



## ACKNOWLEDGEMENTS

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## PURPOSE OF THE PLAN

The purpose of the Comprehensive Plan is to articulate Gilcrest's vision for the community. This plan will help decision makers evaluate proposals and form the comprehensive strategy for guiding future development and managing growth of the Town in a manner that is consistent with their vision. It is intended to serve as a guide for Town staff, Town Board, Planning and Zoning Commission, advisory committees, developers and citizens to achieve the goals set forth in this Plan while also providing direction to other municipalities and governmental entities within a three-mile area of Gilcrest.

### Statutory Authority (Enabling Legislation)

Colorado State Law (CRS 31-23-206) provides the framework for "master plans" or comprehensive plans and outlines the authority and duties of the Town's Planning Commission to make, amend and carry out a comprehensive plan for the physical development of Gilcrest. This document complies with the State statute by providing for planned and orderly development and balancing basic human needs for a changing population with legitimate environmental concerns. The Plan is designed to work with other agencies by encouraging Intergovernmental Agreements (IGAs) and other area plans that address all the concerns of nearby municipalities and government organizations. This Comprehensive Plan is intended to serve as the Three Mile Plan required by CRS 31-12-105.

The Town of Gilcrest has maintained a comprehensive plan since 1984. The 2012 Gilcrest Comprehensive Plan (the Plan) is a targeted update and expansion to the Town's 2003 Comprehensive Plan that addresses the following issues:

- Increased growth in the region have warranted revisions to the future land use map/framework plan to more effectively guide annexation and zoning decisions as well as providing direction to other municipalities and governmental entities within a three-mile area of Gilcrest.
- Increased cost of services, and strain on existing services which has occurred due to a "leap-frog" growth pattern.
- Creating a healthy balance of housing, employment, availability of goods and services, recreation, educational and cultural opportunities as the town grows.
- Capitalizing on the tremendous growth of the Oil and Gas Industry and Renewable Energy sectors.
- Maintaining Gilcrest's community character and collectively working to improve upon the overall image of the Town.

## USE OF THE PLAN

The Comprehensive Plan is organized by goals, policies and strategies (action steps), all of which stem from the vision of the Comprehensive Plan.

- A **GOAL** is a broad statement of values or aspirations needed to achieve the vision.
- A **POLICY** provides more precise directions and guides the actions of staff, developers and policy makers necessary to achieve the goal.
- An **ACTION** is a specific task/process used to implement a policy and work toward achieving the goals.

The Framework Plan is a map which reflects preferred land use patterns by designating land use categories for specific geographical areas. The land use designations are illustrative and are not intended to depict either parcel specific locations or exact acreage for specific uses.

The Plan is implemented by following the policies and carrying out the actions contained in the Plan. Regulatory tools such as zoning, subdivision regulation, and capital improvements programs transform policy into actuality. For these tools to effectively implement the Plan, they must be updated to reflect the goals, policies and actions contained within the Plan.

## GROWTH OF THE TOWN

**GOAL 1 C** To promote compact growth and guide new development to areas with available infrastructure.

**POLICY 1C** Ensure that any future development does not place an undue burden on current residents. **ACTIONS**

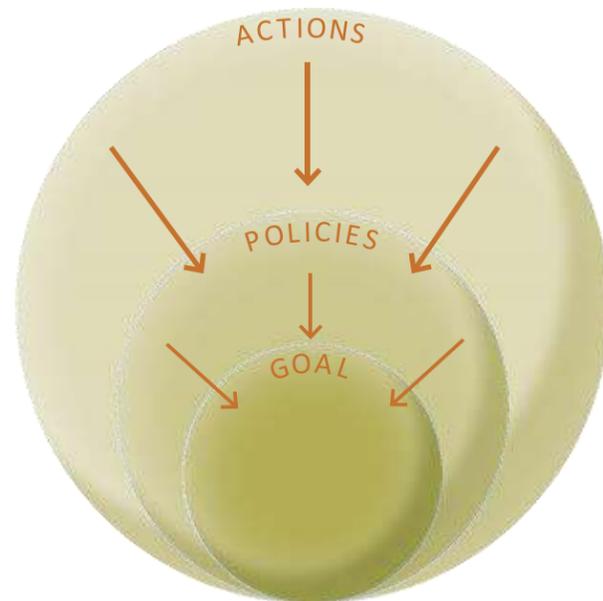
**C** Discourage development that is not within

Tier 1 (i.e., "leap frog" development) unless the town finds that there is significant public benefit from the development.

2. Require the extension of water, sewer, drainage or street facilities as well as costs associated with operation and maintenance of utilities outside of Tier 1 to be borne by the new development or by an alternative plan to fund and provide required improvements.
3. Encourage the areas that are designated agricultural/large lot residential on the Framework Plan to provide a variety of integrated housing types and lot sizes while conserving large amounts of open space.
4. Revisit the tiered approach to growth management during the next comprehensive plan update in 3-5 years to review how it is serving the community.

**POLICY 2 C** Encourage new growth in areas where it can be adequately served by town infrastructure. **ACTIONS C** Require development to pay its "fair share" or proportionate share of extending public facilities and services. Establish a standard for the level of service that should be provided for all public facilities and services (water, sewer, stormwater, parks, streets, trails, police, and fire protection) prior to consideration of annexation of new properties.

2. Develop fair and equitable cost sharing or reimbursement policies between property owners for situations in which the installation of public facilities directly benefit an adjacent property.
3. Develop, implement and annually review a program that will identify the Town's future public improvement priorities.



## INFRASTRUCTURE

**GOAL 1 C** To provide an adequate level of service and ensure that public infrastructure and utilities are well maintained and upgraded as necessary.

**POLICY C** Address timing and funding of services when development occurs (including schools, community activity center, parks, streets, utilities etc).

**ACTIONS C** Update the Water & Sewer Master Plan to serve as a planning tool to guide in the expansion of the Town's utilities.

2. Update Drainage Master Plan.
3. Establish a Capital Improvements Plan (CIP) and identify methods to generate revenue to fund improvements including equipment investment, infrastructure, park improvements, street repair and future public property investments.
4. Pursue funding through grants to finance utility and infrastructure improvements.
5. Adopt public facility standards.
6. Continue to enforce the large truck routes through town. Revisit the approved routes to ensure that the dedicated truck routes are consistent with future growth and land uses.

## PARKS & OPEN SPACE

**GOAL 1 C** Enhance recreational opportunities.

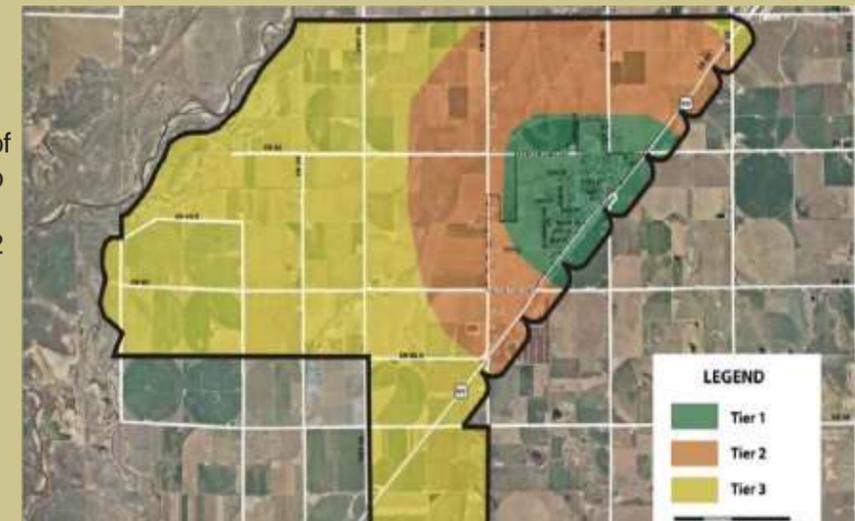
**POLICY C** Develop, adopt and fund a community-based Parks, Trails and Open Space Master Plan to identify key open space opportunities and future recreational needs.

**ACTIONS C** Include parks and open space public dedication requirements for future developments.

2. Identify and implement pedestrian and bicycle corridors that would serve to connect the town with the Platte River corridor.

Tier 1 is the Priority Growth Area that is within one quarter of a mile of existing town services which enables the Town to plan for and provide new services efficiently. Extending urban services beyond this area is something the Town could consider; however, development must pay the full costs of doing so. As the downtown core grows, the Comprehensive Plan should be amended to extend Tier 1 around the new development and to extend Tier 2 one-half (1/2) mile from existing infrastructure.

Tier 2 is the Secondary Growth Area. It has sufficient land to serve approximately 25 years of growth and existing infrastructure is within one (1) mile. There are limitations to growth in this tier as a gradual progression of growth from Tier 1 and 2 is recommended to integrate new development and extend necessary infrastructure. Properties in Tier 2 would become eligible for annexation upon approval of an overall concept plan that addresses all issues associated with annexation.



## IMAGE & DESIGN

**GOAL 1 C** Create a welcoming identity by improving the appearance of major streets and gateways (“downtown gateways” and “town gateways”). **POLICY C** Design streetscapes for major streets that enhance the town’s appearance, create a consistent image throughout the town and provide an appealing environment for visitors and residents.

**ACTIONS C** Partner with local organizations and property owners to create Town Gateways and erect “Welcome to Gilcrest” signs to greet people as they enter the City on major roadways.

- Investigate forming partnerships with businesses as a method of funding beautification improvements.
- Update landscaping requirement to include minimum requirements for all development specifically geared toward ROW enhancements (sidewalks & street trees) and assure that appropriate landscaping is provided with all new developments.
- Review or adopt, and consistently enforce, Town ordinances to address public right-of-way and private property appearance including inoperable vehicles, unscreened outdoor storage, refuse, litter and dilapidated buildings. **GOAL 2 C** To encourage individuals, organizations, businesses, and community clubs to actively participate in improving the image and appearance of the Town

**POLICY C** Develop a community Beautification and Public Art Program to engage citizens in the Town’s beautification effort.

**ACTIONS C** Schedule Town sponsored cleanup days two or three times per year. Allocate town funds for dumpsters to place junk and debris. Consider providing entertainment or coordinating an end of the day community event to celebrate accomplished work.

- Identify locations suitable for Public Art Installations including murals, sculptures, land art, etc., and seek grant funding and/or donations for the implementation of public art projects.
- Create a citizen public arts jury that is responsible for finding artist, review proposed concepts and approving public art installations.

## CULTURE & COMMUNITY BUILDING

**GOAL 1 C** Maintain support for the Town’s social institutions and traditional community gatherings. **POLICY C** Promote a stronger sense of involvement in the community.

**ACTIONS C** Provide community gathering facilities in Gilcrest to increase community identity and pride.

- Partner with the local school and churches to form a Community Events Commission to promote cultural and community-building events.
- Involve Gilcrest residents in community projects and building community identity.
- Establish an information center at existing community-based and school events.
- Explore further education options in the community such as attracting a Technical or Vocational School to train young people for jobs related to the energy and agriculture sectors.

remaining lands within the Planning Area that would require significant capital investments to provide public services. This tier offers opportunities for additional IGA’s with the surrounding municipalities and Weld County to help ensure the Town has input regarding any potential development applications in this tier.

- Gather information regarding historical resources and determine focus areas for additional research and potential historic preservation efforts.
- Continue, encourage, and support community events like Gilcrest Days.

**GOAL 2 C** Improve school programs and test scores.

**POLICY C** Identify opportunities to partner with the school district to increase availability of youth-focused and after school programs.

**ACTIONS C** Establish a volunteer senior mentor and/or tutoring program at the local schools.

- Provide programs that create student volunteer opportunities within the Town Government.
- Work with school administration to develop policies that will strengthen the quality of education for K-12 students.
- Develop a marketing campaign that showcases high achievement and innovation of local schools.
- Include the Town’s youth in education planning activities.

## ECONOMIC DEVELOPMENT

**GOAL 1 C** Attract quality business to the community and increase local employment opportunities. **POLICY**

**C** Promote an increase and diversification of the employment base to accommodate job-generating development that help achieve jobs for Gilcrest residents.

**ACTIONS C** Create an Economic Development Committee

to represent the Town in local, regional and state economic development activities and initiatives.

- Collaborate with surrounding communities and Weld County in Economic Development initiatives.
- Conduct a vacant building inventory and prioritize developable commercial, industrial and employment lands for recruitment of industries that will create jobs. Target employment growth within or related to the energy sector.
- Identify potential incentives to developers that bring in strong job growth i.e., land acquisitions, permit and fee breaks.
- Focus retail and commercial growth around current traffic related to schools and current community residents.

**GOAL 2 C** To develop a thriving Main Street with the proper mix of services, retail businesses and housing options to serve the needs of the area residents and invite visitors to the Town.

**POLICY C** Develop a comprehensive approach to Main Street revitalization that includes design, promotion, organization & economic restructuring; and strive for urban densities that use land more efficiently while providing a pedestrian scaled environment. **ACTIONS C** Create a marketing campaign about why Gilcrest is a great place to bring a business; offer incentives for appropriate development adjacent to Main Street.

- Join Downtown Colorado Inc. (DCI) and investigate technical help through DCI on community revitalization efforts.
- Provide for new infill development.

## TRANSPORTATION

**GOAL 1 C** To provide public transportation alternatives to services and amenities not currently available in Gilcrest or adjacent rural communities. **POLICY C** Pursue

public/private partnership opportunities for a weekly regional shuttle service into larger Cities or destinations.

**ACTIONS C**Contact 'Special Transit' and investigate other accessible transportation system services that provide low cost transportation options for residents in rural towns and urban areas.

2. Work with Weld County Commissioners and adjacent rural communities to develop a regional public transportation system.

**GOAL 2 C**Increase safety and improve town access from adjacent State Highways.

**POLICY C**Identify priority intersections for improvements along Hwy 85 with regards to access, safety, and gateways.

**ACTIONS C**Communicate the Town's priorities and expectations with CDOT as they move toward implementing intersection improvements per the US 85 Access Control Plan.  
2. Appoint community members and/or request Town staff to actively participate in the US 85 Corridor comprehensive plan and the development of corridor standards.



# Framework Plan 2012 Comprehensive Plan Update

## LEGEND

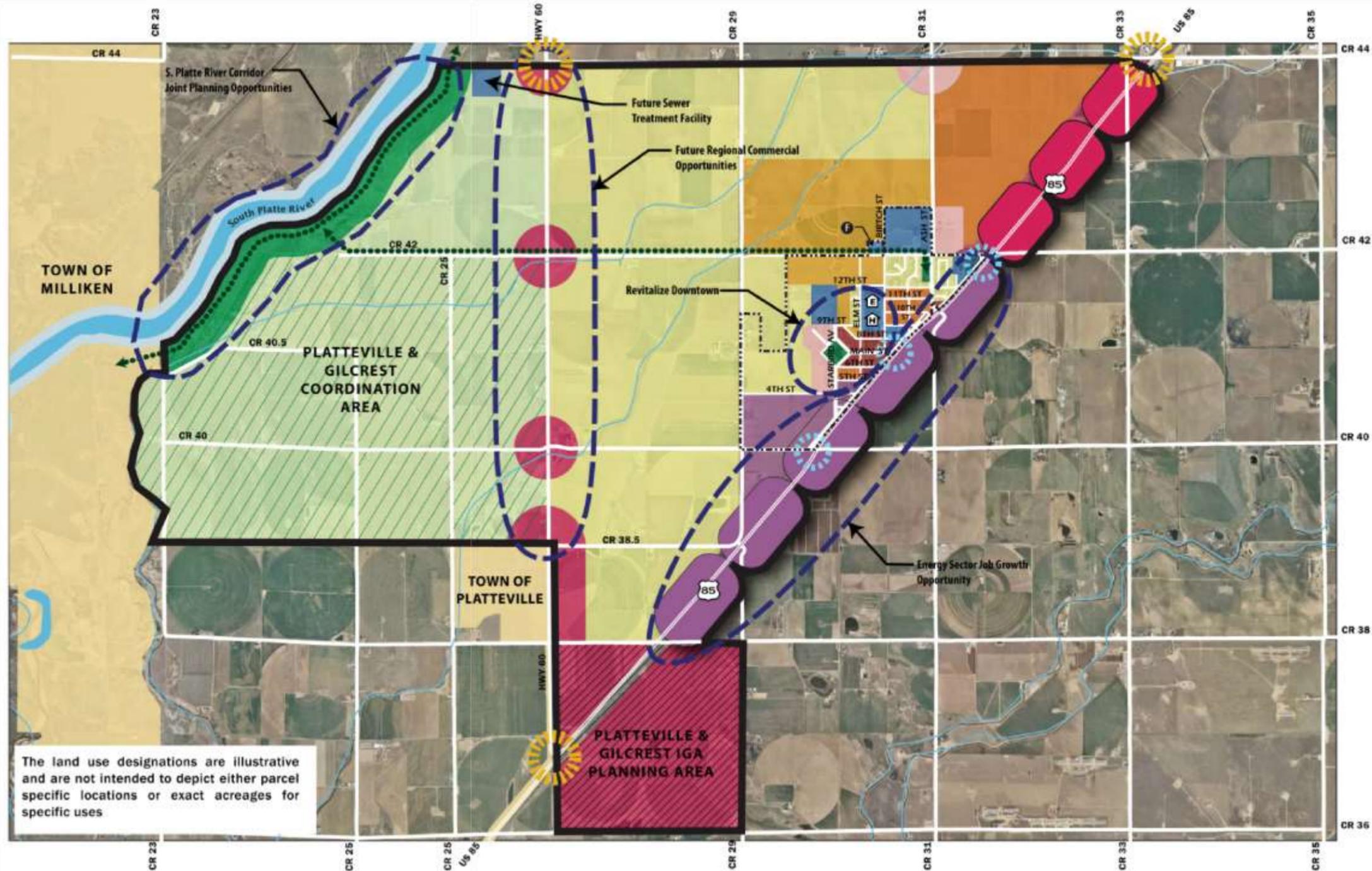
- Agriculture/ Lg. Lot
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Downtown Mixed Use
- Neighborhood Commercial
- Regional Commercial
- Employment
- Civic/ Public Facility
- Adjacent Municipality
- Town Park
- Town Open Space
- Future Trail
- Town Boundary
- Urban Growth Boundary
- Opportunity Area
- Downtown Gateway
- Town Gateway
- Fire Station
- Elementary School
- High School

0 1250 2500 5000 7500

SCALE IN FEET



PREPARED BY:



The land use designations are illustrative and are not intended to depict either parcel specific locations or exact acreages for specific uses

Future Land Use Descriptions

**Agriculture/Large Lot Residential** Provides a setting for generally large-lot single-family housing with an overall density of one (1) unit per acre. Residential lots may be clustered to maintain significant areas of open space. Rural residential typically provides a transition from urban development to open lands.

**Low Density Residential** Provides a setting for traditional single-family residential on a variety of lot sizes, generally from 6,250 square feet to over 10,000 square feet, with an overall density of three (3) units per acre. The Low Density zoning district is defined in the R-1 (Low Density Residential) zoning district of the Gilcrest Zoning Code.

**Medium Density Residential** Provides a setting for a variety of housing types, ranging from small lot single-family, two-family attached and multi-family housing with an overall density of six (6) to eight (8) units per acre, ranging in lot sizes from less than 5,000 square feet to one parcel or lot overseen by one association. The Medium Density zoning districts are defined in the R-2 (Medium Density Residential) zoning district of the Gilcrest Zoning Code.

**High Density Residential** Provides a setting for primarily multi-story, multi-family buildings, typically with an overall density greater than twelve (12) units per acre and generally located on one parcel or lot and overseen by one association. This category accommodates higher density townhomes, condominiums, apartments and loft-apartment homes. High density offers maximum opportunity for housing choice, especially for people who want to live in a compact, efficient, urban environment. High density developments should be located where utility services and street networks are adequate to serve increased densities. The high density zoning district is defined in the R-3 (High Density Residential) zoning district of the Gilcrest Zoning Code.

**Downtown Mixed Use** Provides a setting for Downtown Gilcrest, consisting of a main commercial node with supplementary residential uses and an overall density of twelve (12) dwelling units per acre (typically within one parcel or lot and overseen by one association). Sites that provide a combination of retail, offices, services, cultural facilities, civic uses and higher density housing generally included in multi-story buildings. Offices and dwellings are encouraged to locate above ground-floor retail and services.

**Neighborhood Commercial** Sites provide for a mixture of non-residential development that provides complementary retail and service facilities.

**Regional Commercial** Regional commercial sites provide a wide range of goods and services including retail and entertainment uses for the region and traveling public along US 85 and Hwy 60.

**Employment** Sites that provide locations for a variety of workplaces including industrial, light industrial uses, research and development activities, offices and institutions. This designation also is intended to accommodate secondary uses that complement or support the primary workplace uses, such as hotels, restaurants, convenience shopping, childcare and housing. Light industrial use refers to manufacturing, assembly and research and development. Administrative offices that support manufacturing and wholesaling are included. Housing is allowed as a secondary use to offset job growth and the balance of housing.

**Civic/Public Facility** This designation is applied to public land including libraries, schools, and civic buildings. This designation also includes privately owned land for utility entities or special districts, which serve the general public.

**Parks** This designation is applied to land owned by the public and used for recreation.

**Open Space** This designation is applied to public and private open space, recreational lands, conservation easements or other open lands. The intent of the S. Platte River Open Space is to serve as a recreational buffer area with a focus on protecting and preserving the wildlife and riparian habitat located along the South Platte River.

**Platteville-Gilcrest IGA** Area designation where primary sales-tax generating development will occur per the Intergovernmental Agreement between the Towns of Gilcrest and Platteville regarding land use and public infrastructure dated January 18, 2011.

**Platteville-Gilcrest Coordination Area** Area designation where 208 Joint Planning is to occur.