Thus, the Plan is also prepared in accordance with C.R.S. 31-23-207, for “guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs”.

Although **advisory in nature**, the Plan is the basis for regulatory measures inclusive of zoning and subdivision code updates, as well as project review recommendations. The Plan also serves as the foundation for intergovernmental agreements, capital improvement programming, and detailed studies and programs coordinated by public jurisdictions. The Plan is a database, and can be used as supporting documentation for pursuing grants for community development activities.

Following this Introduction, Chapter Two (Plan Direction) sets forth the planning framework for future growth and development in Moffat

County. Goals, or “directions”, for each Plan Area are further articulated within Chapter Two in the form of policy statements and action items. Actions are denoted by check boxes, and coupled into short-term (one to three years), mid-term (three to five years) and long-term (five to ten years) timeframes for completion. Chapter Two includes the Plan Direction maps.

Chapter Three: Environment and Natural Resources, Chapter Four: Population and Economy, Chapter Five: Government and Services, Chapter Six: Transportation and Utilities, and Chapter Seven: Land Use and Zoning establish the fundamental background information and mapping that influence the planning policy summarized in Chapter Two: Plan Direction.

The Plan should be consulted by County and municipal staff, each Planning Commission, the Land Use Commission, and elected officials when considering development proposals, updating land use regulations, working on intergovernmental issues, outlining work programs, preparing annual budgets, and reviewing progress toward meeting identified goals. The Plan should be also used to guide residents, land owners, and project applicants concerning land planning and community development objectives.

The Plan should be reviewed annually by the Moffat County and City of Craig Planning Commissions in a scheduled joint work session. As appropriate, the Plan should be revised as specific actions are achieved and new strategies are identified. Policies should also be reviewed and revised when new circumstances or changing conditions warrant reconsideration. The entire Plan should be updated after the 2010 Census information is available. In addition, a plan evaluation program should be developed to monitor the progress of accomplishing specific actions.

The Planning Process

Chapter One: Introduction

Moffat County, with support from the City of Craig, applied for and received an Energy Impact Assistance Grant in 2002 from the Colorado Department of Local Affairs to update the Moffat County Master Plan. In July 2002, Moffat County entered into a contract with MJ Landers and Associates, Inc, a planning consulting firm, to prepare the Moffat County/City of Craig Master Plan.

The project began August 22nd, 2002 at a work session held with the Moffat County/Craig Master Plan Steering Committee. The steering committee identified key issues in seven categories: Environment and Natural Resources, Population and Housing, Land Use and Growth, Transportation and Mobility, Infrastructure and Services, Recreation and Parks, and Economic Development and Tourism. Issues were further solicited and prioritized in public meetings held on September 4th 2002 and September 5th 2002 in Craig and Maybell, respectively, and on September 11th, 2002 in Dinosaur, Massadona and Brown's Park. Following the public meetings, issues were tied to six Plan "areas": the Public Land Area, the Rural Character Area, the Craig Community Area, Craig's Urban Development Area, Craig's Three Mile Plan Area, and the Dinosaur Community Area.

Using information from the first meeting and the results of a planning analysis outlining environmental, land use, and service and infrastructure conditions, a draft Plan Direction graphic identifying the six Plan Areas was prepared. The review of the draft Plan Direction began with a work session held on November 21, 2002 with the Moffat County/Craig Master Plan Steering Committee. The draft Plan Direction was then refined and presented in public meetings held December 10th, 2002 in

Dinosaur, December 11th, 2002 in Craig, and December 12th, 2002 in Maybell. In an effort to garner additional public input, a Plan Direction exhibit was displayed at the Moffat County Library, Craig City Hall, and Moffat County Courthouse, on successive days from December 13th, 2002 through December 19th, 2002. During the month of December, the general public completed questionnaires expressing preferences for Plan concepts.

A third set of public meetings were held February 12th, 2003 through February 14th, 2003 to present the draft Plan document. Following these meetings, copies of the Plan document were available for review at the Moffat County library, the Craig Community Development office, and the Moffat County Planning department. Based on comments collected during the Plan review period, a summary of modifications was prepared. The summary of modifications was presented with the draft Plan at a joint public hearing on March 18, 2003 concerning its adoption before the Moffat County Planning Commission, Moffat County Commissioners, Craig City Council and the City of Craig Planning Commission, in accordance with C.R.S. 30-28-108 and C.R.S. 31-23-208.

Publicity for public meetings have included press releases and paid advertising in the Craig Daily Press newspaper, public service announcements and paid advertising on radio and local television Channel 27, and a project poster distributed to area businesses and organizations.

Chapter Two

Plan Direction

Overview

The Plan Direction provides the planning framework for future growth and development in unincorporated Moffat County, the City of Craig, and the Town of Dinosaur. The Plan Direction - its guiding concepts, directions (goals), policies and actions - are the direct result of the public values and preferences expressed during the process of developing the Plan, further refined by detailed planning analysis and mapping.

Plan Direction Maps

The Moffat County Plan Direction map depicts six Plan Areas: Public Land Area, Rural Character Area, Craig Community Area, Urban Development Area, Three Mile Plan Area, and the Dinosaur Community Area.

Further detail within the Craig area is provided on the Craig Plan Direction map, which focuses on future land use within the Craig Community Area, the Urban Development Area, and a portion of the Three Mile Plan Area.

Directions, Policies and Actions

Directions are the overarching goals and objectives for the Moffat County/City of Craig Master Plan. Each direction is supported by one or more policy statements. Policy statements reflect the guiding concepts for each Plan Area. As appropriate, actions to accomplish certain policy initiatives are identified after a policy statement, and include a timeframe for completion.

Guiding Concepts

- Land use policy concerning the use of public land and public resources in Moffat County should protect the custom and culture of citizens and the resource itself.
- Land use policy concerning private land in unincorporated Moffat County should sustain traditional land use activities and maintain existing custom and culture.
- Land use policy in Craig should promote stable neighborhoods and commercial districts, and accommodate new growth or redevelopment activities.

- Land use policy adjacent to Craig should provide guidance as to the limits of urban development, and not restrict private property rights.
- Land use policy should address annexation when desired by both a property owner and the City of Craig.
- Land use policy should be established to guide the coordinated and harmonious development of Dinosaur.

Plan Area Directions, Policies and Actions

The following are the directions, policies and actions for the six Plan Areas of the Plan Direction, along with general directions, policies and actions. Each set of directions, policies and actions are introduced by a brief description of the Plan Area.

General Directions, Policies and Actions

General directions, policies and actions are those not categorized into a Plan Area.

Direction: To coordinate the harmonious development of Moffat County and Craig through land use planning.

Policy 1: Moffat County and the City of Craig monitor the progress of implementing the Moffat County/City of Craig Master Plan.

Policy 2: Moffat County shall encourage land use development in Maybell in accordance with the Maybell Master Plan.

Chapter Two: Plan Direction

Policy 2A: Moffat County shall encourage renewal and continued maintenance and upgrade of infrastructure in existing subdivisions in unincorporated Moffat County.

Direction: *To appropriately zone land for compatible agricultural, residential, commercial, and industrial uses.*

Direction: *To support zoning, subdivision and building code updates that address land use issues.*

Policy 3: The City of Craig shall encourage the orderly development and use of land through appropriate land use administration and enforcement.

Policy 4: Moffat County shall encourage the orderly development and use of land through appropriate land use administration and enforcement.

Policy	Action	Timeframe
1	? Partner with the Yampa Valley Partners to develop a	Short-term

Policy	Action	Timeframe
	plan monitoring and evaluation program that addresses relevant community indicators.	
2	? Update the 1982 Maybell Master Plan.	Short-term
2A	? Assess conditions of existing subdivisions in unincorporated Moffat County	Short-term
	? Investigate renewal programs for identified areas of improvement	Mid-term
	? Establish funding and implementation of renewal programs	Long-term
3	? Update Title 17 (Zoning) of the City of Craig Municipal Code to add new zoning districts to distinguish between 1) higher density original town residential parcels and lower density suburban residential parcels, 2) downtown business and highway commercial uses, and 3) business park and industrial development.	On-going
	? Update the City of Craig Official Zoning Map with the new Town site Residential, Downtown Business, and Business Park zoning districts.	Short-term
	? Rezone properties in accordance with the updated City of Craig Official Zoning Map and as necessary to reduce and eventually eliminate non-conforming uses.	Mid-term
	? Update the definitions, standards, and other provisions of Title 16 (Subdivision) of the City of Craig Municipal Code to be in accordance with current state statutes, case law and practice.	Short-term
	? Update the definitions, standards, and other provisions of Title 17 (Zoning) of the City of Craig Municipal Code to be in accordance with current state statutes, case law and practice.	Short-term
4	? Investigate the validity and terms of existing Conditional Use Permits in Maybell.	Short-term

Policy	Action	Timeframe
	? Prepare an electronic file of the Moffat County Zoning Map for public reference and distribution.	Short-term
	? Prepare an electronic file of the Moffat County Subdivision Map for public reference and distribution.	Short-term
	? Update the definitions, standards, and other provisions of the Moffat County Subdivision and Minor Subdivision Regulations to be in accordance with current state statutes, case law and practice.	Short-term
	? Update the definitions, standards, and other provisions of the Moffat County Zoning Resolution to be in accordance with current state statutes, case law and practice.	Short-term

Map 2-1. Moffat County Plan Direction

Public Land Area Directions, Policies and Actions

The Public Land Area, shown on the Moffat County Plan Direction map, encompasses approximately sixty percent of Moffat County and provides direction for federal and state land management efforts in Moffat County.

The nature and intent of Moffat County land use policy concerning the use of public land and public resources in Moffat County is to protect the custom and culture of County citizens and the resource itself, per the recommendations of the Moffat County Land Use Plan. The directions, policies, and actions of the Public Land Area are intended to support and enhance, rather than substitute, Moffat County's position statements and action steps found within the adopted Moffat County Land Use Plan. As the Public Land Area is geographically and economically linked with the Rural Character Area, especially in the areas of agriculture, energy production, and resource management, several of the following directions, policies, and actions may also be applicable in some cases to the Rural Character Area.

Direction: To oppose any change in public land use that does not evaluate, mitigate, and minimize impacts to custom and culture and the economic stability of Moffat County.

Policy 5: Moffat County will support the maintenance and enhancement of the custom and culture of Moffat County. Moffat County realizes custom and culture is dynamic and ever-changing based on the desires of Moffat County residents. Therefore, what has traditionally defined Moffat County's custom and culture may and likely will change over time.

Policy 6: The Moffat County Land Use Board shall review federal and state land use and planning issues impacting the County's custom and culture and make recommendations pertinent to the issue in question.

Policy 7: Moffat County shall only support federal and state agencies on land decisions when economics have been considered as a

factor in the decision.

Policy 8: Moffat County shall only support federal and state agency plans or management recommendations proposed with an agricultural economic impact description (either brief or in-depth depending on the case needs).

Direction: To support prioritizing, or considering primary uses, in multiple land use designated areas, based on sound science, community input, and economic impact.

Policy 9: Moffat County shall support multiple land use concepts on federal and state lands based on sound science, community input, and economic impact.

Policy 10: Moffat County shall support or oppose a range of land uses on a given tract of public land, including limited uses based on a case-by-case investigation.

Direction: To support special land designations that coincides with multiple use concepts and the custom and culture of Moffat County.

Policy 11: Moffat County shall only support special land designations with substantial local input and support, as well as sound scientifically based research to support their need.

Policy 12: Moffat County shall support locally driven efforts to identify Desired Plant Communities (DPC's) which do not compromise the custom and culture and the economy of Moffat County.

Direction: *To maintain or improve the overall economic base of Moffat County through the judicious use and enjoyment of federal and state lands.*

Policy 13: Moffat County shall promote recreation tourism and associated businesses in an environmentally responsible manner.

Policy 14: Moffat County shall support efforts to determine appropriate visitor uses, densities, and timing on water and land recreation activities.

Policy 15: Moffat County shall cooperate with federal and state agencies to handle specified criminal and civil cases on federal and state lands.

Direction: *To recognize the unique archeological features which occur across Moffat County and support their protection.*

Policy 16: Moffat County shall balance current and future land uses dictated by custom and culture with the protection of cultural sites.

Policy 17: Moffat County shall support responsible stewardship on cultural and archeological sites and balance resource protection with tourism and visitor values.

Direction: *To not encumber or restrict private property rights resulting from access to or across federal lands.*

Policy 18: Access to or across federal lands shall not entail encumbrances or restrictions on private property rights or privileges.

Policy 19: Moffat County shall oppose the closure of existing roads or R.S. 2477 rights-of-way without scientific justification and support of the citizens of the affected area.

Direction: *To support responsible wildlife habitat preservation, development, and management.*

Policy 20: Moffat County shall support efforts by the Colorado Division of Wildlife and other agencies who manage wildlife to responsibly reduce predation of sensitive species, increase hunting and fishing opportunities within appropriate carrying capacities, decrease game damage conflicts, and generally balance wildlife numbers with other factions representing the

custom and culture and multiple use values of the County.

Policy 21: Moffat County shall support efforts by the Colorado Division of Wildlife and other agencies to minimize the impacts of Chronic Wasting Disease.

Policy 22: Moffat County shall support the Upper Colorado River Endangered Fish Recovery Program projects intended to recover endangered fish, while allowing development of water resources for human uses.

Policy 23: Predator control shall be based on a balance between the best science available, economics, and logistics, evaluated on a case-by-case scenario.

Policy 24: Moffat County shall support recovery planning efforts for sensitive, threatened, and endangered species, which evaluate, mitigate, and support Moffat County's custom and culture and economic viability.

Direction: *To allocate firefighting resources to high priority areas through the implementation of the Moffat County Wildland Fire and Fuel Management Plan.*

Policy 25: Moffat County shall encourage land management practices (which include appropriate fire fuel management) and manage wildfire, disease and insect infestations as a viable long-term water quality management strategy.

Policy	Action	Timeframe
6	? Review and comment on federal or state actions which impact the custom and culture of Moffat County.	Ongoing
7	? Review and comment on proposed federal or state actions significant to the economic base of the County.	Ongoing

Policy	Action	Timeframe
8	? Review and comment on federal or state actions or changes significant to agriculture in the County.	Ongoing
9	? Review and comment on federal or state actions or changes significant to multiple use of public land in Moffat County.	Ongoing
10	? Review federal and state land use and planning issues pertaining to natural resources, such as plan amendments, in the County and make recommendations to applicable agencies and parties.	Ongoing
11	? Oppose the Colorado Wilderness Act of 1999 (H.R. 829 IH).	Short-term
	? Provide clear recommendations as to each proposed wilderness area within Moffat County.	Ongoing
	? Review and comment on federal or state actions or changes significant to special land designation issues in the County.	Ongoing
12	? Partner with Federal and State Agencies and the agriculture industry to define DPC's on public lands and associated livestock carrying capacity goals for the DPC's.	Mid-term
13	? Investigate methods to determine appropriate carrying capacities for popular recreation activities.	Mid-term
14	? Assist federal and state agencies with Global Positioning System (GPS) and Geographic Information Systems (GIS) efforts to accurately map established trails for motorized and non-motorized recreation.	Mid-term
	? Review and comment on federal or state actions or changes significant to recreation and tourism.	Ongoing
15	? Prepare and update, as appropriate, inter-jurisdictional agreements addressing law enforcement in accordance with each respective	Mid-term

Policy	Action	Timeframe
	agency's Acts or regulations for the enforcement of applicable federal, state, and local laws on public lands.	
16	? Cooperate with federal and state agencies to identify significant cultural and archeological sites.	Ongoing
	? Evaluate the significance of proposed land use actions and their impact on cultural and archeological sites.	Ongoing
	? Cooperate with federal and state agencies to identify sites which do not offer unusual or special cultural and archeological values and develop plans to release these areas from restrictions which do not allow typical multiple use activities enjoyed on surrounding areas.	Ongoing
17	? Partner with federal and state agencies to identify and mark cultural and archeological sites.	Mid-term
	? Review and comment on federal or state actions or changes significant to cultural and archeological resources in the County.	Ongoing
18	? Review and comment on federal or state actions or changes significant to access issues in the County.	Ongoing
19	? Undertake a detailed inventory of highway rights-of-way on federal lands within the affected areas, based on available funding, time, and necessity. The inventory will to the fullest extent possible, involve all interested parties, and consider citizen and agency input.	Short-term
	? Provide R.S. 2477 information to federal agencies, as it becomes available, to provide evidence of existing rights-of-way that may affect federal land management planning and decisions.	Ongoing

Chapter Two: Plan Direction

Policy	Action	Timeframe
24	? Implement species conservation plans for the Black-footed Ferret, Colombian Sharp-tailed Grouse, and Greater Sage Grouse populations.	Ongoing
	? Support efforts to conduct surveys to validate existing data and add new inventory data.	Ongoing
	? Review and comment on federal or state actions or changes significant to animal wildlife issues.	Ongoing
	? Review and comment on federal or state actions or changes significant to plant wildlife issues in the County.	Ongoing
25	? Complete all phases of the Moffat County Wildland Fire and Fuel Management Plan.	Short-term

and visitors rely upon.

Policy 25A: Moffat County shall support the “Right to Farm and Ranch” Policy.

Direction: *To support land use techniques that protect agricultural operations and rural residential character.*

Policy 26: Moffat County shall support opportunities for grazing livestock on federal and state lands, protection of equitable property rights, and science based land stewardship.

Policy 27: Moffat County shall encourage locally driven interdisciplinary groups to address agricultural issues in relation to economic development, tourism, public recreation (and other land uses) on a case-by-case basis.

Policy 28: Moffat County shall support cooperative efforts with federal, state, and private land managers to enhance cooperative weed management efforts county-wide.

Policy 29: Moffat County shall support land use techniques that protect agricultural operations.

Rural Character Area Directions, Policies and Actions

The Rural Character Area is the private land areas of unincorporated Moffat County where sustaining traditional land use activities and maintaining existing custom and culture is desired. As portions of the Rural Character Area are strongly linked to the Public Land Area within holdings, leases, and symbiotic economic relationships, several of the following directions, policies, and actions are also intended to support and enhance Moffat County’s position statements and action steps found within the adopted Moffat County Land Use Plan.

Direction: *To encourage agricultural viability due to its direct tie to the custom and culture of the area as well as its impact on other land uses that residents*

Direction: To support efforts to develop power generation and transmission through responsible development of natural resources.

Policy 30: The design of transmission lines shall consider the following factors:

- Input from the public, especially those most directly affected;
- Use of public versus private lands;
- Relationship to populated areas;
- Effect on the use of agricultural and recreational land uses;
- Potential for establishing corridors for the placement of two or more lines;
- Location along County Road, State highway, or railroad right-of-ways; and
- Coordination with adjoining county or state agencies.

Policy 31: Moffat County shall support efforts to develop power generation and transmission through responsible development of natural resources (taking into consideration land, air, and water quality), and utilizing public involvement.

Direction: To encourage coal, oil and gas exploration and extraction in an environmentally responsible manner.

Policy 32: All development proposals which are located on or adjacent to areas of previous mining activities shall include a thorough analysis of the existing conditions as they may affect the proposed development.

Policy 33: The design of pipelines shall consider the following factors:

- Input from the public, especially those most directly affected;
- Use of public versus private lands;
- Relationship to populated areas;
- Effect on the use of agricultural and recreational land uses;
- Potential for establishing corridors for the placement of two or more lines;
- Location along County Road, State highway, or railroad right-of-ways; and
- Coordination with adjoining county or state agencies.

Policy 34: Moffat County shall encourage future coal, oil and gas exploration, and extraction in an environmentally responsible manner (taking into consideration land, air, and water quality), and utilizing public involvement.

Direction: To balance in-stream flows with the ability to maintain the availability of water for municipal and agricultural uses, energy production, river recreation, and endangered fish recovery.

Policy 35: Moffat County shall ensure that water development or transfer activities do not have a significant adverse affect upon the water resources in Moffat County.

Policy 36: Moffat County shall oppose leasing County water interests to "out-of-state" interests when local needs have not first been evaluated.

Policy 37: Moffat County shall oppose any water use plans that do not involve complete public scoping.

Policy 38: Moffat County shall encourage responsible land development (including logging, mineral extraction, solid waste disposal, agriculture and other land use practices) such that it does not cause significant deterioration of water quality or significantly degrade surface water and groundwater.

Policy 39: Moffat County shall encourage water conservation and the efficient use of water for the benefit and advantage of the people and natural resources of Moffat County.

Policy 40: Moffat County shall encourage that hazardous wastes are disposed of in a manner that will minimize risks to the county's water resources.

Policy 41: Moffat County shall support additional water storage facilities (i.e. small reservoirs) and development of additional water resources on federal and state lands within the County.

Policy 42: Moffat County shall support the protection of individual water rights and a fair additional increment allocation of water among uses and users.

Direction: To balance the property rights of those subdividing rural residential land with the property rights of those living in

Chapter Two: Plan Direction

existing platted subdivisions.

Policy 43: Moffat County shall encourage the use of subdivision exemption provisions solely for family lot splits on agricultural land, settling an estate, a divorce settlement, natural division (such as a county road splitting the property), or some other situation that constitutes a clear hardship.

Policy 44: Moffat County shall discourage the circumvention of the minor and/or major subdivision process through the use of exemption provisions for re-subdividing lots in existing platted subdivisions or other situations that do not constitute a clear hardship.

Direction: *To encourage rural development to “pay its own way” for infrastructure and services.*

Policy 45: Rural development shall pay its fair share of infrastructure and service costs.

Policy 46: Moffat County shall discourage the re-subdivision of platted parcels 35 acres and larger in existing residential subdivisions.

Direction: *To foster compatibility between rural residential and agricultural land use activities.*

Policy 47: Moffat County shall revise and update its zoning codes as necessary to address density, use, animals and other rural residential issues.

Direction: *To support development standards for adequate access to rural highways and county roads.*

Policy 48: Residential uses shall have access to the existing County road systems and, where density and location factors permit, shall be located within County approved subdivisions which provide for the construction of roads to County Road Department standards.

Policy 49: All public road standards shall conform to the Moffat County Road Standards.

Policy 50: All subdivisions, including those with parcel or lot sizes 35 acres or larger, that require access from a public right-of-way shall be required to obtain a road/driveway access permit.

Direction: *To support capital improvements for landfill expansion and/or solid waste disposal facilities.*

Policy 51: Moffat County shall plan and design a solid waste disposal system that serves existing and future land uses in the community.

Policy 52: Moffat County shall define and initiate achievable improvements for landfill expansion and/or solid waste disposal facilities.

Direction: *To support capital improvements that upgrade the condition of existing roads.*

Direction: *To improve the visual appearance of County entrances and rural highway corridors with projects that will enhance economic development opportunities.*

Policy 53: Moffat County shall annually prioritize capital improvements for upgrading road conditions, County entrances, and rural highway corridors.

Direction: To support completion of regional trails, i.e. the Yampa River Trail and the Yampa Valley Trail.

Policy 54: Moffat County shall support completion of and improvements to the Yampa River Trail and the Yampa Valley Trail.

Direction: To promote recreation, tourism and associated businesses in an environmentally responsible manner.

Policy 55: Moffat County shall promote recreation, tourism and associated businesses in an environmentally responsible manner.

Policy	Action	Timeframe
	Resolution #2002-33	
27	? Partner with federal and state agencies to explore programs to compensate agricultural operations for maintaining open space.	Mid-term
	? Partner with landowners and non-profit agencies to investigate opportunities to preserve ranches and farmlands through the use of conservation easements, and other methods.	Mid-term
28	? Implement the concept of Integrated Plant Management and weed control tactics described in the 1991 Moffat County Undesirable Plant Management Plan.	Ongoing
	? Provide secure long-term funding for weed management efforts in the County by appropriating dollars earmarked for weed management and recommending that federal and state agencies do the same.	Long-term
	? Review and comment on federal or state actions or changes significant to weed management issues.	Ongoing
29	? Partner with the Yampa Valley Land Trust and others to identify opportunities to preserve agricultural lands.	Short-term
	? Explore funding opportunities through Great Outdoor Colorado (GOCO) to purchase conservation easements on key agricultural parcels.	Mid-term
	? Explore the creation of a Transferable Development Rights (TDR) Program.	Mid-term
	? Explore the creation of a Purchase of Development Rights (PDR) Program.	Mid-term
31	? Review and comment on federal or state actions or changes significant to power generation and transmission opportunities.	Ongoing
34	? Review and comment on federal or state actions or changes significant to coal, oil and gas exploration and	Ongoing

Policy	Action	Timeframe
25A	? Distribute "Right to Farm & Ranch" information as described in Moffat County	Ongoing

Chapter Two: Plan Direction

Policy	Action	Timeframe
	extraction industry opportunities.	
41	? Implement the Colorado River Water Conservation District's Small Reservoir Study.	Ongoing
42	? Review and comment on federal or state actions or changes significant to water resource issues in the County.	Ongoing
44	? Organize a work session with the Colorado Department of Local Affairs Office of Smart Growth to explore County statutory provisions and enforcement capabilities concerning the review and approval of subdivision exemption requests.	Short-term
	? Update the Moffat County Subdivision Regulations to clarify and strengthen the qualifications for the use of subdivision exemption process.	Short-term
45	? Investigate the feasibility of implementing development fees for public safety, health, and fire protection.	Mid-term
	? Update the Moffat County Subdivision Regulations to provide specific standards for rural residential development, including: - Unpaved road design standards; - Fencing around subdivisions; - Well and septic systems; - Storm drainage standards; - Street naming, signage and addressing protocol; and - Appropriate building foundations for soil types.	Short-term
46	? Investigate updating the Moffat County Zoning Resolution to allow one secondary housing unit on properties with a minimum lot size of 35 acres or larger through the SUP process.	Short-term
	? Investigate updating the Moffat County Zoning Resolution to increase the minimum lot size in the Ag District to 35 acres.	Short-term
47	? Investigate updating the Moffat County Zoning Resolution to recognize zoning distinctions for	Short-term

Policy	Action	Timeframe
41	? Implement the Colorado River Water Conservation District's Small Reservoir Study.	Ongoing
42	? Review and comment on federal or state actions or changes significant to water resource issues in the County.	Ongoing
44	? Organize a work session with the Colorado Department of Local Affairs Office of Smart Growth to explore County statutory provisions and enforcement capabilities concerning the review and approval of subdivision exemption requests.	Short-term
	? Update the Moffat County Subdivision Regulations to clarify and strengthen the qualifications for the use of subdivision exemption process.	Short-term
45	? Investigate the feasibility of implementing development fees for public safety, health, and fire protection.	Mid-term
	? Update the Moffat County Subdivision Regulations to provide specific standards for rural residential development, including: - Unpaved road design standards; - Fencing around subdivisions; - Well and septic systems; - Storm drainage standards; - Street naming, signage and addressing protocol; and - Appropriate building foundations for soil types.	Short-term
46	? Investigate updating the Moffat County Zoning Resolution to allow one secondary housing unit on properties with a minimum lot size of 35 acres or larger through the SUP process.	Short-term
	? Investigate updating the Moffat County Zoning Resolution to increase the minimum lot size in the Ag District to 35 acres.	Short-term
47		Short-term

Policy	Action	Timeframe
	residential development associated with agricultural production, rural residential - subdivisions with greater than 35 acre lot density, and rural residential - subdivisions with less than 35 acre lot density.	
	? Investigate updating the Moffat County Zoning Resolution to more clearly distinguish allowable uses on appropriate lot sizes in the RR and R-1 zoning districts.	Short-term
	? Investigate updating the Moffat County Zoning Resolution to allow animals as a special use in the R-1 zoning district.	Short-term
49	? Review and update the Moffat County Road Standards.	Short-term
50	? Create and codify the Moffat County Road/Driveway Access Permit, modeled on the CDOT Low-Volume Road Standards and the Routt County Road/Driveway Access standards.	Short-term
51	? Prepare a solid waste disposal study.	Mid-term
52	? Prepare cost estimates, implementation strategies and maintenance programming for high priority projects.	Mid-term
53	? Prepare cost estimates, implementation strategies and maintenance programming for high priority projects.	Short-term

Craig Community Area Directions, Policies and Actions

The Craig Community Area is defined by the incorporated boundary of the City of Craig, consisting of stable neighborhoods and commercial districts, as well as areas where new growth or redevelopment activities can be accommodated. The Craig Community Area is shown on the Craig Plan Direction Map.

Direction: To encourage infill development of vacant residential, commercial and industrial zoned land.

Policy 56: The City of Craig shall promote the development of existing vacant land zoned for residential, commercial, and industrial use within its incorporated limits before pursuing the annexation of unincorporated vacant land, to the degree practical.

Direction: To encourage the availability of a mix of housing types for all income groups.

Policy 57: The City of Craig shall provide a variety of housing opportunities for families and individuals of all income levels and lifestyles in locations which are compatible with surrounding land uses.

Direction: To support economic development activities that promotes tourism and attracts businesses.

Policy 58: The City of Craig shall enhance and stimulate the economic vitality of business in Craig.

Direction: To improve the visual appearance of City entrances, commercial/industrial corridors, and the downtown district with projects that will enhance civic identity and community pride.

Policy 59: The City of Craig shall define and initiate achievable physical improvement and streetscape projects compatible with existing and planned land uses that guide visitors to

local businesses, shopping and public facilities.

Direction: To support capital improvements to enhance the capacity of the existing road network.

Direction: To support capital improvements for improving local and regional transit.

Policy 60: The City of Craig shall plan and design a transportation system that serves existing and future land uses in the community.

Policy 61: The City of Craig shall define and initiate achievable transportation improvements compatible with existing and future land uses.

Direction: To support capital improvements for water treatment and water distribution systems.

Policy 62: The City of Craig shall plan and design a water treatment and water distribution system that serves existing and future land uses in the community.

Policy 63: The City of Craig shall define and initiate achievable improvements for the Craig water treatment and water distribution systems.

Direction: To support capital improvements for sanitary sewer collection and wastewater treatment systems.

Policy 64: The City of Craig shall plan and design a sanitary sewer collection and wastewater treatment system that serves existing and future land uses in the community.

Policy 65: The City of Craig shall define and initiate achievable improvements for the Craig sanitary sewer collection and wastewater treatment systems.

Direction: To support capital improvements for drainage collection and detention facilities.

Policy 66: The City of Craig shall plan and design a drainage collection system that serves existing and future land uses in the community.

Policy 67: The City of Craig shall define and initiate achievable improvements for drainage collection and detention facilities.

Direction: To support recreation activities for all age groups.

Policy 68: The City of Craig shall promote variety of recreation programs and activities for its residents.

Policy 69: Moffat County shall promote recreational and tourist activities at the Moffat County Fairgrounds.

Policy	Action	Timeframe
	unplatted vacant land, with and without improvements, and link by zoning classification to the City's Geographic Information System.	
58	? Implement the recommendations of <i>Connect to Craig: An Economic Diversification Strategy</i> .	Ongoing
	? Investigate snow removal and snow storage practices that may impact local businesses and residential uses.	Short-term
59	? Review and update the Craig Civic Improvements Plan.	Mid-term
	? Prepare cost estimates, implementation strategies and maintenance programming for high priority projects.	Long-term
60	? Prepare an updated transportation plan that identifies specific improvements to the local road network.	Short-term
	? Investigate the feasibility of designing and constructing a transit center to meet current and projected bus service.	Mid-term
61	? Prepare cost estimates, implementation strategies and maintenance programming for high priority projects.	Mid-term
62	? Update the water study for the Craig area.	Long-term
63	? Prepare cost estimates, implementation strategies and maintenance programming for high priority projects listed in the Water Master Plan.	Short-term
64	? Update the wastewater study for the Craig area.	Long-term
65	? Prepare cost estimates, implementation strategies and maintenance programming for high priority projects listed in the Wastewater Master Plan.	Short-term
66	? Update the drainage study for the Craig area.	Mid-term
67	? Prepare cost estimates, implementation strategies and maintenance programming for high	Short-term

Policy	Action	Timeframe
56	? Prepare an inventory of existing platted and	Mid-term

Chapter Two: Plan Direction

Policy	Action	Timeframe
	priority projects.	
68	? Select and acquire a preferred site for the construction of a recreation center in Craig.	Short-term
	? Construct a recreation center in Craig.	Mid-term
	? Update the recreation plan for the Craig area.	Long-term
	? Prepare cost estimates, implementation strategies and maintenance programming for high priority projects.	Long-term
69	? Prepare a Fairgrounds Master Plan.	Short-term
	? Prepare cost estimates, implementation strategies and maintenance programming for high priority projects.	Long-term

Chapter Two: Plan Direction

Map 2-2. City of Craig Plan Direction

Urban Development Area Directions, Policies and Actions

The Urban Development Area corresponds to the future growth area of the City of Craig, where urban services are available or may become available. The Urban Development Area boundary is intended to provide guidance as to the limits of urban development, and not restrict private property rights.

The Urban Development Area boundary is shown on the Urban Development Area Services and Infrastructure map and on the Craig Plan Direction map. The boundary, updated from the 1982 Master Plan, excludes areas south of Craig that are within the Yampa River's 100 year floodplain, and expands into areas southwest and west of Craig that could be served by SH 13/US 40 access and/or the Round Bottom water tank. The updated boundary remains relatively unchanged north and east of Craig, although expands into areas around the proposed Glen Erie tank and east of Yampa Valley Electric. With further analysis, future expansion of the Urban Development Boundary is also possible into areas that 1) are not environmentally constrained and 2) that benefit from future water tank improvements.

Future land use within the Urban Development Area is intended to honor existing zoning and respond to market needs. Areas shown on the Craig Plan Direction as Urban Development: Designated Land Use are either zoned for an urban use (e.g., Light Industrial zoning), or have urban development proposed (e.g., the proposed CNCC campus). Urban Development: Non-Designated Land Use areas are either zoned for a non-urban use (e.g., Agricultural zoning) or do not have an active proposal for urban development. The Urban Development: Non-Designated Land Use areas offer the most flexibility for future land use through either the City or the County's Planned Unit Development procedures, which require detailed site planning.

Areas shown outside the Urban Development Area are proposed for agricultural or rural residential uses. Parks and open space uses are found both within and outside of Urban Development Area boundary.

Direction: To encourage urban development on suitable sites within the Urban Development Area and to discourage urban development in areas with environmental constraints, such as floodplains, steep slopes, poor soils, and areas of geologic hazard within the Urban Development Area.

Policy 70: Moffat County and the City of Craig shall encourage residential, commercial and industrial development to be located in areas within the Urban Development Area that provide efficient transportation and utility systems.

Policy 71: Moffat County and the City of Craig shall encourage rural residential development in the Urban Development Area to be connected to a public water and sanitary sewer system.

Policy 72: Moffat County and the City of Craig shall discourage industrial development in the Urban Development Area from impacting residential land uses.

Policy 73: Moffat County and the City of Craig shall encourage the protection of wetlands and riparian areas through use of best management practices, good stewardship, and such voluntary programs as land purchase, conservation easements, or other available programs.

Policy 74: The following natural constraints shall be taken into consideration when reviewing land use proposals:

- slopes in excess of 15 percent;
- expansive soils;
- unstable slopes;
- wildlife habitat;
- flood prone areas and wetlands; and
- potential groundwater and surface water contamination.

Policy 75: Moffat County and the City of Craig shall discourage land development on steep slopes where possible, or require measures to reduce the risk of damage.

Policy 76: Moffat County and the City of Craig shall discourage land development in areas of expansive soils where possible, or require measures to mitigate the impacts of high shrink-swell soils on building development.

Policy 77: Moffat County and the City of Craig

shall discourage land development in areas of geologic hazard where possible, or require measures to reduce the risk of damage.

Policy 78: Moffat County and the City of Craig shall discourage land development in significant wildlife habitat, especially riparian areas and major game corridors.

Policy 79: Moffat County and the City of Craig shall discourage future development in floodplains where possible, or require measures to reduce the risk of flood damage.

Direction: To preserve natural areas for open space and community parks.

Policy 80: Moffat County and the City of Craig shall preserve natural areas for open space and community parks.

Direction: To support capital improvements for parks and trails in and adjacent to Craig.

Policy 81: Moffat County and the City of Craig shall define and initiate achievable improvements for parks and trails in and adjacent to Craig, per the Craig Area Parks, Recreation, Trails & Open Space Master Plan recommendations.

Direction: To support capital improvements for improving traffic circulation and pedestrian mobility.

Policy 82: Moffat County and the City of Craig shall define and initiate achievable improvements for improving traffic circulation and pedestrian mobility.

Direction: To encourage urban development to “pay its own way” for infrastructure and services.

Policy 83: Moffat County and the City of Craig shall maintain historical runoff quantities by minimizing the creation of directly connected impervious surfaces and promoting detention and other controlled runoff measures.

Policy 84: Moffat County and the City of Craig shall encourage that the cumulative impacts of development activities in the Craig area will not cause storm drainage and floodwater patterns to exceed the capacity of natural or constructed drainage ways.

Policy 85: Urban development shall pay its fair share of infrastructure and service costs.

Direction: To encourage that urban development within the Urban Development Area be connected to a community water and sewer system.

Policy 86: Moffat County and the City of Craig shall encourage connection to community water facilities within the Urban Development Area.

Policy 87: Moffat County and the City of Craig shall encourage connection to community wastewater facilities within the Urban Development Area.

Direction: To guide future growth, infrastructure and development activities to areas where impacts on air quality and water quality will be minimized or controllable.

Policy 88: Moffat County and the City of Craig shall promote water quality as an important consideration in making decisions in the location and extent of areas to be served by public facilities and services.

Policy 89: Moffat County and the City of Craig shall ensure that land use activities have adequate facilities to collect, treat, and dispose of anticipated types and quantities of wastewater.

Policy 90: Moffat County and the City of Craig shall discourage the proliferation of treatment facilities where practical alternatives exist, and to ensure that treatment facilities are properly operated and maintained by a qualified operating entity.

Policy 91: Moffat County and the City of Craig shall discourage the proliferation of onsite wastewater disposal facilities.

Policy 92: Moffat County and the City of Craig shall encourage that future development activities provide for the storage, treatment, and removal of pollutants to control their transport by storm runoff into streams, rivers and lakes.

Policy 93: Moffat County and the City of Craig shall enhance public knowledge of the importance of maintaining vegetative cover and

Chapter Two: Plan Direction

streamside setbacks to protect water quality.

Policy 94: Moffat County and the City of Craig shall support the development and enforcement of air quality and water quality regulations that provide a balance between environmental protection and economics.

Direction: *To encourage the formation of a joint review process between Moffat County and the City of Craig for proposed urban development within the Urban Development Area.*

Direction: *To encourage the creation of joint development standards by Moffat County and the City of Craig for new urban development within the Urban Development Area.*

Policy 95: Moffat County and the City of Craig shall work cooperatively to address land use issues of mutual interest.

Policy	Action	Timeframe
75	? Reference the results of reviewing the Geology for Land Use Planning In The Craig Area map and the NRCS Soil Survey in staff reports for development proposals within the Craig Community Area and the Urban Development Area.	Ongoing
76	? Reference the results of reviewing the Geology for Land Use Planning In The Craig Area map and the NRCS Soil Survey in staff reports for development proposals within the Craig Community Area and the Urban Development Area.	Ongoing
77	? Reference the results of reviewing the Geology for Land Use Planning In The Craig Area map and the NRCS Soil Survey in staff reports for development proposals within the Craig Community Area and the Urban Development Area.	Ongoing
78	? Reference the results of	Ongoing

Policy	Action	Timeframe
	reviewing the Division of Wildlife species habitat mapping in staff reports for development proposals within the Craig Community Area and the Urban Development Area.	
79	? Work with FEMA to complete floodplain mapping along the Yampa River.	Long-term
81	? Prepare cost estimates, implementation strategies and maintenance programming for high priority projects.	Short-term
	? Update the parks and trail master plan for the Craig area.	Long-term
82	? Investigate the feasibility of designing and constructing a northeast bypass truck route.	Mid-term
	? Inventory existing sidewalk locations and conditions in Craig and prepare a plan for their extension and improvement.	Short-term
	? Prepare cost estimates, implementation strategies and maintenance programming for high priority projects.	Mid-term
85	? Investigate the feasibility of implementing development fees to pay for new roads, drainage facilities, parks, trails and open space.	Short-term
94	? Establish an air quality program to monitor particulate matter emissions within the vicinity of Craig.	Long-term
	? Actively participate in the update of the regional 208 water quality plan.	Long-term
95	? Form a joint review process between Moffat County and the City of Craig for proposed urban development within the Urban Development Area.	Short-term
	? Create joint development standards for all new urban development within the Urban Development Area.	Short-term

sanitary sewer system.

Direction: *To support the formation of a separate water and/or sanitation district for areas outside the City of Craig that are not economically feasible to annex.*

Policy 98: The City of Craig shall require annexation or an agreement for future annexation as a condition of connecting to the City water and/or sanitary sewer system.

Three Mile Plan Area Directions, Policies and Actions

The Three Mile Plan Area is a three mile radius extending around the incorporated boundary of the City of Craig. The Three Mile Plan Area is intended for one purpose only: to meet Colorado state statutes (C.R.S. 31-12-105e) in the event annexation is desired by both a property owner and the City of Craig.

The Three-Mile Plan Area is depicted on the Moffat County Plan Direction Map. The portion of the Three-Mile Plan Area addressing urban development in the event of annexation falls within the Craig Plan Direction Map.

Direction: *To encourage annexation of urban development within the Urban Development Area and discourage annexation of rural development outside the Urban Development Area.*

Policy 96: Moffat County shall waive requirements for annexation impact reports on proposed annexations within the Urban Development Area.

Policy 97: The City of Craig shall not annex land outside of the Urban Development Area.

Direction: *To support annexation or an agreement for future annexation when connecting to the City water and/or*

Policy	Action	Timeframe
98	? Prepare an inventory of existing annexation agreements and link to the City's Geographic Information System.	Short-term
	? Investigate the formation of a separate water and/or sanitation district for areas outside the City of Craig that are not economically feasible to annex.	Mid-term

including structural improvements to meet minimum standards of safety.

Direction: To develop recreational opportunities for all ages.

Policy 104: The Town of Dinosaur shall promote the development of recreational opportunities for all ages.

Dinosaur Community Area Directions, Policies and Actions

The Dinosaur Community Area is defined by the incorporated boundary of the Town of Dinosaur. Additional study is needed to establish land use and annexation policy for the Town and its future growth area. The Dinosaur Community Area is labeled on the Moffat County Plan Direction map.

Direction: To establish the planning tools necessary to guide the coordinated and harmonious development of Dinosaur.

Policy 99: The Town of Dinosaur shall approve land use development in Dinosaur in accordance with an adopted master plan.

Policy 100: The Town of Dinosaur shall approve land use development in Dinosaur in accordance with adopted zoning and subdivision regulations.

Direction: To support economic development activities that promotes tourism and attracts and strengthens businesses.

Policy 101: The Town of Dinosaur shall encourage development of vacant residential, commercial, and industrial zoned land.

Policy 102: The Town of Dinosaur shall endeavor to improve the visual appearance of Town entrances, the highway commercial corridor, and other business areas with projects that will enhance civic identity and community pride.

Policy 103: The Town of Dinosaur shall encourage rehabilitation of residential buildings,

Policy	Action	Timeframe
99	? Prepare a Town of Dinosaur Master Plan, inclusive of a three mile area annexation plan.	Short-term
100	? Update the Town of Dinosaur Zoning Code.	Short-term
	? Update the Town of Dinosaur Official Zoning Map in accordance with the Town of Dinosaur Zoning Code.	Short-term
	? Prepare a Town of Dinosaur Subdivision Code.	Short-term
101	? Establish an Economic Development Committee.	Short-term
102	? Investigate funding mechanisms to finance civic and business improvements.	Short-term
103	? Explore the development of a program to modernize and upgrade residential structures.	Short-term
104	? Investigate funding mechanisms to develop recreational programs for Town residents.	Short-term

Chapter Three

Environment and Natural Resources

Chapter Three: Environment and Natural Resources

Overview

Moffat County is situated in the rolling hills and high plains of northwestern Colorado about 50 miles west of the continental divide. The county's approximate 4,742 square miles share its western border with Utah and its northern border with Wyoming. Moffat County is 93 miles long and 52 miles wide, and is the second largest county in the state.

Moffat County is host to a widely varied topography, including broad alluvial valleys, moderately rolling hills, high plateaus, deep canyons, and rugged mountains. The elevation of Moffat County ranges from 5,200 to 9,700 feet, but the majority of the County lies between 6,000 and 7,500 feet, with the average elevation at 6,500 feet.

Three major rivers dissect the county, the Yampa River running east to west and the Green and Little Snake rivers flowing north to south towards the Yampa River. There are six main mountain areas in Moffat County. The drainage basins are the Yampa, Little Snake, Green, and White river basins. The major mountain areas are the Williams Fork Mountains, Elkhead Mountains, Danforth Hills, Cold Spring Mountains, the Yampa Plateau, and Douglas Mountains.

The Williams Fork Mountains and Danforth Hills are in the southeast and south central part of Moffat County and are part of the Yampa River drainage. This mountain area consists of strongly sloping narrow to broad plateaus dissected by very steep-sided gulches dropping several hundred feet below the plateaus. The Elkhead Mountains are in the northeast part of Moffat County and are part of the Yampa River and Little Snake River drainages. This mountain area consists of several high peaks surrounded by plateaus and mountain ridges dissected by numerous creeks.

The Yampa Plateau, Douglas Mountain, and Cold Springs Mountain areas are in the western part of Moffat County and are part of the Green River and White River drainages. This mountain area consists of broad plateaus with occasional prominent peaks. The plateaus are dissected by numerous creeks. Very steep-sided canyons

dropping several hundred feet below the plateaus are also common in the Yampa Plateau area.

Moffat County's considerable amount of public land is known for its many spectacular topographic features. Most of the public land is managed by the Bureau of Land Management (BLM), including ten U.S. Bureau of Land Management Wilderness Study Areas and four BLM Areas of Critical Environmental Concern. Moffat County is also home to Brown's Park National Wildlife Refuge and Dinosaur National Monument, as well as a small portion of the Routt and White River National Forests. Public lands are shown on the Moffat County Land Use Map.

Brown's Park National Wildlife Refuge, managed by the U.S. Fish and Wildlife Service, lies within an isolated mountain valley along the Green River. It contains 13,455 acres of river bottomland and adjacent benchland.

Over 154,000 acres of Dinosaur National Monument are located in the high plateau and canyon country of west central Moffat County. Managed by the National Park Service, the Monument is known for its varied landscape, with rugged mountains contrasted by deep river canyons, bench and plateau lands, and sheer rock walls.

Sand Wash Basin, 160,000 acres of public lands between Vermillion Bluffs and Sevenmile Ridge is another key topographic feature managed by the Bureau of Land Management. The Sand Wash ravine cuts through the western side of the basin in a fashion reminiscent of the Grand Canyon. The area, comprised of dry stream beds, gullies, and washes, is a wild horse herd management area.

Climate

Moffat County has a semi-arid climate, characterized by low precipitation, large daily temperature fluctuations, low humidity, frequent wind, and abundant sunshine. Summer days are warm in the valleys and cool in the mountains, while winter days are relatively comfortable due to the low humidity and bright sunshine. The prevailing winds are from the west.

Moffat County receives between 7 to 22 inches of precipitation annually, depending on the year and location within the county. Annual precipitation averages about 15 inches a year in Craig, most of which occurs either as rain between late summer and early winter or as rain and snow in early spring. Craig receives more than one third of its total precipitation as snow from December through April. Average annual snowfall in Craig is 66.5 inches. In the Park Range east of Moffat County, precipitation occurs throughout most of the year, with annual precipitation estimated at 80 inches at high elevations. A deep snowpack accumulates in these mountains during the winter, supplying water for irrigation, domestic uses, and power generation.

Average daily temperatures range from 37 to 45 degrees Fahrenheit. Mean temperature in Craig during the month of July is 67 degrees, compared to 18.1 degrees in January. Extreme temperatures have been recorded of 100 degrees to a low of -45 degrees. The growing season is relatively short, 60 to 120 days in the eastern portion of the county. In the western portion of the county, the growing season is longer, but there is less precipitation, which also limits agricultural productivity.

Geology

The geologic formations of Moffat County consist mainly of sedimentary formations, particularly sandstone and shale, but also including claystone, conglomerates and siltstone. Most of these formations are of relatively recent origin. In small areas, loess or basalt colluvial deposits cap the sedimentary formations. Alluvial deposits tend to underlie the valley floors, derived from local and distant sources and from many different geologic types. Drainages and watershed areas throughout the county are filled with alluvial materials such as stream valley silt, sands and gravel. In small river basin areas, the sandstone and shale formations are capped by thin loess deposits. The eastern portion of the county, particularly the area south of Craig, has deposits of coal beds and a few locales of igneous intrusion. Thick sequences of limestone outcroppings occur near Juniper Mountain, Cross Mountain,

Irish Canyon, Douglas Mountain, and Tanks Peak.

A large sandstone formation, the Brown's Park Formation, extends in a horizontal band over a large portion of the county, generally following the Yampa River Valley. The Mancos Shale Formation is another large formation, extending across much of the southern portion of the county, broken up by several other sandstone formations. The largest of these is the Williams Fork Formation, an interbedded sandstone and shale formation. The sandstone and shale formations are capped with varying amounts of basalt rocks within the southeastern part of the Williams Fork Mountain area and on Cedar Mountain.

The Elkhead Mountains are characterized by quaternary landslide deposits of sandstone and shale formations capped with varying depths of colluvial deposits of basalt rocks. There are also small areas of basalt formations. The Wasatch Formation underlies the large area stretching between the Elkhead Mountains and the Little Snake River. The Wasatch formation is predominantly variegated claystone, mudstone, and sandstones. Soil surveys by NCRS during the 1980's revealed areas of glacial till mainly at the higher elevations.

Chapter Three: Environment and Natural Resources

In contrast to the more recent formations found in the rest of the county, the area within and north of Dinosaur National Monument contains rock formations spanning 1.1 billion years. The National Monument area is known for the Morrison Formation, where the fossilized remains of many dinosaurs and other reptiles have been found and displayed for the public. Trilobites, dinosaurs and mammalian vertebrates found within the National Monument represent a span of 360 million years. Other formations in the area include the Morgan Limestone, Weber Sandstone, and Leadville Limestone, all very old formations dating back to the Pennsylvanian age. The rock formations become older to the north with a thin strip of the Sawatch Quartzite, or Lodore Formation, dating from the Cambrian period, and the Uinta Mountain Group, dating from the Precambrian period, which covers much of northwest Moffat County, including Douglas Mountain. The Gates of Lodore marks the point at which the Green River cuts through the edge of the ancient rock formation, creating spectacular, steep-walled canyons.

Soils

The majority of soils in Moffat County can be characterized as relatively sandy, well-drained soils particularly in the central and western portions of the county. In the eastern portion of the county there tends to be a higher preponderance of the more slowly permeable clay soils.

An area of clay soils with potentially severe problems for buildings and roads occur in the Elkhead Mountains of northeast Moffat County. These soils are on quaternary landslide deposits in areas such as Bakers Peak, Wilderness Ranch and Freeman Reservoir. Where not active, undercutting of slopes during road and building construction and addition of water by septic systems and road drainage designs may activate new slides. During the wet years of 1982 and 1983, new slides and the reactivation of old slides were observed in the Elkhead Mountains and to a lesser extent on clay soils throughout eastern Moffat County.

Due to the underlying shale and claystone, many of the soils found within and around Craig have high shrink-swell potential when exposed

to periodic dry and wet conditions. Most of the soils with high shrink/swell potential extend west of Yampa Avenue between First and Ninth streets. West of SH13 the band of shrink-swell soils widens, extending between the bypass and the Round Bottom Road. Most residential and commercial structures would not be able to resist expansive pressures, and damage can occur to improperly designed foundations, roads, sidewalks, and sub-surface utilities. Areas of proposed residential and commercial development should be investigated by a qualified soils engineer prior to design and construction to determine if mitigation measures are necessary.

Development problems are increased on steeper slopes by soil slippage. Although some slope failures can be attributed to geologic conditions, many are caused by human activities. Removing support from the base of a slope with excessive cuts, and/or adding weight to the upper portions of slope with fill material or permanent structures may cause slope failure. Limited development can occur on slopes with inclines of less than 30 percent if proper precautions are taken to mitigate potential problems. During construction, earthwork should be supervised by qualified geotechnical personnel to ensure the stability of cuts and adequate compaction of fill material. Development on slopes with inclines greater than 30 percent is considered hazardous and is not recommended. The Moffat County Environmental Conditions Map includes a slope analysis.

Soil erosion is a major concern for all the soils in the area. Productivity of agricultural soils is substantially reduced when the surface layer is removed by soil erosion. Adequate erosion-control measures should also be implemented for land development occurring in alluvial valleys. In areas where erosion is occurring, permanent structures should be located at a safe distance from gullies.

Vegetation

Large portions of the county are covered by the sagebrush steppe plant community typically found within high plains ecosystems. Vegetation types typically vary with elevation. Sagebrush and grassland communities are generally found

in the lower elevations. Pinion-juniper and mountain shrub populations dominate the intermediate elevations. There are intermittent scatters of rabbit brush and patches of salt desert shrub interspersed in both the sagebrush and pinion-juniper regions. The upper elevations support either ponderosa pine or lodgepole pine systems. Numerous wildflowers and cacti are dispersed throughout all zones including bitterroot, arrow leaf balsamroot, lupine, scarlet gilia, prickly pear and barrel cactus.

The Yampa River, Green River, and Little Snake River also create distinct vegetation communities as they traverse the county. These riparian zones are characterized by cottonwood trees, willows, box elder and Russian olive, with secondary draws inhabited by sagebrush and greasewood.

The Colorado Natural Heritage Program (CNHP) maintains the most current plant database in Colorado. There are currently no known federally endangered plant occurrences in Moffat County and one federally threatened plant occurrence (Ladies'- tresses orchid) along the Green River. However, Moffat County hosts several rare plants and plant communities that meet varying levels of vulnerability. The possibility of any of the rare plant species being listed as federally endangered or threatened heightens the need for County, federal and state agencies to establish a Desired Plant Community for areas within Moffat County. Establishing Desired Plant Communities would allow for the setting of local goals for rare plant management.

The BLM manages four Areas of Critical Environmental Concern (ACEC) within Moffat County. ACEC's are areas of environmental sensitivity or ecological concern where other uses are secondary and can only occur without impact to the environmental values. The county's four ACEC's all contain rare or sensitive plant species or rare plant communities, including the shadscale saltbush/bluebunch wheatgrass association, which is only found in Moffat County, and the Utah Juniper/bluebunch wheatgrass association. The Moffat County Environmental Conditions Map indicates the location of the ACEC's, as well as areas designated by the CNHP as Conservation Sites. Conservation Sites are areas where field surveys have found rare and imperiled plants

and animals. Some of these sites overlap with the ACEC's.

Woodland covers approximately 10 percent of Moffat County. The growth rate and form of much of the woodland is such that commercial production is limited, primarily occurring in the northwest portion of the county. Most of the woodland consists of Utah juniper with some pinion pine. There are a few small areas of lodgepole pine, Engelmann Spruce, subalpine fir, aspen, and ponderosa pine.

The remoteness of these timber stands limits the economic feasibility of commercial harvesting. The major products harvested from the Utah juniper and pinion pine areas include pinion nuts, fenceposts, firewood, and Christmas trees. A small number of lodgepole pine stands exist in the far northwestern corner of the County and ponderosa pine stands exist on Douglas Mountain. The aspen woodland is used as summer range by livestock, habitat for wildlife, and as a source of firewood and chipwood.

Moffat County's Pest Management Department implements the Undesirable Plant Management Plan, applying herbicide to control noxious weeds along State and County road rights-of way and gravel pits. A program to provide financial assistance to private landowners for controlling noxious weeds has grown from nine participants in 1997, to 84 participants in 2002.

Fish and Wildlife

Moffat County enjoys a considerable diversity and abundance of wildlife, due in part to the broad range of habitat types. The county's landforms support habitats that vary from sparse cold deserts to subalpine forest. Preserving fish and wildlife resources in the county is important not only for hunting and fishing, but also for passive recreation and the preservation of threatened and endangered species.

Mammal species in the county include a broad variety of game and non-game species. Game species common to the area are elk, mule deer, pronghorn antelope, black bear, coyote, mountain lion, and two species of cottontail

Chapter Three: Environment and Natural Resources

rabbit. Other predators of the area are badger, bobcat, gray fox, striped skunk, marten, mink, long-tailed weasel, raccoon, western rattlesnake, and several other species of snakes and lizards. Other non-game species include white-tailed jackrabbit, beaver, chipmunk, yellow-bellied marmot, muskrat, porcupine, and white-tailed prairie dog. Wild horses occur in isolated areas in the County, especially in the Sand Wash basin.

The emergence of Chronic Wasting Disease (CWD) has developed into a major concern for wildlife managers and the hunting industry. Animals diagnosed with the disease in Routt County southwest of Hayden pose a significant concern for Moffat County. The Colorado Division of Wildlife currently tests animals voluntarily submitted by hunters for CWD.

Moffat County also has an abundance of bird species. Among these are several species of hummingbirds and many species of native songbirds. Numerous birds of prey reside in the county, such as golden and bald eagles, turkey vulture, prairie falcon, Coopers hawk, American kestrel, ferruginous hawk, great horned owl, long-eared owl, turkey buzzards, and red-tailed hawk. Game species include blue grouse, sage grouse, chukar, Canada goose, mallard, and other species of waterfowl. Brown's Park National Wildlife Refuge provides crucial nesting and migration habitat for a number of migratory birds. Approximately 200 species of birds can be found on the refuge. Thousands of waterfowl can be found there during the spring and fall migration.

The Yampa River, Green River, Little Snake River, and their tributaries, contain a variety of fish species, including Rocky Mountain whitefish, rainbow trout, brook trout, brown trout, native cutthroat trout, roundtail chub, northern pike, humpbacked chub, and Colorado pike minnow. Introduction of non-native fish, such as the northern pike, has been a major concern for the survival of native fish species, particularly in drought years.

Moffat County has present or potential habitat for many state and federally classified threatened and/or endangered species including: Colorado River cutthroat, Colorado pike minnow, razorback sucker, bonytail chub, humpback chub, peregrine falcon, whooping

crane, greater sandhill crane, black-footed ferret, greater sage grouse, and Colombian sharp-tailed grouse.

Locally generated teams have been established to create species conservation plans for the Black-footed Ferret, Colombian Sharp-tailed Grouse, and Greater Sage Grouse populations. In 2001, the Colombian Sharp-tailed Grouse Conservation Plan was completed and signed by private individuals, agencies, and organizations, including Moffat County. The Black-footed Ferret Conservation Plan has also been completed, and the ferret has been released in western Moffat County under the "experimental, non-essential" rule.

The reclamation of the Trapper Mine has helped re-establish the Colombian Sharp-tailed grouse. Recovery efforts for Black-Footed Ferrets and Greater Sage Grouse are in various stages of completion. Cross Mountain Canyon, a BLM-designated Area of Critical Environmental Concern (ACEC), also provides habitat protection for the threatened and endangered fish species and the peregrine falcon.

The Upper Colorado River Endangered Fish Recovery Program is a federally funded cooperative program involving federal and state agencies, environmental groups, water and power-producer organizations. The program develops projects intended to recover endangered fish, while allowing development of water resources for human uses. Through one of their programs nonnative northern pike are removed and transferred to public fishing areas to reduce predation on native fish. In addition, the Colorado Division of Wildlife completed the Aquatic Wildlife Management Plan for the Yampa River in 1998, which provides management guidelines for the river's aquatic resources. Studies have also been undertaken to assess barriers to Colorado squawfish migration.

Future land use decisions can help to preserve wildlife populations by avoiding key wildlife habitat areas. The riparian areas located along the major river valleys are very important to wildlife, providing nesting and breeding grounds for many different species. Preserving winter range and major game movement corridors is also important for land use planning. Severe winter range for elk occurs in the lower elevation areas west of the Elkhorn and Williams Fork mountains, within the Sand Wash

Basin, and along U.S. 40 southeast of Dinosaur National Monument.

Antelope, mule deer and elk are seen in several areas around Craig. According to the Colorado Division of Wildlife, there is a major game corridor located north of Craig, extending in an east-west direction, which provides access for deer and elk from the mountainous summer range of the Elkhead Mountains to the lower elevation winter range.

The Yampa River Valley through Craig is also home to many waterfowl species, including several heron rookeries just east of Fortification Creek and near SH 13 southwest of town. An active bald eagle nest is located along the Yampa River north of the airport. Preservation of these areas would help maintain these important wildlife corridors through the city as it grows over time.

Predator control in Moffat County is managed by the US Department of Agriculture's Animal and Plant Health Inspection Service (APHIS). APHIS is responsible for protecting and promoting U.S. agricultural health, administering the Animal Welfare Act, and carrying out wildlife damage management activities.

Air Quality

Currently the only air-quality monitoring in Moffat County takes place within the mine operations and power plants. There have been no recent violations of state emissions standards at any of Moffat County's mines. The only power plant with air quality concerns is the Craig Power Plant. In January of 2001 the Craig Power Plant settled a lawsuit with the Sierra Club, which claimed that the Craig Power Plant was contributing to visibility problems and acid deposition in the Mount Zirkel Wilderness Area. As part of the settlement, the power plant agreed to emission limits for sulfur dioxide, nitrogen oxide, and particulate matter. The power plant is currently retrofitting Boiler Units 1 and 2 to improve treatment of emissions in response to the settlement. The completion of the retrofit project is scheduled for June, 2004. The agreement assures the company that no additional air pollution controls would be

required for 15 years once new emission limits are achieved.

Other potential sources of particulate matter include unpaved roads, wood and coal burning stoves, street sanding, and sand and gravel extraction. An air quality monitoring program within the vicinity of Craig would determine whether or not these sources are creating an air quality problem. Air quality within Dinosaur National Monument is also a concern, since it is a Class II air quality area under the Clean Air Act and a Category I area under Colorado Air Quality Standards.

Water Resources

With three major rivers flowing in Moffat County: the Yampa River, Little Snake River, and the Green River, water is an available and valuable natural resource providing for irrigation, domestic uses, and steam generation of electricity. Preserving instream flows for maintaining the county's fish populations also competes for the available water supplies. Domestic water for the city of Craig and water for the Craig Power Plant comes from the Yampa River. The Yampa and Green Rivers also provide recreation in the form of river rafting and fishing. The county's numerous small, intermittent and perennial streams add significant amounts to the major rivers' stream flow during spring snowmelt.

The Yampa Basin is the largest in Moffat County, consisting of a nearly level broad valley floor and strongly rolling hills dissected by numerous creeks. The Yampa River flows east to west, across the central portion of the county, to its confluence with the Green River. Most of the Yampa's tributary creeks are intermittent, flowing mainly during spring snowmelt runoff. Elkhead Creek, Fortification Creek, and Williams Fork River are the major perennial tributaries to the Yampa River in the Yampa Basin.

The Little Snake River basin lies within the northeast and north-central portion of Moffat County, flowing southwest to its confluence with the Yampa River. This basin consists of a nearly level valley floor and strongly rolling hills dissected by numerous intermittent creeks. Steep breaks are also common in this basin. Slater Creek is the major perennial tributary to

Chapter Three: Environment and Natural Resources

the Little Snake River. Waters of the Little Snake join with the Yampa River west of Cross Mountain.

The Green River basin lies within the northwest part of Moffat County. This basin consists of a nearly level valley floor, strongly rolling hills, and gently sloping benches dissected by numerous intermittent creeks. Steep breaks are also common in this basin. Vermillion Creek is a major tributary to the Green River. The Yampa River flows into the Green River at Dinosaur National Monument.

Although the White River does not flow through Moffat County, part of its drainage area lies within the southwest portion of the county. This basin consists of strongly rolling hills dissected by numerous small creeks and gullies.

There are also several reservoirs within the county. Elkhead Reservoir is the only major reservoir in Moffat County, supplying water for irrigation, municipal and domestic water supply, industrial uses, and recreation. The Colorado River Water Conservation District is in the process of expanding Elkhead Reservoir, which will increase available water supplies for endangered fish recovery and maintenance flows. In addition to Elkhead Reservoir, there are numerous small ponds and reservoirs that intercept surface runoff, spring flow, or stream flow from the small creeks. Most of these small ponds and reservoirs are dry during portions of the year, except those fed by springs and perennial streams. These small ponds and reservoirs are the major source of water for livestock.

Water Quality

The Environmental Protection Agency (EPA) has designated the Yampa River watershed as water of "Better Quality". Although water quality within most of the Yampa River basin is relatively high, the recently completed Yampa Basin Watershed Plan (208 Plan) identified several areas in which management practices can protect the high quality of the water resource. Specific existing and potential water quality issues include historic mine drainage; nonpoint pollution from developed areas; point source discharges from developed areas; hydrologic modifications from water projects;

large soil disturbing activities, such as mining and agriculture; and roadway/paved area construction.

The U.S. Geological Survey operates water quality monitors on the Yampa River at Maybell, Deer Lodge Park, and above the Little Snake River confluence. Monitors also exist along the Little Snake River, near Lily Park and near Slater, and along the Williams Fork, near Hamilton. In general, the quality of the water changes as it traverses from its origin in the high mountains through the basin's urbanized areas and semi-arid agricultural lands in the lower elevations. Although the overall water quality is high, several water quality problems increase from upstream to downstream, including conductivity, hardness, low dissolved oxygen, high pH, higher fecal coliform, high nutrient levels, and selenium. High levels of sulfate, iron, and manganese occur at mine and coal seam drainage point sources.

Table 3-1. Septic Permits

The 208 plan makes a series of recommendations intended to address these issues. The recommendations address management issues, improving water quality monitoring, and reduction of point and non-point source impacts.

Floodplains and Wetlands

Flooding in Moffat County is primarily associated with rapid snow run off from mountain snow packs, or a combination of snowmelt and rainstorms. These events generally occur between May and early July. Late summer rainstorms from July to October or rain from convective type cloudbursts in summer can also yield the threat of occasional flooding. Relative to rainfall events, floods caused by snowmelt generally are of longer duration, have a larger volume of runoff, and have more moderate peak flows. Ice jams in late winter or early spring can also cause localized flood damage. This has historically occurred along Fortification Creek, where highway and railroad bridges block ice flows, resulting in substantial damage. Urbanization of a drainage basin can also increase the amount and rate of surface runoff, and increase the potential for flooding and its

adverse impacts on life and property.

There have been numerous flood events within the City of Craig, dating back to the late 1800's. There were 12 flood events on Fortification Creek between the turn of the century and the 1977 publication of the Flood Hazard Report for the City of Craig. Six floods occurred on the Yampa River during the same time period. Specific areas within the City of Craig that have experienced flood problems include Cedar Mountain Gulch, at Highway 40 and through Shadow Mountain Trailer Park, and Brotherton Gulch at the Rams Horn Estates Trailer Park. Much of the land south of U.S. 40 is within the Yampa River floodplain, while much of the downtown is within the Fortification Creek floodplain.

	1997	1998	1999	2000	2001
Septic	43	55	77	60	53

Source: Moffat County Planning Department; 2002

Floodpl
ain
mappin
g has
been
complet

ed in portions of Moffat County. The Moffat County Environmental Conditions Map shows the extent of the 100-year and 500-year floodplain delineated by FEMA. Future development should avoid these areas where possible, or measures should be taken to reduce the risk of flood damage.

A relatively high groundwater table exists along most major streams, such as the Yampa River and Fortification Creek. Dewatering systems may be necessary for residential and commercial development in low lying areas within Craig and Maybell, where groundwater levels are above excavation depths.

Wetlands in Moffat County are associated with the rivers and perennial streams, and create valuable habitat for waterfowl and other wildlife species. Extensive wetlands are found along the Yampa River, particularly near Craig. Brown's Park National Wildlife Refuge is also known for its extensive wetlands. After construction of Flaming Gorge Dam, much of the flooding and associated wetlands along the Green River were eliminated. Now, pumping from the Green River, along with water diverted from Beaver and Vermillion Creeks, maintains nine marsh units comprising roughly 1,430 acres. Bottomlands

along the Green River also add to the wetland habitat. Wetlands also are found along Vermillion Creek and the upper reaches of the Little Snake River.

Wildland Fire

Over the past decade, wildfire frequency and severity has dramatically peaked. During the 2002 fire season there were a total of 83 fires on federal lands within Moffat County, covering 7,963 acres. The fires ranged in size from a tenth of an acre to 4800 acres in size. The fire season generally starts in May and continues through September. The earliest reported fires are in early April, generally from landowners burning irrigation ditches or infrequent thunderstorms. Fire activity generally peaks sometime between July and August, depending on weather patterns and precipitation levels, as numerous thunderstorms result in intense lightning activity.

The regional weather patterns and vegetation found in Moffat County combine to create a challenging environment for wildland fire management. Moffat County is part of the BLM's five-county Craig Fire District, considered one of the top 10 districts in the country in terms of fire starts. The semi-arid climate, frequent lightning storms and continuous stands of sagebrush and pinion-juniper vegetation all contribute to the high fire danger. These fuels are easier to ignite and create larger fires than the more dense forest communities, but also are easier to extinguish due to the lower amount of fuel. The remote nature of much of the county also contributes to the threat of wildfire, since response time is longer. The recent drought years have also intensified fire danger.

This increase in wildland fires over recent years is generally thought to be a result of the poor health of forest and grassland ecosystems. High biomass accumulation and thick levels of surface detritus from over 50 years of fire suppression policy and the limited use of prescribed burning are contributing to catastrophic wildfires and wildfire risk. Several other factors, including grazing issues and changes in historic landscape utilization influence the susceptibility of a vegetation

Chapter Three: Environment and Natural Resources

community to fire.

In an effort to develop fire management standards, Moffat County is creating a comprehensive wildland fire and fuel management plan in three phases to achieve maximum resource benefits while promoting the restoration of the natural fire regime in a manner consistent with public safety. It is anticipated that these plans will coordinate with and integrate county resources with adjacent agencies' support. Most wildland fires have been responded to by the BLM, due to limited resources within county sheriff offices and local rural fire departments. The County Sheriff and volunteer fire departments often provide additional support to BLM in the form of water tenders or relief, depending upon other fire activity on public or private land.

To provide continuity between the county and federal agencies and private property owners, the Moffat County Wildland Fire and Fuel Management Plan currently being completed will comply with the four fire categories utilized by the BLM to define fire management. These categories are summarized below.

Category A

Defined as areas where fire is not desired at all. These areas would include ecosystems where fire never played a significant positive role in the function of the environment or where the reoccurrence of fire would result in direct loss of life and property. Suppression will be aggressively pursued in these areas.

Category B

Defined as areas where wildfire is not desired. Fire suppression will also be aggressive in these ecosystems where unplanned ignition could have negative effects without mitigation. Mitigation efforts would be fuel reduction through mechanical means or prescribed burns to reduce fuel loads around structures and urban interfaces.

Category C

Defined as areas where fire is desired but social, political or ecological constraints must be considered. Significant prescribed burning in these areas is expected for community safety and to attain healthy ecological conditions.

Category D

Defined as areas where there are few or no constraints to its use as a forest management area and fire is desired.

The intent in defining these categories is to identify, before fires occur, which areas will be considered high priority for fighting any fires that may break out. With agreement between the different landowners and agencies involved in fire control, limited firefighting resources can be allocated to high priority areas. In addition, inter-jurisdictional agreements on firefighting priorities would allow those wildland areas that would benefit from fire to be allowed to burn. Specific preventative projects to manage fuel hazards and fuel continuity will be cooperatively designed and implemented according to the character of the landscape rather than by individual land ownership boundaries. These projects would include prescribed burning and a mix of other treatments intended to break up fuel continuity, minimize soil disturbance, and help create a diversity of cover, forage, and watershed vegetation that is resistant to large and intense wildland fires.

Chapter Three: Environment and Natural Resources

Map 3-1. Environmental Conditions

Chapter Four

Population and Economy

Population

The first known inhabitants of Moffat County were the Yampatika Ute Indians, although the Uncompahgre Ute Indians were the primary tribe who lived in the area. The Ute Indians, nomadic hunters and gatherers, summered in the high mountain parks and wintered in the lower valleys along the Yampa River. The area was also occasionally used by bands of Arapaho and Shoshoni Indians.

Non-Indian explorers beginning with the Dominguez - Escalante expedition in 1776 were followed years later by trappers. One of the trappers, Ephraim Brown, roamed and trapped the Brown's Hole area, now known as Brown's Park. In 1822, William Ashley organized a major expedition to the Green River Country to open the area to the fur trade. Expeditions were later organized to survey and map the area. In 1844, John C. Fremont and Kit Carson led an army expedition through Brown's Hole and westward to map the land and seek out possible routes for new trails. In 1869, John Wesley Powell was commissioned to map the Green River area, noting on his journey through Brown's Park that the area was of little value and could only be developed through irrigation, although cattlemen began settling the area in the 1850's.

In 1869, the Union Pacific railroad was completed through Wyoming. Cattlemen from Wyoming began moving into Moffat County and by the 1880's a major cattle industry was established along the Little Snake, Green, and Yampa Rivers. In 1889, the Craig Land and Mercantile Company purchased 480 acres of land to develop what is now known as the city of Craig.

After 1900, conflicts began to develop over land use, with cattle interests finding the land they utilized being used by shearers and homesteaders. In 1905, the Routt National Forest was established as a conservation effort and by 1915, open grazing on lands within the forest boundaries was stopped and controlled grazing permits were issued. In 1934, the Taylor Grazing Service was created to control grazing on the rest of public domain lands in the area, thus virtually ending the era of the open range.

In 1911, Moffat County was divided from Routt County and Craig became the county seat of Moffat County. The Moffat Road Railroad came to Craig in 1913. Cattle, sheep, wheat, hay, coal, and other commodities were shipped directly to Denver, while goods and equipment from eastern factories arrived direct via rail, opening up more opportunities for settlement.

In 1916 the last major homestead effort was made northwest of Craig, the Great Divide Homestead Colony Number One, developed by Volney T. Hoggatt and promoted by the Denver Post. Hundreds of settlers farmed the Great Divide area until the drought of the 1930's, which caused many to abandon their homesteads.

With the completion of the Moffat Tunnel in 1927, reliable year-round rail transportation became possible. By the late 1920's, the oil industry developed to the point that oil fields such as Moffat, Iles, Danforth, and others were in full production. As agriculture, energy, recreation and tourism evolved into established industries, Moffat County and Craig continued to develop and grow in population with periodic "boom and bust" cycles.

Population history since 1920 is shown on the following table:

Table 4-1. Moffat County Population History

Year	Population
1920*	5,129
1930	4,861
1940	5,086
1950	5,946
1960	7,061
1970	6,525
1980	13,133
1990	11,357
2000	13,184

**information not available before 1920
Source: Colorado Department of
Local Affairs: 2002*

By 1990, Moffat County had a population of 11,357 people of which 8,091 lived in Craig, the County seat. Between 1990 and 2000, Moffat County's population increased 16 percent to 13,184 persons, led by 25 percent growth in its unincorporated areas. Craig's population increased between 1990 and 2000 by 14 percent, to 9,189 persons. Moffat County is currently ranked the 33rd most populated county in Colorado; Craig the 41st most populated municipality.

The Colorado Department of Local Affairs Demography Section projects that the population of Moffat County will increase to

13,775 persons by 2005, a 0.9 percent annual increase over the July 2001 population estimate of 13,190 persons. Population is projected to increase at slightly higher rates between 2005 and 2015 (1.1 percent per year) and between 2015 and 2025 (1.2 percent per year).

Population projections in five year increments to 2025 are shown on the following table:

Table 4-2. County Population Projections: 2005-2025

Year	Population
2005	13,775
2010	14,565
2015	15,417
2020	16,373
2025	17,297

Source: Colorado Department of Local Affairs; 2002

Craig population is projected to have dropped by .03 percent between April 2000 and July 2001, from 9,189 persons to 9,159 persons. However, based on longer term historic trends, population for Craig should increase relatively consistent with countywide projections, at an annual rate

of approximately one percent.

Components of population change are shown on the following tables:

Table 4-3. Population for Moffat County and Municipalities: 1990-2000

Location	April 1990	April 2000	1990-2000 Amount	1990-2000 Change
Moffat County	11,357	13,184	1,827	16.1%
Craig	8,091	9,189	1,098	13.6%
Dinosaur	324	319	-5	-1.5%
Unincorp. Area	2,942	3,676	734	24.9%

Source: Colorado Department of Local Affairs; 2002

Chapter Four: Population and Economy

Table 4-4. Age and Gender: 1990-2000

Age and Gender	Moffat			Craig			Dinosaur		
	1990	2000	Change	1990	2000	Change	1990	2000	Change
Total Population	11,357	13,184	16.1%	8,091	9,189	13.6%	324	319	-1.5%
Males	5,747	6,836	18.9%	4,023	4,734	17.7%	162	157	3.1%
Females	5,610	6,348	13.2%	4,068	4,455	9.5%	162	162	0.0%
Under 5	975	897	-8.0%	722	680	-5.8%	33	25	-24.2%
5 to 9	1,105	948	-14.2%	796	669	-16.0%	31	24	-22.6%
10 to 14	1,094	1,193	9.0%	775	778	0.4%	32	22	-31.3%
15 to 19	764	1,075	40.7%	545	753	38.2%	19	32	68.4%
20 to 24	524	769	46.8%	407	623	53.1%	20	18	-10.0%
25 to 34	1,962	1,632	-16.8%	1,449	1,201	-17.1%	58	31	-46.6%
35 to 44	1,983	2,304	16.2%	1,372	1,564	14.0%	2	54	28.6%
45 to 54	1,189	2,006	68.7%	763	1,298	70.1%	32	43	34.4%
55 to 59	448	686	53.1%	302	427	41.4%	13	17	30.8%
60 to 64	394	441	11.9%	264	285	8.0%	18	15	-16.7%
65 to 74	528	689	30.5%	385	474	23.1%	16	25	56.3%
75 to 84	309	389	25.9%	241	296	22.8%	8	12	33.3%
85 and up	82	155	89.0%	70	141	101.4%	1	1	0.0%

Source: United States Census Bureau; 2002

Ethnicity/Race	Moffat County			Craig			Dinosaur		
	1990	2000	Change	1990	2000	Change	1990	2000	Change
White	10,923	12,341	13.0%	7,770	8,505	9.5%	322	314	-2.5%
Black/African Am.	11	28	154.5%	10	28	180.0%	0	0	
Amer. Indian	87	116	33.3%	54	88	63.0%	1	0	-100.0%
Asian/Pac. Island.	40	47	17.5%	33	41	24.2%	1	0	-100.0%
Asian Indian	1	3	200.0%	1	1	0.0%	0	0	
Chinese	5	12	140.0%	5	12	140.0%	0	0	
Filipino	4	11	175.0%	1	10	900.0%	1	0	-100.0%
Japanese	8	4	-50.0%	8	4	-50.0%	0	0	
Korean	8	6	-25.0%	8	6	-25.0%	0	0	
Vietnamese	1	2	100.0%	1	2	100.0%	0	0	
Other Asian	10	6	-40.0%	7	4	-42.9%	0	0	
Pacific	3	3	0.0%	2	2	0.0%	0	0	
Other	296	652	120.3%	224	527	135.3%	0	0	

Source: United States Census Bureau; 2002

Table 4-5. Ethnicity and Race: 1990-2000

Hispanic/Latino Origin	Moffat County			Craig			Dinosaur		
	1990	2000	Change	1990	2000	Change	1990	2000	Change
Total Population	698	1,247	78.7%	527	992	88.2%	15	12	-20.0%
Mexican	457	779	70.5%	341	636	86.5%	13	3	-76.9%
Puerto Rican	2	13	550.0%	1	10	900.0%	1	0	-100.0%
Cuban	2	2	0.0%	1	2	100.0%	0	0	
Other Hispanic	237	453	91.1%	184	344	87.0%	1	9	800.0%

Source: United States Census Bureau; 2002

Archeological, Cultural, and Historic Resources

Moffat County offers a unique expression of the human occupation that occurred between 11,000 and 12,000 years ago. As of 1984, when the Overview of Prehistoric and Cultural Resources of the Little Snake Resource Area was printed, over 1,300 sites were identified in the Little Snake BLM Resource Area. Approximately 1,085 sites are prehistoric, 288 sites are historical, and 21 sites contain both historical and prehistoric remains.

Items and activities which traditionally define archeological and cultural resources in Moffat County include:

- arrowheads
- wickiup camps
- petroglyphs
- pictographs
- medicine wheels
- bone hunting
- rock hounding

Balancing the need for existing public land uses and the classification, recording, and protecting of cultural and archeological sites presents a significant challenge for federal and state agencies which manage public land in Moffat County. Although the Archaeological Resources Protection Act (ARPA) of 1979 provides strict and meaningful penalties against vandals caught destroying sites on public lands, federal and state land managers do not have the resources to completely record or protect sites warranting special care. However, many sites found in Moffat County are open-lithic scatters with a few tools and flakes not likely to be noticed by the general public. Most sites (approximately 76 percent) in Moffat County remain unmarked and essentially unprotected. Some more noticeable sites offer a balance between protection and visitation, such as the rock art site in Irish Canyon, which is a designated landmark with a viewing platform.

Moffat County recognizes the need to develop public education and stewardship programs which increase awareness about cultural sites in Moffat County. Public education programs in Moffat County should focus on responsible

visitation, the history and meaning of various sites found on public lands, and the impacts of surface collecting and excavating existing sites. Site protection strategies need to be balanced with other current and future uses of the public lands.

Historic Properties

The following properties are listed on the National Register of Historic Properties and/or the Colorado State Register of Historic Properties:

Old Ladore School

Colo. Hwy. 318, by Green River
National Register 02/24/1975, 5MF.1127

The Old Ladore School is a circa 1911 wood frame rural schoolhouse that remained in use as a school until 1947. After its closure as a schoolhouse, it continues to function as a community center.

White-Indian Contact Site

Brown's Park
National Register 02/08/1977, 5MF.605

The site is believed to be a contact point with Native Americans and possibly the location of Fort Davy Crockett, a fur trading post dating from the mid 1830s. The isolated valley known as Brown's Hole was a favorite rendezvous and wintering ground for trappers. For several years after the fort was abandoned in 1840, fur traders continued to rendezvous at the location.

Chapter Four: Population and Economy

Chew, Rial, Ranch Complex

US Hwy. 40, Dinosaur National Monument
National Register 10/27/1987, 5MF.2002

The complex is representative of a family operated ranch as it developed over more than fifty years and two generations. The family operated the ranch from 1902 through the early 1970s when it was purchased by the National Park Service. Among the surviving buildings and structures are an early dugout dwelling believed to date from the 1880s and the most recent dwelling, an intact log ranch house constructed in 1940.

Julien, Denis, Inscription

US Hwy. 40, Dinosaur National Monument
National Register 12/19/1986, 5MF.2357.2

The initials "DJ" and the year 1838 are inscribed on a canyon wall. Denis Julien had a long career as a trapper and mountain man and left similar inscriptions in Utah, some of which are now hidden by reservoirs. His last inscription is believed to date to 1841.

Mantle's Cave

US Hwy. 40, Dinosaur National Monument
National Register 05/10/1994, 5MF.1

The alcove in which the site is located is important because it embodies the distinctive characteristics of a particular Fremont culture site type, thus contributing to the understanding of the Fremont culture.

Upper Wade and Curtis Cabin

US Hwy. 40, Dinosaur National Monument
National Register 12/19/1986, 5MF.2357.3

Moved to the site in 1933, the cabin is associated with the development of tourism in the area. The two-room log cabin rests on a concrete slab and has a front gabled roof with exposed purlins.

Bromide Charcoal Kilns

Greystone vicinity
National Register 06/30/2000, 5MF.4616

Dating from 1898, the four stone charcoal kilns are important as the only remaining intact structures associated with the Bromide Mining and Milling Company's smelter facility. The period of intensive operations at the facility

extended through the end of World War I. The kilns are in excellent condition and clearly reflect the beehive shape associated with structures constructed to process wood into charcoal. They have been ranked by a researcher of Colorado's coke ovens and charcoal kilns as the best surviving examples of their type in the state.

Two-Bar Ranch

Colo. Hwy. 318, Brown's Park Wildlife Refuge
National Register 02/17/1978, 5MF.1126

This property was once the headquarters for one of the largest cattle empires in Colorado and Wyoming. Thomas White was the first to file on the land where the primarily log buildings and structures are located. In 1910, subsequent owners sold to the Haley Livestock and Trading Co. At that time, the company held over 10,000 livestock in Moffat County alone.

First National Bank Building

502-506 Yampa Ave., Craig
National Register 07/17/1997, 5MF.1239

The two-story brick building was constructed in 1917 during the period of local economic optimism that followed the coming of the railroad in 1913. It remains Craig's most important example of early 20th century commercial architecture.

Marcia/Pullman Car-David H. Moffat

341 E. Victory Way, Craig
National Register 06/20/1975, 5MF.1128

The customized car was built by the Pullman Company in 1906 and named in honor of David Moffat's daughter, Marcia. The interior woodwork is solid mahogany imported from Africa and there are sleeping quarters for up to twelve people. As Moffat's personal car during the building years of a number of Colorado railroads, it is a symbol of his influence and commitment to expediting rail transportation across Colorado. The car was presented to the town of Craig by the Denver & Rio Grande Western Railroad in 1953.

State Armory

590 Yampa Ave. Craig
National Register 06/25/1992, 5MF.1250

The State Armory is a 1922 two-story light brick building designed by John J. Huddart. The

National Guard moved to a new facility in 1974, and the building was deeded to Moffat County in 1977 with the stipulation that it continue to be used for community purposes. Since 1990, it has housed the Museum of Northwest Colorado.

**The First Christian Church of Craig
(The Center of Craig)**

601 Yampa Ave., Craig
State Register 12/09/1992, 5MF.3377

The original portion of the church dates from 1902. It was constructed with 12x6 inch sawn logs that were covered with lap siding. The gabled roof is steeply pitched, and the south slope includes a large hipped roof dormer. The southwest corner entry is topped with an octagonal bell tower. Two large additions extend to the east, and a smaller addition is on the north. The building now serves as a community and art center.

Vanatta Apartments

660 Yampa Ave., Craig
National Register 01/11/1996, 5MF.3875

The 1924 apartments are associated with the pattern of community planning and development which occurred when the Craig area experienced a spurt of economic and population growth resulting from the local discovery of oil. They were the first modern apartments to be built in town as a response to the need for affordable housing.

Economy

The economy of Moffat County and Craig, its economic center, has been subject to "boom and bust" cycles typical of regions in Colorado

dependent on one or two major industries. For example, between 1980 and 1987 the local mining sector went into a steep decline, resulting in the loss of over 1,000 high paying mining jobs and leading to further job losses in services and supply firms. Conversely, during the 1990's Moffat County and Craig have rebounded, with new growth associated with the regions attractive quality of life and strong tourism industry.

The overall business climate in Craig and Moffat County is currently very good. Agriculture (livestock and crops) and resource extraction/energy production (natural gas and oil extraction, coal mining, and electricity generation, etc.) are the two largest export sectors in Moffat County. Moffat County ranks among the top producers of wool, sheep, and cattle in the state of Colorado, therefore maintenance and growth of these exports is crucial to the economic base of Moffat County.

Supporting the agriculture and resource extraction/energy production industries in Moffat County are services and retail trade sectors. The government sector is also strong, with over 1200 federal, state, and local government employees (U.S. Census Bureau; 2000). According to the U.S. Census Bureau, the overall unemployment rate in Moffat County is 5.5 percent, and slightly higher at 6.1 percent in Craig.

Chapter Four: Population and Economy

Table 4-7. Moffat County Employment by Economic Sector - 2000

Agriculture	909
Crops And Livestock	808
Agricultural Services	101
Mining and Extractive Industries	545
Metals Mining	(D)
Coal Mining	497
Oil and Gas Extraction	40
Non-metallic Minerals	(D)
Construction	246
Building Construction	52
Maintenance and Special Trades	179
Heavy Construction	15
Manufacturing	84
Food and Kindred Products	(D)
Textile Mill Products and Apparel	(D)
Lumber and Wood Products incl. Furn	16
Printing and Publishing	(D)
Petroleum Refining, Asphalt and Roof	2
Primary and Fabricated Metals	1
Industrial, Commercial or Electrical	22
Instruments, including Photography	2
Miscellaneous Manufacturing	2
Transportation, Comm. and Utilities	523
Railroad Transportation	(D)
Local and Suburban Transit	(D)
Motor Freight and Warehousing	47
Air Transportation	(D)
Communications	41
Electric, Gas and Sanitary Services	413
Wholesale and Retail Trade	1,588
Wholesale Trade	264
Building Materials, Hardware, Garden	65
Furniture, Apparel and General Merc.	172
Food Stores	265
Automotive Dealers and Service Stat.	210
Eating and Drinking Places	484
Miscellaneous Retail Trade	128
Finance, Insurance and Real Estate	214
Finance	59
Insurance	21
Real Estate	134
Services	1,509
Government	1,257
Federal Government	192
State Government	195
Local Government	870
Total	6,948

Source: Colorado Department of Local Affairs, Demography Section; August 2002

(D) - Not shown to avoid disclosure of confidential information; estimates included in the totals.

Table 4-8. Average Wage By Industry: 2000

Adjusted to 2000 Dollars	Average Wages 2000
Agriculture and Ag Services	\$2,410
Mining	\$60,015
Manufacturing	\$19,728
Transportation & Public Utilities	\$61,184
Wholesale Trade	\$29,361
Retail Trade	\$17,478
FIRE – Finance, Ins., Real Estate	\$20,612
Services	\$15,989
Construction	\$24,307
Government – Local, State & Federal	\$36,689
Average Wage	\$26,066

Source: Bureau of Economic Analysis

Per capita personal income is \$21,485. Median family income for Moffat County is \$45,511, Craig \$45,504 and Dinosaur \$31,250. Family

income is more specifically described in the following table:

Table 4-9. Family Income: 2000

	Moffat County	Craig	Dinosaur
Families	3,614	2,461	96
Less than \$10,000	170	119	10
\$10,000 to \$14,999	146	96	12
\$15,000 to \$24,999	339	242	21
\$25,000 to \$34,999	533	392	8
\$35,000 to \$49,999	809	529	14
\$50,000 to \$74,999	994	668	22
\$75,000 to \$99,999	501	248	9
\$100,000 to \$149,999	84	53	0
\$150,000 to \$199,999	12	7	0
\$200,000 or more	26	7	0
Median Family Income	\$45,511	\$45,504	\$31,250

Source: United States Census Bureau, 2002

Economic Development

Economic diversification is a key consideration for Moffat County's continued economic development. The top ten taxpayers of Moffat County are comprised entirely of mineral and energy companies, several of which depend on federal lands to generate their revenue. In 2001, the top ten taxpayers accounted for 66 percent of the annual County tax revenue.

Without further economic diversification, a loss of resource extraction/energy production jobs similar to that experienced during the 1980's would severely impact Moffat County's economy.

According to a 1994 Economic Baseline Study of Moffat County, if a 10 percent drop in exports or sales were to occur in the following sectors of Moffat County, the below listed job losses would occur.

Chapter Four: Population and Economy

Table 4-10. Export Reduction and Job Loss

Agricultural Products	82 jobs (45 jobs directly, 37 jobs indirectly)
Mining	62 jobs (34 jobs directly, 27 jobs indirectly)
Electricity	196 jobs (37 jobs directly, 159 indirectly)
Trade, Lodging, and Other Services	56 jobs (43 jobs directly, 13 indirectly)
Total Job Loss w/ 10% Export Reduction	396 jobs (7.5% of the all jobs available)

Source: Economic Baseline Study of Moffat County; 1994

The above numbers do not include other areas such as the increasing number of recreation enterprises and natural gas and oil exploration, both of which have significantly increased since the 1994 economic study.

55.3 percent of the annual County tax revenue is received by the Moffat County School District. An educated workforce is a key determinant to attracting new businesses that can help diversify the economy. Loss of County tax revenue would severely impact educational opportunities in Moffat County.

Table 4-11. Educational Attainment – Population 25 Year Olds and Over

	Moffat County	Craig	Dinosaur
Total	8,404	5,802	205
Less than 9th Grade	567	463	7
9th to 12th Grade, no diploma	1,146	672	44
High School Graduate(incl. GED)	2,812	1,987	75
Some College, No Degree	2,348	1,544	53
Associate's Degree	484	333	15
Bachelor's Degree	708	525	5
Graduate or Professional Degree	339	278	5

Source: United States Census Bureau;2002

Strategies for diversifying Moffat County's and Craig's economy that include an increased emphasis on telecommunications, business park development, industrial area redevelopment, community appearance enhancements, and additional business retention and attraction elements are outlined

in Connect to Craig: An Economic Diversification Strategy, produced in 2000 by the Craig Economic Development Committee as part of the Craig Target Industry Analysis Project.

The study also identified and estimated the amount of land needed by 2010 for new job growth.

Table 4-12. Land Needed for New Job Growth

Economic Sector	New Jobs	Acres Needed
Agriculture	5	0
Mining	0	0
Construction	25	0.9
Manufacturing	75	6.0
Transportation/Utilities	15	10.0
Retail/Wholesale	45	0.0
Finance/Insurance/Real Estate	5	0.5
Services	70	2.0
Government	265	5.1
Total	505	24.5

Source: Connect to Craig: An Economic Diversification Strategy;2000

Chapter Five

Government and Services

Government

Moffat County Government

Moffat County is governed by the Board of County Commissioners consisting of three officials elected at large, with each commissioner representing a geographic district. As the governing body of the County, the Board of County Commissioners performs legislative, budgetary and policy-making functions. Other elected officials include the County Clerk, Assessor, Treasurer, Sheriff and Coroner. The Moffat County courthouse, located at 221 West Victory Way in Craig, contains the County's administrative office and courts. The Moffat County Courthouse is shown on the Urban Development Area Services and Infrastructure Map.

The Moffat County Planning Commission and the Moffat County Land Use Board are appointed by the Board of County Commissioners to advise the Board on a variety of land use, growth and development matters. The Planning Commission is a five-member board, which conducts business and hearings at regularly scheduled public meetings the first and third Tuesday of each month. The 14-member Land Use Board, with seven appointed members and seven alternate members, meets the second Monday of each month. The Moffat County Planning Department acts as support staff to the Planning Commission, while the Moffat County Natural Resources Department provides support to the Land Use Board. Moffat County currently does not have a zoning board of appeals.

City of Craig Government

The City of Craig is a home rule city governed by a Mayor and City Council elected at-large. The City of Craig administrative offices and municipal court are located at the Craig City Hall, 300 West 4th Street. The Craig City Hall is shown on the Urban Development Area Services and Infrastructure Map.

The Planning and Zoning Commission conducts business and hearings, including variance requests, at regularly scheduled public meetings the third Monday of each month. The appointed, seven member Planning and Zoning Commission make recommendations to the City Council, with the Community Development Director acting as support staff.

Government Revenues

Government revenues include property taxes, sales taxes, lodging taxes, intergovernmental revenues, fees and enterprise funds.

Property taxes are collected on the assessed values of real, personal and utility property. Property taxes are typically a more significant revenue stream for counties than cities; property tax accounts for 37 percent of Moffat County's revenues, and only approximately 10 percent of Craig's revenues. Various entities in Moffat County collect taxes to provide services to residents.

Table 5-1. Taxing Entities: 2001

Taxing Entity	Percentage of Property Taxes Collected
Schools	55.3%
County	31.9%
Jr. College	4.6%
Special Districts	4.0%
Cities (Craig & Dinosaur)	4.2%

Source: Moffat County Website; 2002

Chapter Five: Government and Services

The majority of taxes collected are from property assessed as public utilities and natural resources. 2002 property tax revenues increased due to an increase in oil and gas

drilling in the county. Moffat County is rich in natural resources, and when the demand for energy increases, Moffat County benefits from additional property tax revenues.

Table 5-2. Tax Distribution: 2001

Class of Property Owners	Percentage of Property Taxes Collected
State Assessed (Public Utilities)	49.5%
Natural Resources	30.0%
Residential	10.8%
Commercial	6.0%
Agricultural	3.4%
Industrial	.3%

Source: Moffat County Website;2002

Property owned by the top ten taxpayer's accounts for 64 percent of all assessed value,

and 66 percent of all tax dollars received in Moffat County.

Table 5-3. Top Ten Taxpayers: 2001

Taxpayer	Assessed Value	Tax Dollars
Tri State Electric	\$72,577,700	\$4,659,824
PacificCorp	\$28,758,400	\$1,847,296
Salt River Project	\$25,167,200	\$1,616,615
Colowyo/Kennecott	\$23,771,229	\$1,442,417
Wexpro	\$21,744,427	\$1,313,755
Public Service Co	\$13,715,000	\$879,202
Texaco	\$12,294,864	\$742,896
Trapper/Williams Fork	\$8,749,575	\$561,956
Yampa Valley Elect	\$4,876,900	\$337,072
Colorado Interstate Gas	\$2,976,300	\$179,855
TOTAL	\$214,631,595	\$13,580,888

Source: Moffat County Assessor's Office;2002

Mil levies are the dollar amounts applied to the assessed value of a property to calculate the taxes due for that property. These levies are set

by the commission, council or board for each taxing entity. Each represents dollars per thousand dollars of assessed value.

Table 5-4. Mil Levy: 2001

Taxing Entity	Mil Levy
RE-1 School District	36.248
MC Affiliated Jr. College	3.000
Moffat County	20.917
Colorado River Water	.253
Total County Wide	60.418
City of Craig	18.996
Town of Dinosaur	22.085
Maybell Irrigation	205.000

Source: Moffat County Website;2002

Source: Moffat County Website;2002

Sales tax is collected on goods sold at retail stores. Both Moffat County and the City of Craig have a two percent sales tax. Sales tax is typically a more significant revenue stream for cities than counties; sales tax accounts for 51 percent of Craig's revenues, and less than five percent of Moffat County's revenues.

Moffat County's lodging tax is collected by the motels and hotels. Since 1997, lodging tax revenue has doubled. The money is restricted by law and is used to promote tourism by the Moffat County Tourism Association.

Intergovernmental revenues include money from both the federal and state government. Federal revenues include mineral lease, payment-in-lieu-of taxes, national forest service funds, welfare assistance payments, HUD, and aviation administration grants. State revenues include cigarette tax, lottery funds, highway user tax, welfare assistance payments, Colorado Aeronautics Board grants, Department of Local Affairs Energy Impact Grants, CHAFA, and various other items.

County governmental fees include sheriffs, treasurers, assessors, clerks, fairgrounds,

landfill, weed control, jail fees and 911 surcharge fees. Both Moffat County and the City of Craig also receive fees for licenses and permits associated with planning, building, and other activities.

County enterprise fees include apartment rental from the Moffat County Senior Citizen facility, patient charges from The Memorial Hospital, Craig-Moffat County Airport revenues, and user and tap fees by Maybell Sanitation. In addition, the City of Craig's water and wastewater services are enterprise funds.

Other revenues include interest revenue, local contributions, and miscellaneous revenue. In addition, Moffat County receives revenue from oil and gas leases.

Government Expenditures

Government expenditures include primarily those associated with providing services, with operating expenditures the most significant.

Other government expenditures include those for enterprise activities, capital outlays, intergovernmental transfers, interest payments and other debt.

Table 5-5. Operating Expenditures: 2000

Activity	Moffat County	Craig
Public Safety	15.1%	36.6%
Public Works	31.0%	30.0%
General	21.5%	17.2%
Culture and Recreation	9.2%	14.0%
Judicial	2.2%	1.7%
Social Services	15.1%	0%
Health	5.1%	0%
Miscellaneous	1.2%	0%

Source: Colorado Department of Local Affairs; 2002

Emergency Services

Law Enforcement

Moffat County completed construction of the Public Safety Center (PSC) July 17, 2001. The PSC houses the Craig City Police, the Moffat County Sheriff's Office, the County jail, the Colorado State Patrol and the Regional Telecommunication Center. The County began construction of the PSC in the fall of 1999. The Public Safety Center is shown on the Urban Development Area Services and Infrastructure Map.

The Craig Police Department consists of 22 sworn and 5 civilian personnel. The department staff is comprised of the Chief of Police, a Captain leading the Operations Division, a Lieutenant leading the Support Services Division, three Patrol Sergeants, one Administrative Sergeant, one Detective, two School Resource Officers, one Drug Task Force Officer, ten Patrol Officers, one Code Enforcement Officer, one Animal Control Officer, one Records Technician, one Investigative Technician and three Records Technicians.

The Moffat County Sheriff's Office operations include administration, patrol, investigations, emergency management and detention. The Sheriff's Office has 29 sworn personnel, including two sergeants, ten deputies, two investigators, and three civilian employees. Corrections staff consists of a lieutenant, two jail sergeants, thirteen detention officers, a special services manager and a part time nurse. The Moffat County detention facility, located in the PSC, has 84 adult beds and 8 juvenile beds, is presently approved to house people for the INS, and has the ability to operate the county work release program. The jail was designed for indirect podular supervision and with the latest in technology, such as automated finger print equipment and the capability for video court.

Fire Protection

Fire protection in Moffat County is provided by the Artesia Fire Protection District, the Craig Rural Fire Protection District, the Moffat County Sheriff's Office, and the BLM.

The Artesia Fire Protection District covers a 25 square mile area surrounding Dinosaur. The all volunteer district is served by 11 firefighters and five emergency medical technicians (EMT's), with a pumper truck, quick response vehicle and several brush trucks housed at the district's fire station, located at 301 Stegosaurus Freeway in Dinosaur. The service area for the Artesia Fire Protection District is shown on the Moffat County Services and Infrastructure Map.

The Craig Rural Fire Protection District covers a 130 square mile area surrounding Craig, with 24 volunteer firefighters and eight cadets. 12 of the firefighters are EMT's. The Craig Rural Fire Protection District operates from a fire station located at 419 Yampa Street, housing 11 fire trucks. The Moffat County Hazardous Materials Response Team, a branch of the Craig Rural Fire Protection District, consists of four firefighters and eight others. The service area for the Craig Rural Fire Protection District is shown on the Moffat County Services and Infrastructure Map.

Approximately 855 fire hydrants are located within Craig. Of the existing hydrants, only 10 (all in the Glen Erie and Craig East area) do not meet residential fire flow of 1000 gallons per minute with a maximum day demand of 6.0 MGD. A recent survey testing water flow and pressure at 15 residential and business sites confirmed that a class six fire insurance (ISO) rating continues to apply, with all testing sites passing the requirements for adequate fire protection.

The Moffat County Sheriff's Office handles areas not covered by the Artesia or Craig districts. Most wildland fires are responded to by the BLM, with additional support provided by the Sheriff's Office and volunteer fire departments in the form of water tenders or relief.

Other Emergency Services

The Sheriff's Office of Emergency Management is responsible for emergency planning, and investigating complaints and accidents involving hazardous materials.

The Moffat County Emergency Medical Services Council and the Northwest Colorado Regional Emergency Medical Services Council are

responsible for local and regional emergency medical service planning, trauma care and Mass Casualty disaster planning.

The Maybell Ambulance Service provides service using nine volunteers to portions of central and western Moffat County. Only one EMT is available on week days, as the majority of volunteers work in Craig. In 2002, the Maybell Ambulance Service responded to 39 calls (Burley; 2003). The service area covered by Maybell Ambulance is shown on the Moffat County Services and Infrastructure Map.

Dinosaur Emergency Medical Services provides volunteer EMT services in the Dinosaur area, yet is not certified as a transport agency. Dinosaur must rely on ambulance service from Maybell, or Rangely in Rio Blanco County.

The Moffat County Parks and Recreation Department maintains Loudy Simpson Park, the Moffat County Fairgrounds, and Shadow Mountain Clubhouse. The City of Craig maintains nine neighborhood and community parks. Craig area parks are shown on the Urban Development Area Services and Infrastructure Map.

The 40 acre Loudy Simpson Park is a community park located south of Craig off SH 394. Facilities include a four-field softball complex with concession area, ice arena, soccer field, BMX bicycle track, 16 horseshoe pits, a picnic area with shelters and playground equipment, hiking trails, a pistol range, and a pond with a canoe launch area and handicapped accessible fishing dock.

The Moffat County Fairgrounds, located in Craig, functions as a regional park. The Moffat County Fairgrounds provides for recreation and activities such as rodeos, roping, barrel racing, horse and livestock shows, horse racing, auctions, concerts, and the county fair. A pavilion with kitchen facilities and a large room under the grandstands are also available for meetings, dances and gatherings. Moffat County will conduct an assessment of conditions and issues related to fairground facilities during the preparation of a Fairgrounds Master Plan in 2003.

Shadow Mountain Clubhouse, located on three acres off CR 7 north of US 40, provides meeting rooms, a small swimming pool, and a nearby playground, with approximately 1.5 acres of land available for expansion of outdoor recreational facilities.

Parks, Trails, and Open Space

Parks

Table 5-6. City Parks

Park	Acreage	Description
Alice Pleasant Park	.5 Acres	Picnic areas
Sherwood Forest	1.0 Acre	BMX track
Breeze Park	2.0 Acres	Playground and T- ball field
East Park	2.5 Acres	Playground, basketball court and skate park
Panorama Park	3.9 Acres	Hiking Trail
North Park	5.0 Acres	Playground, baseball field and sledding hill
Heier Park	7.0 Acres	Playground and basketball court
East Park Annex	7.5 Acres	Playground and picnic shelter
City Park	10.5 Acres	Swimming facility, 2 tennis courts, 2 basketball courts, 2 playgrounds, volleyball court, trail, picnic areas, public restrooms, and concessions.
Woodbury Park	28.0 Acres	3 soccer fields, 2 baseball fields, 3 T- ball fields, 2 basketball courts, playground, volleyball court, picnic shelter and public restrooms.

Source: Craig Area Parks, Recreation, Trails & Open Space Master Plan; 2002
City of Craig Parks and Recreation Department

The Craig Area Parks, Recreation, Trails & Open Space Master Plan, prepared by DHM Design in 2002, identifies strong public support for improving and expanding the Craig area parks, recreation, trails and open space system. While the majority of parkland classifications meet recommended acreages, a specific need is identified for three new neighborhood parks

totaling 18 acres on the west side of Craig. The Craig Area Parks, Recreation, Trails & Open Space Master Plan recommends that neighborhood parks be developed in association with existing facilities at the Ridgeview and Sunset elementary schools, and at the Shadow Mountain Clubhouse.

Table 5-7. Parkland Classification

Classification	Existing Amount	Recommended Amount
Mini-Park/Greenbelt	2 Acres	2 Acres
Neighborhood Park	37 Acres	55 Acres
Community Park	68 Acres	68 Acres
Regional Park	2,055 Acres	2,055 Acres
Open Space	430 Acres	430 Acres

Source: Craig Area Parks, Recreation, Trails & Open Space Master Plan;2002

Proposed City park improvements for existing parks total \$1,856,000. In addition, a 50,000 square foot recreation center is proposed, with indoor pool, gym, teen center and senior center. The proposed site for the recreation center, estimated to cost \$11 million exclusive of land costs, is at the new CNCC campus site located west of Craig. A second option to build a smaller recreation center for approximately \$5 million at the intersection of US 40 and CR 7 is also under consideration.

Trails

Approximately four miles of developed trails exist at the following locations: Loudy Simpson Park, City Park, and Sandrock Trail at Panorama Park. Existing trails are shown on the Urban Development Area Services and Infrastructure Map.

A two mile trail from Ridgeview to Finley Lane is currently scheduled for construction in 2003. The Craig Area Parks, Recreation, Trails & Open Space Master Plan recommends an additional 12.5 miles of trail construction totaling \$1.5 million, exclusive of any land acquisition or easement costs. Proposed trails are shown on the City of Craig Plan Direction.

The Yampa River Trail, maintained by Colorado State Parks and part of the Yampa River Legacy Project, extends east and west of Craig, with access points at Loudy Simpson Park and the Yampa Valley Golf Course. Further west, the trail can be accessed at the Yampa Project Pump Station, Duffy Mountain, Jasper Canyon, Maybell Bridge, Sunbeam, East Cross Mountain, West Cross Mountain, and Deer Lodge.

Also outside of the Craig area, numerous trails are located on BLM, National Park Service, and

Forest Service lands. The 100 mile long Yampa Valley Trail extends from Maybell west into Dinosaur National Monument, offering mountain biking, equestrian, hiking, motorcycle, and 4-wheel drive activities. Portions of the Yampa Valley Trail are for non-motorized use only.

Other BLM trails include Douglas Mountain Boulevard and those at Elkhead Reservoir, Vermillion Bluffs/Seven Mile Ridge, Brown's Park National Wildlife Refuge, and Cedar Mountain Recreation Area. A prime example of a multiple use trail on Forest Service roads is the Bears Ears Trail, located north of Craig off SH 13 and looping east into Routt County.

Open Space

With over 1.8 million acres of public lands in Moffat County, open space is abundant. In the Craig area, open space, defined as "un-programmed land for passive recreational use" includes the Sandrocks, a geologic outcrop on the north edge of Craig with multiple ownerships. 19.8 acres of the Sandrocks is owned by the City of Craig, as is Panorama Park, a 3.9 acre open space area below the Sandrocks. Moffat County owns Cathy Cisar Park, a small sliver of land used for sledding and non-motorized winter recreational activities on the eastern edge of the Sandrocks. Panorama Park and Cathy Cisar Park are shown on the Urban Development Area Services and Infrastructure Map.

Education

Moffat County School District

The Moffat County School District (Moffat County RE-1) is made up of nine schools including the only remaining "one room" school in Colorado, located in Maybell - the Early Childhood Center preschool serves three and four-year old children. Moffat County educational facilities in the Craig area are shown on the Urban Development Area Services and Infrastructure Map.

The Moffat County RE-1 Administration Office is located at 735 Yampa Avenue in Craig. The RE-1 district has 377 employees, of which 163 are teachers and counselors, and 67 are teacher aides. The district has a ratio of one teacher for every 16 students. 2000-2001 per pupil expenditures were \$6,504.76, with per pupil instructional supplies \$252.22. 2001-2002 enrollment increased to 2552 students, from 2449 in 2000-2001 (Moffat County School District; 2002). The need for additional student capacity is strongest in the middle school/junior high school facilities.

Overall Academic Performance is reported ranging from Excellent, High, Average, Low or Unacceptable (CDE; 2002).

Table 5-8. School Statistics: 2000-2001

School	Enrollment	Capacity	Performance
Dinosaur Elementary School	18	325-375	Low
East Elementary School	258	325-375	High
Maybell Elementary School	11	325-375	High
Ridgeview Elementary School	273	325-375	Average
Sunset Elementary School	333	325-375	Average
Craig Middle School	402	400	Average
Craig Junior High School	370	400	Average
Moffat County High School	784	850-900	Average

Source: Moffat County School District; Colorado Department of Education; 2002

Colorado Northwestern Community College

In 1989, Moffat County residents created an affiliated junior college district and activities as a Colorado Northwestern Community College (CNCC) branch campus began in Craig. CNCC, presently located at 50 College Drive, is a publicly supported two-year institution and is accredited by the Commission on Institutions of Higher Education of the North Central Association of Colleges and Schools. CNCC is shown on the Urban Development Area Services and Infrastructure Map.

Over 1,400 students attended classes at the CNCC-Craig Campus in 2002, equivalent to 330 full-time students taking a course load of 12 credits. Program data has shown the Craig Campus is currently 17,000 square feet short of the space needed to adequately service

students. A number of classes are held at the Bell Tower Building, which has approximately 16,000 square feet available for students; remaining needed classroom space is leased throughout the community. CNCC recently purchased an 80 acre site west of Shadow Mountain off CR 7 for construction of a new campus facility. The proposed CNCC campus location is shown on the City of Craig Plan Direction Map.

Students of all ages attend CNCC to learn job skills and enjoy life-long learning. CNCC's College for Kids presents special classes ranging from horsemanship to foreign language. Moffat County High School students pursue upper-level studies at the college through dual-enrollment while attending high school, and many continue their studies at CNCC after graduation.

Table 5-9. Educational Enrollment

	College or Graduate School
Moffat County	496
Craig	337
Dinosaur	10

Source: United States Census Bureau; 2002

Other Services

Cooperative Extension

Colorado State University Cooperative Extension and Moffat County Pest Management provides research-based information and education in agriculture, horticulture, family and consumer sciences, 4-H Youth development, and weed and pest management relevant to Moffat County.

nutrition, home environment, tree and lawn care, gardening, pasture management, livestock management, and pest (weeds and insects) management.

Information is available on numerous subjects including youth programs, family health and

Social Services

The Moffat County Department of Social Services provides services to clients and assistance to recipients through its Child Support, Child Welfare and Assistance Payments units.

The Child Support Unit assists with locating absent parents, establishing paternity and support, medical coverage, and enforcing collection. The Child Welfare Unit assists with adoptions, relinquishment counseling, adult protective investigations and services, child protective abuse and neglect investigations and services, foster home certification, youth in conflict, and delinquent youth. Assistance Payments programs include Colorado Works, Medicaid, Low Income Energy Assistance Program, and the USDA Commodities Program.

Libraries

There are 22 employees in the three branches of the Moffat County Library system, with facilities in Craig, Maybell and Dinosaur. The Moffat County Library is located at 570 Green in Craig, the Dinosaur Library at 2007 West 7th Street in Dinosaur, and the

Maybell Public Library is at 190 Collom in Maybell. The Moffat County Library is shown on the Urban Development Area Services and Infrastructure Map.

The Moffat County libraries provide current educational, informational, and recreational resources in a variety of formats. The Craig library also serves as the library for Colorado Northwestern Community College campus. All three libraries provide access to Access Colorado Library and Information Network (ACLIN). ACLIN is accessible over the Internet to over 300 Colorado library and informational databases.

Community Centers

The Center of Craig, located at 601 Yampa Avenue, is owned and operated by the City of Craig. Colorado Northwest Community College shares the facility with the City. C.N.C.C. operates their Small Business Development Center and conducts numerous college classes in the facility. Typical uses include weddings, birthday parties, community meetings and activities. The Center of Craig is shown on the

Urban Development Area Services and Infrastructure Map.

Museums

Craig is home to two museums, the Museum of Northwest Colorado and the Louise Miller Museum. The Museum of Northwest Colorado, located in the historic State Armory building at 590 Yampa Avenue, houses an outstanding collection of Western Americana. The Louise Miller Museum, with a unique assortment of ranching memorabilia, is located adjacent to the Moffat County Fairgrounds. Museums are shown on the Urban Development Area Services and Infrastructure Map.

Health Care

Memorial Hospital is owned by Moffat County and operates as a not-for-profit organization. The 42-bed hospital is equipped with state-of-the-art cardiac monitoring and resuscitation equipment. Laboratory and radiology departments, obstetrics, and surgical capabilities allow patients to complete routine procedures, same day surgery and also receive 24 hour emergency services within a wide geographic area. Relationships with metropolitan hospitals allow for rapid transfer of patients requiring more specialized care. Memorial Hospital is shown on the Urban Development Area Services and Infrastructure Map.

A variety of medical and sports medicine clinics, dental and alternative healthcare offices are located in Craig. Rehabilitation therapy is available from local agencies, the college's health club, and a residential living center. The living center includes special programs for Alzheimer's patients. The Visiting Nurse Association provides assisted living services. Valley View Manor nursing home has a capacity of 60 residents. The two assisted living centers in Craig, Rainbow Living Center and The Jewel, have a capacity of 14 residents and 10 residents, respectively.

The Colorado West Regional Mental Health Center located at 439 Breeze St., partners with local agencies like the Moffat County Social Services Department, the Visiting Nurse Association, schools, Advocates Crisis Support Services and law enforcement agencies. The Colorado West Regional Mental Health Center is

Chapter Five: Government and Services

shown on the Urban Development Area Services and Infrastructure Map.

Cemetery

The Moffat County & Craig Cemetery is a 33 acre site located adjacent to Craig's East Park. The Moffat County Public Works Department maintains the cemetery grounds, which is owned by the Moffat County & Craig Cemetery Association. The Moffat County & Craig Cemetery is shown on the Urban Development Area Services and Infrastructure Map. The Moffat County & Craig Cemetery is shown on the Urban Development Area Services and Infrastructure Map.

Map 5-1. Moffat County Services and Infrastructure

Map 5-2. Urban Development Area Services and Infrastructure

Chapter Six

Transportation and Utilities

Transportation

Highways

Moffat County, located in the northwest corner of Colorado, lies midway between Denver, Colorado, and Salt Lake City, Utah. Grand Junction is 150 miles south of Craig, and the Wyoming border is less than an hour's drive to the north of Craig.

Moffat County is transected by one U. S. Highway (US 40), and five State Highways (SH 13, SH 64, SH 317, SH 318 and SH 394). US 40 and SH 13 are designated hazardous material routes. Highways and hazardous material routes are shown on the Moffat County Services and Infrastructure Map.

US 40, a two lane rural highway, has a limited shoulder width and a carrying capacity of approximately 10,000 vehicles per day. Annual average daily traffic along US 40 east of Craig has increased from approximately 3,150 vehicles per day in 1991 to over 4,500 vehicles per day in 2001. The Colorado Department of Transportation projects traffic volumes on US

40 will reach 9,000 vehicles on an average day in 2015.

SH 13 extends from the Wyoming border south through Craig and Hamilton to Rio Blanco County. A short stub of SH 64 enters Moffat County from Rio Blanco County into Dinosaur. SH 317 is also relatively short, extending from just inside Routt County to Hamilton. SH 318 connects US 40 from Maybell northwest to Daggett County, Utah. SH 394, also known as Ranney Street in Craig extends south and east from Craig past the Craig - Moffat County Airport into Routt County.

US 40 entering Moffat County from Utah until it connects with SH 64, and SH 64 south into Rio Blanco County, is a portion of the "Dinosaur Diamond", a designated Scenic Byway. The Scenic Byway is shown on the Moffat County Services and Infrastructure Map.

The charts on the following pages describe each highway segment, its length, annual average daily traffic, percent truck traffic, and daily vehicle miles traveled.

Table 6-1. US 40 Traffic Data: 2001

Segment Description	Length (Miles)	Annual Average Daily Traffic	Percent Trucks	Daily Vehicle Miles Traveled
Utah-Colorado State Line	2.899	1,619	17.81	4,693
SH 64 (Stegosaurus Freeway)	1.937	1,012	17.51	1,960
Road to Dinosaur National Mon.	6.331	593	20.22	3,754
CR 7A (Blue Mountain)	4.350	584	20.59	2,540
CR 61	12.981	616	20.98	7,996
CR 16	16.745	647	21.88	10,834
CR 85 (Cross Mountain)	14.086	788	20.47	11,100
SH 318	.172	677	18.43	116
Maybell	2.127	677	17.81	1,440
CR 57	9.816	800	17.91	7,853
Lay	.564	899	16.03	507
CR 14	10.801	908	16.03	9,807
CR 201	4.733	2,563	8.62	12,131
CR 30	1.011	3,898	6.64	3,941
CR 225	2.957	4,168	9.32	12,325
CR 29	10.532	4,596	9.04	48,405

Source: Colorado Department of Transportation;2002

Chapter Six: Transportation and Utilities

Table 6-2. US 40 Traffic Data-Craig Eastbound: 2001

Segment Description	Length (Miles)	Annual Average Daily Traffic	Percent Trucks	Daily Vehicle Miles Traveled
Frontage Road	.281	5,101	5.66	1,433
SH 13 / CR 7	.310	8,244	7.75	2,556
5 th Avenue	.315	11,838	6.69	3,729
Finley Lane	.416	15,482	5.48	6,441
Begin One Way Reciprocal (Pershing Avenue)	.179	5,451	7.80	976
SH 394 (Ranney Street)	.311	7,283	5.80	2,265
SH 13 (Yampa Street)	.190	5,522	8.32	1,049
Rose Street	.110	5,351	8.32	589
Fourth Street	.124	4,966	8.32	616
End One Way Reciprocal	.271	9,065	8.79	2,457
Victory Way	.667	5,281	10.85	3,522
CR 9	.986	5,519	10.72	5,442
Milepost 93 - Leave Craig City Limit	.707	5,519	10.72	3,902

Source: Colorado Department of Transportation;200

Table 6-3. US 40 Traffic Data-Craig Westbound: 2001

Segment Description	Length (Miles)	Annual Average Daily Traffic	Percent Trucks	Daily Vehicle Miles Traveled
Begin One Way Reciprocal	.130	5,455	6.40	709
Rose Street	.192	6,173	5.98	1,185
SH 13 (Yampa Street)	.307	8,968	4.75	2,753
SH 394 (Ranney Street)	.084	8,907	3.54	748

Source: Colorado Department of Transportation;2002

Table 6-4. SH 13Traffic Data: 2001

Segment Description	Length (Miles)	Annual Average Daily Traffic	Percent Trucks	Daily Vehicle Miles Traveled
CR 17	6.215	1,642	16.87	10,205
CR 49	1.774	1,642	16.87	2,913
CR 45	3.682	1,518	16.87	5,589
SH 317 (Hamilton)	9.274	1,563	16.87	14,495
CR 107	3.173	2,349	13.15	7,453
First Street	.379	4,449	13.15	1,686

Source: Colorado Department of Transportation;2002

Table 6-5. SH 64 Traffic Data: 2001

Segment Description	Length (Miles)	Annual Average Daily Traffic	Percent Trucks	Daily Vehicle Miles Traveled
U.S.40 (Dinosaur)	.331	1,289	16.65	427
Plateosaurus Place	.211	1,295	15.97	273

Source: Colorado Department of Transportation;2002

Table 6-6. SH 317 Traffic Data: 2001

Segment Description	Length (Miles)	Annual Average Daily Traffic	Percent Trucks	Daily Vehicle Miles Traveled
JCT SH 13	6.226	114	16.67	710
Moffat-Routt County Line	3.599	109	18.82	525

Source: Colorado Department of Transportation;2002

Table 6-7. SH 318 Traffic Data: 2001

Segment Description	Length (Miles)	Annual Average Daily Traffic	Percent Trucks	Daily Vehicle Miles Traveled
Colorado-Utah State Line	20.44	75	21.62	1,533
Vermillion Creek	9.911	130	12.6	1,288
CR 21	15.602	130	12.6	2,028
Sunbeam	8.122	195	8.38	1,584
Junction US 40	6.386	304	14.48	1,941

Source: Colorado Department of Transportation;2002

Segment Description	Length (Miles)	Annual Average Daily Traffic	Percent Trucks	Daily Vehicle Miles Traveled
U.S.40 (Victory Way)	.123	4,057	2.68	499
U.S.40 (Fourth Street)	.368	5,079	3.93	1,869
First Street	.435	3,754	5.23	1,633
Milepost 1	.373	3,754	5.23	1,400
CR 107	1.640	1,526	5.94	2,503
Airport Entrance	.262	816	8.96	214
Golf Course Road	.657	653	6.83	429
CR 33	5.391	239	9.42	1,288

Source: Colorado Department of Transportation;2002

Chapter Six: Transportation and Utilities

County Roads

The Moffat County Road and Bridge Department has 57 employees in the following operations: Crusher, Gravel, Construction, Bridge,

Maintainers, Equipment Maintenance and Administration. County shop locations are shown on the Moffat County Services and Infrastructure Map.

Table 6-9. County Shops

Road Department Shop	Location
Craig Shop	822 E. First Street
Dinosaur Shop	330 Stegosaurus Freeway
Four Mile Shop	66456 N. Highway 13
Great Divide Shop	28601 County Road 7
Hamilton Shop	14225 State Highway 13
Maybell Shop	60270 US Highway 40
Vermillion Creek Shop	20010 Highway 318

Source: Moffat County Road and Bridge Department:2002

Moffat County maintains over 1,700 miles of roads, of which only approximately eight percent are paved. From April to August, the Road and Bridge Department treats approximately 146

miles of County roads with 678,000 gallons of magnesium chloride for dust control. Paved and unpaved County roads are labeled on the Moffat County Services and Infrastructure Map.

Table 6-10. County Roads

Paved Miles	Unpaved Miles	Total Miles	Total Miles Per Grader	Bridge Deck Sq Ft
128.55 miles	1,574.62	1703.17 miles	113.54	86,888

Source: Moffat County Website:2002

Many public land rights-of-way in Moffat County are defined using Revised Statute 2477 (R.S. 2477), which states in its entirety, "The right-of-way for the construction of highways across public lands not otherwise reserved for public purposes is hereby granted." In November of 2000, Moffat County passed resolution number 2000-34 which claims highway rights-of-way on federal lands within the northwestern corner of Moffat County. In the same resolution rights-of-way claims on the remainder of public land in Moffat County were reserved based on priority and need. Moffat County staff has begun an intensive process to map and define the R.S. 2477 rights-of-way appropriate for assertion in the County.

First Street is a designated hazardous material route, bypassing downtown Craig between US 40 on the east side of Craig and SH 13 on the west side. Railroad crossing improvements on

First Street may be necessary due to the hazardous material route designation. The CR 7/CR 183 bypass, connecting SH 13 in west Craig to SH 13 in north Craig, is also a designated hazardous material route.

Moffat County has adopted a Road Addressing, Naming and Signing Policy to improve the efficiency of locating dwellings on private property.

City Roads

The City of Craig Public Works Department has 36 employees in the following operations: road and bridge, solid waste, water and wastewater, engineering and mapping. City shop locations are shown on the Urban Development Area Services and Infrastructure Map.

Table 6-11. City Shops

City of Craig Public Works Shops	Location
Road and Bridge Shop	1710 Yampa Avenue
Refuse Department Shop	220 W. 16 th Street

Source: City of Craig Website;2002

The principal arterial roads with Craig are also U.S. or State Highways: Victory Way (US 40 westbound) Fourth Street (US 40 eastbound), Yampa Avenue (SH 13), and Ranney Street (SH 394). Collector roads are identified on the Urban

Development Area Services and Infrastructure map. Within the City limits of Craig, the majority of local roads are paved, with approximately 13 percent unpaved.

Table 6-12. City Roads

City	Paved Centerline Miles	Unpaved Centerline Miles	Total Centerline Miles	Paved Lane Miles	Unpaved Lane Miles	Total Lane Miles
Craig	45.73	6.92	52.65	92.72	13.41	106.13
Dinosaur	6.55	0.57	7.12	13.08	1.04	14.12

Source: Colorado Department of Local Affairs;2002

Airport

The Craig-Moffat County Airport is located on 373 acres approximately 4.5 miles southeast of Craig at an elevation of 6,199 feet. The Moffat County Airport Board, under the direction of the Moffat County Commissioners, runs the Craig-Moffat County Airport. The Moffat County Public Works Department maintains the runways, taxiways and turnarounds. The airport is open year round for commercial and private traffic and complete re-fueling facilities are available, with both Avgas and Jet Fuel available.

Existing aeronautical facilities of the Craig-Moffat County Airport include one paved runway, 5,606 feet long by 100 feet wide. The pavement section is rated at 35,000 pounds for aircraft with single wheel gear (SWG) and 40,000 pounds for aircraft with dual wheel gear (DWG). Two access taxiways connect the runway to the aircraft-parking apron and building area. There are two turnaround taxiways on each runway end. The aircraft-

parking apron consists of

approximately 19,000 square yards of asphalt pavement. There are approximately 60 tie down anchors installed in the apron. The Craig-Moffat County Airport is shown on the Services and Infrastructure maps.

Visitors and local businesses use Yampa Valley Airport, 20 miles east of Craig in Routt County, to commute to Denver for direct flights to major cities and for connections to overseas destinations.

Transit

Regional bus service between Craig and Steamboat Springs is provided twice daily by Steamboat Springs Transit (SST). Greyhound Bus Lines provides long haul passenger service. According to the 2000 Census, approximately 30 percent of workers in Moffat County and Craig commuted to work by means other than driving alone.

Table 6-13. Commuting to Work: 2000

	Moffat County	Craig	Dinosaur
Workers 16 and Over	6,357	4,403	121
Drove Alone	4,454	3,127	80
Percent Drove Alone	70.1%	71.0%	66.1%
Carpooled	1,397	965	33
Public Transportation	86	75	0
Walked	145	121	6
Other Means	58	27	0
Worked at Home	217	88	2
Travel Time to Work (min.)	23.4	21.9	40.2

Source: United States Census Bureau; 2002

The *Yampa Valley Multi-Modal Financing Study* prepared by Kimley Horn and Associates Inc. in 1998 recommends the construction of a transit center in Craig to meet current and projected bus service needs, as well as provide a hub for local service. The Craig Transit Center would ideally be located on the east side of Craig near the intersection of US 40 and First Avenue. A

centralized location for staging, maintenance, and operations, would increase the desirability and efficiency of bus service to Yampa Valley Regional Airport, the Hayden Power Plant and Steamboat Springs. The projected capital cost of the Craig Transit Center (in 1998 dollars) is \$1.1 million, with annual operating and maintenance costs of \$50,000.

Table 6-14. Transit Demand: 2000

	Annual Trip Demand		Daily Trip Demand	
	Craig	Rest of County	Craig	Rest of County
General Public	20,691	8,532	80	33
Elderly and Disabled	14,822	3,353	57	13

Transportation Development Plan: Moffat and Routt Counties; TransitPlus; 1999

The *Yampa Valley Multi-Modal Corridor Transportation Plan*, prepared by De Leuw Cather & Company in 1996 recommends passenger rail service extending from Craig east to Steamboat Springs and then south to Yampa. Passenger rail service would involve using existing railroad right-of-way currently owned by the Union Pacific railroad. The Union Pacific railroad currently provides freight service for locally mined coal, which is shipped throughout

the United States. The projected capital cost (in 1996 dollars) is \$10 to \$20 million, with annual operating and maintenance costs of \$5 million. These cost projections assume leasing existing rolling stock, minor upgrades to the existing track, and basic, "rush hour" train service from Craig to Steamboat Springs in the morning with return in the evening. Railroads are shown on the Services and Infrastructure maps.

Table 6-15. Transit Demand Projections

	Annual Trip Demand		Daily Trip Demand	
	Craig	Rest of County	Craig	Rest of County
2005				
General Public	22,142	9,130	85	35
Elderly and Disabled	15,862	3,588	61	14
2010				
General Public	23,806	9,817	92	38
Elderly and Disabled	17,054	3,858	66	15
2015				
General Public	25,446	10,493	98	40
Elderly and Disabled	18,229	4,124	70	16
2020				
General Public	26,939	11,108	104	43
Elderly and Disabled	19,298	4,366	74	17

Transportation Development Plan: Moffat and Routt Counties; TransitPlus; 1999

Utilities

Water System

The City of Craig Water Department provides potable drinking water to its citizens and to a limited number of Moffat County residents who live or have businesses near the corporate limits of the city. The Craig Water Department provides water to its customers through 2,941 residential metered units, 358 non-residential units, and 192 master meters which serve an additional 1,349 residential units. Water connections in unincorporated Moffat County include over 100 residential units and three non-residential units.

The City of Craig currently maintains a total of 24.54cfs of water rights which are collected in the Yampa River intake. These water rights are broken down as 1.33cfs from the Craig Irrigation Ditch, 7.0cfs from the Fortification Creek Ditch, 8.29cfs from the Deep Cut Ditch, and 7.92cfs from the Yampa River.

The City of Craig also installed a water diversion structure in the Yampa River in 1992. This diversion structure effectively backs up the river water into the intake structure of the water treatment plant under low flow conditions. Prior to installing this permanent structure in the Yampa River, water supply to the City was questionable under drought conditions. In the event of a severe drought, Elkhead Reservoir, located approximately 12 miles northeast of Craig, can be used to supplement the City's water source supply.

The City of Craig owns 1,668 acre-feet of raw

the City purchased its share of the Elkhead Reservoir from the Colorado Division of Wildlife, and has plans to convert 3,000 acre-feet of "deadpool" to active storage.

The Craig Water Treatment Plant, built in 1983 adjacent to Craig's original water treatment plant at 1111 South Ranney Street, had a rated capacity of 7.6 million gallons per day (MGD). However, the estimated capacity of individual unit processes, specifically the solids contact clarifier, filters, and clearwell is 6.64 MGD, 7.09 MGD, and 4.16 MGD, respectively. Proposed Phase I and Phase II capital improvement to the water treatment plant include conversion of the chlorine contact clarifier to potable water storage, new basin and filters, automation upgrades at a projected cost of \$5.8 million. With completion of these improvements, plant capacity would increase to 9.0 MGD.

In 2001, 652 million gallons of water were treated at the plant. Water demand in the summer can reach 6 million gallons per day. During the winter months, however, demand may be as low as 500,000 gallons per day. Craig's original water treatment plant has been maintained in operating condition and serves as a backup to the newer Craig Water Treatment Plant. The original water treatment plant has a capacity of 2.0 MGD and can operate for short periods in conjunction with the newer plant.

The water treatment process includes the addition of a variety of chemicals, including chlorine to assure the bacteriological safety of the water and to provide protection against possible contamination from the distribution system. Fluoride is also added to the finished

Chapter Six: Transportation and Utilities

water to reduce the risk of dental cavities. The treated water tests negative or below established limits for contaminants in all categories. The Craig Water Treatment Plant is shown on the Urban Development Area Services and Infrastructure Map.

The City of Craig utilizes five high service pumps at the water treatment plant to pump water into the distribution system. Five pump stations with a total of fourteen pumps transport the water to storage tanks at higher elevations, supplying homes and businesses by gravitational feed.

The City has eight storage tanks with a total capacity of 7.5 million gallons, primarily above ground free-standing metal tanks built in the late 1970's and early 1980's. Differences in elevations mandate four distinct pressure zones, with average water pressure 65 pounds per square inch (psi). Households with lower water pressure usually have a booster system installed to increase pressure; households with high water pressure (generally greater than 90 psi) require pressure reducing valves. Water tank elevation is the key constraint to future expansion of the water distribution system. Service location should be between 85 feet and 245 feet in elevation below the water tank to avoid the need for either pressure reducing valves or booster pumps. Water tank locations and elevations are shown on

the Urban Development Area Services and Infrastructure Map.

The City of Craig's water distribution system contains approximately 68 miles of transmission mains. Pipeline materials, in sizes ranging from four inch diameter to 20 inch diameter, consist primarily of ductile iron and PVC, with some cast iron and AC piping remaining in the system. There are more than 1,000 valves located in the system to isolate sections of pipeline during repairs, maintenance, and improvements. During the summer of 1987, the first lines were laid to replace antiquated mains within the system. In an ongoing water main replacement program, the majority of leaded cast iron pipe has been replaced with more serviceable PVC pipe. Future water distribution capital improvements include continued replacement of 4 inch, 6 inch and 8 inch diameter cast and ductile iron pipe. An average of \$400,000 is allocated for water main replacement every other year.

Water rates and fees, scheduled to increase in January 2003, are structured to recover the costs of service, including replacement of water mains. Water rates and fees outside the city are double those for service within Craig, allowing at least partial recapture of infrastructure replacement costs associated with significantly lower development density

Table 6-16. Residential Water and Sewer Rates and Fees

	Within City Limits	Outside City Limits
Sewer	\$ 14.10	\$ 14.10
Water	\$ 15.60	\$ 31.20
Consumption	\$ 1.60 per thousand gallons	\$ 1.60 per thousand gallons
Raw Water Fee	\$750.00	\$1500.00
Water Tap Fee	\$1,000.00	\$2,000.00
Sewer Tap Fee	\$2,000.00	\$4,000.00

Source: City of Craig; 2002

Table 6-17. Commercial Water and Sewer Rates and Fees

Water Tap Size (in inches)	Water Tap Fee	Raw Water Fee	Sewer Tap Fee
1	\$1,000	\$750	\$2,500
1½	\$2,000	\$1,500	\$4,000
2	\$7,100	\$5,330	\$14,200
3	\$16,000	\$12,000	\$32,000
4	\$28,000	\$21,330	\$56,000
6	\$64,000	\$48,000	\$128,000
8	\$113,000	\$85,330	\$226,000
10	\$128,000	\$133,600	\$248,000

*Out-of-city commercial users will be double the price listed above.

Source: City of Craig, 2002

Sanitary Sewer System

The City's wastewater collection system consists of over 56 miles of eight inch diameter to 30 inch diameter sanitary sewer mains, approximately 1,170 manholes, five lift stations and associated force mains. The wastewater system is divided into ten collection areas that are either gravity collected or pumped to a sewer interceptor extending along First Street. Wastewater is treated at the Craig Wastewater Treatment Plant and then discharged into the Yampa River in accordance with NPDES permit requirements. The Craig Wastewater Treatment Plant and pump station locations are shown on the Urban Development Area Services and Infrastructure Map.

A computer analysis performed by Rothberg, Tamburini, Winsor Professional Engineers in 2000 determined that of the ten collection areas, three are currently near or at design capacity. Improvements to these three collection areas are estimated to range between \$225,000 and \$250,000 (City of Craig Water and Wastewater Master Plan; 2000).

Key capacity improvements in west Craig include the extension of a main in Riverview Avenue/Doyan Boulevard to intercept flows from the Mack Lane trunk line south to the wastewater facility(Earley; 2002). Similarly, the 15 inch main in Stock Drive will require replacement with any substantive future development of the east Craig area (Earley; 2002). Depending on the level of development activity throughout Craig, certain 10 and 12 inch mains may also need to be replaced with larger pipes on a localized basis.

Projecting to 2020, six of the ten collection areas and the First Street and Fourth Street

interceptors will likely experience capacity problems. Improvements to these six collection areas and the First Street interceptor are estimated to range between \$2.91 million to \$3.26 million. Field verification of the computer analysis will be necessary prior to proceeding with any sewer replacement program.

The Craig Wastewater Treatment Plant, located at 2301 West First Street, is a secondary treatment facility with a design capacity of 3.0 MGD and peak hour flow capacity of 6.6 MGD, corresponding to a maximum month flow of 2.7 MGD. The wastewater treatment plant capacity is adequate to treat projected 2020 maximum month influent flows of 2.13 MGD to 2.58 MGD, based on an annual growth rate ranging from 1.6 percent to 2.5 percent, respectively. The limiting treatment process is chlorination/dechlorination, which has a maximum monthly flow capacity of 2.7 MGD. Improvements to limiting processes can potentially expand treatment capacity.

Storm Drainage System

The City of Craig Public Works Department maintains a storm sewer collection system comprised of 18 inch to 54 inch corrugated metal pipe (CMP). Craig has a number of drainage problems that result from the steep terrain north of town draining onto the flat valley floor towards the Yampa River. Development in the higher elevations of Craig, combined with inadequate storm water conveyance systems and rights-of-way all contribute to these drainage problems. The predominant storm drainage issue is the lack of on-site retention of flows from development outside the city in unincorporated Moffat County.

The City of Craig Master Drainage Plan, prepared by Norton Underwood and Lamb, Inc.

Chapter Six: Transportation and Utilities

in 1984 recommends numerous drainage conduit and detention facility improvements. Improvement completed by 2002 include 21 inch to 30 inch CMP in Finley Lane to Earth Ditch; along Earth Ditch to Cedar Mountain Gulch; 18 inch to 24 inch CMP from Sixth Street east of Ranney Street to Stout Street south to Victory Way; 36 inch to 42 inch CMP south of Victory Way to Third Street, west to Woodbury Drive and south to First Street (with 18 inch to 27 inch CMP draining the west side of the Meadows subdivision and connecting to the 42 inch pipe at the intersection of Third Street and Woodbury Drive); a 24 inch CMP from Yampa Avenue and Ninth Street north to Fortification Creek; and 18 inch to 24 inch CMP along the railroad right-of-way east of Tucker Street to Fortification Creek. Additional improvements are scheduled in 2003 and subsequent years. One limitation of the 1984 study is it considers only a two year storm event; the study should be updated to consider a larger flood event.

Solid Waste

The Moffat County Municipal Solid Waste Landfill sits on 210 acres approximately 2.5 miles southwest of Craig. Dumpsters are

available for disposal of tires and metals. Stoves, refrigerators, washing machines, etc. and metals such as iron, cable or wire rope, electrical wire are discouraged from being disposed at the landfill. Moffat County encourages citizens to recycle these items at Axis Steel. Items not permitted for disposal include hazardous materials, liquids, gasoline, diesel fuel and batteries.

The Moffat County Municipal Solid Waste Landfill has an average operating daily waste receipt of 17 tons per day and a projected life of 59 years of waste disposal capacity. The landfill, and a sludge facility is located southwest of Craig, are shown on the Moffat County Services and Infrastructure Map.

The City of Craig offers refuse collection to its residents at a rate of \$11.50 per month. The City of Craig's Refuse Department Shop is located at 220 West 16th Street. In addition Waste Management, a private hauler, provides service to residential customers outside Craig, and commercial and multi-family residential customers in the Craig area.

Table 6-18. Tipping Fees

Definitions	Residents	Non-residents
Municipal Solid Waste (Compacted)	\$5.00 per cubic yard \$16.00 per ton	\$12.00 per cubic yard \$37.00 ton
Residential Waste (Un-Compacted)	\$5.00 per cubic yard \$16.00 per ton \$2.50 minimum fee	\$12.00 per cubic yard \$37.00 ton \$5.00 minimum fee
Commercial - Industrial Waste (Un-Compacted)	\$5.00 per cubic yard \$16.00 per ton \$2.50 minimum fee	\$10.00 per cubic yard \$37.00 ton \$5.00 minimum fee
Solid Waste	\$5.00 per cubic yard \$5.00 per ton	\$10.00 per cubic yard \$10.00 ton
Tires Less Than 4' diameter	\$2.00 each	\$4.00 each
Tires Greater than 4' diameter	\$5.00 each	\$10.00 each
Refuse (Dead Animals, Ashes etc.)	\$5.00 per cubic yard \$16.00 per ton \$2.50 minimum fee	\$10.00 per cubic yard \$37.00 per ton \$5.00 minimum fee

Source: Moffat County Website:2002

Telecommunications

Telephone service is provided by Qwest Communications, and in the immediate future, by NC Telecom. Qwest provides telephone infrastructure to subdivisions, and developers are responsible for trenching and installation of lines. Qwest offsets development costs with a credit of \$402.50 per subdivision lot.

Telecommunications is not merely about phone service; telecommunication infrastructure also involves high-speed data transfer on large capacity lines. Examples of the benefits of high-speed bandwidth include enabling schools and libraries to have distance learning, hospitals for telemedicine opportunities, and local governments for on-line public information. Since 1997, the Yampa Valley Economic Development Council, of whom Moffat County and the City of Craig are members, has been working to enhance telecom capability and infrastructure. Fiber backbone infrastructure and capacity installed by NC Telecom from Craig to Rifle has supported Colorado's "Beanpole" and Multi Use Network projects. Qwest also upgraded capacity on their network to meet requirements of the multi-use network project. A DS 3 capacity line was installed to the Public Safety Center by Moffat County.

Moffat County, along with Rio Blanco and Routt County, received a \$1.375 million Beanpole grant in September 2000 to develop broadband connectivity by aggregating telecom traffic from local governments, schools, libraries, hospitals, and health agencies. Ultimately, 26 public sector and non-profit entities will be linked to the state's Multi-Use Network fiber-optic backbone, improving copper DSL, wireless DSL, and T-1 line infrastructure. Improved connectivity is intended to strengthen telecommunication capabilities for the private sector.

Chapter Seven

Land Use and Zoning

Overview

Moffat County contains 3,028,480 acres (4,742 square miles), comprising 4.57 percent of the

entire state of Colorado. Over 60 percent of the land in Moffat County is under federal or state government management and control, with approximately 40 percent under private ownership, as shown on the following table:

Table 7-1. Public and Private Land Acreage

Type	Acreage	Percent of County
Bureau of Land Management	1,418,513 Acres	46.8%
State of Colorado	191,424 Acres	6.32%
National Park Service	154,161 Acres	5.1%
Forest Service	41,763 Acres	1.4%
Fish and Wildlife Service	12,150 Acres	0.40%
Bureau of Reclamation	1,609 Acres	.053%
Private Land	1,208,860 Acres	39.93%

Source: Moffat County Land Use Plan; 2001

Major land uses in unincorporated Moffat County include agriculture, mining and energy production, recreation, and rural residential living. Land uses in the incorporated communities of Craig and Dinosaur are predominantly urban in character. Land use is shown on the Moffat County Land Use Map and the Community Land Use Map; vacant lands are shown with their proposed land uses.

Agriculture

Agriculture defines much of the custom and culture of Moffat County. Land in farms and ranches constitutes over a third of Moffat County's land base (1,031,091 acres), based on the 1997 Agricultural Census. Agricultural land is shown on the Moffat County Land Use Map.

A much greater proportion of the land is utilized for agricultural purposes, however, if grazing leases on public land are included.

The county's agricultural economy is relatively diversified, including both farming and livestock operations. Agricultural land in the county can be divided into irrigated land, dryland crops, dryland pasture, and rangeland. Total cropland in the county was 104,144 acres in 1997, with 29,576 acres in irrigated land. In 2001, 33,284 acres of cropland were enrolled in the Conservation Reserve Program (CRP). CRP land is kept out of agricultural production and planted with native grasses and shrubs.

Livestock grazing is the most extensive land use within Moffat County, occurring on Bureau of

Land Management, Park Service, Forest Service, as well as private lands in Moffat County. Livestock operations in Moffat County consist of cow-calf, ewe-lamb, and yearlings. Moffat County is known for having the largest number of breeding sheep in the state. Livestock enterprises are generally highly dependent on grazing leases on federally owned lands. Approximately 60 percent of the county is Bureau of Land Management or Forest Service land, much of which is used for grazing. Because of the cultural, biological, and economic importance of livestock grazing to Moffat County, 1960 legislation allows grazing in Dinosaur National Monument. Private agricultural operations within Moffat County depend on the proximal federal and state lands for long-term sustainability and viability.

Access to irrigated pasture is an integral part of the ranching operation. Irrigation water is generally only available to areas along major streams and rivers, with alfalfa and grass hay as irrigated crops. Most irrigation occurs in the valleys along the Yampa River, Fortification Creek, and Little Snake River, and is done by contour ditch flooding, border flooding, side roll, and center pivot irrigation systems.

Dryland crops are generally winter wheat (88 percent), with the remaining harvested acres consisting of summer wheat (six percent), oats (four percent), and barley (two percent). Dryland pasture consists of introduced and native grasses. The county's short growing season and low precipitation limits the types of crops that can be grown. Most of the non-

Chapter Seven: Land Use and Zoning

irrigated cropland occurs in the eastern portion of the county. Controlling soil erosion, primarily caused by snowmelt and spring rains, in the non-irrigated cropland is a major management issue.

Managing land for agriculture has become increasingly difficult on federal and state lands as other interests become apparent. Recently in Moffat County, special land designations, Wild and Scenic River designation, recovery efforts for the Greater Sage Grouse, road closures, big game management, endangered fish issues, and several other land use interests threaten the viability of agriculture. Agriculture contributes significantly to the existence of other values and land uses which people find desirable and are trying to protect. Wild game populations, open space and other land and water based recreation opportunities are directly related to the subsistence of agriculture. Public land management decisions thus require a balance between agricultural needs and other land uses.

Mining and Energy Production

Moffat County's extensive mineral reserves also play a major role in the county's economy and culture. Extraction of the county's low sulfur coal, natural gas, oil, and gravel reserves, plus the resulting generation of power combine to create a significant industry in the county. Natural resource industries make up the top 10 taxpayers of Moffat County, which provide 69 percent of County tax revenues. Most of the land in the natural resource industry (utilities, coal, oil and gas) in Moffat County is managed by federal and state agencies. With similar issues as identified with agriculture above, public land management decisions require a balance between mining and energy production needs and other land uses.

Estimates of coal reserves in Moffat County range from 500 million tons to several billion tons. The county's coal deposits are mostly thick veins of a high volatility, low sulfur, bituminous grade, at depths accessible for surface strip mining. Coal reserves are generally found in the eastern portion of the county. Moffat County's two coal mines owned by Trapper Mining, Inc. and Colowyo Coal Company provide 25 percent

of the total coal production in Colorado. The Trapper coal mine, recently named the nation's third best mine reclamation in the past 25 years by the US Department of Interior, is located immediately south of the Craig Power Plant; the Colowyo mine is located off SH 13 near Axial southwest of Craig. Coal mines are shown on the Moffat County Land Use Map.

The Craig Power Plant, also known as the Craig Station, is located approximately 4 miles south of Craig off of SH 13. Annual coal deliveries to Craig Station total 3 million to 3.5 million tons, including approximately 1.8 million to 2.2 million tons of coal from adjacent Trapper Mine. Operated by Tri State Generation and Transmission Association, Inc. the installed capacity of the Craig Station is 1,264 megawatts. Supplemental coal is shipped by rail to the plant from Colowyo Coal Company and other mines in the region, totaling about 1 million to 1.5 million tons per year. The Craig Power Plant is shown on the Moffat County Land Use Map.

Moffat County also has large oil and natural gas reserves. Most of the natural gas reserves are in the north central portion of the county. The largest seismic exploration project in the county is occurring in the Powderwash Basin west of the Little Snake River, extending into Wyoming. The Hiawatha natural gas fields, just north of Vermillion Creek also have extensive natural gas production. Other areas producing natural gas include the West Side Canal area south of Baggs, Wyoming, and several smaller fields within the Danforth Hills. Oil and gas facilities are shown on the Moffat County Environmental Conditions Map.

Northwest Moffat County contains the Mesa Verde Sandstone and Lewis Sandstone formations, which were recently identified as potential gas reserves based on recent studies by the Gas Research Institute and the U.S. Department of Energy. Recent technological advances have made such areas potentially economically feasible to explore. Permitting for natural gas exploration and production has emerged as a land management issue for the BLM, due to conflicts with several proposals for creating wilderness areas, particularly within the Vermillion Basin Wilderness Study area.

Within the past several years, coalbed

methane exploration has emerged as a potential new industry. The major issue for coalbed methane extraction is disposal of the massive amount of water generated during the process. Coalbed methane extraction activities that are currently considered economically viable, due to relatively low water discharges, are the Patina Oil and Gas and Elm Ridge Reserves operations located west of Craig near Lay. Initial drilling of the wells and dewatering has begun, with a year or more required to determine the viability of production. Coalbed methane permits have also been issued for wildcat wells south of Baggs, but no activity has occurred to date. Coalbed methane reserves also exist in northwest Moffat County, but are not considered economically viable at this time.

The Sand Wash Basin, northwest of Maybell, is underlain by large oil shale deposits, which are also not considered economically viable at this point in time. The Sand Wash Basin is shown on the Moffat County Environmental Conditions Map.

Sand and gravel is available throughout most of the county along the terraces of the Yampa River, Little Snake River, Green River, and various other areas of alluvial deposits. Numerous deposits of good to excellent quality sand and gravel have been extracted from the Yampa River floodplain, and the probability of additional concentrations of good quality sand and gravel is relatively high. Gravel mining is relied upon for several uses, including county road maintenance. In most cases, mined areas may be reclaimed for other land uses, as appropriate. Sand and gravel mines are shown on the Moffat County Environmental Conditions Map.

Gold occurs in eluvia, alluvial, and sedimentary deposits in the Wasatch formation of northeast Moffat County. The deposits consist of native free gold scattered irregularly throughout the area. The Douglas Mountain area of western Moffat County contains deposits of copper and iron ore. Copper mining has occurred sporadically in the area since the late 1800's. Uranium occurs in numerous deposits throughout the county with concentrations of the mineral being average. Uranium deposits have been mined at various times in the past. Known geothermal resources in Moffat County

consist of the Craig Warm Water Well and Juniper Hot Springs. Active mine locations are shown on the Moffat County Environmental Conditions Map.

Recreation

Moffat County offers a variety of year round outdoor recreational activities, with over 1.8 million acres of public lands. Public access is available on Dinosaur National Monument, Brown's Park National Wildlife Refuge, Bureau of Land Management (BLM), Routt National Forest, White River National Forest, and Colorado Division of Wildlife lands. Public lands are shown on the Moffat County Land Use Map.

In the winter, Moffat County offers ice skating, cross-county skiing, snowshoeing, sledding and snowmobiling. During the spring, summer, and fall swimming, river rafting, bicycling, hiking, fishing, camping, and picnicking can be enjoyed in many areas of Moffat County. Large numbers of hunters from all over the United States come into the area each fall to hunt deer and elk. Pronghorn antelope, upland game birds, waterfowl and rabbit hunting can also be enjoyed in Moffat County.

Dinosaur National Monument is located in portions of Moffat County and northeast Utah, with approximately two-thirds of the park (154,161 acres) in Colorado. Dinosaur Monument Headquarters Visitor Center is located one mile east of Dinosaur off US 40. Primary access to Dinosaur National Monument and the popular Quarry Visitors Center is north of Jensen, Utah. In 2001, Dinosaur National Monument drew 329,233 visitors. Beside the two visitor centers, Dinosaur National Monument facilities include campgrounds, picnic areas, trails, boat ramps and paleontology markers.

Brown's Park National Wildlife Refuge lies along the Green River and covers over 13,000 acres. Brown's Park National Wildlife Refuge is managed by the U.S. Fish and Wildlife Service as a refuge for migratory waterfowl, as well as wintering elk and deer. The refuge provides a driving tour route and is home to approximately 200 species of birds including: mallards, bald and golden eagles, peregrine falcons, redheads,

Chapter Seven: Land Use and Zoning

teal, canvasbacks, other ducks, and Canadian geese.

Elkhead Reservoir, located approximately 10 miles northeast of Craig, is accessible from Moffat County Road 29 and Routt County Road 78. With recreational opportunities managed by Colorado State Parks, Elkhead Reservoir offers fishing and hiking, camping and picnic areas, a boat launching ramp and a beach area.

The BLM manages three recreation areas in Moffat County. The Cross Mountain Recreation Area southwest of Sunbeam offers challenging Class IV and Class V whitewater rafting and kayaking, hiking, and fishing. The Little Yampa/Juniper Canyon Special Recreation Management Area southwest of Craig offers flatwater boating opportunities as well as primitive camping, hunting, hiking, wildlife viewing and fishing. Cedar Mountain is an 800 acre BLM area located seven miles northwest of Craig. Cedar Mountain offers year-round recreational activities including scenic and wildlife viewing, nature study, picnicking, hiking or mountain biking on 3.5 miles of trails, cross country skiing, snowshoeing, horseback riding, and hunting. Special Recreation Areas are shown on the Moffat County Land Use Map.

Sandwash Basin covers 160,000 acres of public lands between Vermillion Bluffs and Sevenmile Ridge. Recreational activities include horseback riding, primitive camping, motorcycle and all-terrain-vehicle riding, rock hounding, snowmobiling, and seasonal large and small game hunting. Managed and maintained by the BLM, Sandwash Basin presents unique opportunities to view wild horse herds and their habitat.

Additional recreational opportunities are available on Routt National Forest, White River National Forest, and Colorado Division of Wildlife lands, and in Craig. Park and recreation opportunities within and adjacent to Craig are discussed in detail in the Services and Infrastructure memorandum.

Rural Residential

Rural residential development occurs in subdivisions with lot sizes ranging from a few acres to over 40 acres, predominantly in eastern Moffat County in the Craig vicinity, and

north of the Elkhead Mountains.

Moffat County's subdivision regulations reflect the statutory provisions mandated by CRS 30-28-133. State enabling legislation excludes the regulation of land in parcels 35 acres and greater in size. For example, a 350 acre tract of land may be subdivided into ten 35 acre parcels, and the County's subdivision regulations would not effect the development. On the other hand, if the acreage is subdivided into smaller tracts, perhaps 70 five acre parcels, the subdivision process would apply, and the owner/developer would follow procedures outlined in the Moffat County Subdivision Regulations.

A landowner may also apply for an Application for Exemption from Subdivision Regulations for splitting land into a parcel smaller than thirty-five acres. An example would be a natural division, such as a county road splitting the property, settling an estate, a divorce settlement, or some other situation that constitutes a hardship.

Planning department staff reviews applicants' proposals for major and minor subdivision, and provides assistance with the subdivision process. The Moffat County Subdivision Regulations provide for subdivisions containing more than four (4) parcels, as well as any subdivision that requires public improvements. The Moffat County Minor Subdivision Regulations provide for subdivisions containing no more than four (4) lots that also do not require public improvements. Minor Subdivision Regulations basically follow the same criteria as the Moffat County Subdivision Regulations with the exception that the landowner/developer may combine the Sketch and Preliminary Plan. Subdivision of land into parcels 35 acres or greater in size is not regulated by Moffat County, per statutory exemption.

Currently, 101 rural residential subdivisions are platted, 20 of which have lots 35 acres or greater in size and are not subject to the Moffat County Subdivision Regulations, adopted in 1973. In addition, 69 subdivision exemptions, primarily five acre lot splits, have been approved throughout the county. The Moffat County Land Use Map identifies platted subdivisions.

A key issue is the minimum lot size permitted for residences in the Agricultural zoning district.

Many subdivisions in the Agricultural zoning district have developed at a minimum lot size of 35 acres. With a minimum lot size of five acres per dwelling allowed in the Agricultural zoning district, many areas that were thought to remain 35 acres or more are being subdivided into much smaller parcels. There are many citizens in these larger rural residential subdivisions concerned about maintaining the rural character of the county, along with their

property values. Other issues for rural subdivisions include private road maintenance, driveway permits, and requiring developers to put in community water and other utilities such as electricity.

As shown in the following tables, the majority of housing in unincorporated Moffat County are single family dwelling units, followed by mobile homes. A little more than half the housing stock is at least twenty years old.

Table 7-2. Housing Units in Structure: Unincorporated Moffat County

Total	1 Detached	1 Attached	2	3 - 4	5 - 9	10-19	20 or >	MHome	Boat RV Van
1656	1081	16	0	0	8	100	0	551	0

Source: United States Census Bureau; 2002

Table 7-3 Year Residence Built in Unincorporated Moffat County

Total Dwellings	1990 to March 2000	1980 -1989	1970 - 1979	1960 - 1969	1940 - 1959	Pre -1959
1656	382	258	508	152	261	95

Source: United States Census Bureau; 2002

Chapter Seven: Land Use and Zoning

The following table shows various residential components of change in unincorporated Moffat County. Residential growth is slow but steady at less than one percent annually, while absorption of vacant housing units has increased

significantly. Significant absorption is also found with the percentage increase in owner-occupied units relative to those available on the rental market.

Table 7-4. Unincorporated Moffat County Housing Occupancy and Tenure: 1990-2000

	1990	2000	Change
Total Housing Units	1,519	1,628	7.2%
Occupied Housing Units	1,052	1,334	26.8%
Vacant Housing Units	467	294	-37.0%
Seasonal, recreational or occasional use	206	172	-16.5%
Vacancy Rate	30.7%	18.1%	-41.0%
Owner-occupied Units	825	1,174	42.3%
Renter-occupied Units	227	160	-29.5%

Source: United States Census Bureau; 2002

Unincorporated Communities

Maybell

Maybell is located in central Moffat County, approximately 30 miles west of Craig on US 40. As described in the Maybell Master Plan completed in 1982 by BRW, Inc, existing land use in Maybell consists of commercial, residential, and institutional uses, and a public park. The commercial uses are located on either side of US 40. Mobile homes are interspersed with predominantly single family homes.

Institutional uses include a post office, library, community center, cemetery and a new elementary school. Maybell land use is shown on the Community Land Use Map; vacant lands are shown with their proposed land uses.

Other rural settlements include Hamilton, located approximately 11 miles south of Craig on SH 13. Hamilton has a post office, community center, and scattered rural residences.

Reflecting statewide trends, building permit activity in Moffat County reached a peak in 1999 yet continues to remain relatively stable.

Table 7-5. Unincorporated Moffat County Building Permit Activity

	1997	1998	1999	2000	2001
Mobile Home	53	76	70	54	57
"Stick-built" Homes	16	13	29	29	23
Garage/Barn	8	18	21	18	16
Commercial	0	0	0	3	9
Remodels	10	12	8	10	10
Other	52	58	57	49	47
Total Building Permits	139	177	185	163	162

Source: Moffat County Planning Department; 2002

Dinosaur

Dinosaur is located in the southwestern corner of Moffat County, three miles from the Utah border. Originally called "Artesia," the town was renamed Dinosaur in 1965 because of its close proximity to Dinosaur National Monument. Dinosaur land use is shown on the Community Land Use Map; vacant lands are shown with their proposed land uses.

Existing land use in Dinosaur consists of

residential dwellings, highway commercial (motels, gas station, gift shops, etc.) and institutional uses. Institutional uses include the Colorado Welcome Center, the Dinosaur Post Office, Dinosaur Town Hall, Dinosaur Elementary School, the Dinosaur Library and a public park. A unique streetscape feature is the stegosaurus profile used on Dinosaur street signs, with street names like Tyrannosaurus Trail and Brontosaurus Boulevard.

As shown on the following tables, housing in the

town of Dinosaur is comprised primarily of single family dwelling units and mobile homes. Almost two-thirds of the housing stock is at least twenty years old.

Table 7-6. Housing Units in Structure: Dinosaur

Total	1 Detached	1 Attached	2	3 - 4	5 - 9	10-19	20 or >	MHome	Boat RV Van
151	84	2	2	0	0	0	0	58	5

Source: United States Census Bureau; 2002

Table 7-7. Year Residence Built in Dinosaur

Total Dwellings	1990 to March 2000	1980 -1989	1970 - 1979	1960 - 1969	1940 - 1959	Pre -1959
151	12	42	34	15	35	13

Source: United States Census Bureau; 2002

The following table shows various residential components of change in Dinosaur.

Table 7-8. Dinosaur Housing Occupancy and Tenure: 1990-2000

	1990	2000	Change
Total Housing Units	157	156	-0.6%
Occupied Housing Units	121	124	2.5%
Vacant Housing Units	36	32	11.1%
Seasonal, recreational or occasional use	0	8	800%
Vacancy Rate	22.9%	20.5%	10.5%
Owner-occupied Units	93	97	4.3%
Renter-occupied Units	28	27	-3.6%
Owner-occupied Household Size	2.6	2.45	-5.8%
Renter-occupied Household Size	2.93	3.0	2.4%

Source: United States Census Bureau; 2002

Craig

The predominant land use in Craig is single family detached residential dwellings, including vacant land zoned for residential use. Multiple family uses are dispersed in residential neighborhoods. Mobile homes are concentrated in a half dozen mobile home parks. Highway commercial uses and vacant land available for

commercial use is concentrated along US 40/Victory Way. Downtown business uses are centered on Yampa Avenue. Industrial uses are located on the city's south side along the railroad. Institutional uses include city and county. Craig land use is shown on the Community Land Use Map; vacant lands are shown with their proposed land uses.

Chapter Seven: Land Use and Zoning

Table 7-9. Craig Land Use

Land Use	Acreage	Percentage of Total
Agricultural	81.0	3.2%
Commercial	407.3	16.3%
Industrial	463.4	18.5%
Institutional	137.1	5.5%
Mobile Home	132.3	5.3%
Open Space & Parks	120.3	4.8%
Residential	1158.6	46.3%

Source: City of Craig

Craig's existing developed subdivisions are also shown on the Community Land Use Map. The

diversity of Craig's housing stock is shown on the following table:

Table 7-10. Housing Units in Structure: Craig

Total	1 Detached	1 Attached	2	3 - 4	5 - 9	10-19	20 or >	MHome	Boat RV Van
3,828	2,176	102	111	163	113	244	285	634	0

Source: United States Census Bureau; 2002

Over two-thirds of the housing stock is at least twenty years old.

Table 7-11. Year Residence Built in Craig

Total Dwellings	1990 to March 2000	1980 -1989	1970 - 1979	1960 - 1969	1940 - 1959	Pre -1940
3,828	490	671	1,435	358	556	318

Source: United States Census Bureau; 2002

The following table shows various residential components of change in Craig. In a pattern similar to unincorporated Moffat County, Craig's residential growth is slow but steady at less than one percent annually, while absorption of

vacant housing units has increased significantly. The vacancy rate is now less than 10 percent, and growth is occurring in both the owner occupied and rental markets.

Table 7-12. Craig Housing Occupancy and Tenure: 1990-2000

	1990	2000	Change
Total Housing Units	3,559	3,851	8.2%
Occupied Housing Units	3,005	3,525	17.3%
Vacant Housing Units	554	326	-41.2%
Seasonal, recreational or occasional use	22	45	104.5%
Vacancy Rate	15.6%	8.5%	-45.6%
Owner-occupied Units	1,867	2,322	24.4%
Renter-occupied Units	1,138	1,203	5.7%
Owner-occupied Household Size	2.85	2.66	-6.7%
Renter-occupied Household Size	2.31	2.28	-1.3%

Source: United States Census Bureau; 2002

The following table shows building permit activity in Craig during the past five years:

Table 7-13. Craig Building Permit Activity

	1997	1998	1999	2000	2001
Mobile Homes	79	54	36	29	18
Modular Homes	14	11	13	9	9
"Stick-built" Homes	10	10	3	4	2
Other Residential	188	169	174	215	211
New Commercial	5	5	4	6	6
Other Commercial	67	53	54	53	33
New Public	6	14	10	8	10
Building Permits	369	318	294	324	289

Source: City of Craig Building Department; 2002

Affordable Housing

The availability of housing that is affordable for wage earners in Moffat County is another important economic development consideration. The Joint Center for Housing Studies of Harvard University defines housing costs as "burdensome" when they exceed 30 percent or more of household income. According to the 2000 Census, 28 percent of

owner-occupied households and 17 percent of renting households fall into the Joint Center for Housing Studies category of "burdensome expense".

Average residential sales prices in Moffat County have increased almost four-fold during the past 12 years, as shown on the following table:

Table 7-14. Average Residential Sales: 1990 to 2001

Year	Average Sales Price
1990	\$28,842
1991	\$ 29,661
1992	\$ 44,210
1993	\$ 54,952
1994	\$ 54,970
1995	\$ 68,227
1996	\$ 75,280
1997	\$ 79,674
1998	\$ 86,522
1999	\$101,028
2000	\$ 93,423
2001	\$105,433

Moffat County Assessor's Office; 2002

Table 7-15 Share of Household Income Allocated to Housing Cost: 2000

Monthly Ownership Cost as a Percentage of Median Household Income			
Household Income	< 30%	30-34%	35%+
Less than \$10,000	26.1	31.1	42.8
\$10,000 to \$19,000	54.8	10.4	34.8
\$20,000 to \$34,999	62.7	16.2	21.1
\$35,000 to \$49,999	84.7	8.4	6.9
\$50,000 to \$74,999	93.7	1.4	5.0
\$75,000 to \$99,000	96.9	0	3.1
\$100,000 to \$149,000	0	0	100
\$150,000 or more	0	0	100

Monthly Rent as a Percentage of Median Household Income			
Household Income	< 30%	30-34%	35%+
Less than \$10,000	10.5	0	89.5
\$10,000 to \$19,000	44.8	31.0	24.2
\$20,000 to \$34,999	92.7	4.6	2.6
\$35,000 to \$49,999	100		
\$50,000 to \$74,999	100		
\$75,000 to \$99,000	100		
\$100,000 or more	100		

Community Indicators Project: Yampa Valley Partners 2002-2003 Report

The Moffat County Housing Authority, under the direction of the Moffat County Board of Commissioners, is located at 633 Ledford Street in Craig. Sunset Meadows 1, located at 633 Ledford Street in Craig, was built in 1977 for the senior citizens of Moffat County. In 1983, Sunset Meadows 2 was built across the street at 595 Ledford Street. Sunset Meadows 1 & 2 are subsidized and regulated by the Department of Housing and Urban Development (HUD) and the Colorado Housing and Finance Authority (CHFA). The Moffat County Housing Authority manages both buildings, each containing 44 apartments, providing qualified senior citizens with a safe, well-maintained independent living environment. The Moffat County Housing Authority is shown on the Urban Development Area Services and Infrastructure Map.

Moffat County Zoning

The Moffat County Zoning Resolution is a 90 page document and covers all of the County's zoning requirements. Moffat County has provisions for the following 12 zoning districts:

- A: Agricultural
- R-R: Rural Residence District
- R-C: Rural Community District
- R-1: Low Density Residential District
- R-2: Medium Density Residential District
- MH-1: Mobile Home Park District
- MH-2: Mobile Home Park District
- B: Business District
- C: Commercial District
- L-I: Light Industrial District
- H-I: Heavy Industrial District
- O: Open District

The majority of Moffat County is zoned Agricultural. The agriculture district is designed for all agricultural, farming, forest, recreation, natural resource production and residential and other uses that require protection from encroaching commercial, industrial and urban density residential uses. The minimum lot size in the Agricultural zoning district is five acres.

Rural Residence zoning is predominantly located around Craig, with the exception of an in-holding within Dinosaur National Monument. The largest area of Rural Residence zoning is

Zoning

immediately north of Craig, along SH 13. Property zoned Rural Residence is also southwest of Craig along SH 13 (Yampa View Subdivision), and south of Craig in the Thompson Hill area. The minimum lot size in the Rural Residence zoning district is three acres. Where community water or public septic system is provided, minimum lot/parcel size is 2 acres. Where both community water and septic system are provided-minimum lot size is 1 acre. Unlike the Agricultural zoning district, animals are permitted only for family use and consumption in the Rural Residence district.

Adjacent to and east of the Thompson Hill R-R zoning is property zoned R-1 Low Density Residential. Intended for single family residential homes developed at urban standards, minimum lot sizes in the R-1 district are 6000 square feet. R-1 zoning is also found on land southwest of Craig, along SH 13. Animals are not permitted in the R-1 zoning district.

In the Thompson Hill area, which is zoned Rural Residence and R-1, some property owners want to have one or two horses, others graze sheep, while some landowners do not want the neighborhood to be agricultural in character.

Similar to the R-1 district in most respects, the R-2 Medium Density Residential district has the added provision for allowing multiple family residences. R-2 zoning is found only on small parcels in Shadow Mountain and the Counts Business Park.

RC Rural Community zoning, also with minimum 6000 square foot lot sizes yet with specific provisions for town platted lots, is exclusive to fifty seven parcels in Maybell. RC zoning allows for the placement of individual mobile homes in Maybell with a valid Conditional Use Permit.

The MH-1 Mobile Home Park zoning district is intended to provide for the development of mobile home sites at urban standards. MH-1 Mobile Home Park zoning is currently limited to

Shadow Mountain Village, located on the west edge of Craig. Shadow Mountain issues include the condition of the housing and the future replacement of infrastructure, potentially impacting its attraction for future annexation. No land in Moffat County is presently zoned MH-2 Mobile Home Park. The MH-2 district is intended to provide for the development of mobile home sites on lots not less than 3,500 square feet, with community water and sewer systems required.

There is Commercial zoning along US 40 in Maybell, and on a vacant 16 acre parcel zoned commercial just north of Shadow Mountain, inside the bypass, across from CR 7. Business zoning is also limited to two parcels adjacent to Dinosaur and two parcels southwest of Craig in the Counts Business Park.

The Craig Power Plant is zoned Heavy Industrial, along with several other parcels located on the southern edge of Craig, east of SH 394 (Raney Street). The bulk of land zoned Light Industrial (LI) extends west of Raney Street along the southern edge of Craig. Additional small LI parcels are located on the southeastern corner of Craig (a cement plant), north of Shadow Mountain (self storage), east of Craig (self storage), and southwest of Craig in Thompson Hill off CR 107.

The Yampa Valley Golf Course, Craig-Moffat County Airport and Loudy Simpson Park are zoned Open.

Table 7-16. Moffat County Zoning Districts

Zoning District	Number of Parcels	Total Acreage
A	9120	3,022,291.6
B	4	26.9
C	22	31.7
HI	29	1352.6
LI	23	539.2
MH1	283	83.1
O	3	1124.4
R1	29	381.6
R2	4	22.6
RC	57	28.9
RR	106	679.6

Moffat County Planning Department; 2002

Craig Zoning

The City of Craig Municipal Code, Section 17: Zoning has provisions for the same zoning districts described in the Moffat County Zoning Resolution, with the exception of Rural

Community zoning. Craig’s municipal code also distinguishes multi-family development separately, creating a new R-3 Multifamily zoning district to specifically address multifamily residences.

Table 7-17. City of Craig Zoning Districts

Zoning District	Total Acreage	Percentage of Zoned Parcels
Agricultural	81.0	3.2%
Business	115.6	4.6%
Commercial	296.2	11.8%
Heavy Industrial	5.9	<1%
Light Industrial	497.4	19.9%
Mobile Home 1	101.2	4.0%
Mobile Home 2	31.2	1.2%
Open Space	124.1	4.9%
Residential 1	810.2	32.4%
Residential 2	163.5	6.5%
Residential 3	273.8	10.9%

Source: City of Craig

Craig’s zoning pattern is fairly traditional, with few exceptions. Distinguishing residential lot and block patterns within the original Craig townsite from more recent “suburban” lot and block patterns would reduce variance requests and the number of non-conforming structures in the older portions of Craig. Creating a separate set of uses geared to downtown businesses

would also help distinguish the Craig’s pedestrian downtown core from more auto-oriented highway commercial uses. Finally, preparing design standards for low impact business park uses to buffer residential development from higher impact industrial uses should be considered.

Map 7-1. Moffat County Land Use

Map 7-2. Craig Land Use

Map 7-3. Dinosaur Land Use

Map 7-4. Maybell Land Use

Appendix One

Bibliography

Appendix One - Bibliography

The following are sources for information contained within the Moffat County/City of Craig Master Plan. Detailed reference cites are found in the Technical Memorandums for the project, on file with the Moffat County Planning Department.

Andersen, James L. 2001. Moffat County Wildland Fire and Fuel Management Plan, Phase I. Ecosystem Enhancement, LLC. Moffat County. Craig, CO. December 2001.

Barclay, Lynn. 2002. Personal Communication. U.S. Bureau of Reclamation. Craig, CO. October, 2002.

City of Craig. 1985. City of Craig Municipal Code: Section 17 Zoning. Craig, CO. 1985.

City of Craig. 2002. City of Craig Water Quality Report. Craig, CO. 2002.

City of Craig website. 2002. Craig, CO. October, 2002.

Colorado Air Quality Control Commission (CAQCC). 2001. Report to the Public 2000-2001. Colorado Department of Public Health, Air Quality Control Commission. Denver, CO. 2001.

Colorado Department of Agriculture (CDA). 2002. Colorado Agricultural Statistics. Colorado Agricultural Statistics Service. Lakewood, CO. July, 2002.

Colorado Department of Education (CDE) website. 2002. School Accountability Reports; Denver, CO. September, 2002.

Colorado Department of Local Affairs (DOLA) website; 2002. Colorado Economic Data and Information System. Denver, CO. September, 2002.

Colorado Department of Transportation website. 2002. Dataset – Roadway Statistics. Denver, CO. September, 2002.

Colorado Northwestern Community College website. 2002. Craig, CO. October, 2002.

Colorado Office of Archeology and Historic Preservation. 2002. Directory of Colorado State Register Properties. Denver, CO. 2002. October, 2002.

Colorado State Parks (CSP) website. 2002. Yampa River Trail map. Denver, CO. November, 2002.

Conrath, Fred. 2002. Personal Communication. U.S. Bureau of Land Management. Craig, CO. October, 2002.

Craig Daily Press. 2002. Assorted Articles. Craig, CO. 2002.

Danner, Audrey. 2002. Personal Communication. Yampa Valley Partners. Craig, CO. October, 2002.

De Leuw Cather & Co. 1996. Yampa Valley Multi-Modal Corridor Transportation Plan Phase II: Evaluation of Alternatives and Implementation Plan. Denver, Colorado. June, 1996.

DHM Design Corporation. 2002. Craig Area Parks, Recreation, Trails & Open Space Master Plan. Denver, Colorado. February, 2002.

Earley, Bill. 2002. Personal Communication. City of Craig Public Works Department. Craig, CO. October, 2002.

Ely, Dan. 2002. Personal Communication. Colorado Department of Public Health and Environment. October, 2002.

Franklin, Ann. 2002. Personal Communication. Moffat County Natural Resources. December, 2002.

Appendix One - Bibliography

- Golder Associates, Inc. 1994. Final Engineering Design and Operations Report for Proposed Moffat Regional Solid Waste Disposal Facility. Lakewood, CO. October, 1994.
- Graler, Sue. 2002. Personal Communication. Moffat County Planning Department. Craig, CO. September, 2002.
- Grubb, Robert. 2002. Personal Communication. Retired Soil Scientist, Natural Resources Conservation Service. November, 2002.
- Hemmerich, Leona. 2002. Personal Communication. Artesia Fire Protection District. Dinosaur, Colorado. November, 2002.
- Heming, Rick. 2003. Personal Communication. NC Telecom. January, 2003.
- Hollenbeck, Dean. 2002. Letter to the Craig Daily Press. Colorado Northwest Community College. Craig, CO. December, 2002.
- Jorgenson, Bob. 2002. Personal Communication. Colorado Department of Public Health and Environment. October, 2002.
- Kimley Horn and Assoc, Inc. 1998. Yampa Valley Multi-Modal Financing Study. Denver, Colorado. June, 1998.
- Lazar Management Group. 1990. Economic Diversification Strategy for Northwest Colorado. Mclean, Va. April, 1990.
- Miller, Allan E. 1977. Geology of Moffat County, Colorado. Colorado Department of Natural Resources, Colorado Geological Survey. Denver, CO. 1977.
- Moffat County. 2002. Draft R.S. 2477 Inventory Protocol. Craig, CO. July, 2002.
- Moffat County. 2001. Land Use Plan, Chapter 1: Public Lands. Craig, CO. September, 2001.
- Moffat County. 2000. Moffat County Road Addressing, Naming and Signing Policy. Craig, CO. 2000.
- Moffat County website. 2002. Craig, CO. October, 2002.
- Moffat County School District website. 2002. Craig, CO. October, 2002.
- Moffat County Tourism Association website. 2002. Craig, CO. November, 2002.
- Montgomery Watson Harza (MWH). 2002. Yampa Basin Watershed Plan. Prepared for Colorado Department of Public Health and Environment, Water Quality Control Division and the Yampa River Basin Partnership. Denver, CO. May, 2002.
- National Park Service (NPS) website. 2002. Washington, D.C. November, 2002.
- Natural Resources Conservation Service (NRCS). 2002. Unpublished excerpts from draft Moffat County Soil Survey. Craig, CO. October, 2002.
- Norton Underwood and Lamb, Inc. 1984. City of Craig Master Drainage Plan. Greeley, CO. May, 1984.
- Pike, Dave. 2002. Personal Communication. City of Craig Parks and Recreation Department. Craig, CO. November, 2002.
- Prenzlow, Dan. 2002. Personal Communication. Colorado Department of Wildlife. Meeker, CO. October, 2002.
- Price, James. 1977. Colorado Geologic Survey Map Series Seven: Geology for Land Use Planning in the Craig Area. Colorado Department of Natural Resources. Denver, CO. 1977.
- Rothberg, Tamburini, Winsor. 2000. City of Craig Water and Wastewater Master Plan. Denver, Colorado. May, 2000.

- Slaight, Vicky. Personal Communication. 2002. Craig Rural Fire Protection District. Craig, CO. October, 2002.
- TransitPlus. 1999. Transportation Development Plan: Moffat and Routt Counties. Denver, Colorado. April, 1999.
- Tri State Generation and Transmission Association, Inc. website. 2002. Westminster, CO. November, 2002.
- U.S. Bureau of Land Management (BLM) website. 2002. Washington, D.C. November, 2002.
- U.S. Census Bureau. 2002. 2000 Census. Washington, D.C. 2002.
- U.S. Department of Agriculture Animal and Plant Health Inspection Service (APHIS) website. 2002. Washington, D.C. December, 2002.
- U.S. Department of Army, Corps of Engineers (COE). 1977. Flood Hazard Information, Yampa River and Tributaries. Prepared for the City of Craig and Moffat Counties by the Department of the Army, Corps of Engineers, Sacramento District. Sacramento, CA. November, 1977.
- U.S. Department of Interior, National Park Service (NPS). 1986. General Management Plan, Development Concept Plans, Land Protection Plan, Environmental Assessment, Dinosaur National Monument/Colorado-Utah. U.S. Department of the Interior, National Park Service. Washington, D.C. June, 1986.
- Vaill, J.E. 1997. Computation of Selected Hydraulic Variables for the Lower Yampa River in Northwestern Colorado. U.S. Geological Survey and the Colorado River Water Conservation District. Denver, CO. 1997.
- Ward, Kibbie. 2002. Personal Communication. Qwest Communications. Steamboat Springs, CO. October, 2002.
- Yampa Valley Alliance (YVA). 1992. Yampa Valley Outdoor Recreation Conceptual Plan. Craig, CO. December, 1992.
- Yampa Valley Partners (YVP). 1999. Community Indicators Project: 1999 Report. Yampa Valley Partners. Craig, CO. 1999.
- Yampa Valley Partners (YVP). 2002. Community Indicators Project: 2002/2003 Report. Yampa Valley Partners. Craig, CO. October, 2002.

Appendix Two

Summary of Key Issues

Appendix Two Summary of Key Issues

The following is a summary of the key issues identified August 22nd, 2002 at the Moffat County/Craig Master Plan Steering Committee work session, at the September 4th, 2002 Craig Public Workshop, the September 5th, 2002 Maybell Public Workshop, and the September 11th, 2002 meetings in Dinosaur, Massadona and Brown's Park. Issues are sorted into seven categories, and tied to its dominant Plan Area: Public Land (PL), Rural Character (RC), Craig Community (CC), Urban Development (UD) and Three Mile (TM).

Environment/Natural Resources	Plan Area	Dots Received
Preservation of agricultural land	RC	13
Water availability-agriculture, endangered species, power	RC	12
Noxious weed abatement	RC	8
Excess "fuel" e.g. trees, weeds on Maybell lots	RC	8
Water availability/impact on groundwater table	UD	7
Mosquito control/West Nile virus	RC	5
Impacts of drought	RC	3
Varmint control	RC	3
Protection of building envelope for mineral development	RC	3
Water quality issues	UD	2
Poor soil conditions/hazards	UD	2
Wildlife issues	PL	2
H ₂ S poisonous gas, potential for 300 coal bed methane wells	RC	2
Mining data and issues of impact (positive and negative)	RC	2
Identification of prime and unique farmlands	RC	2
Air quality issues	TM	0
Protection from coal bed methane development	RC	0
Percolation tests at building permit too late	RC	0
Inappropriate fencing for wildlife	RC	0
Concern for septic location adjacent to wells	RC	0

Appendix Two Summary of Key Issues

Population/Housing	Plan Area	Dots Received
Availability of senior housing/care services	CC	8
Impact of "affordable housing" on property values	CC	5
Lack of continuity, covenants for housing	UD	5
Consider "clustered" housing as option in Ag zone	RC	4
Can't afford to build "stick-built homes	CC	4
Affordability density-related	CC	3
Attitude concerning developers and lot costs	CC	3
Wildland fire defensible space/interface	PL	3
Location of housing on skyline	RC	2
Outdated population/housing data	CC	2
Lack of manufactured home spaces	CC	1
Safety of seniors in housing	CC	0
Lack of rural residential lots (approx. 5 acres) close to Craig	TM	0

Appendix Two Summary of Key Issues

Land Use/Growth	Plan Area	Dots Received
Land inappropriately zoned	CC	16
Subdivision of 35 acre tracts into smaller parcels	RC	12
Need joint development review process, standards	UD	12
Correct old subdivision plats/development mistakes	TM	9
Junk cars/junk on lots	TM	8
Tax subdivision different from agriculture	RC	6
Min. lot size in Agriculture zone too small	RC	4
Better Building & Zoning Code enforcement	TM	4
Mobile homes in MH Parks, not residential zones	TM	3
Land use issues in Thompson Hill	TM	2
Rural development vs. growth	RC	2
Need process to adopt joint IGA	TM	1
Coordination w/ BLM, State, others on development	PL	1
Minimum land allotment/Animal Unit Month	PL	1
Integrate issues/policies from current land use plan	PL	0
Land w/i Urban Development Boundary not annexed	UD	0
Integrate/update Maybell Plan	RC	0
Junk- different standards for different areas (Ag vs. Res.)	RC	0
Quality (?) waste removal for developments	RC	0
Tools to assist owners in developing covenants	RC	0
Tools for land protection: TDR's, clustering	RC	0
Maintenance agreement for fencing next to ranches	RC	0

Appendix Two Summary of Key Issues

Transportation/Mobility	Plan Area	Dots Received
Lack of bypass on east side of town	UD	10
County road standards and maintenance	RC	9
Hazardous materials through town	TM	4
Private roads in subdivisions	RC	3
Determine which roads should be paved	RC	3
Different quality of road to encourage 5 Ac. development	UD	3
Need to increase commuter mobility	CC	2
Plan street connections to avoid condemnation	CC	1
Need street signs identifying roads	RC	0
Driveway permits for subdivisions	RC	0
Recognize road standards in proximity of public areas	PL	0

Infrastructure/Services	Plan Area	Dots Received
Growth needs to pay its own way	UD	13
Requiring major subdivisions to have water, sewer, elec.	RC	11
Schools at capacity	CC	9
Landfill capacity/solid waste disposal	TM	6
Develop areas where infrastructure already exists first	UD	3
Creation of water districts	UD	2
Need services w/i Urban Development Boundary	UD	2
Storm drainage	TM	2
EMS issues	RC	2
Water/sewer design population is inaccurate	UD	1
Lack of complete County coverage by fire districts	RC	1
Lack of County storm drainage regs.	TM	0
Integrate issues/policies from current fire plan	PL	0
Service provision for Shadow Mountain	UD	0
Need for more rural landfill services	RC	0
Identify and recognize community centers	CC	0

Recreation/Parks	Plan Area	Dots Received
More youth activities/recreation needed	CC	18

Appendix Two Summary of Key Issues

Integrate issues/data from Craig Area Parks, Recreation, Trails and Open Space Master Plan	TM	10
Address County areas not covered by new plan	RC	3
Use of conservation easements	RC	2
Higher density residential requires more play areas.	CC	0
Yampa and Rangely regional bike trails	RC	0

Economic Development/Tourism	Plan Area	Dots Received
Establish tournaments/events based on capacity to handle	CC	9
Tourism promotion (area history)	RC	5
Integrate issues/data from Connect To Craig document	CC	5
Address areas not covered by Connect To Craig document	RC	3
Relationship to region	RC	2
Relevance of Craig Civic Improvement Plan	CC	1
Attraction of Triple Crown visitors	CC	0
Attraction of commercial development to Dinosaur	RC	0
CWD impacts on economy	RC	0

Appendix Three

Plan Direction Questionnaire Results

Appendix Three Plan Direction Questionnaire Results

54 questionnaires were submitted by December 20, 2002. Not all respondents answered every item. Items answered twice (both in agreement and disagreement) or not clearly marked as in agreement or disagreement were not counted. The following tally reflects the percentage of respondents in agreement and disagreement to each item clearly answered.

General Directions	Agree	Disagree
To coordinate the harmonious development of Moffat County and Craig through planning.	92%	8%
To appropriately zone land for compatible residential, commercial, and industrial uses.	90%	10%
To support zoning, subdivision and building code updates that address land use issues.	88%	12%
Public Land Area Directions	Agree	Disagree
To maintain or improve the overall economic base of Moffat County through the judicious use and enjoyment of federal and state lands.	94%	6%
To support prioritizing, or considering primary uses, in multiple land use designated areas, based on sound science, community input, and economic impact.	81%	19%
To support special land designations that coincides with multiple use concepts and the custom and culture of Moffat County.	82%	18%
To oppose any change in public land use that does not evaluate, mitigate, and minimize impacts to custom and culture and the economic stability of Moffat County.	76%	24%
To not encumber or restrict private property rights resulting from access to or across federal lands.	77%	23%
To support responsible wildlife habitat preservation, development, and management.	84%	16%
To allocate firefighting resources to high priority areas through the implementation of the Moffat County Wildland Fire and Fuel Management Plan.	89%	11%
Rural Character Area Directions	Agree	Disagree
To encourage agricultural viability due to its direct tie to the custom and culture of the area as well as its impact on other public land uses that residents and visitors rely upon.	90%	10%
To support efforts to develop power generation and transmission through responsible development of natural resources (taking into consideration land, air, and water quality).	91%	9%
To encourage coal, oil and gas exploration and extraction in an environmentally responsible manner.	88%	12%
To support land use techniques that protect agricultural operations and rural residential character.	94%	6%
To balance the property rights of those subdividing rural residential land with the property rights of those living in existing platted subdivisions.	84%	16%
To promote recreation, tourism and associated businesses in an environmentally responsible manner.	92%	8%
To preserve in-stream flows and maintain the availability of water for municipal and agricultural uses, energy production, river recreation, and endangered fish recovery.	88%	12%
To improve the visual appearance of County entrances and rural highway corridors with projects that will enhance economic development opportunities.	80%	20%
To encourage rural development to "pay its own way" for infrastructure and services.	85%	15%

Appendix Three Plan Direction Questionnaire Results

To support development standards for adequate access to rural highways and county roads.	88%	12%
To support capital improvements that upgrades the condition of existing roads.	79%	21%
To support completion of regional trails, i.e. the Yampa River Trail and the Yampa Valley Trail.	70%	30%
Craig Community Directions		
To encourage infill development of vacant residential, commercial, and industrial zoned land.	82%	18%
To encourage the availability of a mix of housing types for all income groups.	68%	32%
To support economic development activities promote tourism and attract businesses.	82%	18%
To improve the visual appearance of City entrances, commercial/industrial corridors, and the downtown district with projects that will enhance civic identity and community pride.	88%	12%
To support capital improvements to enhance the capacity of the existing road network.	80%	20%
To support capital improvements for improving traffic circulation, e.g. an eastern bypass.	57%	43%
To support capital improvements for improving transit, e.g. the construction of a transit center.	58%	42%
To preserve natural areas for open space and community parks.	84%	16%
To support capital improvements for parks and trails in and adjacent to Craig.	78%	22%
To support the construction of a recreation center in Craig, with activities for all age groups.	65%	35%
To support capital improvements for landfill expansion/solid waste disposal facilities.	76%	24%
To support capital improvements for drainage collection and detention facilities.	71%	29%
To support capital improvements for sanitary sewer collection and wastewater treatment systems.	86%	14%
To support capital improvements for water treatment and water distribution systems.	84%	16%
Urban Development Area Directions		
To encourage urban development on suitable sites within the Urban Development Area.	78%	22%
To discourage urban development in areas with environmental constraints, such as floodplains, steep slopes, poor soils, and areas of geologic hazard.	84%	16%
To support capital improvements for improving traffic circulation, e.g. an eastern bypass.	57%	43%
To encourage urban development to "pay its own way" for infrastructure and services.	86%	14%
To guide future growth, infrastructure and development activities to areas where the impact on water quality will be minimized or controllable.	90%	10%
To encourage that urban development within the Urban Development Area be connected to a community water and sewer system.	82%	18%
To encourage the formation of a joint review process between Moffat County and the City of Craig for proposed urban development within the Urban Development Area.	79%	21%
To encourage the creation of joint development standards by Moffat County and the City of Craig for new urban development within the Urban Development Area.	80%	20%
Three Mile Plan Area Directions		
To encourage annexation of urban development within the Urban Development	62%	38%

Appendix Three Plan Direction Questionnaire Results

Area and discourage annexation of rural development outside the Urban Development Area.		
To support annexation or an agreement for future annexation when connecting to the City water and/or sanitary sewer system.	81%	19%
To support the formation of a separate water and/or sanitation district for areas outside the City of Craig that are not economically feasible to annex.	69%	31%

Appendix Three Plan Direction Questionnaire Results

Adoption Resolution

