

Town of Orchard City

Community Master Plan

2016



*Be sure you put your
feet in the right place,*

then stand firm.



*Abraham Lincoln
1862*

Acknowledgments

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Planning Commission Recording Secretary Polly A. Proctor

RESOLUTION NO. 2016-05

A RESOLUTION OF THE TOWN OF ORCHARD CITY, COLORADO, ADOPTING THE ORCHARD CITY MASTER PLAN

WHEREAS, the Town of Orchard City, Colorado, acting through its Planning Commission is empowered pursuant to C.R.S. Section 31-23-201, et seq. to make and adopt a comprehensive plan, and

WHEREAS, the Orchard City Master Plan has been prepared for the incorporated area of the town, and

WHEREAS, the terms Master Plan and Comprehensive Plan are used interchangeably and have the same meaning, and

WHEREAS, the Orchard City Master Plan complies with the requirements of C.R.S. Section 31-23-201, et seq., and

WHEREAS, the Planning Commission conducted a public hearing on the Orchard City Master Plan on July 28, 2016, and

WHEREAS, the Planning Commission believes that it is in the best interest of the town that the Orchard City Master Plan be adopted,

NOW, THEREFORE, BE IT RESOLVED BY BOARD OF TRUSTEES OF THE TOWN OF ORCHARD CITY, COLORADO THAT:

The Orchard City Master Plan, dated 2016, is hereby adopted.

The Orchard City Master Plan as adopted, expressly includes maps, charts and written narratives intended by the Planning Commission to form the whole of the Orchard City Master Plan, all of which materials are to be integrated and incorporated within the plan document itself, and which plan document is hereby declared to be the adopted Plan.

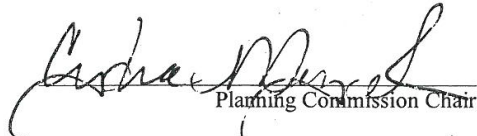
A copy of this resolution shall be attached to each copy of the Orchard City Master Plan and shall serve as an attestation that each such copy is a true and correct copy of the plan as adopted.

That an attested copy of the Orchard City Master Plan shall be recorded with the Delta County Clerk and Recorder pursuant to CRS 31-23-208.


Orchard City Master Plan was adopted on the 28th day of July 2016 by the Town Planning Commission.

ATTEST


Recording Secretary


Planning Commission Chair

THIS RESOLUTION WAS READ AND ADOPTED by the Board of Trustees of the Town of Orchard City on this 14th day of September 2016.

ATTEST

Town Clerk


Mayor

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Introduction

Change in a community is inevitable. The rate of change can be variable but change itself is a constant. The challenge for any community is to anticipate the future and to be prepared to accommodate new conditions by ensuring that facilities, services and infrastructure will be sufficient to meet the needs of the community on a sustainable basis. This process is also known as community planning.

The Orchard City Master Plan is a community plan fashioned by the Town. It is the culmination of countless hours of input by community residents, staff members, appointed committee members and the Board of Trustees. This document draws upon the values, expertise and vision of all those who participated to set forth and characterize Orchard City as it exists in 2016. This document will also establish a community plan that will help decision-makers and Town residents guide the forces of change over the next years.

Purpose of the Plan

The Orchard City Master Plan is a resource and a tool to be used by citizens and their elected/appointed officials to help their decision-making on matters of land use and future town growth. This Master Plan is not a legislative document. It is not a zoning ordinance and it does not impose new land use regulations. It is a framework for informed decision-making that will help guide growth in a manner that maintains quality of life, protects community values and helps Orchard City prepare for the future. It is intended to provide information and guidelines that clearly reflect Town priorities while allowing some flexibility and interpretation.

Enabling Legislation

CRS-31-23-206 specifies the responsibilities of planning commissions to develop and adopt a Master Plan. The following summarizes the statutory provisions addressing Master Plans.

- (1) Make and adopt a master plan including areas outside the municipal boundaries.
- (2) The planning commission's recommendations for municipal development and outlying areas considering the general location and, character of:
 - (a) **Transportation Elements** - Streets, roads, rights-of-way, bridges, waterways, waterfronts, parkways, highways, mass transit routes and corridors and any transportation plans.
 - (b) **Public Places or Facilities** - Including public schools, culturally, historically, or archaeologically significant buildings, sites, and objects, playgrounds, squares, parks, airports, aviation fields, and other public ways, grounds, open spaces, trails, and designated federal, state, and local wildlife areas;
 - (c) **Public Utilities** - Terminals, capital facilities, transfer facilities for water, light, sanitation, transportation, communication, power, capital facilities and utilities.
 - (d) **Water Supply** - Including the right to beneficially use water pursuant to decrees, contracts, or other water use agreements and the operation, maintenance, repair, replacement, or use of any water facility.
 - (e) **Rights-of-Way** - Acceptance, removal, relocation, widening, narrowing, vacating, abandonment, modification, change of use, or extension of any of the public ways, rights-of-way, including the coordination of such rights-of-way with the rights-of-way of other

municipalities, counties, or regions, grounds, open spaces, buildings, property, utility, or terminals.

(f) **Zoning** - If desired by the community, a zoning plan for the control of the height, area, bulk, location, and use of buildings and premises.

(g) **Housing/Community Facilities** - Community centers, housing developments, land for future housing development.

(h) **Mineral Extraction** - Plan for the extraction of commercial mineral deposits (pursuant to section 34-1-304, C.R.S).

(i) **Utilities to Serve Existing & Proposed Development** - Location and placement of public utilities.

(j) **Projections** - Population and housing.

(k) **Environment & Sensitive Natural Resources** - Steep slopes, geological hazards, endangered or threatened species, wetlands, floodplains, floodways, and flood risk zones, highly erodible land or unstable soils, and wildfire hazards. To address these issues Orchard City may call upon the following agencies for information and assistance.

(I) Colorado Geological Survey.

(II) United States Fish and Wildlife Service & Colorado Division of Wildlife.

(III) Army Corps of Engineers and United States Fish and Wildlife Service National Wetlands Inventory.

(IV) Federal Emergency Management Agency (floodplains).

(V) Natural Resources Conservation Service of the United States Department of Agriculture.

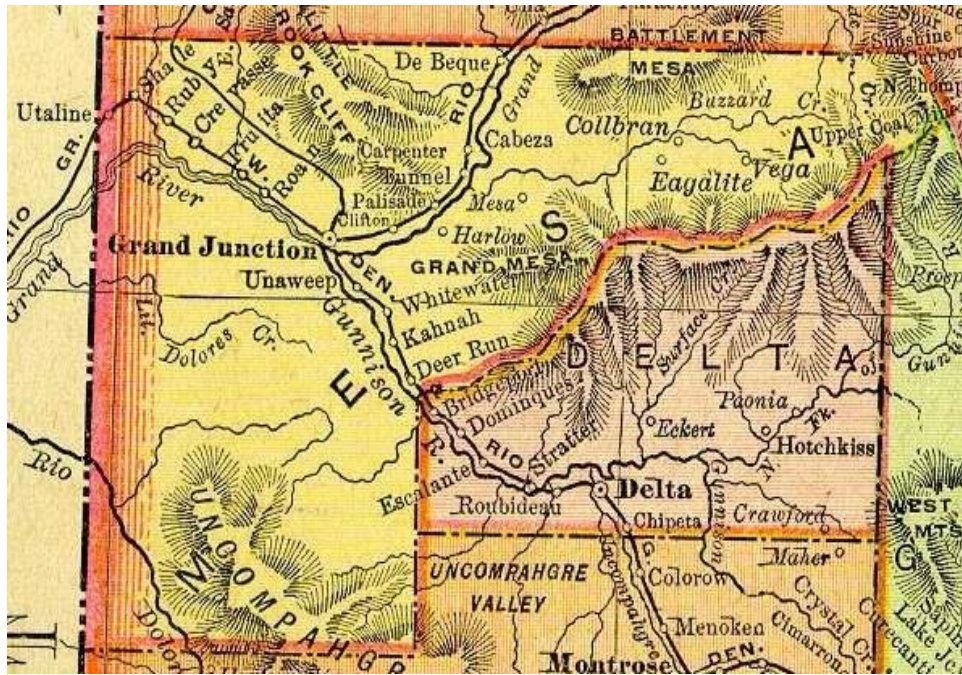
(VI) Colorado State Forest Service (wildfire hazard areas).

The commission may amend, extend, or add to the plan from time to time.

The master plan of a municipality is advisory only.

Orchard City has a population greater than 2000 persons and must conform to the requirements of Section 30-28-106 (4), C.R.S. The plan must include a recreational and tourism use element that shows how the Town will provide for the "recreational and tourism needs of municipal residents and visitors with areas dedicated to, without limitation, hiking, mountain biking, rock climbing, skiing, cross country skiing, rafting, fishing, boating, hunting, and shooting, or any other form of sports or other recreational activity and as applicable, commercial facilities supporting such uses."

History



Historic Map - Figure 1

The history of Orchard City since its settlement has mirrored local and national boom/bust cycles.

The area's geography had an important influence on settlement patterns with the valleys and river corridors serving as access routes, sources of water, fertile soils and warmer climates. The mountains and steep valley walls define the edges of the valley corridors and restricted access and travel.

The Ute Indians occupied the valleys of Western Colorado until 1879. In 1882, the orders were given to move the tribes west to a new reservation in the Uintah Valley of Utah. Removal of the Ute Indians from the valleys of western Colorado opened the door for Anglo settlement in western Colorado.

The opening of the Denver and Rio Grande Railroad in 1882 provided transportation and stimulated the development of industry in the Uncompahgre Valley. The development of the Uncompahgre Irrigation Project provided water for grain, hay, sugar beets and fruit orchards. A settlement at the confluence of the Uncompahgre and Gunnison Rivers was incorporated in 1882. This settlement, originally named Uncompahgre, was renamed Delta and became the county seat for Delta County.

Approximately 8 miles east of Delta on the Gunnison River was the settlement of Austin, Colorado. The original Austin plat was recorded in 1906 and although this community was never incorporated, it was the early economic center of the Orchard City area. Austin was served by a branch of the Denver and Rio Grande Railroad which provided freight and passenger service. The railroad provided commercial access to markets for locally produced fruits, vegetables and other agricultural goods. The area supported a sizable fruit and vegetable canning factory. Carbon dioxide for manufacturing dry ice was available from a carbon dioxide well at the mouth of the lower Gunnison Gorge. The availability of dry ice was an important factor in preserving fruits and vegetable during shipping.

Eckert, an unincorporated platted community, evolved around a high school and also served as a post office location.



Eckert Presbyterian Church 2015 - Figure 2

Cory, also an unincorporated platted community, was originally identified by a store, a post office and the "Mounds School", a landmark still standing near the Cory town site.



Orchard City 2014 - Figure 3

Spread by a mixture of irrigation and potable water in open ditches, an epidemic of diphtheria struck around 1910 and claimed a number of lives. Area farmers responded by organizing to construct a municipal water system to control the outbreak. Municipal incorporation was the only mechanism available at that time for issuing bonds to generate the capital to construct the water system.

Incorporated in 1912, Orchard City is comprised of three separate communities with three separate zip codes: Eckert (81418), Cory (81414) and Austin (81410). These communities are distinguished as areas of higher settlement density, a post office and some commercial development. Each of these three communities in Orchard City has a separate postal zip code. The residents of these areas place a very high value on their respective communal identities. Although citizens acknowledge that they are in the municipality of Orchard City, they identify their place of residence as Austin, Eckert or Cory. It is important to continue to recognize each of these communities as distinct parts of greater Orchard City. Two cemeteries, one in Eckert and one in Cory, are landmarks of historic significance and also help identify those communities. They are under the jurisdiction and care of Delta County at the direction of appointed citizen board members. Efforts continue to be made by Orchard City to identify and publicize historic buildings that represent unique characteristics of these communities.

Orchard City's first ordinance established the positions of Mayor, Board of Trustees, and set up taxing authority and other municipal functions. It is interesting to note that some of the first actions taken by Orchard City elected officials were to address roads, law enforcement, and animal control rather than the creation or operation of a water system.

A series of water disputes with Cedaredge during the '30's led Orchard City to pursue its own water supply system. In 1939, Orchard City began purchasing water rights and acquired the EE Barrett Ranch and the Tom Creek Ranch with their senior water rights. Orchard City operated these ranches for several years. Using WPA labor in 1940, Orchard City built a water collection system on Grand Mesa and laid out pipes to connect to the water source near Cedaredge. At that time, Orchard City disconnected from the Cedaredge water system and established a separate water supply.

In the 40's, the poor economy and manpower shortages caused by World War II led Orchard City to turn maintenance of the Town's road system over to Delta County. In the early 1950s, state legislator Charles Conklin (a local attorney) introduced a bill to the Legislature that relieved Orchard City of its obligations to perform certain municipal functions until in-town vehicle registrations reached 2000. County maintenance of Orchard City roads continued to the middle 1970s. During this period, Town responsibilities were limited to maintenance of the water system, contributing to a local perception that Orchard City was not a municipality, but a "Water District".

In 1976, Colorado Senate Bill 35 triggered the formation of planning commissions and planning activities in counties and municipalities across the state. In 1976, Orchard City agreed to allow Delta County to continue performing road maintenance and agreed to let Delta County serve as the planning agency for the Town. This arrangement continued until 1979 when Orchard City appointed their first planning commission. Orchard City decided to perform their own land-use reviews and adopted subdivision regulations. In 1980 the County notified the Town that they were to reassume their statutory municipal obligations as the state legislation relieving Orchard City of its municipal responsibilities until municipal vehicle registrations reached 2,000 had been met.

The value of residential real estate in the community has brought change to local development patterns. The disparity between financial return from agricultural activities versus that of residential development has put pressure on farmers, ranchers, and orchard operators to sell or otherwise develop their property for residential purposes. The absence of a central sewer system and the existence of a central water system have resulted in a minimum lot size of one acre per single-family unit. This is the minimum parcel size permitted under state law for properties served by central water and individual sewage disposal systems.

Today, Orchard City is faced with development pressures from both inside and outside the community. The Town has been involved with discussions about central sewage treatment, zoning concepts, a local sales tax, capital improvements and other topics related to community development. The Town continues to retain its values of small government, no zoning, no local sales or property taxes, no central sewage treatment, a quality central water system and operation of their road system. It is anticipated that growth pressures will continue in the community and Orchard City will be faced with ongoing consideration of these topics, and others, into the future.

We encourage you to read more about the Town of Orchard City at www.OrchardCityCo.org



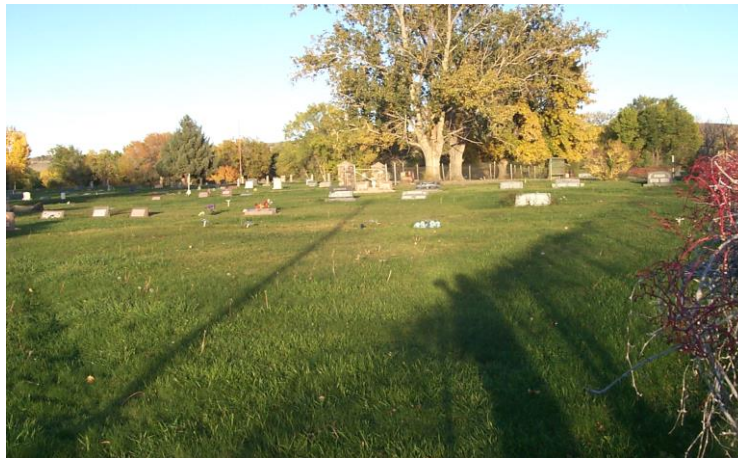
Austin Post Office 2016 – Figure 4



Cory Post Office 2016 - Figure 5



Eckert Post Office 2016 - Figure 6



Eckert Cemetery 2005 - Figure 7



Cory Cemetery 2016 – Figure 8

Community Vision

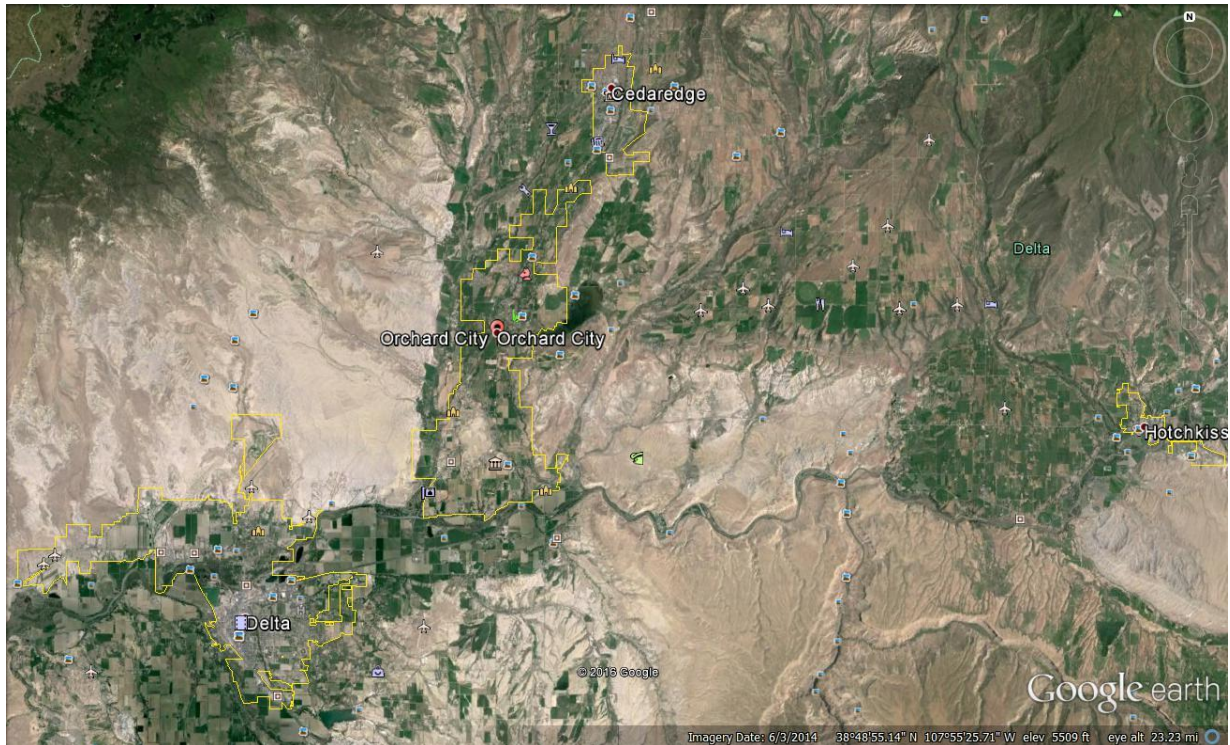
ORCHARD CITY LONG-TERM COMMUNITY VISION STATEMENT

Orchard City is a unique rural Western Slope community that desires to preserve its open agricultural character by directing residential development to large lot (1-plus acre parcels) single-family configurations. Development should be adequately buffered from adjoining agricultural lands to minimize development impacts on the existing farming community. Orchard City residents view the role of municipal government as one of providing the basic services of cost-effective and safe municipal water and a rural municipal road system that is adequate to serve the 11.45 square mile community. It is the resident's desire to avoid establishing a property tax by keeping local government small and offering only the most basic services. Orchard City has adopted a land-use philosophy of "live and let live" that does not include zoning regulations. It is recognized that this philosophy can and sometimes does result in conflicting adjoining land uses. However, Orchard City residents are willing to tolerate land-use conflicts in order to minimize local government intrusion on the community's lifestyle. The Town has adopted the 2006 International Residential and Building Codes, subdivision requirements and mobile home regulations to address basic health, safety and welfare issues relating to construction, roads, sewage disposal and environmental hazard areas (floodplains, steep slopes, wetlands, rock fall hazard areas etc.). Orchard City inhabitants recognize that there are, and will continue to be, growth pressures on the community that are driven by factors beyond their control. At the same time, town residents, through this document, intend to articulate clearly their long-term vision for the future development of Orchard City so that residents understand and adapt their lifestyle choices to match those of this community instead of asking the community to match the expectations of new community members.

Community Vision Development

Meetings were held in Orchard City with members of the public, planning commission and elected officials in 2003, 2004 and again in 2006. These entities helped identify important community values that characterized the essence of the Town. The community vision statement was developed by refining these values into statements. This community vision statement was reviewed with the Town Trustees, Planning Commission and members of the public to ensure that it accurately characterizes the Town of Orchard City. In 2015 and 2016 these statements were revisited and found to be holding true.

Physical Setting



Orchard City Vicinity Map 2014 - Figure 9

Location: Approximately 6 miles east of Delta, Colorado, north of Highway 92 and both sides of Highway 65

Incorporated Land Area: 11.45 squares miles

Elevation: Minimum - South 5,000 feet above sea level. Maximum - North 6,000 feet above sea level

The Town of Orchard City lies on a south sloping plateau that extends from the lower slopes of the Grand Mesa south to the bluffs above the Gunnison River. This relatively flat elevated bench is bounded on the west by Tongue Creek and on the east by Harts Basin and Dry Creek (a.k.a. Current Creek). The major topographic features within the town limits include a cluster of adobe hills in the south known as "The Mounds", the steep slopes bordering the westerly edge of Harts Basin (northeast of Eckert) and the bluffs that lie north of the Gunnison River and east of Tongue Creek.

The physiography of Orchard City is ideally suited for agriculture and particularly fruit orchards. The elevated setting allows for air drainage off the plateau to the east and west thereby reducing the incidence of frosts in the critical early growing season. The south facing aspect of Orchard City allows for early-season warming that is beneficial for fruit crops and other agricultural crops.

Natural topography has shaped the physical arrangement of the Town. For the most part, the municipal boundaries follow the edges of the terrain giving Orchard City a narrow east-west and long north south axis. This configuration follows the orientation of the Town's water system with sources on Grand Mesa and the axis of Highway 65 the primary arterial through the community.

Climate

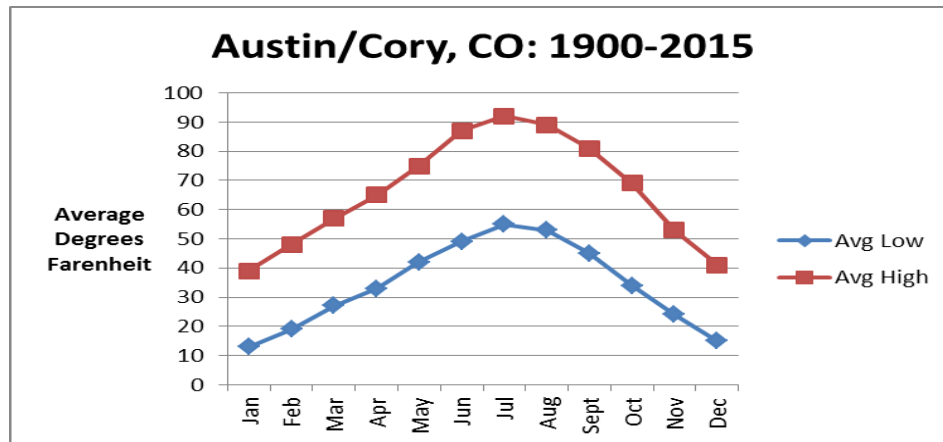
Orchard City enjoys a relatively mild climate that is typical of many lower elevation Western Slope communities. Most annual precipitation occurs during the summer months with a peak in August through October from monsoonal thundershowers. A second moisture peak occurs in the months of March, April and May.

Austin, CO 81410 and Cory, CO 81414 (Source: Intellicast Historic Averages)

High record 109° F (July & August 1900)

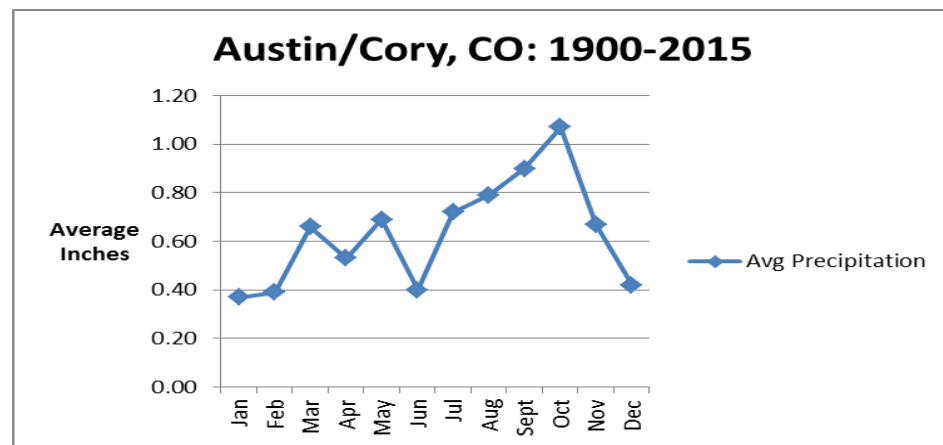
Low record -36° F (January 1913)

Column1	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Average High	39	48	57	65	75	87	92	89	81	69	53	41
Average Low	13	19	27	33	42	49	55	53	45	34	24	15



115 year Average Temperature - Figure 10

Column1	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Average Precipitation	0.37	0.39	0.66	0.53	0.69	0.40	0.72	0.79	0.90	1.07	0.67	0.42



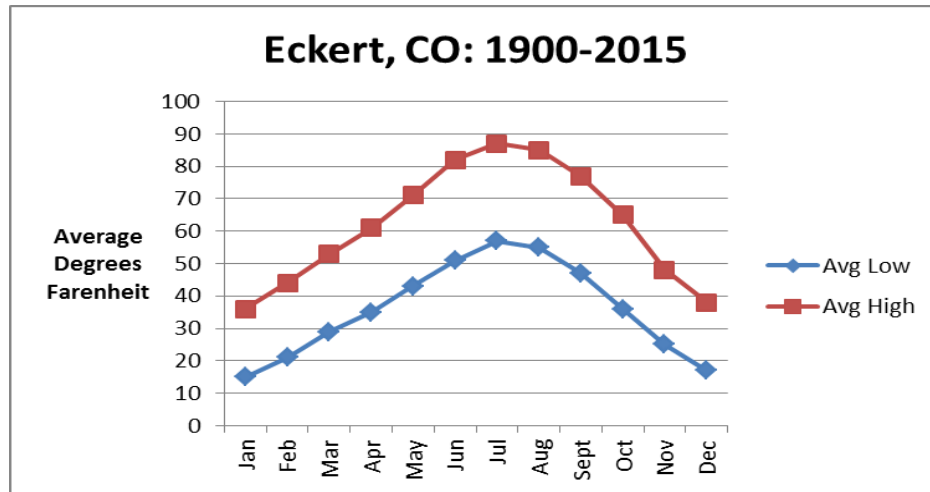
115 year Average Precipitation - Figure 11

Eckert, CO 81418 *(Source: Intellicast Historic Averages)*

High record 106° F (August 1947)

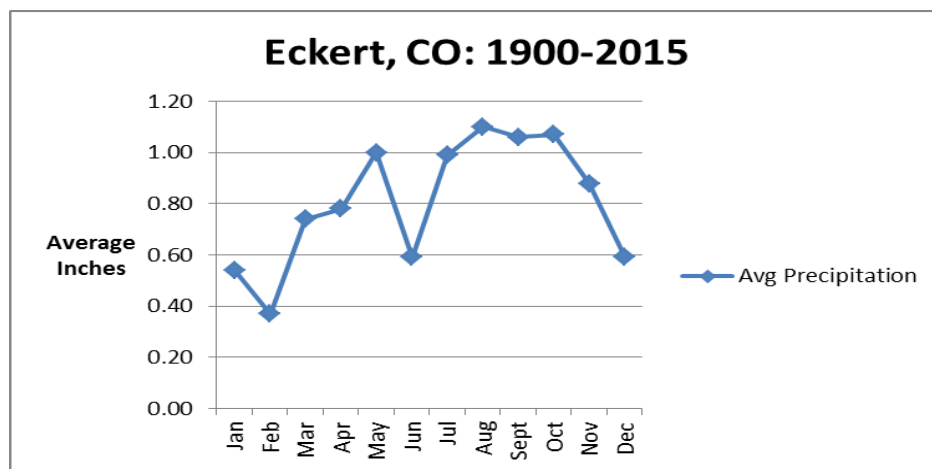
Low record -25° F (January 1913)

Column1	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Average High	36	44	53	61	71	82	87	85	77	65	48	38
Average Low	15	21	29	35	43	51	57	55	47	36	25	17



115 year Average Temperature - Figure 12

Column1	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Average Precipitation	0.54	0.37	0.74	0.78	1.00	0.59	0.99	1.10	1.06	1.07	0.88	0.59



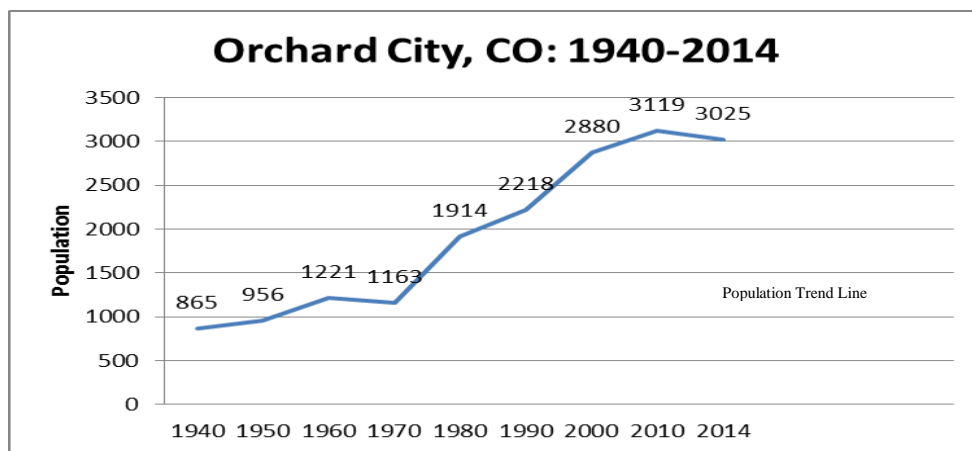
115 year Average Precipitation - Figure 13

Population and Demographics

The population of Orchard City grew from 1,163 in 1970 to 3,119 in 2010, an increase of 1,956 people which translated as an average growth rate of 4.21% per year for this 40-year period. In 2014 the population trend line shows a decline from 2010 by 3.11%. According to the 2014 US Census Bureau, Orchard City residents are of nearly equal gender representation with 49.8% female and 50.2% male.

Population (Source: United States Census Bureau)

Year	1940	1950	1960	1970	1980	1990	2000	2010	2014
Population	865	956	1221	1163	1914	2218	2880	3119	3025



Population Growth 1940-2014 - Figure 14

Any notable population growth will result in increased traffic on Town roads and Highway 65, as well as, place additional demands on the water system. The Town should monitor growth rates and growth projections provided by the State Demographers Office in order to effectively budget and plan for change.

The continued population growth trend experienced by Orchard City represents the need for planning future development of public facilities and adjusting public policies to respond to increased requirements for services, infrastructure, housing, recreation and other community needs. New Orchard City residents may have different expectations about community services and Town government.

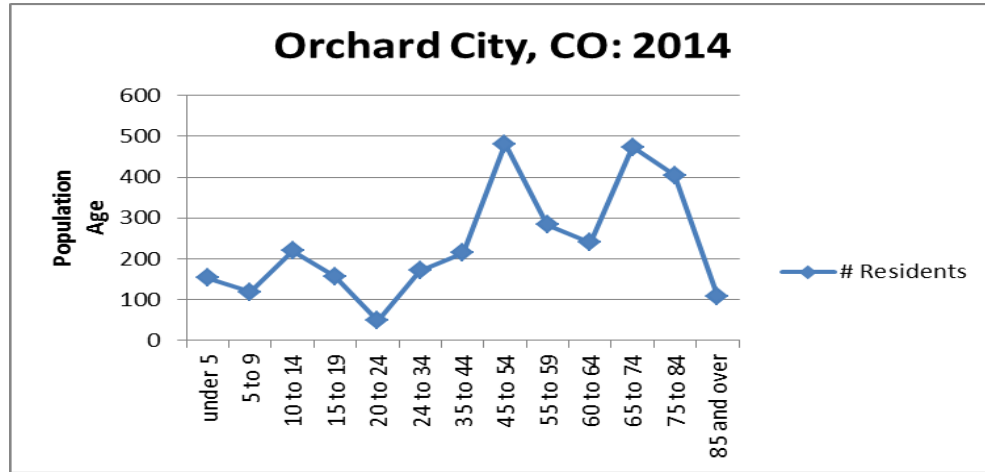
The Town's age characteristics show three peaks (Figure 13 below). The first peak is in the 10-14 age group and indicates the presence of younger families, with school-age children, in the community; the second and largest peak occurs in the 45-54 age group; and the third in the 65-74 age group. This age profile reflects a predominantly older population with 81.0% over the age of 18 years. 32.0% of the Town's population is over age 65. This number is up from the 2010 US Census number by 5.3% and suggests a growing retirement age population.

There is a noteworthy decrease in community residents between the ages of 20 and 24. This may reflect an out-migration of this age group associated with college or with persons seeking employment in other communities.

The overall median age is estimated at 54.5 years of age.

Population by Age Group (Source: 2014 United States Census Bureau)

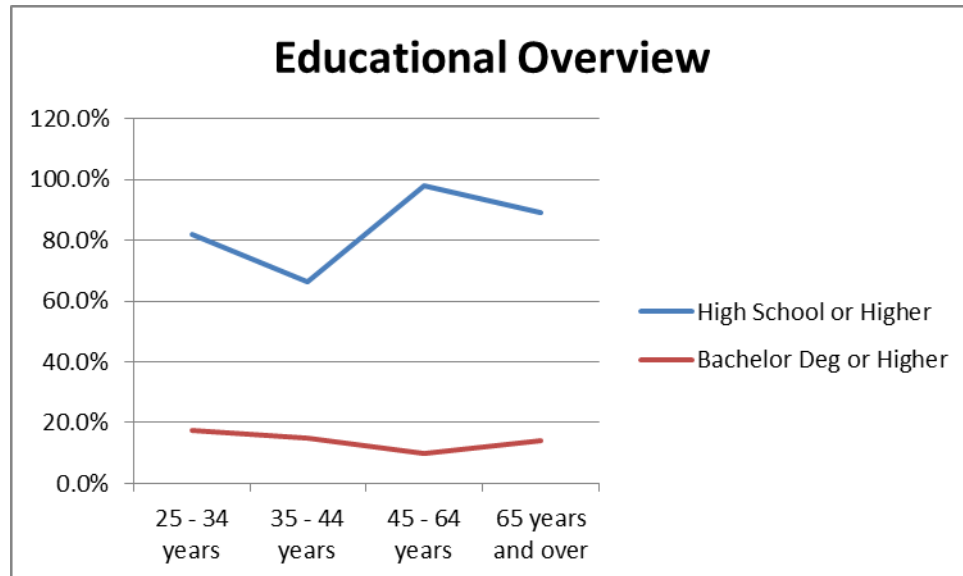
Column1	Under 5	5 to 9	10 to 14	15 to 19	20 to 24	25 to 34	35 to 44	45 to 54	55 to 59	60 to 64	65 to 74	75 to 84	85 and over
Age Percentage	5.00	3.90	7.20	5.10	1.60	5.60	7.00	15.70	9.20	7.80	15.40	13.20	3.50



Population by Age Group 2014 - Figure 15

The 2010-2014 US Census Bureau 5-year survey estimates a majority of Orchard City residents have reached an educational attainment of a high school graduate or higher. In the 25 years and over age group statistics declare 90.4% are educated at a high school graduate level or higher; 12.7% have a bachelor's degree or higher.

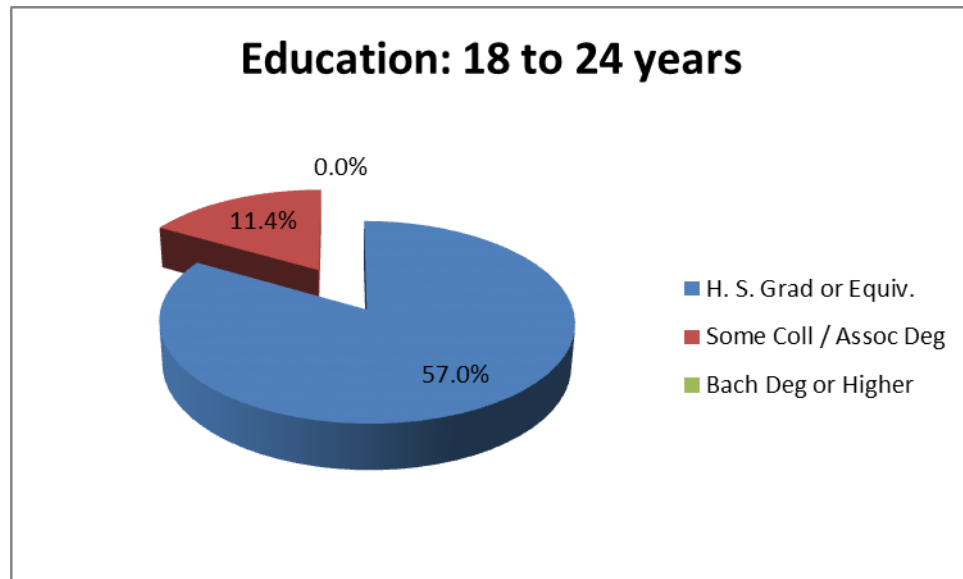
Education (Source: 2014 United States Census Bureau)



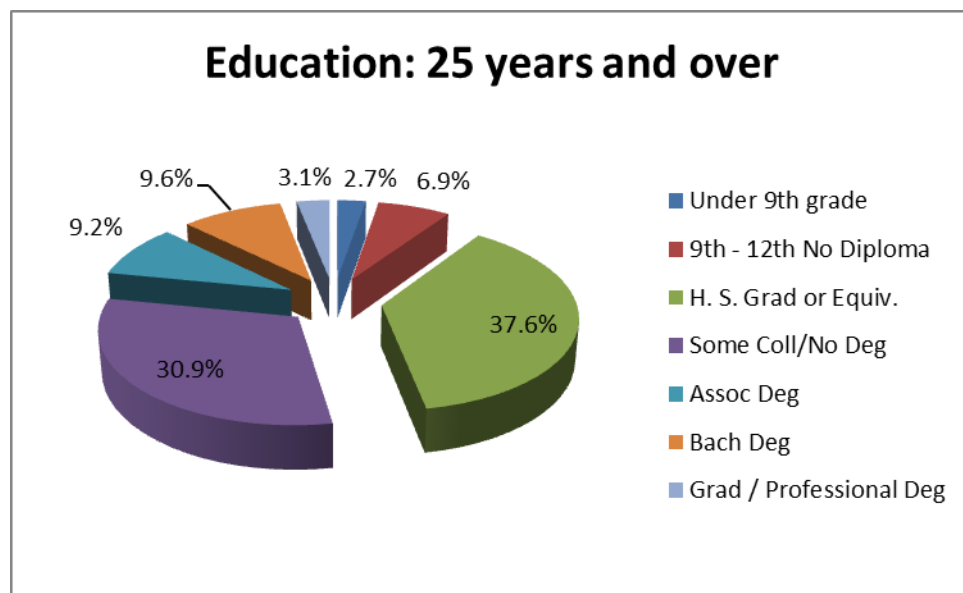
Educational Attainment - Figure 16

Educational Statistics 18-24 *(Source: 2014 United States Census Bureau)*

Education	< High School	H. S. Grad or Equiv	Some Coll/Assoc Deg	Bach Deg or Higher
Pop Percentage	31.6%	57.0%	11.4%	0.0%

**Educational Attainment - Figure 17****Educational Statistics 25 & Over** *(Source: 2014 United States Census Bureau)*

Education	Under 9th	9th - 12th - No Dip	H.S. Grad	College - No Dip	Assoc Deg	Bach Deg	Grad / Prof Deg
Pop Percentage	2.7%	6.9%	37.6%	30.9%	9.2%	9.6%	3.1%

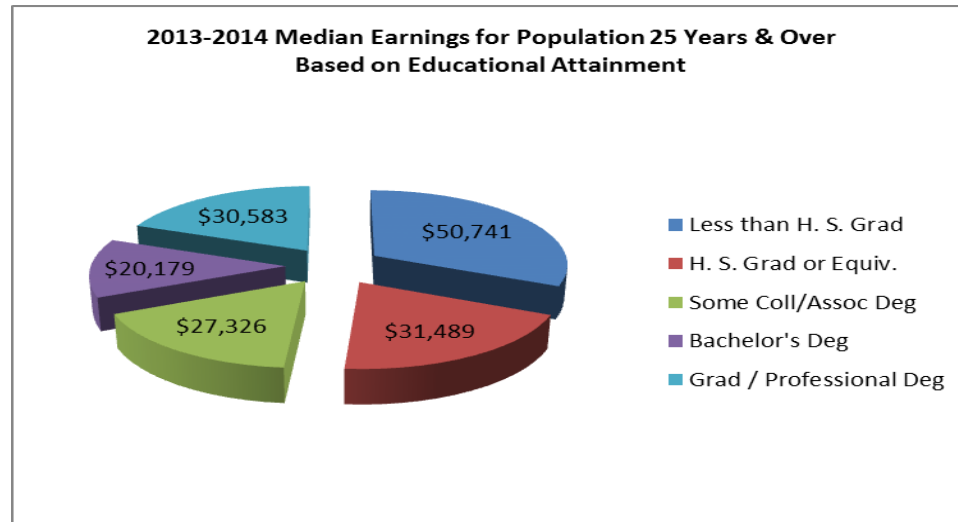
**Educational Attainment - Figure 18**

Orchard City residents' largest income category is the \$50,000 to \$75,000 block. It is interesting to note that, in Orchard City, less educated residents have been earning a higher income than those with college

degrees. This may be due to the availability, until recently, of high paying coal mining jobs. The disparity may further be caused by retirees making up much of the college educated segment of the community.

Education: Income Earnings (Source: 2014 United States Census Bureau)

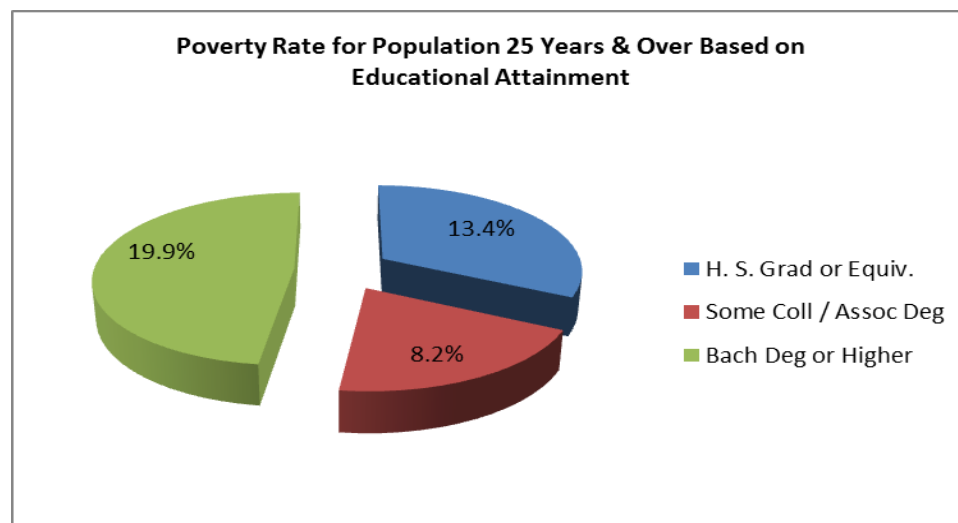
Education	< High School	H.S. Grad or Equiv	Some Coll/Assoc Deg	Bachelor's Deg	Grad / Professional Deg
2013-14 Median Earnings	\$50,741	\$31,489	\$27,326	\$20,179	\$30,583



25 years & Over 12-month Median Earnings By Educational Attainment Level - Figure 19

Education: Poverty Status (Source: 2014 United States Census Bureau)

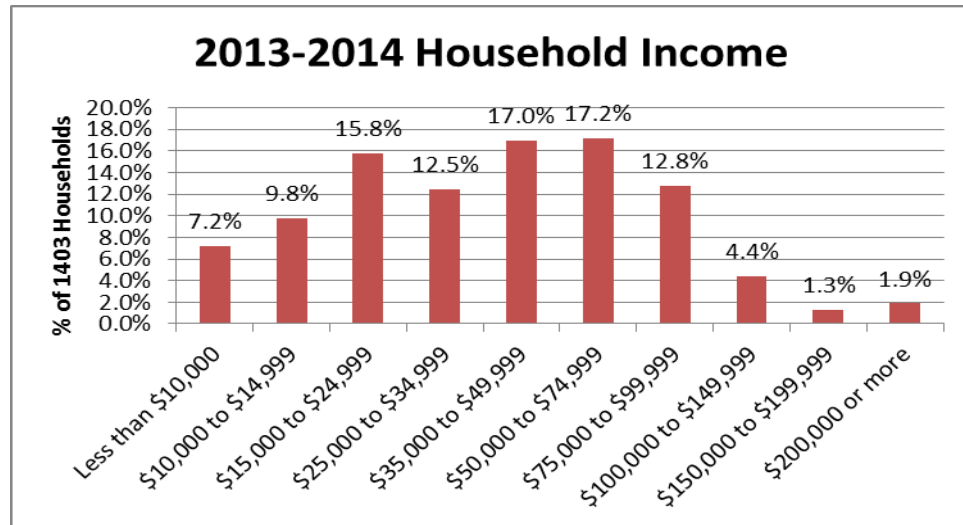
Education	< High School	H. S. Grad or Equiv	Some Coll/Assoc Deg	Bach Deg or Higher
Pop Percentage	36.7%	13.4%	8.2%	19.9%



25 years & Over Poverty Status As Determined By Educational Attainment Level - Figure 20

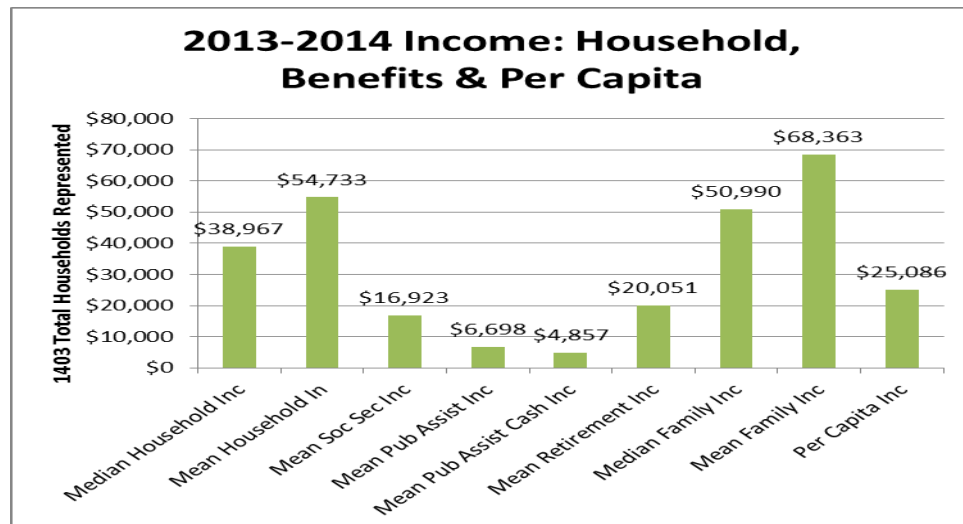
Income (Source: 2014 United States Census Bureau)

Income	< \$10 K	\$10 K - \$14.9 K	\$15 K - \$24.9 K	\$25 K - \$34.9 K	\$35 K - \$49.9 K	\$50 K - \$74.9 K	\$75 K - \$99.9 K	\$100 K - \$149.9 K	\$150 K - \$199.9 K	\$200 K +
% House- holds	7.2%	9.8%	15.8%	12.5%	17.0%	17.2%	12.8%	4.4%	1.3%	1.9%



12-month as of July 2014 (2014 Inflation-Adjusted Dollars) - Figure 21

Income	< \$10 K	\$10 K - \$14.9 K	\$15 K - \$24.9 K	\$25 K - \$34.9 K	\$35 K - \$49.9 K	\$50 K - \$74.9 K	\$75 K - \$99.9 K	\$100 K - \$149.9 K	\$150 K - \$199.9 K	\$200 K +
# House- holds	101	138	222	175	239	242	180	62	18	26



12-month as of July 2014 (2014 Inflation-Adjusted Dollars) - Figure 22

Economics (Source: 2014 United States Census Bureau)

Orchard City's workforce landscape is evolving to a more service-oriented way of life, as evidenced by a 4.9% increase in retail trade job-holders since 2004.

Coal production in the North Fork area, once providing many local families with a prosperous lifestyle has declined greatly due to changes in the energy industry and changes in Federal regulations..

Agriculture continues to be an important economic mainstay consisting primarily of cattle ranching, dairying, chicken farming, cropping of beans, corn and hay, truck farms, vineyards, wineries and fruit production. Agricultural education programs, such as 4-H and FFA, still prepare our local students for successful careers and a lifetime of informed choices in the global agriculture, food, fiber and natural resources systems. Agriculture/forestry/fishing/hunting/mining employment still provides 12.6% of the jobs for Orchard City residents. This percentage is higher than that found in the whole of Delta County at 8.47% and reflects the relative importance of the remaining agricultural operations to the local employment base.

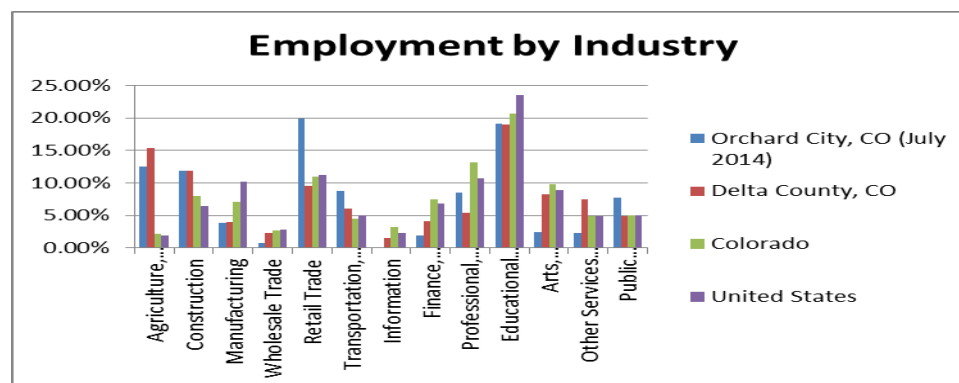
Employment & Income

Residents who reported commuting to other locations for employment have a mean travel time to work of 27.3 minutes. Approximately 10.2% work from their home.

Of Orchard City's 1,052 civilian employed population, 16 years and over, 76% are private wage and salary workers; 13.2% are employed as government workers; and 10.8% are self-employed workers in their own (not incorporated) business.

Sales and office occupations claim 35.6% of Orchard City's employed work force. Management, business, science, and arts support another 26.0%. Natural resources, construction and maintenance occupations employ 18.4%; service occupations are held by 11.1%; and 8.9% are in the production, transportation or material moving occupations.

As of July 2014, the largest employment sector is the retail trade industry, employing 19.9% of Orchard City's residents. Education, health and social services are second with 19.2% of the community employed in that category. Agriculture, forestry, fishing and hunting, and mining industries hold 12.6% of the employment. Other important sources of employment for Orchard City residents include 11.9% construction; 8.8% transportation, warehousing and utilities; 8.5% professional, scientific, management, administration and waste management services; 7.8% public administration; 3.9% manufacturing; 2.5% arts, entertainment, recreation, accommodation and food services; other services, finance, insurance, real estate and the wholesale trade account for an additional 5.0% accumulated total.



Employment by Industry Comparison - Figure 23

The data for Delta County, CO may also contain data for the following areas: Cory, Delta, Maher, Bowie, Lazear, Austin, Cedaredge, Grand Mesa, Crawford, Hotchkiss, Eckert, Paonia, Orchard City

Information is deemed reliable but not guaranteed. [Demographic Information FAQ](#)

Transportation

Orchard City has 34.09 centerline miles of roads of which 17.45 miles are arterial streets and 16.64 miles of local streets. The two primary north-south access routes in the community are Highway 65 and 2100 Rd. Highway 65, the only arterial roadway in the community, is a state highway and the highest traffic volume street in town.



2100 Road Looking North From Maintenance Shop - Figure 24

Most of the streets in the community are hard surfaced with chip and seal paving or asphalt. There are no curbs, gutters or sidewalks along the streets. Drainage is handled by roadside barrow ditches or natural infiltration.

The Town operates a road department that is responsible for road maintenance. A Road Committee consisting of the town administrator and one road maintenance staff employee and two trustees develop budget priorities, maintenance strategies and community roadway access issues. Road maintenance is addressed annually on an “as needed” basis.

The primary funding source for the road department is Colorado State Highway Users Tax. The annual allocation is based upon vehicle registrations, miles of road in the community and other variables.

The primary method of travel in Orchard City is the single automobile. Public transit for the general population is not available. Reliance on single occupant vehicles for transportation causes a significant traffic peak in the mornings and the evenings as residents travel to and from work. Projections of future traffic on Highway 65 by the Colorado Department of Transportation reflect a continuation of this trend.

Orchard City has a disproportionately large number of road miles to maintain compared to other communities with similar populations. This is a result of the large geographic area of the Town (11.45 square miles). Expenditures on municipal roads are the Town’s third-largest budget expenditure item after the water system.

Street Master Plan

The Planning Commission, Road Committee and Trustees will continue to work to address road capacity, safety, intersections, congestion points, emergency access and the relationships between new development and road service needs. Any future plan may include the development of a street hierarchy identifying arterial, collector and local streets and future street alignments which should be for north-south and east-west configurations. That document can be used as a guide for planning and prioritizing future road projects.

Public Places and Facilities

Orchard City and Overlapping Jurisdictions

The Orchard City Fire House Sub-Station and maintenance shops are located on Austin Road in the south central area of the community.



Orchard City Fire House & Maintenance Shop - Figure 25



Orchard City Town Hall built 2006 - Figure 26

In 2006 the Board of Trustees built the current Town Hall totaling 5,000 square feet; 3,000 square feet is used as meeting and community room; 2,000 square feet is used as office space. In 2014 a third bay was added to the building housing the Fire Protection District #3, Orchard City Sub-Station.

Other overlapping governments with authority in the incorporated limits and over which Orchard City has no direct control include:

- Fire Protection District #3, Orchard City Sub-Station, located at the Orchard City Maintenance Building
- Delta County Ambulance District #1 located near the intersection of Oatman Road and Highway 65
- The Cory and Eckert Cemetery districts are located within the municipal boundaries and are responsible for operating and maintaining the cemeteries in their jurisdictions
- Delta County Sheriff Department, paid by the Town of Orchard to perform law enforcement duties as allowable by laws and ordinances of Delta County where none may exist under current Town of Orchard City laws and ordinances
- Delta County by default where the Town of Orchard City may not have laws, ordinances or resolutions in place to address a particular or defined situation or circumstance
- State of Colorado where the Town of Orchard City, a statutory municipality, may not have laws, ordinances or resolutions in place to address a particular or defined situation or circumstance

Parks, Open Spaces and Trails

Parks and Recreation

Orchard City maintains two separate parks: Orchard City Park, located at 11245 2100 Road, and Centennial Park, located at Town Hall, 9661 2100 Road.

Operation and maintenance of City parks are customarily paid for by a mix of fees and user charges along with money from the General Fund. The nominal user fees charged by Orchard City contribute very little to the cost of operation, maintenance or new construction. As a result, the Town's primary sources of funds come from franchise fees, the general fund and state lottery monies. Created in 1992, Great Outdoors Colorado (GOCO) has invested a portion of Colorado Lottery proceeds to help preserve and enhance the state's parks, trails, wildlife, rivers and open spaces. GOCO grants have helped to (1) create or enhance 1,000 community parks and outdoor recreation areas, including skate parks, ball fields and playgrounds; and (2) build or restore more than 900 miles of trail and numerous other things. Orchard City has been a recipient of a portion of these funds enabling the Town to build public structures at the Town Park and establish the Centennial Park.



Orchard City Centennial Park 2016 - Figure 27

Centennial Park, completed in May of 2012 in celebration of Orchard City's 100th birthday, provides quiet shade under the log gazebo and is home to the Centennial Memorial Wall. Citizens were provided opportunity to commemorate their family through the purchase-at-cost of a tile plaque which was mounted onto the wall along with recognition of donors to this Park.



Orchard City Town Park 2016 - Figure 28

Orchard City Park consists of more than 32 total acres hosting three soccer fields, six baseball fields (Field of Dreams Complex), three pavilions, one playground, one outdoor basketball court, three smaller covered picnic areas and over one mile of walking trail.



Orchard City Town Park 2014 - Figure 29

The Town does not fund or operate a recreation department. It continues to provide basic recreation facilities at the Town Park, relying on citizen groups to organize and fund recreation programs based upon community demand.

Orchard City is within minutes of most recreational activities such as hiking, mountain biking, rock climbing, skiing, cross country skiing, rafting, fishing, boating, hunting, and shooting though, as a rural community, there are no structured facilities for these sports inside town limits.

Trails Master Plan

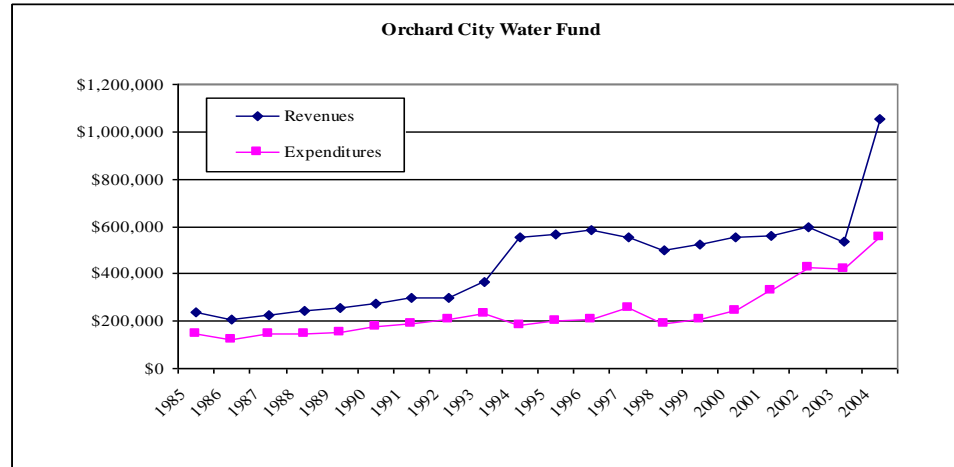
The recommendation for the creation of a “Trails Master Plan” for Orchard City that would provide both recreational and transportation routes throughout the community was considered and referenced in the original Master Plan published in 2005. That plan suggested the Town could look at utilizing existing ditch alignments and portions of rights-of-way for the system; enlist the assistance of local citizens on a trails task force to assist the parks committee in this effort; and any plan should include cost elements covering easement acquisition, construction and maintenance costs and future funding mechanisms. To date, there has been no further effort or consideration towards implementing any part of a trails system. Due to the current economic conditions, there is no intention of this coming to fruition in the immediate or near future.

Utilities

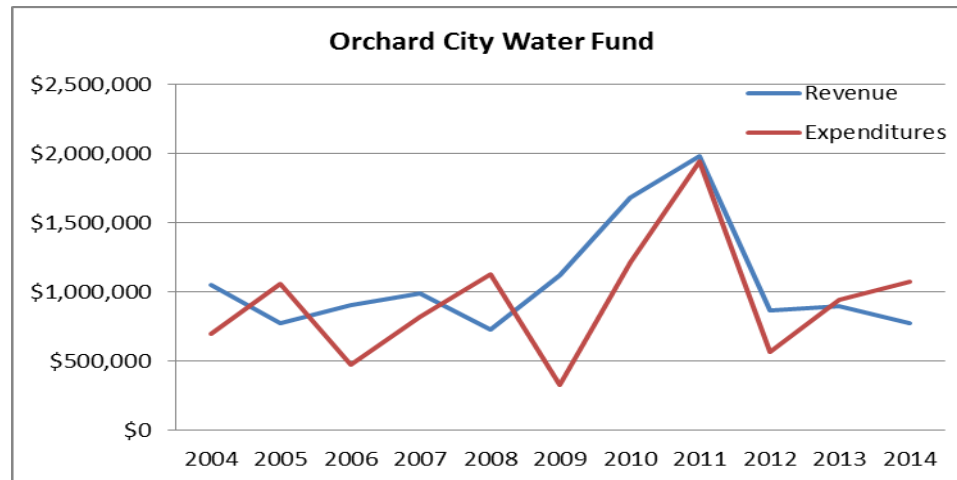
Municipal Water System

The Orchard City water system is the only utility service provided by the Town. The alignment of the water mains and distribution lines has a major influence on the patterns of development in the community. The water system provides treated potable water for domestic use. In 2009 Orchard City revised both user and tap fees to maintain the strong financial condition of this enterprise fund. Water rates are based upon metered use and incorporate an increasing block rate structure in which the cost per gallon of water increases as larger amounts of water are used. This rate structure creates an incentive for water users to conserve and to stay within the more affordable initial water rate block. The water system, an enterprise fund, is operated on a business basis. Enterprise funds should not be subsidized by other revenue sources and rates should be adjusted regularly based upon the water system operating costs.

The charts below show total revenues and expenditures on the water system from 1985 to 2004 and 2004 to 2014. It should be noted that the revenue spike in 2004 (*Figures 27 and 29*) is the result of water tap purchases prior to a tap fee increase. The spike in 2010-2011 reflects the \$2 million loan revenue and cost for the West Transmission Line replacement.



1985-2004 Water Fund Revenues & Expenditures – Figure 30



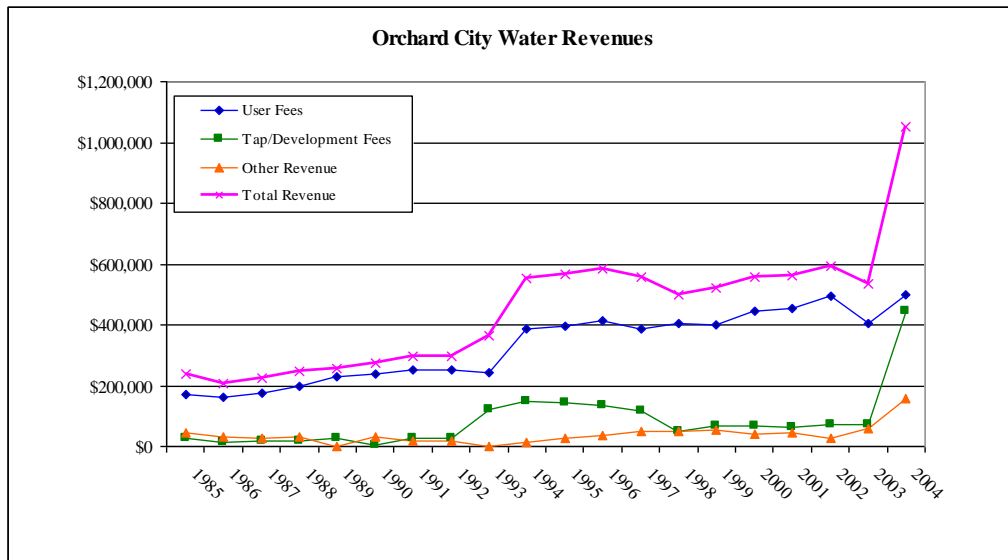
2004-2014 Water Fund Revenues & Expenditures - Figure 31

The following charts evidence trends in the various categories of revenue sources of the water fund:

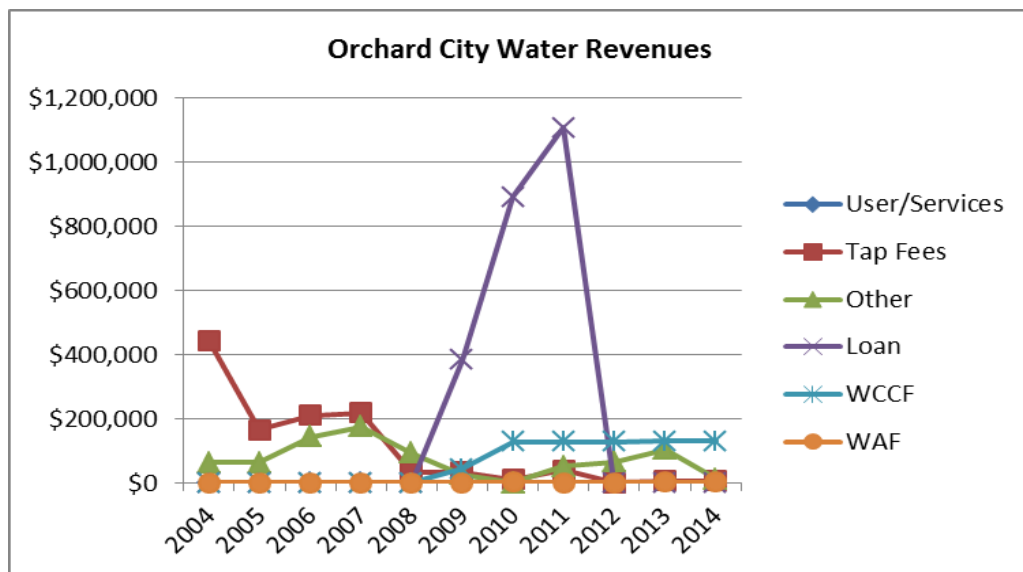
User Fees: Per gallon charges based upon the cost of treating and delivering water to the user.

Tap Fees: Costs associated with water system capital facilities, water rights, and the overall physical system necessary to make water available for the community.

Other Revenue: These are monies received from water leasing, supply & repairs, interest income and all other miscellaneous income that is not accounted for under user or tap fees. This category includes a \$2 million dollar loan acquired by the Town (*income distributed 2010-2011*) for the installation of the West Transmission Line. In January 2012, after satisfying all rules and requirements attached to the loan, the Town received a letter from the Colorado Water Resources & Power Development Authority cancelling the Governmental Agency Bond and the Town of Orchard City's debt attachment to the said loan.



1985-2004 Water Fund Revenue Sources - Figure 32

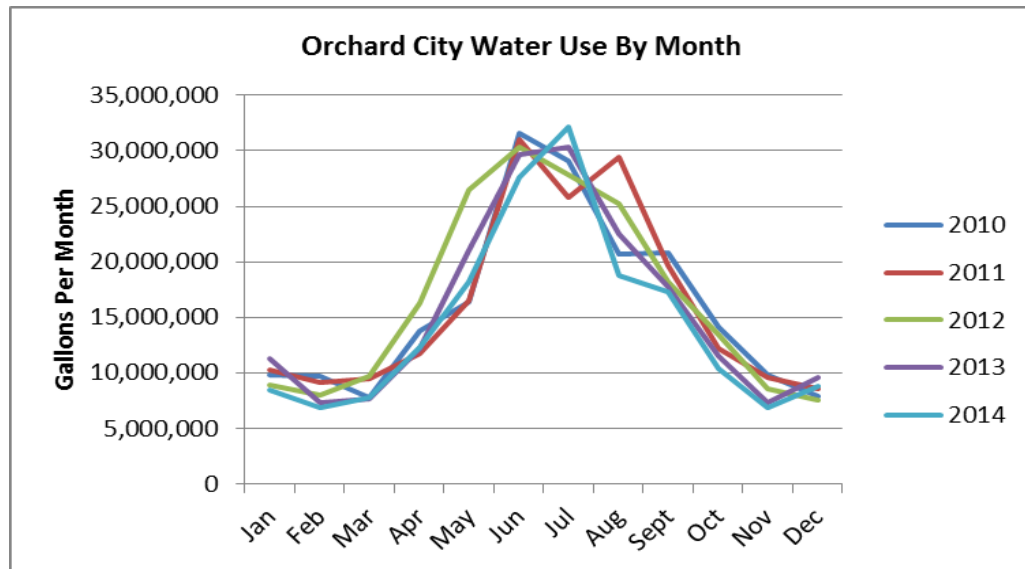


2004-2014 Water Fund Revenue Sources - Figure 33

In the fall of 2009 the Town created a Water Capital Construction Fund for the purpose of funding water capital projects for the Town's water distribution system. This fee is assessed to every tap unit in addition to the base rate fee which currently supports the water treatment plant.

That same year the Water Acquisition Fund was created to more accurately track revenue and expenditures that were received for the conveyance of water. The Town had a requirement that new residential construction must convey an adequate supply of water shares (.5 cfs) to the Town or pay a fee in lieu of the conveyance. This ordinance was repealed in 2012 and the conveyance of water shares is no longer required.

The Orchard City water system has a daily treatment capacity of 2 million gallons and a maximum storage of 3.5 million gallons.



Orchard City Water Use by Month - Figure 34

Sewer

Orchard City does not have a central wastewater collection and/or treatment system. Consideration was given to the possibility of a central sewer system and it was determined that it would be geographically impossible to develop and install such a system that would be affordable for both the user and the Town to maintain. Wastewater treatment is accomplished with individual sewage disposal systems (ISDS), commonly referred to as septic systems, located on each lot in Town. On-site ISDS with central water require a minimum lot size of one acre. The one-acre lot size allows for replacement of the ISDS leach field on the property. The State requirement is the basis for the minimum one-acre lot size in Orchard City. Lots less than one acre previous to the current standards policy were grandfathered in. In 2015, Delta County Health Department standards were changed to require that all new septic systems be professionally engineered.

Orchard City has participated in discussions with adjacent Cedaredge about central wastewater treatment. Orchard City participated in a 2001 study completed by Del-Mont Engineering in Montrose, Colorado that analyzed the costs and feasibility associated with central wastewater treatment.

This investigation and discussion about central wastewater treatment has been motivated by a need in Cedaredge to expand or modify their wastewater treatment facility. One of the options for a new wastewater treatment plant includes a new facility near the Gunnison River with a sewer main extending along Highway 65. This option would bring a sewer collection main through Orchard City. Orchard City, after considerable discussion, has decided that it is not cost-effective for the Town to participate in the central wastewater treatment project under consideration. The rural large lot configuration in Orchard City and the large area within the Town boundaries makes it difficult and expensive on a per capita basis to extend sewer service throughout the Town.

Utility Master Plan

The Planning Commission, Water Committee and Trustees should work with the town engineer to develop a utility Master Plan that formalizes the work completed to date on the water system and future capital improvements. This plan should evaluate projected population growth and water system demands to ensure that the system has adequate legal and physical capacity to serve the population. The master plan should also evaluate and include a periodic review of the user and tap fees to maintain the strong financial status of this enterprise fund.

Land Use

Zoning

Orchard City has not adopted municipal zoning although it was discussed as part of the original master planning process. It is the clear consensus of the Orchard City Trustees, Planning Commission and citizens that participated in the master plan process that zoning is not desired in the community.

The Town does not restrict general placement of subdivisions but does impose regulations and standards regarding subdivision design and construction. Orchard City has adopted the 2006 International Building Code that applies to all construction and remodeling within the incorporated limits. The Town has discouraged the development of high-density commercial development, subdivisions or clustered housing for a number of reasons, including:

- High-density development would not be consistent with the open, semi-rural appearance and atmosphere of the community.
- High-density development would spur demand for public services, improvements and infrastructure that the Town is not currently prepared to implement or maintain.
- High-density development would create environmental impacts in the form of concentrated noise, lights, domestic animals and similar byproducts of intense development which would be detrimental to the community's values and lifestyle
- High-density development that generates wastewater volumes in excess of 2,000 gallons per day will require central wastewater treatment. Presently, the only available option is a package type treatment plant.

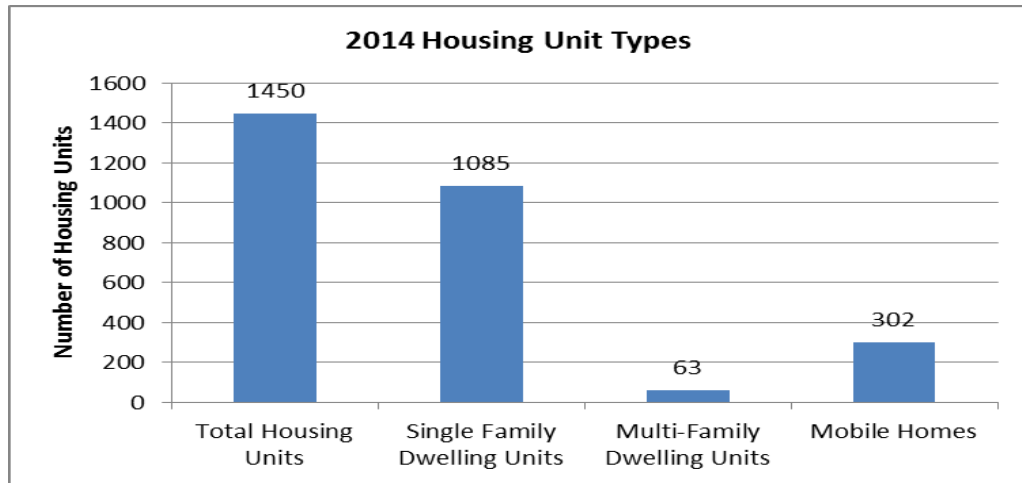
Typical existing residential development is in the form of large-lot (i.e. one acre or greater) subdivisions or single lots served by individual septic systems.

Commercial activity is clustered around the existing neighborhood centers of Austin, Cory and Eckert. Commercial retail activity is limited to gas/convenience stores, restaurants and small shops located either in the neighborhood centers or along Highway 65. A number of large-scale agricultural operations, including a dairy farm, a chicken farm, orchards and cow/calf ranches still operate within town limits. These ongoing agricultural operations make an important contribution to Orchard City's open, rural atmosphere and to the local community's sense of identity.

Housing

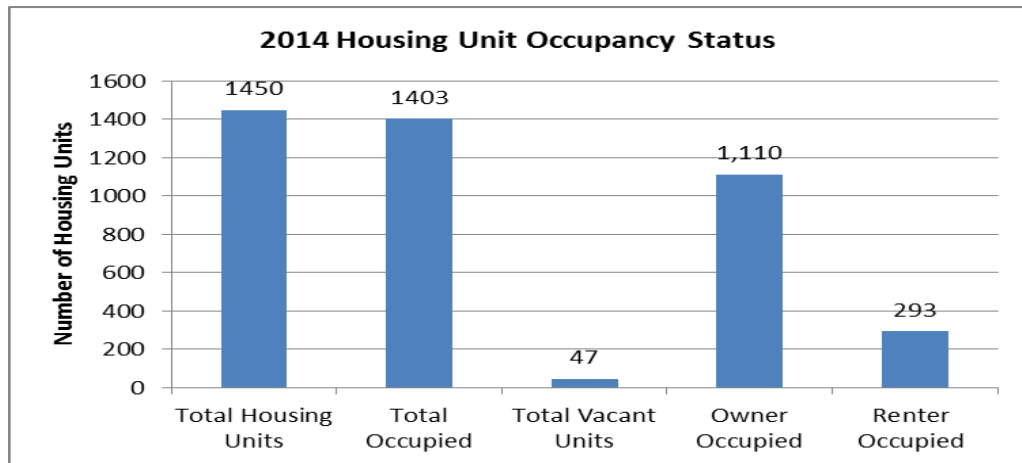
Housing patterns in Orchard City show a high percentage of owner-occupied units and a high level of total occupancy in comparison to total units. Existing numbers also show a high percentage of single-family homes in comparison to total housing types. Both of these are representative of a community with a stable, generally non-transient population. The Town has not restricted the availability of land for development.

Orchard City, CO (Source: United States Census Bureau)



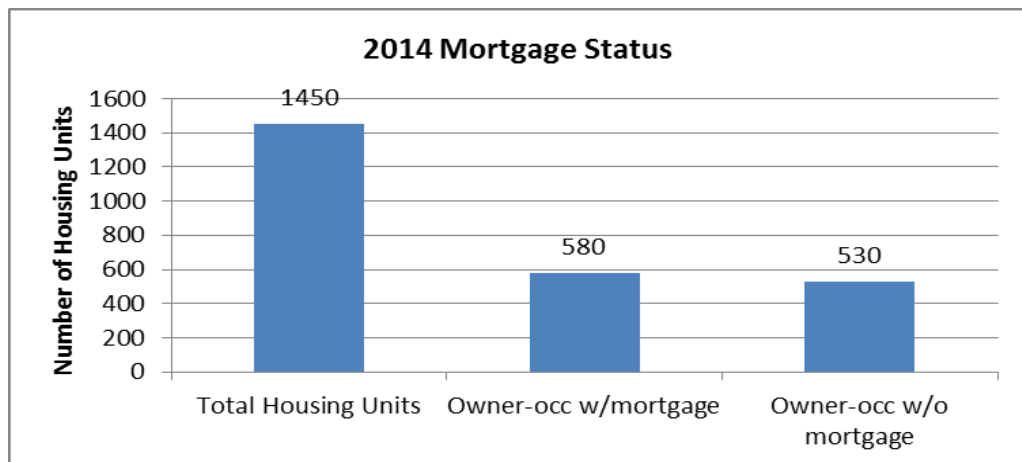
Unit Occupancy Status - Figure 35

Orchard City, CO (Source: United States Census Bureau)



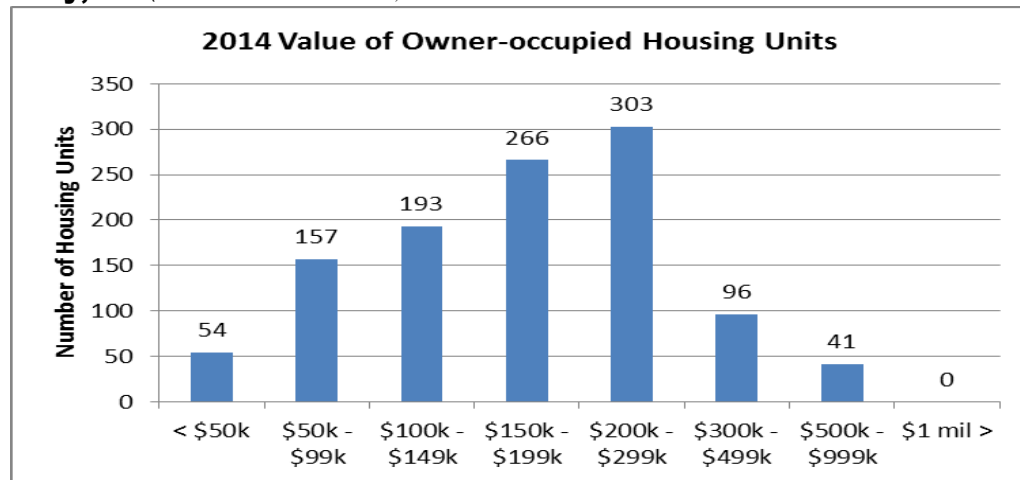
Unit Occupancy Status - Figure 36

Orchard City, CO (Source: United States Census Bureau)



Housing Mortgage Status - Figure 37

Orchard City, CO *(Source: United States Census Bureau)*



Owner-Occupied Housing Values - Figure 38

Preservation of Agricultural Land



Agricultural Land - Figure 39

Agricultural use of land in Orchard City is considered an important land-use asset. The community encourages the continuation of existing agricultural uses and establishment of new agricultural use. It is not the purpose of these policies to force farmer/ranchers to remain in agriculture but instead, to offer protections from conflicts caused by new residential development.

Policies:

1. Orchard City has adopted the "Right to Farm and Ranch Ordinance" 2005-05 pursuant to CRS 35-3-101 et seq. clarifying that activities and impacts associated with agricultural operations shall not be considered nuisances as long as they are operated in conformance with the law and in a non-negligent manner. Agricultural activities and impacts may include, but are not limited to, the following: noises, odor, lights, mud, dust, smoke, chemicals, machinery on public roads, livestock

- on public roads, storage and disposal of manure, spraying/application of chemical fertilizers, soil amendments, herbicides, pesticides, attraction/generation of insects and burning of ditches.
2. New development should protect all irrigation ditches with designated easements no less than 20 feet wide measured from the centerline of the ditch and may include covenants with the Town as a third-party beneficiary that protect the function of the irrigation ditch to allow for access, maintenance and free flow of water.
 3. Residential developments adjoining land used for agricultural purposes may include a buffer between the residential and agricultural use. If a resident or developer chooses to use a buffer, such as fencing for example, the Town recommends that the buffer be adequate to prevent or minimize access to agricultural lands by humans or pets and said buffer should be constructed on the division boundaries at the developer's expense. If the owner or user of the agricultural land adjoining a residential development chooses to use a buffer, such as fencing for example, the Town recommends that the buffer be adequate to prevent or minimize access to the residential development by humans or pets and said buffer should be constructed on the division boundaries at the agricultural owner/user's expense.
 4. The Town supports and recommends that covenants for residential development adjoining agricultural land include language requiring kenneling of dogs, prohibition of dogs off leashes and language disclosing the rights of agricultural functions including notice of the "Right to Farm and Ranch Ordinance" 2005-05.
 5. The Town may support use of tools such as conservation easements, acquisition of development rights and similar techniques for purposes of preserving agricultural lands and open spaces.
 6. The Town may consider implementation of sales tax, a portion of which could be dedicated to agricultural land preservation and/or open space acquisition/preservation.

*Right to Farm and Ranch Ordinance 2005-05 may be found in its entirety at www.OrchardCityCO.org -> Document Center -> Board of Trustees -> Ordinances -> 2005

Annexation

The incorporated boundaries of Orchard City cover 11.45 square miles with an average population of 273 persons per square mile as of 2014. Annexations of new properties will only be undertaken in limited circumstances where there is a clearly identified community need or benefit. Because we are a statutory town, any annexation shall be done in accordance with C.R.S. Title 31 Municipal Annexation Act of 1965 et.seq.

Environmental Hazards/Hazard Areas

Topographically, Orchard City lies on an upland plateau rising from the southerly municipal boundary along the floodplain of the Gunnison River at an elevation of 5,000 feet north approximately 7.5 miles towards the Grand Mesa where the northerly boundary crosses the 6,000-foot contour. Surface Creek and Tongue Creek border the Town on the west. They both flow south into the Gunnison River. Alfalfa Run and Dry Creek lie on the easterly portions of Orchard City.



Tongue Creek Drainage Looking North - Figure 40

In south central Orchard City are a series of three hills known as the "Mounds". Generally, lands within Orchard City are relatively flat and slope south to the Gunnison River. There are some areas with environmental constraints that include steep slopes, rock fall hazards, floodplains, wetlands and expansive clay soils. These areas are unsuitable for development because of natural hazards or sensitive environmental habitat. Slopes in excess of 20% pose serious challenges for development and may be subject to rock fall hazards or slope failure. River and creek riparian zones, including wetlands, are also sensitive resource areas. High water tables, wetlands and periodic flooding make these areas unsuitable for development. Existing irrigation ditches in Orchard City are environmentally sensitive and care must be taken to protect these watercourses and ensure their water carrying capacity.

Recommendations:

1. New development in areas with known or potential environmental hazards/constraints should be required to complete a geotechnical investigation of the site to identify hazards including, but not limited to rock fall, problem soils, debris flows and slope hazards. Developers should propose engineered mitigation actions and implement the engineer's recommendations as part of development activity.
2. Projects adjacent to drainages should complete a floodplain study and wetlands delineation.
3. Lots in areas of identified geologic hazards, floodplains, wetlands or similar constraint areas should be discouraged.
4. Areas with high water tables are a limitation on development potential.

Standards for Development in Environmentally Sensitive Areas

Orchard City will continue to work with the Colorado Geologic Survey, FEMA, Colorado State Forest Service, Delta County and other state or local agencies in developing standards for areas that are deemed environmentally sensitive including, but not limited to floodplains, wetlands, steep slopes, high water table, wildlife areas and similar locations. These standards may be incorporated as part of the development review process. New developments may be required to mitigate impacts to these areas based upon the Town's established standards and subdivision regulations.

Development of a Noxious Weed Management Plan

Orchard City should consider developing an ordinance for purposes of implementing the Colorado Weed Management Act (C.R.S. 35-5.5-101, et. seq.) that was signed into state law in 1990 and amended in 1996. An ordinance could be developed to provide guidelines for managing designated noxious weeds that represent a threat to the continued economic, environmental and agricultural value of lands in the Town of Orchard City. This plan could provide for the implementation of the Colorado Noxious Weed Act by detailing integrated management options for designated noxious weeds. Options may include education, preventive measures, good stewardship, and control techniques. The plan could incorporate those options that are the least environmentally damaging and are practical, timely and economically feasible. Additionally the plan may identify the responsibilities of all landowners to use integrated methods to manage noxious weeds, and the responsibility of local governing bodies to assure that these plants are managed on public and private lands. Orchard City may wish to consider developing an intergovernmental agreement with Delta County to further assist implementation of a weed management plan.

Development of a Master Plan for Extraction of Commercial Mineral Deposits

Pursuant to section 34-1-304, C.R.S. Orchard City shall carefully craft a master plan which clearly defines the extraction of such commercial mineral deposits as may be found within the boundaries or jurisdiction of the Town that may affect citizens or properties within the boundaries or jurisdiction of the Town. This plan shall contain, but not be limited to, text and maps, optimization of all current geological survey studies which will include the magnitude of the deposit, availability and feasibility of extraction of a deposit.

Intergovernmental Agreements (IGA)

Orchard City maintains communications with Delta County and the Town of Cedaredge regarding provision of services, capital improvements and growth in surrounding unincorporated areas. The town may want to consider working with other agencies such as the U.S. Forest Service, Colorado State Forest Service, Bureau of Land Management and the Colorado Division of Wildlife to ensure coordinated planning efforts and open communications.

Orchard City will continue the benefits of an intergovernmental agreement (IGA) with Delta County for services (sheriff), three-mile area road improvements and land-use surrounding the town. An IGA could also be developed to address coordinated planning services between the County and the town. Intergovernmental agreements could also address proposed capital improvements within the three-mile planning area around the municipal boundaries to ensure coordination and compatibility with County and municipal development standards.

Plan Implementation

The following implementation measures are to provide the Town of Orchard City with a menu of action items that further the objectives and priorities expressed in this Master Plan. This list is not proposed to be compulsory, but it identifies actions that can be budgeted for or undertaken to implement the elements of this plan and are intended to maintain the Orchard City Community Master Plan as a living and relevant document.

Annual Master Plan & Subdivision Review and Update

It is recommended that the Orchard City Planning Commission make an annual review of this document to ensure that the various projections, assumptions and policies remain current with community

philosophy and the desires of the residents. Orchard City should consider incorporation and review of relevant master plan provisions applicable to new development when considering new subdivisions or land use applications. General compliance with the provisions of the Orchard City Master Plan could be made a requirement of the subdivision review process and part of the planning commissions review.

Additional review of trends in housing, land use, demand for public services, budget and other elements of public activity should be made to determine if the patterns that supported the findings and recommendations of the Master Plan remain valid and relevant. Monitoring techniques may also include informal information sharing among Town Staff, Elected Officials and local residents to formal analytical exercises such as surveys, public meetings, and statistical comparisons. Identification of one or more measurements of community growth as benchmarks can be useful. The planning commission should forward a recommendation to the Trustees each year about the status of this document and include any necessary updates or revisions.

Regulations Governing Outside Lighting

The Town may wish to consider regulations governing outdoor lighting to minimize light pollution, lighting trespass, public safety issues for pedestrians and traffic and lighting levels appropriate for various locations in the town. Standards should be developed to consider illumination levels measured in foot-candles, fixture wattage, type of bulb, use of full cut-off fixtures and downcast lighting. New development could be required to comply with any standards developed by the town as part of the subdivision review process.

Use of Citizen Committees

Orchard City could expand citizen involvement to bring additional energy, ideas and resources to bear on specific issues. Citizen participation at the committee level with the Town is a valuable source of new ideas and guidance as well as future planning commission members or Trustees.