

## AGRICULTURAL LAND PRESERVATION

Milliken's small town character and sense of place is largely due to the area's rich agricultural heritage, lands and operations. In order to realize the Town's perspective that this agricultural heritage must be retained, agricultural production will be integrated into the Community's overall form and economic development strategy.

**PRINCIPLE AG-1: THE TOWN WILL SUPPORT AGRICULTURE AS A BASE INDUSTRY AND INTEGRAL PART OF THE COMMUNITY.**

**AG-1.1: Right to Farm.** Under the "Right-to-Farm" law (Weld County Code Section 35-3.5-101), all normal and non-negligent agricultural operations may not be considered nuisances. The Town acknowledges the activities, sights, sounds, and smells of agricultural operations as a normal and necessary aspect of living in Milliken.

**AG-1.2: Agricultural Lands with National, State and Local Significance.** Encourage agricultural operations to continue on lands designated with National, State and Local Significance.

**AG-1.3: Agricultural Land Conservation Techniques.** Provide new development the opportunity to employ agricultural land conservation techniques, including, but not limited to, the use of conservation (aka "cluster") development, use of conservation land trusts, or the dedication of conservation easements.

**AG-1.4: Agriculture Preserved in Contiguous Blocks.** Agricultural districts should be encouraged to continue to maintain a "critical mass" for agricultural operations.

**AG-1.5: Irrigation Ditch Buffers.** The Town should create buffer zones protecting irrigation ditches and ditch laterals from urban encroachment and encourage the continued operation and maintenance of ditch facilities.

**AG-1.6: Agriculture-based Community Gathering Spaces.** The Town should provide the opportunity to create Community gathering places centered on agriculture.

**AG-1.7: Agriculture Education.** The Town will encourage the efforts of the School District, farming community and other public agencies, to educate area youth and citizens about agricultural operations.



**"THE LEVEL LAND, WATER,  
AND THE FARMERS."**

- ESTER NICHOLS, ANSWERING THE  
QUESTION OF WHY MILLIKEN FARMS ARE SO  
PRODUCTIVE, MAY 1, 2009

## DOWNTOWN

Downtown is the heart of Milliken—it is the Town's hub of civic, cultural, economic and social activity. It provides office, finance, civic, government, and entertainment functions in addition to retail shops, services and restaurants. To promote pedestrian activity and vitality, the Downtown should be walkable. Development intensity, land use, and design should establish Downtown as the focal point of the community.

**PRINCIPLE D-1: DOWNTOWN WILL PROVIDE RETAIL, OFFICE, SERVICE, AND GOVERNMENT USES, MIXED WITH RESIDENTIAL. A MIX OF HOUSING TYPES FOR ALL INCOME LEVELS, FAMILY TYPES, AND AGE GROUPS, WITH A VARIETY OF PRICES AND RENT LEVELS, WILL BE ENCOURAGED.**

**D-1.1: Land Use.** Multiple uses will be encouraged Downtown such as residential, employment, restaurants, entertainment, nightlife, supporting retail, and recreational uses associated with the River.

**D-1.2: Housing.** The Town will encourage the development of housing adjacent to and within the Downtown to promote revitalization.

**D-1.3: Downtown Plan.** The Town will prepare and implement a Downtown Plan that will expand north to the Little Thompson River.

**PRINCIPLE D-2: PROMOTE POLICIES AND FINANCIAL INCENTIVES THAT ASSIST DOWNTOWN REDEVELOPMENT EFFORTS.**

**D-2.1: Downtown Improvement Funding.** Utilize various financing techniques such as tax increment financing, industrial revenue bonds, benefit district financing, grants, historic tax credits, and neighborhood revitalization tax rebates to aid revitalization projects. Pursue all forms of state and federal funding to enhance revitalization efforts.

**D-2.2: Downtown Public/Private Partnerships.** Establish public/private partnerships in an effort to initiate revitalization projects.

**PRINCIPLE D-3: THE TOWN WILL IMPLEMENT AND ENCOURAGE INNOVATIVE TECHNIQUES DESIGNED TO SPUR DOWNTOWN REVITALIZATION ACTIVITIES.**

**D-3.1: Transportation Circulation In and Around Downtown.** Continue to improve vehicular, bicycle and pedestrian circulation in and around Downtown.

**D-3.2: Downtown Parking.** Design downtown parking in a manner that accommodates greater commerce, redevelopment, higher residential densities, and increased pedestrian activity.

## HOUSING

Housing serves several purposes including; as shelter from the elements, as a source of investment, as an economic driver and employer, and as an essential part of the fabric of a neighborhood and the community.

**PRINCIPLE H-1: MAINTAIN THE CHARACTER AND IDENTITY OF EXISTING RESIDENTIAL NEIGHBORHOODS.**

**H-1.1: Neighborhood Role.** The Town will foster the role of neighborhoods to establish community character, provide services needed on a day-to-day basis, foster community interaction, and offer amenities. This recognizes that the neighborhood is a primary building block of the community.

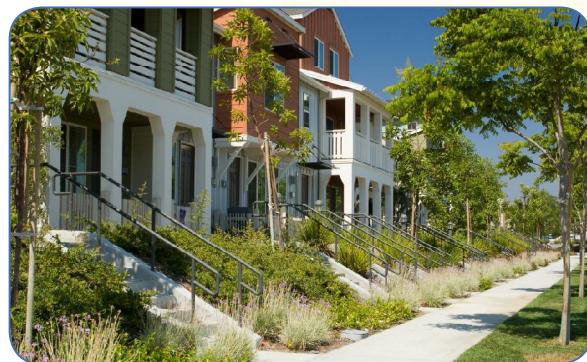
**H-1.2: Diverse Housing in Neighborhoods.** In existing neighborhoods, a mixture of land use types, housing sizes and lot sizes may be possible if properly mitigated and respectful of neighborhood character. Require careful design wherever land uses are mixed in order to ensure compatibility, accessibility and appropriate transitions between land uses that vary in intensity and scale.

**H-1.3: Eliminate Non-conforming Residential Structures.** The Town should take appropriate actions to bring existing non-conforming residential lots and structures into compliance with present Land Use and Building Code standards.

**H-1.4: Minimize Spillover Impacts to Residents.** The Town should take appropriate actions to ensure that the character and livability of established residential neighborhoods will not be undermined by spillover impacts from adjacent regional or community business zones or by incremental expansion of business activities into residential areas.

**H-1.5: Housing Rehabilitation.** The Town should improve and maintain the quality of existing housing stock through public and private sector investment and contribution to housing rehabilitation. The Town should support community organizations and activities that encourage and provide housing rehabilitation and neighborhood improvements.

**H-1.6: Code Compliant Housing.** The Town should ensure that housing meets all applicable zoning and building code requirements. The Town will continue to support the adoption of property maintenance standards requiring the up-keep of existing neighborhoods in accordance with all applicable laws and



High quality residential design

ordinances. The Town will encourage sustainable and Leadership in Energy and Environmental Design (LEED) certified design and construction.

**PRINCIPLE H-2: THE TOWN SHOULD SUPPORT HOUSING DEVELOPMENT AND REDEVELOPMENT STRATEGIES THAT PROMOTE WELL-DESIGNED, COMPATIBLE AND HIGH QUALITY RESIDENTIAL AREAS THAT HAVE A MIX OF UNIT TYPES AND PRICING TO MEET THE CHANGING ECONOMIC, SOCIAL AND MULTI-GENERATIONAL NEEDS OF THOSE WHO WOULD LIKE TO RESIDE IN THE COMMUNITY.**

**H-2.1: Full Range of Housing Choices.** The Town should encourage residential development that supports the full range of housing needs in the community, including housing for seniors, empty nesters, disabled, groups with special needs, first time homebuyers, families, and entry-level to higher end homebuyers by ensuring that a variety of housing types, prices and styles are created and maintained in the community.

**H-2.2: Complete Neighborhoods.** The Town should encourage a “complete” neighborhood concept for new development which includes a variety of residential densities, opportunities for shopping, nearby support services and conveniently-sited public facilities, including roads and pedestrian connections, parks and schools.

**H-2.4: Senior Housing.** The Town should encourage new housing units that include senior designed units that might provide, by example, a main floor bedroom, wider hallways/doorways, main floor baths, first floor laundry and level entries without steps.



Dove Valley Senior Housing, Milliken Colorado..

**PRINCIPLE H-3: THE TOWN WILL PROMOTE HIGH QUALITY RESIDENTIAL DESIGN.**

**H-3.1: High Quality Architecture and Design.** Through its policies and programs, the Town will encourage high quality architecture and design in private and public sector development.

**PRINCIPLE H-4: THE TOWN SHOULD ALLOW FOR HOUSING OPPORTUNITIES WITH DENSITIES THAT WILL SUPPORT VIBRANT RETAIL CENTERS.**

**H-4.1: Mixed Use Zoning.** The Town should utilize zoning and development designations that encourage a mix of residential, retail and commercial space in areas that are close to major activity areas like the Downtown.

**H-4.2: Density near Activity Centers.** The Town should provide for higher density residential housing near retail and other activity centers, with lower density residential development located further away from these centers.



**PARKS, RECREATION, TRAILS & OPEN SPACE**  
Provision of parks, trails and activities promotes community health and well-being through fun, progressive, and memorable parks and recreation experiences.

**PRINCIPLE PRTO-1: THE TOWN AND OTHER SERVICE ENTITIES SHOULD PROVIDE AND MAINTAIN A DIVERSE, HIGH-QUALITY, SAFE AND AFFORDABLE SYSTEM OF PARKS, TRAILS AND RECREATIONAL FACILITIES THAT PROVIDES FOR ALL AGES AND ABILITIES.**

**PRTO-1.1: Parks and Recreation.** Park facilities and services of the Town or other service entities will provide an adequate range of recreational opportunities

for its residents. Such facilities and services will be designed in a manner that responds to the needs of the intended users. Park and recreation facilities should provide a variety of landscape types as amenities and recreational resources for residents and visitors.

**PTRO-1.2: Parkland Acquisition Programs.** Create and expand programs to acquire additional acres needed for neighborhood parks.

**PTRO-1.3: Park Maintenance Methods.** Investigate sustainable methods for acquiring and maintaining and operating neighborhood parks.

**PTRO-1.4: Consideration for Park Maintenance Costs.** Identify operating and maintenance costs when acquiring parkland.

**PTRO-1.5: Educational Component.** Incorporate opportunities for environmental, historical, archeological, geological, artistic etc. in the design of parks, trails and open space property. Establish a written policy with the School District to coordinate the provision of both active and passive recreational opportunities.

**PTRO-1.6: Recreational Facilities.** Work with Thompson River Parks and Recreation District (TRPR) to develop recreational facilities to meet community needs.

**PTRO-1.7: Alternative Energy.** The Town should investigate with TRPR the use of alternative energy sources provided at park and recreation facilities.

**PRINCIPLE PTRO-2: THE TOWN SHOULD PROVIDE A SYSTEM OF INTERCONNECTED TRAILS THAT CONNECTS NEIGHBORHOODS, SERVICES, ADJACENT REGIONAL TRAILS AND COMMUNITIES.**

**PTRO-2.1: Trails Network.** The Town will coordinate with other trail providers and private landowners in trail system planning, construction, management and maintenance consistent with the Johnstown/Milliken Parks, Trails, Recreation and Open Space Master Plan. In order to adequately protect valued natural resources, trails shall be located adjacent to the bluffs, not waterways. Where compatible with environmental protection goals and conservation easement agreements, trail connections will be developed to enhance the overall functioning of the trails network.

**PTRO-2.2: Right-of-Way (ROW) Acquisition.** Where appropriate, the Town should continue to acquire parcels of land, rights-of-way or easements to

provide linkages between public lands.

**PTRO-2.3: Trail Coordination.** The Town should work cooperatively with TRPR, adjoining jurisdictions, Weld County, and other regional agencies to plan and implement an expanded trail system providing greater connectivity throughout the region.

**PTRO-2.4: Maximize Health and Safety.** The Town's trail system and vehicular crossings will be designed to maximize safety and convenience for users of all ages and abilities by providing recreation, health, and fitness opportunities for all residents.

**PTRO-2.5: Incorporate Trails in Development.** The Town should utilize its design review process for private development and public improvements to improve bicycle and pedestrian linkages to new development during the planning and design of all projects.

**PTRO-2.6: Prioritize Trail Connections.** The Town should prioritize key links which, when constructed, improve connectivity for both roadway and trail systems.

**PTRO-2.7: Connect Activity Centers with Trails.** Pedestrian and bikeway paths should provide links and regional path connections between residential and employment areas, commercial centers, recreational and open space areas and schools.



Milliken Farmer's Market

## ECONOMIC DEVELOPMENT

Economic development plays a vital role in improving the quality of life of a Community. Milliken will foster economic development opportunities that encourage private investment within the community, provide employment that offers higher wage jobs, provide primary employment, and improve the quality of life for Milliken residents.

**PRINCIPLE ED-1: THE TOWN WILL UTILIZE MILLIKEN'S STRENGTHS, INCLUDING ITS SMALL TOWN CHARACTER, AGRICULTURAL PRODUCTIVITY, AFFORDABILITY, BUSINESS AND FAMILY-FRIENDLY ENVIRONMENT, AND OTHER QUALITY OF LIFE AMENITIES AS A TOOL TO ATTRACT LIVING-WAGE JOBS.**

**ED-1.1: Economic Partnership.** Economic vitality will be pursued through a partnership among the public, private and nonprofit sectors including Upstate Colorado Economic Development and the Southwest Weld Economic Development Initiative.

**ED-1.2: Economic Programs and Strategies.** The Town will adopt economic vitality programs and strategies that foster innovation, enhance competitiveness and expand markets.

**ED-1.3: Targeted Industries.** The Town will support an employment base reflecting local labor force capabilities, and invest in those amenities needed to target specific industries.

**ED-1.4: Local Business Support.** The Town recognizes the significant contribution of existing businesses in the local economy. The Town will support the retention, expansion and entrepreneurial activities of existing local businesses and maintain a positive business climate.

**ED-1.5: Reinvestment in Existing Commercial and Industrial Areas.** The Town will cooperate with the private sector to foster the revitalization of the Downtown and industrial areas in order to create greater vitality.

**ED-1.6: Enterprise Zone.** The Town will attempt to maximize the Weld County Enterprise Zone, Milliken Subzone to the greatest extent possible under State standards, providing opportunities for job creation.

**ED-1.7: Green Economic District.** The Town should support growth of "green" jobs in Milliken through the formation of an economic district for employers meeting specific criteria, including LEED requirements and Envirodesign.



**"WE NEED TO FORM A MILLIKEN GREEN ENTERPRISE ZONE."**

- MILT TOKUNAGA, TOWN TRUSTEE,  
AUGUST 13, 2009

**ED-1.8: Special Events as a Promotional Tool.** Use Beef-N-Bean Day, the Festival of Lights, Milliken Madness, and similar special events to promote the Town image.

**ED-1.9: Promoting Sustainability.** Promote Milliken as a "green", sustainable community.

## TOURISM

**PRINCIPLE T-1: THE TOWN SHALL PROMOTE CULTURAL TOURISM FOCUSING ON THE TOWN'S ARCHEOLOGICAL, ARCHITECTURAL, AND HISTORICAL RESOURCES.**

**T-1.1: Archeological Resources.** The Town should protect archeological resources while promoting tourism and educational opportunities at these sites.

**T-1.2: Architectural Resources.** The Town should consider adopting the Secretary of the Interior's standards for the restoration of designated historic properties within the Town.

**T-1.3: Historical Resources.** The Town shall cooperate with cultural resource agencies and interest groups in the development of a historical resources education program.

**PRINCIPLE T-2: THE TOWN SHALL SEEK APPROPRIATE OUTLETS TO PROMOTE ITS NATURAL, CULTURAL AND EDUCATIONAL BASED TOURISM AND VISITATION OPPORTUNITIES.**