

Appendix A

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Appendix B

Planning Influences

Overview

The following sections describe and analyze the population and growth, physical factors, land use and utilities and services that have some influence on the Comprehensive Planning effort. This report also addresses other recent plans and studies that relate to the Comprehensive Plan update through their policy considerations.

Growth and Population Factors

Population and Demographic Trends

Evans has seen tremendous population growth in the past few decades: nearly 20,000 people reside in the City, transforming it from the small town that it used to be. Historically, Evans has had fifty years of steady growth, as illustrated by the chart below (see Figure B.1). Annual (compound) growth rates have ranged from 1.5% (1980 to 1990) to 7.0% (1970 to 1980), with an average annual rate of 4.8% since 1960. From 1990 to 2000, the population grew at an annual compound rate of 4.9% and 7.2% from 2000 to the estimated 2010 population of 19,000.

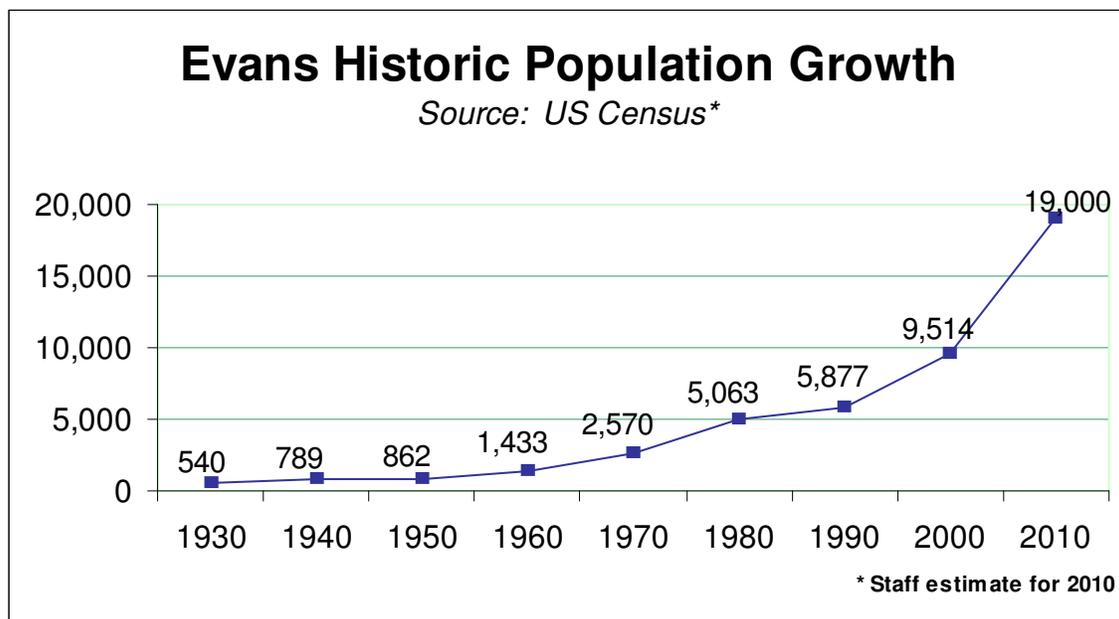


Figure B.1: Evans Historic Population Growth

These data should be updated after the 2010 Census information is released. Demographic data should be included.

Population Forecasts

Based on a review of historic growth rates, a series of population growth projections for the City of Evans are presented as a range of estimates due to the uncertainty of predicting the future. Population projections for Evans are based upon the following annual compound growth rates: a high rate of 5%; a medium rate of 3%; and a low rate of 1%.

Table B.1: City of Evans Twenty-Year Population Growth Projections

	2010	2015	2020	2025	2030
High Growth Series (5%)	19,000	24,249	30,949	39,500	50,413
Medium Growth Series (3%)	19,000	22,026	25,534	29,601	34,316
Low Growth Series (1%)	19,000	19,969	20,988	22,058	23,184

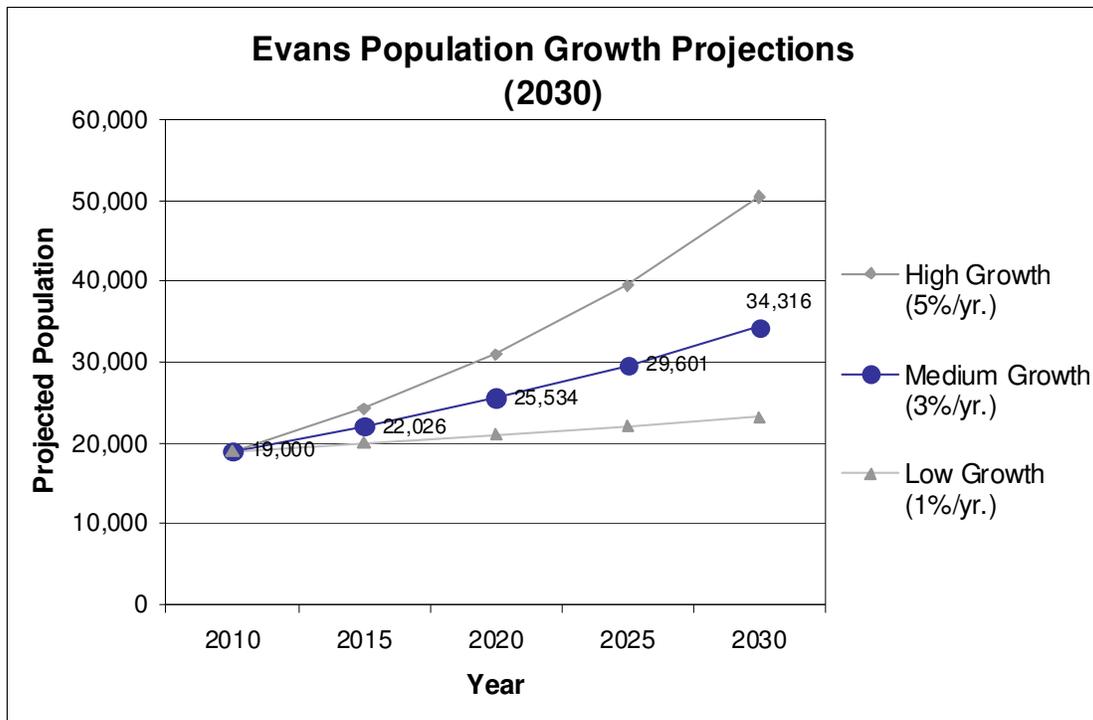


Figure B.2: Evans Population Growth Projections

Housing Demand

The City of Evans contained 3,404 housing units in 2000 and the average household size was 2.9 people (U.S. Census, 2000). This household size is slightly larger than most surrounding communities (e.g., Weld County is 2.8 and Greeley is 2.6 people). Table B.2 projects the number of housing units based on the growth rates and household size of 2.9. The number of persons per household is likely to decline as the City grows, however. These data should be updated after the 2010 Census figures become available.

Table B.2: Evans Housing Demand Projections (for Total Units)

	2015	2015	2020	2020	2025	2025	2030	2030
	Pop.	Units*	Pop.	Units*	Pop.	Units*	Pop.	Units*
High Growth (5%)	24,249	8,362	30,949	10,672	39,500	13,621	50,413	17,384
Medium Growth (3%)	22,026	7,595	25,534	8,805	26,601	9,173	34,316	11,833
Low Growth (1%)	19,969	6,886	20,988	7,237	22,058	7,606	23,184	7,994

* Assumption for Housing Occupancy Rate = 2.9 persons/unit (U.S. Census, 2000)

Recent Development and Market Trends

From 2004 to 2005, the number of residential units added through construction dropped 37 percent. The next year they dropped another 68 percent from 2005. In 2007, there were more than two-and-a-half times as many units constructed as in 2006, mostly due to The Grove student housing project being built. With the recession and collapse of the housing market in 2008, the number of units constructed dropped to 10, a 96 percent drop. In 2009, there was again an increase of two-and-a-half times the number of units from the year before. These data confirm the volatility of the housing market in recent years. As the economy improves the City expects to issue more permits.

Table B.3: Evans Recent Building Permit Data

	2004	2005	2006	2007	2008	2009
Single-family	182	159	52	27	5	11
Multifamily units	218	101	28	199	0	5
Modular	46	22	10	5	5	10
Total Units	446	282	90	231	10	26

Public Facilities and Services

Water

The City of Evans provides water through its distribution system to a Service Area that extends beyond the incorporated area. The system was constructed beginning in 1904 and has had many recent additions. Evans obtains all of its treated water through a 25-year agreement with the City of Greeley (updated in 1998). Evans makes raw water available to Greeley each year equal to its projected treated water demand, plus an additional 15 percent for shrinkage. Greeley does not restrict the amount of treated water supply, provided that Evans supplies the raw water. The City has begun to study the feasibility of constructing a water treatment plant of its own.

Evans' current water supplies are derived from:

- Greeley and Loveland Irrigation Company (GLIC),
- Loveland and Reservoir Company (Lake Loveland),
- Seven Lakes Irrigation Company (Seven Lakes), and
- Colorado Big Thompson Project (CBT).

In 2004, HDR Engineering developed the *City of Evans Water Master Plan*, which is an update of the 1996 plan. Please refer to that plan for more information.

The City has acquired additional water rights over the past few years while prices have been relatively low. Evans also has a water right dedication requirement for developments so that it may continue to increase its water supply to serve new development. As new property is developed, the City requires the owner/developer to transfer to the City water rights in an amount equal to the projected demand for the proposed land use prior to obtaining water service. See Chapter 13.08 of the Evans Municipal Code for more information.

Evans' raw water supply exceeds the current demand for water. Water shortages should not occur in the immediate future; however, Evans will need to continue obtaining water rights to increase its water supply. In 2009, the City adopted a Water Conservation Plan in accordance with State statute and in order to qualify for funding for water and supply and delivery projects. The plan estimates that water conservation efforts will save the City approximately 161 million gallons per year.

The Evans Town Ditch was constructed in the 1880's to provide irrigation water. The ditch is still used for irrigating agricultural and a non-potable water supply to urban areas through open ditches and buried conduits. The City is pursuing additional non-potable irrigation projects through the Non-potable Irrigation Master Plan, adopted August 1999. The City promotes installation of non-potable irrigation systems as a method to conserve raw water demands. For new developments, such systems are mandatory wherever feasible. See Chapter 13.06 of the Evans Municipal Code for more information.

Non-potable water supplies are derived from:

- Evans Town Ditch,
- Lake Loveland,
- Seven Lakes, and
- CBT.

Wastewater

The Evans Sanitation District was formed in 1962 to provide sanitary sewer service to the Evans area. In 1985, the district united with the City, and it is now a function of city government. In 1998, the City accepted the Hill-N-Park Wastewater Treatment Plant from the Hill-N-Park Sanitation District (now dissolved). The City also has an intergovernmental agreement (IGA) with the City of Greeley regarding wastewater service.

Concurrently with the update of the Comprehensive Plan, the City conducted a Wastewater Master Plan in order to analyze potential expansion of capacity, including feasibility of a new plant, perhaps constructed jointly with another municipality. Please refer to that plan for more information.

Storm Drainage

The storm drainage system primarily uses street rights-of-way to collect and move storm run-off to detention ponds where it is detained and released to a downstream drainage facility. The *Comprehensive Drainage Study (1997)* notes that storm drainage problems within the City and the Urban Growth Area are minor, but will be exacerbated by new development. At that time, the study area included the Urban Growth Area bordered by the City of Greeley to the north, 71st Avenue to the west and the South Platte River to the south. The study recommends criteria and fees for development, which are presently in use by the City. For example, an impact fee has been collected on new construction for storm drainage impacts since 1970. More recently, the City began collecting storm drainage fees on monthly water bills in order to pay for the operation, maintenance, and administration of the existing city stormwater facilities, as well as design, right-of-way acquisition, and construction of future stormwater facilities.

The system works relatively well. Potential problem areas were noted mainly in the older developed areas, including the following:

- 37th Street and US 85 Intersection;
- 31st Street at the US 85 Intersection;
- the Old Town section of Evans;
- 42nd Street between 23rd Avenue and 17th Avenue; and
- Evans Town Ditch at Valmont and 11th Avenue.

These problem areas have been fixed or should be targeted for funding through the Capital Improvements Program.

Police

The Evans Police Department serves all areas within the City limits, provides contracted police services for the Town of Garden City and has mutual aid agreements with surrounding communities – Greeley, La Salle, Kersey, Weld County and Colorado State Patrol – for responding to calls for service outside the City limits.

Currently, the Evans Police Department has 31 officers. This equates to approximately 1.6 officers per 1,000 residents. Staffing levels are below optimum ranges, especially in line-supervisors, and the City may be gradually falling behind in its ability to maintain high quality and quantity of police services. Impact fees are not being used at this time and there appears no immediate need to create a police service impact fee as the General Fund currently finances police services.

Fire and Emergency Medical Service

The Evans Fire Rescue Department provides all fire protection and rescue services within the City. EFR also provides these services for portions of the LaSalle Fire Protection District north of the South Platte River under contract. EFR maintains mutual and automatic-aid agreements with adjoining cities and fire districts. Paramedic ambulance service is provided by Weld County Paramedic Services with one ambulance station located in Evans.

EFR provides services with 16 full-time firefighters and officers and 36 volunteers. EFR operates two fire stations. Fire Station 2 at 2100 37th Street is fully staffed with full-time firefighters. Fire Station 1 at 3918 Denver Street is staffed by volunteers.

Public Schools

School District 6 serves Evans and Greeley. In 2009, total enrollment for the District was 19,284 students. The following schools serve Evans:

- Dos Rios Elementary School (K-5), 2201 34th Street (enrollment was 529 for school year 2007-2008);
- Centennial Elementary School (K-5), 1400 37th Street (enrollment was 657 for school year 2007-2008);
- Ann K. Heiman Elementary School (K-5), 3500 Palermo Avenue (enrollment was 687 for school year 2007-2008);
- Chappelow Arts Literacy Magnet School (K-8), 2001 34th Street (enrollment was 636 for school year 2007-2008);
- John Evans Middle School (6-8), 2900 15th Avenue, Greeley (enrollment was 605 for school year 2007-2008);
- Greeley West High School (9-12), 2401 35th Avenue, Greeley (enrollment was 1,503 for school year 2007-2008).

District 6 also owns a 55-acre site at the southwest corner of 37th Street and 65th Avenue, which is planned for a new K-12 campus when funding allows, next to a City-owned future park site. A preliminary site plan for the property was developed in 2004.

Appendix C

Summary of Related Plans

Comprehensive Plans

The City adopted its most recent Comprehensive Plan in May 2002 (Ordinance No. 139-02) with an amendment adopted in March 2003 (Ordinance No. 208-03) concerning density ranges. The prior Comprehensive Plans were adopted in February 1996 (Ordinance No. 997-96) and 1988 (Ordinance No. 697-88). The Vision Statement in this 2010 Comprehensive Plan (page vi) has not changed from the 2002 Plan, which was nearly the same as the one in the 1996 Plan, though that Plan focused more on “rural character.”

As stated in Chapter 1, this Plan is not a complete re-write of the 2002 Plan. Rather, this Plan started with the 2002 Plan and revised and updated it. For the 2002 Plan, the City obtained the services of a consultant, Clarion Associates, whereas this Plan was updated entirely “in-house.”

One of the objectives of updating the 2002 Plan was to make it shorter and more manageable. Thus, the 2002 Plan's nine goals have been consolidated down to four. However, none of the nine goals was eliminated; some them were just combined.

Transportation Plans

Subsequent to the adoption of the 2002 Comprehensive Plan, the City adopted the 2004 Transportation Plan, which was developed by Felsburg Holt & Ullevig. This was an update of the 2000 Transportation Plan and provides policies and guidelines for the creation of and maintenance an appropriate transportation network throughout Evans.

The 2004 Transportation Plan focused on providing adequate transportation facilities and a permanent street impact fee ordinance; supporting a variety of transportation choices including walking, biking, and transit; developing a continuous transportation network; evaluating and updating street standards; establishing a long-term Transportation Improvement Plan; and developing access management guidelines.

Area Plans

US 85 Corridor Master Plan

The 2002 US 85 Corridor Master Plan was prepared by Carter & Burgess, Inc., and adopted by the City in December 2002. This plan emphasized making the area surrounding the Highway safer and more pedestrian-friendly, and improving the aesthetics of the area within and adjacent to the Highway right-of-way, including the architecture of buildings. Funding to implement the plan was and continues to be an issue, but an Overlay District was adopted into the Municipal Code for the US 85 Corridor (see Chapter 19.62) and the City recently worked with students from Colorado State University through a grant from the Colorado Department of Local

Affairs to produce updated renderings of improvements such as entryway signage and landscaping. The 85 Corridor remains a major focus area of the 2010 Comprehensive Plan.

John Evans Neighborhood Plan

In 2006, the City was approached by planning staff from the City of Greeley to conduct a joint neighborhood plan for the area generally bound by 23rd Avenue, Highway 34 Bypass, 8th Avenue, and 32nd Street. The resulting plan analyzed demographics, physical improvements, and services and gathered feedback from area stakeholders. Major concerns were crime, code enforcement, and traffic.

Regional Studies and Plans

US 85 Access Control Plan: I-76 to WCR 80

In 1999, the Colorado Department of Transportation conducted an access control plan for US 85 from Interstate 76 to Weld County Road 80. A number of the recommended improvements have been made to the area since then, including signalization of the 42nd Street intersection, re-routing West Service Road south of 42nd Street, and eliminating the left turns to and from 39th Street. Several other recommended improvements including changes to the intersections at 31st and 37th Streets and replacement of the interchange at Highway 34 have not been funded.

Access Control Plan for Two Rivers Parkway

In 2000, adopted an access control plan for Two Rivers Parkway for development along the corridor.

Northern Colorado Regional Planning Study

The Northern Colorado Regional Planning Study (BHA Design, Inc., ERO Resources Corporation, Clarion Associates, Henderson Associates, 1995) identifies the South Platte River and the Greeley/Loveland Canal as important "regional corridors" and a "critical regional linkage." Regional Corridors have the potential to provide wildlife movement corridors and support extensive riparian communities. Critical regional Linkages are where separators and corridors intersect. Areas west of Evans are noted as "community separators" for the community to maintain its unique identity and integrity and conserve agriculture.

Northern Colorado Community Separators Study

The Northern Colorado Community Separators Study (EDAW, 1999) recommends that Evans establish a community buffer area to the west of the community and preserve agricultural lands in this area.

Weld County Comprehensive Plan

The Weld County Comprehensive Plan was updated in 2008. This Plan discourages urban sprawl and contains policies about agricultural preservation.

Parks, Trails and Recreation

Parks, Trails and Recreation Master Plan

The City of Evans adopted an Open Space and Trails Master Plan in February 2004 and a Parks, Trails and Recreation Master Plan in October 2000. The Open Space and Trails Master Plan identifies desirable trails and open space lands and supports an open space dedication requirement. The Parks Plan includes an existing facilities inventory, a summary of public input, and survey of comparable cities.

Both plans call for new trails, primarily along the Evans Ditch, Ashcroft Draw, Greeley/Loveland Canal, and regional trails along the South Platte River (Colorado Front Range Trail) and the Big Thompson River. The Plan also calls for bike lanes and detached sidewalks that are consistent with the Transportation Plan.

Seeding and Irrigation Standards

The City adopted revised seeding and irrigation standards in 2001.

Non-Potable Irrigation Master Plan

The City adopted a Non-potable Irrigation Master Plan in 1999 to identify and pursue additional non-potable irrigation projects.

Water/Wastewater Plans

The City's Water Master Plan was updated in May 2005. This plan addresses system upgrades needed to meet the future demands to build-out. A Wastewater Master Plan is being developed concurrently with this Comprehensive Plan. A Water Conservation Plan was adopted in 2009.