



City of

**Evans**  
COLORADO

# 2010 COMPREHENSIVE PLAN

# **City of Evans**

## **COMPREHENSIVE PLAN**

**Adopted February 16, 2010**

# **Acknowledgements**

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## Vision Statement

**The Vision Statement** reflects previously adopted goals and policies as well as new ideas generated during this planning process. The Vision describes the City's values and aspirations. The statement is an affirmation of the kind of place that residents, business owners, and City leaders want the City to be over the next 20 years.

### Comprehensive Plan Vision

*The Comprehensive Plan is the City of Evans' model for development and maintenance of a healthy and prosperous environment for its citizens to live, work and play.*

*This Plan offers guidelines for the harmonious evolution of the City, which, in turn will lead to a strong community identity that is "uniquely Evans." This unique identity is the focus of a City that has the benefits of being part of a large metropolitan area with the quiet, peaceful character of a small community.*

*As growth occurs, the Comprehensive Plan will be used to ensure that development contributes to the well being of the City and does not place undue hardships on the City's citizens or services.*

## Strategic City Priorities

In 2009, the Evans City Council adopted four **Strategic City Priorities**:

- Economic Development*
- Infrastructure Development*
- Regional Leadership*
- Public Safety*

## Key Guiding Principles

City Council also adopted six **Key Guiding Principles**:

1. *We provide REAL Customer Service.*
2. *We actively communicate with all.*
3. *We responsibly invest in infrastructure that honors the past and creates future opportunities.*
4. *We rely on personal responsibility in health and safety.*
5. *We constantly adapt as a regional leader.*
6. *We deliver solutions.*

These **Priorities and Principles** serve to guide day-to-day operations as well as decisions affecting the future of the City of Evans.

# Chapter 1

## Plan Overview

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### City of Evans Overview

Evans, Colorado dates back to 1869 and is located in northern Colorado at the crossroads of US Highway 85 and US Highway 34. The second largest municipality in Weld County, Evans is surrounded by the communities of Greeley and Garden City to the north, Kersey to the east, La Salle to the south, and Milliken to the southwest. Farther to the west and northwest are Loveland and Fort Collins in Larimer County, and Windsor in both Larimer and Weld Counties. The Rocky Mountains, Denver International Airport, and Denver are all within approximately an hour's drive.

### Purpose of the Comprehensive Plan

Planning is a basic function and power of local government that is undertaken to protect public health, safety, and welfare in our community, to safeguard property rights and values, to promote economic development, and to preserve "quality of life." A Comprehensive Plan is an officially adopted, advisory public document that guides land use and growth and development decisions.

Local government has a great deal of influence on the way in which land develops. The buildings, facilities, and improvements provided or regulated by the City affect the daily lives of most residents, give form to the community, and stimulate the development of privately owned land. The real estate market determines the specific uses of private land, but in the public interest, the City regulates these uses.

This Comprehensive Plan for the City of Evans considers existing needs of the community, but it also looks beyond pressing current issues to provide a perspective on opportunities for the future. It is about deciding what the City will be like in the future, and charting the course to get there. The Plan illustrates a generalized pattern of future land use, and it serves as a policy guide to update the City's land use regulations and establish the foundation for new programs. This Comprehensive Plan updates and replaces the City's most recent Plan adopted in 2002, which replaced the one adopted in 1996.

This Comprehensive Plan is not to be confused with the City's zoning and subdivision regulations (i.e., the Municipal Code) or the Capital Improvements Program (CIP). These are all more specific

and detailed ordinances and programmatic documents that implement the goals and policies contained within this Plan.

## **Authorization**

In the State of Colorado, a city has the authority and most municipalities are required to create and adopt a “master plan” (comprehensive plan) for the physical development of the municipality, pursuant to 31-23-206, C.R.S., as amended. The master plan is an official public document adopted by the Planning Commission and City Council. The plan indicates the general way in which the City should develop in the next 20 years. In 2007, Colorado state law was amended to replace language stating that the master plan of municipality is advisory only with language stating, “The master plan of a municipality shall be an advisory document to guide land development decisions; however, the plan or any part thereof may be made binding by inclusion in the municipality's adopted subdivision, zoning, platting, planned unit development, or other similar land development regulations after satisfying notice, due process, and hearing requirements for legislative or quasi-judicial processes as appropriate.” This comprehensive plan is intended to be advisory in nature, unless otherwise stated in the Evans Municipal Code.

According to state statute, master plans are required to include a recreation and tourism element. For the current update of the Comprehensive Plan, goals and policies regarding tourism were moved from the goal regarding open space, parks, trails, and recreation to the one pertaining to economic development.

In addition, the state addresses the power of local governments to cooperate with each other. 29-20-105 through 107, C.R.S., authorize and encourage local governments to cooperate or contract with each other for purposes of planning or regulating the development of land. Intergovernmental Agreements are one means to provide for mutually binding comprehensive plans and for revenue sharing. Municipalities are required to provide copies of comprehensive plans and notice to the county and municipalities within three miles of their boundary prior to adoption hearings (34-32-3209, C.R.S.).

## **Planning Process**

This Plan is not a complete re-write of the 2002 Comprehensive Plan. Rather, it is viewed as an update of that Plan, using much of the same format and language.

## City Council and Planning Commission Work Sessions

City staff met on several occasions with the City Council and Planning Commission, who served as the primary sounding board and decision-makers throughout the planning process.

## Organization of the Plan

This Plan is organized into five major sections that follow this introduction, including the following:

### Chapter 2: Comprehensive Plan Context

This chapter is intended to provide a context for the Comprehensive Plan, and as such includes a summary of the issues and challenges that the community faces in planning for its future. It is based upon the observations of the City's officials and staff about the pressing issues in Evans that need to be addressed in this plan update.

### Chapter 3: The Land Use Plan

The Land Use Plan is designed to accommodate the projected population for the City over the next 10 to 20 years. It includes a Future Land Use Plan map, which depicts the future land use pattern of the City. It also includes a description and images of the plan's major themes, definitions for land use categories, and location criteria for non-residential development. Finally, it includes a Planning Focus Areas map and analysis of issues and needs for distinct parts of the City as well as proposals for improvements.

### Chapter 4: Goals, Policies and Actions

Chapter Four establishes the City's basic policy direction and actions under four categories:

1. Orderly, Efficient Growth Pattern and Adequate Public Facilities, Including an Efficient Transportation System
2. Open Space, Parks, Trails, and Recreation
3. Economic Development Opportunities
4. Stable, Cohesive Neighborhoods and Improved Community Identity

This chapter helps define the fundamental principles and basic policy choices necessary to guide growth and development in the City. For each category, it includes a primary goal, each supported by a set of policies to be pursued in attaining the goal, and actions that outline specific measures to be taken in implementing the policy to which they relate.

## Chapter 5: Implementation Action Plan

The Implementation chapter defines how the goals and policies will be achieved. It lists the actions to be taken and assigns responsibility and priority for each. It accompanies the specific actions that are identified for each policy, by categorizing them into one of four types of actions that must be taken by the City to implement the plan; Code Revisions, Programs, Capital Improvements, and Intergovernmental Agreements.

## Appendices

In addition to the chapters described above, the Plan includes the following appendices:

Appendix A: **Index** allows the reader to find specific information quickly.

Appendix B: **Planning Influences** is a summary of the factors affecting land use and development in the City, including growth and population, housing, and public facilities and services.

Appendix C: **Summary of Related Plans** is a summary of recent plans prepared for the City of Evans including the Transportation Plan and the Open Space and Trails Master Plan.

