

Town of Hotchkiss, Colorado

COMMUNITY MASTER PLAN



Adopted April 22, 2026

ACKNOWLEDGEMENTS

This Town of Hotchkiss Community Master Plan is the result of a significant, collaborative effort by the entire community. This update was made possible by the invaluable contributions of residents, business owners, and local stakeholders who generously shared their time, perspectives, and insights throughout the process. This includes participation in public meetings, an open house, and a survey. Sincere appreciation is due to the elected and appointed officials who championed this update and ensured its timely adoption. Recognition is also due to the Town staff and contractors for their time, technical expertise, and assistance throughout the process. This update to the Community Master Plan was prepared under the direction of the Planning Commission, to whom special gratitude is extended for their strategic oversight.

Planning Commission

- Jerry Brown
- Sean Cantrell
- Roger Christian, Trustee
- Don Dybala, Chairman
- Mayor (Vacant)

Board of Trustees

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Community

We are immensely grateful to the many community members who contributed to this update. While the names of individual participants are not listed here, please know that your feedback and collective input were invaluable in creating this plan. Thank you for your commitment to the Town's future.

Photo Credits

All photos provided by Urban Rural Continuum, unless otherwise noted.

Town Staff

Town staff from all departments contributed to the preparation of this update, including the following:

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- Ginger Redden, Town Clerk
- Scott Green, Police Chief
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- Bo Nerlin, contracted Town Attorney

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ACRONYMS AND ABBREVIATIONS

ADU	accessory dwelling unit
BOT	Board of Trustees
CCD	Census County Division
CDOT	Colorado Department of Transportation
CIP	capital improvements plan
C.R.S.	Colorado Revised Statutes
DOLA	Department of Local Affairs
EMS	emergency medical service
FEMA	Federal Emergency Management Agency
GVTPR	Gunnison Valley Transportation Planning Region
HMDPC	Hanson Mesa Domestic Pipeline Company
RFP	request for proposals
RMDWC	Rogers Mesa Domestic Water Company

SECTION 1. INTRODUCTION

The Town of Hotchkiss initiated a community-wide process to update the Town's Community Master Plan. This section serves as an introduction to the Community Master Plan and its organization, covering the following topics:

- The plan's purpose and legal authorization
- How to use, update, and amend this plan
- The history of the Town's Community Master Plan, public participation in the planning process, and previous plans and studies that informed this update
- An overview of this Community Master Plan



PURPOSE AND AUTHORIZATION

PURPOSE

The Town of Hotchkiss Community Master Plan articulates the vision and goals of the Town of Hotchkiss and the broader Hotchkiss community. It includes policies and actions to help the community achieve the stated vision and goals. In other words, it is a framework and guide for accomplishing the community's aspirations and intentions.

In general, this plan aims to accomplish the following:

- Provide for the public health, safety, and welfare of the community
- Define and promote the community's vision and goals for the next 20 years
- Outline policies to help achieve the vision and goals
- Establish a clear and detailed list of actions to implement this plan
- Balance competing interests and demands
- Consider current and long-term needs
- Reflect regional conditions and consider regional impacts
- Depict and communicate the community's desires for growth, development, and land use
- Consider all complex facets of the Town, including public facilities and services; transportation; natural resources and hazards; water; parks and recreation; tourism; housing; the economy; the Town's history, heritage, and culture; regional partnerships; municipal functions; and the Town's fiscal health and stability
- Maintain a historical record and inventory of the community and its development over time

This plan is a decision-making guide for elected and appointed officials, Town staff, community members, and partners.

AUTHORIZATION

The Colorado Revised Statutes (C.R.S.) authorize municipalities to create master plans for their communities. The statutes assign this duty to the Planning Commission, which is responsible for preparing the plan, distributing the plan, holding public hearings on the plan, and adopting the plan. See C.R.S. Title 31 Government - Municipal, Article 23 Planning and Zoning, Part 2 Planning Commission (C.R.S. 31-23-206).

USING, UPDATING, AND AMENDING THIS PLAN

USING THIS PLAN

To remain effective, the Town of Hotchkiss Community Master Plan must serve as a practical, everyday tool rather than a static document adopted and shelved at Town Hall. It should be used regularly by the Town as a **policy document to guide decision-making and actions**. While it is not law or regulation, decision-makers such as elected officials, appointed officials, and Town staff should use this plan to

This Community Master Plan is the Town's foundational, long-term guiding document to achieve the community's vision.

inform their actions so that all decisions are grounded in the community's vision, rather than being arbitrary or without consideration of the bigger picture. This can help provide consistency as Town officials and staff change. Some examples of how this plan should be used include the following:

- **Annual budgeting and work planning** – The Board of Trustees (BOT) and Town staff should review the Action Plan in Section 3 each year to 1) determine what actions have been completed, are in progress, or have not yet been started, and 2) prioritize actions for the coming year with consideration for their impact, feasibility, cost and funding availability, and urgency. These priority actions, along with the priorities of the capital improvements plan (CIP) and other Town and partner plans, should be added to the Town's annual budget.
- **Development and land use review** – The Planning Commission, BOT, and Town staff should use this plan to inform review of zoning, subdivision, and annexation applications.
- **Regulatory updates** – Town staff should use this plan to advise on updates to regulations such as the zoning ordinance and subdivision regulations.

This plan can also be used for other purposes, such as those listed below:

- **An informational resource for current and prospective residents** – The plan provides a great deal of information about the Town's past, present, and desired future. This helps residents understand the Town's overall direction and could help potential residents when considering moving to Hotchkiss.
- **A strategic guide for current and prospective businesses, investors, and developers** – The plan includes information about current and projected population and households, establishes economic development priorities, and provides other information and policies that could inform people's investment decisions.
- **A source of support and justification for grant funding for the Town and other organizations** – The plan serves as evidence of community support and vetted planning when the Town applies for grants, helping secure external funding to support everything from small projects to major capital projects. The plan also includes content often requested by grantors, facilitating grant application preparation.

UPDATING THIS PLAN

This Community Master Plan should be reviewed every 5 years to determine if an update is needed. This review should assess the plan's current relevance, progress toward the goals, and whether there have been large changes to demographic, economic, and environmental conditions, as well as public needs. Regular updates to this plan ensure it remains a dynamic and effective tool. Any updates to this plan should include public involvement and comply with the requirements and processes outlined in the C.R.S.

Note that the water supply element required by C.R.S. 31-23-206(1.5)(c) must be updated no less frequently than every 5 years. In addition, the Three-Mile Plan must be updated every year.

AMENDING THIS PLAN

If a targeted edit to this Community Master Plan is needed to make it more relevant to the community's needs or to correct something that is not working as intended, a plan amendment may be appropriate. This allows the plan to evolve without a full plan update. Any amendment should include a public process and uphold this plan's overall vision. A targeted amendment may be requested by the BOT, the Planning Commission, Town staff, or the public. Any plan amendment should be reviewed and decided upon at a public hearing of the Planning Commission.

PLANNING PROCESS

HISTORY OF MASTER PLANNING IN HOTCHKISS

- 1980s: BOT appointed a Planning Commission.
- 1983: An aspirational plan was written by the Town Administrator and adopted by the Planning Commission. The BOT never embraced or attempted to implement the plan.
- 1996: Made a second attempt to create a master plan, but the process was short-lived and did not result in an adopted plan.
- 2003: BOT formed a Planning Commission with the goal of creating a master plan.
- 2003 to 2006: Developed the first Town of Hotchkiss Community Master Plan.
 - A regional representative from the State of Colorado's Department of Local Affairs (DOLA) presented the Planning Commission with an overview of the process and conducted interactive lessons to explain how to create a vision based on what the citizens of Hotchkiss desired in the future.
 - The Planning Commission held public informational meetings, conducted surveys, and solicited input from as many residents as possible about their desired direction for Hotchkiss's future growth and maintenance.
 - The Master Plan's vision and goals were based on the input received.
- **2006: Adopted the first Town of Hotchkiss Community Master Plan.**
- 2011 to 2012: Revised and updated the plan.
 - The Planning Commission used the results of two community surveys, one done by the Town and another by the Chamber of Commerce, along with comments from several public meetings, to confirm that the original goals and policies were still valid.
- **2012: Adopted an update to the Town of Hotchkiss Community Master Plan.**
- 2016 to 2018: Completed a comprehensive revision to the plan.
 - The Town made extensive efforts to make citizens aware of the process and encouraged community input through a survey (both hard copy and online versions) broadly distributed to Town residents and the greater Hotchkiss community.
- **2018: Adopted an update to the Town of Hotchkiss Community Master Plan.**

Brief Timeline

2006: The first Town of Hotchkiss Community Master Plan adopted

2012: Plan update adopted

2018: Plan update adopted

2026: This in-depth update of the Community Master Plan adopted

- 2025 to 2026: Updated the Community Master Plan.
 - The Town of Hotchkiss published a request for proposals (RFP) seeking bids from qualified planners to “completely review and update the Master Plan for the Town of Hotchkiss.”
 - Proposals were due in April 2025, and Urban Rural Continuum, a local planning firm, was selected to assist with the update.
 - The Community Master Plan update began in June 2025.
- **2026: Adopted this Community Master Plan.**
 - This Community Master Plan supersedes the previously adopted Community Master Plan.

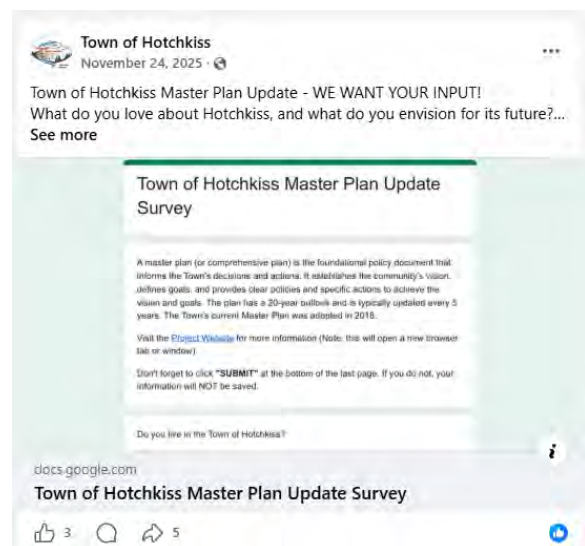
COMMUNITY ENGAGEMENT FOR THIS PLAN UPDATE

The development of this plan update included robust community engagement efforts.

- Creation and regular updates of a project website that included the following content:
 - A project description and timeline
 - All public meeting and community outreach dates, agendas, and summaries
 - A form where input could be provided by anyone at any time during the plan update
 - The opportunity for community members to sign up for email updates
- Use of the Town’s existing website to provide important information and a link to the project website.
- Use of Facebook via the Town’s page and the Hotchkiss message board to share engagement opportunities and important updates.
- Four Planning Commission meetings, all open to the public (all meeting materials are included in Section 5, Appendices).
 - July 23, 2025 – Kicked off the project. Four members of the public participated.
 - September 24, 2025 – Reviewed the vision, goals, and policies along with the community context. Seven members of the public participated, and written comments were accepted via email up to 2 weeks after the meeting.

The Master Plan update included robust community engagement:

- Four public Planning Commission meetings with public attendance and participation at each
- A public open house attended by 60-70 people
- An online survey with 37 responses



- February 25, 2026 – Discussed the open house and survey results and reviewed the draft Community Master Plan. Twelve members of the public participated.
- April 22, 2026 – The Planning Commission held a public hearing and adopted this final Community Master Plan.
- A Community Open House on November 6, 2025, and a follow-up survey that was open for 4 weeks. A summary is included in Section 5, Appendices.

No objections to this Community Master Plan were made by neighboring jurisdictions, including any special districts that supply water to the area covered in this plan.



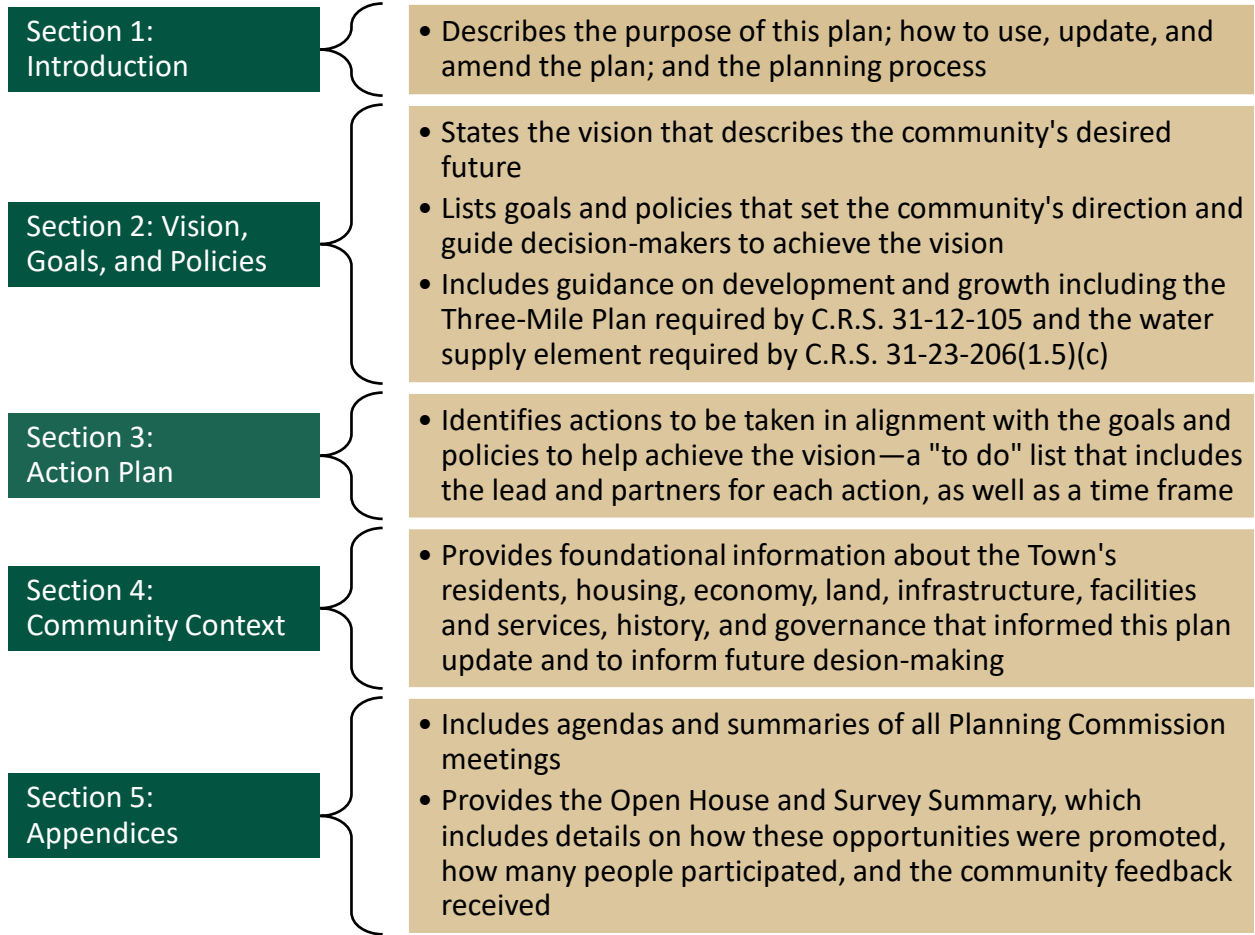
EXISTING PLANS, STUDIES, AND DOCUMENTS

The following plans, studies, and documents were reviewed and used to inform this plan update.

- Town of Hotchkiss
 - Growing Water Smart, Action Plan (2025)
 - Placemaking & Downtown Beautification Plan (2022)
 - Public Works Building Community Vision (2020)
 - Downtown Guiding Principles (2020)
 - Prosperity Plan (July 2019)
 - Community Master Plan, March 2018 update (plus original 2006 plan and the 2012 update)
 - Sidewalks and Trails Plan (2013)
 - Source Water Protection Plan (2013)
- Delta County
 - Hazard Mitigation Plan (2025)
 - Master Plan (2018)
 - Recreation and Trails Master Plan (2018)
- Mind the Gap: Evaluating Workforce Housing in Colorado’s Region 10 (2023)
- North Fork Pool, Park and Recreation District Master Plan Recommendations (2011)
- Hotchkiss Fire District Community Wildfire Protection Plan (2015)

PLAN ORGANIZATION

The Town of Hotchkiss Community Master Plan is organized as follows:



SECTION 2. VISION, GOALS, AND POLICIES

This section details the community's vision, goals, and policies that were grounded in the 2018 Community Master Plan and further developed with the community input gathered throughout this planning process. Collectively, the vision, goals, and policies establish the community's desired future and guide decision-making.

This section also includes guidance on development and growth, and addresses water supply.



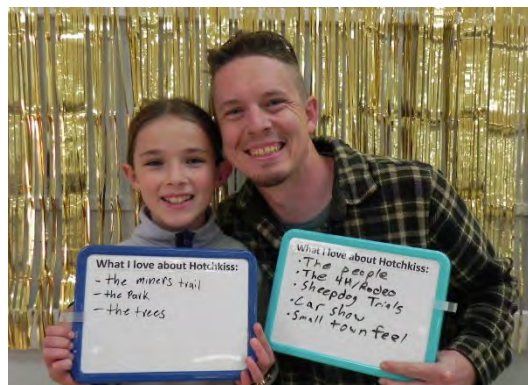
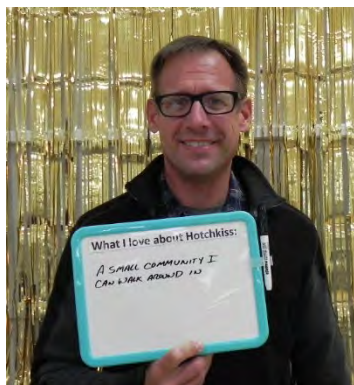
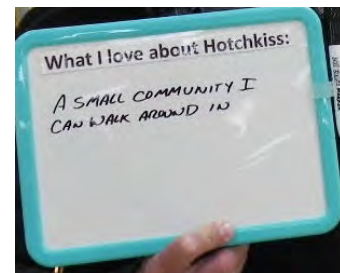
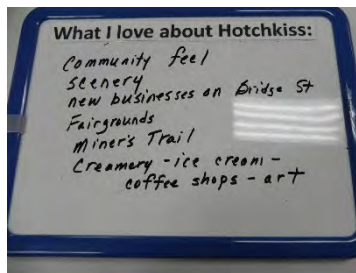
VISION

Vision

A vision is a concise, aspirational narrative developed by the community that paints a broad, inspiring picture of the community's desired future, typically 20 years out. A vision statement should include the following elements:

- Focus on what the community aspires to become in the future, regardless of what the Town is today. This means the vision may include existing characteristics that are desirable to preserve or enhance, as well as attributes the Town does not possess today but are desirable in the future.
- Inspire community leaders, partners, and staff to implement this plan.
- Serve as the foundation for the entire master plan, setting the strategic direction for the goals, policies, and actions.

As the central hub of the North Fork Valley, Hotchkiss is a thriving, friendly community that cherishes its small-town charm and history, offering a high quality of life and excellent living opportunities for all, with well-managed and resilient municipal infrastructure, focused growth, and a robust downtown and economy.



GOALS AND POLICIES

Goals and policies provide guidance to the Town BOT, Planning Commission, and staff to ensure that decision-making and other Town actions support and advance the vision of this Community Master Plan. They also help the public understand what the community desires and supports.

Goal

A goal is a broad, aspirational statement of an ideal condition reflective of the community's vision. It is a strategic target for a desired outcome, not just a wish.

Policy

A policy is a guiding principle that supports the achievement of goals while reflecting the community's priorities. Policies guide or steer the Town's decisions and actions and provide a framework for achieving the goal.

The goals and policies below are organized by key values derived from the community vision:

- Friendly small-town atmosphere
- High quality of life
- Responsible growth
- Prosperous economy
- Responsive and inclusive governance

FRIENDLY SMALL-TOWN ATMOSPHERE

GOALS

- A. A preserved and enhanced friendly small-town atmosphere (thoughtful, kind, and respectful) that is central to Hotchkiss' way of life.
- B. Robust civic pride and close-knit relationships that fuel a strong sense of community.

POLICIES

1. Maintain and build a connected and involved community in the way the Town of Hotchkiss conducts business and makes decisions.
2. Cultivate pride in the Town's appearance, support cleanup and beautification efforts, and lead by example by stewarding clean and well-maintained Town facilities.
3. Sustain the feeling of existing neighborhoods by protecting their accessibility, quietness, and tranquility.
4. Encourage spaces, events, and activities that build community and enhance Town pride.

HIGH QUALITY OF LIFE

GOALS

- C. A community open to and supportive of diverse households and people of all ages and incomes for generations to come.
- D. A healthy, resilient population with the opportunity and freedom to live as they choose.
- E. A wide range of recreational, educational, and cultural opportunities for all.
- F. A well-connected community with a safe and efficient transportation network for people of all ages and abilities.

POLICIES

- 5. Support the senior community and encourage senior housing options and activities that promote aging in place.
- 6. Promote and improve accessibility of public and private facilities and amenities throughout Town for all ages and abilities.
- 7. Respect residents with varied skills, backgrounds, and ways of life so everyone has the opportunity to thrive and contribute.
- 8. Provide, or work with partners to provide, year-round and diverse opportunities for recreation and education.
- 9. Promote and protect the North Fork of the Gunnison River as a natural community amenity that provides access to open space, recreational opportunities, and important ecological systems.
- 10. Promote a healthy tree canopy throughout Town.
- 11. Celebrate and promote the area's agricultural heritage and cultural assets.
- 12. Provide and cultivate an integrated network of sidewalks, trails, bike lanes, and roads.
- 13. Remain open to, and supportive of, public transit systems for use in and around Hotchkiss with service to other areas of the county or regional hubs.
- 14. Support the creation of housing that locals can afford.

RESPONSIBLE GROWTH

GOALS

- G. Gradual growth and development that enhances and maintains Hotchkiss' small-town character, connected community, and provision of services.
- H. Reliable and efficient public services for current and future residents, businesses, and visitors.
- I. Respected and protected natural resources, productive agricultural lands, and open views.

POLICIES

- 15. Require that growth pays its own way and provides adequate public facilities and services prior to or concurrent with development.
- 16. Strategically use the Town's resources to plan for and manage current and future infrastructure and equipment.
- 17. Proactively manage the Town's water resources to provide an adequate and reliable water supply for existing and future residents.
- 18. Promote water conservation through increasing the efficiency of water use, reducing potable water demand, reducing per capita water consumption, and expanding water reuse.
- 19. Prioritize infill development over outward sprawl to maintain the Town's compact, small-town feel while also ensuring long-term fiscal responsibility and efficient use of infrastructure.
- 20. Manage growth and development to align with the guidance in this plan while also maintaining productive agricultural lands, respecting the river and floodplain, and preserving scenic views.

DEVELOPMENT AND GROWTH GUIDANCE

The text below describes the community's desires related to growth and development within and outside of Town. This information provides parameters for growth and development but is intentionally approximate to allow for flexibility. Areas shown on the maps below are not intended to represent hard boundaries but are instead general guides only. This is the first step toward developing a future land use map, which may be appropriate to create with the next update of the Master Plan.

General compliance with this Development and Growth Guidance should be required for applications related to zoning or subdivision regulations, as well as annexation requests. Existing conditions, such as topography and floodplains, as shown in the Community Context section of this plan, should also be considered. This information should be used to inform updates to the Town's zoning regulations and the Growth Management Agreement with Delta County.

Within Town

The following maps roughly delineate the Town into numbered areas with unique characteristics. Each area is designated as either an Area of Stability or an Area of Change.

- Area of Stability means the community desires the area to generally stay the same as it is today, including land uses and character.
- Area of Change means the community would accept change or encourage change in the area related to land uses, densities, character, and more.

The maps also indicate what should remain the same and what should change in each area.

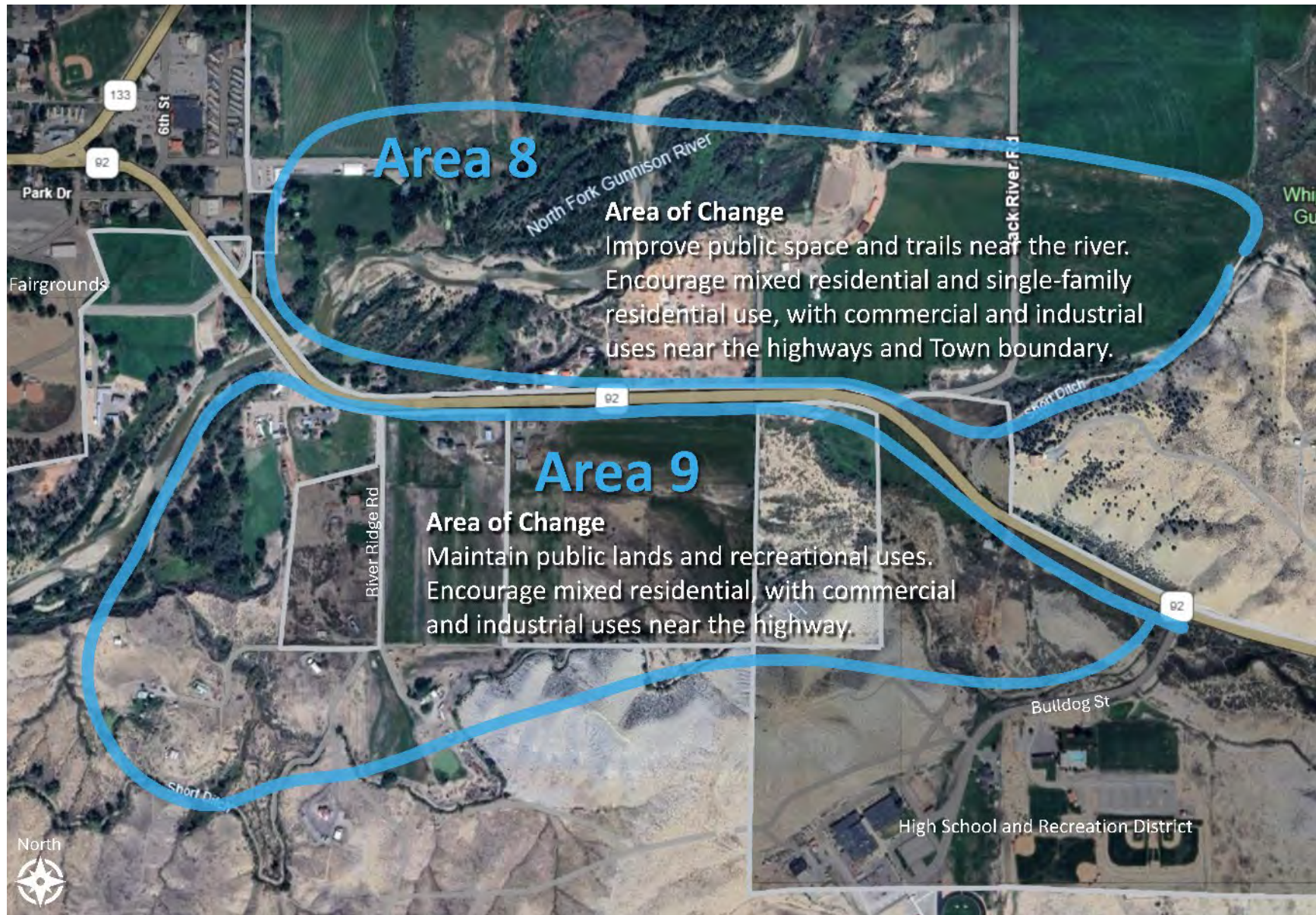
Areas of Stability and Change - Lower Barrow Mesa Map



Areas of Stability and Change - Town Core Map



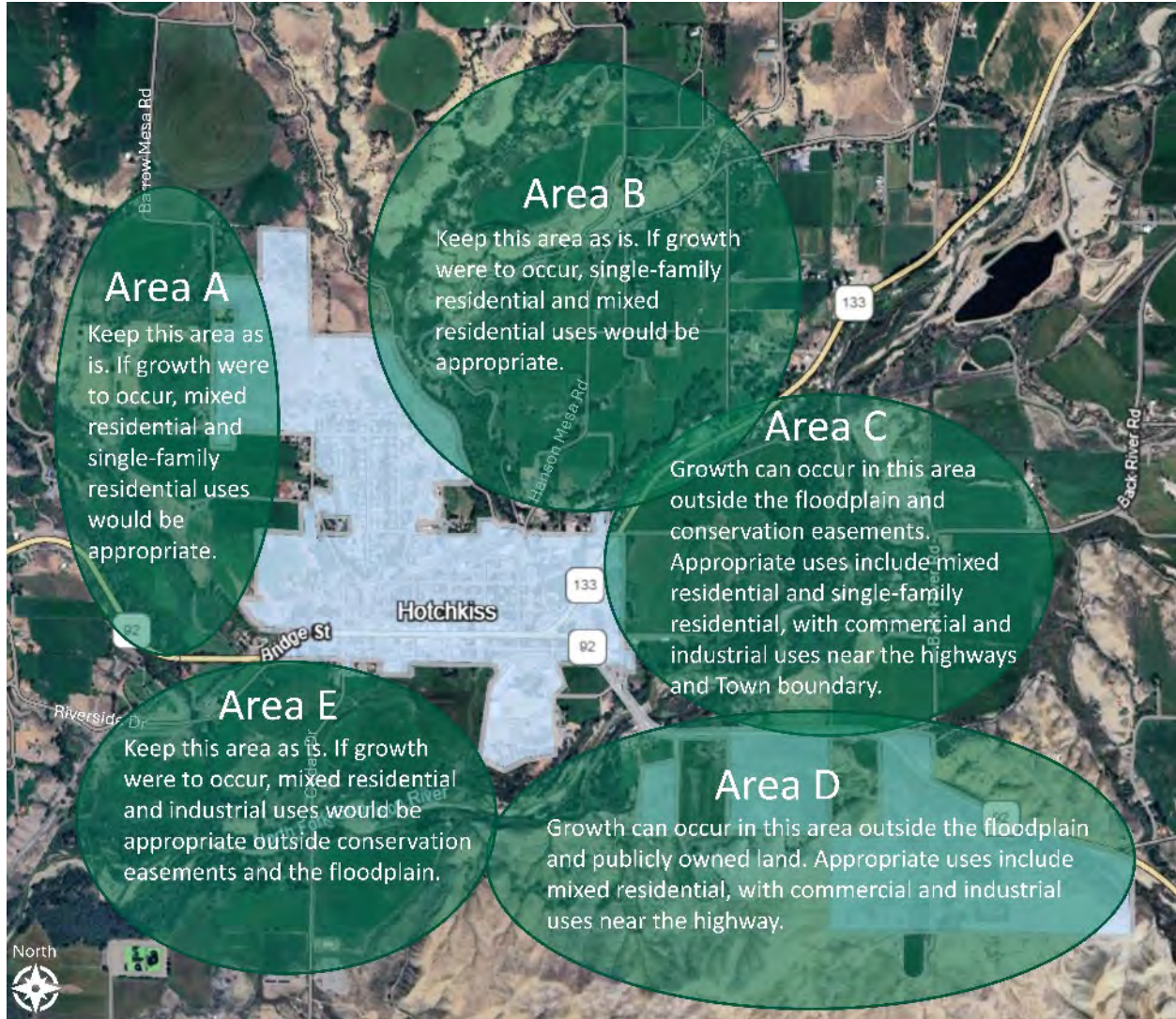
Areas of Stability and Change - Southeast Additions Map



Outside of Town

The community has limited interest in development and growth occurring outside of the Town’s current municipal boundary. The growth map below shows where growth may be acceptable (Areas C and D) and where growth is not desired at this time (Areas A, B, and E). The map also includes a general description of what uses may be acceptable in each area.

Growth Map



Descriptions of uses on the growth map:

- Single-family residential – includes individual dwelling units on separate lots similar to the Willow Heights and Town Core neighborhoods.
- Mixed residential – includes a variety of dwelling units (other than single-family units) such as duplexes, townhouses, and small apartment buildings.
- Commercial – includes businesses and other complementary uses.
- Industrial – includes light industrial uses as well as industrial uses like agricultural processing, warehouses, and workshops.

Three-Mile Plan

Municipalities in Colorado are required to prepare and adopt an annexation master plan (commonly referred to as a “Three-Mile Plan”) prior to annexing property into their territorial boundaries, pursuant to C.R.S. 31-12-105 et seq. This requirement resulted from updates to the state’s annexation laws that limit municipal annexations to not more than 3 miles beyond the current boundary. The Three-Mile Plan is required to be included in municipal comprehensive or master plans and must be reviewed and updated at least once a year.

The purpose of the Three-Mile Plan is to consider where the Town wants to annex, how services will be provided, and how adequate levels of service will be maintained throughout the Town. This process is intended to prevent haphazard annexations that can be expensive for the Town, the county, and surrounding communities. The plan is not intended to force the annexation of land within 3 miles of the Town’s boundary. Generally, the Town cannot force landowners to annex, and landowners cannot force the Town to annex their property.

The growth map above is considered the Town’s Three-Mile Plan. While the community does not desire significant development or growth outside the Town boundary, annexations could be acceptable, primarily in Areas C and D.

The Town is not planning to extend utilities or infrastructure at this time but will consider allowing extensions for desirable development, likely to be paid for by the developer. At the time of consideration, the Town must also ensure that adequate levels of service will remain.

Annexation Criteria

The Town will apply the following criteria in its review of requests to annex into the Town:

- The property is eligible for annexation pursuant to the requirements of state law.
- A land use development plan is submitted with the annexation request. This development plan is found to be consistent with the Town of Hotchkiss Community Master Plan and the proposed zoning.
- Annexations that advance the goals and policies of this Community Master Plan are considered a higher priority (for example, the development of housing that local working households and families can afford and the creation of stable, living-wage jobs).
- The annexation complies with the Growth Management Agreement between Delta County and the Town of Hotchkiss.
- There is a neutral or positive cost-benefit analysis of the annexation to the Town.
- The Town has the physical and economic capabilities and capacity to provide the same level of services to the annexed property that are provided to other parts of Town.
- If development is proposed with the annexation, the developer has the ability to develop the property within a reasonable period of time, including installation of all required services and facilities in compliance with Town standards.
- Annexation of islands or peninsulas of unincorporated land surrounded by areas within the Town and areas that already receive municipal services is considered a higher priority.

WATER SUPPLY ELEMENT

C.R.S. 31-23-206(1.5)(c) requires municipalities to include a water supply element in their master plan and to update it at least every 5 years.

Developed in Consultation with Water Providers

The Town Engineer, the Public Works Director, and other Town staff were deeply involved in this plan update. In addition, the two companies that distribute water treated by the Town, the area's ditch companies that distribute raw water for irrigation, and a water user association were added to the project email list, which was used to share regular project updates as well as provide notification of public meetings like the open house and Planning Commission meetings. For information on the Town's water distribution system, see Section 4, Community Context.

Water Conservation Policies

Policies that address water conservation are included in this plan, mostly within this key value of responsible growth. This plan also includes prioritized actions to implement this plan, including actions aimed directly at improving water conservation (see Section 3, Action Plan).

The policies and actions related to water in this plan were informed by the Town's participation in the April 2025 Growing Water Smart workshop hosted by the Sonoran Institute and their partners.

Water Supply Range and Facilities Needed

The potential public and private development described in this plan is minimal. The growth scenarios presented in Section 4, Community Context, show a low growth rate of 0.21 percent a year to a high growth rate of 0.76 percent per year. In other terms, there is potential for 40 to 155 additional Town residents by 2045, or 15 to 65 additional households. In addition, the Development and Growth Guidance above highlights that the Town has very little appetite for growth or new development.

The Town's facilities appear to be adequate to support the potential growth described in this plan. The domestic water treatment plant has room to add modules that could increase production by about 20 to 30 percent with the purchase and installation of equipment. The wastewater treatment plant has a fourth cell that is already mostly excavated and there is room for additional cells when needed.

The Town's current supply, based on historic raw water deliveries in drier years, provides about 100 million gallons per year. The supply and demand vary from month to month and year to year, with summer months being most problematic with lower supply and higher demand. The Town currently struggles in dry years to make the available water supply stretch to meet demand. Therefore, even the small amount of growth projected in this plan would stress the water supply in those low supply and high demand months.

The Town has been working on augmenting their water supply and will continue to do so not only to meet the demand of projected growth but also because the water supply is threatened by ongoing drought and diminishing snowpack. In years with limited snowpack and/or hot summers, the Town has imposed watering restrictions in the summer to ensure domestic demand can be met. On February 12, 2026 the BOT approved Ordinance 2026-01 that imposes a temporary moratorium on the issuance of new out-of-Town water taps, limits the sale of bulk water, and calls for a study to evaluate the adequacy of the water supply based on existing and future demands. This plan also includes actions to continue to augment the Town's supply while working on water conservation to stretch the current supply.

PROSPEROUS ECONOMY

GOALS

- J. The cultural and economic hub of the North Fork Valley with a year-round, diverse, and stable economy.
- K. A downtown commercial core that is a thriving hub for businesses, essential community services, community gathering spaces, and visitor attractions.
- L. A tourist-friendly environment that contributes to the economy while maintaining the small-town atmosphere.

POLICIES

- 21. Maintain, improve, and promote the downtown commercial core in alignment with the 2020 Community Downtown Guiding Principles.
 - Downtown needs to reflect the community and highlight the character of Hotchkiss.
 - Increase anchor businesses that attract residents and visitors alike.
 - Agriculture, outdoor recreation, and art culture are major drivers in the community and should be expanded and incorporated more in downtown.
 - Expand the availability and affordability of spaces to new and existing businesses.
 - Improve downtown by increasing walkability, activating underutilized buildings, providing signage, increasing public gathering spaces, and enabling facade improvements.
 - Capture through traffic on Bridge Street by creating a welcoming downtown environment that offers services for travelers.
 - Make downtown Hotchkiss a destination for residents, visitors, and businesses by increasing nightlife activities, dining and drinking establishments, locally made goods, and workforce housing.
- 22. Protect existing businesses to preserve jobs and community services, while supporting new, locally owned businesses, especially those that provide stable, living-wage jobs.

RESPONSIVE AND INCLUSIVE GOVERNANCE

GOALS

- M. A well-trained, responsible, organized, collaborative, and transparent municipal government.
- N. An informed and engaged community that participates in local government.
- O. A safe and resilient community where residents feel a deep sense of security, comfort, and belonging.
- P. Strong regional partnerships that help the community and region thrive.

POLICIES

- 23. Use the guidance provided in this Community Master Plan to inform decisions by the Town BOT, the Planning Commission, and staff.
- 24. Maintain a municipal code that reflects the vision, goals, and policies of this plan and ongoing desires of the community.
- 25. Employ financial best practices to ensure the Town's fiscal stability and self-reliance.
- 26. Build community capacity, awareness, and participation in municipal decision-making.
- 27. Enhance regional partnerships to address common concerns and goals effectively.
- 28. Provide public safety services and protect the community.
- 29. Provide consistent and reliable municipal services, focusing on core functions such as the provision of water, wastewater treatment, and road maintenance.

SECTION 3. ACTION PLAN

This Action Plan section serves as the implementation framework and roadmap for how the Town will work to realize its desired future. It was developed based on the 2018 Community Master Plan and the feedback received throughout this planning process. It is intended to function as a living plan (subject to annual review) that informs and guides the Town's annual budget and work plans in conjunction with the CIP and other Town and partner plans. This section includes an explanation of how the Action Plan is organized and a detailed Action Plan table that lists actions, responsible parties, priority level, and resources.



ACTIONS

Actions

Actions bridge the gap between vision and reality. They are specific tasks, projects, or partnerships that will help achieve the vision, goals, and policies within this plan.

The Action Plan includes specific information in each of the five table columns, as explained below.

Action #	Action	Lead/Partner(s)	Priority	Resources
Provides a unique number assigned to each action for easy reference.	Describes the detailed task, project, or partnership.	Lists who should champion the action and which partners might be involved.	Identifies the implementation time frame (see the explanation of categories below).	Provides information and online links that may be helpful.

The Lead/Partner(s) column uses the following acronyms:

BOT	Board of Trustees
PC	Planning Commission
Admin	Town Administrator
Clerk	Town Clerk's Office
PW	Public Works
PD	Police Department

The Priority column assigns one of the following categories to each action:

Now	If not already started, begin this within the next year. Note: These items are primarily related to improving fundamental municipal operations and service provision or are already in progress.
Short-term	Begin this within the next 2 years.
Mid-term	Begin this within the next 5 years.
Long-term	Begin this within the next 10 years.
Ongoing	Continue on a regular basis.

FOCUS ON THE FUNDAMENTALS

Municipalities are responsible for many core operations, such as running the entire domestic water and wastewater systems, holding regular BOT meetings, and providing law enforcement services. See Section 4, Community Context, for more information about Town-provided infrastructure and services. **The Town should focus first on these critical operations (“the fundamentals”) and prioritize them before embarking on other efforts.** The need to focus on the fundamentals is a natural progression in many small towns, and further formalizing processes and procedures is important. As such, the Action Plan prioritizes actions to improve the fundamentals by marking them as “Now” in the Priority column of the table.

ACTION PLAN

Similar to the Goals and Policies, the Action Plan is organized by the five key values derived from the community vision.

Action #	Action	Lead/ Partner(s)	Priority	Resources
Friendly Small-Town Atmosphere				
Friendly-1	Lead by example by making the Town's public meetings inviting and inclusive.	BOT	Now, Ongoing	
Friendly-2	Continue to organize and host an annual clean-up day for residents' larger waste items.	Clerk	Ongoing	
Friendly-3	Consider creating a property cleanup program that helps private property owners remove weeds, trash, and other debris from their yards. This could be a "Chore Corps" in partnership with other organizations, such as churches, to organize and recruit volunteers for the work.	Clerk, PW/TBD	Long-term	
Friendly-4	Continue to manage noxious weeds by mitigating them on Town-owned property and enforcing the regulations.	PW	Ongoing	Delta County Noxious Weed Program
Friendly-5	Support the creation of a signature event for the Town of Hotchkiss that builds community and celebrates the agricultural heritage, such as a Longer Table community dinner.	TBD/Clerk	Long-term	Longer Tables
Friendly-6	Support the Delta County Fair in alignment with the goals and policies in this plan.	Delta County/BOT, Admin	Ongoing	
Friendly-7	Encourage and support the retention of a United States Post Office downtown to maintain this community hub.	BOT	Ongoing	

**SECTION 3. ACTION PLAN
ACTION PLAN**

Action #	Action	Lead/ Partner(s)	Priority	Resources
High Quality of Life				
Quality-1	Coordinate with Delta County to implement the 2018 Delta County Recreation and Trails Master Plan as it relates to the Town of Hotchkiss and the goals and policies of this plan.	Delta County/BOT, Admin	Ongoing	Delta County Recreation and Trails Master Plan, 2018
Quality-2	Coordinate with Delta County and the Fair Board to implement the 2022 Delta County Fairground Master Plan as it relates to the goals and policies of this plan, including improving recreational opportunities, hosting more community events, and offering services to visitors.	Delta County/BOT, Admin	Ongoing	Delta County Fairgrounds Master Plan, 2022
Quality-3	Coordinate with the North Fork Pool, Park and Recreation District to implement the 2023 Master Plan Recommendations report as it relates to the Town of Hotchkiss and the goals and policies of this plan.	North Fork Pool, Park and Recreation District/BOT, Admin	Ongoing	North Fork Recreation Master Plan, 2023
Quality-4	Update and implement the 2013 Sidewalks and Trails Plan, incorporating the Planning Commission's 2022 inventory and prioritization.	Admin, PW	Ongoing	Town of Hotchkiss, Plans, Documents, Studies
Quality-5	Cooperate and collaborate with appropriate agencies, organizations, and community leaders to facilitate the creation of a youth and/or multi-purpose community center.	TBD/Admin	Long-term	
Quality-6	Improve sidewalk and/or trail connections from Town to the new Miners Trail, especially from the Hotchkiss K-8 school.	Admin, PW/School District, Delta County	Short-term	Safe Routes to School
Quality-7	Designate a Town representative to regularly attend and actively participate in the Gunnison Valley Transportation Planning Region (GVTPR) Committee's quarterly meetings through Region 10. The Town's representative will bring Town-prioritized Colorado Department of Transportation (CDOT)-related projects to the GVTPR for its consideration and report back to the BOT and staff.	BOT/Region 10 and GVTPR	Ongoing	Region 10, Transportation
Quality-8	Analyze options for the "Y" intersection of the state highways, including maintaining ownership and/or allowing development for revenue generation.	BOT, Admin/CDOT	Now	

**SECTION 3. ACTION PLAN
ACTION PLAN**

Action #	Action	Lead/ Partner(s)	Priority	Resources
Quality-9	Update the subdivision regulations to require development or dedication of sidewalks and/or trails per the Sidewalks and Trails Plan and to encourage the preservation of agricultural lands.	Admin, PC, BOT	Mid-term	
Quality-10	Promote the transportation services offered by All Points Transit. At a minimum, add a link to their services on the Town's website.	Clerk/All Points Transit	Ongoing, Short-term	All Points Transit
Quality-11	Compile a list of existing housing resources available to residents and post it on the Town's website. Update it as needed.	Clerk	Short-term, Ongoing	Example from Town of Paonia
Quality-12	Refine the municipal code to allow for a gentle increase in residential density to facilitate the development of more housing variety, such as allowing by-right accessory dwelling units (ADUs) and duplexes in R-1, and triplexes or up to four townhouses in R-2. Also consider adjusting dimensional standards to allow for smaller lot sizes and/or setbacks.	Admin, PC, BOT	Mid-term	DOLA EIAF Grant Program; Local Planning Capacity Grant Program
Quality-13	Consider filing an affordable housing commitment to DOLA's Division of Housing to qualify to apply for the various Proposition 123 programs funded by the Colorado Affordable Housing Financing Fund. This could support a public-private partnership to build workforce housing in the Town and other affordable housing efforts. Filings are anticipated to open each year on June 1 and close November 1.	Admin, BOT	Short-term	Prop 123 Commitment
Quality-14	Adopt newer building codes that allow more innovative housing types. Note: if the building code is updated after July 1, 2026, the Town must also adopt the Colorado Model Low Energy and Carbon Code or a more stringent energy code per HB22-1362, which should also help promote water conservation.	Admin, PC, BOT	Mid-term	Model Low Energy Code, HB22-1362
Quality-15	Collaborate with partners to engage the senior and youth communities to keep them active and contributing members of the community.	TBD/BOT	Ongoing	
Quality-16	Provide support and coordination to the senior center.	Clerk	Ongoing	
Quality-17	Inventory all Town facilities to determine where accessibility upgrades are needed. Incorporate the list into staff work plans or the CIP.	PW	Short-term	

**SECTION 3. ACTION PLAN
ACTION PLAN**

Action #	Action	Lead/ Partner(s)	Priority	Resources
Quality-18	Consider adopting universal design standards and/or guidelines for public and private development to improve accessibility.	Admin, PC, BOT	Long-term	
Quality-19	Explore partnerships with the school district to collaborate on shared goals.	BOT/School District	Ongoing	
Quality-20	Explore conservation and regulatory approaches to protect the North Fork of the Gunnison River for current and future generations, including its ecological functions and recreation opportunities.	Admin, BOT/ Conservation Organizations	Short-term, Ongoing	
Quality-21	Share resources with the community about appropriate tree types and how to maintain healthy trees.	Clerk	Mid-term	CSU Extension
Quality-22	Recognize and celebrate the Town's agricultural heritage, history, and culture when deciding on street furniture, signage, and other improvements.	Admin, Clerk, PW, BOT	Ongoing	
Quality-23	Develop or gather informational resources and make them readily available to owners of historic buildings so they are aware of and understand opportunities such as historical designations and resources, including grants.	Clerk/Delta County Historical Society	Mid-term	Colorado Main Street, History Colorado
Quality-24	Consider dark sky best practices when making decisions about outdoor lighting operated by the Town. Encourage the public to do this as well.	Admin, BOT	Long-term	

Responsible Growth

Growth-1	Update the Town's 2006 Standard Specification and Typical Drawings for Infrastructure Construction to reflect new technologies and best practices.	Admin, PC, BOT	Short-term	
Growth-2	Update the municipal code to address adequate water provisions from C.R.S. 29-20-303.	Admin, PC, BOT	Short-term	DOLA's Template Land Development Code
Growth-3	Update the zoning and subdivision regulations to align with the Development and Growth Guidance in this plan. This includes modifying the zoning districts and/or zoning map as well as specifically requiring applications to show compliance with this plan.	Admin, PC, BOT	Short-term	DOLA's Template Land Development Code
Growth-4	Work with Delta County to update the current Growth Management Agreement based on this plan. Regularly revisit and update this agreement.	Admin, BOT/Delta County	Short-term	

**SECTION 3. ACTION PLAN
ACTION PLAN**

Action #	Action	Lead/ Partner(s)	Priority	Resources
Growth-5	Conduct an inventory and prioritization of all streets to identify maintenance needs and the location of any future streets. Incorporate this information into the CIP.	PW	Now	
Growth-6	Conduct an inventory of the water distribution and wastewater collection systems to identify infrastructure that is approaching or past its useful life and prioritize each system's needs. Incorporate this information into the CIP.	PW	Now	
Growth-7	Create a CIP with a 5- to 10-year time horizon that identifies and prioritizes capital expenditures. Address all Town infrastructure, such as streets, sidewalks, trails, parks, trees, the full water treatment and distribution systems, and equipment, including vehicles and technology. Include priorities from other Town plans, such as the Sidewalks and Trails Plan and the Placemaking and Downtown Beautification Plan, as appropriate. Include a cost estimate and potential funding sources for each item. Update the CIP annually and use it to inform the annual budget.	Admin, Clerk, PW, PD, BOT	Now	
Growth-8	Continue to implement the Town's 2013 Source Water Protection Plan by first prioritizing the list of best management practices and then acting on the top priorities. Update the plan as needed.	Admin, PW	Ongoing	Town of Hotchkiss, Plans, Documents, Studies
Growth-9	Continue to assess and enhance the Town's water supply. Present findings of recent water supply research to the BOT and get direction on whether the trustees want to begin the process to rehabilitate the Vanderford water right and how to approach the town's water right from the river.	Admin, PW, BOT/Water Providers	Now	
Growth-10	Pipe the Town's raw water from Carl Smith Reservoir to the sand trap (near where Leroux Creek crosses 3100 Road) to better protect the Town's raw water supply from contamination and potential fire.	Admin, PW/County, Private Property Owners	Mid-term	
Growth-11	Update the agreement with Hanson Mesa Domestic Pipeline Company (HMDPC) regarding the provision of domestic water before it automatically renews.	Admin, BOT, HMDPC	Short-term	

**SECTION 3. ACTION PLAN
ACTION PLAN**

Action #	Action	Lead/ Partner(s)	Priority	Resources
Growth-12	Complete a community outreach and education campaign about the Town’s water resources and systems, and the need to conserve water. Include outreach in Spanish and to youth. Continue regular outreach to encourage water conservation.	Clerk, PW/Water Providers, School District	Now	Sonoran Institute Growing Water Smart grant, awarded February 2026
Growth-13	Regularly report water usage and demand statistics to the public and on the Town’s website.	Clerk, PW	Ongoing	
Growth-14	Finalize the water rate study and adopt water rates that reflect the Town’s expenses and promote conservation.	Admin, PW	Now	
Growth-15	Update the municipal code to encourage or require water conservation. Consider regulations addressing plumbing fixtures and building efficiency, water supply for new development, water-saving landscaping, and compliance with SB24-005 regarding turf limitations.	Admin, PW, PC, BOT	Short-term	Western Resource Advocates

Prosperous Economy

Economy-1	Implement the Hotchkiss Placemaking and Downtown Beautification Plan, focusing first on improving or adding pedestrian-scaled lighting, benches or other seating options, bike racks, water-wise trees and planters, shade, pocket parks, wayfinding and historic signage, art, and facade improvements. Coordinate with CDOT on planning and permitting. Update the plan as needed.	Admin, Clerk, PW/CDOT, Chamber, Business and Property Owners	Ongoing	Town of Hotchkiss, Plans, Documents, Studies
Economy-2	Encourage the new owners of the old public works building to create a community space and housing as they proposed and in line with the 2020 Public Works Building Vision.	Admin, BOT/New Property Owners	Short-term	Town of Hotchkiss, Plans, Documents, Studies
Economy-3	Amend the zoning code to require screening of trash and dumpsters when visible from highways and other important corridors.	Admin, PC, BOT	Mid-term	
Economy-4	Assess whether any Town Core streets (except the highways) could transition to angled parking to accommodate additional parking spaces.	PW	Long-term	

**SECTION 3. ACTION PLAN
ACTION PLAN**

Action #	Action	Lead/ Partner(s)	Priority	Resources
Economy-5	Implement the 2019 Prosperity Plan, which is categorized into five focus areas: 1. Readiness for Light Manufacturing 2. Center for Visitor Supplies and Services for Recreation, Local Food, and Agricultural/Heritage Outings 3. Readiness and Recruitment of Retail Serving Both Locals and Visitors 4. Downtown Physical Improvements 5. Build Capacity for Entrepreneurial Support and Existing Business Support Update the plan as needed.	Admin, Clerk, PW, PC, BOT	Ongoing	Town of Hotchkiss, Plans, Documents, Studies
Economy-6	Continue to have a BOT member participate on the One Delta County Board of Directors to encourage and support economic development in the Town.	BOT/One Delta County	Ongoing	One Delta County
Economy-7	Promote available resources for new and existing businesses, including those offered by Region 10's Small Business Resource Center and the North Fork Valley Chamber of Commerce.	Clerk/Region 10, Chamber	Mid-term	Region 10, North Fork Valley Chamber of Commerce
Economy-8	Follow Region 10's How to Build a Small Business Toolkit For Your Community guide to become a more business-friendly community.	Clerk/Region 10	Short-term	Region 10
Economy-9	Support the North Fork Valley Chamber of Commerce's efforts aligned with this plan, including retaining and attracting local businesses.	Admin, Clerk, BOT/Chamber	Ongoing	North Fork Valley Chamber of Commerce
Economy-10	Support the North Fork Valley Creative Coalition's efforts aligned with this plan, including retaining and attracting creative businesses, beautifying the community, strengthening the community's heritage, enhancing quality of life, and attracting visitors.	Admin, Clerk, PW, BOT/North Fork Valley Creative Coalition	Ongoing	North Fork Valley Creative Coalition

Responsive and Inclusive Governance

Governance-1	Enhance the provision of the Town's fundamental services and infrastructure.	Admin, Clerk, PW, PD	Now, Ongoing	
Governance-2	Codify the municipal code and publish it online in an easier-to-navigate, easier-to-read format. Regularly codify ordinances to keep the code current.	Clerk	Now, Ongoing	
Governance-3	Develop policies and standard operating procedures for staff, BOT, and Planning Commission to ensure consistent and effective municipal operations.	Admin, Clerk	Now, Ongoing	

**SECTION 3. ACTION PLAN
ACTION PLAN**

Action #	Action	Lead/ Partner(s)	Priority	Resources
Governance-4	Update the municipal code and related regulations to align with this plan, particularly the provisions specifically identified in it. Consider including updates related to newer case law (signage) and state legislation (HB24-007 regarding residential occupancy limits and SB25-002 regarding factory-built structures - compliance is required, but reporting compliance to the state is not).	Admin, BOT	Short-term	DOLA's Template Land Development Code
Governance-5	Continue the process to hire a full-time Town Administrator and clarify staff roles and responsibilities.	BOT/DOLA	Now	
Governance-6	Include a progress report as part of the annual budgeting process that provides details about implementing this plan.	Admin	Ongoing	
Governance-7	Invest in staff and elected and appointed officials by budgeting and planning for training and professional development opportunities.	BOT	Ongoing	
Governance-8	Use this plan, along with the CIP, to select priority projects for the annual budget to achieve the Town's goals while also maintaining healthy finances. Create a "budget message" that explains the Town's priority projects for the year to accompany the final budget documents.	Admin, BOT	Now, Ongoing	
Governance-9	Review all Town fees, including tap fees, every 2-3 years to ensure they are adequate.	Clerk, BOT	Ongoing	
Governance-10	Strengthen communication and engagement with the community through the Town's website, social media presence, and other tools. This includes posting all meeting agendas and packets on the Town's website before meetings and making the website and all linked Town documents compliant with accessibility requirements. Incorporate communication in Spanish when possible.	Clerk	Now, Ongoing	State Internet Portal Authority
Governance-11	Create a more user-friendly zoning map. Ensure all information is on one map and zone colors are consistently applied.	Clerk	Mid-term	Delta County GIS
Governance-12	Develop a BOT and Planning Commission handbook that includes all necessary information on their roles, responsibilities, and the regulations and documents they may need to reference. This could be an online folder for quick, easy updates.	Admin, Clerk	Mid-term	Colorado Municipal League; Colorado Intergovernmental Risk Sharing Agency; DOLA

**SECTION 3. ACTION PLAN
ACTION PLAN**

Action #	Action	Lead/ Partner(s)	Priority	Resources
Governance-13	Develop a "Hotchkiss Academy" to educate residents on how their local government works and create a pipeline of future leaders and informed citizens.	Admin, Clerk	Long-term	Example: Montrose U Leadership
Governance-14	Expand community policing and outreach to build confidence and familiarity with local police officers.	PD	Mid-term	
Governance-15	Ensure a balance between community safety needs and other Town priorities, given budgetary constraints and competing funding demands.	BOT	Now, Ongoing	
Governance-16	Continue supporting the fire district's efforts to protect the community by sharing resources and collaborating on training.	PD, BOT/Fire District	Ongoing	
Governance-17	Prepare and adopt an emergency response preparedness plan, in coordination with relevant partners, to address potential high-risk emergencies in Town. This includes those related to the petroleum station on Lorah Lane, the Union Pacific Railroad, and wildfire.	Admin, PD, BOT/Fire District, emergency medical service (EMS), Delta County	Long-term	
Governance-18	Regularly update the Town's emergency declarations, store the file in an obvious location for easy reference, and share a copy with Delta County's Emergency Manager.	Clerk/County	Now, Ongoing	
Governance-19	Implement the 2025 Delta County Hazard Mitigation Plan in cooperation with Delta County and update it every 5 years as required.	Delta County/Admin, BOT	Ongoing	Delta County Hazard Mitigation Plan, 2025
Governance-20	Adopt the 2025 Wildfire Resiliency Code as required by state legislation and begin enforcement.	Admin, BOT/Fire District	Now, Ongoing	Wildfire Resiliency Code Board
Governance-21	Cooperate with the Hotchkiss Fire District to implement the recommendations of the 2015 Community Wildfire Protection Plan and encourage homeowners to do the same.	Fire District/Clerk, Private Property Owners	Ongoing	Hotchkiss Fire District Community Wildfire Protection Plan, 2015
Governance-22	Participate as appropriate in the Wildfire Ready Action Plan that is underway by the Western Slope Conservation Center.	Western Slope Conservation Center/Admin	Ongoing	
Governance-23	Continue to support the North Fork Mosquito Abatement District's efforts to manage mosquitos.	BOT/North Fork Mosquito Abatement District	Ongoing	North Fork Mosquito Abatement District

SECTION 4. COMMUNITY CONTEXT

This section contains information about the Town of Hotchkiss residents, housing, economy, land, infrastructure, facilities and services, and governance. It accounts for relevant milestones and changes over time. Its purpose is to provide residents and decision-makers with a concise, foundational resource to inform decisions about the Town's future. While a lot of information is included, it is not intended to be a comprehensive account of the Town's history or its current attributes.



DEMOGRAPHICS

Information about the Town’s residents and how they have changed over time is discussed below. The Town’s residents and households are compared to other geographies, including the Hotchkiss Census County Division (CCD), Delta County, and the State of Colorado. This comparison allows residents to see how Hotchkiss fits into its surroundings.

The Hotchkiss CCD, shown in the map below, is a relatively permanent statistical area delineated cooperatively by the U.S. Census Bureau and state and local government authorities. It represents a portion of the North Fork Valley and Delta County.

Hotchkiss CCD



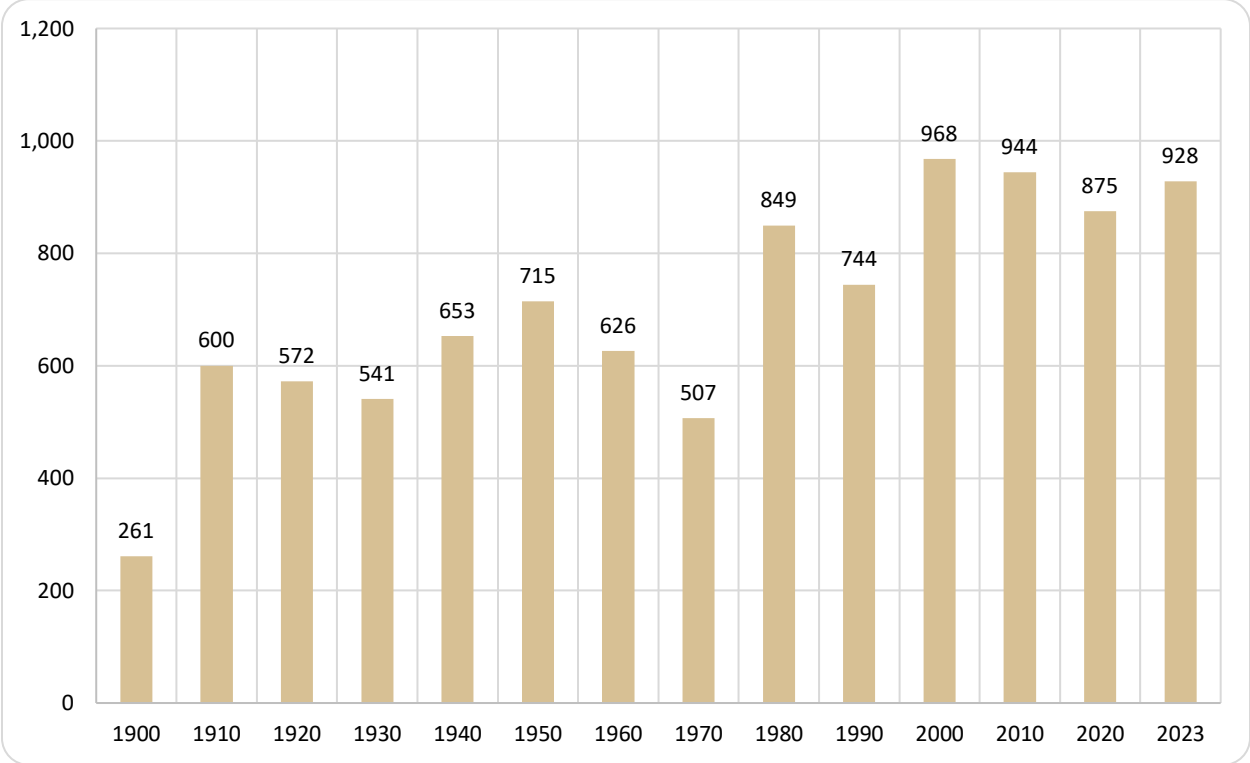
SOURCE: U.S. CENSUS BUREAU TIGERWEB, URBAN RURAL CONTINUUM

POPULATION

The Town’s population has ranged from 744 to 968 in the last four U.S. Census Bureau decennial census counts. The Town had 928 residents in 2023 and an estimated 952 residents in 2025.¹

Since the Town’s inception, its residents have generally comprised between 3 and 4 percent of Delta County’s population. In 2023, Town residents comprised about 3 percent of Delta County’s 31,778 residents.

Town of Hotchkiss Population, 1900-2023



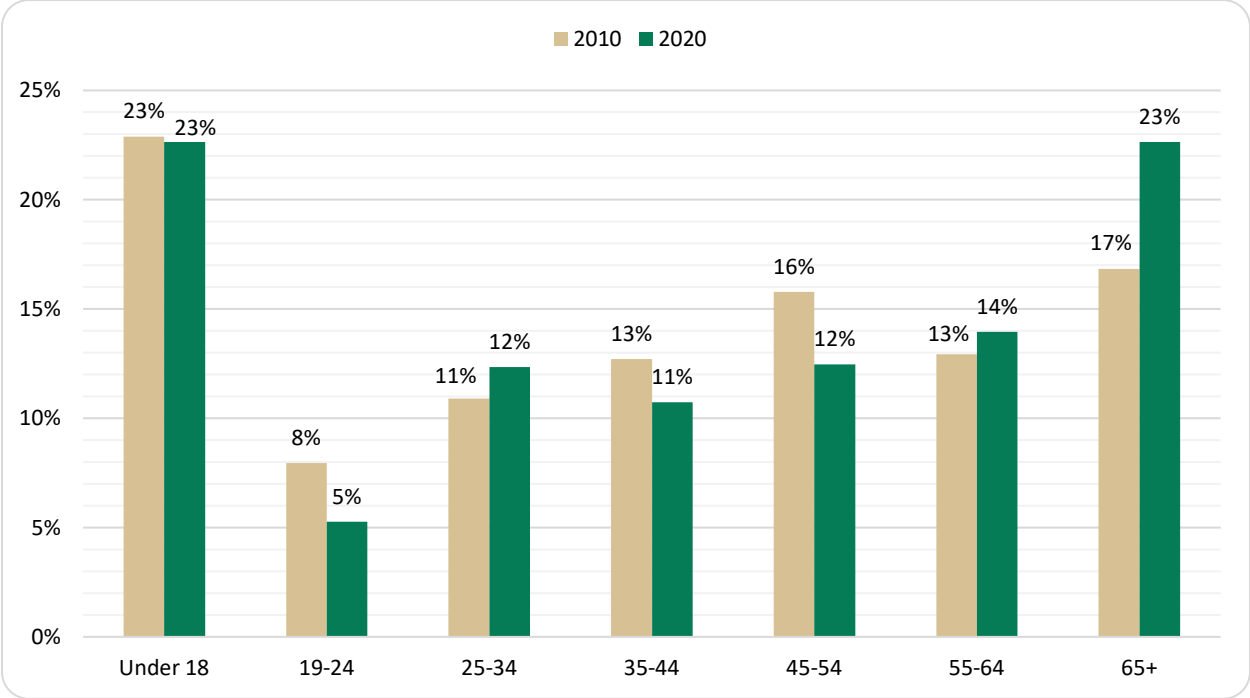
SOURCE: HISTORICAL CENSUS, ACCESSED VIA THE COLORADO DEMOGRAPHY OFFICE

AGE

The age distribution of Town residents changed very little from 2010 to 2020 for most age brackets. Exceptions include a decline in the share of residents ages 19 to 24 and 45 to 54, and a notable increase in the share of seniors (age 65 or older). Almost one in four (23 percent) residents is a senior, a 6 percent increase since 2010.

¹ Colorado Demography Office 2023; Esri 2025

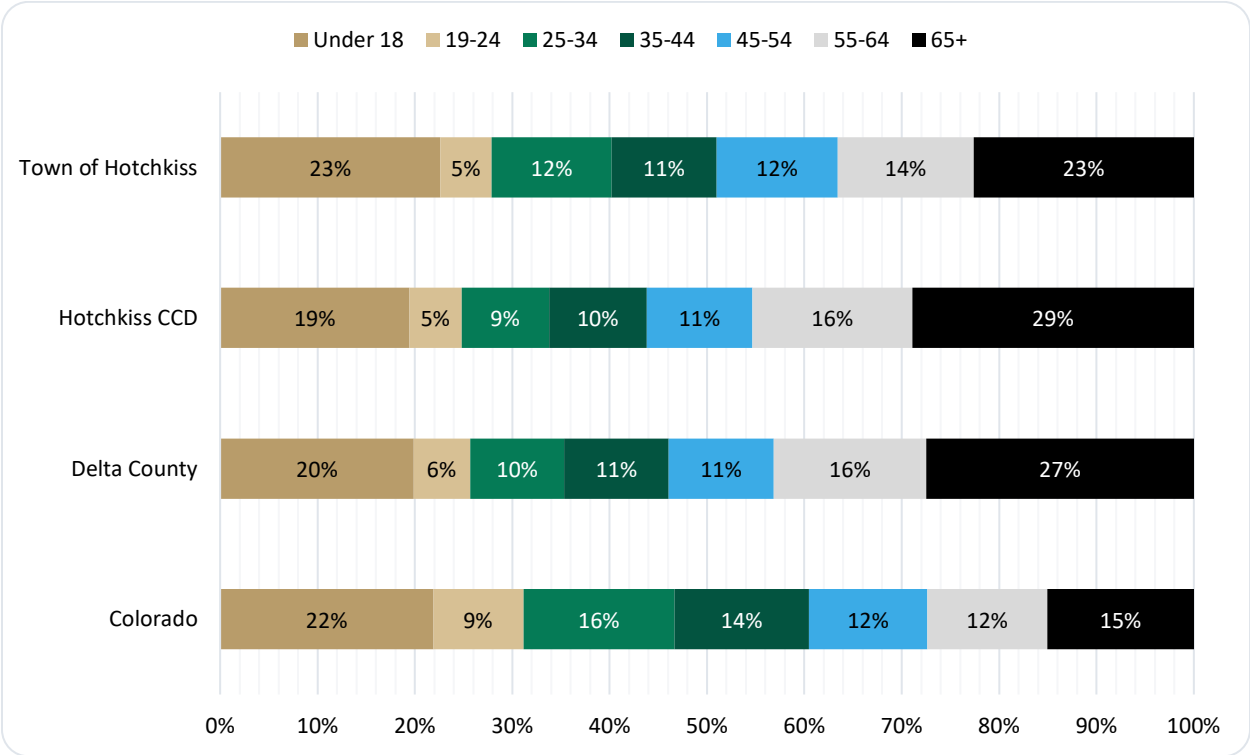
Town of Hotchkiss Age Distribution



SOURCE: U.S. CENSUS BUREAU, 2010 AND 2020 CENSUS

The median age of Town residents in 2020 was just under 44, up from about 41 in 2010. This is lower than the median age of the Hotchkiss CCD and Delta County (49), but higher than that of Colorado (37).

Age Distribution

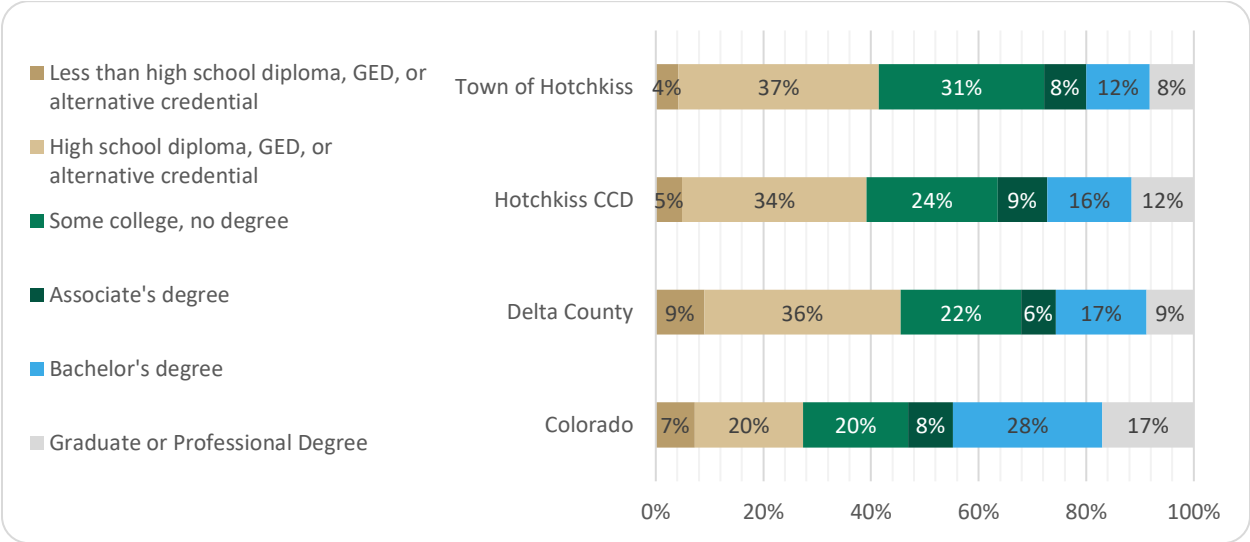


SOURCE: U.S. CENSUS BUREAU, 2020 CENSUS

EDUCATIONAL ATTAINMENT

About 20 percent of Town residents hold a bachelor’s degree or higher, a lower share than in the Hotchkiss CCD and Delta County. Almost half (45 percent) of Colorado residents have this level of education. A higher share of Town residents have a high school diploma or equivalent or some college (no degree) than residents of the Hotchkiss CCD, Delta County, and Colorado.

Educational Attainment for the Population 25 Years and Older



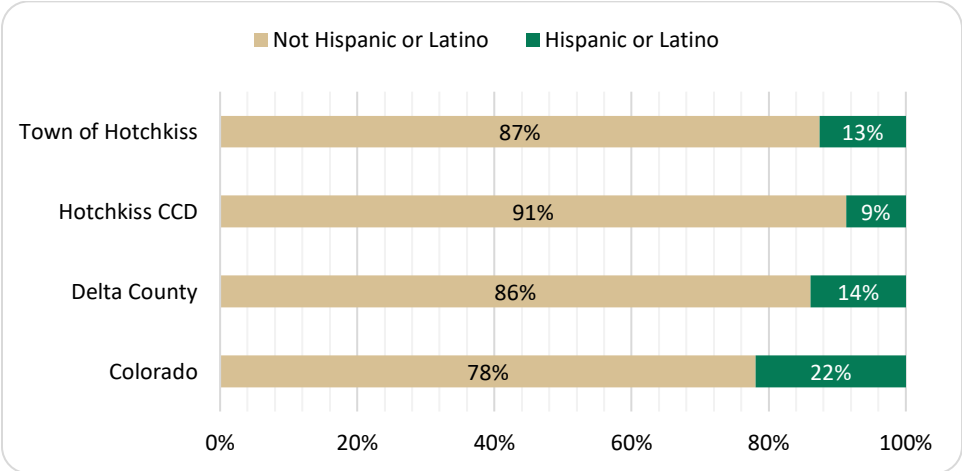
SOURCE: U.S. CENSUS BUREAU, 2020 CENSUS

RACE AND ETHNICITY

About 83 percent of Town residents identified as white alone in 2020. Most other residents identified as being two or more races or some other race alone.

More than one in ten (13 percent) residents identified as Hispanic or Latino in 2020, a slightly lower share than in 2010 (15 percent). This was similar to Delta County's share but lower than Colorado's (22 percent).

Town of Hotchkiss, Hispanic or Latino Origin



SOURCE: U.S. CENSUS BUREAU, 2020 CENSUS

HOUSEHOLDS

The Town of Hotchkiss had just under 420 households in 2023, according to the Colorado Demography Office. Like the population, the Town’s households comprise about 3 percent of Delta County households.

Number of Households

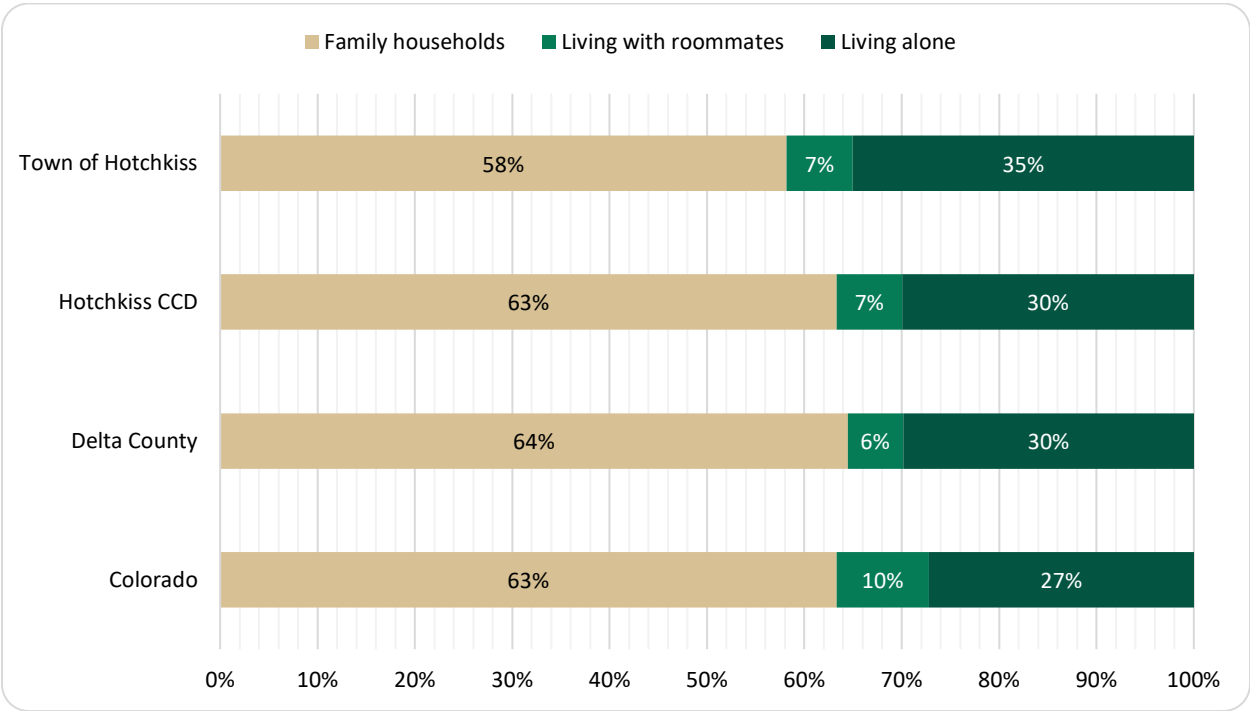
	2020	2023	2020-2023 Change
Colorado	2,267,857	2,342,884	75,027
Delta County	13,094	13,473	379
Hotchkiss CCD	2,095	NA	-----
Town of Hotchkiss	399	418	19

SOURCES: COLORADO DEMOGRAPHY OFFICE; U.S. CENSUS BUREAU, 2020 CENSUS; URBAN RURAL CONTINUUM

HOUSEHOLD TYPE

The Town has a lower share of family households than the surrounding area, county, and state because a higher percentage of residents live alone.

Household Type

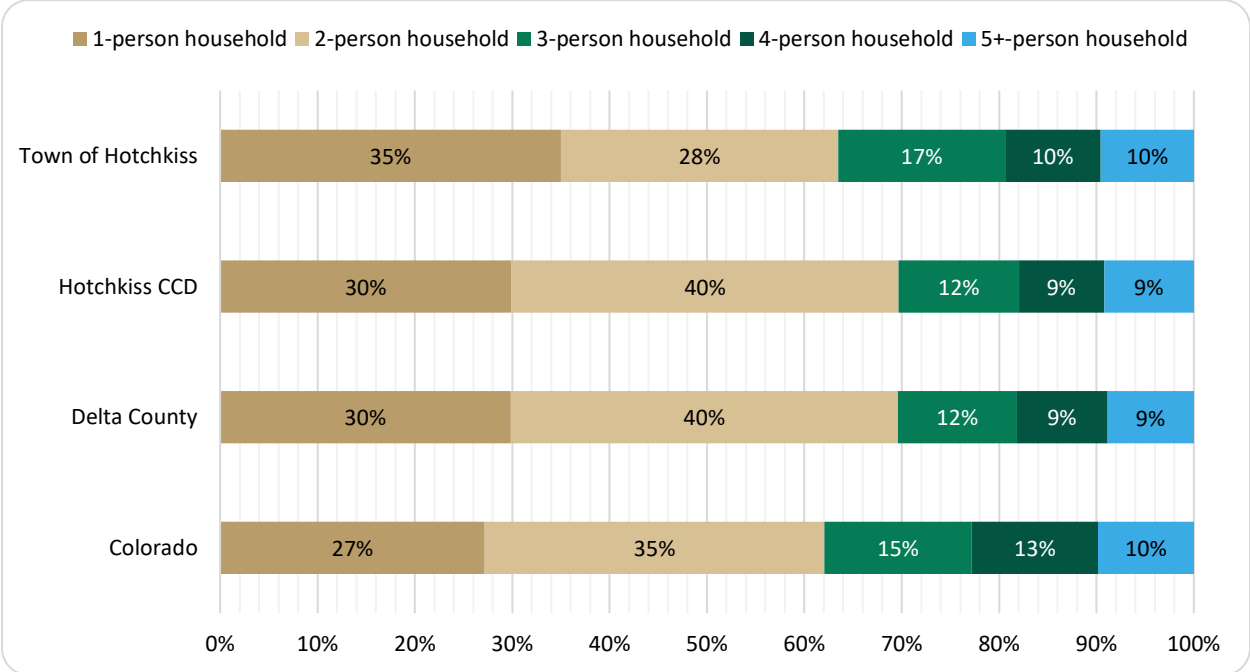


SOURCE: U.S. CENSUS BUREAU, 2020 CENSUS

HOUSEHOLD SIZE

About two-thirds (63 percent) of the Town’s households have just one or two people in them, which is similar to the households in the state and lower than those in the Hotchkiss CCD and Delta County. The average household size in the Town is estimated to be about 2.3 persons per household (Esri 2025).

Household Size Distribution

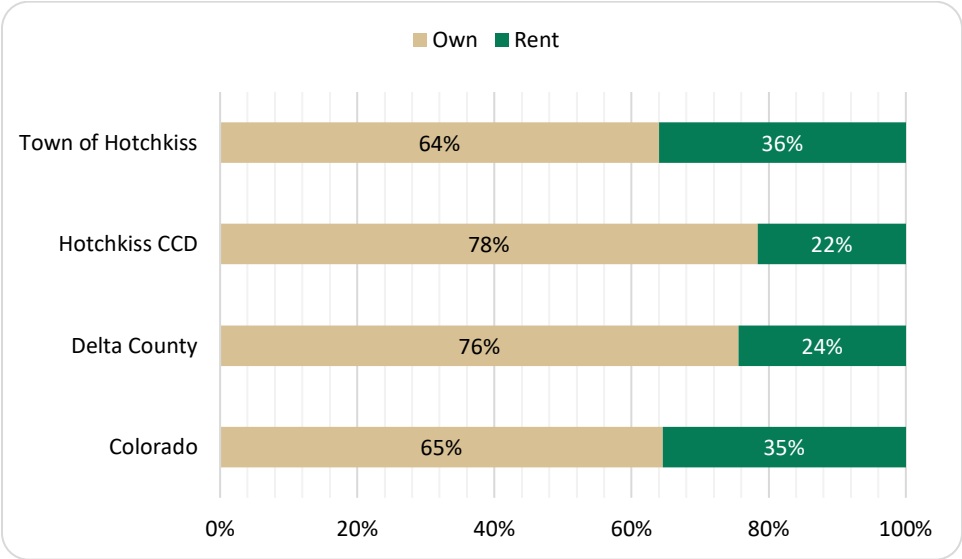


SOURCE: U.S. CENSUS BUREAU, 2020 CENSUS

TENURE (OWN VS. RENT)

The homeownership rate in the Town of Hotchkiss declined slightly from 67 percent to 64 percent between 2010 and 2020. The 2020 homeownership rate mirrored that of Colorado. Since 2020, the homeownership rate has been trending upward.

Tenure (Own vs. Rent)

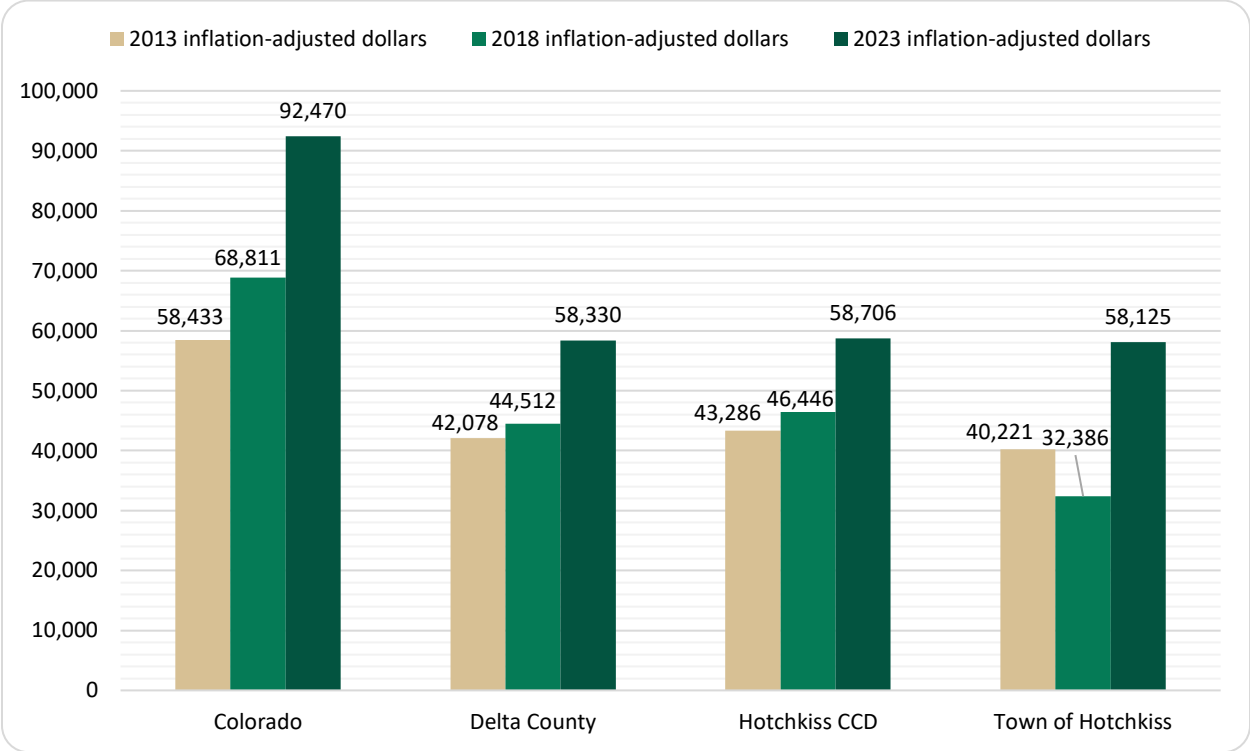


SOURCE: U.S. CENSUS BUREAU, 2020 CENSUS

HOUSEHOLD INCOMES

The median household income in the Town of Hotchkiss, Hotchkiss CCD, and Delta County is just under \$60,000. Half of the households in these geographies have higher incomes, and half have lower incomes.

Median Household Income



SOURCE: U.S. CENSUS BUREAU, 2009-2013, 2014-2018, 2019-2023 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES

POVERTY AND HOUSING COST-BURDEN

More than one in ten Town residents has an income below the poverty line. In addition to some residents living in poverty, many local households struggle to afford housing. Households that pay more than 30 percent of their gross income (before taxes) toward housing costs are considered housing cost burdened. About half of renters in the Town of Hotchkiss and just under 20 percent of homeowners are cost burdened.

Cost-Burdened Households by Tenure

	Colorado	Delta County	Hotchkiss CCD	Town of Hotchkiss
Renters	52%	56%	47%	49%
Homeowners	24%	23%	24%	17%

SOURCE: U.S. CENSUS BUREAU, 2019-2023 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES

HOUSING

Information about the Town’s housing inventory and a comparison to other area geographies are included and discussed in detail below.

HOUSING UNITS

In 2023, there were 452 housing units in the Town of Hotchkiss, according to the Colorado Demography Office. Most of the new housing units built since 2020 are in the North Ridge Meadows subdivision.

Total Housing Units

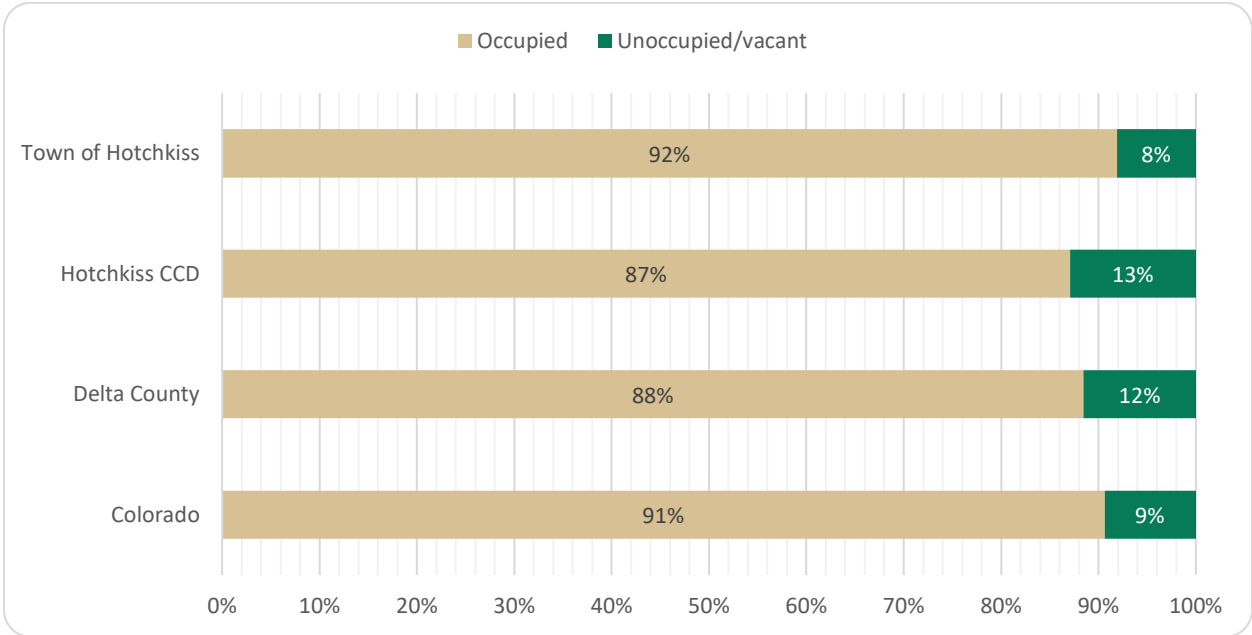
	2020	2023	2020-2023 Change
Colorado	2,507,537	2,636,534	128,997
Delta County	14,789	15,124	335
Hotchkiss CCD	2,406	NA	-----
Town of Hotchkiss	434	452	18

SOURCES: COLORADO DEMOGRAPHY OFFICE; U.S. CENSUS BUREAU, 2020 CENSUS; URBAN RURAL CONTINUUM

HOUSING OCCUPANCY

Most homes in Hotchkiss are occupied. In 2020, about 8 percent of all housing units in Town were unoccupied, similar to Colorado and lower than in Delta County and the Hotchkiss CCD. Housing units that fall into this category may be for sale or rent (or sold/rented) but not occupied; used for seasonal, recreational, or occasional use; for migrant workers; or vacant for other reasons.

Housing Occupancy

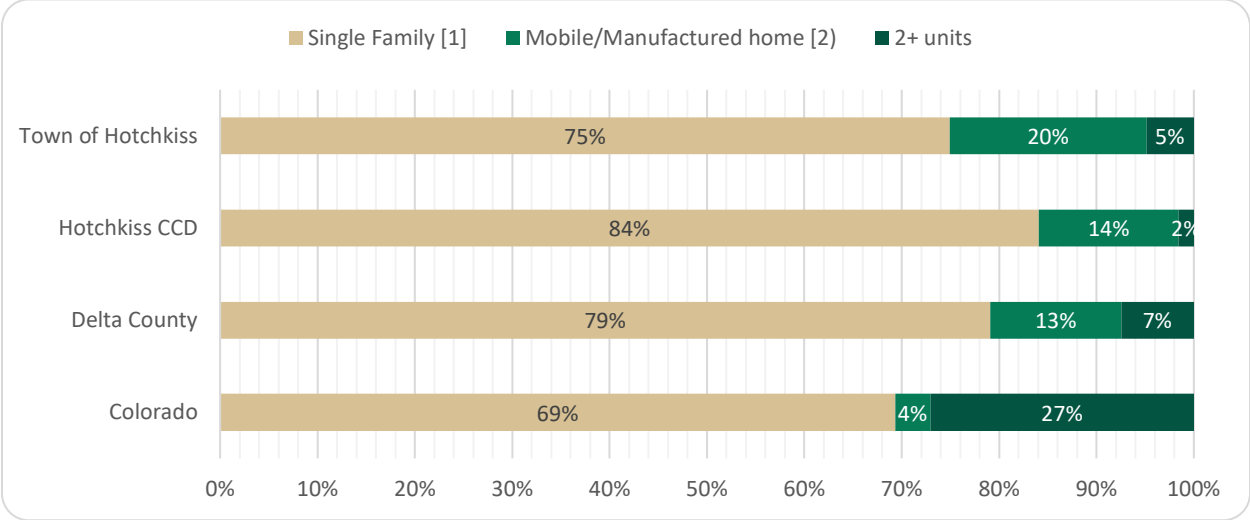


SOURCE: U.S. CENSUS BUREAU, 2020 CENSUS

HOUSING TYPE

Households in Town have few choices about the type of housing to live in. Almost all (95 percent) of the Town’s housing stock consists of single-family and mobile/manufactured homes. Very few buildings have two or more units. Examples include an apartment building located near Main Street and Cedar Drive, a six-unit building on Lorah Lane, a four-unit building north of the Hotchkiss Library, and seven units on the second floor of a downtown building. Since 2020, all newly constructed housing units have been single-family homes.

Housing Type

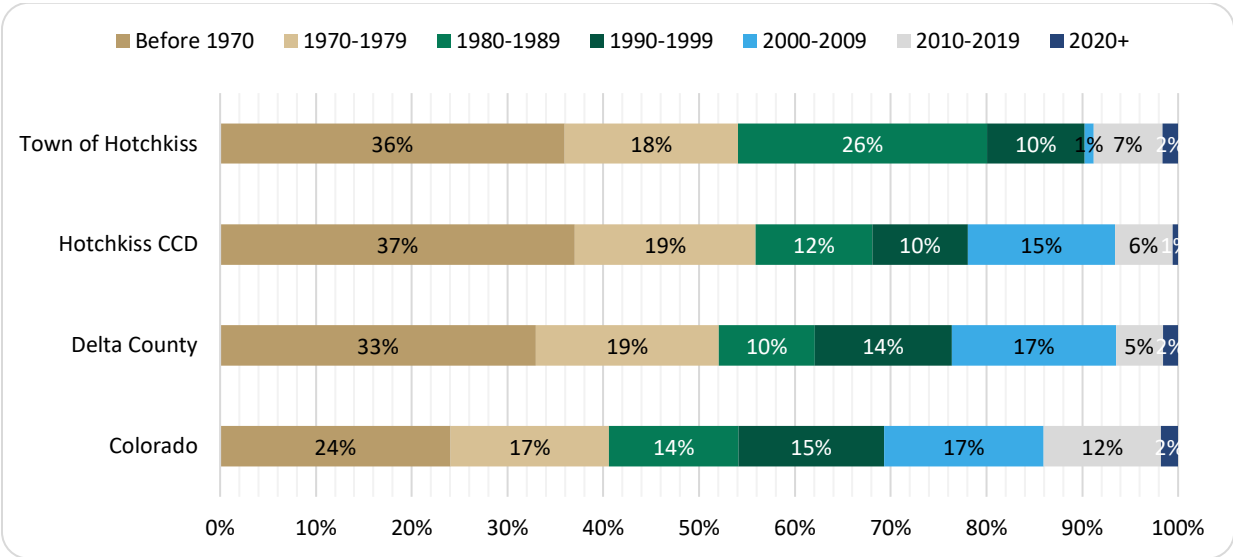


[1] DETACHED AND ATTACHED; [2] INCLUDES OTHER HOUSING TYPES, SUCH AS BOATS, RV, VAN, ETC.
SOURCE: U.S. CENSUS BUREAU, 2020 CENSUS

AGE OF HOUSING

The Town’s housing stock is old and aging. Only about 20 new housing units have been built since 2020.

Housing Stock by Year Built



SOURCE: U.S. CENSUS BUREAU, 2019-2023 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES

GROWTH PROJECTIONS

Forecasting population growth is an essential part of master plans because it helps the Town’s elected and appointed officials and staff determine, among other things, potential future demand for public services and infrastructure. The Colorado Demography Office forecasts Delta County’s population through 2050 but does not publish municipal-level forecasts.

Despite the challenges of forecasting population change in a small town, three simplistic, straight-line, 20-year growth scenarios (2025 to 2045) are modeled below using the stated assumptions. This simple quantitative method assumes historical trends will continue at a constant rate into the future, even though populations do not grow linearly. Population growth is also not guaranteed and could decline for many reasons, including economic downturns or shocks.

Three growth scenarios are modeled below. The starting population is assumed to be 952, a 25-year high.

1. **Low Growth:** Assumes annual average growth of 0.21 percent per year (the Town’s long-term average annual growth rate from 1980 to 2023).
2. **Medium Growth:** Assumes annual average growth of 0.49 percent per year (the average of the low and high scenario growth rates).
3. **High Growth:** Assumes annual average growth of 0.76 percent per year (Delta County’s forecasted rate of growth).

Town of Hotchkiss Population: Three Potential Growth Scenarios

Year	Low Growth (0.21% per year)	Medium Growth (0.49% per year)	High Growth (0.76% per year)
2025	952	952	952
2045	992	1,050	1,108
New Residents [1]	40	100	155
New Households [1] (2.3 people/household)	15	45	65

[1] NEW RESIDENTS AND HOUSEHOLDS ARE ROUNDED TO THE NEAREST FIVE
SOURCE: URBAN RURAL CONTINUUM

The three growth scenarios indicate the potential for 40 to 155 additional Town residents by 2045, or 15 to 65 additional households. The high growth figure is about 10 households lower than the Town’s share of Delta County’s housing need identified in the 2023 Region 10 “Mind the Gap” workforce housing report, assuming a consistent annual keep-up housing need through 2045.

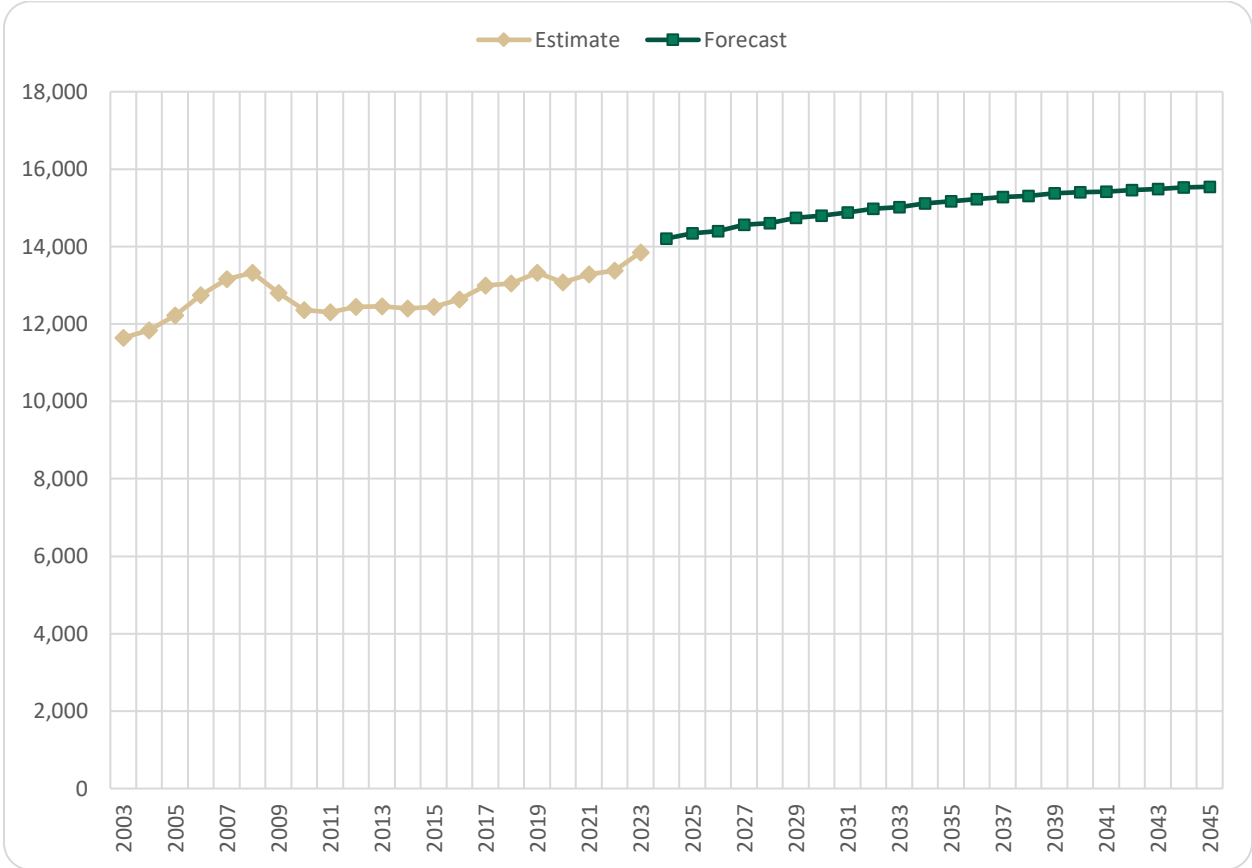
ECONOMY

The local economy has experienced fluctuations, but employment has been growing, and the unemployment rate has remained relatively low. Commuting to and from work is common in the North Fork Valley. Sub-county economic data is not readily available. Much of the information presented pertains to Delta County.

EMPLOYMENT

There were 13,854 jobs in Delta County in 2023. The number of jobs has grown by 0.9 percent per year on average over the past 20 years. The Colorado Demography Office is forecasting continued county job growth over the next 20 years, but at a much slower rate than in the previous 20 years.

Delta County Jobs



SOURCE: COLORADO DEMOGRAPHY OFFICE

Jobs in Delta County are concentrated in a half dozen sectors. After government jobs, which include public education employees, the county's employment is mainly in agriculture, retail, construction, health services, and accommodation and food services. The last remaining coal mine that employs people living in the Town of Hotchkiss and the North Fork Valley is the West Elk Mine, located east of Somerset in Gunnison County. The table below accounts for employees working for businesses in Delta County, so these employees are not accounted for in the "Mining" row below.

The share of jobs in Delta County compared to the state highlights that most sectors differ by a few percentage points or less. The largest difference is, unsurprisingly, in agriculture, which is much higher in Delta County than in Colorado.

Jobs by Sector (Delta County sorted high to low)

Sector	Colorado	Delta County	Percentage Point Difference
Government <i>(military, federal, state, local, public education)</i>	14.7%	20.1%	5.4
Agriculture	1.3%	12.5%	11.2
Retail trade	8.7%	11.1%	2.4
Construction	6.9%	8.1%	1.3
Health services	9.9%	7.7%	-2.2
Accommodation and food	8.2%	6.1%	-2.1
Other services, except public administration	5.1%	6.0%	0.9
Admin and waste	5.5%	5.6%	0.1
Manufacturing	4.3%	5.0%	0.7
Professional and business services	10.6%	4.6%	-6.0
Real estate	3.6%	4.1%	0.6
Finance activities	3.8%	2.1%	-1.7
Arts	2.6%	1.7%	-0.9
Transportation and warehousing	4.6%	1.4%	-3.2
Wholesale trade	3.4%	1.3%	-2.1
Information	2.3%	1.0%	-1.3
Education	2.2%	0.8%	-1.3
Utilities	0.2%	0.4%	0.2
Management of companies and enterprise	1.2%	0.2%	-1.0
Mining	0.6%	0.2%	-0.4

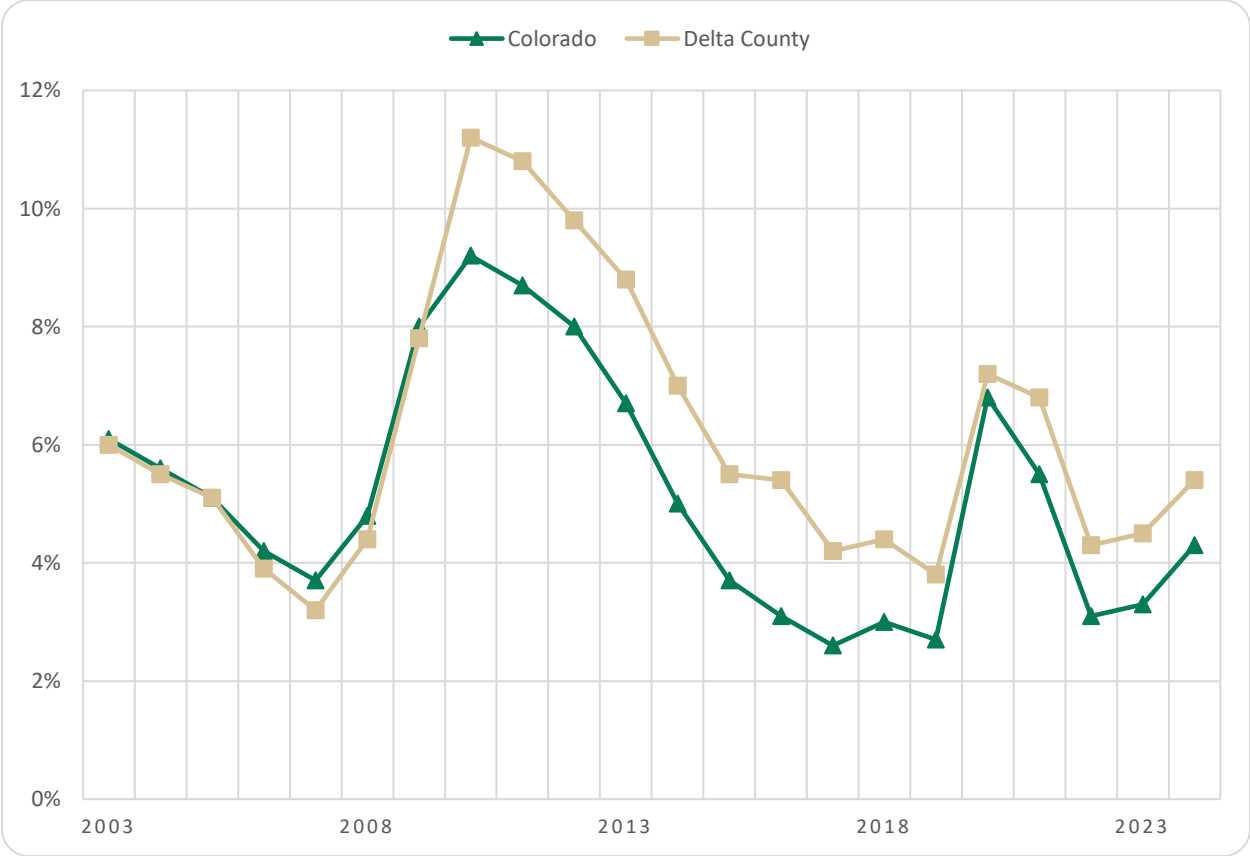
SOURCE: COLORADO DEMOGRAPHY OFFICE

UNEMPLOYMENT

The county’s annual unemployment rate has been 6 percent or less in about two-thirds of all years since 2003. Unemployment increased dramatically during and immediately after the Great Recession. A temporary increase occurred during the COVID-19 pandemic that began in 2020.

From 2003 to 2009, Delta County’s unemployment rate was lower than or similar to that of Colorado. Since then, it has consistently exceeded the state’s by 1.6 percentage points on average.

Annual Unemployment Rate



NOTE: NOT SEASONALLY ADJUSTED
SOURCE: COLORADO DEPARTMENT OF LABOR AND EMPLOYMENT, LMI GATEWAY, LAUS

COMMUTING

Commuting to work is commonplace on the Western Slope of Colorado, including in the North Fork Valley. The share of in-commuters and out-commuters in 2022 was very high and nearly identical to that in 2002. Only about 15 percent of workers who live in the Town of Hotchkiss also work in the Town.

Town of Hotchkiss Commuting Patterns

Year	Employed in Town but Living Outside (in-commuters)	Living in Town but Employed Outside (out-commuters)
2002	88%	85%
2007	92%	88%
2012	95%	90%
2017	90%	88%
2022	89%	84%

SOURCE: U.S. CENSUS BUREAU LEHD, ONTHEMAP

LOCAL ECONOMY

The North Fork Valley's economy is rooted in agricultural production, which continues on its many orchards, gardens, vineyards, and ranches. The Town is home to businesses that sell and process local agricultural products, as well as companies operating across many economic sectors.

There were 100 businesses in Town in 2019 serving local and regional residents and tourists, according to the Town's 2019 Prosperity Plan. More current data indicate this number has increased, although this data is also likely outdated. Economic activity fluctuates seasonally, peaking in the summer months for most businesses.

The Prosperity Plan included a detailed work plan with objectives and action items organized by the following five focus areas:

- Readiness for Light Manufacturing
- Center for Visitor Supplies and Services for Recreation, Local Food, and Agricultural/Heritage Outings
- Readiness and Recruitment of Retail Serving Both Locals and Visitors
- Downtown Physical Improvements
- Build Capacity for Entrepreneurial Support and Existing Business Support

The North Fork Valley Chamber of Commerce supports local businesses.

LAND

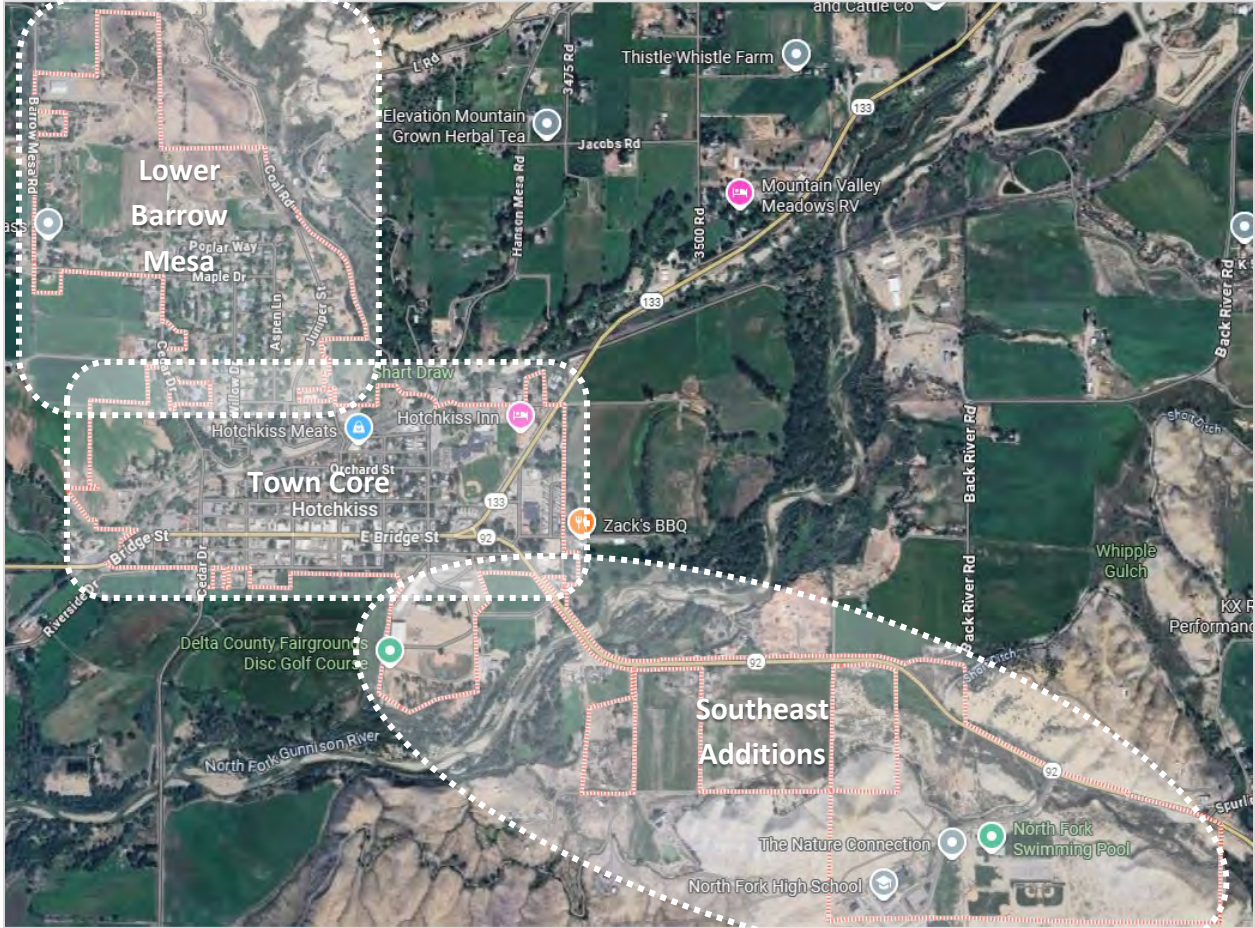
Information about the physical land in Town, annexations and development over time, existing land uses, a history of land use regulations, growth management with Delta County, and natural hazards is discussed in more detail on subsequent pages.

GENERAL DESCRIPTION AND TOPOGRAPHY

The first settlers to the Hotchkiss area arrived in the fall of 1881 following the removal of the native Ute Indians to a new reservation in northern Utah. In 1900, the Town of Hotchkiss was officially incorporated. It was named after the leader of the first settlers, Enos Throop Hotchkiss.

The Town of Hotchkiss’s land area is approximately 588 acres. The Town generally consists of three areas: Town Core, Lower Barrow Mesa, and the Southeast Additions.

General Areas of Town



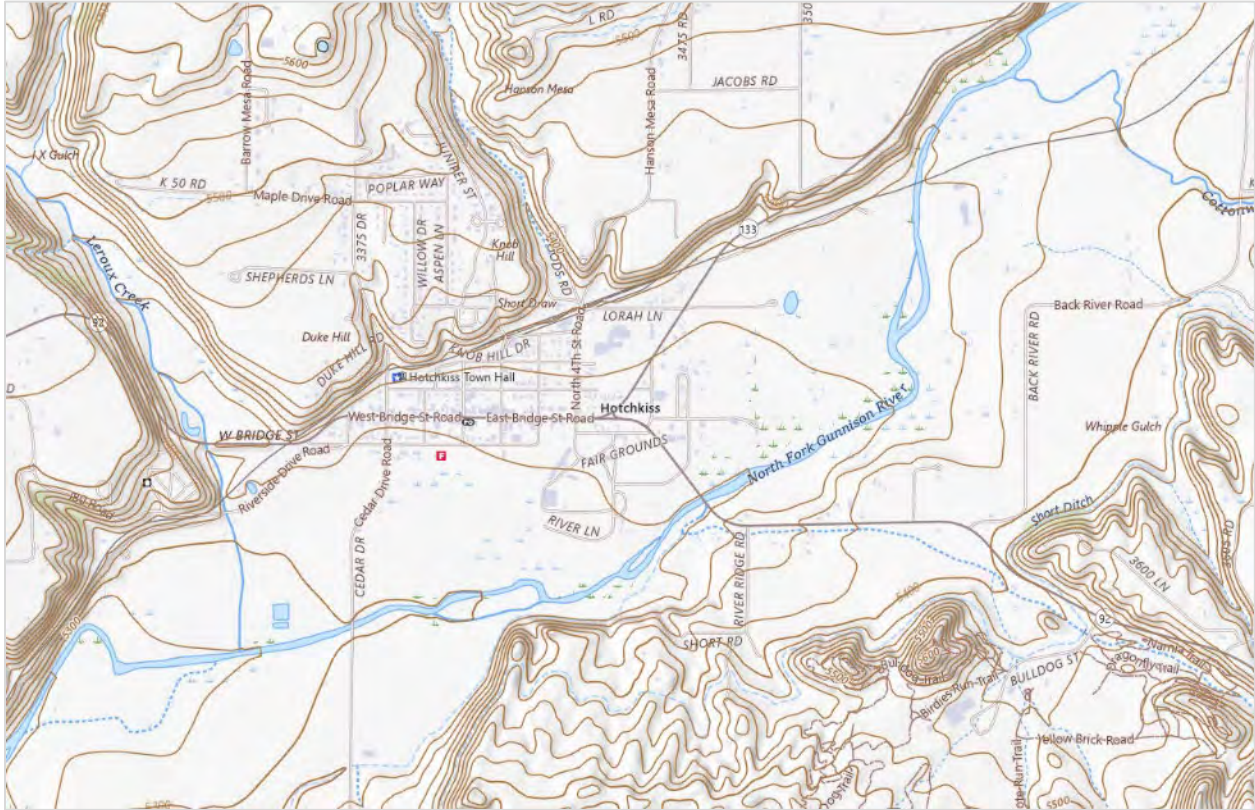
SOURCES: GOOGLE MAPS; URBAN RURAL CONTINUUM

- **Town Core:** This area includes the originally platted and expanded Town located north of the North Fork of the Gunnison River and bounded by the railroad tracks to the north and a steep rise in the terrain to the east (Hanson Mesa) and west (Rogers Mesa). Leroux Creek runs south

along the west edge of Town and flows into the North Fork of the Gunnison River southwest of Town. The land rises sharply north of the Town Core to Lower Barrow Mesa.

- **Lower Barrow Mesa:** This area is located directly north of and at a higher elevation than the Town Core. It includes Duke Hill and Knob Hill and is comprised of gently sloping and rolling terrain. A few of the Town’s major annexations, such as Willow Heights, Clara Vista, and North Ridge Meadows, are located here. The Town’s lower water tank is sited north of Clara Vista at the far north Town boundary line.
- **Southeast Additions:** This area includes Highway 92 east of the intersection with Highway 133 and some adjacent annexed lands south of the North Fork of the Gunnison River. It includes the North Fork Pool and Sports Complex and North Fork High School, which are about 100 feet higher in elevation than the Highway 92 bridge crossing the river.

Topography Map



SOURCE: U.S. GEOLOGICAL SURVEY NATIONAL MAP VIEWER

ANNEXATIONS AND DEVELOPMENT

The Town of Hotchkiss has had relatively few annexations in its history. The following list is not all-inclusive but contains the larger annexations that have occurred since the Town's founding.

- 1981: Coutts Addition for the water tank on Lower Barrow Mesa.
- 1982: Willow Heights Subdivision, a planned unit development with 100 to 106 residential lots and a 2.3-acre park. This subdivision has covenants in place that preclude commercial use and limit certain uses of the land. However, the subdivision has no homeowner's association to review and enforce its covenants.
- 1982: Nearly a mile of Highway 92 and the site of North Fork High School in the Southeast Additions area of Town.
- 1982: Buttgenbach Addition in the Southeast Additions area of Town.
- 1994: Clara Vista on Lower Barrow Mesa with six residential lots.
- 1997: Land for a swimming pool and recreational complex owned by the North Fork Pool, Park, and Recreational District in the Southeast Additions area of Town.
- 2006: North Ridge Meadows Subdivision on Lower Barrow Mesa with 32 residential lots.
- 2007: Stevens Addition (30 acres) in the Southeast Additions area of Town.

Most other development within Town since 1990 has been the building of single-family homes on vacant lots or the replacement of existing homes and commercial buildings.

EXISTING LAND USE

Town of Hotchkiss

Hotchkiss is primarily comprised of residential, commercial, and civic uses with some light industrial uses. Residential neighborhoods, mostly comprised of single-family dwelling units, are in the Town Core and on Lower Barrow Mesa. Most of the commercial uses are located adjacent to the main transportation corridors, Highway 92 (Bridge Street) and Highway 133. Several private homes on Bridge Street have been converted to commercial uses since 1990. Additional commercial and civic uses are located in the Town Core, off the main highway corridors, including Town Hall and the Delta County Fairgrounds.

There are a few light industrial uses in Town, including a fruit juice factory and an auto repair business located adjacent to the railroad tracks near 4th Street. A slaughter/meat-processing business is also located near the railroad tracks near 2nd Street.

Surrounding Land Use

A concentration of commercial uses is present on Hanson Mesa less than a mile east of Town along Highway 133. Uses in this area include an RV park, an auto repair/tire sales business, and a construction company. A sawmill (industrial use) is operating outside the municipal boundary north of Highway 92 in the Southeast Additions area. Otherwise, land uses surrounding the Town are primarily residential and agricultural.

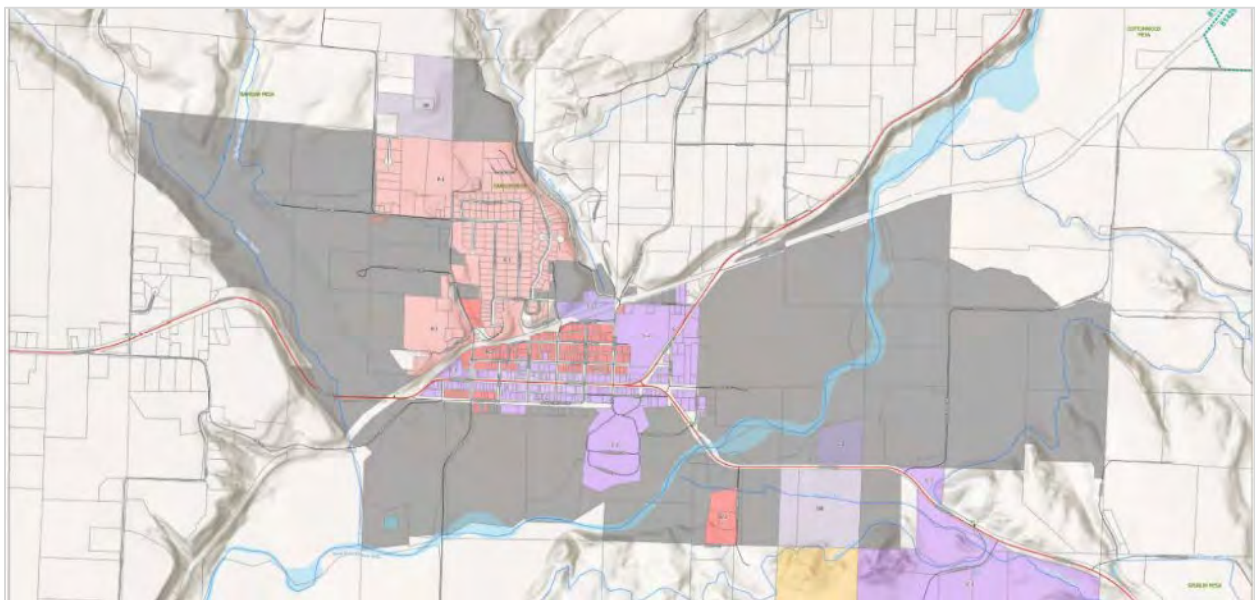
HISTORY OF LAND USE REGULATIONS

- 1990s: Adopted subdivision regulations, which have since been amended.
- 1995: Adopted mobile home regulations. There was an attempt to update these regulations in 2016-2017, but no updates were adopted.
- 2000: Adopted zoning in the form of a Change of Land Use Ordinance.
- 2008: Adopted the 2006 International Building Codes and required building permits, fees, and inspections.
- 2008: Adopted building height, setback, and off-street parking regulations via Ordinance 2008-04.
- 2009: Adopted the Hotchkiss Zoning Ordinance, which replaced the 2000 Change of Land Use Ordinance.
- 2013: Adopted regulations regarding sidewalks via Ordinance 2013-1.
- 2014: Adopted sign regulations via Ordinance 2014-3.
- 2021: Adopted the 2018 International Building Codes.
- 2022: Adopted fence regulations via Ordinance 2022-01.
- 2023: Adopted regulations concerning marijuana stores via Ordinance 2023-01.

GROWTH MANAGEMENT AGREEMENT WITH DELTA COUNTY

A Growth Management Agreement was adopted by the Town of Hotchkiss and Delta County in June 2010. The general purpose of the agreement was to provide efficient management and administration of growth in areas around the Town of Hotchkiss by defining a Growth Management Area based on the present and future availability of municipal services. The agreement requires coordination on development review in defined areas, sets standards for the development of those areas, and outlines some parameters for annexation. The Town and the County have discussed updating this agreement, but have not been able to reach consensus on a formal update.

Town of Hotchkiss Growth Management Area (shown in gray)



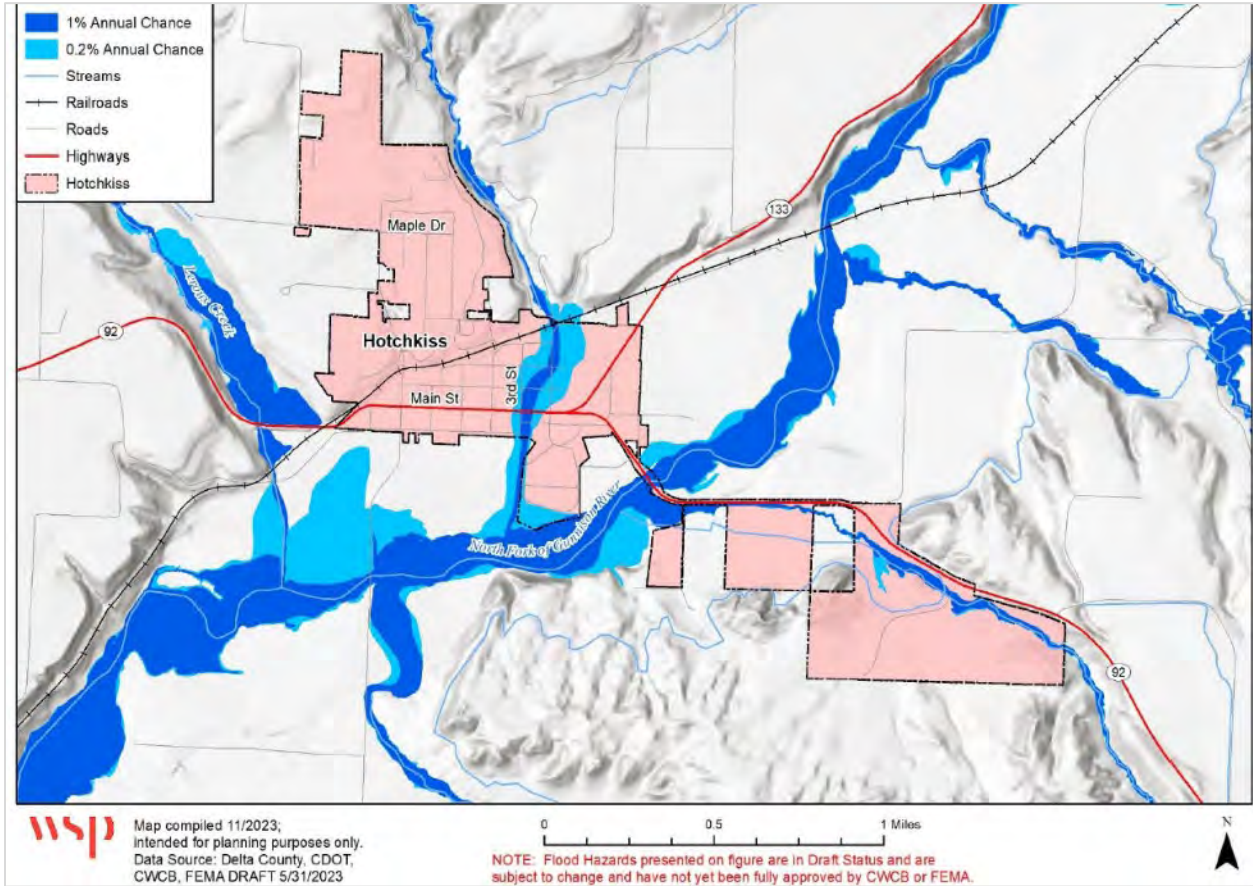
SOURCE: DELTA COUNTY HAZARD MITIGATION PLAN, MARCH 2025, PAGE 3-19

NATURAL HAZARDS

The Town of Hotchkiss, along with other Delta County jurisdictions, adopted the 2025 Delta County Hazard Mitigation Plan. For jurisdictions to be eligible for Federal Emergency Management Agency (FEMA) funds, hazard mitigation plans are required to be updated every 5 years. This plan identifies hazards that could threaten communities, determines their potential impacts, and sets goals and strategies to mitigate those impacts. This plan identifies the following hazards for the Town of Hotchkiss:

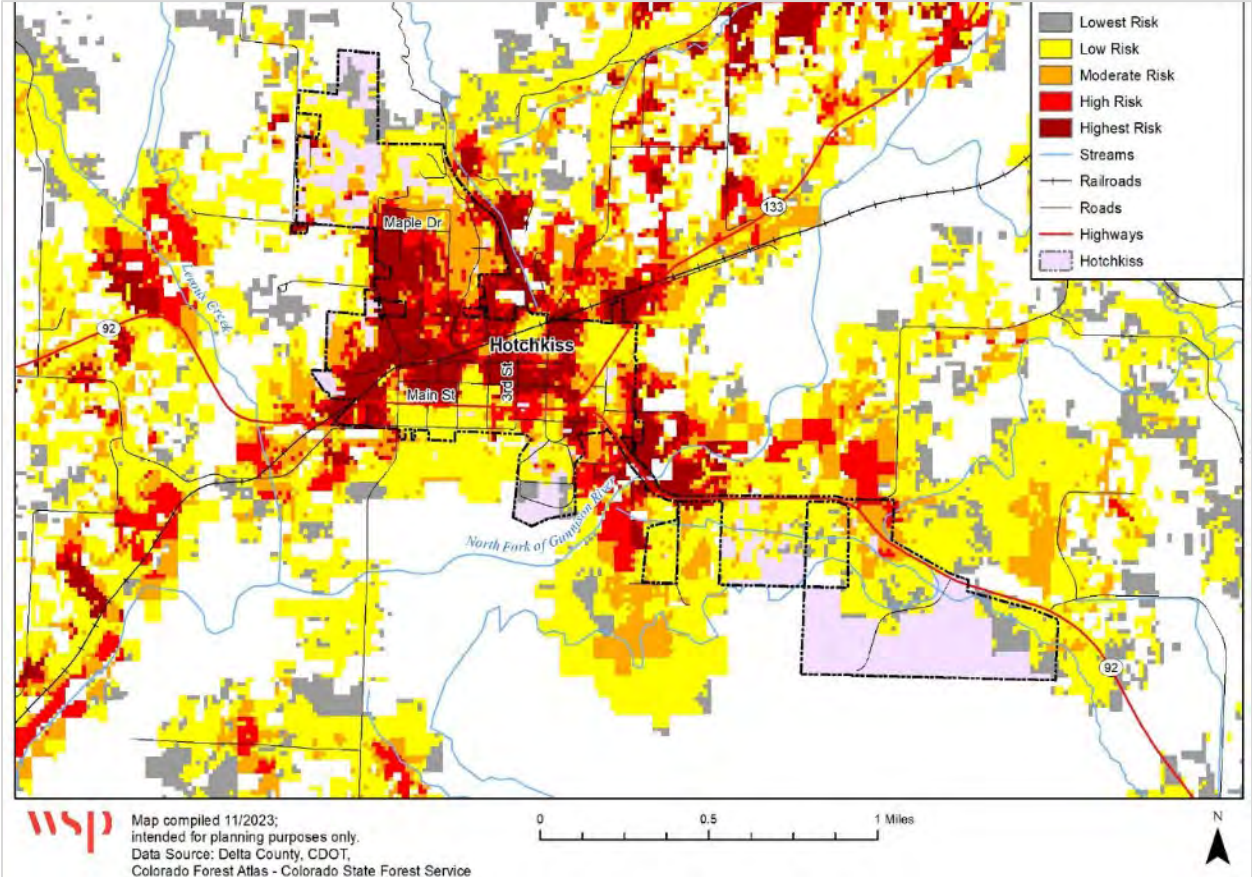
- Dam failure
- Drought
- Flood
- Wildfire
- Others, such as geologic hazards and severe weather

Town of Hotchkiss Draft FEMA Flood Hazards



SOURCE: DELTA COUNTY HAZARD MITIGATION PLAN, MARCH 2025, PAGE H-21

Town of Hotchkiss Wildland Urban Interface Risk



SOURCE: DELTA COUNTY HAZARD MITIGATION PLAN, MARCH 2025, PAGE H-23

In 2015, the Hotchkiss Fire District updated the Community Wildfire Protection Plan in collaboration with many partners, including the Town of Hotchkiss. This document’s purpose is to plan for wildfire by identifying risk areas and outlining specific risk-reduction actions.

INFRASTRUCTURE

The Town's infrastructure is critically important to its residents. The following pages describe the Town's infrastructure and its development over time, including domestic water, wastewater, stormwater and drainage, and transportation facilities and systems.

DOMESTIC WATER

Source Water

The Town of Hotchkiss obtains its water from Leroux Creek and from water stored in about 28 separate small reservoirs that flow into Leroux Creek. This water is owned by the Leroux Creek Water Users Association, in which the Town owns ½ cubic feet per second (cfs) number 1 decree and owns shares. The Town also owns shares of Overland Ditch and Reservoir Company water, Highline Ditch Company water, Fire Mountain Ditch Company water, Smith McKnight Ditch, Vanderford Ditch, and rights from the North Fork of the Gunnison River.

Starting in 2022, the Town began investigating ways to augment its current supply. The only option identified was from the North Fork of the Gunnison River, just below the Cedar Street bridge. This location is challenging due to the need to either construct a new treatment plant or pump to the existing treatment plant. The Town's assessment of this option is ongoing. The Town has also investigated converting the Vanderford right to municipal water, but this conversion is proving difficult.

The Town's 2004 Source Water Assessment Report analyzed the potential susceptibility of the Town's water source to contamination and provided pertinent information to help decision-makers voluntarily develop and implement appropriate preventive measures to protect these water sources. This appears to have led to the development of the June 2013 Source Water Protection Plan, which identifies a source water protection area, lists potential contaminant sources, and outlines best management practices to decrease risks.

Systems

The source water from Leroux Creek is transported from the reservoirs down Leroux Creek to the Highline Ditch, then to a diversion point where it travels approximately five miles by pipe to the Town's Horse Park Water Treatment Plant.

While the Town's first domestic water system was completed in 1903, the Town built the Horse Park Water Treatment Plant in 1977. In 2010, it was upgraded with a new membrane water treatment system for \$1.6 million. This new plant is modular (expandable) and presently consists of two skids, each capable of producing 385 gallons per minute with a net design production of 1 million gallons per day.

The Town's treated water storage currently consists of three aboveground steel tanks: an upper tank at the Horse Park Plant (1987) that holds 350,000 gallons, a lower tank near Barrow Mesa Road (replaced in 2020) that holds 450,000 gallons, and the third tank (2002) at the Horse Park Plant site that holds 1,000,000 gallons. The Town's treated water storage capacity is currently 1,800,000 gallons.

In 2006, a moratorium on the sale of out-of-town water taps was put into effect. The moratorium was partially lifted in 2009 and completely lifted in 2012. The BOT currently reviews out-of-town water tap applications on a case-by-case basis.

Service Area

The Town's domestic water treatment plant serves the Town, approved out-of-town users, and two domestic water systems: the Rogers Mesa Domestic Water Company (RMDWC) and Hanson Mesa Domestic Pipeline Company (HMDPC). The Town treats the water for these systems and is considered a consecutive system.

The Town's water service area encompasses the Town and certain areas outside the Town. Examples of service lines that extend outside the Town boundary include the following:

- A 2-inch line running north from Highway 92 along Back River Road to the Delta County Shop
- A line running south of Town along Cedar Drive to the old plant and then under the river to the new wastewater treatment plant
- A line running west along Riverside Drive
- Two lines running along 3300 and L50 roads near the treatment plant

The BOT sets water tap and usage rates. Out-of-town tap sales require board approval.

To serve the RMDWC, the water they own is transported to the plant via the same pipe used to transport the Town's source water. The water is then treated by the Town on a contract basis and delivered to the RMDWC system from the plant. After the water goes through the meter, the RMDWC is responsible for delivering water to its users via its distribution system. The RMDWC paid a share of the cost for past upgrades made to the water treatment plant, including the 1997 treatment plant and 2002 water tank. Its dollar contribution was based on their percentage (approximately 30 percent) of total water treated in the system.

To serve HMDPC, the Town sells Town-owned water that is treated at the Town's plant. Water is sold to HMDPC on a per-thousand-gallon contract basis. It is delivered to the HMDPC system from the lower water tank site, and HMDPC is responsible for delivering water to its users via its distribution system. The 1966 HMDPC contract was most recently updated in 2012. HMDPC paid for part of the 2002 water tank cost commensurate with its percentage (approximately 5 percent) of total water use in the system. HMDPC approached the Town in 2016 to begin discussions on expanding the number of taps it is allowed to have. No updates have been formalized.

WASTEWATER

Systems

Initially, the Town's wastewater was collected and discharged to a ditch, which eventually emptied into the North Fork of the Gunnison River. The Town's original core was constructed in the floodplain of the North Fork of the Gunnison River, making formal wastewater collection a public health and safety necessity. The Town's first wastewater collection system was completed in 1911. This system was in place until the late 1960s when the Hotchkiss Sanitation District was formed to construct the first wastewater treatment plant south of Town and north of the river. The Hotchkiss Sanitation District dissolved in early 1988, and the Town of Hotchkiss assumed responsibility.

The Town of Hotchkiss completed a new wastewater treatment facility in 1997. The "old" plant now contains a lift station that pumps wastewater across the river to the new (1997) treatment plant, which has additional capacity to expand when needed (i.e., there is a mostly excavated fourth cell and room

for additional cells). In addition, the Town replaced many of the old clay main sewer lines in the lower part of Town in 2015-2016, which dramatically reduced the volume of infiltration inflow into the sewer plant.

Service Area

The wastewater treatment service area was created by the original sanitation district boundaries. This generally includes all land within the Town boundary and some nearby areas. The BOT sets sewer tap and usage rates.

STORMWATER AND DRAINAGE

The Town Core area contains an array of pipes and open ditches that serve as the area’s stormwater and drainage system. North Ridge Meadows has its own two ponds that are adequate to serve the area.

TRANSPORTATION

Vehicle

The Town is accessed by two state highways: Highway 92 (Bridge Street) and Highway 133. Major collector streets include Cedar Drive and 4th Street. Cedar Drive brings traffic into Town from Lower Barrow Mesa, and 4th Street brings traffic into Town from Hanson and Powell Mesas. In addition, 4th Street serves the Hotchkiss Middle and Elementary Schools (K-8). The Town contains 7.4 miles of streets, including the state highways. Most streets in Town are paved.

A few major road improvement projects in Town have been discussed in the past. One example is realigning or improving the Highway 92 and 133 “Y” intersection. The Town purchased property in 2011 to support this project. However, improvements are not expected for quite some time because traffic volumes have decreased overall since the mine closures according to CODT.

Another example is providing “multiple points of access to the Fairgrounds” by opening “Hotchkiss Avenue to tertiary pedestrian and vehicle access,” which was identified as a priority in the 2022 Delta County Fairgrounds Master Plan. The concept to extend Hotchkiss Avenue to the east and connect it with Highway 92 has been discussed but has never gained support from the Town.

Transit

All Points Transit is a nonprofit organization that provides transportation services in Delta, Montrose, Ouray, and San Miguel counties. It currently operates a Dial-A-Ride program that offers prescheduled, door-to-door transportation. This program is open to the public, but mostly serves older adults and people with disabilities. All Points Transit may eventually establish a fixed bus route from the North Fork Valley to the City of Delta.

Pedestrian

In 2010, an accessible sidewalk was completed that runs from East Main and 4th Streets east to Lorah Lane. A clearly marked crosswalk was added across Highway 133 in collaboration with City Market to connect the path to the City Market commercial area.

The Town of Hotchkiss completed a Sidewalks and Trails Plan in 2013. This plan details the history of sidewalk construction in Town. It notes that sidewalks were required with subdivisions once the subdivision regulations were adopted in the mid-1990s.

CDOT completed accessibility improvements along Highway 92 downtown in 2023. The Town is currently working to install three lighted pedestrian crossing indicators: one at the crosswalk near the school and City Market, one at Bridge and 4th Streets, and one at Bridge and 1st Streets. This project is funded by the CDOT Revitalizing Main Street program.

FACILITIES AND SERVICES

The Town has many public facilities, including those owned by the Town of Hotchkiss and other entities. More information about these facilities, including a description of the public services the Town provides, is further expanded upon on subsequent pages. This includes emergency services and mosquito-abatement services.

TOWN-OWNED PUBLIC FACILITIES

Willow Heights Park

Willow Heights Park is 2.3 acres and includes a small parking lot with basketball hoops. The park consists of maintained grass with all-season asphalt pathways, a variety of trees, and playground equipment. There is also a small, covered picnic pavilion over a concrete pad.

Downtown Pocket Parks

There are two downtown pocket parks:

- The Julia Ferry Littlefield Memorial Pocket Park, formerly a short north-south alleyway, is in the 100 block of East Bridge Street. It includes seating, trees, and landscaping elements. It was developed by, and is currently leased to, an adjoining property owner.
- The Bernie/Fair Pocket Park, located in the 100 block of West Bridge Street, is also a former alley. The Town and the Hotchkiss Chamber's Downtown Improvement Committee developed it collaboratively. The park contains a covered informational kiosk and two large picnic tables.

The 2022 Hotchkiss Placemaking & Downtown Beautification Plan details downtown improvements, including those for these pocket parks. Desired improvements were previously outlined in the Community Downtown Core and Highway Corridors Improvement Plan, which was adopted in 2015.

Downtown Parking Lot

The Town owns an undeveloped, gravel-surfaced parking lot comprising four historically platted lots, located mid-block on the south side of the 100 block of West Hotchkiss Avenue. Recent improvements include the addition of lighting and wayfinding signage from the highway.

Triangle Park

This small, triangle-shaped park is located just north of Highway 92, east of the Highway 133 intersection. It contains a Town sign, irrigated lawn, flowers, and mature spruce and pine trees.

“Y” Intersection Lots

In 2011, the Town purchased four lots at the intersection of Highway 92 and Highway 133 for the entry into Town, as well as to facilitate realignment of the “Y” intersection, which is not yet planned. The area contains a short section of all-weather trail and is otherwise undeveloped.

Town Hall and Senior Center

The Town owns a building at Cedar Drive and Main Street that serves as the Town Hall and Senior Center. It was built in 1982.

- Town Hall includes the Town offices and board chambers, which are used for a variety of meetings. The Hotchkiss Police Department is also housed in the building.
- The Senior Center is leased from the Town at no cost and is independently operated by the nonprofit Hotchkiss Senior Citizens Inc. It includes a full commercial kitchen and two rooms available for public use (the dining room and recreation room can be rented for meetings or events).

Domestic Water Treatment Plant

The Town owns the 13.9-acre water treatment plant property at Horse Park, accessed from 3300 Road. The property is bisected by the Fire Mountain Canal. A large pretreatment pond occupies the north end, and the treatment plant and old backwash ponds are located just north of the canal. The new backwash pond and the two treated water storage tanks are located south of the canal.

Wastewater Treatment Plant

The Town owns two properties southwest of Town near the North Fork of the Gunnison River and Cedar Drive: the almost 12-acre “old” sewer plant property and the 135-acre current wastewater treatment property, built in 1997. The old property currently contains a lift station and is used for storage.

The current wastewater treatment property includes the wastewater treatment plant, a parking area, and primitive trails built in 1997. A conservation easement protects the agricultural land and riparian areas on this property. The Town leases a large portion of this property, including ditch shares, for agricultural use. The Town uses an RFP process to select a lessee every 5 years. The Town spreads effluent on this property, which decreases the ammonia load discharged into the river from the wastewater treatment plant.

Old Public Works Building

In 1983, the Town acquired the old County Shop building at Oak Drive and Highway 92 (Bridge Street) and converted it into the Town Shop and Public Works building. The facility included a fenced storage area in the rear of the building. In 2018, voters authorized the sale of the property. In 2020, a public visioning process identified a preferred future use as flexible commercial space that can accommodate multiple vendors, including eateries, retailers, makers, and/or light manufacturing users. In 2022, the Town issued an RFP seeking the redevelopment of the property. The BOT accepted the Bone/Levine submittal in January 2023, approved a memorandum of understanding in April 2023, and authorized the sale via Resolution 2023-06 in November 2023. The sale was finalized, and some building improvements are underway.

OTHER COMMUNITY FACILITIES IN TOWN

These facilities are not Town-owned or operated.

Delta County North Fork Annex

The Delta County North Fork Annex building (constructed in 2001) is located at Hotchkiss Avenue and Oak Drive. It includes a sheriff's substation office, offices for other county departments (such as the County Clerk and Recorder's Office), and a meeting room that can accommodate about 20 people.

Delta County Fairgrounds

The Delta County Fairgrounds are located on the south side of Town. Part of the fairgrounds is within the municipal boundary. The property has multiple amenities, including but not limited to, a park, a large exhibition hall (Heritage Hall), a covered horse/livestock pavilion, an open stock exhibition barn, and covered grandstands with a seating capacity of more than 2,000. In 2010, the fairgrounds were expanded eastward by 19 acres and now include the Maloney House facility, which can accommodate meetings of up to approximately 40 people. A new road, Doc Maloney Way, was constructed in 2012, connecting the fairgrounds to Highway 92 to the east. In 2016, a disc golf course was added to the fairgrounds facility and reconfigured in 2025. The 2022 Fairgrounds Master Plan addresses future development of the facility. This property also features a boat ramp to the North Fork of the Gunnison River, along with a gazebo and parking area. Trails were installed west of the boat launch in 2025.

North Fork Miners Trail

Completed in 2025, the North Fork Miners Trail is a pedestrian path from the Delta County Fairgrounds to the North Fork High School, allowing individuals to walk or bike from Town to the high school and recreational facilities in the Southeast Additions area. This trail includes a pedestrian-only bridge over the North Fork of the Gunnison River.

West Elk Loop Scenic Byway

The 205-mile West Elk Loop Scenic Byway loop begins at its northern terminus in Carbondale and runs south to Redstone and Marble before going over McClure Pass to Paonia and Hotchkiss. In the counterclockwise direction, it then runs south to Black Canyon of the Gunnison National Park, past Blue Mesa Reservoir to Gunnison, north to Crested Butte, and then returns to Highway 133 over Kebler Pass.

Public Schools

Delta County Public Schools operates two schools in Town. The Hotchkiss K-8 school, originally built in 1979 and later improved and expanded, serves as a combined elementary and middle school. North Fork High School now serves students in 9th through 12th grade from across the valley. The building was formerly home to Hotchkiss High School. Due to declining enrollment in the valley, Hotchkiss High School and Paonia High School were merged in 2021, and the new name reflects the

West Elk Loop Scenic Byway Map



SOURCE: CDOT, COLORADO SCENIC & HISTORIC BYWAYS

larger student community it serves. The schools provide a range of recreational facilities, some of which are open to the public on a limited basis.

North Fork Pool and Parks

The North Fork Pool, Park and Recreation District owns and maintains a recreation complex near North Fork High School. This includes the pool complex (the first pool was built in 1995) and the Crossroad Sports Complex (built in 2004). The sports complex features numerous baseball and soccer fields, trails, and other recreational amenities. A bicycle “pump track” built in 2018 is located next to the pool near the Nature Connections building. The district has a Master Plan from 2023 that addresses the future development of its facilities. The district’s property encompasses 97.3 acres.

Memorial Hall and Library

Located at Main Street and North 1st Street, this property is owned by Memorial Hall Inc., a 501(c)(3) nonprofit that is owned by a membership of social and civic organizations. Memorial Hall includes a large ballroom meeting space with a stage and adequate tables and chairs, along with two smaller meeting rooms and a small kitchen.

The Hotchkiss Library operates under a 99-year lease in the same building, which was expanded in 2002. The tax-supported Delta County Library District operates the library. The basement has space to host modest meetings.

Hotchkiss-Crawford Historical Society Museum

The Hotchkiss-Crawford Historical Society has a 4,000-square-foot museum in Town at Hotchkiss Avenue and 2nd Street. The building includes a Veterans of Foreign Wars meeting room that also serves as a venue for events and meetings.

Creamery Arts Center

Since 2006, the nonprofit Creamery Arts Center has owned and operated an arts and teaching facility on Bridge Street. The large gallery area hosts art shows and musical events.

TOWN SERVICES

The Town of Hotchkiss has an agreement with a private contractor to provide trash collection. The contractor also provides recycling services for those who opt in. Since 2023, the Town has hosted an annual spring cleanup day for bulk waste. The Town also provides drinking water treatment and distribution, as well as wastewater collection and treatment services (see “Infrastructure” above).

EMERGENCY SERVICES

Law Enforcement

The Hotchkiss Police Department provides law enforcement services in the Town. The Town’s law enforcement officers are aided by the Delta County Sheriff’s Department when needed.

Fire Protection

The Town of Hotchkiss is within the Hotchkiss Fire District (formerly Delta County Fire Protection District #4), which is staffed by many volunteer firefighters, including two full-time employees. A property tax mill levy funds the district. The Hotchkiss Fire Station is in Town on Hotchkiss Avenue and Oak Drive.

The Town has installed and maintains fire hydrants, properly spaced to the fire department’s satisfaction, throughout the Town. The Town currently has no specific fire code in place beyond safety-related items included in the building codes.

North Fork Ambulance Health Service District (North Fork EMS)

In 2018, voters approved a special district and mill levy to provide emergency medical services to the valley. The North Fork Ambulance Health Service District, or North Fork EMS, has a 1,500-square-mile service area over three counties. The North Fork EMS mission is to “provide compassionate, excellent, and timely emergency medical services to all people within our service area, and to promote greater health and wellness in our community through non-emergency services and educational programs.” The Town of Hotchkiss is within its service area.

Prior to creation of the special district, the Town and the North Fork Valley were served by the North Fork Ambulance Association, a nonprofit organization owned by anyone who paid a yearly membership fee. It was staffed with volunteers.

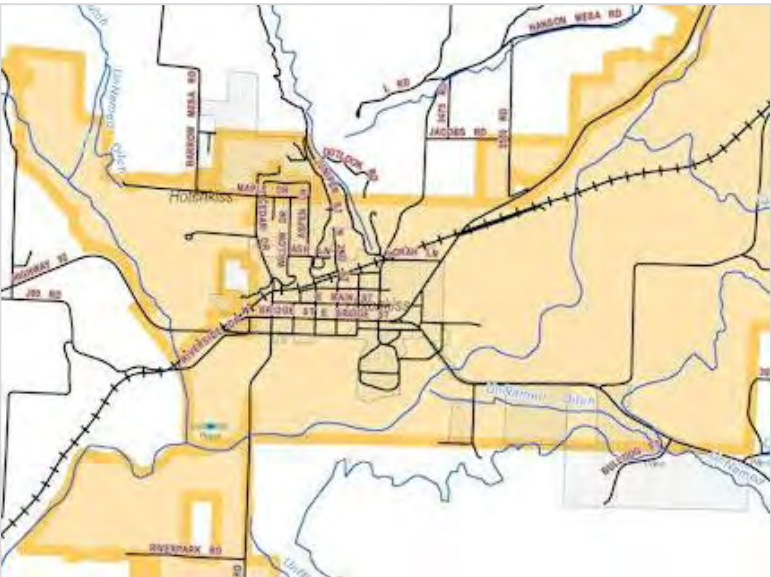
Health and Medical

Delta Health operates the West Elk Hotchkiss office on East Hotchkiss Avenue. It is a general family practice and walk-in clinic. The nearest hospital and emergency room is 20 miles east in the City of Delta, also operated by Delta Health.

NORTH FORK MOSQUITO ABATEMENT DISTRICT

The Town of Hotchkiss is within the North Fork Mosquito Abatement District. This is a voter-approved special district, which provides an extensive larvicidal program to control mosquitoes in and near the Town. Fogging is done based on targeted trapping and testing data and any heightened threat of West Nile virus or other health threats. The district is funded by a property tax mill levy, and the Town has recently been donating about \$3,000 a year to contribute to the continued provision of this service.

North Fork Mosquito Abatement District Boundary Map (Town of Hotchkiss area)



SOURCE: WWW.NFMAD.ORG

MUNICIPAL GOVERNANCE

The pages that follow outline the Town’s organizational structure and budget.

TOWN GOVERNANCE STRUCTURE

The Town of Hotchkiss is a statutory town, which means its powers are limited to those expressly granted to statutory towns by the State of Colorado as defined in the C.R.S.

Board of Trustees

The Town of Hotchkiss is governed by a seven-member BOT, which consists of a mayor and six trustees. All trustee positions are filled by an election unless there are not enough candidates to fill open positions. When this occurs, the BOT appoints someone who is a qualifying citizen from within the Town of Hotchkiss to sit on the board until the next regular election.

Planning Commission

The Town initially formed a Planning Commission in the 1980s. In 2003, the BOT appointed a seven-member Planning Commission. The Town’s Planning Commission is now comprised of five members: the mayor, a trustee, and three Town residents who are registered voters. The Planning Commission has numerous responsibilities. Among them is a statutory responsibility to adopt the Town’s Community Master Plan. The commission also reviews land use applications, recommends land use regulations and policies, and provides recommendations to the BOT on some issues.

Board of Appeals

The Board of Appeals is to be comprised of three members. Its purpose is to hear appeals.

Town Departments

The Town’s staff operates in four broad categories or departments.

Town Administrator

In late 2025, the BOT hired an Interim Town Administrator. In February 2026, the BOT voted to hire a permanent Town Administrator which started an official search to fill the position. The Town Administrator is a new position and has been created to professionalize and centralize the administrative responsibilities of the Town. The Town Administrator is the Chief Administrative Officer of the Town under the direction and control of the Mayor and the BOT. The Town Administrator is responsible for implementing Board policies, managing Town staff, and ensuring the effective delivery of public services. Key duties include preparing the annual budget, coordinating with various departments, and serving as the primary liaison between the Town government and the community. The Town Administrator also works on strategic planning and development projects to promote the Town's growth and well-being. The Town Administrator has four (4) direct reports: the Chief of Police, Public Works Director, Building Inspector, and the Town Clerk.

Town Clerk’s Office

The clerk’s office provides a variety of administrative and municipal governance services. This includes managing the Town’s finances, which includes accounts payable and receivable for water, sewer, and

trash removal services. This office also completes numerous required governmental compliance processes to ensure the Town operates legally, such as coordinating with the Town's contract attorney and engineer, taking minutes for all public meetings, and responding to public inquiries.

This department currently employs two full-time employees and one contract employee who serves as the building official.

Public Works Department

The public works department is responsible for treating and distributing drinking water, collecting and treating wastewater, managing stormwater, maintaining public rights-of-way (streets, curbs, gutters, sidewalks) and parks, managing a farm lease, and overseeing all other aspects of Town infrastructure.

This department currently employs four full-time employees and has contracts with an operator in responsible charge of water treatment and of wastewater treatment.

Police Department

The police department is responsible for providing critical and protective services to the community by enforcing laws and ordinances, preserving peace, and ensuring public safety. The police department coordinates the municipal court, which is overseen by a judge who hears cases monthly. Court sessions are held at the Hotchkiss Town Hall Board Chambers. The police department also enforces the Town's noncriminal codes (weeds, nuisances, etc.) as violations are observed.

This department currently employs seven full-time employees.

TOWN BUDGET

The Town's budget is a monetary reflection of its priorities. It is where the Town's revenue is slated to be spent in the subsequent calendar year. Note that the Town generally under-budgets revenues and over-budgets spending, which is a common and careful approach that typically results in a balanced budget. This section provides an explanation of all funds in the budget.

General Fund

This fund includes all revenue and expenses traditionally associated with government, which are not required to be accounted for in another fund. Revenue for this fund is primarily from taxes, including property and sales taxes. General fund expenses are divided into three categories: general office, police, and public works.

Water, Sanitation, and Garbage Funds

These enterprise funds are used to account for operations that are financed and operated like a private business, where the costs of providing the services are primarily funded through user fees. The general approach for the Town is to have the expenses paid for by the revenue and to project lower than expected revenues as a precaution.

Conservation Trust Fund

Revenues in this fund come from the Colorado Lottery with the balance being covered by the general fund. This fund pays for the operation and maintenance of Willow Heights Park and for a contribution to Delta County for the fairgrounds.

Capital Improvements Fund

This fund is used to track revenues and expenses to complete capital projects, which are projects or expenses with a lifespan of at least 5 years. This fund generally serves three purposes: 1) to fund projects planned for the upcoming year like new facilities or upgrades, 2) to save funds for large capital projects needed in the future, and 3) to fund emergency or unforeseen capital projects.

Public Safety Improvement Sales Tax Fund

The revenue for this fund comes from a sales tax that voters in the county approved in 2020, referred to as “Back the Badge.” Delta County collects this sales tax and then allocates it to the law enforcement agencies throughout the county based on population. All of these funds go toward funding the police department. This funding sunsets in 2030. Upon sunset, all expenses currently paid from this fund would either be unfunded or have to be covered by the general fund. This may lead to another ballot question to continue this funding stream.

ARP Fund

This fund was created when the federal government established the American Rescue Plan Act in 2021 as a response to the COVID-19 pandemic. It was aimed at helping governments recover from the impacts. These funds are no longer available.

SECTION 5. APPENDICES

Appendix A: Planning Commission Meeting #1, July 23, 2025

- Agenda
- Summary

Appendix B: Planning Commission Meeting #2, September 24, 2025

- Agenda
- Summary

Appendix C: Open House and Survey Summary, published December 15, 2025

Appendix D: Planning Commission Meeting #3, February 25, 2026

- Agenda
- Summary

Appendix E: Planning Commission Meeting #4, April 22, 2026

- Agenda



Town of Hotchkiss Master Plan Update

Planning Commission Meeting #1: Project Kick-Off

Wednesday, July 23, 2025

AGENDA

1. Introductions

2. What is a Master Plan and Why is it Important?

- Master plans, also known as comprehensive plans, are long-range guiding documents that formalize a vision and goals for the community and contain policies and actions to work toward achieving the vision and goals. Typically, they have a 20-year outlook but are updated every 5 years. They provide a policy framework for regulatory tools like land use regulations (i.e., zoning and subdivision code).
- The Town's Master Plan was last updated in 2018 and can be viewed on the [Town's website](#).
- For more information on master plans, visit the Colorado Department of Local Affairs web page: <https://dlg.colorado.gov/comprehensive-plans>

3. Project Roles

- Planning Commission: State statute gives the planning commission the responsibility of creating and adopting master plans. Commissioners will champion and guide this project through active participation at meetings, input and direction on how best to engage the community, review and input on drafts, and adoption of the Master Plan Update.
- Consultants: Guide the community through the contracted scope of work (see the tasks and timeline above), use community input to prepare a Master Plan Update, and manage the schedule and budget.
- Community: Participate in the master plan update process as established in the community participation plan (see below).

4. Master Plan Update Project Tasks and Timeline

- (see next page)



Task	2025							2026			
	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April
1. Project Orientation Review background documents, update demographic and economic data, develop and update project website											
2. Kickoff and Review of 2018 Master Plan Planning Commission meeting 1 to kick off the project, and meeting 2 to review the current plan		M		M							
3. Refine Goals, Policies, and Implementation Strategies Community engagement, refine and reorganize based on input, Planning Commission meeting 3 to review draft goals, policies, and implementation strategies						M					
4. Draft Master Plan Update Prepare draft plan update and distribute, Planning Commission meeting 4, revise draft and prepare final document									M		
5. Final Master Plan Update Planning Commission meeting 5 to consider plan adoption, Board meeting if desired											M

M = Proposed Planning Commission public meeting

5. Completed Work or Work in Progress

- Review of background documents and existing resources. We are reviewing the following documents:
 - Growing Water Smart, Hotchkiss Action Plan (2025)
 - Mind the Gap: Evaluating Workforce Housing in Colorado’s Region 10 (2022-2023)
 - Hotchkiss Placemaking & Downtown Beautification Plan (Spring 2022)
 - Downtown Guiding Principles (2020)
 - Public Works Building Community Vision (2020)
 - Town of Hotchkiss Prosperity Plan (July 2019)
 - Master Plan, March 2018 update (plus original 2006 plan and the 2012 update)
 - Sidewalks and Trails Plan (2013)
 - North Fork Recreation District Master Plan (2011)
 - Community Wildfire Protection Plan (2007)
 - What other plans, studies, reports, or documents should we review?
- Demographic and economic data updates are in progress.
- The Master Plan Update project website is linked on the Town’s website. Direct link: <https://sites.google.com/urbanruralcontinuum.com/hotchkissplanupdate/home>.



6. Master Plan Purpose – Current and Future

- How is the current plan used?
- How do you want the updated plan to be used? Think about how it could help you as a Planning Commissioner and how it might be used by the Town Council, partners, and the public.
- Do you want this update to be completed similarly to past updates (i.e., edit the 2018 Master Plan Update document and keep the format and organization) or do you want a revised document as we proposed (i.e., reorganized, reformatted)?

7. Community Participation Plan

- Proposed community participation plan:
 - Community open house (mid-November).
 - Community survey (published just after the open house, open for a few weeks).
 - Community engagement opportunities will be posted on Facebook on the Town and Hotchkiss message boards, flyers can be hung around town, ads can be placed in the local newspaper(s), and emails can be sent out.
 - Public comments can be submitted online throughout the project.
- What do you like about the proposed community participation plan, and what would you change?
- If possible, set dates.

8. Review Vision Statement from the Master Plan 2018 Update

- Current vision: *Hotchkiss is the “Friendliest Town Around” and we want it to remain that way even though we know Hotchkiss will experience growth and change. We are in favor of well-managed growth while protecting Hotchkiss’s small Town character. We envision Hotchkiss as a special place that provides an excellent living environment/quality of life for everyone, including visitors, while striving to build and maintain a prosperous business climate. We want to ensure our young people will have an opportunity to live here and raise their families and we want to provide seniors a high quality place to retire. We acknowledge that Hotchkiss is not an island and the Town should form and maintain positive partnerships with its neighbors, special districts, water companies and other entities that have connections to the Town.*
- What do you like about this vision statement? What would you change?



9. Next Steps

- Planning Commission and consultant communication – how to best prepare for meetings.
- Next meeting will be September 24th. In preparation, please:
 - Read the [current Master Plan](#). If you have limited time, focus on Section V: Community Master Plan Goals, Policies, Implementation Strategies and Time Line (pages 22-37). Think about what goals, policies, and implementation strategies should be kept, reworked, or removed (because they are no longer relevant or have been completed). Also, think about what topics might be missing.
 - Save important dates on your calendar.
 - Tell at least 5 community members about this Master Plan Update project.



Town of Hotchkiss Master Plan Update

Planning Commission Meeting #1: Project Kick-Off

Wednesday, July 23, 2025

MEETING SUMMARY

Participants:

- Planning Commissioners: Don Dybala (Chairman), Roger Christian, Jerry Brown, and Sean Cantrell.
- Staff: Ginger Redden (Town Clerk) and Ashly Rodarte (Deputy Town Clerk).
- Five members of the public were present at some, or all, of the meeting.
- Consultants: Shay Coburn and Andrew Coburn with Urban Rural Continuum (URC).

1. Introductions

The Chairman of the Planning Commission turned the meeting over to URC, who began by requesting that everyone in the room state their name and share one thing they love about Hotchkiss. Everyone present introduced themselves. Many of the town's positive attributes were noted, including the small-town feel, the friendliness of the town's residents, and its walkability.

2. What is a Master Plan and Why is it Important?

URC provided a brief overview of Master Plans as outlined on the agenda and encouraged Planning Commissioners to visit the [this link](#) to learn more.

3. Project Roles

Roles of the Planning Commission, consultants, and community were discussed as outlined on the agenda. The public's participatory role in the process was discussed at length (see Community Participation Plan below).

4. Master Plan Update Project Tasks and Timeline

URC reviewed the five major project tasks and the planned schedule (see the table below). The project is anticipated to be completed in April 2026. It was noted that this kickoff meeting is one of four Planning Commission meetings where the Master Plan Update will be on the agenda, and that all meetings are open to the public. During this meeting, it was decided that a community open house would take place in November rather than discussing the Master Plan Update at the regularly scheduled November Planning Commission meeting (see Community Participation Plan below).



Task	2025							2026			
	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April
1. Project Orientation Review background documents, update demographic and economic data, develop and update project website											
2. Kickoff and Review of 2018 Master Plan Planning Commission meeting 1 to kick off the project, and meeting 2 to review the current plan		M		M							
3. Refine Goals, Policies, and Implementation Strategies Community engagement, refine and reorganize based on input, Planning Commission meeting 3 to review draft goals, policies, and implementation strategies						M					
4. Draft Master Plan Update Prepare draft plan update and distribute, Planning Commission meeting 4, revise draft and prepare final document									M		
5. Final Master Plan Update Planning Commission meeting 5 to consider plan adoption, Board meeting if desired											M

M = Proposed Planning Commission public meeting

5. Completed Work or Work in Progress

URC noted that the project’s website is now live and can be accessed from the Town’s home page, or directly at [this link](#).

URC stated that demographic and economic data updates are in progress (they will be shared at the September 24th meeting) and that the following prior plans, documents, and resources are being reviewed:

- Growing Water Smart, Hotchkiss Action Plan (2025)
- Mind the Gap: Evaluating Workforce Housing in Colorado’s Region 10 (2022-2023)
- Hotchkiss Placemaking & Downtown Beautification Plan (Spring 2022)
- Downtown Guiding Principles (2020)
- Public Works Building Community Vision (2020)
- Town of Hotchkiss Prosperity Plan (July 2019)
- Master Plan, March 2018 update (plus original 2006 plan and the 2012 update)
- Delta County Master Plan (2018)
- Delta County Recreation and Trails Master Plan (2018)
- Sidewalks and Trails Plan (2013)
- North Fork Recreation District Master Plan (2011)
- Community Wildfire Protection Plan (2007)



URC noted they had read about the Community Downtown Core and Highway Corridors Improvement Plan (2014-2019) but have not found it – the Town will look for it and send it to URC. It was also noted that the area’s watershed has been defined and that an agreement exists between the Town and the United States Forest Service. No one could think of other plans, studies, or documents for the consultants to review at this time.

6. Master Plan Purpose – Current and Future

URC inquired about how the current Master Plan is used. It has been referenced in grant applications and occasionally referred to during the budgeting process. It has also served as the document where the Town tracks important milestones and completed projects, and as a “to do list.”

URC shared some ways in which communities use master plans. There was agreement that it would be helpful to reference the Master Plan when reviewing land use applications. There was also agreement that the Master Plan Update should continue to serve as a record-keeping tool, documenting important Town information in one place, and be a helpful resource for new people, including new members of the Planning Commission.

The current format of the plan was discussed to determine whether to retain it as is or revise it, as proposed by URC. It was noted that prior updates were more editorial in nature due to funding and capacity constraints. Following the discussion, URC was directed to reformat and reorganize the plan, as appropriate.

7. Community Participation Plan

URC explained the proposed community participation plan, which would include numerous Planning Commission meetings (all open to the public), an online comment portal available throughout the project, a sign-up feature to receive important project notifications, and an online survey and community open house. URC proposed to host a community open house in November rather than participating in the regularly scheduled November Planning Commission meeting. Following a thorough discussion about dates and times, the community open house was set for November 6th from 4pm to 8pm.

A robust discussion was held about how to notify residents about this project and the community open house and survey. There was concern that people are often busy and tend to get engaged only when they have an issue. Many ideas for how to spread the word to the community were provided:

- Use events already planned (e.g., lunch at the Senior Center, National Night Out, 2nd Friday ArtWalk)
- Word of mouth
- Online platforms (e.g., Facebook)



It was noted that some residents may not want to participate during a Planning Commission meeting and that more informal participation opportunities may be helpful. There was agreement on the importance of trying to engage various segments of the community, including students, seniors, families, working individuals, the Hispanic community, renters, and merchants. Previous planning projects that provided opportunities for residents to provide input both in-person and online were noted as being effective.

8. Review Vision Statement from the Master Plan 2018 Update

The Master Plan's current vision statement was reviewed and discussed. Participants felt that it remains relevant and appreciated the values it embodies. There was consensus that the wording could be polished. Missing topics, such as history and culture, economic development, and affordable housing were noted. Participants reported challenges developing this type of language in the past. It was determined that URC will provide a revised draft vision statement for review and feedback based on this input.

9. Next Steps

Following a brief discussion on how best to prepare for future meetings, URC agreed to provide the agenda and associated materials to Town staff at least one week prior to each meeting, allowing hard copies to be distributed to the Planning Commission in advance of the meeting. URC will also post the materials on the project website.

URC provided the Planning Commissioners with a few to do items before the next meeting on September 24th, as outlined on the agenda.



Town of Hotchkiss Master Plan Update

Planning Commission Meeting #2: Goals and Policies

Wednesday, September 24, 2025

AGENDA

1. Introductions

2. Completed Work or Work in Progress

- Completed a [summary](#) of Planning Commission Meeting 1, see Attachment A.
- Updated the [project website](#).
- In coordination with Town staff, published Facebook posts about this project.
- Emailed those who signed up for project notifications (12 so far).
- Efforts to be discussed during this meeting:
 - Polished the vision statement.
 - Drafted an outline for the plan and started a basic framework for the design.
 - Finished demographic and economic data updates, and full community context.
 - Drafted Goals and Policies.
 - Planned Community Open House details.

3. Polished Vision Statement

- Current vision: *Hotchkiss is the “Friendliest Town Around” and we want it to remain that way even though we know Hotchkiss will experience growth and change. We are in favor of well-managed growth while protecting Hotchkiss’s small Town character. We envision Hotchkiss as a special place that provides an excellent living environment/quality of life for everyone, including visitors, while striving to build and maintain a prosperous business climate. We want to ensure our young people will have an opportunity to live here and raise their families and we want to provide seniors a high quality place to retire. We acknowledge that Hotchkiss is not an island and the Town should form and maintain positive partnerships with its neighbors, special districts, water companies and other entities that have connections to the Town.*
- Polished vision based on input during the previous meeting:
Hotchkiss is a thriving, friendly town that cherishes its small-town charm and history, offering a high quality of life and excellent living opportunities for all, while thoughtfully stewarding municipal services and growth, supporting local businesses, embracing visitors, and fostering regional partnerships.
- Discussion.



4. Master Plan Draft Outline

- Based on input at the previous meeting, here is a proposed outline for the Master Plan:
 1. **Introduction:** About the plan, town, and process.
 2. **Vision:** The community's vision.
 3. **Goals and Policies:** All goals and policies organized by key values within the vision statement (to be discussed later in this meeting).
 4. **Action Plan:** A table of all implementation strategies with responsible party, timeline, partners, potential funding, etc.
 5. **Community Context:** All background information about the town, including updated demographic and economic data (to be discussed next).
 6. **Appendices:** Community engagement information, meeting summaries, etc.
- Discussion.

5. Community Context

- Developed from the current plan and updated with the help of staff, see Attachment B.
- This data and information should help inform the update of the Master Plan and serve as a record-keeping tool for the Town. It will be included in the final Master Plan.
- Discussion.

6. Draft Goals and Policies

- Developed based on the current plan, see Attachment C. The goals and policies were simply recategorized, consolidated, updated, or taken from other parts of the plan. Of note:
 - The goals and policies are organized by 5 key values within the vision statement.
 - Information from other Town plans and studies was added.
 - Ensured that state-required topics are addressed.
- Review and discussion.

7. Community Open House

- November 6th at Hotchkiss Memorial Hall. Doors will be open from 4 to 8pm.
- Consultants will publicize the event (e.g., project website, Facebook, newspaper) but would appreciate help from the Planning Commission. Can each commissioner pick one outreach effort from the many ideas that were brought up at our last meeting?
 - Senior lunches/senior center
 - Parks
 - Creamery
 - 2nd Friday art walk



- Post office
- Downtown merchants
- Schools
- Upcoming events
- Posting boards around town

Flyers will be provided.

- Planning Commissioners, please arrive at the Open House at 3:30pm (30 minutes before the 4pm start time) to help get set up and prepare for the event.

8. Next Steps

- Share any remaining feedback from this meeting by October 8th.
- The open house is on November 6th, please arrive at 3:30pm.
 - Invite at least 10 community members to the open house.
 - Complete your assigned outreach effort to help publicize the open house.



Town of Hotchkiss Master Plan Update

Planning Commission Meeting #2: Goals and Policies

Wednesday, September 24, 2025

MEETING SUMMARY

Participants:

- Planning Commissioners: Don Dybala (Chairman), Roger Christian, Jerry Brown, and Sean Cantrell.
- Staff: Ginger Redden (Town Clerk), Ronald Stoneburner (Building Official), and Scott Green (Police Chief).
- Seven members of the public were present at some, or all, of the meeting.
- Consultants: Shay Coburn and Andrew Coburn with Urban Rural Continuum (URC).

1. Introductions

2. Completed Work or Work in Progress

An overview of project progress was presented by URC as outlined on the agenda.

3. Polished Vision Statement

URC read the current vision statement and the polished vision statement:

- Current vision: *Hotchkiss is the “Friendliest Town Around” and we want it to remain that way even though we know Hotchkiss will experience growth and change. We are in favor of well-managed growth while protecting Hotchkiss’s small Town character. We envision Hotchkiss as a special place that provides an excellent living environment/quality of life for everyone, including visitors, while striving to build and maintain a prosperous business climate. We want to ensure our young people will have an opportunity to live here and raise their families and we want to provide seniors a high quality place to retire. We acknowledge that Hotchkiss is not an island and the Town should form and maintain positive partnerships with its neighbors, special districts, water companies and other entities that have connections to the Town.*
- Polished vision statement: Hotchkiss is a thriving, friendly town that cherishes its small-town charm and history, offering a high quality of life and excellent living opportunities for all, while thoughtfully stewarding municipal services and growth, supporting local businesses, embracing visitors, and fostering regional partnerships.



There was consensus to edit the polished vision statement to make it more specific to Hotchkiss by adding reference to being the gateway to the North Fork Valley or the hub of the valley. Otherwise, attendees generally agreed that the polished vision statement looked good.

4. Master Plan Draft Outline

- URC presented the draft outline as presented on the agenda. Attendees agreed that it looked okay.
- There was one question about whether the action plan would identify top priorities. URC confirmed that the action plan will prioritize actions in some way.

5. Community Context

- URC explained the purpose of this section is not only to be a record keeping tool for the Town but also foundational information that should be used to inform the creation of this Master Plan Update and future Town decisions.
- URC gave an overview of the community context section and the information contained within it.
- Attendees did not have any direct comments or questions about the community context section.
- Attendees discussed living in Hotchkiss, the limitations of the housing stock, the need for workforce housing, accessory dwelling units, the 2018 building codes adopted by the Town and that newer codes have more detailed and helpful information in them, and a conservation easement on the south side of town. Attendees also asked questions about whether the plan will address where to grow or build and what may be appropriate, lands near town, such as rural/hobby farm properties, and if the plan should address who the community wants to try and attract. It was mentioned that it is a luxury to be able to discuss and plan for this now without much growth pressure.
- URC explained what a future land use map is and how it may be an appropriate tool to address some of the issues and questions raised.

6. Draft Goals and Policies

- URC explained that this draft was developed from the current plan with a few modifications to address state-required topics and include information from other Town plans. The purpose and definition of goals and policies was also explained, as outlined in the draft.
- A question was asked about the plan's audience. URC explained that while the Town is paying for this plan update and that the Planning Commission is in charge of it per State



statute, it should be the community’s plan. Ideally, the plan update should be a compilation of what everyone in the community wants for the Town of Hotchkiss.

- URC reviewed the goals and policies as organized under five key values.
 - Friendly Small-Town
 - There was discussion about refining goal A to better describe “small-town atmosphere.” Ideas included respectful, kind, thoughtful, friendly, good place to raise kids, and safe.
 - There was discussion around policy 3 and the need to better describe the “unique qualities and characteristics” of the neighborhoods that are desired to be preserved. Ideas included history, deep sense of community, respect for culture, easy to get around, clean/fresh air, access to views, quiet, and architectural vernacular.
 - High Quality of Life
 - Transportation options were discussed, and it was mentioned that while some options exist, there are not enough. Policy 6 was supported with the language stating, “remain open to, and supportive of.”
 - There was a desire to add to policy 4 “cultural and educational” so it would read “provide a wide range of year-round recreation, cultural, and educational opportunities for all community members.”
 - There was consensus to add a policy about housing, specifically workforce housing. There was a lot of discussion on this topic including the desire to keep kids and families in the community, that the community is not an attractive place to move to without housing that working people can afford, the need for housing variety, and housing terminology. Terms such as workforce housing, attainable housing, low-income housing, and affordable housing were discussed. Participants generally liked the use of workforce housing.
 - Responsible Growth
 - There was a desire to add a reference about culture to the goals. Ideas included celebrating the arts, the museum, and creamery; tradition; agriculture culture, farmers’ resilience; and recreation.
 - The Growth and Development Criteria were discussed. It was noted that the concepts are there but that they could be made more specific. Ideas included identifying environmental impacts of new development to preserve natural beauty and agricultural uses, not allowing chain or fast-food restaurants, improving walkability and bikeability, and respecting historic buildings.
 - The desire to consider the costs and impacts of growth and development to Town were mentioned.



- There was some desire to add something in this section to address the importance of the surrounding agricultural uses and open space.
- Prosperous Economy
 - Discussion of this section included a conversation about downtown parking and varied opinions were shared.
 - It was noted that Hotchkiss used to be a center for health and wellness, and that this could be promoted.
- Responsive and Inclusive Governance
 - It was noted and appreciated that Hotchkiss is already a safe place. There was also appreciation from the police department for the community's support.
 - There was consensus to add the following to this section:
 - The importance of the Town's fiscal well-being and identifying funding priorities. It was mentioned that this is imperative.
 - Improving community involvement and outreach. The idea of potentially increasing communication was raised and maybe an event to get people together and talk.
- There was discussion about how the goals and policies could be made more unique or specific to Hotchkiss, with a note that the action plan is likely the location in the document where this will occur.
- There was also discussion about the desire to have a specific event that people think of when they think of Hotchkiss. Willow Heights Park was brought up as an underutilized asset that could be great for events, such as movie nights.
- There was also discussion about visitors and how to attract them.

7. Community Open House

- URC reviewed the logistics of the open house planned for Thursday, November 6th at Hotchkiss Memorial Hall. Doors will be open from 4pm to 8pm and attendees can arrive at any time during that time frame and leave when they choose.
- URC asked for assistance publicizing the open house by handing out flyers. All commissioners and most of the attendees volunteered to help pass them out around different parts of town, through their work or organization, at the senior center, and at a chamber meeting. Flyers were distributed at the end of the meeting.
- Planning Commissioners were asked to arrive at the Open House early to help facilitate the event.

8. Next Steps

URC shared the next steps on the agenda.



Town of Hotchkiss Master Plan Update Open House & Survey Summary

OVERVIEW

In addition to multiple Planning Commission meetings, the Master Plan Update process included gathering public feedback about the future of Hotchkiss at an open house on November 6, 2025, and an online survey. This summary includes how the open house and survey were promoted, estimates of the number of participants at the open house and survey respondents, and a direct account of the feedback received.

PROMOTION

The open house was promoted widely across the North Fork Valley through the distribution and posting of a flier around town (right) and online (e.g., Facebook, Town website, KVNF community calendar, email). Planning Commissioners and project consultants also passed out and posted the flier throughout town, and numerous businesses posted or distributed it. Multiple articles were published in the Merchant Herald about the Master Plan Update, including a notification about the open house, and a print advertisement was placed in the November 2025 edition.

The survey was open from November 6 to December 4, 2025. Open house participants were encouraged to provide additional input via the online survey if they were unable to visit all stations or had additional information to share after the open house. Additionally, everyone was encouraged to share the survey link with those who were unable to attend the open house.

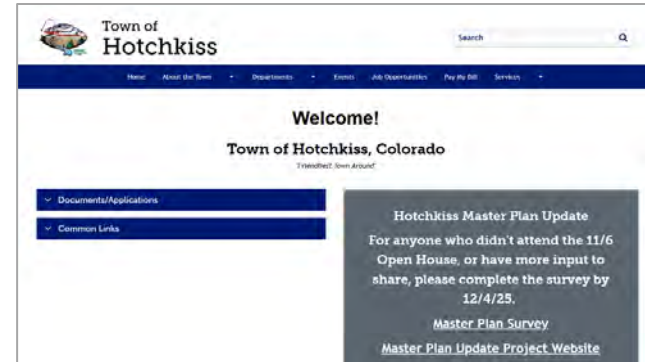




Additional promotion of the survey included the Town of Hotchkiss posting a large notification box on its website’s home page, inviting those who did not attend the November 6, 2025, open house or those with additional input to share to complete the survey by December 4, 2025. The survey was also promoted on Facebook and emailed to the project email list.

PARTICIPANTS

The consultant team estimates that **between 60 and 70 people participated in the open house**. This is the count of people who signed in, along with an estimate of those who participated but did not sign in.



Members of the Town’s Board of Trustees, Planning Commission, and staff, along with the consultant team in attendance, included:

- Board of Trustees: Randy Thalmann and Roger Christian.
- Planning Commissioners: Don Dybala (Chairman), Roger Christian, Jerry Brown, and Sean Cantrell.
- Staff: Ginger Redden (Town Clerk), Ashly Rodarte (past Deputy Town Clerk), and Marvin Jackson (Public Works Director).
- Consultants: Shay Coburn and Andrew Coburn with Urban Rural Continuum (URC).

The online survey received 37 responses.

Most open house and survey participants (61%) reported living within the municipal boundaries of the Town of Hotchkiss, while 36% indicated they do not. Only a small number of survey respondents were unsure of their location relative to the Town boundary. Many participants who said they do not live in Town still have close ties to Hotchkiss. Many noted they live adjacent to the Town, specifically mentioning areas such as Hanson Mesa, Powell Mesa, and Rogers Mesa. Others reported owning property or operating a business in Hotchkiss. Participation by individuals representing partner organizations, even if they were not Town residents, is also accounted for. Partner organizations included the North Fork Recreation District, One Delta County, and Region 10.

To ensure a professional and constructive account of input received, a few comments have been lightly edited for clarity and to remove vulgar language and personal attacks, while preserving the original intent of the feedback.



PROCESS

The core questions presented at the open house and in the online survey were the same (below), ensuring as much continuity as possible in the input received.

1. What do you love about Hotchkiss, and what do you envision for its future?
2. How should the Town prioritize its time and budget?
3. Where could growth occur, and what type of growth?
4. What areas of Town should stay the same or change?

The open house consisted of four “stations,” each asking different questions. Participation in each station and activity was voluntary. The online survey asked the same questions, and all responses were voluntary.

FEEDBACK

Feedback received at the open house and in the online survey is included below, organized by the primary questions posed. Responses are not listed in any particular order.

What do you love about Hotchkiss, and what do you envision for its future?

Open house participants were asked to respond to the following questions or complete the sentence by writing on whiteboards. Survey respondents typed their responses.

What I love about Hotchkiss:

- Climate, people, food, river, The Lamborn
- In my neighborhood, all the neighbors know each other and share garden and baked goods and speak to each other
- It's quiet and neighbors respect each other
- Friendly vibe
- Outdoor community spaces (parks, fairgrounds)
- Peaceful pace and quiet, clean spaces
- The Miners Trail, the park, the trees
- The people, the 4H/rodeo, sheep dog trials, car show, small town feel



- The small, mostly compactness of the town, new river trails at Fairgrounds
- Walkable town, pretty art, peaceful and quiet, dark night sky (no light pollution), community pool
- The people, the climate, my little house on Bridge Street, the libraries (all 5), Fairgrounds (new flying miners path-along the river)
- Small, safe, no measurable parking issues-because we are small, no stop lights or roundabouts
- Community feel, scenery, new businesses on Bridge St., Fairgrounds, Miners Trail, Creamery-ice cream-coffee shops-art
- Small town, quiet lifestyle
- The new river park
- The agricultural land and local food
- Friendly, small, great to have Memorial Hall, has most everything we need right here
- Small, quiet most of the time
- Friendly, not too big, fairgrounds
- Easy accessibility to grocery store bank, and small businesses, like the central location/proximity to the other towns, Delta, Montrose and G.J., the fairgrounds, feels safe and friendly
- The amazing community
- The camaraderie and sense of community
- Reminds me of Mayberry, peaceful small town
- It's quiet and has some things going on
- Down-to-earth people, small town feel
- Location, location, location, restaurants, the Creamery, the mountains nearby, City Market, awesome businesses
- Trails, pool, ball fields
- The sense of community
- A small community I can walk around in
- The Creamery and the wider community.
- It's quiet and beautiful
- the small town closeness
- Growing up in the North fork valley, we have always felt safe, and you know most of your neighbors.
- Zack's BBQ
- I love that is a definitive small village that you can walk from end to end, or side to side, in just a few minutes. I love that there is almost any amenity that is truly needed: medical and dental care, grocer, senior center, public library, good hardware store, country fairgrounds park, K-8 school, high school and swimming pool (now with a trail from town. A place so small you can hold the whole town in your mind. I love that you can see cows grazing and open fields from the center of town.
- SMALL TOWN ATMOSPHERE
- It's quiet.
- Small town feel, most everything I need is available in town
- Small town feel and nice people
- The smaller environment that makes everything accessible and the differing age range.
- The small town atmosphere.



- Small town feel, Community, friendships, the conservative lifestyle
- It's quiet, access to the outdoors.
- The friendly small town feel and surrounding beauty
- Nothing currently
- The small town feel
- Simplicity
- Slow pace of living
- It's my hometown. I was raised in the North Fork area, graduated from Hotchkiss High School, and moved back to Hotchkiss in 1996.
- Small town living. You tend to get to know everyone
- The town's governance commitment to proactively bring to fruition this comprehensive plan and the planning exercise completed during Covid.

- Small town, friendly, recreation and farming and ranching
- The friendly, helpful people
- Home town
- Small town vibes not a tourist trap
- Home, Positive movement everywhere, good food
- Small town, good people, grew up here. Raised a family, been in business for almost 30 years
- It's a quiet town that feels safe, where kids still walk to and fro on their own.
- Small town feel, within decent distance to larger cities.
- It's (near) my home
- Small, friendly town
- The community involvement
- Lovely neighbors, walkable, so many artists
- Active, growing, convenient location, family values

The future I envision for Hotchkiss is/includes:

- More music and wedding venues
- Dog park
- A place our kids can have fun, be safe, and eventually raise their kids
- Keeping "corporations" (i.e., Taco Bell) out
- More businesses downtown
- Thriving local economy
- More events

- More trees, wood benches
- Antique light poles on Bridge St., beautifully repaired fairgrounds entrance, fewer unnecessary ordinances
- Live music and art, more nature/flowers/trees on Main St., more work, community art projects
- Better sidewalks, new sidewalks (especially on east end of town – Lorah Lande/4th to 6th, etc.), Council that references the Master Plan regularly



- Art/ag/music based economy-not “resort” or recreation based, lower commercial property taxes-incentives to encourage small businesses to start up, judicious use of precious retail core!!
- It’s my hometown, all towns must progress but I feel that the atmosphere should not change much
- Small, energetic, alive
- Emphasis on ag, tourism, sane energy development, the town must maintain fiscal responsibility
- Trees everywhere, community space, connected downtown w/regular events, tourist engagement and signage
- Dark sky, trees, beautiful and interesting storefronts, walkability and bikeability, friendliness
- Keep quality of life
- A new scoreboard at the baseball field
- More pedestrian friendly options in town
- Thriving economic resources that contribute directly to public services and continues to reinvest in the community well being; respect and preservation of the cultural heritage of the valley while making space for innovation, modernity, and inclusive and welcoming to all forms of diversity
- Better library (like Paonia’s), people take better care of their properties than some do now, continue to all stores so that I don’t need to go anywhere else
- An animal rehab/shelter like Best Friends in Kanab, Utah (vet services, adoption etc., etc.), clean industry, open spaces for recreation
- Steady, focused economic growth that maintains and enhances the current culture
- Paths, park, areas, “walkability,” ? traffic circle at 133
- A prosperous town that has allowed for growth while retaining own beautiful small town character
- Farmers market-shaded, destination not just a pass through, enhance the character of downtown, dark skies
- A town where young families can live the American dream
- More bike paths
- More outdoor places to spend time, more trails by the river, fun community events, prosperity
- Traffic circle @ 92 and 133, a park on Bridge St.
- Bringing more festivals and community events
- Bike trails and lanes, walking sidewalk up cedar to the park. The pedestrian friendly, charming street lights.
- Minimal growth so things do not change too much.
- Better streets. No more “junk yards”. Better law enforcement on Main. Better fairs and fairgrounds. Something for Seniors to be able to do.
- Small -Town Appeal!
- One that plays nice with other communities in Delta County.
- Slow, gradual growth (economic and residential) that does not burden the existing residents. I envision a slowly transitioning economy that focuses more on tourism



(including agri-tourism), the arts, and service industries along with some light industrial manufacturing. I envision the addition of numerous ADUs in R2 and R1 zoning along with a sizable affordable housing development that would be available first to local residents/workers.

- UPDATED TECHNOLOGY LIKE SOLAR LIGHTS FOR DARK SKY TOWN
- More community events
- I would love to see us push for a darker sky. Perhaps get the dark sky recognition like Paonia. Would love to see improvements on the side walk crossing on the highway. The ones done recently are terrible, ankle breakers. Having more trees planted in down town along the highway. More green spaces. Planters. Keep it low key and quiet. Long term once the mine ever shuts down creating a foot path where rail road lines are. Better water management. The city water this year has been absolutely awful. More weed management systems not just spraying death poison all over our town. Announce when areas will be sprayed like the mosquito district does.
- Affordable for everyone that works in the area
- I would love to see the town grow in such a way that it maintains its small town feel but is able to thrive and grow.
- Focus on culture, beautifying around the highway, sidewalk revamping, Town park upgrade, and modernizing seasonal decorations.
- I would like to see a better administration to lead us.

- A town that is upfront with all decisions. Continue the small town ideals without the "mountain town ideals"
- A walking/biking path between town and Willow Hts adjacent to Cedar Dr. and Knob Hill drive in the woods, not directly on the road. Less street lights on Willow Hts. dark skies matter. A finished building at the old town shop, the current state of building looks junky. Small bike park and pump track at Willow Hts Park. Crosswalks on Bridge Street with flashing lights/stop signs for pedestrians. Updated sidewalks. More trees on Bridge Street. Better pedestrian access to Miners Trail from town/City Market area.
- Modest residential and retail growth, same friendly small town feel.
- More access to downtown. I walk a lot and have been nearly hit several times. Hotchkiss needs curb extensions on bridge street. It'll provide better access around Hotchkiss for pedestrian to enjoy bridge street.
- Being a hub of community, not just a pass through or grocery store
- More businesses all buildings full
- Sustainable progress without sacrificing the small town atmosphere.
- A more dynamic and vibrant downtown to attract visitors and tourists
- The future I envision for Hotchkiss includes the implementation of many of the recommendations for downtown beautification outlined in the visioning



document completed during Covid and the 2019 Prosperity Plan. The Prosperity Plan included a detailed work plan with objectives and action items organized by the following five focus areas.

- Readiness for Light Manufacturing
- Center for Visitor Supplies and Services for Recreation, Local Food, and Agricultural/Heritage Outings
- Readiness and Recruitment of Retail Serving Both Locals and Visitors
- Downtown Physical Improvements
- Build Capacity for Entrepreneurial Support and Existing Business Support
- Preservation of organic farms, wide open spaces and the rural and peaceful environment that brought us here.
- More shops and offices on Bridge Street
- Stable department of works and police force with small growth
- Young farmers and ranchers but not neighborhoods
- Community Involvement, better water treatment solutions, expansion and street repair. maybe guard rails on the willow heights hills too.
- Keep it small town feel. Keep big money and drama out. Do; schools, roads
- Is not trying to become Delta by expanding/growing too much, having more crime, addicts, and homelessness.
- I would like to see the town expand. I think the town should be purchasing property, expanding its town limits, and setting the zones for the new property for contractors to build homes and businesses. The property south of the Fire Station, between the Fair grounds and 3400 Road/Cedar Dr should be purchased and developed into new homes. Riverfront properties or an incredible path that ties in from the new path at the fairgrounds all the way to Cedar Drive, Offering incredible access to the fairgrounds and boosting the Delta County Fair and other events into something grand. Revitalization of the population is not going to happen if we cannot grow the boundaries. Make it appealing to annex into the Town of Hotchkiss. What is the Benefit and what can make it more beneficial.
- The Envy of the North Fork Valley
- More shops and not expensive
- Annexation of businesses on the edge of town
- Some growth especially in the service industry, but with planning. More town events or support of events. Get people out in the town and excited.
- Well respected, sought out community to be part of, clean fair and transparent politics, the place to go and place to be!!



How should the Town prioritize its time and budget?

Participants were asked, “How should the Town prioritize the following?” by placing a dot in one of three columns. Survey respondents were asked to select one of the three prioritization options. The table below shows the total number of dots and online survey responses received for each topic.

How should the Town prioritize the following?	Lower Priority (do less / spend less)	Maintain Status Quo (do / spend about the same)	Higher Priority (do more / spend more)
Community Engagement in Local Government	2	23	41
Community Spirit and Pride	7	20	31
Town Fiscal Health and Stability	1	18	40
History, Heritage, and Culture	3	23	37
Regional Partnerships	4	24	34
Downtown Core	2	16	47
Economic Development	3	19	50
Natural Hazards (preparation and protection)	4	34	20
Senior Community	0	28	27
Tourism	14	27	26
Workforce Housing	6	15	42
Roads and Sidewalks	1	18	46
Transportation (safety and mobility)	4	27	20
Law and Code Enforcement	32	18	19
Water and Wastewater Systems and Service	2	21	43
Water Supply and Conservation	1	11	59
Parks and Recreation	2	22	45

Note: participation was voluntary, so the row totals are not indicative of the number of open house and survey participants.



Participants were also asked:

What specifically should the Town of Hotchkiss do less of / spend less on?

- Smaller police dept. budget *
- Police force budget too large for small town *
- Police department *
- Police budget is too much of the pie *
- Police force *
- Decreasing walkability, tourism
- Code enforcement, speed traps/enforcement *
- Write emergency ordinances for special interests
- Fluoridation of water.
- We should have less police officers.
- Spend less on law enforcement administration.
- Police department is overfunded and over staffed. Move resources to public works and clerks office.
- Poison in our water and our weeds. Save money stop putting fluoride in our water and stop spraying weeds.
- police force, no need for full police force in small town
- There needs to be less frivolous spending. There needs to be more thought and research into what things will cost in the long run and if the Town can continue to afford it.
- Unnecessary city planners to hide corruption.
- Town planner that is not from our area
- Pride parades
- Being involved in workforce/affordable housing. The Town can't afford it.
- Make everybody for any simple reason attend Council Meetings. Lots are simple decisions that could be handled administratively.
- Without the benefit of a detailed spreadsheet, a review of the 2025 budget cost to question the following: Spend Less on: 40-44-4438: Trans to Gen - Labor & Benefit \$87,000+ without knowing why these funds are being Transferred; 70-74-4770: Town Hall Improvements \$100,000 Not knowing what these expenses are ~ when 1,000 is spent on Beautification; 80-14-4146: Equipment Expense without knowing what these funds are spent on, as this line item is in addition to all other allocations of funds to "Equipment" under other categories."
- Beautify downtown
- Administration costs
- Police enforcement in regards to traffic, the town feels like a speed trap and a lot of tourist remember us as "the friendliest speed trap" a joke on our sign.
- Tourism
- We don't have much reason to have visitors stop and spend money at our shops. Need to make it more appealing to park.
- It should not DO development work. It should also strive not directly subsidize development.
- I feel too much is spent on our law enforcement. Is there data on whether we need to spend the current percentage of the budget on police?
- Over using positions of power

Note: although not part of the instructions, open house participants signified additional support of previously written sticky notes in a variety of ways (e.g., check mark, dot, "yes"), which are denoted herein with an asterisk (*)



What specifically should the Town of Hotchkiss do more of / spend more on?

- Downtown growth, more businesses, later hours of operation
- Dog park
- Sidewalks, do a larger project every couple of years, accumulate funds over several years
- Façade grants/improvements (prioritize 1st time homeowners)
- Proactive spending on recruiting/finding affordable housing developers
- Beware of recreation based tourism, it is very hard to keep in balance, nurture what is unique to this area: ag, art, music *
- Engagement with the North Fork Valley Chamber and Creative Coalition on tourism and economic development
- Engagement with the Western Slope Conservation Center
- Get beautiful antique light poles on Bridge (1960's are over) *
- Ensure clean and drinkable water supply *****
- More weed control/management, public awareness and education about weeds (goat heads)
- More code enforcement, weed control, dog control
- Park(s), trees, green areas
- Get rid of Russian Olives and support owners efforts **
- Skate park, after school programs *
- Reasonable rental housing
- Recreational activities for young people *
- Traffic circle for 92/133 junction
- Arts and music
- Teen center
- Looove the new river park
- More flowers and trees downtown, better crosswalk to City Market *
- Encourage community involvement and heed constituent's priorities
- More shaded community gathering spaces, community garden *
- Implementation and funding for the downtown improvement plan **
- Hosting events that bring our community together around food and agricultural heritage
- Mental health
- Mental health and emotional wellbeing
- Paint/signage on speed dips, the ones near police station are gnarly, great transportation tool but so poorly indicated
- Add path (could be gravel) from fairgrounds up to Hanson Mesa
- Having a community liaison in PD [police department] would help
- Festivals, like Cherry Days or Mtn Harvest Fest, but unique to Hotchkiss
- More funds to promote Hotchkiss and tourism
- Activities for youth *
- Downtown beautification with trees, flowers, benches
- More bike paths and bike racks *



- Sidewalks, downtown beautification, tourism/agrotourism, economic development and affordability of housing *
- Community events for families
- Festivals and parades that celebrates Hotchkiss' history and future
- Down town beautification. Lights, facade etc
- Roads and Sidewalks. Better law enforcement presence. Cleaning up the town of dirt, debris, weeds in empty lots and property clean ups (no more junk yards and trash build ups).
- Water conservation.
- Improve water quality and work with regional partners!
- Steady improvement, replacement, and construction of sidewalks. Help improve the Senior Center. The Town needs to either follow its existing land development regulations or rewrite them to reflect the many unwarranted variances that have been granted.
- Getting better water in town
- Staff- help support staff more
- Finding affordable housing
- There needs to be more training, more group meetings to have collaboration, more community engagement through events or outreach, and citizen workshops to teach them about the different departments responsibilities.
- Locals who want a safe wholesome town
- Do something to get businesses into town some good incentives. Its to easy to start businesses now out of homes
- Repairing/replacing our sidewalks. In 2021-22, members of the Planning Commission and myself examined every sidewalk in Town, ranked them as per their priority and presented the findings to the council. Nothing has been done.
- Walkable downtown and close vehicle parking for customers, fix ADA ramps, weed control
- The 2019 prosperity plan. Economic development, which will increase tax revenue, which will allow for the implementation of this comprehensive plan.
- Water, public works
- Potable Water infrastructure
- Involvement from the services for in school training for the young ones.
- Locals uniting
- Fix sidewalks, clear gutters, and plant more trees that are long term sustainable.
- We should be spending more on Expansion, get out of this mindset that we don't buy property. We should be purchasing the land, expanding, zoning it how we want to see it develop and grow.
- The Town should work on elevating it's own services to make the town a desirable place for residents and businesses to locate
- Speed control thru town
- Business growth. Supporting current businesses and attracting more. Supporting the culture that already exists. Tapping into Artists and musicians for events.
- Community awareness, community entertainment advertising ie signs, connections etc

Note: although not part of the instructions, open house participants signified additional support of previously written sticky notes in a variety of ways (e.g., check mark, dot, "yes"), which are denoted herein with an asterisk (*)



Are there important topics that are missing, and how would you prioritize them (lower priority, status quo, higher priority)?

- Food, activities, longer hours of operation (M-Sun), town seems to shut down @ 7pm
- Children/teen community (higher) *
- Fix the water puddle when it rains at the crosswalks particularly the Post Office (higher)
- Goatheads, educate folks on what they are and how to stop them *
- Do what we need to do to maintain the quality of our law enforcement
- Community gathering spaces *
- I'm sure you are aware of the water table issues *
- More brainstorming meetings about the future of our town would be great
- Dispensary money paid to town used for after school programs
- Skate park/shops/culture, beautify downtown with plants and shops, expanded walking trails and river access, preserve dark skies-less lights or times *, job availability, children/teen activities *
- More consistent alley maintenance
- Green spaces, trees, plantings, parks, clean up the mess*
- Please clean up trailer parks
- What are you (we) going to do to encourage people to actually want to be in Hotchkiss?
- Climbing wall
- Would love a roller skating rink and climbing wall
- Roller skating rink
- Bowling alley
- More walking and biking paths please
- Bike lanes and bike paths
- Study and learn from other town's successes and failures
- Copy ideas of other successful towns (do not risk attempts)
- Remove abandoned buildings
- Would love to see speed reductions on Rogers Mesa
- Area Hotchkiss (White) requires dramatic improvement in appearance
- Fluoride out of the water. High priority. Not good for old people and children get enough in their toothpaste now.
- You Covered it all, I think.
- Water quality needs serious attention!
- Clarify: affordable housing not necessarily "workforce" housing.
- FIX THE WATER in town so it tastes better
- Better sidewalks at the intersection of 92 and 133 on the south side. You have to walk-in the road.
- Weed management a more eco friendly approach.
- I feel that there should be a high priority put into mandatory Town Staff and Elected Officials. The ones that are in charge of keeping the Town informed need to be well educated.
- Town clarity in decision-making highest



- Our police do not enforce anything.
- Curb extension
- I would try to have events as much as possible at the fairgrounds. You have perfect facilities right in town to bring people and money in
- We desperately need workforce housing for teachers, cops, town employees,
- Commitment to implementing previously approved and currently approved plans. Which references the

Note: although not part of the instructions, open house participants signified additional support of previously written sticky notes in a variety of ways (e.g., check mark, dot, “yes”), which are denoted herein with an asterisk (*)

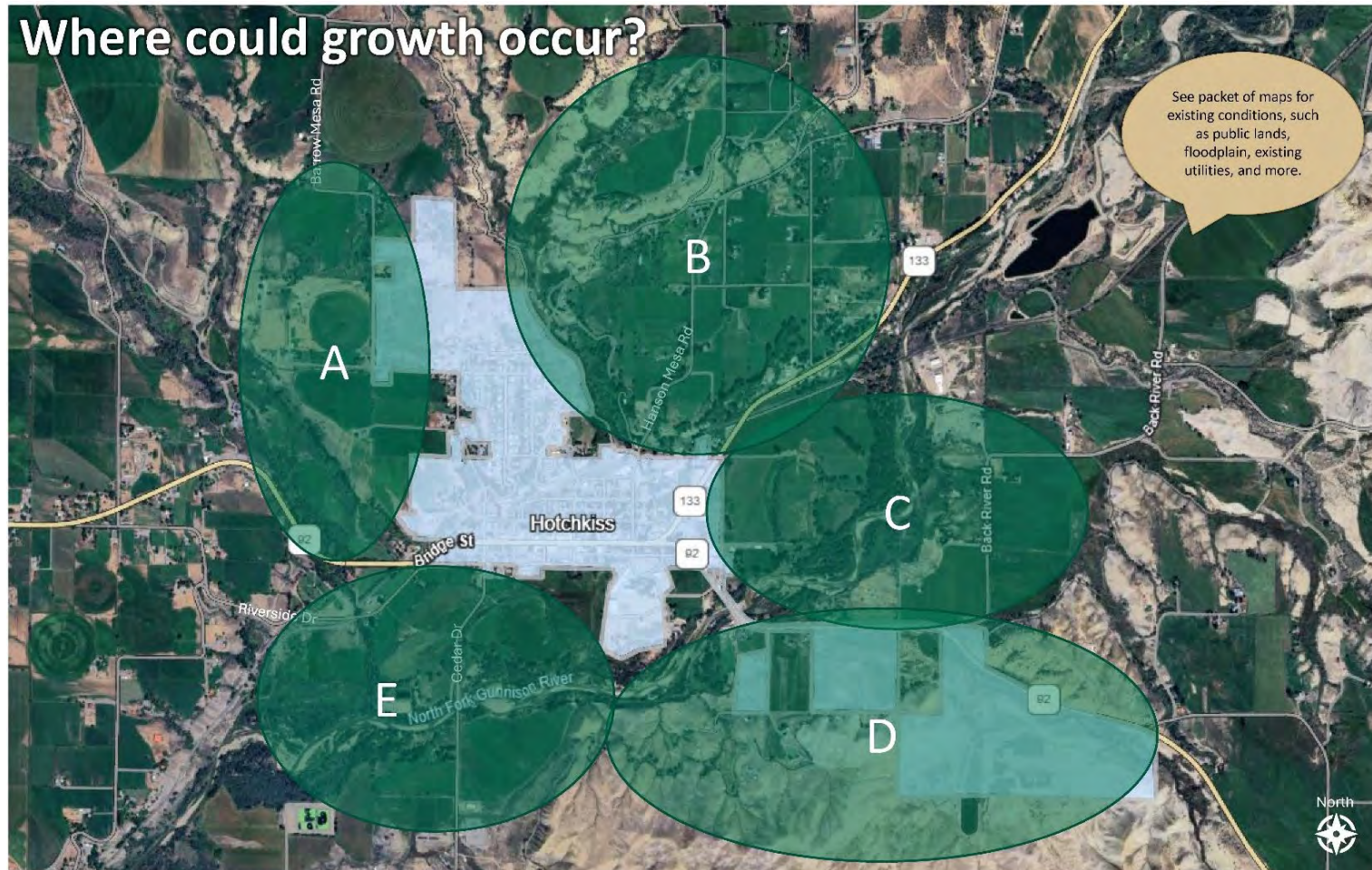
commitment above to embracing, supporting and leading regional partnerships.

- Organic farm preservation
- Stop wasting money on bike paths and fix our roads
- Town Expansion
- Help for seniors living alone, high priority
- More government outreach, meet and greet-higher priority
- Schools and child/activities



Where could growth occur, and what type of growth?

Participants were asked to consider “**What type(s) of growth do you feel are appropriate?**” in five generalized areas surrounding the Town of Hotchkiss (see map below).





The table below shows the total number of dots and online survey responses received for each area.

What type(s) of growth do you feel are appropriate? Add a dot to all that apply / Select all that apply	None, Keep as is	Single-family residential (such as Willow Heights and Town Core neighborhoods)	Mixed residential (such as duplexes, townhouses, or small apartment buildings)	Commercial (with other complementary uses)	Industrial
Area A -Floodplain along Leroux Creek -Existing access to domestic water in the north along L50 and 3300 Roads and from Rogers Mesa Domestic Water Co. -Sewer is not currently available in most of the area but is feasible	37	13	18	5	2
Area B -Limited floodplain exists -Mostly served by Town’s domestic water but distributed by Hanson Mesa Domestic Pipeline Co. -Sewer is not currently available in most of the area but is feasible	30	19	11	3	1
Area C -A portion of the river area is in a conservation easement -Wide floodplain along the river -Limited access to domestic water -North portion would be difficult and costly to access sewer	14	15	16	10	4

Appendix C: Open House and Survey Summary



What type(s) of growth do you feel are appropriate? Add a dot to all that apply / Select all that apply	None, Keep as is	Single-family residential (such as Willow Heights and Town Core neighborhoods)	Mixed residential (such as duplexes, townhouses, or small apartment buildings)	Commercial (with other complementary uses)	Industrial
Area D -Includes BLM, high school, and recreation district lands -Floodplain along the river -Some access to domestic water via main in highway and River Ridge Rd. -Limited and challenging access to sewer	15	12	23	18	11
Area E -Most is within a conservation easement -Wide floodplain along the river -Limited access to domestic water south of the river -Access to sewer system but may be costly	31	6	12	7	5

Note: participation was voluntary, so the row totals are not indicative of the number of open house and survey participants.



Open house participants and survey respondents were asked to write down any **specific comments they had regarding growth**, categorized by the general areas shown on the map. Specifically, they were asked what is most important to keep as is or the type and location of growth. Comments received are included below.

Additional Details about Growth	
Area A	<ul style="list-style-type: none"> • Light commercial only, example goat cheese processing • Limit heavy industrial next to river areas • Music venues * • Does growth reduce farm ground? (all areas) • R-2 Zoning or single family with ADUs by review
Area B	<ul style="list-style-type: none"> • Light commercial that does not use the NFG river as a waste dump • No large scale wind or solar projects • Hanson Mesa not a growth area at this time * • Strip commercial on Hwy 92 a concern * • Retain my view • Stop sprawl along Hwy 133 • Agrotourism * • Area B is mostly already developed and running off a designated water company that would have to get approval through Hotchkiss to have additional taps. • Hanson Mesa is not a growth area for the Town within the next 20 years due to separate geography, possible commercial sprawl and loss of adjacent farmland.
Area C	<ul style="list-style-type: none"> • Need to better define/tweak industrial zone and annex it • Clean up trailer parks • Affordable housing • Explore dedicated trail from Hotchkiss to Paonia along Back River Rd. • Area C Should not cross the river, a new area should be on the other side of the river or connected with D.

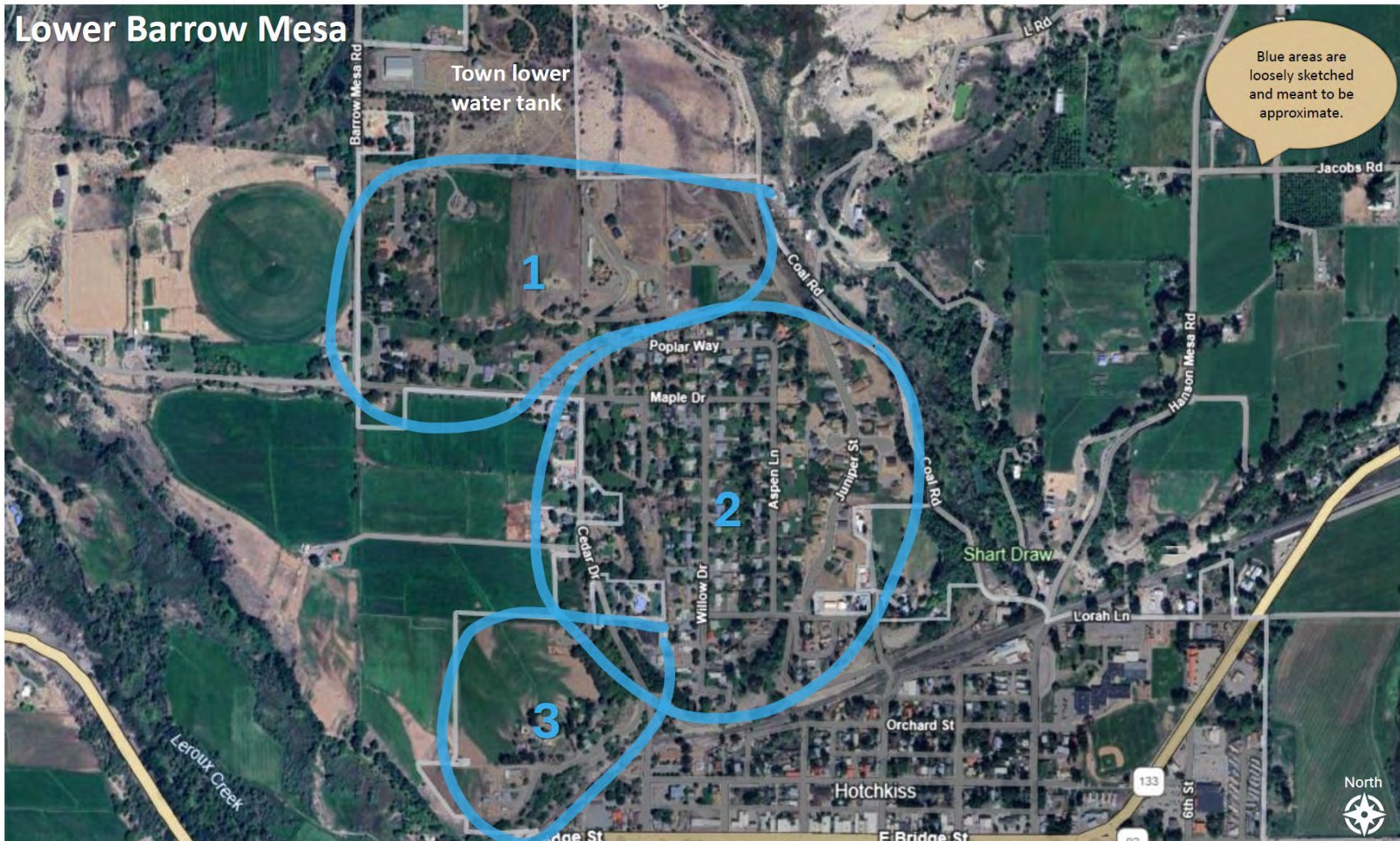


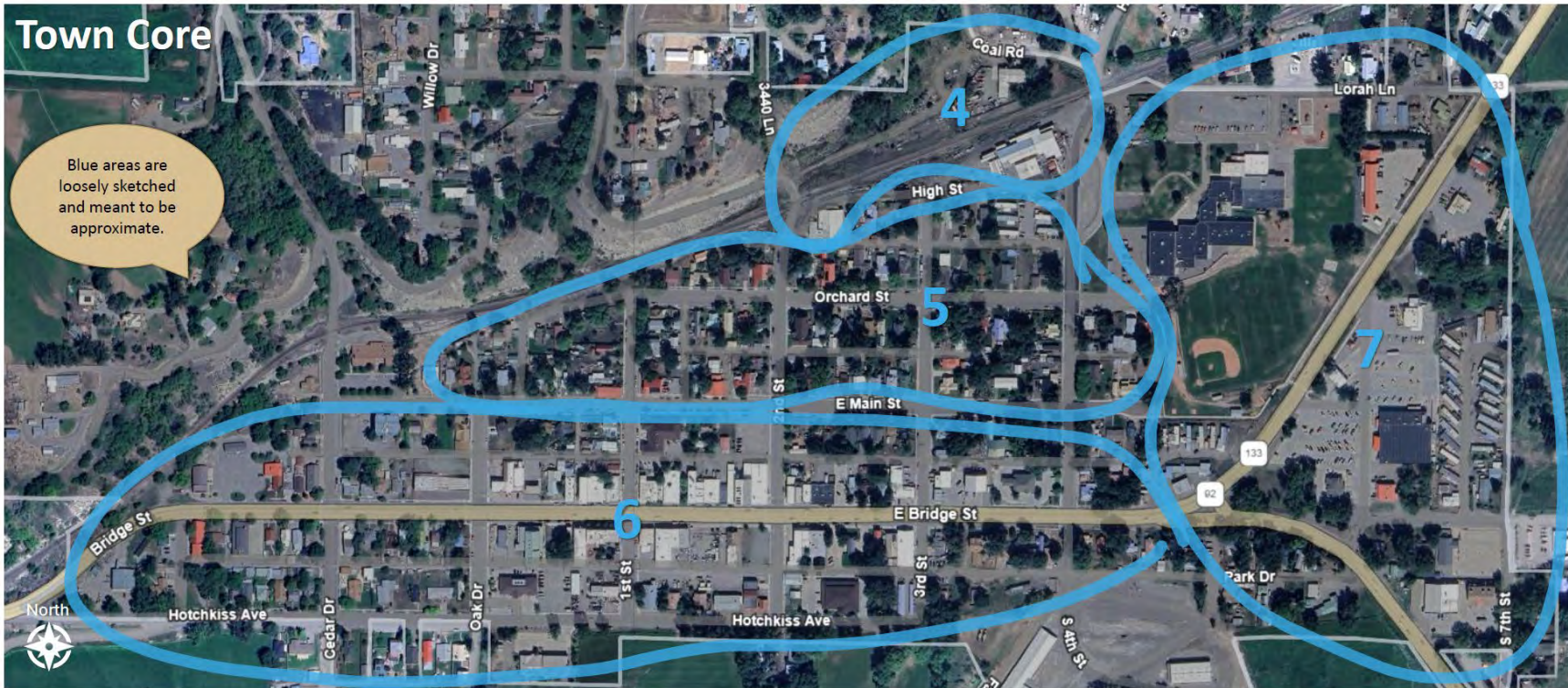
<p>Area D</p>	<ul style="list-style-type: none"> • Some residential development would be good next to pool/High School – apartments/etc. near amenities • A nice recreational campus to host soccer tournaments, baseball * • Residential next to high school and pool sounds great • Love all the bike trails on the BLM but also see the potential for growth • Area D is the area where housing/light industrial development has been considered in the past. I believe it is still the most versatile area for development.
<p>Area E</p>	<ul style="list-style-type: none"> • Put liquor stores, dispensaries, adult commercial near those storage units • River access walking park with mindfulness for conservation, signs explaining wildlife and natural features, protect the land and keep it accessible, beautiful, and walkable • Parks, green space • Area E should absolutely be turned into Residential to funnel growth into the nearby Fairgrounds.
<p>Other (Not Area Specific)</p>	<ul style="list-style-type: none"> • Keep it all as is • We like it how it is. Dont need to grow all the time. Limit air bnb force people to rent long term to our community members! • Any and all development should occur on land that is not suitable for farming • Fixing the water plant before giving out more taps for houses • Keep our town small and without large political nonsense • None • Water, or lack of it will define where growth occurs. There are elevational and water challenges in each of the areas. Sewer, also • We came here because of what the community is now...not of what we can change the community into. • Development of land increases property value which increases property tax, our population is old and they don't need further burden while trying to keep their homes • To keep the identity and character of the town, it is important to not expand much and to do so ever so carefully. Promote commerce on Bridge St while offering sustainable housing. • Keeping the beauty in our area is important, but using current buildings, rehabilitation of empty lots would be helpful. • Areas C and E should develop lower income apartments also to assist with high costs of real estate.

Note: although not part of the instructions, open house participants signified additional support of previously written sticky notes in a variety of ways (e.g., check mark, dot, “yes”), which are denoted herein with an asterisk (*)



What areas of Town should stay the same or change?









Participants were asked to review areas of Town (see maps above) and to place a dot in or select whether an area should be an area of stability or an area of change. The table below shows the total number of dots and online survey responses received by area.

	Area of Stability – Keep this area the same	Area of Change – This area could change
Area 1 Includes Clara Vista Subdivision and larger rural lots	25	32
Area 2 Includes Willow Heights and Northridge Meadows Subdivisions	40	18
Area 3 Includes a few small lot residential properties and larger agricultural properties	26	30
Area 4 Includes industrial uses along the railroad tracks, such as food processing facilities and an auto shop	32	28
Area 5 Includes mostly single-family residential uses with some other uses mixed in; streets are in a grid pattern with alleys	39	19
Area 6 Includes Bridge Street/Hwy 92 and about one block north and south, the historic downtown, and a wide variety of uses but mostly commercial	25	36
Area 7 Includes Hwy 92 and 133 and their intersection, mostly commercial uses, the K-8 school, and a variety of housing types	25	34
Area 8 Includes area north of Hwy 92; is mostly outside of the current Town boundary; mix of industrial, commercial, low-density residential, and agricultural uses; significant floodplain along the river	29	27
Area 9 Includes the area south of Hwy 92, some of which is within the current Town boundary; agricultural and very low-density residential uses; bordered on the south by some federal (BLM) lands; significant floodplain by the river	17	41

Note: participation was voluntary, so the row totals are not indicative of the number of open house and survey participants.



Participants were asked to provide additional details about areas of stability and change. Comments received are included below.

“What do you most want to keep the same?” with example topics to consider, such as uses, density, character, types of buildings, natural features, road layouts, and open views.

- Area 2: Residential neighborhood feel
- Area 3:
 - Estate zoning? needed for area within town with viable agriculture
 - Willow heights area can't handle increased density.
- Area 4:
 - Clean it up!
 - Big B's and auto repair is not industrial – “light industrial” Hotchkiss meats is the only industrial I-1
 - Railroad industrial
 - Big B's and Auto repair are "light industrial" uses in High Street RR track area. Not Industrial. More light industrial could happen on north side of tracks. Hotchkiss Meats is "industrial" (smells, noise, etc) and is grandfathered in but should not be expanded. Relocation would be ideal.
- Area 5:
 - Fix the sidewalk **
 - Residential diagonal parking
 - Library and memorial hall
 - Diagonal parking in residential
- Area 6: downtown businesses, post office, restaurants
- Area 7: City Market, Hotchkiss K-8, 133 & 92 junction
- Area 8:
 - Growth areas - part of [area] 9 needs to be annexed as “industrial” I-1 zone
 - Recreation complex, bike and pedestrian pathways to the city.



- Area 9:
 - #1 prime growth area – commercial along highway - residential to south
 - North Fork High and recreation areas
 - Area 9 is too wide in this question, some is farmland that should not be developed and some is adobe land that should be developed.
- Other and multiple areas:
 - Code enforcement residential – weeds, yards, unregistered vehicles *
 - Update commercial building codes, all areas
 - Open Views and Natural Features
 - Number of houses should stay the same.
 - Natural features, road layouts
 - Love that it is small we dont need more people here. Dont have the water for more.
 - A majority of the areas that are marked to keep the same are well developed and doesn't have room for expansion.
 - Uses, road layout
 - Density. For example road layout changes would be cost prohibitive.
 - Use, development density, all areas
 - Keep natural features, keep agricultural properties agricultural, keep open views, these are all part of the town character. All areas.
 - Area seven and eight: Respect of the flood plane zones, the agricultural use, and the fact both areas our gateways into the core of downtown Hotchkiss, which sets the tone and maintains the cultural integrity of Hotchkiss.
 - Already Established neighborhoods are great, Willow Heights for example gets slammed during Halloween. People feel comfortable up there to walk with families. What can we do to replicate this everywhere else.
 - Character, open views, natural features especially in 8&9.
 - Looks and function

Note: although not part of the instructions, participants signified additional support of previously written sticky notes in a variety of ways (e.g., check mark, dot, “yes”), which are denoted herein with an asterisk (*)



“What are you open to changing or want to see changed?” with example topics to consider, such as uses, density, character, types of buildings, building height, and liveliness.

- Area 1: Should be used for compact residential infill.
- Area 3:
 - Expand agricultural work, legalize growing commercial marijuana-cash crop=\$\$\$ for the community and jobs
 - Grow commercial pot to collect more tax dollars
 - Clean it up
- Area 4:
 - I’d like to see the meat plant be grandfathered out sooner than later. Hearing pigs and lambs cry is so hard in that neighborhood (is it an industrial zone or a neighborhood?)
 - Not industrial, light industrial – Hotchkiss meats is only industrial I-1 in that area
- Area 5:
 - More mixed use and community buildings
 - Tree maintenance over sidewalk
 - The quiet peacefulness of the neighborhoods is important, dark skies should be conserved
 - Grow pot on ag ground, tax it
- Area 6:
 - More commercial and retail: microbrewery, movie theater, sports bar
 - Improve walkability across Main St, pedestrians do not have the right of way across the street if cars are oncoming
 - More shade please
 - More walkable downtown (businesses, shops, etc.)
 - Bridge needs pedestrian-activated strobe lights at crosswalks
 - Dispensaries further from schools
 - Implement the UTA Improvement Plan
 - Implement the downtown improvement plan
 - Improve walkability
 - Better pedestrian infrastructure
 - Professional buildings, office space



- Turn that ugly old shop building on Bridge Street into something useful, how many years for that eyesore? Waste of space *
- The largest amount of change that I would like to see is within Area 6. I think that there could be improvements on the sidewalk, crosswalks, lighting and plants that would make the core more attractive and a destination that tourist would want to stop.
- Area 7:
 - Need sidewalks around and near K-8
 - Walkability across 92/133 to C.M. [City Market]
 - Music/event amphitheater for concerts and community gatherings *
 - Make better crosswalk from downtown to city market
 - Discussion with City Market – you’re making a fortune here, act like you care
 - Facilitate (re)development of North Fork Motel property
 - Lorah Ln needs sidewalks, crosswalk on 133 needs ped activated strobe lights
 - Better junction for 92 and 133, improved walking paths
- Area 8:
 - Riverside trails *
 - More trails *
 - This space would make a beautiful park by the river and conserve local nature *
 - Conservation park along river with walkable trails including educational signs about native plants, animals, history, and natural features. Protect the river and keep it accessible, healthy, and beautiful (* for Area 8 & 9)
 - River development for recreational use
- Area 9:
 - Continue river path on other side of 92
 - More trails *
 - Continue park from Area 8, have informational trails and signs, conserve nature
 - Marginal for ag→room for development, especially w/new bike infrastructure
- Other and multiple areas:
 - More recreational development in Areas D&E, trails, fishing, river access, amenities. Maintain fairgrounds ball fields.
 - Stop the sprawl along Hwy 92 (Areas 8 & 9 North and South sides)

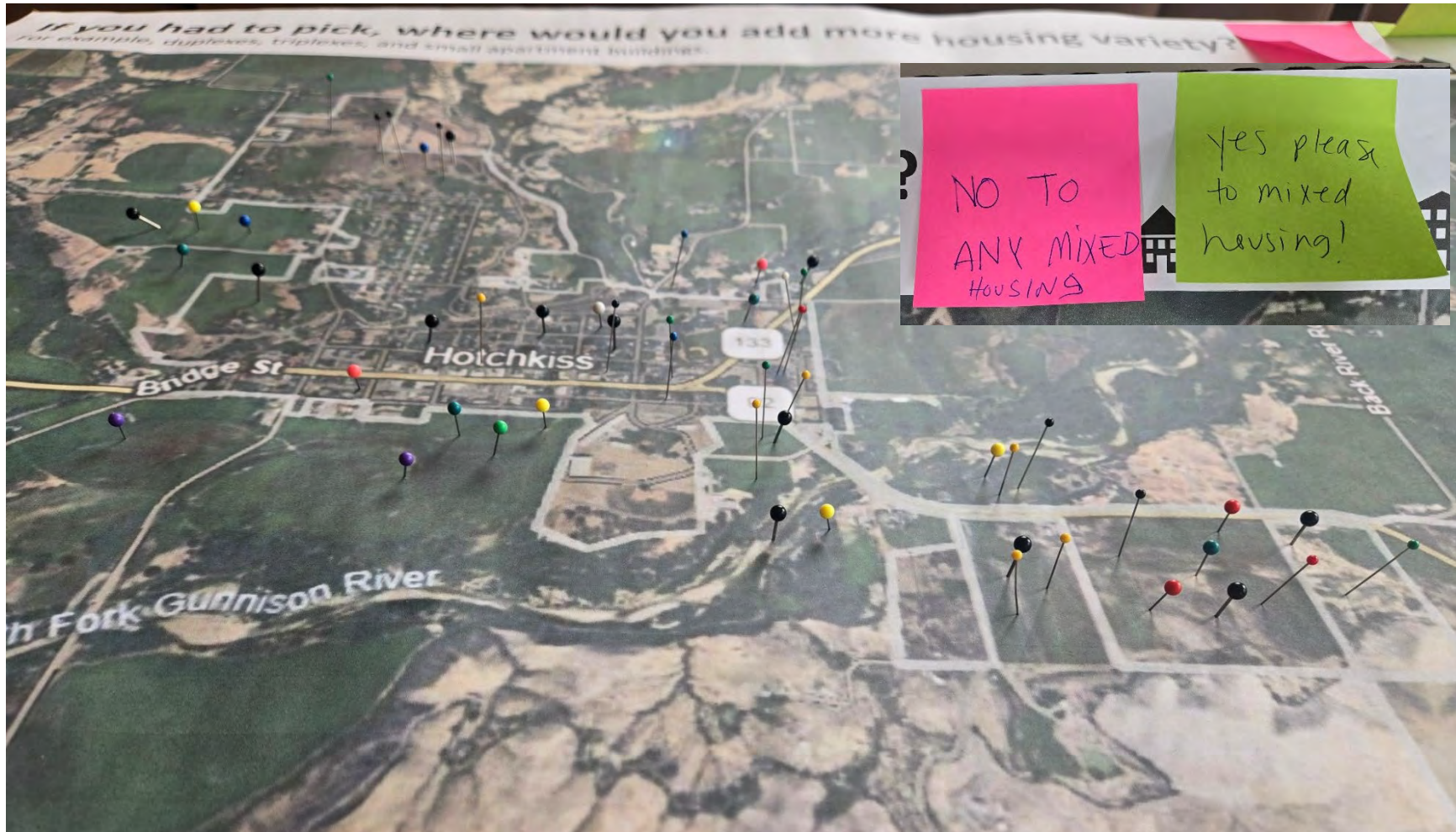


- Hotchkiss could derive great benefits from finding a way to encourage private enterprise to build a daycare/preschool and an assisted living facility. Both would provide needed services as well as create new jobs. Both could be located in areas that would not negatively impact residential areas.
- None
- The areas (8-9) along Highway 92 south of town is naturally a commercial corridor along highway with South along Hwy 92 with land back from the highway prime for residential development in a connected way and not in cul-de-sac subdivisions.
- Areas on the outside of Hotchkiss
- Density, better use of space. Use area by railroad tracks for more industrial or commercial use.
- Many of the areas that include “County” areas are going to be difficult to change because of County zoning. Many of the areas are classified and prioritized by the County as Ag. Even if the areas could be annexed to the town it would be an uphill battle.
- Large part of both have elevational challenges and are probably in a flood plain. Growing east of Town to and past the High school makes the most sense.
- Area five and six currently have municipal water and sewer services. Improvements and/or Development within these areas increases the economic stability and viability of the town at minimal additional expense. Hotchkiss’s future economic viability depends on increased commercial, cultural, recreational and housing opportunities or, in the least, the improvement of the existing assets within area five and six.
- Liveliness in downtown areas
- Water infrastructure in all areas
- 3 story buildings - not many and not clustered - in areas 2 and 7. Build them with charm, not dull.
- The sidewalks in East of Area 2 make for a very welcoming community. What are the thoughts of residents who live in willow heights about more sidewalks.
- Where there is already growth, buildings and housing, there can be more. Use what we already have, support the businesses that already exist.
- Open for change as demand changes

Note: although not part of the instructions, participants signified additional support of previously written sticky notes in a variety of ways (e.g., check mark, dot, “yes”), which are denoted herein with an asterisk (*)



Participants were asked, **if you had to pick, where would you add more housing variety?** For example, duplexes, triplexes, and small apartment buildings. Open house attendees were asked to place a pin on a map. The image below shows the results.



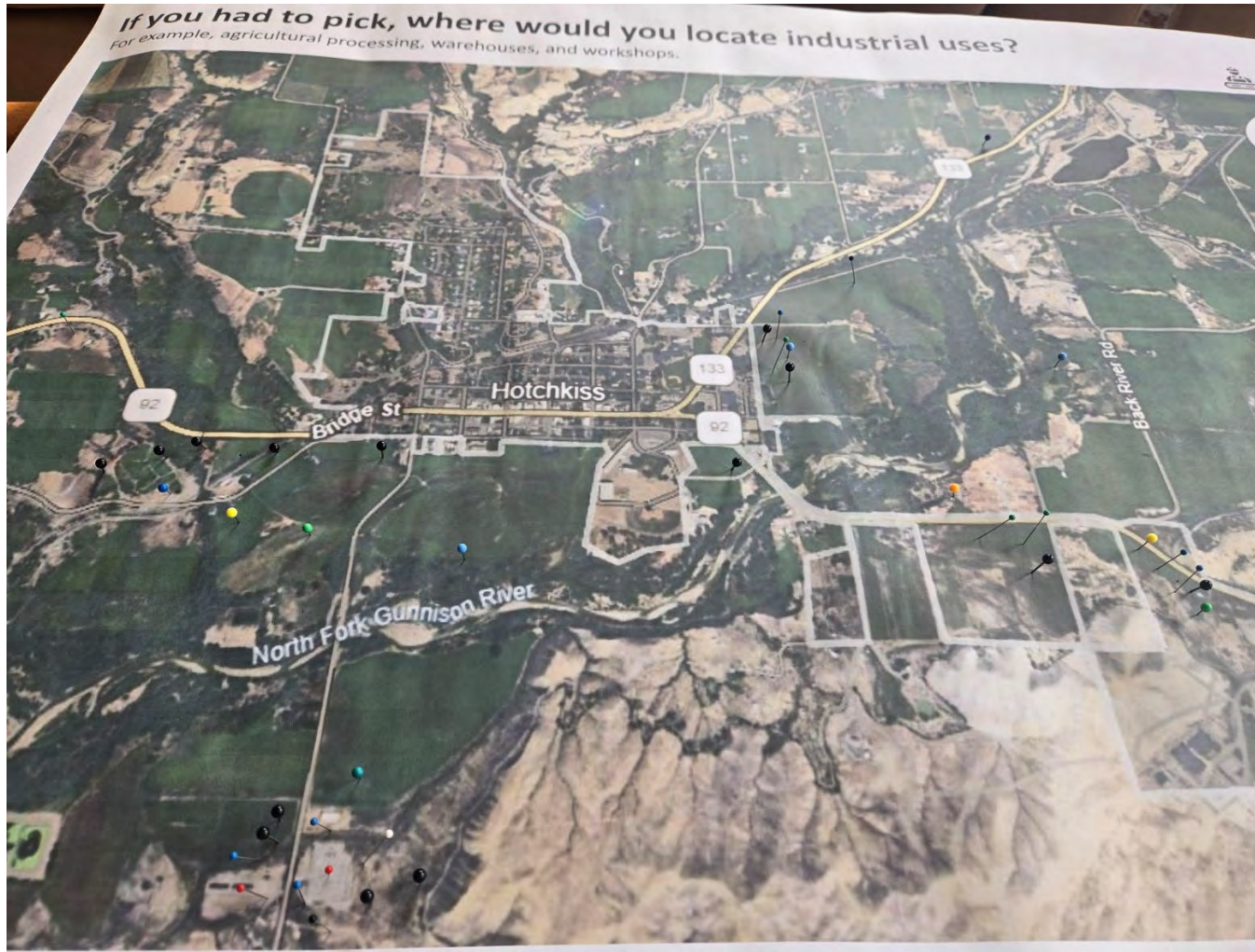


Survey respondents could not place a pin on a map but rather described their answers, as listed below:

- Area c could be developed with affordable housing coffee shops and other lively enhancing neighborhood things.
- None
- Some in older R-2 areas of Town, some in Area 9 on Hwy 92 in proximity to school and pool /trail amenities. Also to the west of Clara Vista Subdivision. Natural residential growth area there. Add / encourage ADUs in R-1 and R-2.
- Force the people who bought the town works building to do what they said they would and build some housing.
- Area between town and high school would be prime for multi family housing
- Area 1 or 9, these properties seem less utilized for agricultural uses and could be spilt for more housing. The only drawback that I can see is that there may be limited water infrastructure.
- Area 5
- South of town on Cedar Dr.
- Affordable housing!!!
- Around the high school.
- Tear down the nasty Timbers Apartments and build suitable townhomes, duplexes, etc. Clara Vista could be expanded to the north. West is a hill challenge, as is north. Hanson Mesa, but they are over appropriated on water taps
- Area, five and six
- Duplexes, apartments in downtown area and north of downtown
- Area 9
- Nowhere
- Areas 2 and 7
- Areas 5 and 6 should absolutely grow into more affordable options for people. More apartments and duplex's. The property South of the Fire Station should absolutely be purchased, zoned and built with homes, apartments, duplexes, etc..
- I think along Bridge street, area 4, 5 and 6
- More houses all types more business locations



Participants were asked, **if you had to pick, where would you locate industrial uses?** For example, agricultural processing, warehouses, and workshops. Open house attendees were asked to place a pin on a map. The image below shows the results.





Survey respondents could not place a pin on a map but rather described their answers, as listed below:

- On the road to Crawford Much Further out of town.
- None
- Industrial uses should be south of town on North side of highway with the area around the existing Redemption Mill forming a sort of industrial park. Warehouses are not necessarily “industrial.” More light industrial.
- 8 and 9
- Near other like industrial areas.
- Area 7 or 9
- Area 9 in my opinion would be the best outlook for industrial use. It would again be the question of water accessibility.
- Adjacent to railroad tracks
- Along highway 92.
- 3400 Road going south out of hotchkiss. Past what Hotchkiss's own- it is in a Conservation Easement to the river
- Area four
- Area 8
- Areas 3, 4, and 7
- Only areas that may fit appropriately in my opinion is Area 8 if the town could annex properties in and expand.
- Bridge street, Areas 4,5 and 6
- Outside of town opposite side of housing

NEXT STEPS

Open house and online survey participants were notified that the draft Master Plan Update will be on the agenda for the February 25, 2026, Planning Commission meeting.



Town of Hotchkiss Master Plan Update

Planning Commission Meeting #3: Draft Plan

Wednesday, February 25, 2026

AGENDA

1. Completed Work

Since we last met with the Planning Commission in September, the following has occurred:

- Completed a summary of Planning Commission Meeting 2, posted on the [project website](#).
- Hosted the community open house in November.
- Published a survey that was open for a month, early November to early December.
- Created a summary of the open house and survey feedback.
- Outreach and publicity in coordination with Town staff: updated the Town's website and [project website](#), published Facebook posts, and emailed project updates to the project email list (114 emails).
- Drafted the full plan.

2. Open House and Survey

- Summary is published on the [project website](#).
- Thank you to the community for great participation and input.
- Discussion.

3. Draft Master Plan

- The draft plan is attached and published on the [project website](#).
- Overview.
- Discussion.

4. Next Steps



Town of Hotchkiss Master Plan Update

Planning Commission Meeting #3: Draft Plan

Wednesday, February 25, 2026

MEETING SUMMARY

Participants:

- Planning Commissioners: Don Dybala (Chairman), Roger Christian, Jerry Brown, and Sean Cantrell.
- Staff: Ginger Redden (Town Clerk) and Tessa Denison (Deputy Clerk). Via Zoom: Lauren Gister (Interim Town Administrator), Scott Green (Police Chief), and Cody Prentice (Corporal, Police Department).
- Twelve members of the public were present at some or all of the meeting.
- Consultants: Shay Coburn and Andrew Coburn with Urban Rural Continuum (URC).

1. Completed Work

URC presented an overview of project progress as outlined on the agenda.

2. Open House and Survey

URC mentioned that the open house and survey received a lot of great feedback, and that the summary was widely distributed. Members of the Planning Commission and the public stated that the open house went well.

3. Draft Master Plan

URC presented an overview of the draft plan.

- Some of the big changes include reorganization and reformatting of the 2018 plan. This was to make it more user-friendly and traditional.
- This plan update includes a lot of information from the past plan as well as updates based on community input and changing conditions.
- A few new items were added, such as the water element, which is now required by the state, and some maps informed by the open house and survey feedback.
- URC reviewed the purpose of a master plan and each section of the plan.
- Much of the information contained in the draft has been reviewed by the Planning Commission at previous meetings. This includes the vision, goals, and policies in Section 2, as well as the Community Context in Section 4.



- The Action Plan in Section 3 was highlighted as something new to the Planning Commission. It contains many actions from the previous plan and some new items. It was noted that many actions identify the Town Administrator as the lead. If the Town decides not to hire an Administrator, those actions will be updated to identify the Town Clerk as the lead, which is a lot to expect of the two staff in the Town Clerk's office.

The Planning Commissioners shared their thoughts, comments, and questions.

- Topics such as water, demographics, parking, sidewalks, building codes, housing, and growth were mentioned.
- A question was asked about why actions from past plans have not been completed. Staff capacity and funding were discussed.

The public was asked to share their thoughts, comments, and questions.

- Topics such as downtown improvement funding, trails and sidewalks, dark skies, growth, business incentives, the need for good jobs, affordable housing, traffic, digitizing the municipal code, and the desire for more specific actions were mentioned.
- Comments and options about hiring a permanent Town Administrator were also shared. It was mentioned that there is a work session and special meeting of the Board of Trustees tomorrow, February 26, to discuss this topic.
- There was discussion about dark sky efforts, and the Commission agreed that an action should be added to the plan to encourage dark sky efforts.
- A few community members asked for additional time to review the plan as they had not yet had the time to go through it all.

Discussion followed in response to some of the questions or comments made.

4. Next Steps

- URC and staff will publicize one last request for comments on the draft plan via social media, the project email list, and other communication tools used throughout this project. Comments will be due in 7 to 10 days.
- Staff will share the recording of this meeting on the Town's website.
- URC will edit and finalize the plan.
- A public hearing will be held at the regular April Planning Commission meeting to consider adoption of the updated Master Plan.



Town of Hotchkiss Master Plan Update

Planning Commission Meeting #4: Adoption Public Hearing

Wednesday, April 22, 2026

AGENDA

1. Project Overview



- Discuss the purpose of the Community Master Plan.
- Process and timeline:
 - Kicked off this project to update the Master Plan in mid-2025.
 - Developed the plan piece by piece, reviewing and discussing elements at Planning Commission meetings.
 - Held a public open house in November 2025, followed by a public survey.
 - Reviewed the draft plan during the February 2026 Planning Commission meeting. The plan was edited based on comments received.
 - Published the final plan and shared it in early April 2026.
- Thank you to the community for great participation and input!

2. Public Comment

- Public comment.
- Commission discussion.
- Example motion:
I move to approve/deny the Town of Hotchkiss Community Master Plan as presented on April 22, 2026/with the following modifications: (list).

3. Next Steps

- Finalize plan.
- Share results of this meeting with the Board of Trustees and start implementation.