



Comprehensive Plan 2004 to 2024

*Rangely: Building on Diverse Opportunities from Scenic
Settings and Resource Wealth*

Written by Town of Rangely Staff for the Rangely Comprehensive Plan
Committee, Planning Commission and Town Council

Final Draft

7-20-2004

Many thanks to The Comprehensive Plan Committee who put in innumerable hours developing this plan. A special thanks to Oakley Hopkins for all the additional inspiration provided by her homemade treats.

Comprehensive Plan Committee:

- Rick Brady
- Oakley Hopkins
- David Bull
- Peggy Rector
- Teresa Penbrooke
- Marty Penbrooke
- John Sims
- Brhent Shroyer
- Ken Parsons
- Joyce Muller
- Rob Harrington

And all those who provided occasional attendance and comments:

- Rio Blanco County Planning Commission
- Town of Rangely Planning Commission
- Audrey Kipp
- Jim Day
- Bobby Grutierrez
- Chuck Whiteman
- Tom Helmick

Town Planner, process design, and principal author: Jeff Devere

Editing, comment, and review: Town Manager: Lance Stewart

Rangely: Building on Diverse Opportunities from Scenic Settings and Resource Wealth

Section I Executive Summary and Introduction

Introduction

Purpose and Implementation

Vision

Themes and Strategies

Description of Plan Methodology and Approach

History of Comprehensive Planning

Section II Context

Physical Context

Geography

Area of Influence

Topography

Geology

Structure

Soils

Meteorology

Temperature

Precipitation

Air Quality

Noise

Hydrology

Groundwater

Surface Water

Floodplains

Stormwater

Ecology

Vegetation

Wildlife

A Note on Natural Hazards and Mitigation

Societal Context

Archeology

History

Demographics

Population

Education

Employment

Income

Public Facilities and Institutions

Municipal Government

County Government

Community College

Public Schools

Water Districts

Recreation District

Parks

Library

Non-Public Institutions

Churches

Museum

Public Safety and Welfare

Senior Services

Family and Youth Services

Day Care

Fire Protection

Hospital and Emergency Medical Services

Police

Economic Context

Residence

Housing

Housing Age

Housing Characteristics

Housing Cost

Agriculture

Commerce and Business

Downtown Commercial

Sales
Mixed Uses

Industry

Public Land
Federal
State

Annexation

Recreation
Tourism

Transportation
Circulation
Average Daily Trips
Commercial Service
Road Networks
Sidewalks
Paths/Trails
Parking
Alleys
Airport

Utilities
Water and Sewer
Water Treatment
Wastewater Treatment
Other Water/Sewer System Aspects
Electrical
Natural Gas
Communications
Television Services
Public Works

Section III Themes and Strategies

Process of Discovering and Selecting Strategies

Strategies and Seed Ideas

Themes

Descriptions

1. A Place to Call Home

- 1.1. Build Out and 1.2. Redevelopment
- 1.3. Downtown
- 1.4. Equestrian Park and 1.5. Scenic Vista Golf
- 2. Coming Together
 - 2.1. Living Laboratory Feedback Loop
- 3. Preserving and Building on the Qualities of Place
 - 3.1. Building on Place
 - 3.2. Access to the River
- 4. Diversity in Long term Options
 - 4.1. Build Out Energy
 - 4.2. Manage the Waters
- 5. Relationship to the Rest of the World
 - 5.1. Access to the Industry

Section IV

Guides

Land Use Map of the Town of Rangely

Classifications Used for the Map in this Plan

Town Mission and Goals Statement

Core Services Statement

Development Agreements

Conservation Easements

Form & Mixed Use Zoning

Incentive Program

Development Design Guidelines

Process Efficiency

Conceptual Layout for Housing Program

Appendix

Supporting Information on the Process