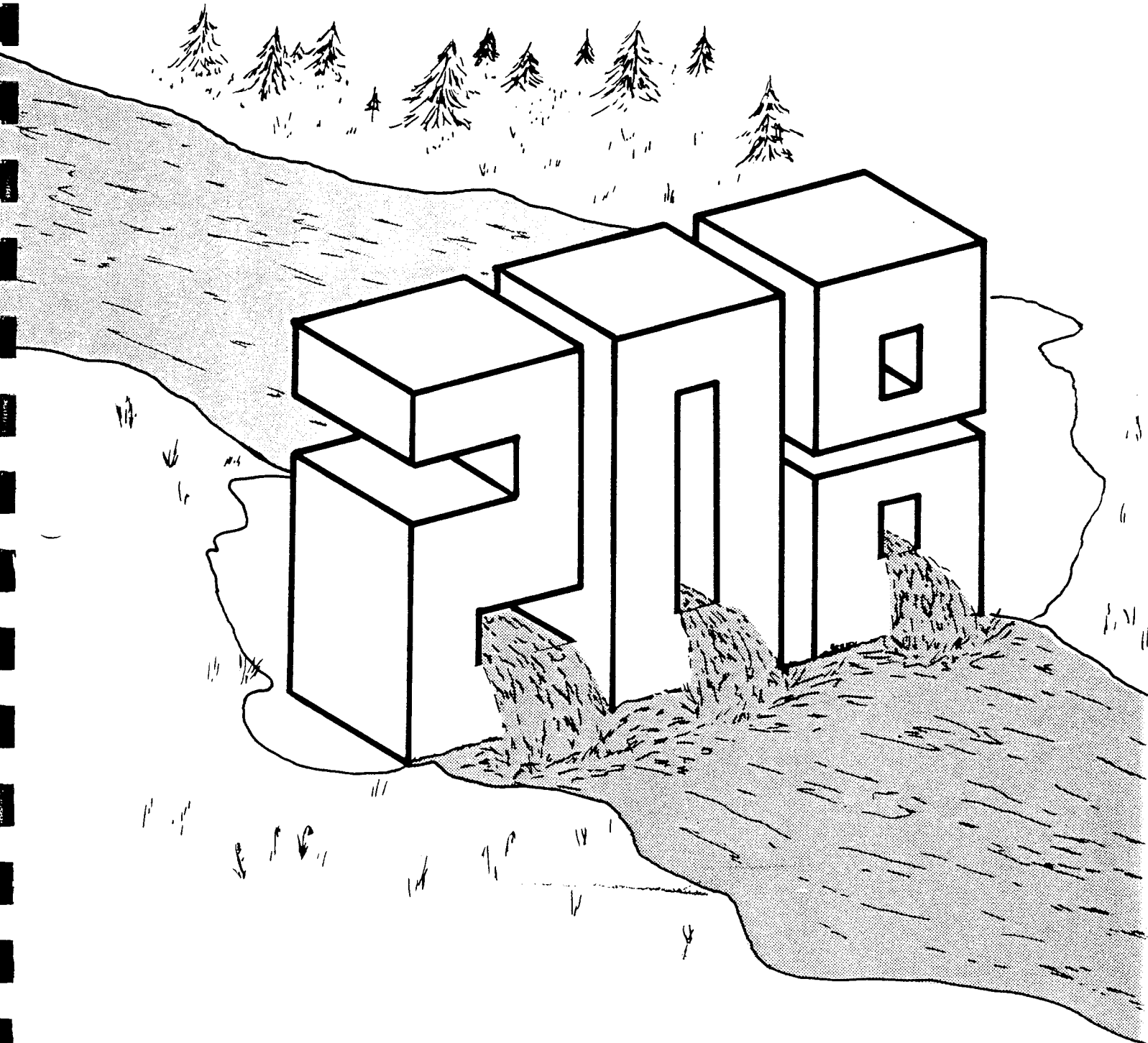


COLORADO WEST AREA

208 PLAN

DRAFT EXECUTIVE SUMMARY

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COLORADO WEST AREA COUNCIL OF GOVERNMENTS

DECEMBER 1977

CHAPTER V

POPULATION AND LAND USE

LAND USE

A detailed discussion of existing land use planning was presented in the Preliminary Framework Plan (1). Because of the constant state of flux of population projections, there has been no way to evaluate existing plans for compatibility with anticipated growth. Additionally, urban areas represent only an extremely small portion of the Study Area and, therefore, urban runoff problems were given a low priority for the CWA 208.

From reviewing information concerning existing land use plans presented in Table V-1 it is apparent that within the Study Area there is a wide variation in types, ages, and current status of plans. A major element in the continuing planning program will be to establish lines of communication between land use and water quality planners and evaluate tradeoffs between existing and potential land uses and water quality management.

POPULATION PROJECTIONS

The purpose of population projections in this Draft 208 Plan is to evaluate potential water quality problems from municipal wastewater discharges. During 1976 and 1977 the CWACOG developed a growth monitoring and projection system. In December 1977 a preliminary report (2) was published explaining the methodology, assumptions, and results. This report is being reviewed and critiqued, and, therefore, is still unapproved and subject to change.

Notwithstanding the potential problem of future revisions, the CWACOG projections are the best available information for proceeding with design of the Draft 208 Plan. High and low projections for municipalities and counties in the year 2000 are presented in Table V-2.

TABLE V-1
STATUS OF LAND USE PLANNING

| <u>Plan Title</u> | <u>Date Prepared</u> | <u>Date Adopted</u> | <u>Area Covered</u> |
|--|----------------------|---------------------|---|
| Rio Blanco County, Meeker, Rangely Sketch Plans | June 1975 | None | Total County |
| Rangely Master Plan | 1976 | Dec. 16, 1976 | Town of Rangely |
| General Plan, Garfield County, Colorado | 1968 | 1969 | Carbondale, Glenwood Springs, New Castle, Silt, Rifle, and Grand Valley |
| Crystal Clear, Carbondale Comprehensive Plan | July 1976 | 1977 | Town of Carbondale |
| Comprehensive Plan 1975 (Draft) | 1975 | None | Central Mesa County |
| Dinosaur Land Use Plan | 1977 | 1977 | Town of Dinosaur |
| Comprehensive Plan for the Craig Area of Moffat County | July 1977 | Nov. 8, 1977 | City of Craig |

TABLE V-2

MUNICIPAL AND COUNTY POPULATION PROJECTIONS FOR YEAR 2000

| <u>Unit of Government</u> | <u>Low Projection</u> | <u>High Projection</u> |
|-------------------------------|---------------------------|----------------------------|
| <u>MOFFAT COUNTY</u> | | |
| Craig | 10,726 | 11,678 |
| Total County | 16,554 | 18,686 |
| <u>RIO BLANCO COUNTY</u> | | |
| Meeker | 2,495 | 8,279 |
| Rangely | 2,530 | 9,352 |
| Dinosaur | 563 | 1,265 |
| Total County | 6,894 | 19,933 |
| <u>GARFIELD COUNTY</u> | | |
| Carbondale | 492 | 4,513 |
| Glenwood Springs | 8,749 | 9,152 |
| New Castle | 1,164 | 1,600 |
| Silt | 1,846 | 2,354 |
| Rifle | 4,978 | 11,752 |
| Grand Valley | 803 | 1,216 |
| Total County | 40,135 | 50,848 |
| <u>MESA COUNTY</u> | | |
| De Beque | 613 | 629 |
| Collbran | 629 | 645 |
| Palisade | 2,437 | 3,920 |
| Grand Junction | 59,755 | 64,575 |
| Fruita | 5,504 | 6,428 |
| Total County | 157,249 | 166,748 |

CHAPTER V REFERENCES

1. Colorado West Area 208 Preliminary Framework Plan, Nelson, Haley, Patterson and Quirk, Inc., February 1977.
2. Growth Monitoring System Project Report for State Planning and Management Region XI, Including Preliminary Municipal and County Population Projections, 1978 to 2000, Colorado West Area Council of Governments, Rifle, Colorado, December 1977.