

# Chapter 11

## Implementation

This Comprehensive Plan is designed to guide future growth and development of the City of Delta. **The plan is an advisory document only and does not have the force of law.** While the policies contained within the plan can serve as a basis for reviewing future development projects, such policies are more effectively implemented by incorporating them into law (an ordinance, for example).

The plan contains numerous action items designed to achieve stated policies. In the preceding chapters, the action items are organized by subject.

Upon adoption of this Plan by the City Council, it is recommended that the Council select those items of highest priority within the plan and make specific annual Work Plans with responsibilities assigned to Staff. The following are Steering Committee recommendations for consideration by the Council.

**TABLE 11 - 1  
ACTION ITEMS PRIORITIES AND SCHEDULE**

<b>Action Item Priorities</b>	<b>Comments</b>	<b>Information/ Resources</b>
1. Adopt the Comprehensive Plan	The Delta Planning and Zoning Commission should recommend approval of the plan to the City Council. The Delta City Charter requires consideration of adoption of the plan by the City Council after receiving a favorable recommendation from the Planning Commission.	Colorado State Statutes/Delta City Charter
2. Revise the Land Use Code to implement various sections of the Comprehensive Plan. Specific items to be addressed include: a. Update design standards for new commercial development on U.S. 50 and Highway 92.		

<b>Action Item Priorities</b>	<b>Comments</b>	<b>Information/ Resources</b>
3. Modify the Land Use Code to allow mixed use developments in appropriate locations (see policies and action items for Chapter 3)	Delta's zoning code currently allows mixed use (commercial/residential) in its business zones, but additional standards could be added to ensure that the commercial uses are compatible with the residential uses.	
4. Continue to develop intergovernmental agreements with Delta County to ensure that Delta County honors the land use districts and densities specified in unincorporated areas within the three mile plan area when reviewing and approving development proposals.	The City and County of Delta already have the Highway 92 overlay district and will work together on additional overlay districts.	Relevant intergovernmental agreements.
5. Conduct a general government facilities study.		Department of Local Affairs (DOLA)
6. Conduct a detailed engineering study to determine the best alternative to expand or relocate the sewage treatment plant.		Colorado Department of Health (CDH)
7. Develop a comprehensive drainage and stormwater management plan.		CDH, DOLA
8. Develop a parks recreation and trails master plan to include a plan to recommend improvements to the Bill Heddles Recreation Center		DOLA, Go Colorado (GOCO)
9. Prepare a detailed downtown development plan, including design alternatives for parking after the truck route is constructed and a downtown plaza.	A plaza is an important design element for a revitalized downtown center.	DOLA

<p>10. Work with tourist related groups, including state and federal agencies to:</p> <ul style="list-style-type: none"> <li>a. Continue to encourage tourist information centers at Fort Uncompahgre and on Main Street.</li> <li>b. Create additional festivals/events to attract tourists to Delta, including events/festivals at Confluence Park.</li> <li>c. Continue and expand opportunities for community farmers markets.</li> <li>d. Create incentives to encourage U-Pick agriculture, particularly on small “hobby farm” parcels.</li> <li>e. Publicize and promote boating on the Uncompahgre and Gunnison Rivers</li> </ul>	<p>See discussion of Enterprise Zones and various tax incentives in Chapter 5.</p>	<p>Delta Chamber of Commerce, DOLA, U.S. Economic Development Administration</p>
<p>11. Coordinate with CDOT and / or Delta County to accomplish the following:</p> <ul style="list-style-type: none"> <li>a. Make appropriate road and other improvements needed to serve future growth areas.</li> <li>b. Beautify U.S. 50 and SH 92 to make them more welcoming.</li> <li>c. Install better signs with a map of major roads advertising Delta at U.S. 50 and SH 92.</li> <li>d. Install gates across rail crossings near Delta that presently do not have gates.</li> </ul>	<p>.</p>	

<p>12. Coordinate with Region 10 to develop a bus loop route in Delta connecting downtown and the three other major commercial areas and the outlying communities; and coordinate with the Union Pacific to develop a rail commuter/tourist train from Delta to Grand Junction and Montrose.</p> <p>(<a href="http://www.region10.net/senior/providers.cfm#Transportation">http://www.region10.net/senior/providers.cfm#Transportation</a>)</p>		<p>CDOT, Delta County</p>
<p>13. Work with outdoor recreation groups to develop trails and facilities for outdoor sports such as mountain biking, Off Road Vehicles, hiking, horseback riding.</p>	<p>Delta can become a hub for outdoor sports.</p>	<p>U. S. Forest Service; U.S. Bureau of Land Management; Colorado Plateau Mountain Bike Association, Colorado Mountain Club, Colorado Off Road Vehicle Association</p>