



# TOWN OF MILLIKEN COMPREHENSIVE PLAN



FEBRUARY 2016





# ACKNOWLEDGEMENTS

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Lisa Hall  
Linda Spreitzer  
Janet Lundquist  
Rick Hillier

## CONSULTANTS

Clarion Associates  
Economics & Planning Systems, Inc.  
Felsburg Holt & Ullevig

## PHOTO CREDIT:

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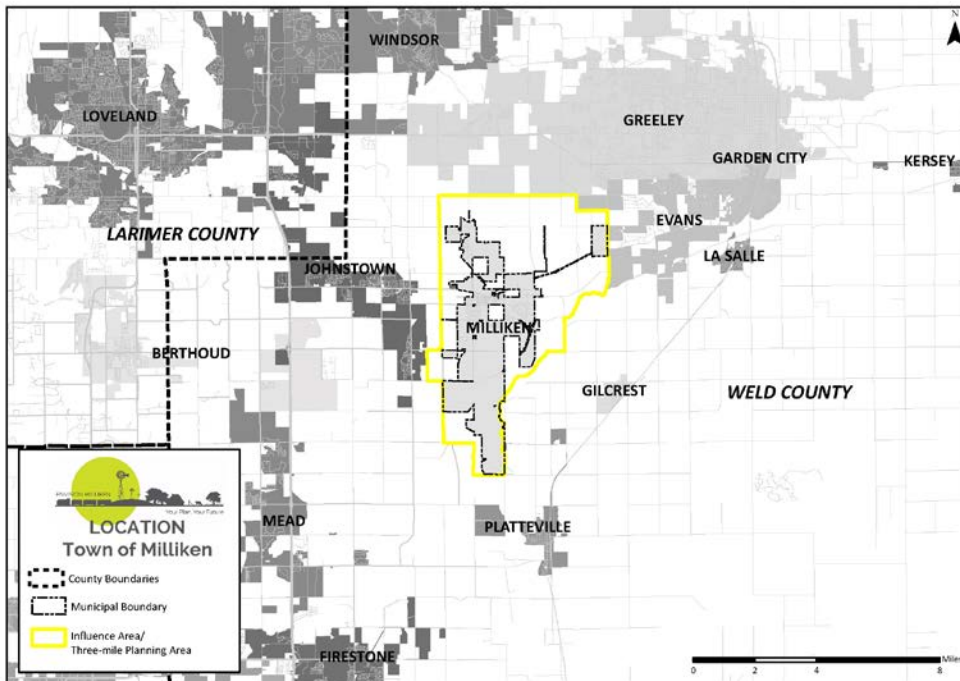
# 1: INTRODUCTION

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## PURPOSE OF THE PLAN

The Town of Milliken Comprehensive Plan (“the Plan”) is intended to provide guidance on where and how the community will grow and evolve over the next 10 to 20 years. Comprehensive plans are broad in nature, addressing issues relating to land use, growth, housing, economic development, transportation, environment, parks, recreation, open space, tourism, community character, historic preservation, and other topics, as relevant. The primary role of the Plan is to provide policy guidance to property owners, citizens, and decision makers on a wide range of issues in the form of specific goals, policies, and recommended actions that will help the community implement its vision. Because conditions change over time, it will be necessary for Milliken to revisit the Plan periodically and update it as needed.

## PLANNING AREA



For the purposes of this Plan, Milliken’s Planning Area is comprised of the incorporated Town of Milliken (“the Town”) and its Influence Area, as shown on the map above. The Influence Area boundary constitutes the Town’s three-mile limit as required by CRS 31-12-105. (1) (e) (I).



### ABOUT THE 2015 PLAN UPDATE

Since the Town of Milliken’s comprehensive plan was last updated in 2010, the community was heavily impacted by the 2013 flood, and has continued to evolve in other ways. In response to these and other issues, the Town kicked off a Comprehensive Plan and Resiliency Update process (“Envision Milliken”) in early 2015. The Envision Milliken process provided an opportunity to check in and ensure the updated plan is aligned with the community’s interests and overall vision for the Town, as well as to identify priorities for implementation.

As part of initial Envision Milliken meetings in January and April 2015, residents and other community stakeholders were asked to provide feedback on key aspects of the 2010 Comprehensive Plan and their vision for the Town’s future. Participants in these initial discussions confirmed the validity of many of the core values reflected in the 2010 Comprehensive Plan and reinforced the need to integrate resiliency considerations. In addition, participants expressed a desire for a more strategic plan framework that would help the Town establish clear priorities moving forward.

This document builds on the 2010 Comprehensive Plan, as well as a number of other plans and studies completed by the Town, including the Downtown Design Guidelines (2014); Housing Needs Assessment (2014); Transportation Master Plan (2008); A Plan for the South Platte River Corridor (2013); Water and Sanitary Sewer Master Plan Update (2014); and Johnstown-Milliken Park, Trails, Recreation & Open Space Master Plan (2003).

### PUBLIC INVOLVEMENT

Providing adequate opportunity for community involvement was a key component of the Envision Milliken process. The project team, consisting of members of the consultant team and planning staff from the Town, were guided by elected and appointed officials, and provided numerous opportunities for members of the community and other stakeholders to participate throughout the process.

This draft plan reflects input received over the course of 2015, beginning with initial stakeholder interviews in January, followed by a series of community meetings held in April, May, and October 2015, multiple online surveys hosted on the Town’s website, two youth workshops, and monthly work sessions held with the Planning Commission. This draft also incorporates recommendations from the BOOST (Building on our Strengths and Traditions) Committee which met for more than one year completed its work in late 2014.



## PLAN ORGANIZATION

Milliken’s vision is based on eight “guiding principles”, which serve as an organizing framework for the comprehensive plan and for supporting goals, policies, and recommended actions to help the community implement its vision over time. In addition to this introductory chapter, the Plan is comprised of the following:

- **2: Vision & Guiding Principles**—contains an overview of the eight “guiding principles” which comprise the community’s vision and serve as a framework for the rest of the Plan.
- **3: A Strong, Diversified Economic Base**—outlines goals, policies, and recommended actions focused on expanding Milliken's tax base, increasing opportunities for residents to work and meet their daily needs in Milliken, targeting infrastructure investments, marketing Milliken's strengths, and collaborating with neighboring communities.
- **4: A Vibrant Downtown that Functions as the Heart of the Community** — contains goals, policies, and recommended actions focused on increasing the visibility and marketability of Downtown, enhancing the appearance and safety of Downtown's physical environment, encouraging a broader mix of uses (including housing), and promoting public/private reinvestment and collaboration.
- **5: A Complete and Highly Accessible System of Parks, Open Space, Trails, and Recreational Opportunities**—contains goals, policies, and recommended actions focused on completion of existing park enhancements and deferred maintenance projects as a first priority; protecting and enhancing Milliken's natural resources; leveraging available resources through partnerships; and continued prioritization of expenditures through the CIP.
- **6: A Distinct Community Identity that Reflects Milliken’s Cultural, Archaeological, Historical, and Agricultural Resources**— contains goals, policies, and recommended actions focused on supporting traditional and emerging agricultural operations, cultural diversity, preservation of the Town's cultural, historic, and archaeological resources, and cultural tourism activities.
- **7: A Fiscally Sustainable Pattern of Development**— contains goals, policies, and recommended actions focused on establishing a clear and achievable land use plan; promoting a balanced mix of uses; promoting the efficient use and provision of infrastructure and services; and fostering local and regional collaboration. This chapter also contains the Framework Plan map and a description of land use categories represented on the map.

## CHAPTER 1: INTRODUCTION

- **8: A Diverse Mix of Housing Types to Meet the Needs of Residents of All Ages, Incomes, and Abilities**— contains goals, policies, and recommended actions focused on housing that is accessible to all income levels, age ranges, and household types, reinvestment in Milliken’s Old Town and Downtown area neighborhoods, a specific emphasis on filling identified gaps in Milliken’s housing stock, which include: rental, senior, and estate or "move up" housing.
- **9: A Safe and Disaster Resilient Community**— contains goals, policies, and recommended actions focused on directing future growth and investment away from hazard prone areas; minimizing risk and effects of future hazard events on essential infrastructure; promoting emergency preparedness; improving communication; and increasing community awareness of potential risks.
- **10: A Well-Connected Community**— contains goals, policies, and recommended actions focused on improving the safety and efficiency of the transportation system; enhancing pedestrian and bicycle connectivity; planning for the Town’s long-term transportation needs; and encouraging civic engagement.
- **11: Action Plan**—contains a list of priority actions to help focus the Town’s implementation efforts over the next one-to-three years. These priority actions draw from the detailed recommended actions provided in Chapters 3-10. In addition, this chapter establishes parameters by which the Plan may be amended over time.
- **Appendix: Community Profile**—contains a summary of background data used to develop the plan. The Community Profile addresses the following subject areas: Population, Housing, Land Use, Economy, Infrastructure and Services, Transportation, and Future Growth.

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## 2: VISION & GUIDING PRINCIPLES

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### OUR VISION: BUILDING ON OUR STRENGTHS AND TRADITIONS

Milliken’s vision is founded on the premise that the vitality and future growth of the Town and the quality of life of its residents are dependent upon the balancing of multiple contributing factors. These contributing factors are embodied in eight guiding principles, which build on Milliken’s strengths and traditions and represent specific outcomes that the community wishes to strive for over the next ten to twenty years. These guiding principles provide an organizing structure for the Plan and set the stage for more specific goals and polices that will guide the Town in its efforts to implement the ideals expressed by the community.

### GUIDING PRINCIPLES

#### A STRONG, DIVERSIFIED ECONOMIC BASE



Milliken will maintain a clear focus on the need to diversify jobs, services, and businesses and to transition from being a bedroom community, to one with a more balanced economic base. Milliken will focus its infrastructure improvements and economic development efforts on attracting new industries, employers and jobs to the community that are drawn to Milliken’s small-town character, views of the mountains and the South Platte River, proximity to major freight rail corridors, access to Denver International Airport via Highway 85, vibrant downtown, and high quality of life.

#### A VIBRANT DOWNTOWN THAT FUNCTIONS AS THE HEART OF THE COMMUNITY



Downtown Milliken serves as the geographic and cultural heart of the community. Milliken will continue to invest in, market, and encourage reinvestment along Broad Street and in the surrounding Downtown area to ensure that as the community grows, so too will Downtown Milliken’s vibrancy. This vibrancy will emerge from a growing population base, diverse residents, community festivals and events, and an expanded mix of businesses and services and housing options, all of which will reinforce Downtown’s role as both a family-

## CHAPTER 2: VISION & GUIDING PRINCIPLES

friendly neighborhood, pedestrian friendly and central gathering place for the community.

### **A COMPLETE AND HIGHLY ACCESSIBLE SYSTEM OF PARKS, OPEN SPACE, TRAILS, AND RECREATIONAL OPPORTUNITIES**



Milliken will continue to invest in and enhance its system of parks, open space, trails, and recreational opportunities, working closely with the Thompson Rivers Parks and Recreation District, Great Outdoors Colorado, the school district, Johnstown, Weld County, town residents, and other stakeholders. The Town will place a particular emphasis on ensuring established parks are “complete” with respect to the types of facilities and levels of maintenance provided before new parks are built. The Town will also seek to improve pedestrian and bicycle access to existing parks, to ensure they are safely and readily accessible from surrounding neighborhoods. In addition, the Town will continue to collaborate with major land owners and use a variety of conservation methods to protect environmentally sensitive areas, natural areas, wildlife corridors, habitat areas, and greenways as the growth area develops over time.

### **A DISTINCT COMMUNITY IDENTITY THAT REFLECTS MILLIKEN’S CULTURAL, ARCHAEOLOGICAL, HISTORIC AND AGRICULTURAL RESOURCES**



Milliken residents, both long-time residents and recent transplants, value its small town character and distinct community identity. This identity has traditionally been—and will continue to be—defined by the area’s rich agricultural heritage, lands and operations. As the community grows, the Town will work with area landowners to support traditional agricultural operations as well as to embrace opportunities for smaller, specialized agricultural enterprise. Milliken’s unique historic, archaeological, and cultural resources further define the community’s identity, and will continue to be supported through the efforts of the Milliken Historical Society, the Town, and other community advocates.

## A FISCALLY SUSTAINABLE PATTERN OF DEVELOPMENT



Milliken strives for an orderly and predictable pattern of growth that is fiscally sustainable. Proactive planning and investment in water, sanitary sewer, and storm drainage infrastructure—both new infrastructure in emerging portions of the growth area and reinvestment in aging infrastructure in older parts of town—ensures that future growth can be accommodated in the most efficient and cost effective manner as possible. Building on adopted plans for Centennial and other planned communities, the Town will work with major land owners and the development community to encourage cohesive new neighborhoods designed to include a mix of land uses and housing types to meet the varying needs of residents. To promote the most efficient use of available infrastructure, the Town will encourage infill and redevelopment in the Downtown area and surrounding residential neighborhoods as well as Greenfield development in the larger planning area.

## A DIVERSE MIX OF HOUSING TYPES TO MEET THE NEEDS OF RESIDENTS OF ALL AGES, INCOMES, AND ABILITIES



Milliken has become an attractive community for young families and is committed to building on its family-friendly environment. However, Milliken will also need to employ a variety of strategies to diversify its housing stock in order to meet the needs of a growing and changing population. The Town will continue to work with the Milliken Housing Authority, Loveland Housing Authority, Greeley Habitat for Humanity, and other community partners to increase affordable and senior housing options that provide residents with the ability to remain in Milliken as they age and have access to essential services and a continuum of care. In addition, the Town will work with major land owners and developers to ensure new neighborhoods include a mix of housing types—detached single family, duplexes, townhomes, and multi-family—to meet the needs of entry-level buyers and renters as well as “move up” housing on larger lots for residents with growing incomes and families.

### A SAFE AND DISASTER RESILIENT COMMUNITY



Milliken is committed to becoming a safer and more disaster resilient community—building on the strength and resolve demonstrated by Town residents and many community partners in the wake of the September 2013 flooding. The Town will continue its ongoing efforts to recover and rebuild from the 2013 flooding, while also seeking to minimize risk to life and property in light of possible future natural or human-caused disasters. Ongoing collaboration and communication with first responders and residents and a focus on designing new infrastructure to more readily withstand potential hazard events will increase the Town’s ability to respond to and recover from future events.

### A WELL-CONNECTED COMMUNITY



Milliken will improve mobility and connections within the community, as well as between the Town government and the community. In terms of mobility, Milliken will continue to work with the community, CDOT, Weld County, the North Front Range MPO, FEMA, and other stakeholders to improve connections, both within the community and with the region. Right of way for future east/west linkages and regional roadway connections will be preserved to enhance future linkages between Milliken and the broader region as the community continues to grow and traffic volumes on the existing roadway system increase. Eliminating “gaps” in the existing sidewalk and trail system will be a priority to enhance pedestrian and bicycle connectivity and safety within and between established areas of the community—such as Downtown Milliken. At the same time, the Town will foster greater connectivity between the Town government and the community through greater engagement with the community, and by supporting and organizing opportunities for elected officials, Town staff, and appointed commissioners to engage with a wide range of community members and stakeholders. In addition, the Town will pursue greater connections between community members through a variety of events and festivals that bring the community together, such as Beef N Bean Day.



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## 3: A STRONG, DIVERSIFIED ECONOMIC BASE

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### OUR VISION

*Milliken will maintain a clear focus on the need to diversify jobs, services, and businesses and to transition from being a bedroom community, to one with a more balanced economic base. Milliken will focus its infrastructure improvements and economic development efforts on attracting new industries, employers and jobs to the community that are drawn to Milliken’s small-town character, views of the mountains and the South Platte River, proximity to major freight rail corridors, access to Denver International Airport via Highway 85, vibrant downtown, and high quality of life.*

### GOALS AND POLICIES

**GOAL EC-1: TAKE STEPS TO ATTRACT NEW BUSINESSES AND RETAIN EXISTING ONES IN DOWNTOWN AND OTHER EMPLOYMENT CENTERS IN ORDER TO EXPAND THE TAX BASE AND INCREASE OPPORTUNITIES FOR RESIDENTS TO WORK AND MEET THEIR DAILY NEEDS IN MILLIKEN.**

#### EC-1.1: SUPPORT LOCAL BUSINESS

Support the retention, expansion, and entrepreneurial activities of existing local businesses and residents.

#### EC-1.2: ATTRACT NEW BUSINESS

Identify and attract various businesses that residents desire, but the Town does not currently have (i.e. grocery store, dentist, doctor’s office) in order to strengthen and diversify Milliken’s economic base.

### FOCUS AREAS

Goals and policies to promote a strong, diversified economic base focus on:

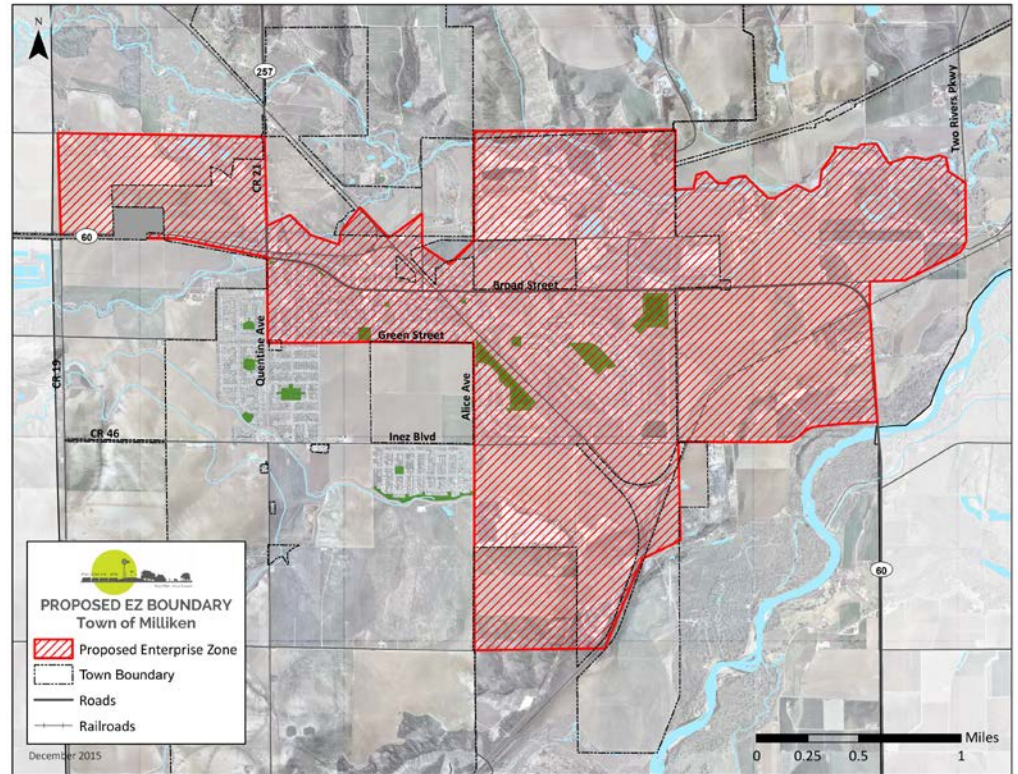
- Expanding Milliken’s tax base
- Increasing opportunities for residents to work and meet their daily needs in Milliken
- Targeting infrastructure investments
- Marketing Milliken’s strengths
- Collaborating with neighboring communities



## CHAPTER 3: A STRONG, DIVERSIFIED ECONOMY

### EC-1.3: ENTERPRISE ZONE

Promote awareness of the Milliken Subzone of the Weld County Enterprise Zone to the greatest extent possible under State standards, leveraging opportunities for job creation.



### EC 1.4: NEW BUSINESS LOCATIONS

Ensure that the Town has identified and zoned a variety of locations for industrial and office uses to increase the number of potential sites new business could locate to.

## GOAL EC-2: IDENTIFY AND INVEST IN INFRASTRUCTURE IMPROVEMENTS THAT WILL CREATE NEW LOCATIONS FOR BUSINESSES AND RESIDENTS TO LOCATE WITHIN MILLIKEN.

### EC-2.1: CATALYST PROJECTS

Collaborate with the private sector and businesses to invest in improvements or programs that will foster the continued revitalization of the Downtown, as well as in other existing commercial and industrial areas identified by the Town.



## EC-2.2: TARGET INDUSTRIES

Focus economic development efforts and public improvements on investments in amenities and infrastructure needed to target and attract companies involved in Agricultural, Manufacturing, and Energy.

## EC-2.3 CONNECTION TO HIGHWAY 85

Leverage the Town's proximity to Highway 85 by identifying employment areas near Highway 85 (within the Town's Urban Growth Area) and market industries and businesses that have a presence along the highway. The Town should also consider potential annexation of land along roads connecting to Highway 85 to take advantage of the travel corridor, where opportunities exist outside the boundaries of Urban Growth Areas for Platteville and Gilcrest.

**GOAL EC-3: CONTINUE TO INVEST IN INFRASTRUCTURE, PARKS, TRAILS, AND OTHER COMMUNITY AMENITIES NEEDED TO ENHANCE THE QUALITY OF LIFE OF EXISTING AND FUTURE RESIDENTS AND ENSURE MILLIKEN REMAINS COMPETITIVE WITH OTHER NORTHERN COLORADO COMMUNITIES IN ATTRACTING NEW RESIDENTS AND BUSINESSES.**

### EC-3.1: MAINTAIN EXISTING AMENITIES

Prioritize maintenance and upkeep of existing community amenities before investing in additional ones.

### EC 3.2: DOWNTOWN IMPROVEMENTS

Prioritize investments within Downtown to increase the attractiveness to businesses and increase visitation to Downtown.

**GOAL EC-4: CONTINUE TO MARKET MILLIKEN'S STRENGTHS, INCLUDING ITS SMALL TOWN CHARACTER, AGRICULTURAL PRODUCTIVITY, BUSINESS AND FAMILY-FRIENDLY ENVIRONMENT, AND QUALITY OF LIFE AS A TOOL TO ATTRACT CONTINUED GROWTH.**

### EC-4.1: LEVERAGE LOCAL STRENGTHS

Focus marketing efforts on the aspects of Milliken that make it stand out from other communities in the region.

### EC-4.2: SPECIAL EVENTS

Use existing special events, such as Beef-N-Bean Day, in order to promote Milliken and attract visitors to the community. Focus special events in and



## CHAPTER 3: A STRONG, DIVERSIFIED ECONOMY

around Downtown to increase visitation and awareness of downtown businesses. Increase events oriented at attracting and involving the youth.



### **GOAL EC-5: COLLABORATE WITH NEIGHBORING COMMUNITIES AND OTHERS ON POTENTIAL OPPORTUNITIES TO LEVERAGE SHARED ASSETS.**

#### **EC-5.1: ECONOMIC PARTNERSHIPS**

Forge partnerships with local business and economic development organizations, like the Johnstown-Milliken Chamber of Commerce, Upstate Colorado Economic Development, Milliken Business Association, and others. When possible, consider partnering with these organizations in order to leverage pooled resources.

#### **EC-5.2: LOCAL COLLABORATION**

Routinely engage with Weld County, Gilcrest, Platteville, Evans, Greeley, and Johnstown to identify potential joint projects and to identify ways to collectively promote business activity in the area.

#### **EC-5.3: STATE AND REGIONAL AWARENESS**

Increase the Town's presence with real estate brokers, industry trade groups, and economic development agencies through outreach to and participation in state and regional events and activities.



## RECOMMENDED ACTIONS

The “Priority” column lists three possible time frames for implementing recommended actions: (1) - High Priority, to be initiated as soon as possible and completed within one to two years after Plan adoption. (2) - Medium Priority, to be completed within three to five years after Plan adoption. (O) - Ongoing, are actions that occur continually.

ACTION	RESPONSIBILITIES	PRIORITY
<b>Goal EC-1: Take steps to attract new businesses and retain existing ones in Downtown and other employment centers in order to expand the tax base and increase opportunities for residents to work and meet their daily needs in Milliken.</b>		
Maintain an inventory of development ready Business/Industrial sites, as well as information regarding demographics and utility service availability, that can be accessed by prospective buyers and businesses via the Town’s website.	<b>Lead:</b> Economic Development <b>Partners:</b> Public Works; Community Development	O
Create a list of desired businesses for the Town and actively recruit these businesses with goal of one business per year.	<b>Lead:</b> Economic Development <b>Partners:</b> Johnstown-Milliken Chamber of Commerce; Milliken Business Association	O
Continue to consider a variety of local incentives—such as fee and/or tax waivers, deferrals, or reimbursements— that could provide direct assistance to primary employers to encourage the creation and retention of primary jobs.	<b>Lead:</b> Economic Development <b>Partners:</b> Town Board of Trustees, Administration	O
Continue to promote available County and State incentives to potential businesses or employers.	<b>Lead:</b> Economic Development <b>Partners:</b> Town Board of Trustees, Administration	O
Work with Weld County to formalize proposed amendments to Milliken’s Enterprise Zone to include properties with greater potential for employment uses.	<b>Lead:</b> Economic Development <b>Partners:</b> Weld County, Community Development	1
Create a position focused on businesses retention and outreach, aiding the Milliken Business Association with organizing local businesses and managing downtown events and improvements.	<b>Lead:</b> Administration <b>Partners:</b> Economic Development; Milliken Business Association; Downtown Businesses	O
<b>Goal EC-2: Identify and invest in infrastructure improvements that will create new locations for businesses and residents to locate within Milliken.</b>		
Identify a list of needed infrastructure and prioritize infrastructure investment within the CIP.	<b>Lead:</b> Economic Development <b>Partners:</b> Public Works; Community Development; Finance	1

**CHAPTER 3: A STRONG, DIVERSIFIED ECONOMY**

ACTION	RESPONSIBILITIES	PRIORITY
Work with property owners to proactively rezone development ready Business/Industrial sites in conjunction with— or in anticipation of— infrastructure investments.	<b>Lead:</b> Economic Development <b>Partners:</b> Community Development; Land Owners	0
<b>Goal EC-3: Continue to invest in infrastructure, parks, trails, and other community amenities needed to enhance the quality of life of existing and future residents and ensure Milliken remains competitive with other Northern Colorado communities in attracting new residents and businesses.</b>		
Create an annual list of high priority repairs or major maintenance needs and prioritize these investments within the CIP.	<b>Lead:</b> Community Development <b>Partners:</b> Public Works; Economic Development; Parks & Open Space	0
<b>Goal EC-4: Continue to market Milliken’s strengths, including its small town character, agricultural productivity, business and family-friendly environment, and quality of life as a tool to attract continued growth.</b>		
Continue to invest in professional economic development support.	<b>Lead:</b> Administration <b>Partners:</b> Town Board of Trustees	0
Continue to support events such as Beef-N-Bean Day, Festival of Lights, and Milliken Madness; consider the addition of similar events and programs.	<b>Lead:</b> Administration <b>Partners:</b> Economic Development; Johnstown-Milliken Chamber of Commerce; Milliken Business Association; RTTP; Local Businesses	0
Partner with downtown businesses to create a series of regular events within Downtown.	<b>Lead:</b> Economic Development <b>Partners:</b> Milliken Business Association; Administration	1
<b>Goal EC-5: Collaborate with neighboring communities on potential opportunities to leverage shared assets.</b>		
Continue collaborative efforts with the Chamber of Commerce and local businesses.	<b>Lead:</b> Economic Development <b>Partners:</b> Johnstown-Milliken Chamber of Commerce; Milliken Business Association	0
Actively outreach to regional and state-wide economic development groups and real estate brokers and participate in events to increase awareness of opportunities within Milliken and stay abreast of emerging economic development opportunities.	<b>Lead:</b> Economic Development <b>Partners:</b> Upstate Colorado Economic Development; Weld County; Metro Denver EDC; Downtown Colorado Inc., Colorado Office of Economic Development	1



## RELATED PLANS AND STUDIES

- Town of Milliken Downtown Design Guidelines, 2014

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## 4: A VIBRANT DOWNTOWN THAT FUNCTIONS AS THE HEART OF THE COMMUNITY

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### OUR VISION

*Downtown Milliken serves as the geographic and cultural heart of the community. Milliken will continue to invest in, market, and encourage reinvestment along Broad Street and in the surrounding Downtown area to ensure that as the community grows, so too will Downtown Milliken’s vibrancy. This vibrancy will emerge from a growing population base, diverse residents, community festivals and events, and an expanded mix of businesses and services and housing options, all of which will reinforce Downtown’s role as both a family-friendly neighborhood, pedestrian friendly and central gathering place for the community.*

### GOALS AND POLICIES

**GOAL DT-1: CONTINUE TO PROMOTE THE ‘COME ‘ROUND TO MILLIKEN’ BRAND AND CALL TO ACTION TO INCREASE AWARENESS OF AND COLLABORATION SURROUNDING DOWNTOWN REINVESTMENT EFFORTS AND COMMUNITY EVENTS.**

#### DT-1.1: SPECIAL EVENTS

Encourage special events, community celebrations, festivals, and other activities to take place in Downtown.

#### DT-1.2: MARKETING AND PROMOTION

Develop promotional materials, or launch a marketing campaign, to raise awareness and interest in businesses, shops, events, and services located in Downtown. Look to use these materials to attract new businesses to locate in Downtown, as well as promoting existing businesses.

### FOCUS AREAS

Goals and policies to support a vibrant Downtown focus on:

- Promoting the ‘Come ‘Round to Milliken’ brand
- Enhancing the appearance and safety of Downtown’s physical environment
- Encouraging a broader mix of uses (including housing)
- Promoting public/private reinvestment and collaboration



**DT-1.3: BUSINESS DEVELOPMENT**

Adopt economic vitality programs and strategies to support local Downtown businesses, and to attract new businesses to locate in Downtown.

**GOAL DT-2: CONTINUE TO INVEST IN DOWNTOWN’S PUBLIC SPACES, BUILDING FAÇADES, PARKING FACILITIES, ENHANCED PEDESTRIAN ACCOMMODATIONS, AND AGING INFRASTRUCTURE.**

**DT-2.1: STREETScape**

Continue to invest in targeted improvements to Downtown’s streetscape, focusing on projects that enhance the appearance of the Broad Street corridor, improve the comfort and safety of the pedestrian environment, and support the vitality of existing and future Downtown businesses.

**DT-2.2: PARKING**

Explore a range of public and private parking strategies to support the adaptive reuse of existing buildings in Downtown as well as targeted infill and redevelopment.

**DT-2.3: TRAFFIC MITIGATION**

Implement traffic calming measures to mitigate the impacts of through traffic, especially heavy trucks, and to ensure pedestrians feel safe in Downtown.

**DT-2.4: IMPROVEMENT FUNDING**

Use 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 in Downtown.

**DT-2.5: NORTH/SOUTH CONNECTIONS**

Ensure streets running north/south through Downtown include adequate facilities for pedestrians and bicycles, creating walkable/bikeable connections between Downtown and residential neighborhoods to the north and south.



**GOAL DT-3: ENCOURAGE THE ADAPTIVE REUSE OF EXISTING DOWNTOWN BUILDINGS—AS WELL AS TARGETED INFILL AND REDEVELOPMENT—TO ACCOMMODATE AN EXPANDED MIX OF RETAIL, OFFICE, SERVICE, GOVERNMENT, AND RESIDENTIAL USES.**

**DT-3.1: MIX OF USES**

Encourage a broader mix of uses in Downtown—employment, restaurants, entertainment, nightlife, and supporting retail—to help strengthen its role as a destination for Milliken residents and visitors.

**DT-3.2: ARCHITECTURAL CHARACTER**

Ensure infill and redevelopment in Downtown is constructed of durable, high quality materials and incorporates varied architectural features that enhance Milliken’s eclectic small town character.

**DT-3.3: PUBLIC PRIVATE PARTNERSHIPS**

Consider public/private partnerships as a tool to initiate revitalization and redevelopment projects Downtown.

**GOAL DT-4: EXPAND HOUSING OPTIONS IN DOWNTOWN TO REINFORCE A STRONG SENSE OF COMMUNITY AND EXPAND OPPORTUNITIES FOR CREATING A MIX OF USES IN THE AREA.**

**DT-4.1: BROAD STREET FRONTAGE (DOWNTOWN)**

Encourage residential uses on the upper floors of buildings that front Broad Street, retaining ground floor spaces for active uses such as restaurants and retail storefronts.

**DT-4.2: BROAD STREET FRONTAGE (EAST OF DOWNTOWN)**

Focus near-term efforts and resources on the revitalization of properties located within the Downtown boundary as a first priority; however, adaptive reuse and/or redevelopment projects (and potential expansion of the Mixed-Use Commercial designation) along the north side of Broad Street between the railroad tracks and Alice Street should be considered, provided they include uses that would complement and help support the vitality of Downtown.

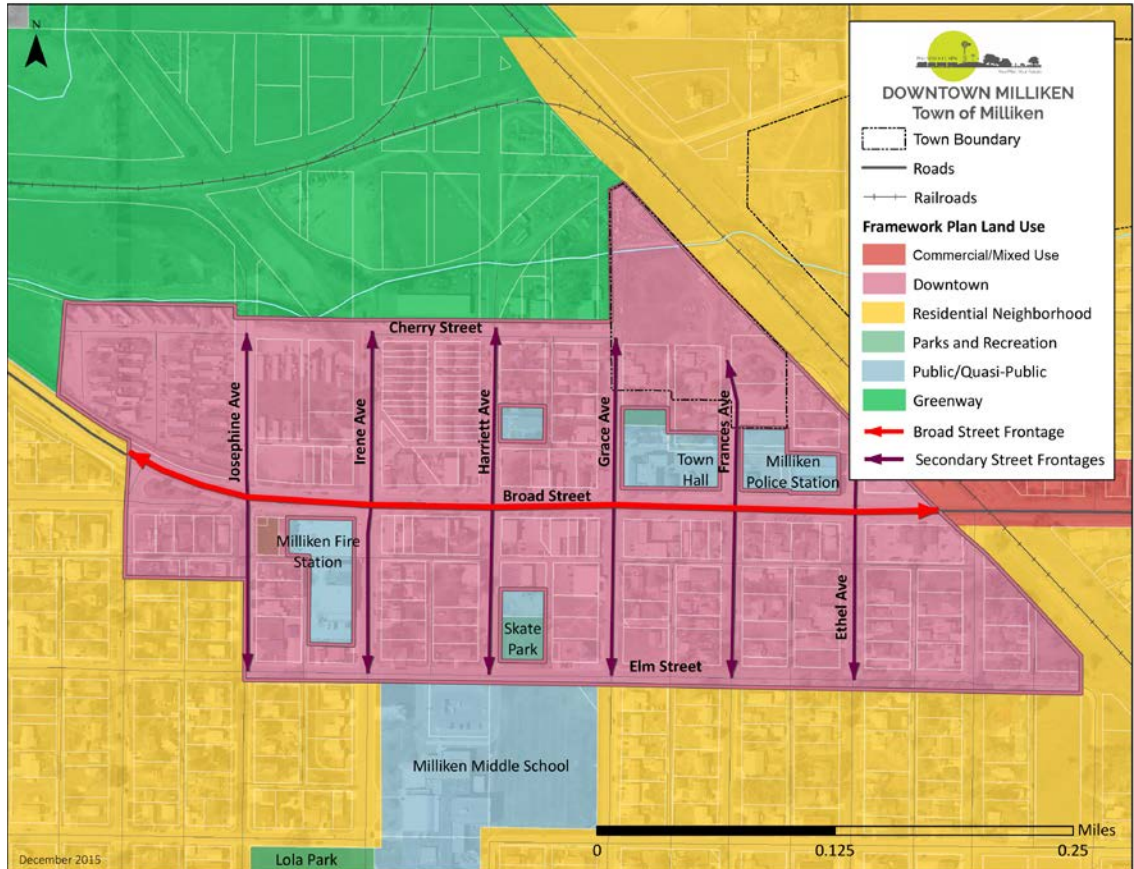
**DT-4.3: SECONDARY STREET FRONTAGES**

Encourage a range of housing options on Downtown’s secondary street frontages (off of Broad Street). Complementary housing types may include townhomes or free-standing multifamily buildings with a strong pedestrian orientation, or flats above non-residential uses such as retail or restaurants.



DT-4.4: RELATIONSHIP TO SURROUNDING NEIGHBORHOODS

Ensure appropriate transitions between infill and redevelopment in Downtown and adjacent single family neighborhoods, by requiring appropriate transitions in building height and massing between land uses that vary in intensity and scale.



*Downtown Boundary.*



## RECOMMENDED ACTIONS

The “Priority” column lists three possible time frames for implementing recommended actions: (1) - High Priority, to be initiated as soon as possible and completed within one to two years after Plan adoption. (2) - Medium Priority, to be completed within three to five years after Plan adoption. (O) - Ongoing, are actions that occur continually.

ACTION	RESPONSIBILITY	PRIORITY
<b>Goal DT-1: Continue to promote the ‘Come Round to Milliken’ brand and call to action to increase awareness of and collaboration surrounding Downtown reinvestment efforts and community events.</b>		
Establish a Downtown Marketing Committee to serve as a champion for ongoing Downtown events and improvement initiatives.	<b>Lead:</b> Town Board of Trustees <b>Partners:</b> Milliken Business Association, Johnstown-Milliken Chamber of Commerce	O
Explore opportunities for re-starting the Milliken Farmers Market in Downtown Milliken.	<b>Lead:</b> Community Development <b>Partners:</b> Johnstown-Milliken Chamber of Commerce; Milliken Business Association	1
Develop posters, flyers, brochures, and other materials to advertise existing businesses and offerings in Downtown and work with partner organizations to distribute information on an ongoing basis.	<b>Lead:</b> Community Development <b>Partners:</b> Economic Development, Thompson River Park and Recreation District, Johnstown-Milliken Chamber of Commerce; Milliken Business Association	1
Develop updated street light pole banners to reflect the new logo and ‘Come ‘Round to Milliken’ brand.	<b>Lead:</b> Community Development <b>Partners:</b> Johnstown-Milliken Chamber of Commerce; Milliken Business Association	2
<b>Goal DT-2: Continue to invest in Downtown’s public spaces, building façades, parking facilities, enhanced pedestrian accommodations, and aging infrastructure.</b>		
Pursue all forms of local and state funding to supplement the Town’s ongoing revitalization efforts in Downtown.	<b>Lead:</b> Community Development <b>Partners:</b> Parks and Open Space; Public Works, Town Board of Trustees	O
Implement the Town Square improvement concepts as recommended by the Downtown Design Guidelines, either incrementally or in whole.	<b>Lead:</b> Community Development <b>Partners:</b> Parks and Open Space; Public Works	1
Implement sidewalk “gaps” identified as part of the 2015 Trail & Sidewalk Gap analysis and Broad Street improvements identified as part of the Downtown Design Guidelines.	<b>Lead:</b> Community Development/Parks and Open Space <b>Partners:</b> Planning Commission; Town Board of Trustees	1

## CHAPTER 4: DOWNTOWN

ACTION	RESPONSIBILITY	PRIORITY
Review and update parking provisions in the Land Use Code to provide clear and flexible guidance for future infill and redevelopment and for the adaptive reuse of existing Downtown structures.	<b>Lead:</b> Community Development <b>Partners:</b> Planning Commission	1
Establish a mechanism for maintaining Downtown beautification enhancements (e.g., planters) as they occur, such as a volunteer group.	<b>Lead:</b> Community Development <b>Partners:</b> Keep Milliken Beautiful	1
<b>Goal DT-3: Encourage the adaptive reuse of existing Downtown buildings—as well as targeted infill and redevelopment—to accommodate an expanded mix of retail, office, service, government, and residential uses.</b>		
Seek membership in the Colorado Main Street Program to expand support and resources available for Downtown businesses.	<b>Lead:</b> Community Development <b>Partners:</b> Colorado Department of Local Affairs (DOLA), Economic Development	2
Review Land Use Code provisions for Downtown and immediate area and update as needed to align the Code with the goals and policies of this plan, and the Downtown Design Guidelines, in terms of allowed uses, zone district boundaries, and development standards.	<b>Lead:</b> Community Development <b>Partners:</b> Planning Commission	1
<b>Goal DT-4: Expand housing options in Downtown to reinforce a strong sense of community and expand opportunities for creating a mix of uses in the area.</b>		
Consider offering incentives (such as shared parking or increased densities) for the incorporation of higher-intensity housing in Downtown.	<b>Lead:</b> Community Development <b>Partners:</b> Planning Commission	2

## RELATED PLANS AND STUDIES

- Town of Milliken Downtown Design Guidelines, 2014
- [Town of Milliken Trail & Sidewalk Gap Analysis, 2015](#)





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## **5: A COMPLETE AND HIGHLY ACCESSIBLE SYSTEM OF PARKS, OPEN SPACE, TRAILS, AND RECREATIONAL OPPORTUNITIES.**

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### **OUR VISION**

*Milliken will continue to invest in and enhance its system of parks, open space, trails, and recreational opportunities, working closely with the Thompson Rivers Parks and Recreation District, Great Outdoors Colorado, the school district, neighboring communities, Weld County, Town residents, and other stakeholders. The Town will place a particular emphasis on ensuring established parks are “complete” with respect to the types of facilities and levels of maintenance provided before new parks are built. The Town will also seek to improve pedestrian and bicycle access to existing parks, to ensure they are safely and readily accessible from surrounding neighborhoods. In addition, the Town will continue to collaborate with major land owners and use a variety of conservation methods to protect environmentally sensitive areas, natural areas, wildlife corridors, habitat areas, and greenways as the growth area develops over time.*

### **GOALS AND POLICIES**

**GOAL P&R-1: DEVELOP AND MAINTAIN A SYSTEM OF PARKS, TRAILS, OPEN SPACE, AND RECREATIONAL FACILITIES TO ENHANCE THE QUALITY OF LIFE OF MILLIKEN RESIDENTS AND PROVIDE AN EQUITABLE, UNIFORM STANDARD FOR FUTURE DEVELOPMENT.**

#### FOCUS AREAS

Goals and policies to create a highly accessible system of parks, open space, trails and recreational opportunities focus on:

- Completion of existing park enhancements and deferred maintenance projects as a first priority;
- Protecting and enhancing Milliken’s natural resources
- Leveraging available resources through partnerships
- Continued prioritization of expenditures through the CIP





### P&R-1.1: COMPLETE PARKS

Ensure all existing and future park facilities provide an adequate range of amenities and recreational opportunities that meet the needs of the intended users. Focus on current park facilities before proposing or creating new parks.

### P&R-1.2: CONNECTIVITY AND ACCESSIBILITY

Develop a system of multi-use trails, paths, and sidewalks that maximize accessibility, safety, and convenience for users of all ages and abilities, and that links regional trails, employment areas, commercial centers, recreational facilities, open space, community facilities, and parks. Focus on trails and sidewalks that promote connectivity between parks, recreational facilities, schools, and neighborhoods in Town before addressing links to other communities or amenities (such as along river corridors).

### P&R-1.3: PROGRAMMING

Incorporate environmental, historical, archaeological, geological, etc. learning and educational components in the design or designation of parks, trails, and open space where opportunities exist.

### P&R-1.4: OPERATIONS AND MAINTENANCE

Consider all costs, including operations and maintenance, in decisions to acquire open space, construct new parks, trails, and recreational facilities, or upgrade existing parks, trails, and recreational facilities. Consider alternative landscaping that requires less maintenance, seek partnerships with the private sector or HOAs, or explore other measures for reducing ongoing costs.

### P&R-1.5: CAPITAL IMPROVEMENT PROGRAM

Continue to use the Parks and Open Space Capital Improvements Plan (CIP) as a tool to prioritize and implement high priority projects.



## GOAL P&R-2: PROTECT AND ENHANCE THE INTEGRITY OF MILLIKEN'S NATURAL RESOURCES AND THE ENVIRONMENT.

### P&R-2.1: PRESERVATION OF NATURAL FEATURES

Encourage the preservation, reclamation, and/or enhancement of drainage ways, floodplains, documented wildlife habitat, ecologically sensitive or important areas, steep slopes and/or areas prone to natural or geologic hazards. Integrate protected natural features as active and passive open space and/or trail corridors to serve and enhance connections between neighborhoods and to other destinations in the community, where appropriate.



### **P&R-2.2: STORMWATER MANAGEMENT**

Seek opportunities to integrate stormwater management functions into the design of existing or planned parks, trail corridors, or open space areas, as well as streetscapes or other landscaped areas. To the extent feasible, retrofit parks and other landscaped areas owned and managed by the Town to include stormwater management functions, such as retention or infiltration basins. Work with the school district, TRPR, and others to include stormwater management function in parks, fields, and other green areas owned and managed by these entities.

### **P&R-2.3: LANDSCAPE DESIGN**

Incorporate native and/or drought-tolerant plant species and other xeric landscape principles into the design of existing and new parks and public facilities where appropriate as a means of reducing water usage, enhancing wildlife habitat, and reducing maintenance requirements.

### **GOAL P&R-3: COLLABORATE WITH THE SCHOOL DISTRICT, THE THOMPSON RIVERS PARKS AND RECREATION DISTRICT, GREAT OUTDOORS COLORADO, WELD COUNTY, AND OTHERS TO IDENTIFY SHARED NEEDS AND POTENTIAL PARTNERSHIP OPPORTUNITIES.**

#### **P&R-3.1: LOCAL AND REGIONAL COLLABORATION**

Continue to collaborate with TRPR, the school district, Weld County, Gilcrest, Platteville, Johnstown, Greeley, Evans, and other regional or state agencies to plan for and implement parks, recreation, and trail improvements of mutual benefit. Participate in regional trail planning efforts such as the Colorado Front Range Trail, Milliken Johnstown Trail, and South Platte River Corridor.

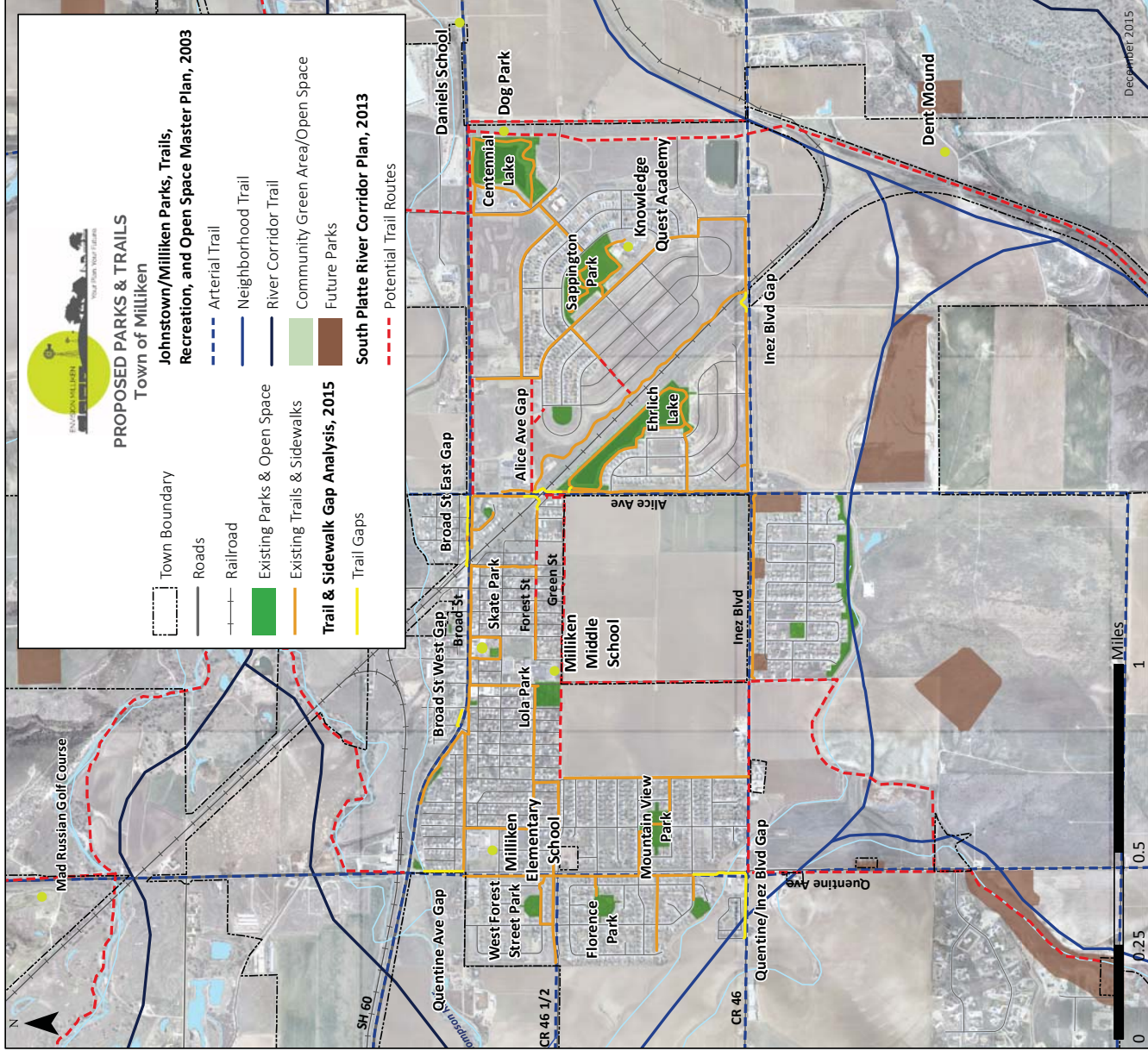
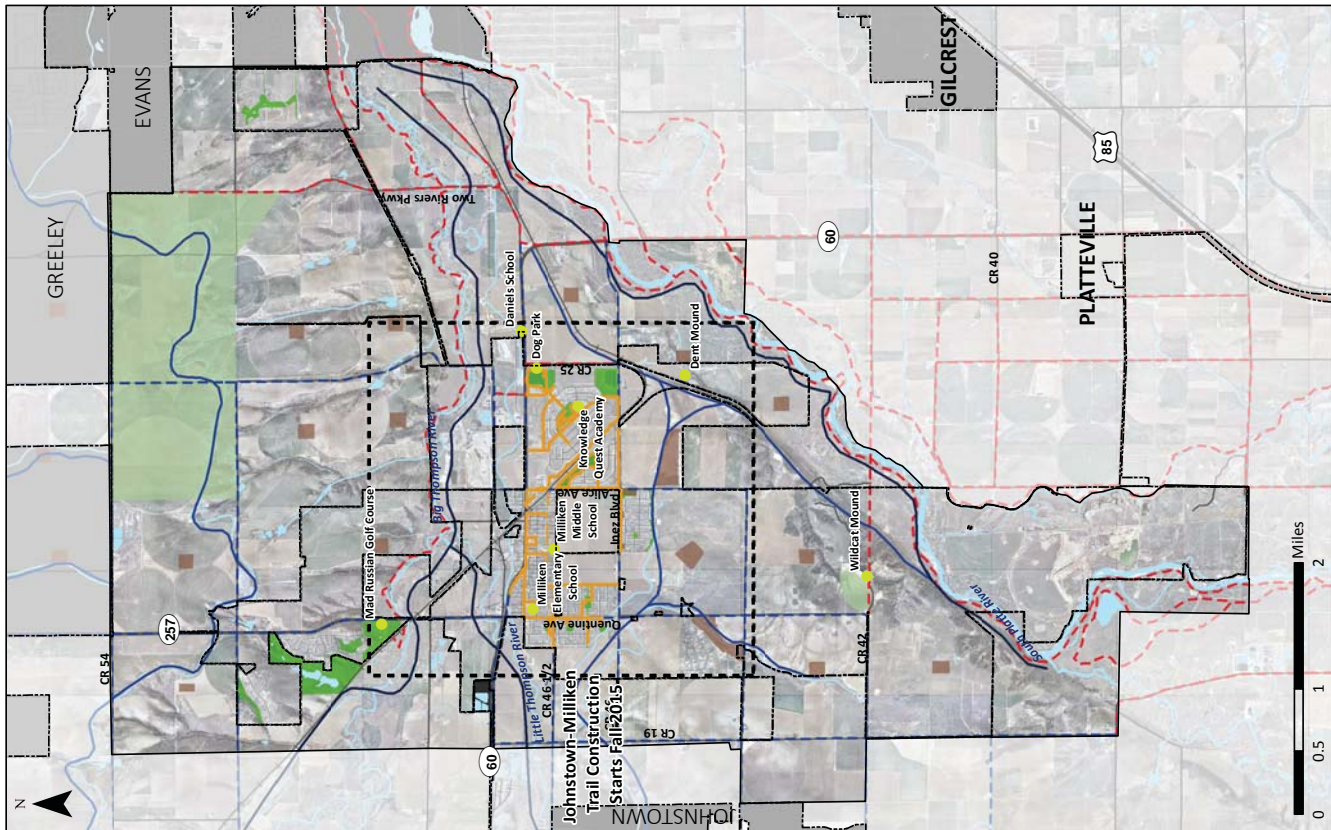
#### **P&R-3.2: PUBLIC-PRIVATE PARTNERSHIPS**

Create public-private partnerships with developers, non-profit organizations, and other local private actors to preserve, enhance, and expand the existing parks, trails, recreation and open space systems in Milliken.



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**CHAPTER 5: PARKS, TRAILS, AND RECREATION**

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## RECOMMENDED ACTIONS

The “Priority” column lists three possible time frames for implementing recommended actions: (1) - High Priority, to be initiated as soon as possible and completed within one to two years after Plan adoption. (2) - Medium Priority, to be completed within three to five years after Plan adoption. (O) - Ongoing, are actions that occur continually.

ACTION	RESPONSIBILITY	PRIORITY
<b>Goal P&amp;R-1: Develop and maintain a system of parks, trails, open space, and recreational facilities to enhance the quality of life of the Milliken residents and provide an equitable, uniform standard for future development.</b>		
Refer to the Johnstown-Milliken Parks, Trails, Recreation and Open Space Master Plan, as applicable, when making decisions about new parks, trails, open space, and recreational facilities and/or improvements to existing amenities.	<b>Lead:</b> Parks & Open Space <b>Partners:</b> Community Development, TRPR, Town of Johnstown, Weld County	O
Review and update parks and open space requirements in the Land Use Code as necessary with the goal of increasing flexibility in requirements for new parks and formalizing maintenance responsibilities and enforcement on parks and open space parcels that are deeded to the Town through the development process.	<b>Lead:</b> Community Development <b>Partners:</b> Parks & Open Space, Planning Commission	1
Reactivate the Great Outdoors Milliken (GOMill) advisory board, to advise Town staff and the Board of Trustees, on all matters related to the management and development of the Town’s parks, recreation, trails and open space system.	<b>Lead:</b> Town Board of Trustees <b>Partners:</b> Parks & Open Space, TRPR, community at large	1
Establish a mechanism for neighborhood groups or citizens to monitor and alert the Town of potential maintenance needs or other issues in parks or other facilities they use on a regular basis. Formalize a Park Inspection Report for this purpose and a process for addressing issues as they arise.	<b>Lead:</b> Parks & Open Space <b>Partners:</b> Town Board of Trustees, TRPR, all departments, community at large	2
Continue to work with private landowners to acquire easements and rights-of-ways for future trails as necessary.	<b>Lead:</b> Parks & Open Space <b>Partners:</b> Town of Milliken, Landowners	O
Maintain the Parks and Open Space Capital Improvements Plan as the primary tool for prioritizing investment in parks, recreation, and trails projects, reviewing and updating it on an annual basis to ensure it reflects current Town priorities.	<b>Lead:</b> Parks & Open Space <b>Partners:</b> Town Board of Trustees, Community Development, TRPR	O
Incorporate trail and sidewalk projects identified in the 2015 Trail & Sidewalk Gap Analysis as part of the 2016 Parks and Open Space Capital Improvements Plan.	<b>Lead:</b> Parks & Open Space <b>Partners:</b> Town Board of Trustees, Community Development	1



**CHAPTER 5: PARKS, TRAILS, AND RECREATION**

ACTION	RESPONSIBILITY	PRIORITY
<b>Goal P&amp;R-2: Protect and enhance the integrity of Milliken’s natural resources and the environment.</b>		
Review and update as needed Land Use Code requirements for open space preservation, protection of environmentally sensitive resources, and conservation or cluster subdivisions.	<b>Lead:</b> Community Development <b>Partners:</b> Parks & Open Space, Planning Commission, TRPR	1
Establish a xeriscape test garden, or some other demonstration site in an existing park to educate the community about native and/or drought tolerant plan materials and the benefits they provide.	<b>Lead:</b> Parks & Open Space <b>Partners:</b> Town of Milliken	2
When replacing turf, plants or other landscaped elements in Town parks or facilities, use native and/or drought tolerant species that require less irrigation and maintenance.	<b>Lead:</b> Parks & Open Space <b>Partners:</b> TRPR, Community Development, Planning Commission	0
Work with the school district, TRPR, and others to include stormwater management function in parks, fields, and other green areas owned and managed by these entities.	<b>Lead:</b> Community Development <b>Partners:</b> Parks & Open Space, Weld County School district; TRPR, others	0
Work cooperatively with landowners, Weld County, Great Outdoors Colorado, Colorado Open Lands, the American Farm Land Trust, the Colorado Historical society and other relevant groups to protect and preserve open space and/or working agricultural lands as opportunities arise.	<b>Lead:</b> Community Development <b>Partners:</b> TRPR, Parks & Open Space, Planning Commission, property owners, others	0
<b>Goal P&amp;R-3: Collaborate with the school district, the Thompson Rivers Parks and Recreation District, Great Outdoors Colorado, Weld County, neighboring communities, and others on the identification of shared needs and potential partnership opportunities.</b>		
Adopt a formal policy with the school district for joint use of fields and recreational amenities.	<b>Lead:</b> Parks & Open Space <b>Partners:</b> Town Board of Trustees, Weld County School District RE-5J	1
As opportunities arise, pursue funding through Great Outdoors Colorado (GOCO), LiveWell, and other organizations to fund improvements and construction of parks, trails, recreational facilities and open space.	<b>Lead:</b> Parks & Open Space <b>Partners:</b> Town of Milliken, Great Outdoors Colorado, LiveWell, and other relevant federal, state, local and non-profit partners.	0





## RELATED PLANS AND STUDIES

- [Johnstown-Milliken Park, Trails, Recreation & Open Space Master Plan, 2003](#)
- A Plan for the South Platte River Corridor, 2013
- [Town of Milliken Trail & Sidewalk Gap Analysis, 2015](#)

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## 6: A DISTINCT COMMUNITY IDENTITY THAT REFLECTS MILLIKEN'S CULTURAL, ARCHAEOLOGICAL, HISTORICAL, AND AGRICULTURAL RESOURCES.

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### OUR VISION

*Milliken residents, both long-time residents and recent transplants, value its small town character and distinct community identity. This identity has traditionally been—and will continue to be—defined by the area's rich agricultural heritage, lands and operations. As the community grows, the Town will work with area landowners to support traditional agricultural operations as well as to embrace opportunities for smaller, specialized agricultural enterprise. Milliken's unique historic, archaeological, and cultural resources further define the community's identity, and will continue to be supported through the efforts of the Milliken Historical Society, the Town, and other community advocates.*

### GOALS AND POLICIES

#### **GOAL COM-1: SUPPORT AGRICULTURE AS A BASE INDUSTRY AND A DISTINGUISHING ASPECT OF THE COMMUNITY'S ECONOMY AND WAY OF LIFE.**

##### **COM-1.1: RIGHT TO FARM**

Support residents' right to farm (as per C.R.S. Section 35-3.5-101) and acknowledge the activities, sights, sounds, and smells of agriculture as normal aspects of life in Milliken.

#### FOCUS AREAS

Goals and policies to promote a distinct community identity focus on supporting:

- Traditional and emerging agricultural operations
- Cultural diversity
- Preservation of the Town's cultural, historic, and archaeological resources
- Cultural tourism activities

## CHAPTER 6: DISTINCT COMMUNITY IDENTITY

### COM-1.2: AGRICULTURAL EVENTS/ACTIVITIES

Support opportunities to create community gathering places, events, and educational opportunities for youth, residents, and visitors centered on agriculture when opportunities to do so arise.



### COM-1.3: AGRICULTURAL LANDS CONSERVATION

Work with property owners and developers to preserve and protect opportunities for agricultural activities in Milliken's influence area through techniques such as conservation subdivision design, the use of conservation land trusts, or the dedication of conservation easements, especially on lands identified as being Prime Farmland or of, State or Local Importance. Irrigation ditches should also be protected.

### **GOAL COM-2: SUPPORT THE PRESERVATION, REHABILITATION, AND INTERPRETATION OF THE COMMUNITY'S HISTORIC AND CULTURAL RESOURCES.**

#### COM-2.1: HISTORIC PRESERVATION

Identify and protect buildings, districts, and sites of historical, architectural, archaeological, or cultural significance. Encourage and support the preservation, restoration, rehabilitation, and/or reuse of these significant structures, retaining, to the extent feasible, the provenance, integrity, and appropriate architectural styles of the original building.

#### COM-2.2: EDUCATION AND OUTREACH

Continue to expand the Town's historic preservation education and outreach programs, linking cultural and historic resources with the history of the Town and the region.

### **GOAL COM-3: PROMOTE CULTURAL TOURISM FOCUSED ON THE TOWN'S AGRICULTURAL, ARCHAEOLOGICAL, ARCHITECTURAL, HISTORIC RESOURCES, AND OTHER UNIQUE DESTINATIONS.**

#### COM-3.1: PRESERVATION OF SIGNIFICANT SITES AND RESOURCES

Encourage the preservation of sites with archaeological and/or geologic significance, such as Wildcat Mound and the Bluffs, among others.

#### COM-3.2: CREATE PARTNERSHIPS

Collaborate with the Milliken Historical Society, other local, regional, and state historic preservation and cultural resources organization, and the school district



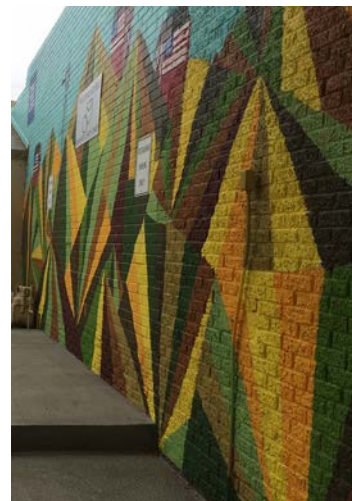
to create and/or promote tourism and educational opportunities at sites of cultural and historical significance in and around Milliken.

### **COM-3.3: AGRICULTURAL TOURISM**

Encourage the development of agricultural niches that produce specialty crops, such as the Lavender and Gladiola Farms, to attract agricultural tourists to the area.

### **COM-3.4: PUBLIC ART**

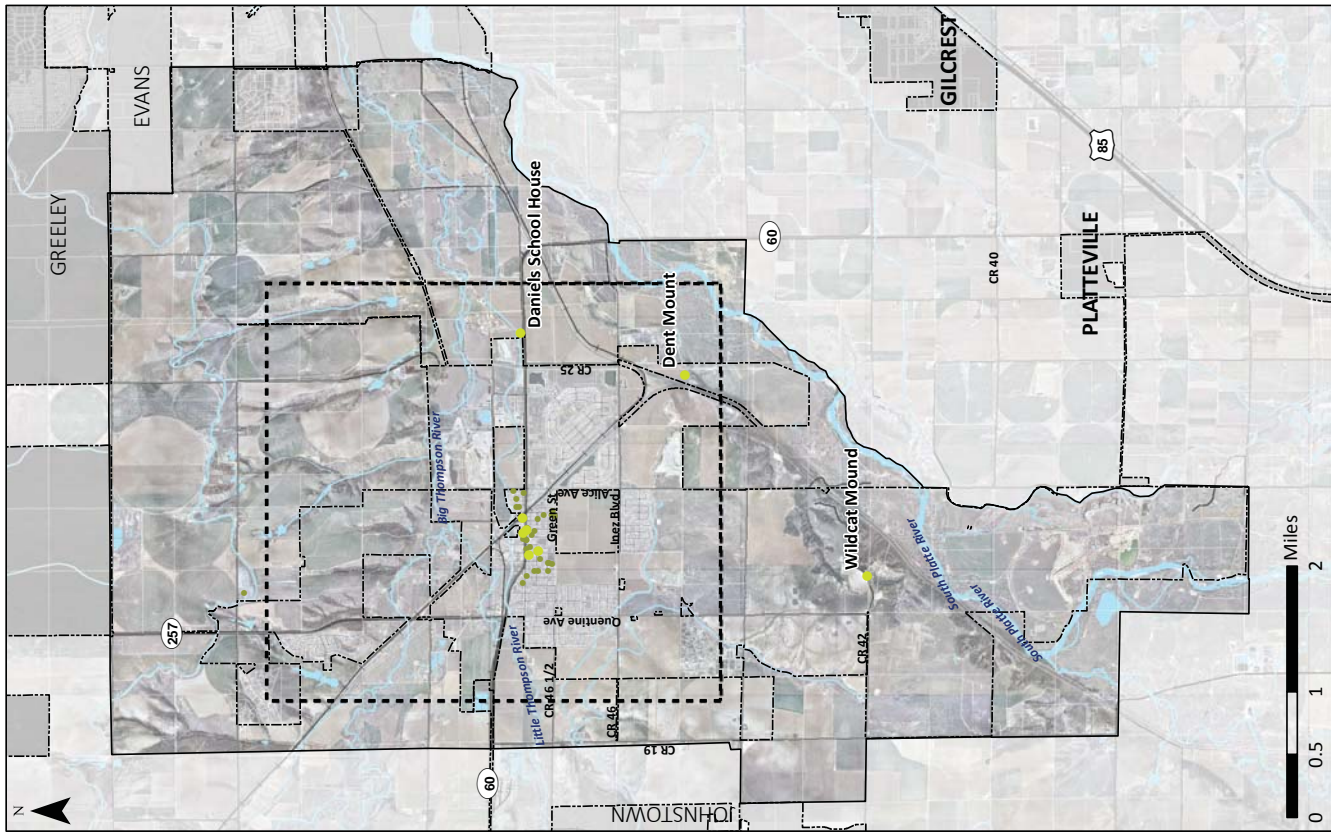
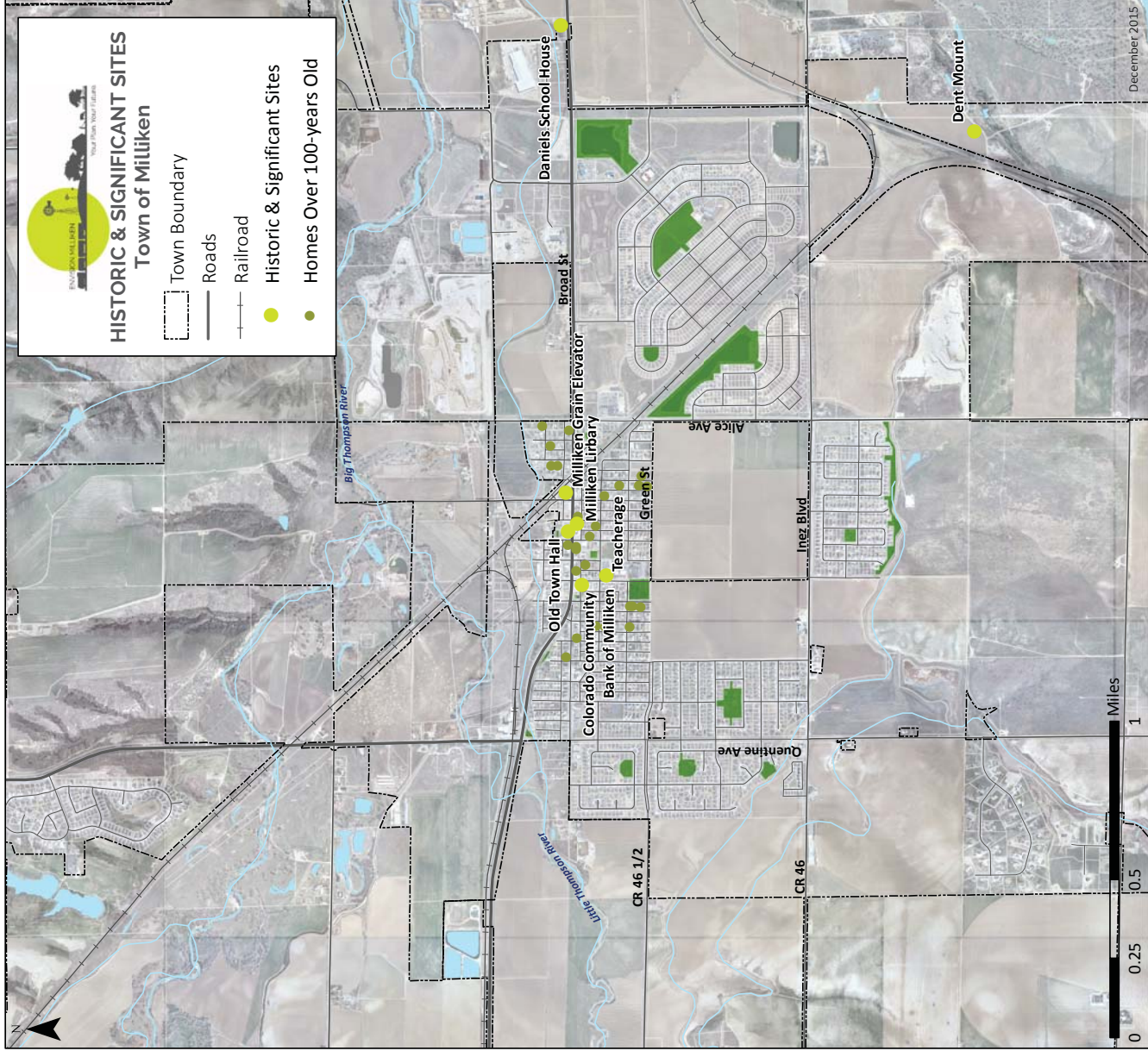
Incorporate public art reflecting the cultural and historic heritage of Milliken and its residents into public facilities, buildings, spaces and projects. Whenever possible, art should be commissioned from local artists.





**HISTORIC & SIGNIFICANT SITES**  
Town of Milliken

- Town Boundary
- Roads
- Railroad
- Historic & Significant Sites
- Homes Over 100-years Old





## RECOMMENDED ACTIONS

The “Priority” column lists three possible time frames for implementing recommended actions: (1) - High Priority, to be initiated as soon as possible and completed within one to two years after Plan adoption. (2) - Medium Priority, to be completed within three to five years after Plan adoption. (O) - Ongoing, are actions that occur continually.

ACTION	RESPONSIBILITY	PRIORITY
<b>Goal COM-1: Support agriculture as a base industry and a distinguishing aspect of the community’s economy and way of life.</b>		
Review and update the Land Use Code as needed to provide provisions for a range of potential scenarios in which conservation subdivisions could be implemented (i.e., base zoning vs. PUD).	<b>Lead:</b> Community Development <b>Partners:</b> Planning Commission	1
Provide information on the Town’s website, at Town Hall, etc. to inform current and perspective residents and homebuyers of the state’s “Right to Farm” laws and the Town’s support for agriculture.	<b>Lead:</b> Community Development <b>Partners:</b> Administration, Parks & Open Space, Economic Development, real estate community, local developers	O
Unless it comes into conflict with other conservation goals, allow farming and agricultural activities to continue on any open space owned or managed by the Town.	<b>Lead:</b> Parks & Open Space <b>Partners:</b> Town Board of Trustees	O
Partner with relevant local and state organizations, apply for state and federal grants (such as USDA’s Farmers Market Promotion Program), and work with local businesses to plan for and support a local farmers market or similar event.	<b>Lead:</b> Community Development <b>Partners:</b> Town of Milliken; local businesses; local farm community, Weld County 4-H; Weld County Farm Bureau	2
Maintain a map identifying agricultural parcels that are located on Prime Farmland, or in areas of State and Local Significance. Make this information available to developers, landowners, and the community at large.	<b>Lead:</b> Community Development <b>Partners:</b> Administration	O
Avoid rezoning of land outside of the Urban Growth Area boundary for development that is not consistent with the Framework Plan.	<b>Lead:</b> Community Development <b>Partners:</b> Planning Commission, Town Board of Trustees	O

ACTION	RESPONSIBILITY	PRIORITY
<b>Goal COM-2: Support the preservation, rehabilitation, and interpretation of the community's historic resources.</b>		
Explore possibilities for listing historic or other significant structures or sites on the National Register of Historic Places	<b>Lead:</b> Milliken Historical Society <b>Partners:</b> Town of Milliken	0
Seek grants and funding opportunities to identify, research, and protect historic sites and buildings.	<b>Lead:</b> Milliken Historical Society <b>Partners:</b> Town of Milliken; State Historic Preservation Office; Milliken Historical Society	0
Support and promote events or programs that promote and/or educate residents about the Town's historic resources.	<b>Lead:</b> Town Board of Trustees <b>Partners:</b> Milliken Historical Society	0
Partner with the school district, local artists and artisans, arts and culture groups, local businesses, and other relevant regional and state organizations to explore potential programs or events that promote arts and culture in the community.	<b>Lead:</b> Milliken Historical Society <b>Partners:</b> Town of Milliken; School district; Others	2
<b>Goal COM-3: Promote cultural tourism focused on the Town's agricultural, archaeological, architectural, historic resources, and other unique destinations (e.g., Gladiola Farm, Lavender Farm).</b>		
Develop brochures, a website page, or other educational material to advertise and promote the Town's historic and cultural resources.	<b>Lead:</b> Milliken Historical Society <b>Partners:</b> Town of Milliken; Milliken Historical Society; Others	1
Develop and market walking tours of historic or culturally significant sites in Milliken.	<b>Lead:</b> Milliken Historical Society <b>Partners:</b> Town of Milliken;	1
Continue to pursue potential opportunities to establish a permanent museum.	<b>Lead:</b> Milliken Historical Society <b>Partners:</b> Town of Milliken;	0

## RELATED PLANS AND STUDIES

- [Johnstown-Milliken Park, Trails, Recreation & Open Space Master Plan, 2003](#)
- A Plan for the South Platte River Corridor, 2013
- A Gazetteer & Historical Encyclopedia of the Town of Milliken, Colorado, 2010





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## 7: A FISCALLY SUSTAINABLE PATTERN OF DEVELOPMENT

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### OUR VISION

*The Town of Milliken strives for an orderly and predictable pattern of growth that is fiscally sustainable. Proactive planning and investment in water, sanitary sewer, and storm drainage infrastructure—both new infrastructure in emerging portions of the growth area and reinvestment in aging infrastructure in older parts of town—ensures that future growth can be accommodated in the most efficient and cost effective manner as possible. Building on adopted plans for Centennial and other planned communities, the Town will work with major land owners and the development community to encourage cohesive new neighborhoods designed to include a mix of land uses and housing types to meet the varying needs of residents. To promote the most efficient use of available infrastructure, the Town will encourage infill and redevelopment in the Downtown area and surrounding residential neighborhoods as well as Greenfield development in the larger planning area.*

### GOALS AND POLICIES

#### **GOAL SD-1: ESTABLISH A CLEAR AND ACHIEVABLE LAND USE PLAN FOR FUTURE GROWTH.**

##### **SD-1.1: FRAMEWORK PLAN**

Use the Framework Plan map as a tool to guide future growth. Concentrate urban development within existing Town limits and/or within the Urban Growth Area boundary where urban services already exist or can be reasonably provided.

#### FOCUS AREAS

Goals and policies to promote a fiscally sustainable pattern of development focus on:

- Establishing a clear and achievable land use plan
- Promoting a balanced mix of uses
- Promoting the efficient use and provision of infrastructure and services
- Fostering local and regional collaboration

## CHAPTER 7: FISCALLY SUSTAINABLE DEVELOPMENT

### SD-1.2: INFLUENCE AREA

Discourage urban development within the Influence Area during the current planning horizon as a means to:

- Support the continuation of agricultural operations for as long as is viable;
- Promote a more compact and efficient pattern of growth;
- Promote cost effective service provision;
- Act as a good neighbor in collaborative planning efforts; and
- Preserve future growth opportunities.



### SD-1.3: REGIONAL COORDINATION

Continue to collaborate with Weld County, Gilcrest, Platteville, Evans, Greeley, and Johnstown on growth issues of mutual interest. Refer formal development applications which are adjacent to other jurisdictions' Growth Areas to that jurisdiction for comments.

### SD-1.4: INTERGOVERNMENTAL AGREEMENTS

Coordinate with adjoining jurisdictions to ensure that the execution and amendment of existing and future Intergovernmental Agreements (IGAs)—such as the 2012 Milliken-Platteville IGA—are consistent with the adopted comprehensive plan.

### SD-1.5: ANNEXATION

Consider annexation of county enclaves or other properties that are consistent with annexation policies contained in the Town's Land Use Code and applicable IGAs—taking into account:

- Location in proximity to the Urban Growth Area;
- Continuity of the Town's boundary;
- Efficient and effective delivery of services;
- Relationship of neighboring urban growth areas as defined by applicable IGAs and comprehensive plans; and
- Any potential fiscal impact of the annexation.

## **GOAL SD-2: PROMOTE A BALANCED MIX OF USES (RESIDENTIAL HOUSING OPTIONS, COMMERCIAL, AND EMPLOYMENT).**

### SD-2.1: BALANCED USES

Support a balanced mix of residential, commercial, employment, and recreational uses throughout the community. Encourage the geographic distribution of uses



throughout the Town’s planning area, recognizing that certain uses may be more suitable in particular locations (i.e., Business/Industrial).

#### **SD-2.2: MIXED USE CENTERS**

Encourage a mix of residential, retail and commercial space, and employment in Downtown and other commercial/mixed-use centers to provide opportunities for residents to meet more of their daily needs in Milliken.

#### **SD-2.3: LAND USE CAPACITY VS. DEMAND**

Monitor projected growth for residential and non-residential development to understand land demand needs and align the Framework Plan map and policies to accommodate these needs.

### **GOAL SD-3: ENCOURAGE NEW GROWTH IN SERVICEABLE AREAS AND PROMOTE INFILL AND REINVESTMENT IN ESTABLISHED PARTS OF MILLIKEN WITH EXISTING INFRASTRUCTURE CAPACITY.**

#### **SD-3.1: GREENFIELD DEVELOPMENT**

Continue to support the extension of existing and planned neighborhoods within Urban Growth area in response to market demand and the availability of infrastructure and services.

#### **SD-3.2: INFILL AND REDEVELOPMENT**

Encourage targeted infill and redevelopment where infrastructure and services exist as a means to improve access to jobs, housing and services.

#### **SD-3.3: HOUSING NEAR SERVICES**

Encourage higher density housing in Downtown and adjacent to or within commercial/mixed use centers where residents can more readily access available services and community gathering spaces.

### **GOAL SD-4: PRIORITIZE INFRASTRUCTURE INVESTMENTS THAT ARE STRATEGICALLY ALIGNED WITH THE TOWN’S GROWTH VISION.**

#### **SD-4.1: LONG RANGE PLANS**

Develop and utilize long range plans (i.e., Framework Plan, Water and Sanitary Sewer Master Plan) effectively manage the timing and location of future growth and to inform and help prioritize infrastructure needs.



## CHAPTER 7: FISCALLY SUSTAINABLE DEVELOPMENT

### SD-4.2: TARGETED INFRASTRUCTURE INVESTMENTS

Prioritize and invest in infrastructure maintenance and improvements within the established portions of the community and within the Urban Growth Area boundary.

### SD-4.3: CAPITAL IMPROVEMENTS

Monitor capital improvement needs and requests and proactively plan for and prioritize capital improvement projects. Promote awareness of the fiscal constraints of the Town and clearly communicate high priority capital improvement needs and plans.



### GOAL SD-5: ENSURE THAT THE TOWN HAS THE RESOURCES NEEDED TO SERVE AREAS PLANNED FOR NEW DEVELOPMENT WITH THE INFRASTRUCTURE, SERVICES AND AMENITIES NEEDED.

#### SD-5.1: ADEQUATE PUBLIC FACILITIES

Ensure that public facilities and services are adequate to reasonably maintain current levels of service or service standards given the impacts of a proposed development or that committed funding sources for such adequate facilities are sufficient to ensure their provision in a timely fashion.

#### SD-5.2: FISCAL IMPACTS

Manage the fiscal impacts of annexing and developing several areas concurrently by limiting costs to those which can reasonably be accommodated within the CIP and are compatible with anticipated revenues.

#### SD-5.3: REGIONAL COLLABORATION

Explore the potential of using a shared service provision model as a means of supporting development that is consistent with the community's vision in locations the Town would otherwise not have the means to serve within the immediate planning horizon.

#### SD – 5.4: DEVELOPMENT FEES AND REQUIREMENTS

Ensure the Town has the necessary fees and dedication requirements (i.e. right-of-way, water rights, land for public facilities) so that new development projects provide the necessary revenue, infrastructure, and resources to not create an undue burden on the Town. Regularly assess infrastructure fees to ensure fees are sufficient to cover costs associated with new Town improvements.



## FRAMEWORK PLAN

Milliken’s Framework Plan is intended to guide where and how the Town will grow over the next ten to twenty years. It should be used to as a tool for making decisions regarding the location, timing, and types of future growth that occur, and for guiding future infrastructure investments. The Framework Plan places a strong emphasis on the retention of the Town’s small-town character and agricultural heritage, through strategically-managed growth. The Framework Plan is based on the following assumptions:

- Expansion of the Town’s existing geographic footprint will be growth will be focused within the Urban Growth Area boundary.
- The Town will periodically evaluate the Urban Growth Area boundary to ensure it maintains a sufficient supply of land for expansion.
- “Leap frog” development into unincorporated areas of Weld County beyond the Urban Growth Area boundary will be discouraged through ongoing coordination with the county and neighboring communities and through the Milliken-Platteville IGA and other applicable agreements.
- Infill and redevelopment will be encouraged within the Town’s existing limits in accordance with the goals and policies contained in this plan.
- Expansion of utilities and services will be prioritized for development that is located within the Urban Growth Area boundary.

## THREE-MILE PLAN

For the purposes of this Plan, Milliken’s Planning Area is comprised of the incorporated Town of Milliken and its Influence Area. The Influence Area boundary constitutes the Town’s three-mile limit as required by CRS 31-12-105. (1) (e) (I).

## BUILDOUT CAPACITY

LAND USE	AVERAGE DENSITY	ACRES	UNITS	POPULATION <sup>1</sup>
<b>Residential<sup>2</sup></b>				
Estate Residential (ER)	0.05 DU/ac	2,989	149 DUs	477
Residential Neighborhood (RN)	4.5 DU/ac	3,857	13,885 DUs	44,294
Downtown (DT) <sup>3</sup>	12 DU/ac	39	378 DUs	1,205
Commercial/Mixed Use (CMU) <sup>3</sup>	8 DU/ac	333	2,131	6,799
<i>Residential Subtotal</i>	--	7,218	16,544	52,774
<b>Non-Residential<sup>4</sup></b>				
Downtown (DT) <sup>3</sup>	1.00 FAR	10	342,734 sqft	--
Commercial/Mixed Use (CMU) <sup>3</sup>	0.65 FAR	83	1,880,050 sqft	--
Business Industrial (BI)	0.50 FAR	1,164	20,281,536 sqft	--
<b>Non-Residential Subtotal</b>	--	1,257	22,504,320 sqft	--
<b>Other</b>				
Agriculture (AG)	--	3,798	--	--
Parks and Recreation (PR)	--	343	--	--
Greenways	--	6,534	--	--
Public/Quasi-Public	--	63	--	--
Urban Reserve	--	1,830	--	--
<b>Other Subtotal</b>	--	12,568	--	--

Source: Clarion Associates, 2015

**Notes:**

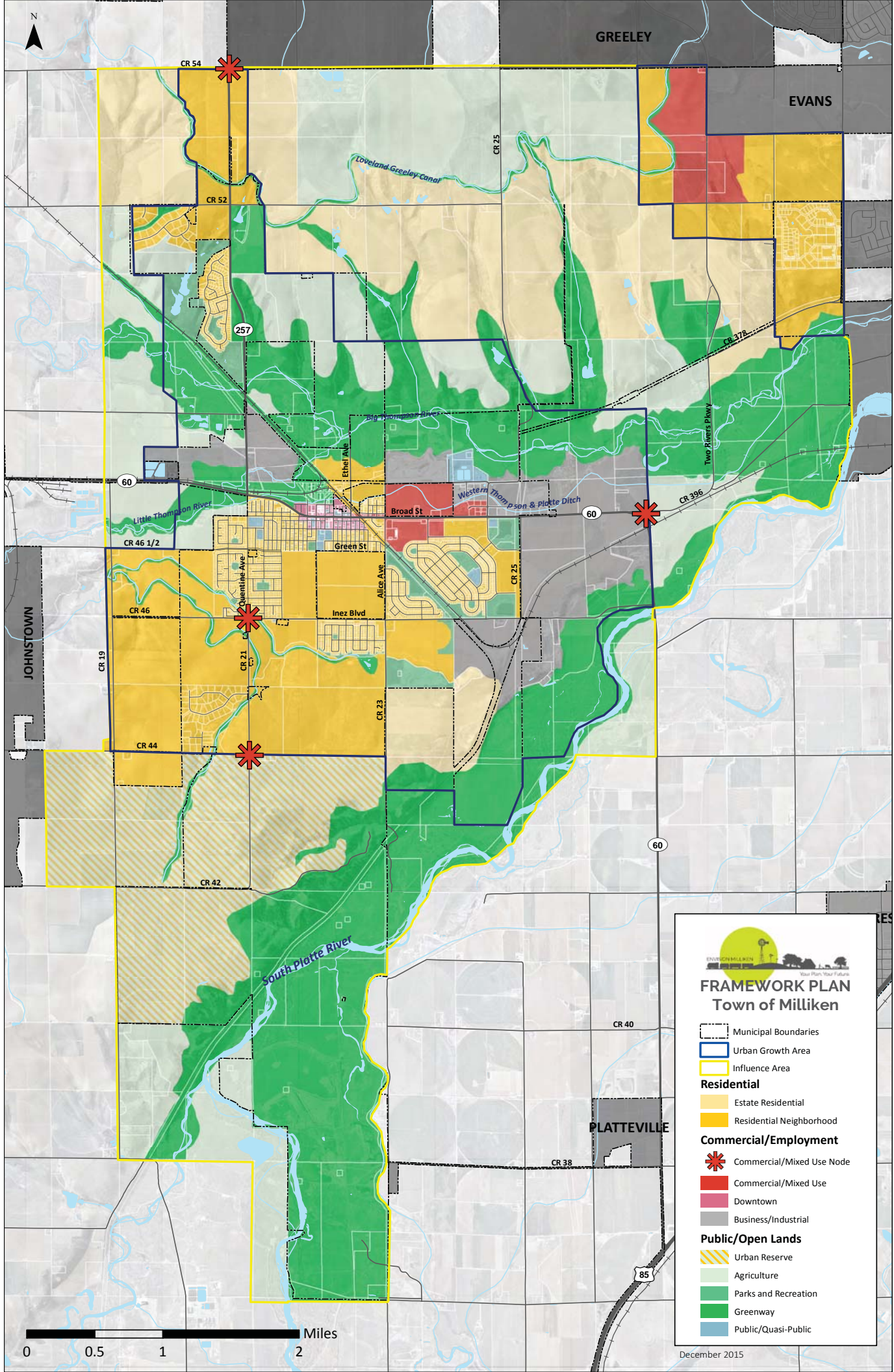
<sup>1</sup> Existing Residential acreages reduced by 20 percent to account for development inefficiencies (except for ER).


<sup>2</sup> Existing Residential acreages reduced by 20 percent to account for development inefficiencies except for ER. Downtown and Commercial/Mixed Use acreages assume 20 percent will be used for non-residential uses, while 80% will be used for residential uses.

<sup>3</sup> Existing Non-Residential acreages reduced by 20% to account for development inefficiencies.















<sup>4</sup> Existing Non-Residential acreages reduced by 20% to account for development inefficiencies.







**FRAMEWORK PLAN**  
**Town of Milliken**

-  Municipal Boundaries
-  Urban Growth Area
-  Influence Area
- Residential**
-  Estate Residential
-  Residential Neighborhood
- Commercial/Employment**
-  Commercial/Mixed Use Node
-  Commercial/Mixed Use
-  Downtown
-  Business/Industrial
- Public/Open Lands**
-  Urban Reserve
-  Agriculture
-  Parks and Recreation
-  Greenway
-  Public/Quasi-Public

**CHAPTER 7: FISCALLY SUSTAINABLE DEVELOPMENT**





## FUTURE LAND USE CATEGORIES

The table below summarizes each of the land use categories identified on the Framework Plan map. The table is intended as a quick reference guide to be used in conjunction with the Framework Plan and the policies contained in this comprehensive plan.

LAND USE CATEGORY	DENSITY RANGE	USES	CHARACTERISTICS/NOTES	CURRENT ZONING
<b>Residential</b>				
<b>Estate Residential (ER)</b>	Typically 1 dwelling unit per 20 acres; although lots as small as 5 acres may be approved with a conservation density bonus or 6 acres as part of a factory built housing development.	<i>Primary:</i> Detached single-family homes on large lots. <i>Secondary:</i> Minor accessory uses and buildings and agricultural uses.	<ul style="list-style-type: none"> <li>• Clustering on smaller lots is strongly encouraged to provide for preservation of agricultural land, sensitive natural areas, and common open space.</li> <li>• Typically found in rural settings both within and outside of Town limits.</li> <li>• Large portions of the lot remain undeveloped, reinforcing rural character.</li> <li>• Generally not served by Town utilities; although utilities may be extended to serve some areas in the future.</li> <li>• Keeping of livestock may be permitted, based on underlying zoning.</li> </ul>	R-1E, E-1, AE, R-FH
<b>Residential Neighborhood (RN)</b>	Typical 3-7 dwelling units per acre, however, may be as high as 20 dwelling units per acre in some locations.	<i>Primary:</i> Detached single-family homes on smaller lots; attached units (duplex, triplex, townhomes); mobile homes; and multifamily apartments or condominiums exist in limited locations. <i>Secondary:</i> Parks, trail, recreational facilities, schools, places of worship, and other public/quasi-public uses are typically integrated within each neighborhood.	<ul style="list-style-type: none"> <li>• Includes Old Town neighborhood as well as other established neighborhoods near Downtown.</li> <li>• A mix of housing types is encouraged to serve the community.</li> <li>• Includes areas identified for future residential development where municipal services are currently available or are planned.</li> <li>• Where higher density multifamily dwellings are provided, transitions to adjacent single-family development should be provided either through changes in height and building massing or by placing lower-intensity housing types (e.g., duplexes, townhomes) along shared edge.</li> <li>• As new neighborhoods are developed, pedestrian and bicycle connections to schools, parks, recreational facilities and other facilities and services in established parts of Town should be provided.</li> </ul>	R-1, R-2, R-3, R-M

CHAPTER 7: FISCALLY SUSTAINABLE DEVELOPMENT

LAND USE CATEGORY	DENSITY RANGE	USES	CHARACTERISTICS/NOTES	CURRENT ZONING
<b>Commercial/Employment/Mixed Use</b>				
<b>Downtown (DT)</b>	Typical floor area ratios (FARs) of between 0.25 and 2.	<p><b>Primary:</b> Mix of civic, retail/commercial, and office.</p> <p><b>Secondary:</b> Medium/high density housing.</p>	<ul style="list-style-type: none"> <li>• Intended to provide for a mixture of uses that will strengthen and expand the Downtown central business district and reinforce its character and vitality as the central “hub” of the community.</li> <li>• Ground floor of buildings fronting on Broad Street should be retained for retail/commercial uses. Higher density residential is encouraged Downtown to increase activity, support local businesses, and increase housing options; however, housing should be limited to either the upper floors of buildings fronting on Broad Street or as part of a larger development off of Broad Street.</li> <li>• Includes portions of established residential areas to the north and south of Broad Street, where existing homes may be converted to office and retail and/or where a transition to higher intensity uses is encouraged to occur over time.</li> </ul>	MU-C-D
<b>Commercial/Mixed Use</b>	Typical floor area ratios (FARs) of between 0.35-1.0 FAR.	<p><b>Primary:</b> Retail, commercial services, and professional offices.</p> <p><b>Secondary:</b> Multifamily residential, including live-work units.</p>	<ul style="list-style-type: none"> <li>• Intended to accommodate traditional retail and commercial centers, as well as mixed use centers that include supporting residential uses and are integrated as part of larger planned communities.</li> <li>• Mixed use centers may include a horizontal or vertical mix of uses (i.e., residential or office above retail uses) and will tend to have a more compact land use pattern.</li> <li>• Regardless of the overall mix of uses, Commercial/Mixed Use centers should incorporate pedestrian-friendly design elements through management of location, scale and orientation of parking facilities, driveways, connective sidewalks and trails, public plazas, and storefronts.</li> </ul>	C-1, C-2, C-3, C-4



LAND USE CATEGORY	DENSITY RANGE	USES	CHARACTERISTICS/NOTES	CURRENT ZONING
<b>Business Industrial (BI)</b>	Typical floor area ratios (FARs) of between 0.15-1.0 FAR.	<p><b>Primary:</b> Employment facilities, such as professional offices, research and development, manufacturing, indoor storage, warehousing and distribution, and a wide range of other industrial services and operations.</p> <p><b>Secondary:</b> Retail and/or outdoor storage permitted as an ancillary use with a primary employment or industrial use.</p>	<ul style="list-style-type: none"> <li>• Concentrated areas of employment along Highway 60 and railroad lines.</li> <li>• May include smaller office complexes consisting of a single building or several buildings not located in an office park setting.</li> <li>• Activities generally take place indoors, and outdoor storage or other higher intensity industrial types of uses should be screened from residential neighborhoods and public rights-of-way.</li> <li>• Supporting retail should be concentrated to the extent feasible.</li> </ul>	I-2; I-1
<b>Public/Open Lands</b>				
<b>Agriculture (AG)</b>	N/A	<p><b>Primary:</b> Farming, ranching, and other agriculturally related uses.</p> <p><b>Secondary:</b> Low density (rural) residential.</p>	<ul style="list-style-type: none"> <li>• Areas are not anticipated to be developed within the 20-year planning horizon.</li> <li>• Continuation of agricultural uses is encouraged within the context of both market demand and the desires of individual property owners.</li> <li>• Residences are typically limited to those for owners/operators of the agricultural enterprise.</li> </ul>	A
<b>Parks and Recreation (PR)</b>	Varies	Parks, trails, and other recreational facilities.	<ul style="list-style-type: none"> <li>• Provides for the active and passive recreational needs of the community, in coordination with the Johnstown/Milliken Parks, Trails, Recreation, and Open Space Master Plan.</li> <li>• Generally provided by public agencies, such as the Town of Milliken, Thompson River Parks and Recreation District, Weld County, or others; however private parks and open space and privately operated golf courses are also included.</li> </ul>	Varies

CHAPTER 7: FISCALLY SUSTAINABLE DEVELOPMENT

LAND USE CATEGORY	DENSITY RANGE	USES	CHARACTERISTICS/NOTES	CURRENT ZONING
Greenways	N/A	Limited uses with low flood damage potential and that will not obstruct flood flows, such as farming, ranching, and other agriculturally related uses, as well as parks, open space, trails and other recreational uses.	<ul style="list-style-type: none"> <li>Includes areas within the 100 and 500-year floodplain (as identified by official FEMA mapping) as well as steep slopes and other environmentally sensitive or hazard prone areas suitable for future conservation.</li> </ul>	CD
Public/Quasi-Public (PUB)	Varies	<p><b>Primary:</b> Government offices, schools, community centers, fire stations, libraries, cemeteries, churches, and other places of worship. Also includes facilities needed for essential public services (e.g. wastewater treatment plant), and other industrial uses.</p>	<ul style="list-style-type: none"> <li>Only existing facilities are shown on the Future Land Use Plan.</li> <li>Future locations will vary depending on the type of facility</li> </ul>	Varies



LAND USE CATEGORY	DENSITY RANGE	USES	CHARACTERISTICS/NOTES	CURRENT ZONING
<b>Other</b>				
<b>Floodplain/Flood Hazard Overlay</b>	N/A	Limited uses with low flood damage potential and that will not obstruct flood flows, such as farming, ranching, and other agriculturally related uses, as well as trails, parks, open space, trails and other recreational uses.	<ul style="list-style-type: none"> <li>• Identifies areas within the 100 and 500-year floodplain (as identified by official FEMA mapping)</li> <li>• Also identifies areas that were inundated during the 2013 flood.</li> </ul>	
<b>Urban Growth Area</b>	N/A	N/A	Includes areas where utilities, access and other public services can be reasonably provided and where growth and development will be encouraged.	N/A
<b>Influence Area</b>	N/A	N/A	Land now under Weld County jurisdiction, which has a rural character and may potentially become developed with urban uses as services become available (likely beyond the current planning horizon). The Influence Area boundary constitutes the Town's three-mile limit as required by CRS 31-12-105. (1) (e) (I).	N/A

## RECOMMENDED ACTIONS

The “Priority” column lists three possible time frames for implementing recommended actions: (1) - High Priority, to be initiated as soon as possible and completed within one to two years after Plan adoption. (2) - Medium Priority, to be completed within three to five years after Plan adoption. (O) - Ongoing, are actions that occur continually.

ACTION	RESPONSIBILITY	PRIORITY
<b>Goal SD-1: Establish a clear and achievable land use plan for future growth.</b>		
Maintain a Coordinated Planning Agreement (CPA) with Weld County and Intergovernmental Agreements (IGAs) with neighboring communities.	<b>Lead:</b> Community Development <b>Partners:</b> Administration, Town Board of Trustees, Weld County, neighboring communities	O
Update the 2012 Milliken-Platteville IGA to reflect updates to Urban Growth Area boundaries for Milliken, Gilcrest, and Platteville, and references to the Milliken-Platteville Joint Planning Area (JPA).	<b>Lead:</b> Community Development <b>Partners:</b> Administration, Town Board of Trustees, Town of Platteville, Town of Gilcrest	1
Monitor building permit activity to help inform land capacity and availability.	<b>Lead:</b> Community Development <b>Partners:</b> Local developers; real estate community	O
Evaluate annexation proposals for consistency with the Comprehensive Plan and applicable IGAs.	<b>Lead:</b> Community Development <b>Partners:</b> Administration, Town Board of Trustees, Weld County; neighboring communities	O
<b>Goal SD-2: Promote a balanced mix of uses (residential housing options, commercial, and employment).</b>		
Update buildout capacity numbers on an annual basis as a tool for monitoring available land and guiding future service provision.	<b>Lead:</b> Community Development <b>Partners:</b> Administration; Weld County; Others	1
<b>Goal SD-3: Encourage growth in serviceable areas and promote infill and reinvestment in established parts of Milliken with existing infrastructure capacity.</b>		
Consider establishing a tiered fee system, so that parcels inside Town limits have reduced fees (to encourage infill and redevelopment and the efficient use of available infrastructure).	<b>Lead:</b> Administration <b>Partners:</b> Community Development, Public Works, Town Board of Trustees	2
Continue to work with property owners to update zoning on development ready parcels to align with the Comprehensive Plan.	<b>Lead:</b> Community Development <b>Partners:</b> Planning Commission, property owners	O



ACTION	RESPONSIBILITY	PRIORITY
<b>Goal SD-4: Prioritize infrastructure investments that are strategically aligned with the Town’s growth vision.</b>		
Use the Capital Improvements Program (CIP) as a tool to direct the location and timing of growth by coordinating and targeting public capital expenditures in a fiscally responsible manner.	<b>Lead:</b> Public Works <b>Partners:</b> Community Development; Town Board of Trustees	O
Maintain utility service master plans for water, sewer, and storm drainage.	<b>Lead:</b> Public Works <b>Partners:</b> Community Development; Town Board of Trustees	O
<b>Goal SD-5: Ensure that the Town has the resources needed to serve areas planned for new development with the infrastructure, services and amenities needed.</b>		
Collaborate with neighboring communities, as opportunities arise, on the possible use of a shared service provision model north of the Big Thompson River (along SH257 and Two Rivers Parkway).	<b>Lead:</b> Administration <b>Partners:</b> Town Board of Trustees, Community Development	O
Regularly assess appropriate level of impact fees on new development	<b>Lead:</b> Community Development <b>Partners:</b> Fire Department; Police Department; Public Works; Community Development	O

## RELATED PLANS AND STUDIES

- Town of Milliken Housing Needs Assessment, 2014
- Town of Milliken Water and Sanitary Sewer Master Plan Update, 2014



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## 8: A DIVERSE MIX OF HOUSING TYPES TO MEET THE NEEDS OF RESIDENTS OF ALL AGES, INCOMES, AND ABILITIES

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### OUR VISION

*Milliken has become an attractive community for young families and is committed to building on its family-friendly environment. However, Milliken will also need to employ a variety of strategies to diversify its housing stock in order to meet the needs of a growing and changing population. The Town will continue to work with the Milliken Housing Authority, Loveland Housing Authority, Greeley Habitat for Humanity, and other community partners to increase affordable and senior housing options that provide residents with the ability to remain in Milliken as they age and have access to essential services and a continuum of care. In addition, the Town will work with major land owners and developers to ensure new neighborhoods include a mix of housing types—detached single family, duplexes, townhomes, and multi-family—to meet the needs of entry-level buyers and renters as well as “move up” housing on larger lots for residents with growing incomes and families.*

### GOALS AND POLICIES

#### **GOAL H-1: ENSURE THE TOWN ALLOWS FOR A WIDE RANGE OF HOUSING TYPES ACCESSIBLE TO ALL INCOME LEVELS, AGE RANGES AND HOUSEHOLD TYPES.**

##### **H-1.1: MIX OF HOUSING TYPES**

Encourage a range of housing types in new neighborhoods as well as in Milliken’s Old Town and Downtown Area neighborhoods, ranging from various sizes of attached and detached single family, to townhomes and apartments, to housing

#### FOCUS AREAS

Goals and policies to promote a diverse mix of housing types encourage:

- Housing that is accessible to all income levels, age ranges, and household types
- Reinvestment in Milliken’s Old Town and Downtown area neighborhoods
- A specific emphasis on filling identified gaps in Milliken’s housing stock, which include: rental, senior, and estate or “move up” housing

## CHAPTER 8: HOUSING



for special populations (e.g., elderly or disabled residents) in areas that are well-served by existing services and infrastructure. Support a diversity of lot sizes, densities, and housing prices and styles to accommodate the community's needs.

### H-1.2: SENIOR HOUSING/VISITABLE HOUSING

Encourage the development of new housing units designed to accommodate the specific needs of seniors and others who might have limited mobility. Such features could include main floor bedrooms, wider hallways/doors, level entries without steps, etc.

### H-1.3: DEVELOPMENT READY SITES

Ensure that there are existing areas within the Urban Growth Area boundary that are zoned for and have infrastructure in place to support all types of housing desired in the Town.



## GOAL H-2: PROMOTE CONTINUED REINVESTMENT IN MILLIKEN'S OLD TOWN AND DOWNTOWN AREA NEIGHBORHOODS.

### H-2.1: NEIGHBORHOOD REINVESTMENT

Explore offering Town-led programs and support other organizations' efforts and programs to encourage property maintenance and/or rehabilitation such as debris removal events, paint-a-thons, energy efficiency improvements, emergency repairs, and adopt-a-neighbor partnerships. Consider partnerships with the private sector and non-profits as a way to further support reinvestment.

### H-2.2: NON-CONFORMING STRUCTURES

Take appropriate actions to bring non-conforming residential lots and structures into compliance with adopted Land Use and Building Code standards.

### H-2.3: INFILL DEVELOPMENT

Encourage infill development—both stick built and manufactured homes—on vacant lots within Milliken's Old Town and Downtown area neighborhoods in accordance with Land Use and Building Code requirements.

### H-2.4: CODE ENFORCEMENT

Consistently administer and enforce Town ordinances related to public health, safety, and property maintenance issues.



**GOAL H-3: ACTIVELY PURSUE OPPORTUNITIES AND PARTNERSHIPS THAT WILL INCREASE THE DIVERSITY OF HOUSING STOCK AND TO ADDRESS THE NEED FOR RENTAL HOUSING AND SENIOR HOUSING WITHIN THE TOWN.**

**H-3.1: RENTAL HOUSING**

Ensure that there are a variety of areas in the Town that allow for multifamily housing and actively market developers and builders to encourage them to build rental units in Milliken.

**H-3.2: SENIOR HOUSING**

Continue to collaborate with the Milliken Housing Authority on efforts to increase the number of housing units affordable and accessible to seniors.

**H-3.3: ESTATE AND MOVE UP HOUSING**

Ensure that Milliken has neighborhoods and development sites that are available and attractive for estate housing and housing that allows for existing residents to remain in the community as their needs and preferences change.



## RECOMMENDED ACTIONS

The “Priority” column lists three possible time frames for implementing recommended actions: (1) - High Priority, to be initiated as soon as possible and completed within one to two years after Plan adoption. (2) - Medium Priority, to be completed within three to five years after Plan adoption. (O) - Ongoing, are actions that occur continually.

ACTION	RESPONSIBILITY	PRIORITY
<b>Goal H-1: Ensure the Town allows for a wide range of housing types accessible to all income levels, age ranges and household types.</b>		
Evaluate the Land Use Code and consider potential changes to that allow for more flexibility in lot sizes and unit types including smaller lots or homes.	<b>Lead:</b> Community Development <b>Partners:</b> Planning Commission	1
Review the Town’s zoning map to determine if more land should be included in zone districts allowing estate residential, multi-family and mobile homes.	<b>Lead:</b> Community Development <b>Partners:</b> Planning Commission	1
Streamline the land use and building permit process in order to make it easier for properties to be rezoned for multi-family, mobile homes, town homes.	<b>Lead:</b> Community Development <b>Partners:</b> Building Department; Public Works	1
Maintain an inventory of vacant/unbuilt residential lots that are development ready.	<b>Lead:</b> Community Development <b>Partners:</b> Public Works	O
<b>Goal H-2: Promote continued reinvestment in Milliken’s Old Town and Downtown area neighborhoods.</b>		
Continue to support Code Enforcement as an essential function of the Town.	<b>Lead:</b> Town Board of Trustees <b>Partners:</b> Building Department; Community Development	O
Provide a Housing Rehabilitation Program utilizing Community Development Block Grant (CDBG) funds to assist homeowners	<b>Lead:</b> Community Development <b>Partners:</b> Milliken Housing Authority	2
Consider a program that decreases building, permit, and or impact fees for houses built on vacant lots in Old Town or Downtown area neighborhoods.	<b>Lead:</b> Town Board of Trustees <b>Partners:</b> Building Department; Community Development; Public Works	1
Consider amending the Land Use Code to allow the construction of accessory dwelling units (ADUs) in Old Town or Downtown area neighborhoods by right, in conjunction with the creation of siting and design standards for ADUs.	<b>Lead:</b> Community Development <b>Partners:</b> Building Department; Planning Commission	1



ACTION	RESPONSIBILITY	PRIORITY
<b>Goal H-3: Actively pursue opportunities and partnerships that will increase the diversity of housing stock and to address the need for rental housing and senior housing within the Town.</b>		
Work with the Housing Authority and regional partners to develop a senior housing projects to address existing and future needs for senior housing	<b>Lead:</b> Milliken Housing Authority <b>Partners:</b> Community Development; Loveland Housing Authority	0
Consider a program that offers reduced building, permit, and or impact fees for housing projects that provide housing unit types under-represented in Milliken to incentivize developers	<b>Lead:</b> Community Development <b>Partners:</b> Planning Commission; Town Board of Trustees; Public Works; Building Department	1
Monitor areas planned for Estate Residential development within the Urban Growth Area boundary and ensure adequate infrastructure is present.	<b>Lead:</b> Community Development <b>Partners:</b> Johnstown-Milliken Chamber of Commerce; Local Realtors; Property Owners	0
Work with the Milliken Housing Authority, appropriate regional agencies, and local home builders to create a first-time home buyer homeownership program. This program should include both existing homes and new construction.	<b>Lead:</b> Community Development <b>Partners:</b> Milliken Housing Authority; Local Builders; Loveland Housing Authority	1
Identify a champion for the Town who can develop and effectively carryout an outreach strategy to market development opportunities for multifamily rental housing in Milliken to developers active in the region	<b>Lead:</b> Community Development <b>Partners:</b> Local Developers; Local Realtors	1

## RELATED PLANS AND STUDIES

- Town of Milliken Housing Needs Assessment, 2014
- Town of Milliken Water and Sanitary Sewer Master Plan Update, 2014

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## 9: A SAFE AND DISASTER RESILIENT COMMUNITY

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### OUR VISION

*Milliken is committed to becoming a safer and more disaster resilient community—building on the strength and resolve demonstrated by Town residents and many community partners in the wake of the September 2013 flooding. The Town will continue its ongoing efforts to recover and rebuild from the 2013 flooding, while also seeking to minimize risk to life and property in light of possible future natural or human-caused disasters. Ongoing collaboration and communication with first responders and residents and a focus on designing new infrastructure to more readily withstand potential hazard events will increase the Town’s ability to respond to and recover from future events.*

### GOALS AND POLICIES

#### **GOAL RES-1: DIRECT FUTURE GROWTH AND PUBLIC/PRIVATE INVESTMENT AWAY FROM HAZARD PRONE AREAS.**

##### **RES-1.1: HAZARD AVOIDANCE**

Discourage development from locating in areas characterized by natural or geologic hazards. Avoid, to the extent possible, Town investments in infrastructure and facilities in areas characterized by natural or geologic hazards. Should such investments be necessary, ensure that projects use best practices for mitigating risks and protecting the health and safety of residents.

#### FOCUS AREAS

Goals and policies to promote a safe and disaster resilient community focus on:

- Directing future growth and investment away from hazard prone areas
- Minimizing risk and effects of future hazard events on essential infrastructure
- Promoting emergency preparedness
- Improving communication
- Increasing community awareness of potential risks

**RES-1.2: FLOOD PRONE AREAS**

Determine appropriate alternative uses for flood-prone lands acquired by the Town. Ensure that development does not alter or impact the floodplain, flood way or natural channel of the rivers flowing through the Town.



**GOAL RES-2: MINIMIZE RISK AND EFFECTS OF FUTURE HAZARD EVENTS ON THE TOWN’S ESSENTIAL INFRASTRUCTURE (E.G., ROADWAYS, BRIDGES, AND WATER/SEWER LINES) THROUGH BETTER INFRASTRUCTURE DESIGN AND REDUNDANT SYSTEMS.**

**RES-2.1: RISK ASSESSMENT**

Identify and inventory essential Town infrastructure and facilities located in the 100-year floodplain or in other areas prone to natural or geologic hazards. If any are found to be at risk, develop mitigation strategies and redundancies/back-up systems, or consider relocation.

**RES-2.2: HAZARDOUS MATERIAL**

To the extent possible, prevent the storage or manufacture of toxic or hazardous materials, chemicals, or waste in hazard prone areas (publically and privately owned), including those located in the 100-year floodplain. Also, participate in local review of the State’s hazardous truck routing plans and proposed routes.

**RES-2.3: MITIGATION PROJECTS**

Continue to identify and implement mitigation strategies and projects to reduce the risks posed by known hazards to residents and property owners. Include projects or recommendations listed in the updated Stormwater Master Plan.

**RES-2.4: INFRASTRUCTURE DESIGN**

Update standards so that existing and new infrastructure is able to withstand a greater degree of stress or damage from natural disasters. For example, ensure that all river and stream crossings are designed to accommodate flows and velocities of a 100-year flood event, or greater. Also, ensure that all stormwater drainage and conveyance systems are able to accommodate discharges from at least 100-year storm events.



**GOAL RES-3: MAKE MILLIKEN A MORE DISASTER RESILIENT COMMUNITY BY ENGAGING THE ENTIRE COMMUNITY IN THE PLANNING AND CREATION OF DISASTER RESPONSE AND PREPAREDNESS PLANS.**

**RES-3.1: EMERGENCY RESPONSE**

Ensure the Town, first responders, and residents are prepared to respond to potential hazards or natural disasters. Update and maintain the Town’s Emergency Response Plan on a regular basis. Include the community in these updates.

**RES-3.2: COMMUNITY PREPAREDNESS**

Support education and outreach efforts in the community to educate and inform residents of disaster response procedures. Ensure such efforts include information about where residents can receive safety and evacuation information during and after an emergency or disaster.



**GOAL RES-4: PROMOTE COMMUNITY EMERGENCY PREPAREDNESS THROUGH INCREASED COMMUNICATION BETWEEN FIRST RESPONDERS, THE TOWN, AND THE PUBLIC.**

**RES-4.1: COMMUNICATION**

Identify and develop multiple channels through which first responders, the Town, and the public can communicate with one another. Ensure redundancies exist in the system.

**GOAL RES-5: MAINTAIN POLICE, FIRE, AND EMS LEVELS OF SERVICE AS THE COMMUNITY GROWS.**

**RES-5.1: ADEQUATE POLICE FORCE**

Maintain police force level of service to ensure the safety of the community.

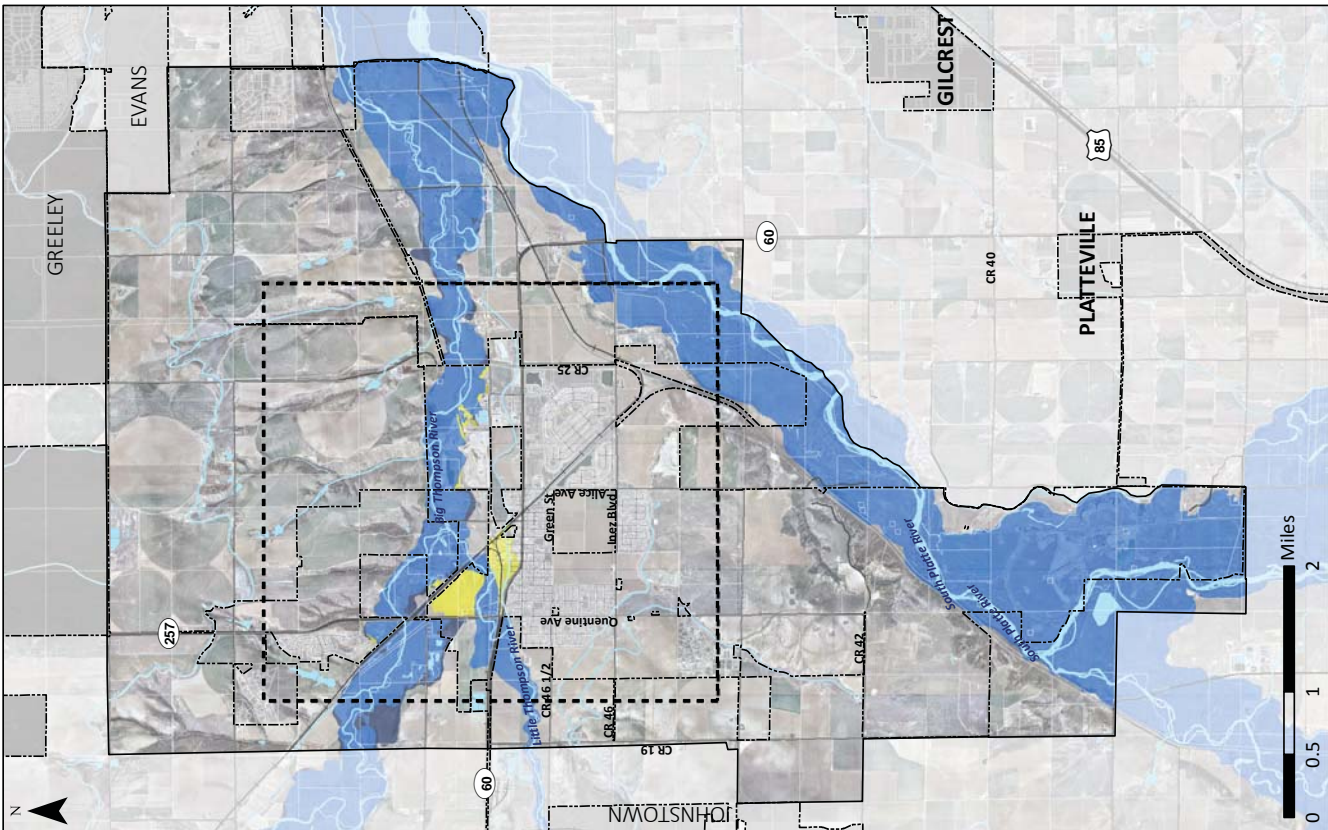
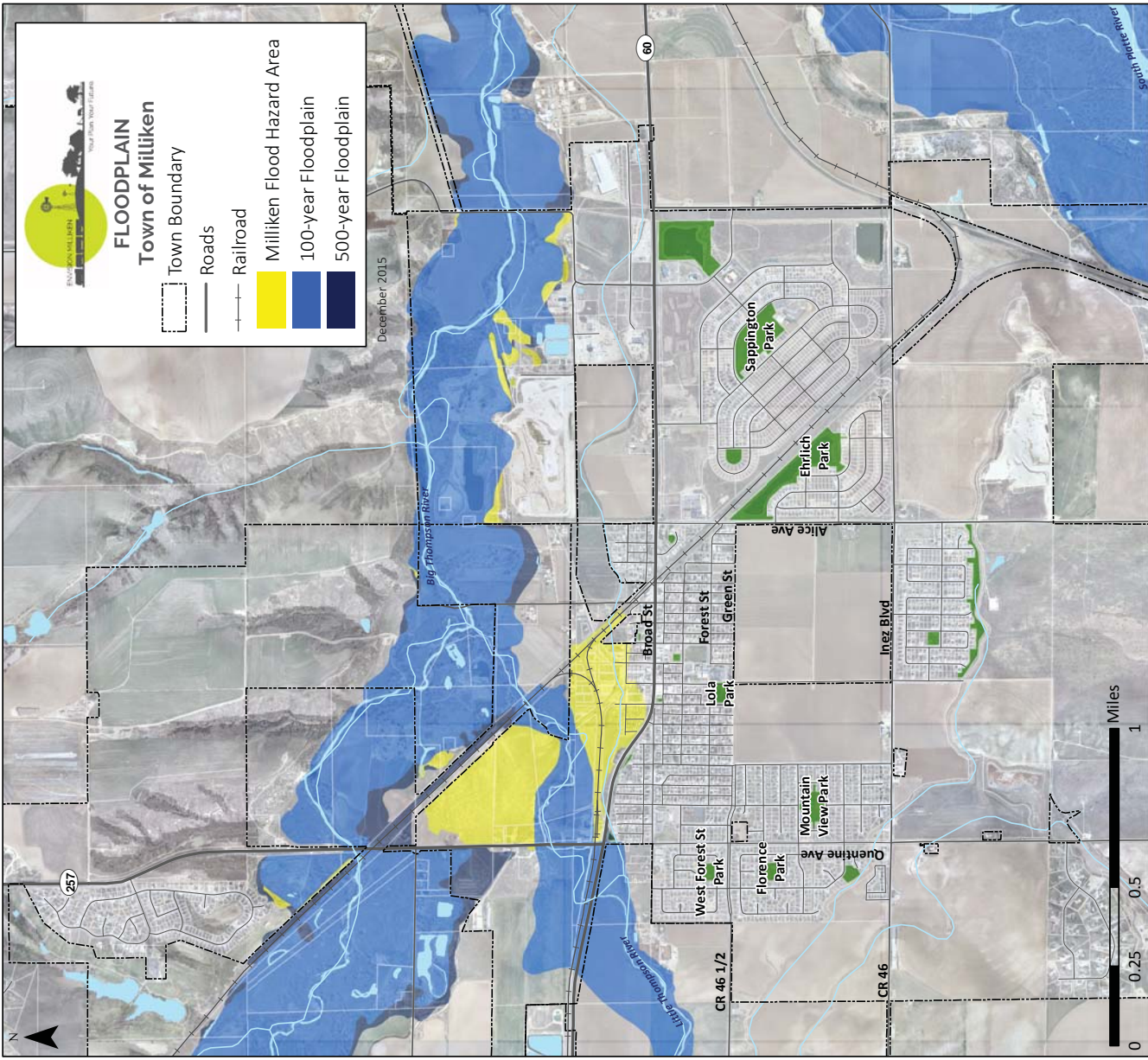
**RES-5.2: FIRE PROTECTION**

Continue to support the Fire Protection District to ensure preservation of life and property through fire prevention, fire suppression, hazardous materials response and emergency medical services support. As the community builds south of the Platte River, the Town should support the Platteville-Gilcrest Fire District.



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## RECOMMENDED ACTIONS

The “Priority” column lists four possible time frames for implementing recommended actions: (1) - High Priority, to be initiated as soon as possible and completed within one to two years after Plan adoption. (2) - Medium Priority, to be completed within three to five years after Plan adoption. (O) - Ongoing, are actions that occur continually. (AN) As needed, are actions that would only be warranted in response to a disaster.

ACTION	RESPONSIBILITY	PRIORITY
<b>Goal RES-1: Direct future growth and public/private investment away from hazard prone areas.</b>		
Seek to acquire hazard prone lands, or to prevent development on those lands through tools such as conservation easements.	<b>Lead:</b> Community Development <b>Partners:</b> Administration	O
Use flood prone lands for new Town parks and recreational activities as opportunities arise.	<b>Lead:</b> Community Development <b>Partners:</b> Local developers; real estate community	O
Maintain and make available maps showing the location of hazard prone areas. Ensure residents, developers and landowners are aware of these maps, and are able to view them easily.	<b>Lead:</b> Community Development <b>Partners:</b> Public Works; Local developers; real estate community	O
Create brochures, posters, and other educational materials to educate and inform residents of the severity and likelihood of all risks present in the area. Also include information and best practices on what individual property owners can do to minimize their vulnerability to risks and hazards.	<b>Lead:</b> Community Development <b>Partners:</b> Public Works, Administration	2
<b>Goal RES-2: Minimize risk and effects of future hazard events on the Town’s essential infrastructure (e.g., roadways, bridges, and water/sewer lines) through better infrastructure design and redundant systems.</b>		
Work with surrounding communities, Weld County and others to update the Weld County, Colorado Multi-Jurisdictional Hazard Mitigation Plan.	<b>Lead:</b> Community Development <b>Partners:</b> Administration; Weld County; Others	1
Implement the recommendations and projects included in the 2014 Stormwater Master Plan.	<b>Lead:</b> Public Works <b>Partners:</b> Community Development; Administration	O
Use funding at the local, state, and federal levels to implement additional mitigation projects.	<b>Lead:</b> Community Development <b>Partners:</b> Administration	O
Identify and prioritize projects to protect, upgrade, or relocate existing infrastructure and Town facilities that may be at risk from hazards or other natural disasters.	<b>Lead:</b> Public Works <b>Partners:</b> Community Development; Administration	O



**CHAPTER 9: RESILIENT COMMUNITY**

ACTION	RESPONSIBILITY	PRIORITY
Create guidelines for assessing the potential risks to existing Town infrastructure and facilities and their ability to withstand a certain intensity or type of disaster, such as a 100-year flood.	<b>Lead:</b> Public Works <b>Partners:</b> Community Development; Administration	1
<b>Goal RES-3: Make Milliken a more disaster resilient community by engaging the entire community in the planning and creation of disaster response and preparedness plans.</b>		
Undertake a table-top exercise or some similar disaster simulation with first responders, Town staff, and the community on a regular basis to practice disaster response protocols.	<b>Lead:</b> Public Works <b>Partners:</b> Fire Department; Police Department; Community Development; Administration	1
Appoint a Town Volunteer Coordinator within 24 hours after a disaster strikes.	<b>Lead:</b> Public Works <b>Partners:</b> Fire Department; Police Department; Community Development; Administration	AN
In consultation with the community, prioritize the order in which services and infrastructure are restored and repaired following a disaster.	<b>Lead:</b> Public Works <b>Partners:</b> Fire Department; Police Department; Community Development; Administration; Community at large; Town Board of Trustees	1
Ensure the Town has plans for, or is able to provide, temporary shelter and medical care to residents impacted by a disaster.	<b>Lead:</b> Public Works <b>Partners:</b> Fire Department; Police Department; Community Development; Administration	0
Encourage the public to develop individual emergency response and preparedness plans. Provide opportunities or resources to residents to inform and educate them about how best to respond in the event of a particular kind of disaster.	<b>Lead:</b> Public Works <b>Partners:</b> Fire Department; Police Department; Community Development; Administration; Community at large; Town Board of Trustees	0
Have at least one meeting per year with the BOOST Committee to ensure all emergency preparedness needs for the community are addressed, or are in the process of being addressed, by the Town and other responsible governments and agencies.	<b>Lead:</b> Administration <b>Partners:</b> BOOST Committee members	0
<b>Goal RES-4: Promote community emergency preparedness through increased communication between first responders, the Town, and the public.</b>		
Support opportunities for emergency management staff to undertake Incident Command System Training and other forms of training to ensure good communication at all levels during a disaster or similar event.	<b>Lead:</b> Administration <b>Partners:</b> Fire Department; Police Department; Community Development; Public Works;	0



ACTION	RESPONSIBILITY	PRIORITY
	Town Board of Trustees	
Assess the need for additional warning sirens to alert the public during a disaster or similar event.	<b>Lead:</b> Administration <b>Partners:</b> Fire Department; Police Department; Public Works; Community at large	1
Use local media, local radio, reverse 911, and social media to alert the public of disasters and similar events, and to keep them informed of road closures, evacuations, and other developments that unfold in the course of the disaster.	<b>Lead:</b> Administration <b>Partners:</b> Local media outlets	AN
Establish lines of communication with all volunteer groups that are to participate in disaster response.	<b>Lead:</b> Administration <b>Partners:</b> Fire Department; Police Department; Public Works; Community Development	O
Check in or hold briefings daily with volunteers and other responders to better coordinate efforts and avoid duplication of efforts.	<b>Lead:</b> Administration <b>Partners:</b> Fire Department; Police Department; Public Works; Community Development	AN
Alert volunteers of the necessary vaccinations, clothing, protective gear or equipment they will need to protect themselves in response to a disaster or similar event.	<b>Lead:</b> Administration <b>Partners:</b> Fire Department; Police Department; Public Works; Community Development	AN
Ensure information regarding disasters disseminated by the Town is available in both English and Spanish. Make sure bilingual volunteers are identified and properly deployed to best communicate with all residents.	<b>Lead:</b> Administration <b>Partners:</b> Fire Department; Police Department; Public Works; Community Development	AN
<b>Goal RES-5: Maintain police, fire, and EMS levels of service as the community grows.</b>		
Assess the current level of service provided by police, fire, and EMS. Ensure new development will not adversely affect current levels of service.	<b>Lead:</b> Community Development <b>Partners:</b> Fire Department; Police Department; Public Works; Community Development	O
In consultation with police, fire, EMS providers, and the community, create level of service standards or goals for these services.	<b>Lead:</b> Administration <b>Partners:</b> Fire Department; Police Department; Public Works; Community Development	O

## RELATED PLANS AND STUDIES

- [Northeast Colorado Regional Hazard Mitigation Plan, 2009](#)



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## 10: A WELL-CONNECTED COMMUNITY

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### OUR VISION

*Milliken will continue to work with the community, CDOT, Weld County, the North Front Range MPO, adjacent municipalities, FEMA, and other stakeholders to improve physical and community connections, both within the community Town and within the region.*

*The Town will pursue opportunities to provide residents with a well-connected multimodal transportation system that accommodates all travel modes (pedestrian, bicycle, automobile, and transit), providing mobility options for all ages and abilities. Right of way for future east/west linkages connection and regional roadway connections improvements will be preserved to enhance future linkages between Milliken and the broader region as the community continues to grow and traffic volumes on the existing roadway system increase.*

*Eliminating “gaps” in the existing sidewalk and trail system will be a priority to enhance pedestrian and bicycle connectivity and safety within and between established areas of the community—such as Downtown Milliken.*

*The Town will foster greater connectivity between the Town government and the community through greater engagement with the community, and by supporting and organizing opportunities for elected officials, Town staff, and appointed commissioners to engage with a wide range of community members and stakeholders. In addition, the Town will pursue greater connections between community members through a variety of events and festivals that bring the community together, such as Beef N Bean Day.*

### FOCUS AREAS

Goals and policies to promote a safe and disaster resilient community focus on:

- Improving the safety and efficiency of the transportation system
- Enhancing pedestrian and bicycle connectivity
- Planning for the Town’s long-term transportation needs
- Encouraging civic engagement

## GOALS AND POLICIES

### GOAL CC-1: ESTABLISH A SAFE AND EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM.



#### CC-1.1: TRAFFIC IMPACTS

Minimize the impacts of local and regional traffic traveling through Town, especially along SH 60/Broad Street through the downtown and around schools by providing travel mode and routing options and designing for slower speeds.

#### CC-1.2: NEW DEVELOPMENT

Plan for and implement a transportation system that will accommodate the planned land use pattern and ensure impacts of new developments on the transportation system in Milliken are properly mitigated.

#### CC-1.3: STREET DESIGN

Design and construct pedestrian friendly, attractive streets and sidewalks to ensure their proper function and reinforcement of Milliken’s small town character. Dead-end streets and cul-de-sacs should be avoided. Where appropriate, the Town should extend the traditional gridded street pattern that provides connectivity between neighborhoods.

#### CC-1.4: MULTIMODAL SYSTEM

Ensure the street system balances the needs of all intended users, including pedestrians, bicyclists, automobiles, and transit riders

#### CC-1.5: RESILIENCY

Plan and design for resiliency in the transportation system through better infrastructure design, redundant systems and emergency management planning.



### GOAL CC-2: CONTINUE TO ENHANCE PEDESTRIAN AND BICYCLE CONNECTIVITY WITHIN MILLIKEN AND REGIONAL TRAIL CONNECTIONS TO OTHER NORTHERN COLORADO COMMUNITIES.

#### CC-2.1: CONSIDERATIONS FOR ALTERNATIVE MODES

Use the Town’s development review process for private development projects as well as public improvements to the greatest extent possible to ensure inclusion of alternative modes of transportation, including public transit, bicycling and pedestrian access during the planning and design of



those projects. Use pedestrian and bike facilities to provide connections between residential and employment areas, commercial centers, recreational and open space areas (including the Fieldhouse), and parks and schools.

#### **CC-2.2: PREVIOUS PLANNING EFFORTS**

Continue to implement the recommendations of previous plans and planning studies, including the Johnstown-Milliken Parks, Trails, Recreation and Open Space Master Plan, the Town of Milliken Transportation Master Plan, and the Town of Milliken Trail & Sidewalk Gap Analysis study.

#### **GOAL CC-3: PLAN FOR AND IMPLEMENT EXPANDED TRANSIT SERVICE TO MEET THE LONG-TERM NEEDS OF THE COMMUNITY.**

##### **CC-3.1: FUTURE TRANSIT SYSTEM**

Work with North Front Range Metropolitan Planning Organization (NFRMPO), surrounding communities, Weld County and other appropriate agencies to identify potential transit connections to other northern Colorado communities (such as those identified in the Johnstown Milliken, and Windsor Short Term Transit Plan) and regional transit services (including Bustang).

##### **CC-3.2: HUMAN SERVICES TRANSPORTATION**

Participate in NFRMPO Mobility Council meetings, work to increase community awareness of available human services transportation, and support implementation of the NFRMPO Coordinated Public Transit/Human Services Transportation Plan.

#### **GOAL CC-4: ENCOURAGE AND FOSTER CIVIC ENGAGEMENT AND COMMUNITY INVOLVEMENT IN TOWN GOVERNMENT.**

##### **CC-4.1: ACCESS TO INFORMATION**

Establish a greater variety of avenues through which to disseminate information to and solicit input from the public— including in person meetings and workshops, as well as social media and online forums to cater to the needs of different individuals.

##### **CC-4.2: OPPORTUNITIES FOR CIVIC ENGAGEMENT**

Foster civic engagement and community involvement by supporting existing and new volunteer committees and commissions, providing volunteer opportunities and internships, and maintaining open meetings and records.





## CHAPTER 10: A WELL-CONNECTED COMMUNITY

### CC-4.3: COMMUNITY-BUILDING ACTIVITIES

Encourage more community events, festivals, and celebrations to foster a strong sense of community and maintain Milliken’s sense of place.

### CC-4.4: YOUTH ENGAGEMENT

Encourage involvement of youth in civic matters by collaborating with the school district, and pursuing opportunities to include youth in community planning and decision-making.

## RECOMMENDED ACTIONS

The “Priority” column lists three possible time frames for implementing recommended actions: (1) - High Priority, to be initiated as soon as possible and completed within one to two years after Plan adoption. (2) - Medium Priority, to be completed within three to five years after Plan adoption. (O) - Ongoing, are actions that occur continually.

ACTION	RESPONSIBILITY	PRIORITY
<b>Goal CC-1: Establish a safe and efficient multimodal transportation system.</b>		
Consider a range of traffic calming measures along Broad Street that will improve pedestrian safety and the quality of the streetscape.	<b>Lead:</b> Community Development <b>Partners:</b> Public Works; CDOT	1
Make improvements to the Town’s sidewalk system and comply with ADA requirements.	<b>Lead:</b> Community Development <b>Partners:</b> Public Works; CDOT	O
Support the implementation of the SH 60 Access Control Plan and recommendations from the SH 60 Environmental Overview Study	<b>Lead:</b> Community Development <b>Partners:</b> Public Works; CDOT	O
Establish a transportation impact fee so that new development pays a fair share for the impacts of the transportation network within the community.	<b>Lead:</b> Community Development <b>Partners:</b> Economic Development; Public Works; Finance	2
Create safe pedestrian crossings at key intersections on Broad Street using bulb-outs, enhanced crossing treatments angled parking, and other means, where possible.	<b>Lead:</b> Community Development <b>Partners:</b> Public Works; CDOT	1
Work with CDOT to implement alternative truck routes to minimize through truck travel through downtown.	<b>Lead:</b> Community Development <b>Partners:</b> CDOT	O
<b>Goal CC-2: Continue to enhance pedestrian and bicycle connectivity within Milliken and regional trail connections to other northern Colorado communities.</b>		
Amend the Land Use Code to require bicycling and pedestrian connections within new developments.	<b>Lead:</b> Community Development <b>Partners:</b> Public Works	1
Integrate designated bicycle lanes or widened shoulders into arterial and collector roadway designs consistent with the Transportation Master Plan.	<b>Lead:</b> Community Development <b>Partners:</b> Public Works; CDOT	O
Enhance pedestrian and bicycle connections to the Town’s parks, schools, open spaces and activity areas such as downtown, and other commercial areas.	<b>Lead:</b> Community Development <b>Partners:</b> Public Works; Parks & Open Space	1

**10: A WELL-CONNECTED COMMUNITY**

ACTION	RESPONSIBILITY	PRIORITY
<b>Goal CC-3: Plan for and implement expanded transit service to meet the long-term needs of the community, working closely with Weld County, the North Front Range MPO, and other stakeholders.</b>		
Support implementation of the Preferred Alternative identified in the Johnstown, Milliken and Windsor Short-Range Transit Plan.	<b>Lead:</b> Community Development <b>Partners:</b> Public Works	2
Actively monitor and participate in regional transportation issues and planning efforts.	<b>Lead:</b> Community Development <b>Partners:</b> NFRMPO; CDOT; Weld County; Neighboring Communities	0
<b>Goal CC-4: Encourage and foster civic engagement and community involvement in Town government.</b>		
Continue to communicate with citizens in a way that promotes meaningful engagement and participation, as well as efficiency, through use of the Town’s website, public opinion polling, and other means.	<b>Lead:</b> Administration <b>Partners:</b> Town Board of Trustees, all Boards and Commissions and departments.	0
Ensure coordination among Town departments and functions, such as community development, public safety, and code enforcement when conducting outreach to neighborhoods and property and business owners to ensure clear communication, and to improve the effectiveness and efficiency of outreach efforts.	<b>Lead:</b> Administration <b>Partners:</b> Town Board of Trustees, all Boards and Commissions and departments.	0
Continue to offer programs such as the Ride-A-Long program to provide citizens with opportunities to interact with Town staff and learn about Town government.	<b>Lead:</b> Administration <b>Partners:</b> Town Board of Trustees, all Boards and Commissions and departments.	0

**RELATED PLANS AND STUDIES**

- [Town of Milliken Transportation Master Plan, 2008](#)
- [North Front Range Metropolitan Planning Organization Regional Transit Element 2035—Regional Transportation Plan 2035, 2011](#)

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# 11: ACTION PLAN

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## INTRODUCTION

This chapter establishes an action plan to help guide the Town’s implementation efforts over the next 1-3 years and establishes a formal process by which the Plan may be amended in the future. It should be used in conjunction with the detailed lists of recommended actions provided in Chapters 3-9.

## SHORT-TERM PRIORITIES

Many of the recommendations provided in Chapters 3-9 overlap in many of the chapters overlap—what helps advance one initiative may also help advance another. Based on this premise, “groupings” of short-term priorities for plan implementation have been identified that include:

- Continued investment in Downtown and quality of life improvements
- Aligning infrastructure investments and implementation tools with the Framework Plan
- Continue to support/expand economic development initiatives
- Continue to advance resiliency initiatives

These groupings seek to build upon the many positive steps the Town of Milliken has taken in recent years to help achieve its vision and to help focus efforts going forward. They represent areas where the Town has the ability to leverage recent and ongoing initiatives and to get the most “bang for its buck” in terms of future investments that will support the community’s vision.

## CONTINUED INVESTMENT IN DOWNTOWN AND QUALITY OF LIFE IMPROVEMENTS

Milliken residents value their Downtown and the quality of life they enjoy. Recommended actions that increase access to Downtown from other parts of the community and help enhance the vitality of Downtown were identified as key components of the community’s vision. In addition, the Town’s commitment to “finish what they’ve started,” in terms of its parks and trails before building new ones was a concept that was widely supported by the community.

## TRAIL AND SIDEWALK GAPS/COMPLETE PARKS

- Reactivate the Great Outdoors Milliken (GOMill) advisory board, to advise Town staff and the Board of Trustees, on all matters related to the management and development of the Town’s parks, recreation, trails and open space system.
- Implement sidewalk “gaps” identified as part of the 2015 Trail & Sidewalk Gap analysis and Broad Street improvements identified as part of the Downtown Design Guidelines, incorporating them as part of the 2016 Parks and Open Space Capital Improvements Plan.

## **11: ACTION PLAN**

### **DOWNTOWN INFRASTRUCTURE AND ENHANCEMENTS**

- Implement the Town Square improvement concepts as recommended by the Downtown Design Guidelines, either incrementally or in whole.
- Consider a range of traffic calming measures along Broad Street that will improve pedestrian safety and the quality of the streetscape, using bulb-outs, enhanced crossing treatments, angled parking, and other means, where possible.
- Establish a mechanism for maintaining Downtown beautification enhancements (e.g., planters) as they occur, such as a volunteer group.

### **ALIGNING INFRASTRUCTURE INVESTMENTS AND IMPLEMENTATION TOOLS WITH THE FRAMEWORK PLAN**

Updates to the Framework Plan were made as part of the Envision Milliken process to help define a more sustainable (and achievable) pattern of development for the Town, focus future investments in infrastructure, and create more predictability for residents and the development community as to the community's vision and intentions for the future. These updates included a significant reduction in the Town's Urban Growth Area, consolidation of and increased flexibility in land use categories, and identification of expanded areas for Business/Industrial uses.

### **EXPANDED OPPORTUNITIES FOR BUSINESS/INDUSTRIAL USES**

- Identify a list of infrastructure improvements needed to support expanded employment opportunities east of Milliken and prioritize these investments within the CIP.

### **EXPANDED HOUSING OPPORTUNITIES**

- Consider a program that offers reduced building, permit, and or impact fees for housing projects that provide housing unit types under-represented in Milliken to incentivize developers
- Work with the Milliken Housing Authority, appropriate regional agencies, and local home builders to create a first-time home buyer homeownership program. This program should include both existing homes and new construction.
- Identify a champion for the Town who can develop and effectively carryout an outreach strategy to market development opportunities for multifamily rental housing in Milliken to developers active in the region.

### **REGIONAL COLLABORATION AND PARTNERSHIPS**

- Collaborate with the Town of Platteville and Town of Gilcrest on updates to the 2012 Milliken-Platteville IGA to reflect updates to adopted Urban Growth Area boundaries for Milliken, Platteville, and Gilcrest, and references to the Milliken-Platteville Joint Planning Area (JPA).
- Collaborate with neighboring communities, as opportunities arise, on the possible use of a shared service provision model north of the Big Thompson River (along SH257 and Two Rivers Parkway).

## UPDATES TO LAND USE CODE

- Update Land Use Code requirements to support the goals, policies, and recommendations identified in the Plan and to ensure zoning is aligned with the Framework Plan. Specific updates for consideration may include, but not be limited to:
  - Updates to strengthen support for open space preservation, protection of environmentally sensitive resources, and the use of conservation or cluster subdivisions.
  - Increased flexibility in lot sizes and unit types including smaller lots or homes.
  - Streamlining the land use and building permit process in order to make it easier for properties to be rezoned for multi-family, mobile homes, town homes and/or proactive rezoning to expand areas available for the same.
  - Increasing flexibility in requirements for new parks and formalizing maintenance responsibilities and enforcement on parks and open space parcels that are deeded to the Town through the development process.
  - Potential incorporation of provisions that allow construction of accessory dwelling units (ADUs) in Old Town or Downtown area neighborhoods by right, in conjunction with the creation of siting and design standards for ADUs.
  - Review of provisions for Downtown and immediate area and update as needed to align the Code with the goals and policies of this plan, and the Downtown Design Guidelines, in terms of allowed uses, zone district boundaries, and development standards.
  - Potential program that decreases building, permit, and or impact fees for houses built on vacant lots in Old Town or Downtown area neighborhoods.
  - Updated parking provisions to provide clear and flexible guidance for future infill and redevelopment and for the adaptive reuse of existing Downtown structures.
  - Requirements for bicycling and pedestrian connections within new developments.

## CONTINUE TO SUPPORT/EXPAND ECONOMIC DEVELOPMENT INITIATIVES

From its central location North Front Range region of Colorado, to its high quality of life, Milliken is an attractive place for businesses, yet few are aware of the amenities and programs available. The following recommended actions seek to take advantage of the newly expanded Weld County Enterprise Zone, and advertise Milliken to businesses in the region and state looking for opportunities to expand or relocate.

## PROMOTE OPPORTUNITIES IN MILLIKEN

- Promote awareness of the Milliken Subzone of the Weld County Enterprise Zone to the greatest extent possible under State standards.
- Provide and regularly update information about opportunities in Milliken, such as the location of vacant parcels (and their potential for development), available state and local incentives, and available services and infrastructure.

## **11: ACTION PLAN**

### **SUPPORT EXISTING BUSINESSES AND ECONOMIC DEVELOPMENT**

- Create a permanent part-time or full-time position focused on business retention and outreach, aiding local organizations such as the Milliken Business Association with organizing local businesses, as well as managing downtown events and improvements.
- Identify a list of infrastructure needed to better serve and support existing businesses, as well as improvements needed to support future business and economic development in Business/Industrial areas.

### **CONTINUE TO ADVANCE RESILIENCY INITIATIVES**

While Milliken has largely recovered from the floods that took place in 2013, the Town is still at risk for future disasters, flooding or otherwise. The following recommended actions prioritize actions and investments to prepare the Town for future events, and minimize potential impacts and damages to residents, infrastructure, and property.

### **RISK ASSESSMENT**

- Work with surrounding communities, Weld County and others to regularly update the Weld County, Colorado Multi-Jurisdictional Hazard Mitigation Plan, ensuring the Town is aware of and prepared for any changes to its vulnerability to risks or hazards.
- Create guidelines for assessing the potential risks to existing Town infrastructure and facilities and their ability to withstand a certain intensity or type of disaster, such as a 100-year flood. Identify needed improvements or investments, and include them in the Town's CIP.
- Assess the need for additional or improved means, such as additional warning sirens, for communicating with the public before, during, and after a disaster or disruptive event.

### **COMMUNITY ENGAGEMENT**

- Undertake a table-top exercise or some similar disaster simulation with first responders, Town staff, and the community on a regular basis to practice disaster response protocols.
- In consultation with the community, prioritize the order in which services and infrastructure are restored and repaired following a disaster so that the Town can best plan and coordinate its response and recovery efforts.



## **PLAN AMENDMENT PROCESS**

The Envision Milliken Plan helps set a direction for future growth and development of the Community over the next two decades, but will need to be reevaluated and updated over time in response to changes in circumstances and community desires. This section addresses how to revise the Plan. Revisions will be carried out in the following three (3) distinct and different processes based on the magnitude of change and need for responsiveness:

### **1. CHANGES THAT MAY BE CONSIDERED IN ADDITION TO THE SCHEDULED AMENDMENTS**

- Framework Map amendments related to an Annexation or Rezoning application
- Minor changes to Thematic Maps
- Correction of errors and/or omissions

### **2. PLAN AMENDMENTS (ANNUAL)**

- Standalone requests to amend the Framework Map
- Revisions to or adoption of other referenced plans or a specific policy plan (e.g. Transportation Master Plan)
- Minor additions or clarifications to plan policies
- Minor text changes
- Updates to Thematic Maps based on the availability of new data or information
- Technical updates to Community Profile

### **3. COMPREHENSIVE UPDATE (EVERY FIVE YEARS)**

- Amendments to the Urban Growth Area boundary
- Major changes to goals and policies
- Any of the changes permitted under (1) and (2) above

All three (3) types of Plan Amendments are subject to review by the Planning Commission. If an amendment is suggested, the Planning Commission must determine if the suggested change is in the best interests of the Town and hold a public hearing regarding the amendment. An amendment to the Plan may only be approved through a resolution from the Planning Commission. The Town Board may endorse the Planning Commission Resolution.

## **FRAMEWORK MAP AMENDMENTS**

The Framework Map is not intended to be a zoning map. It is intended to provide policy direction and definition for future land uses in the Town of Milliken. A Framework Map amendment may be evaluated at any time by the Planning Commission if it is related to a proposed change in zoning or annexation and meets all of the following criteria:

## 11: ACTION PLAN

- The proposed change is consistent with the policies and overall intent of the Plan.
- The proposed change would not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the Town.
- The proposed change does not materially affect the adequacy or availability of urban facilities and services to the immediate area or to the Milliken Urban Growth Area.
- The proposed change would not materially affect the adopted CIP.
- Stand-alone requests to amend the Framework Map can only be made through the Annual Plan Amendments Process or during a 5-Year Update.

Any property owner whose property would be affected by a proposed change in the Framework Map land use designation or by Urban Growth Area expansions, contractions or boundary changes should receive timely public notice that such change or changes will be considered.

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# APPENDIX: COMMUNITY PROFILE

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# TOWN OF MILLIKEN COMMUNITY PROFILE 2015



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# INTRODUCTION

## **About the Community Profile**

The information contained in this community profile serves as the backdrop to the efforts by the Town of Milliken, Colorado to update the *Envision Milliken 2010* Comprehensive Plan. In order to create the best plan for the future, it is important to first understand the conditions and trends that exist in the town today. This report provides a summary of these conditions, along with brief analysis discussing the implications and importance of each. Data and statistics address seven important topics: population, housing, economy, land use, transportation, infrastructure and services, and future growth.

In order to ensure this document remains relevant to public officials and the community, it should be updated in anticipation of amendments or future updates to the comprehensive plan, or as new data becomes available.

## **About *Envision Milliken***

*Envision Milliken* is an update to the town's comprehensive plan, last updated in 2010. Since then, the community and region have continued to evolve, and both now face new challenges and opportunities. From the floods in 2013, to the growth of oil and gas activity in Weld County, this update process gives the community a chance to take a step back and evaluate the current comprehensive plan to identify what works and what needs improving. In addition, a number of new plans and studies have recently been completed on topics ranging from housing to the future development of downtown. This process will build on these recent efforts and other ongoing discussions with the community to clearly convey the relationship between them and to help promote discussion regarding priorities for implementation.



### Resiliency Update

In 2013, Milliken, along with many other communities along the Front Range, experienced devastating flooding. 15 inches of rain within a two-day period starting September 12, 2013 caused the town's three rivers, the Little and Big Thompson Rivers and the South Platte River, to reach flood stage levels. The flooding impacted a large section of town, and forced the evacuation of residents of a number of neighborhoods, including the town's two mobile home parks. Forty three of the mobile homes were destroyed or severely damaged. The town submitted grant applications to acquire both mobile home parks, but no funding has been awarded at this point. The floodwaters also damaged important roadways. During the floods, Milliken was essentially surrounded by water, making leaving or entering the town by road impossible. Sections of CR 23 and CR 46 were severely damaged and have yet to be fully repaired. Fortunately, no fatalities were reported in town as a result of the flooding. Sewer backups and failures occurred as a result of the flooding, both of which have since been replaced or retrofitted.

In response to the floods, the town convened a committee known as BOOST (Building on our Strengths and Traditions) to consider the town's long-term flood recovery needs. At the end of a nearly year-long process, the committee released recommendations in four categories: economic development, emergency preparedness, housing and infrastructure, and parks, education, recreation, and culture. To date, these recommendations have not been considered or approved by the Town Board. Instead, they will be incorporated into the update of the comprehensive plan, so that the document can better address and promote the resilience of Milliken and its community.

# POPULATION

## Key Issues

- **Population growth:** Milliken has seen large amounts of growth since the 1990s. Its growth has mirrored the growth seen, in both population and employment, in larger communities in Northern Colorado, such as Greeley, Fort Collins, Loveland and Longmont. The majority of the population growth in Milliken occurred between 1998 and 2005, as the Town increased in population from around 2,000 residents to over 5,200. This growth, while at a slower pace than previous decades, is predicted to continue in the future, which raises questions about whether the town has the land, infrastructure, and resources necessary to support a projected population increase of approximately 4,000 people in the next 15 years.
- **Young, but aging population:** Milliken is a relatively young community compared to the rest of Weld County and to Colorado. Overall, the Town has a larger population of young people and a smaller population of older adults. The majority of Milliken’s population is under the age of 19. This is due to the fact that population growth in Milliken during the 2000s was driven mainly by young families with children. However, the residents of Milliken are getting older, as growth in new residents decreases and the existing population ages. As younger generations age and retire it is important that the town prepares for the population of older adults to grow, providing them with housing options and services that meets their unique needs.
- **Hispanics & Latinos:** While the majority of the population identifies as being white, there is a high concentration of residents of Hispanic or Latino origin. Efforts should be made during the comprehensive plan update process to ensure members of this often under-represented community are included in the process.

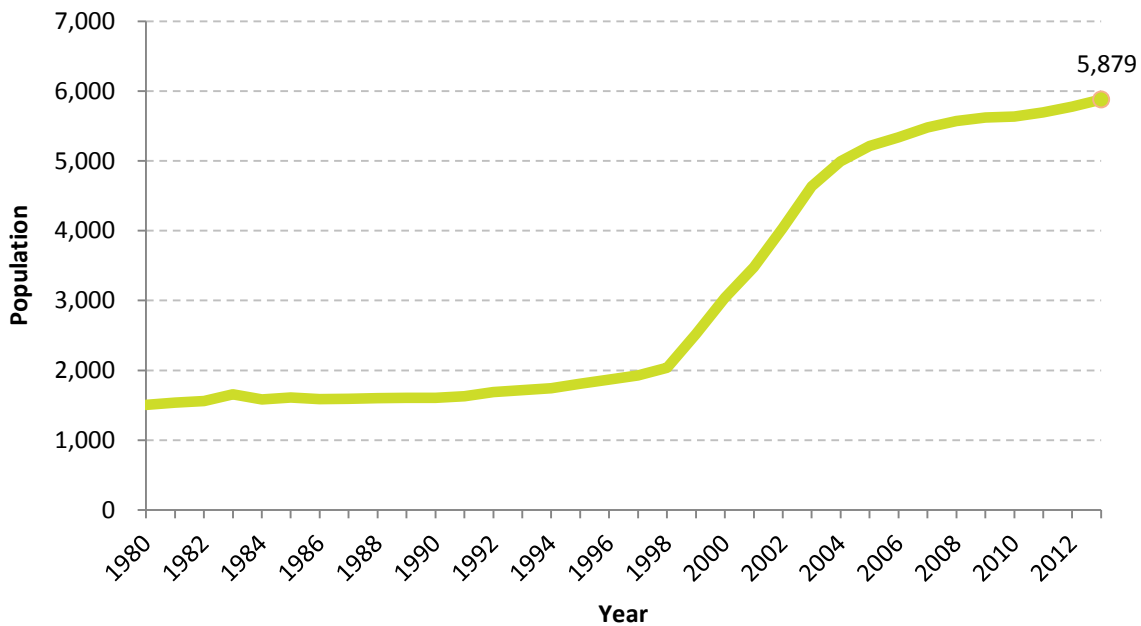
## Population Growth

Year	Town of Milliken	Annual Growth	Weld County	Annual Growth
1980	1,506	--	123,438	--
1990	1,605	0.6%	131,821	0.7%
2000	3,040	6.6%	183,076	3.3%
2010	5,634	6.4%	254,230	3.3%
2020*	7,237	2.5%	329,759	2.6%
2030*	9,801	3.1%	446,517	3.1%

\*Estimates based on projections by RG & Associates and Colorado Department of Local Affairs

Source: US Census Bureau; Colorado Department of Local Affairs; Town of Milliken Housing Needs Assessment (2014); RG & Associates; Economic & Planning Systems

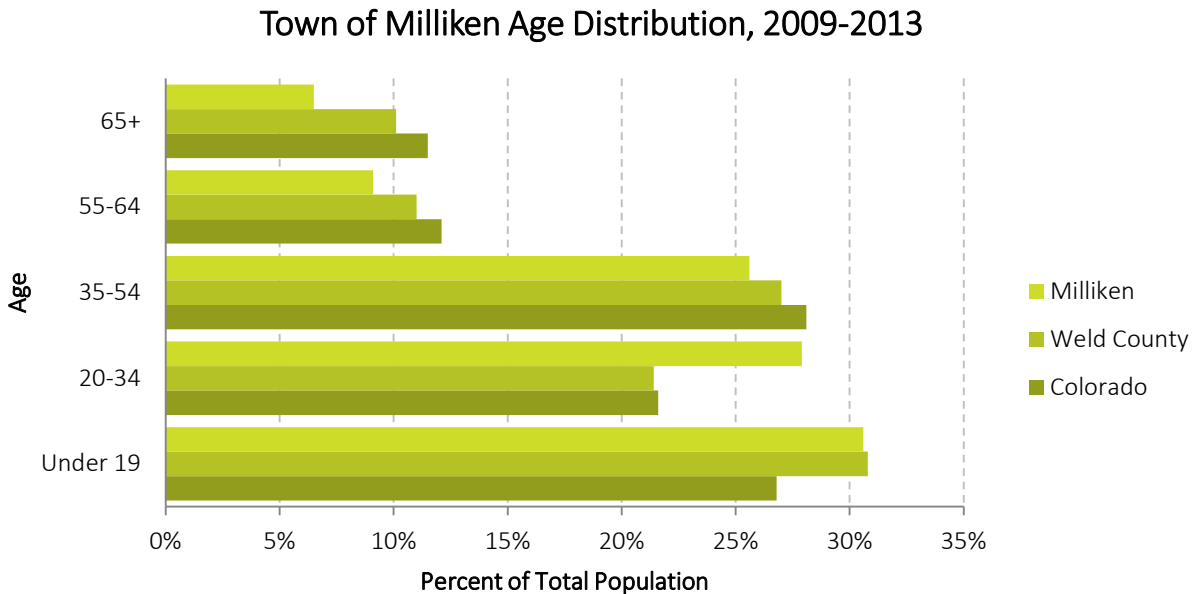
### Town of Milliken Population, 1980-2013



Source: 2009-2013 ACS; Economic & Planning Systems

- Population growth:** At the time of the 2010 US Census, the population of Milliken was 5,634. Estimates from the Colorado Department of Local Affairs placed Milliken’s 2013 population at around 5,879 people, an increase of 245 people in three years. Between 1990 and 2010, the annual average rate of growth for Milliken was 6.5%, compared to 3.3% in Weld County. The majority of new population growth occurred between 1998 and 2005 when the Town increased in population from 2,035 residents to 5,215 residents. However, the annual rate of growth has since slowed within Milliken and Weld County.

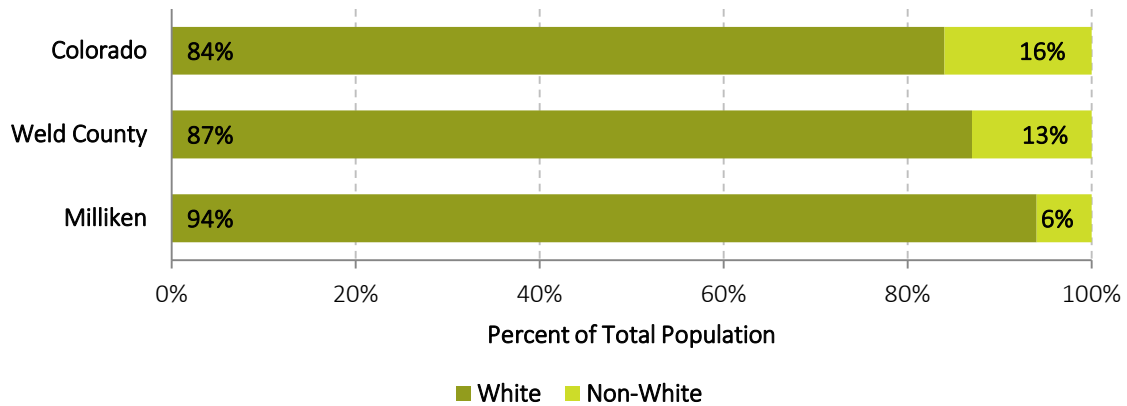
## Age



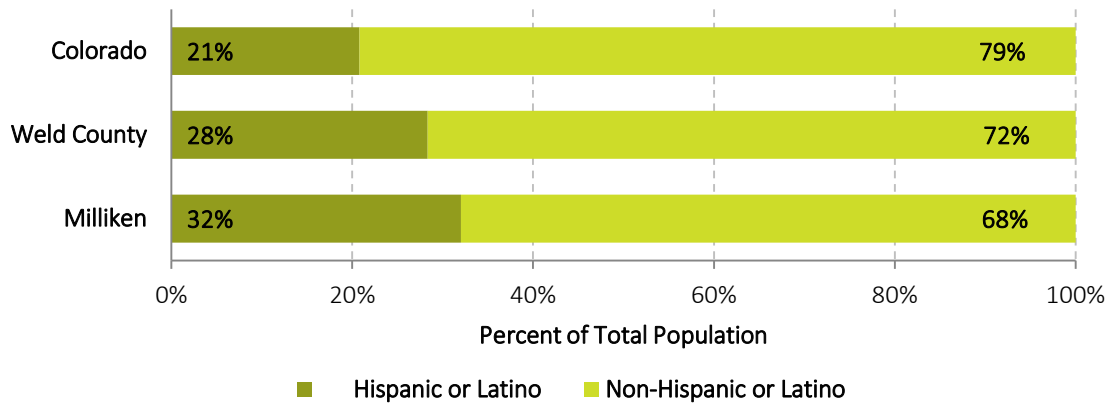
Source: American Community Survey, 2009-2013

- Young population:** The US Census Bureau estimates that the median age of a resident of Milliken was 31.2 between 2009 and 2013, younger than the median age for both Weld County and the State of Colorado (33.5 and 36.1 respectively), but older than in 2000 when the median age was 27. The age distribution of Milliken’s population was similar to that of Weld County and Colorado between 2009 and 2013. However, a larger percentage of Milliken’s and Weld County’s populations were under the age of 19, while much fewer of Milliken’s population was over the age of 65 (7%).
- Aging Population:** Between 2000 and 2013 the percentage of children decreased by 7.4% while the percentage of adults (20-64) has increased by 7%. The senior (65+) population has increased by 1.1%. According to the projections in the *Town of Milliken Housing Needs Assessment*, the population of residents over the age of 65 will increase by 135% between 2010 and 2030, a rate much faster than the projected growth rate for the overall population.

## Race & Ethnicity



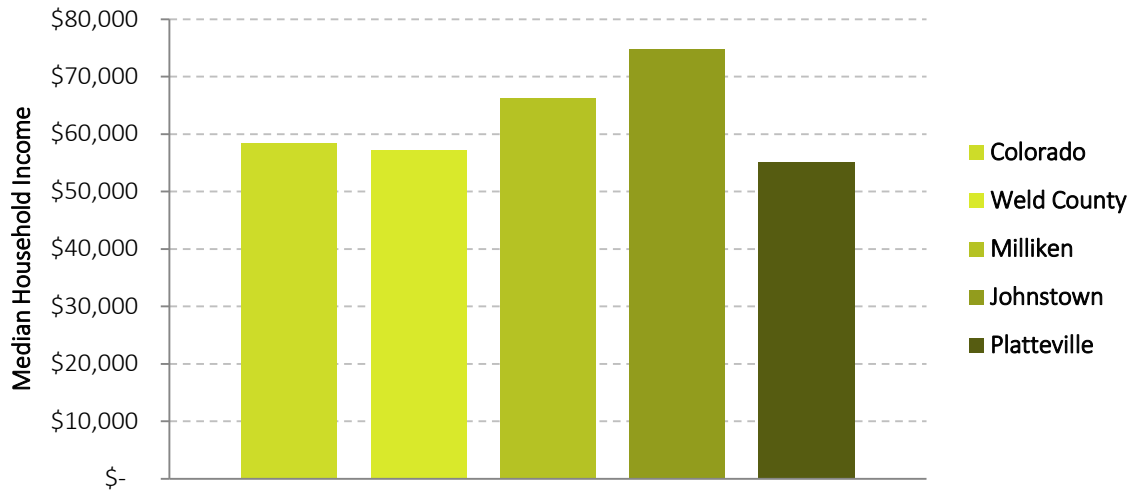
Source: American Community Survey 2009-2013



Source: American Community Survey 2009-2013

- Hispanics & Latinos:** Milliken has a greater percentage of persons identifying as White compared to the county and state. 94% of the population identifies as White, compared to 87% in Weld County and 84% in Colorado. When asked about their ethnic origins, 32% of residents identified as being Hispanic or Latino, which is 4% greater than Weld County and 11% greater than Colorado. Between 2000 and 2010, the number of people identifying as Hispanic or Latino increased by 34%, although estimates from the American Community Survey suggest that the rate of growth has since slowed.

## Income



Source: American Community Survey, 2009-2013

- **Median income:** The median household income in Milliken was \$66,134 between 2009 and 2013. This was slightly higher than the median household income for Weld County and the state, but lower than in some nearby communities, like Johnstown.

## Related Plans and Studies

- *Town of Milliken Housing Needs Assessment, 2014*

**CHAPTER 2: POPULATION**



## Key Issues

- **Overall housing mix:** Milliken's housing stock is primarily single-family detached housing, with over 90% of housing units being detached homes. However, a need for alternatives to detached single-family homes was noted by stakeholders, such as apartments and attached options like townhomes or patio homes. The town commissioned a Housing Needs Assessment in August 2014 to inform the discussion and help pinpoint specific issues and opportunities to be addressed.
- **Housing affordability:** Numerous participants expressed concern about the high cost of developing in Milliken (relative to other communities in the region) and the challenges this poses with respect to housing affordability. Milliken does have a significant portion of households that are cost burdened. Over 42% of households living in owner-occupied units and 48% of households living in renter occupied units are paying more than 30% of their monthly income on housing. The *Town of Milliken Housing Needs Assessment* concludes that there is not enough affordable housing stock in Milliken to accommodate future demand. It estimates that 86% of future demand for housing will be for units affordable to households with incomes under \$35,000 per year, or households that can afford to pay \$875 per month on housing.
- **Housing for seniors and older adults:** Housing for Milliken's senior population is a main concern. There are not many opportunities for older adults to find housing that fits their unique set of needs, especially rental or assisted living housing. The Dove Valley senior housing complex was cited by numerous stakeholders as a successful model for the community to build upon.

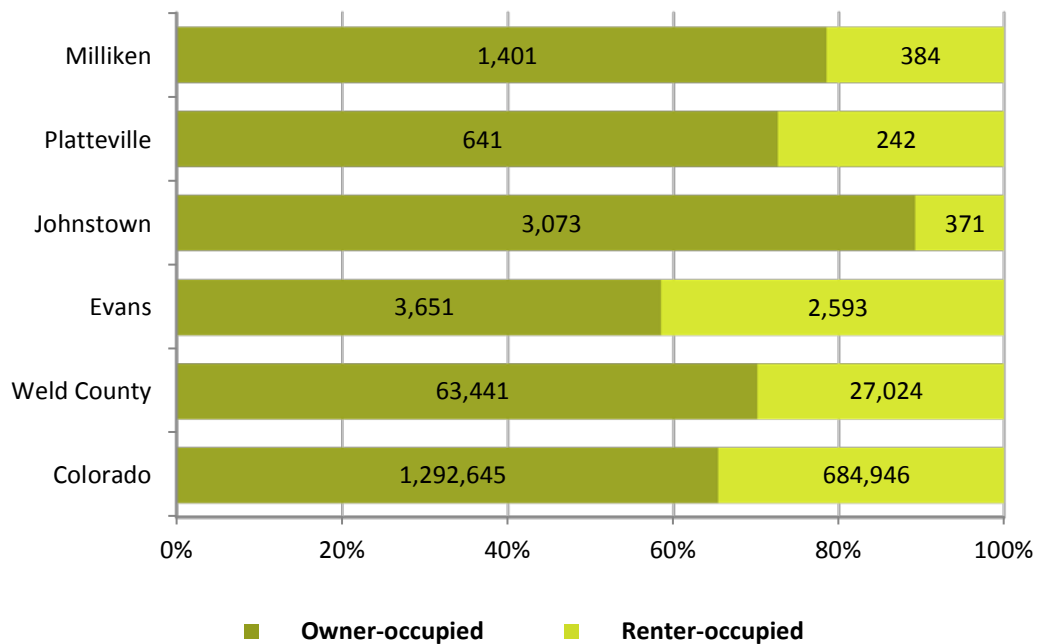
## Household Growth

Year	Town of Milliken	Annual Growth	Weld County	Annual Growth
2000	866	--	63,247	--
2010	1,861	8.0%	89,349	3.5%
2013	1,950	1.6%	95,363	2.2%
2000-2013	1,084	6.4%	32,116	3.2%

Source: American Community Survey, 2009-2013; Economic & Planning Systems

- Household growth:** The Town of Milliken had 1,950 households in 2013. The town grew in households at an average annual rate of 6.4% since 2000, which is greater than the rate of population growth during that period (3.2%), as well as the rate of household growth in Weld County. Since 2000, the town has added 1,084 households.

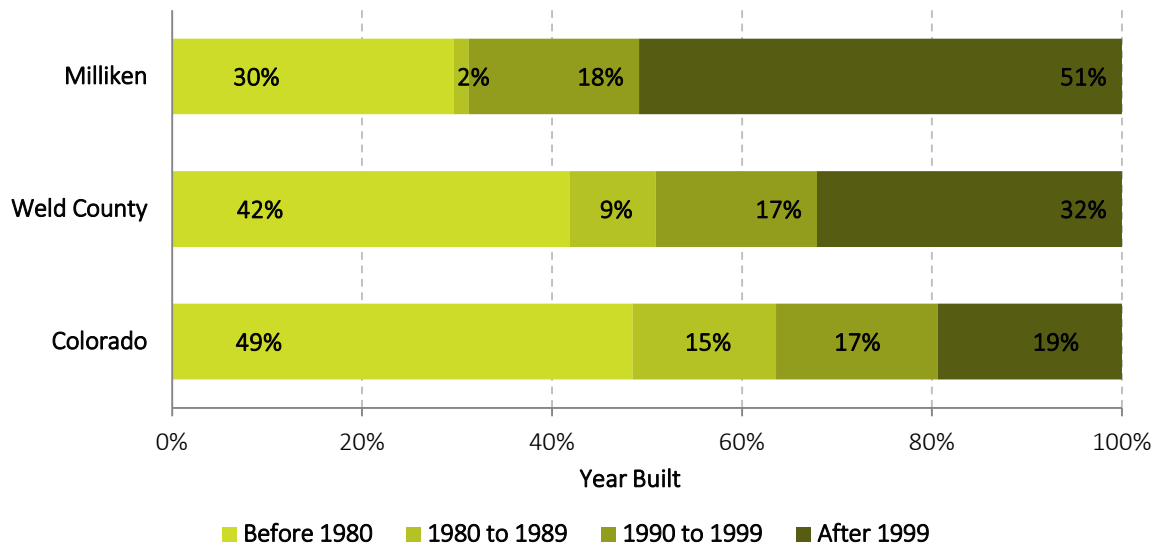
## Housing Tenure



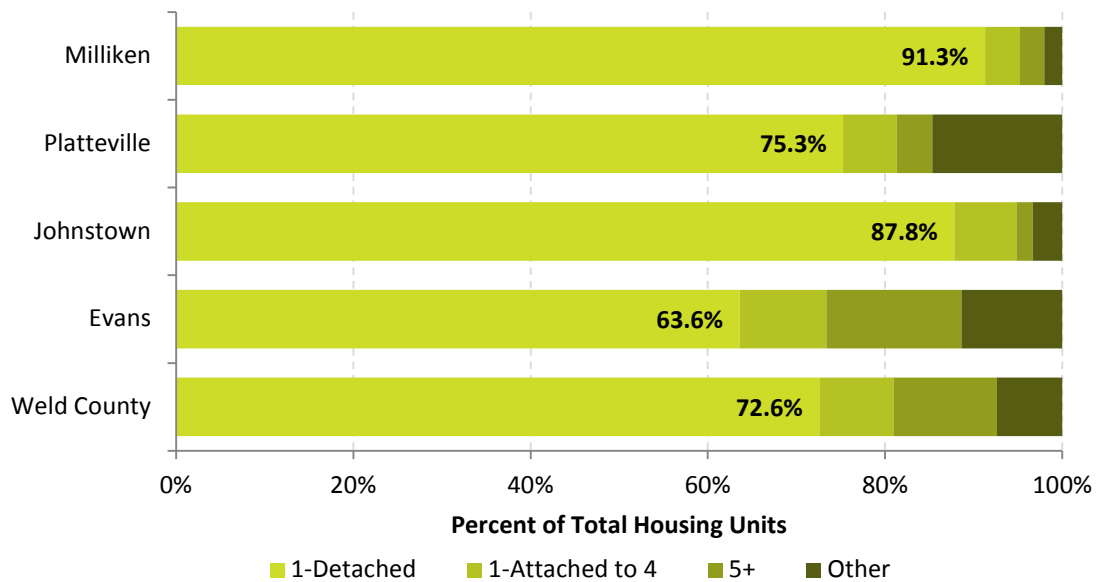
Source: 2009-2013 ACS; Economic & Planning Systems

- Owner-occupied units:** Relative to Weld County and many towns within the county, Milliken had a larger proportion of owner-occupied units between 2009 and 2013. Nearly 79% of units are owner-occupied, while the remaining 21% are renter occupied. Of its neighbors, only the Town of Johnstown had a higher percentage of owner occupied units than Milliken. Householders over the age of 55 were predominately homeowners, while householders younger than 55 were more prone to renting than older cohorts.

## Housing Stock



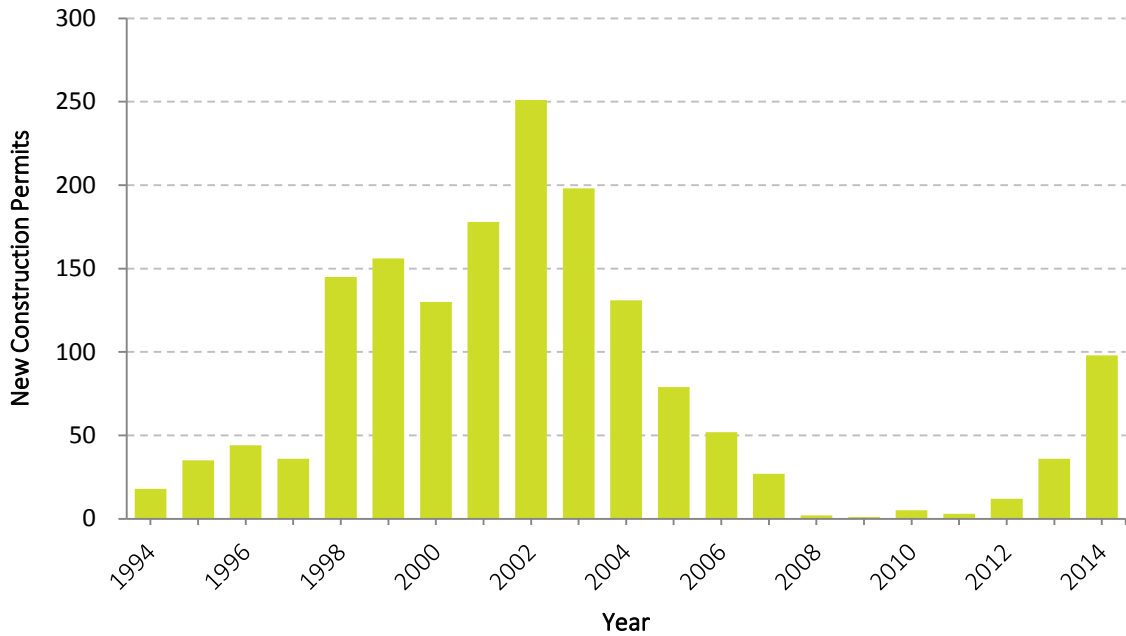
Source: 2009-2013 ACS; Economic & Planning Systems



Source: 2009-2013 ACS; Economic & Planning Systems

- New, single-family homes:** The majority of housing units in Milliken are fairly new, with over half (51%) of the town’s housing built after 1999, a much larger percentage than in Weld County (32%). The vast majority of homes between 2009 and 2013 were single-family detached units. Two percent of homes are mobile homes, and the remaining 8% range from single-family attached homes to multifamily units of 5 or more units. Milliken’s housing stock is less diverse than in surrounding communities, as well as compared to Weld County as a whole.

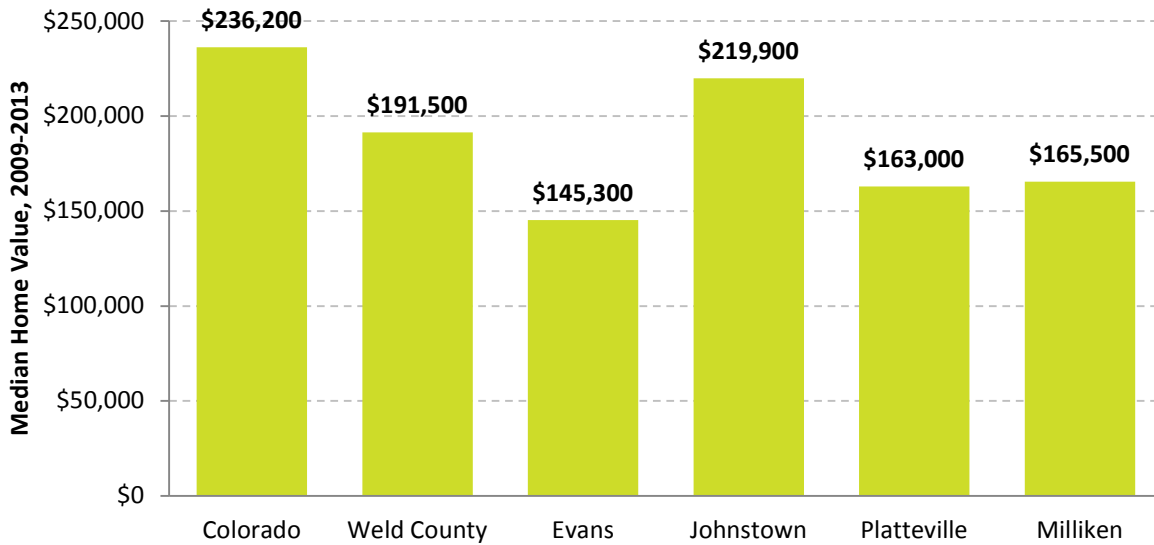
## CHAPTER 3: HOUSING



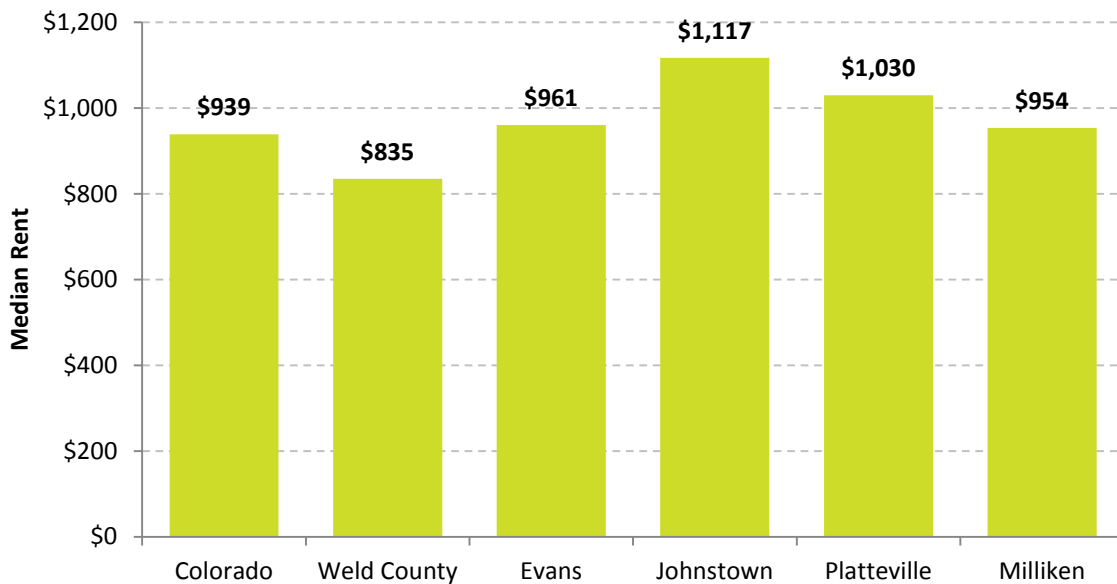
Source: Town of Milliken; Economic & Planning Systems

- **Building permits:** The Town of Milliken experienced a housing boom from 1998 to 2005. 1,268 residential units were permitted during this time period, which is approximately 60 percent of Milliken's total housing stock. Most of these permitted units were single-family homes. Permit data on new construction reveals a dip in construction between 2007 and 2011, largely a result of the national recession. Trends show that the bulk of construction in the past two decades occurred between 1998 and 2005. In 2014, nearly 100 permits were recorded, rising back towards pre-recession numbers.

## Housing Costs



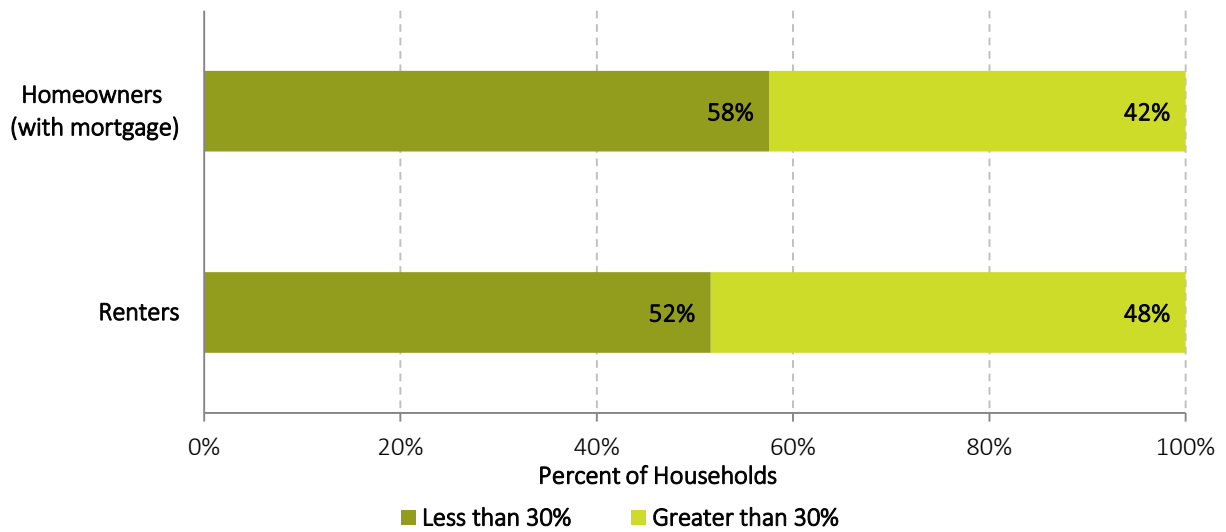
Source: 2009-2013 ACS; Economic & Planning Systems



Source: 2009-2013 ACS; Economic & Planning Systems

- Median housing values & rents:** The median home value in Milliken was \$165,500 between 2009-2013, 16% lower than the county median. The median rent for a renter-occupied unit in Milliken was \$954 during the same period, higher than the median rent for Weld County, but lower than the median rent in nearby Johnstown and Platteville.
- Monthly housing costs:** Of all owner-occupied units, 84% of households paid a mortgage between 2009 and 2013. 79% of homeowner households in Milliken spent \$1,000 to \$1,999 on housing costs per month, including mortgage payments. The median amount spent monthly was \$1,540, just slightly higher than the county median of \$1,520. The majority of renter-occupied households paid between \$750 and \$1,499 each month, 20% paid between \$300 and \$749.

## CHAPTER 3: HOUSING



Source: American Community Survey, 2009-2013

- **Housing cost burdens:** Although the housing in Milliken is more affordable than other communities in the County, there is still a significant portion of residents who are cost burdened by housing. In general, housing is considered affordable if its associated costs (rent or mortgage) are no greater than 30% of a household's income. Between 2009 and 2013, 58% of homeowners and 52% of renters spent 30% or less of their incomes on housing. On the other hand, 42% of homeowners and 48% of renters spent more than 30% of their income on housing during the same period.

### Related Plans and Studies

- *Town of Milliken Housing Needs Assessment, 2014*

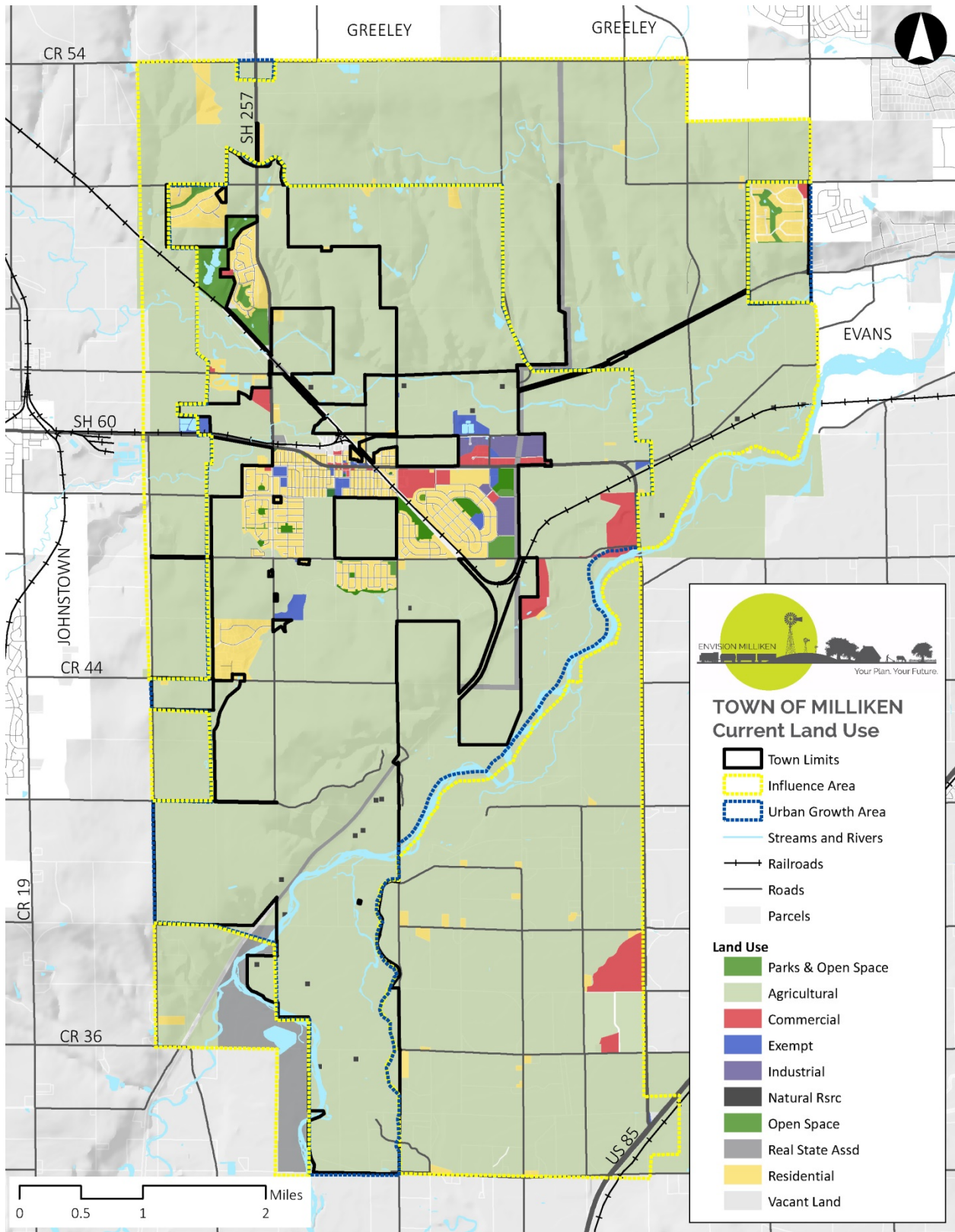
# LAND USE

## Key Issues

- **Ownership patterns/adopted plans:** Much of the town’s planning area is part of a single Planned Unit Development (PUD)—the Centennial Master Plan—that is being developed incrementally over time. Originally platted over 15 years ago, some portions of the original PUD are now being replatted/rezoned from industrial to multifamily residential at the request of the developer and property owner to reflect current market demand and to compliment the new Field House recreational facility currently under construction.
- **Agricultural land:** Agricultural uses make up a large portion of the overall land use mix in the Town. In addition, Milliken’s urban growth area and area of influence are also dominated by agricultural uses. Preserving and protecting Milliken’s agricultural heritage was a major focus of the current comprehensive plan, and continues to be a priority for the community. As the town continues to grow, it will be important to balance the need for more land for greenfield development with preserving and protecting agricultural landscapes and uses.



CHAPTER 4: LAND USE



Source: Weld County Assessor; Town of Milliken; Weld County GIS

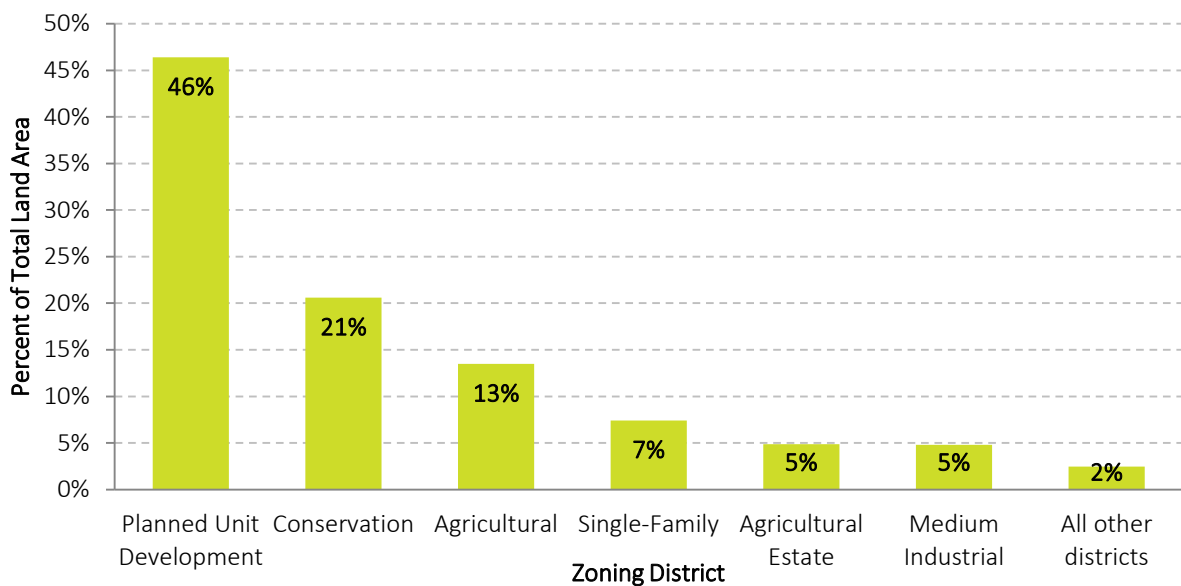
## Current Land Use

Within Town Boundary			Within Area of Influence (excluding Town area)		
Use	Area (acres)	Percent of Total	Use	Area (acres)	Percent of Total
Agricultural	6,208.5	80.7%	Agricultural	16,781.2	93.8%
Residential	883.1	11.5%	Residential	238.9	1.3%
Open Space	165.8	2.2%	Open Space	94.0	0.5%
Commercial	115.1	1.5%	Commercial	231.2	1.3%
Other	106.0	1.4%	Other	512.2	2.9%
Exempt (Civic)	88.9	1.2%	Exempt (Civic)	26.7	0.1%
Industrial	88.6	1.2%	Industrial	-	0.0%
Vacant Land	24.6	0.3%	Vacant Land	2.9	0.02%
Oil & Gas	14.6	0.2%	Oil & Gas	4.0	0.02%

Source: Weld County Assessor; Weld County GIS

- Agricultural land use:** The most prevalent land use in Milliken and the town’s influence area is agriculture. Respectively, these uses comprise 80% and 94% of the total land area of Milliken and its influence area. Residential land uses are the second largest land use in Milliken, accounting for 11.5% of the total. Commercial and industrial land uses do not account for much of Milliken’s total land area. As most of the land in Milliken is used for agriculture, new development, both residential and industrial/commercial, will most likely result in a loss of agricultural land. Where and how this land is converted to other uses should be addressed as a part of the comprehensive plan update process.

## Zoning

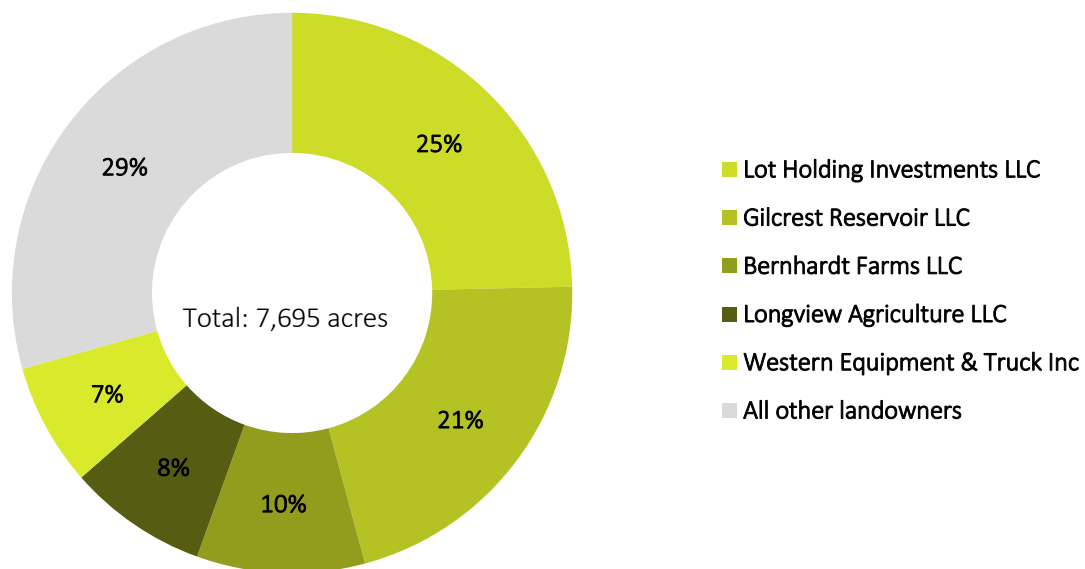


Source: Weld County Assessor; Town of Milliken

## CHAPTER 4: LAND USE

- **Planned Unit Developments:** While there are 16 different zoning districts in use in Milliken, 46% of land in town is in a Planned Unit Development. The largest of these PUDs is the Centennial Master Plan, originally platted over 15 years ago.
- **Approved development:** There are 5 developments currently under construction in Milliken. In all, these will add a total of 1,253 housing units when completed. Applications for 4 new development projects would add an additional 1,258 housing units and 4.5 acres of commercial land use to the town.

### Land Ownership



Source: Weld County Assessor

- **Ownership patterns:** Within the Town of Milliken, the largest landowner is Lot Holding Investments LLC. Lot Holding Investments LLC and the next four largest landowners own nearly 70% of the land within in the town’s current boundaries. Of these largest landowners, the top three are still the largest landowners when the land in the town’s Urban Growth Area is included. An additional owner, the Booth Land & Livestock company owns approximately 1,138 acres outside of the town boundary, along the northern edge of Milliken’s Urban Growth Boundary.

### Land Use Constraints

- **Farmland of National, State and Local Importance:** In an effort to protect the nation’s productive lands, the Natural Resources Conservation Service of the United States Department of Agriculture, along with state and local agencies, identifies land that can be used for the “production of the Nation’s food supply.” Much of the land in Milliken is classified as being either of national, state, or local importance for agricultural production of food and fibers. New development in these areas should be planned carefully in order to protect the agricultural resources of the town.

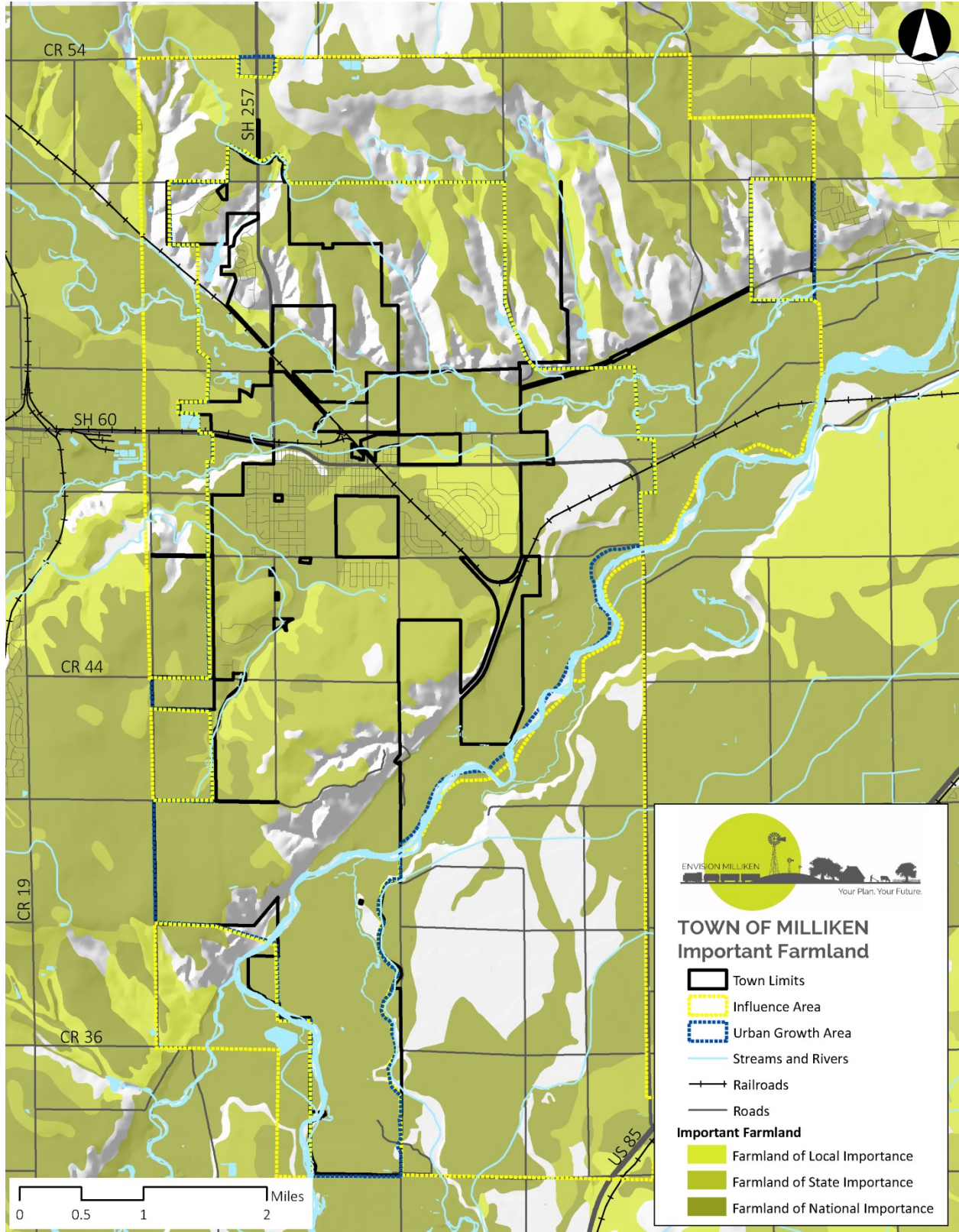
## CHAPTER 4: LAND USE

- **Floodplain constraints:** A large portion of Milliken and its planning area fall within the floodplain of the South Platte, the Big Thompson and Little Thompson Rivers. Approximately 20% of the town's planning area is within either the 100 year or the 500 year floodplain of these rivers. As Milliken continues to grow, the town should be cautious about allowing new development in these areas. In addition, the town should work to mitigate damage to properties and structures already located in the flood zone, or in areas proposed for addition to the regulated flood hazard area.

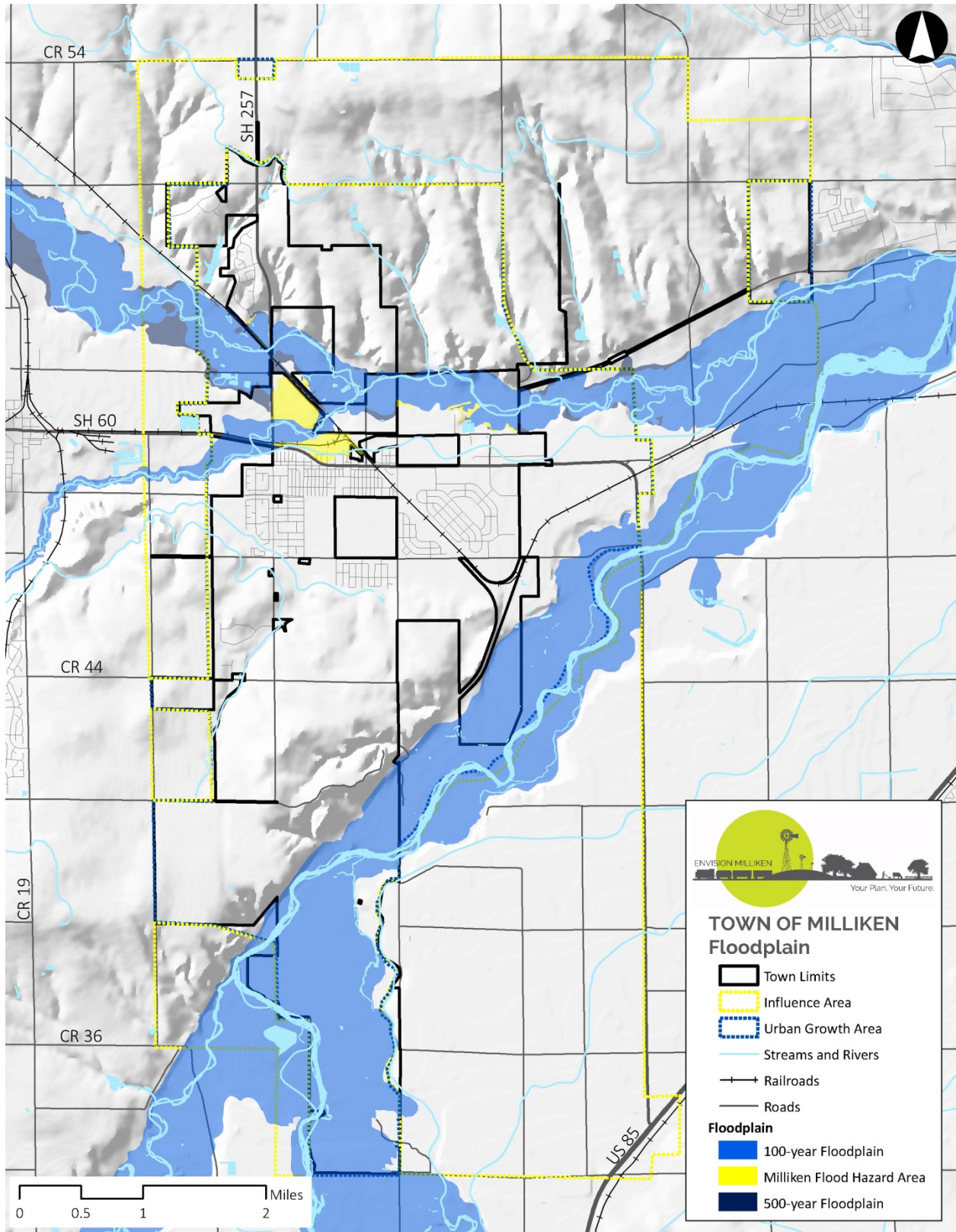
### Related Plans and Studies

- *Envision Milliken 2010 Comprehensive Plan*
- *Town of Milliken Downtown Design Guidelines, 2014*





Source: USDA NRCS; Weld County GIS; Town of Milliken



Source: FEMA; Weld County GIS; Town of Milliken

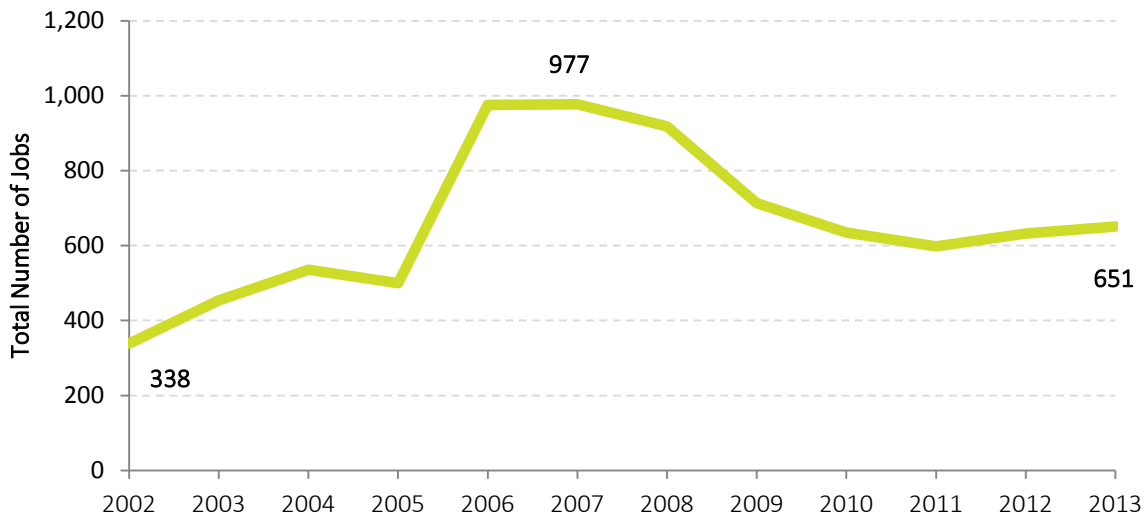
**CHAPTER 4: LAND USE**



## Key Issues

- **Employment opportunities:** Demand for industrial and employment opportunities has increased over the past year, particularly in the eastern portion of the urban growth area. This demand has spurred possible changes to the Framework Plan and accompanying zoning to support industrial uses at the confluence of the rail lines southeast of Settlers Village and other targeted locations. While these uses are generally supported in the locations proposed as an economic development tool, implementation will require a significant investment in infrastructure, coordination with the 2013 South Platte River Corridor Master Plan and accompanying floodplain restrictions, and consideration of new standards for industrial development as part of the town’s development code.
- **Economic diversification:** Milliken has long functioned as a bedroom community to Greeley and other surrounding communities; however, the town has maintained a clear focus on the need to diversify both jobs and services within the community and has focused its efforts on creating a niche for industrial users that cannot be filled by surrounding communities. Residents continue to emphasize the need for a broader range of retail and commercial services—particularly a grocery store.
- **Oil and gas revenue:** Currently, a large portion of the town’s budget is based on oil and natural gas revenues. Several stakeholders expressed concern about the need to identify alternative sources of revenue in light of continued fluctuations and cutbacks in the oil and gas industry. In addition, companies that support oil and gas operations have become important employers in Milliken in the past few years. However, the number of people they employ continues to fluctuate with the market for oil and gas.
- **Downtown revitalization:** Efforts to revitalize downtown continue and some improvements are underway based on the Downtown Design Guidelines that were adopted in January 2014. Key initiatives include pedestrian and landscape enhancements to promote a more cohesive feel and make downtown a safer more inviting place to walk.

## Employment



Source: QCEW 2nd Quarter 2002-2013; Economic & Planning Systems

Industry	NAICS	Employment	Pct of Total
Manufacturing	31-33	215	33.0%
Retail Trade	44-45	78	12.0%
Arts, Entertainment, and Recreation	71	68	10.4%
Public Administration	92	47	7.2%
Educational Services	61	43	6.6%
Construction	23	41	6.3%
Management of Companies and Enterprises	55	28	4.3%
Agriculture, Forestry, Fishing and Hunting	11	24	3.7%
Administrative and Support and Waste Management and Remediation Services	56	22	3.4%
Wholesale Trade	42	18	2.8%
Health Care and Social Assistance	62	17	2.6%
Transportation and Warehousing	48-49	14	2.2%
Professional, Scientific, and Technical Services	54	12	1.8%
Accommodation and Food Services	72	10	1.5%
Real Estate and Rental and Leasing	53	6	0.9%
Finance and Insurance	52	4	0.6%
Other Services (except Public Administration)	81	4	0.6%
Mining, Quarrying, and Oil and Gas Extraction	21	---	---
Utilities	22	---	---
Information	51	---	---
<b>Total</b>		<b>651</b>	<b>100.0%</b>

Source: QCEW 2013; Economic & Planning Systems

- Employment:** The total number of jobs located in Milliken is approximately 651. Employment in Milliken was at its peak in 2007, with 977 jobs. Between 2007 and 2011, employment decreased by 379 jobs due largely to the national economic recession. The majority of jobs lost within the town were in the Construction and Manufacturing industries. Since 2011, the town’s employment numbers grew to 651 in 2013. Overall, the annual average gain in employment has been approximately 6.1%. During 2013, most residents worked in the Manufacturing, Retail Trade, and Arts, Entertainment, and Recreation industries. Together, workers in these sectors accounted for 55% of all employees in Milliken. In 2013, the average annual wage of a worker in Milliken was \$38,000.

## Employers

#	Name	NAICS-2	Employees
1	BEST-WAY CONCRETE COMPANY	32	100-200
2	THOMPSON RIVERS PARK & REC DISTRICT	71	10-50
3	TOWN OF MILLIKEN	92	10-50
4	KNOWLEDGE QUEST ACADEMY	61	10-50
5	HALL IRWIN CORPORATION	55	10-50
6	RETAIL PETROLEUM MANAGEMENT LLC	44	10-50
7	MILLIKEN FIRE PROTECTION DISTRICT	92	10-50
8	LONGLAND CORPORATION	44	10-50
9	FINELINE CUSTOM BUILDERS LLC	23	0-10
10	7-ELEVEN	44	0-10

Source: QCEW 2013; Economic & Planning Systems

- Top employers:** Bestway Concrete Company is the town’s largest employer. The company supplies ready-mixed concrete and aggregate products to the Metro Denver and Northern Colorado markets. Bestway is headquartered in Milliken and has several locations along the Front Range. Thompson Rivers Park & Recreation District is the next largest employer; TRPR operates and maintains six facilities across the Johnstown-Milliken area. Other larger employers include Knowledge Quest Academy, a K-8 charter school with an enrollment of 375, and Hall-Irwin, a construction company specializing in construction for commercial, land development, and water storage. It should be noted that several large employers that support the oil and gas sector have recently moved to Milliken, however they are too new to appear in government statistics. In addition, employment opportunities with these companies have fluctuated with the strength or weakness of oil and gas prices and layoffs have been announced for 2015.

## Commuting

Where Workers Live	#	%	Where Residents Work	#	%
Greeley	99	18%	Greeley	406	17%
<b>Milliken</b>	<b>60</b>	<b>11%</b>	Denver	220	9%
Johnstown	40	7%	Fort Collins	199	8%
Longmont	28	5%	Loveland	183	8%
Evans	27	5%	Longmont	150	6%
Loveland	22	4%	Boulder	102	4%
Denver	12	2%	Johnstown	98	4%
Fort Collins	12	2%	Windsor	77	3%
Lakewood	10	2%	Aurora	68	3%
Aurora	9	2%	<b>Milliken</b>	<b>60</b>	<b>2%</b>
Other Locations	236	43%	Other Locations	854	35%
<b>Total</b>	<b>555</b>	<b>100%</b>		<b>2,417</b>	<b>100%</b>

Source: US Census LEHD 2011; Economic & Planning Systems

- **Bedroom community:** The majority of Milliken’s residents commute out of town for work. Only 60 of the 2,417 jobs worked by Milliken residents in 2011 were located within the town. The highest percentage of residents (17%) commutes to Greeley for work. Greeley is also the largest source of workers for Milliken businesses (18%).

## Natural Resources

- **Oil and gas:** Weld County has seen tremendous growth in drilling for oil and natural gas. Wells are located throughout the county, including in and around Milliken. According to records from the Colorado Oil & Gas Conservation Commission, as of February 2015 there were 717 productive wells within the boundaries of Milliken’s Urban Growth Area. Six wells are in the process of being drilled, while 58 wells have been permitted, but not built. Overall, oil and gas properties accounted for 53% of all property tax revenue paid to the town in 2013.

## Economic Development

- **Revenues:** The Town of Milliken’s major revenue sources include property tax and sales tax. Combined these revenue sources constitute 80% of the Town’s General Fund revenue. The Town relies heavily on the oil and gas industry for revenue—nearly 54% of the property tax is accounted for by oil and gas properties in Milliken.
- **Revitalization:** The Town of Milliken recently completed a visioning and planning process for the downtown area, which seeks to make the downtown more attractive, vibrant, and economically

## CHAPTER 5: ECONOMY

successful. As a part of this process, 6 areas of the downtown were identified as having an important impact on the overall success of the district. These included: the Windmill Gateway, Heritage House, Broad Street, Town Square and Town Hall, Grain Elevator and Fireman’s Park.

- **Local associations and organizations:** Numerous local organizations and business associations offer support and services to small businesses in the Milliken area. The Milliken Business Association is an organization of local businesses that seeks to economic growth and a healthy business environment in the community. They also provide networking and mentoring opportunities to members. Milliken and Johnstown are served by a joint Johnstown-Milliken Chamber of Commerce. The Chamber has 111 members, 14 of which are located in Milliken. The Upstate Colorado Economic Development Corporation is a public/private organization that serves all of Weld County. Upstate Colorado EDC provides services to existing businesses, as well as to businesses considering locating in Weld County. The East Colorado Small Business Development Center, located in Greeley, offers consulting and training services to small businesses and entrepreneurs in Northeast/East Central Colorado.

### Related Plans and Studies

- *Town of Milliken Downtown Design Guidelines, 2014*



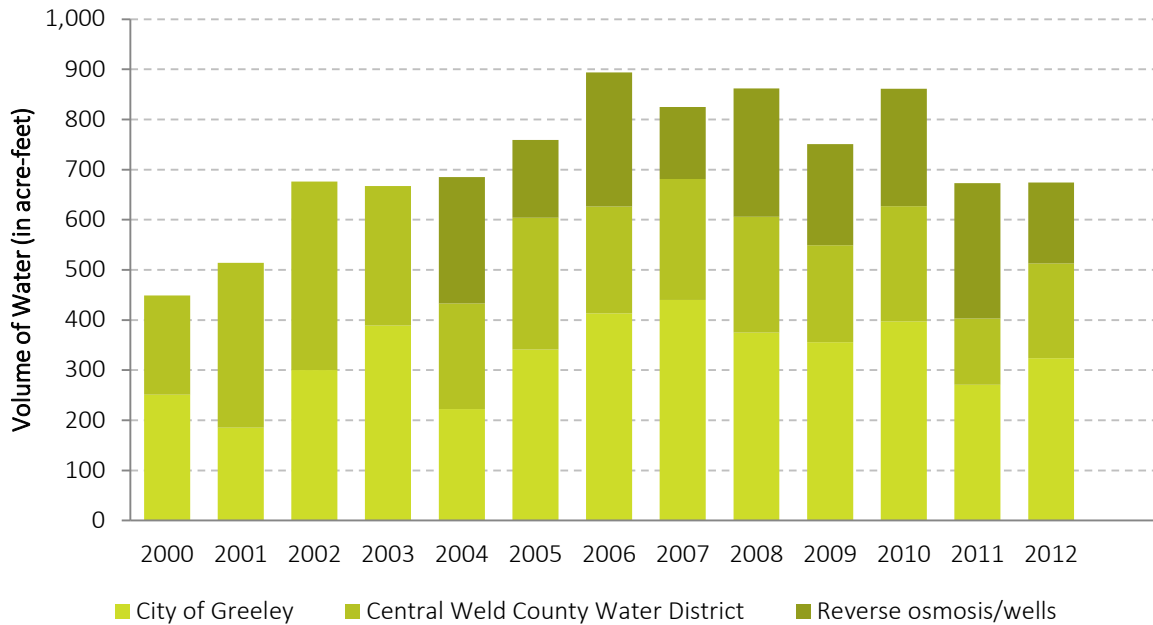
# INFRASTRUCTURE & SERVICES

## Key Issues

- **Water supply and affordability:** Ensuring the town has access to sufficient and affordable water supply is a key concern for the community. While the town's current arrangement is sufficient to meet existing needs, raw water fees and tap fees have increased substantially and are no longer competitive with those found in neighboring communities. Additional sources of water will be needed to accommodate future growth.
- **Access to facilities and services:** Numerous stakeholders noted that Milliken's parks function not just as recreational amenities, but also play an important role as informal community gathering places. As such, it was noted that some pockets of neighborhoods north of downtown are underserved and are not well-connected to the numerous parks south of downtown. The Thompson Rivers Recreation District is currently building a new field house just east of Settlers Village that will host a variety of recreation programs (indoor and outdoor) and provide some flexible community space. Creating connections to the facility for pedestrians and bikers is an essential step to improve connectivity within Milliken.
- **"Complete" park concept:** Numerous stakeholders commented that improvements to many existing parks are needed to bring them up to modern standards in terms of the facilities they offer and address deferred maintenance considerations. Town parks staff noted that the community had indicated a preference for completing necessary improvements to existing parks before building new ones and that the Town Board has reinforced this focus. A new parks capital improvement plan has been developed by the town to fund park improvements.
- **Trail connectivity:** Numerous trail improvements have been made in Milliken over the past decade; however, trails are not as well connected as they could be, forcing users in many locations to walk or bicycle on busy streets. In addition, the town recently received a grant to fund a trail gap analysis. The project, anticipated to be completed in March 2015, will help inform connections to the river and other parts of the community. This effort will help identify critical connections to help ensure pedestrians and bicyclists of all ages can travel safely throughout Milliken without a car.

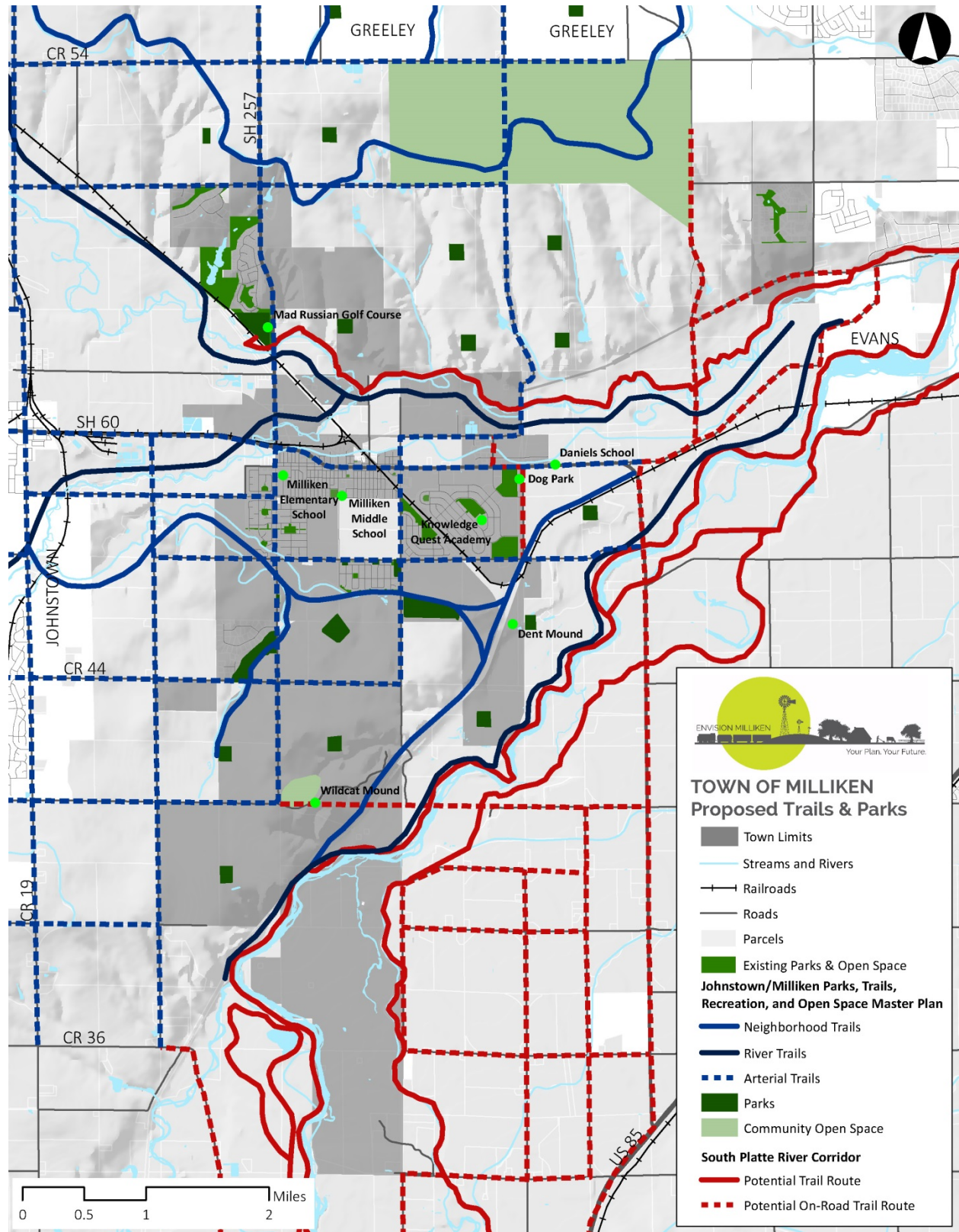


## Water



Source: Milliken Water & Sanitary Sewer Master Plan Update, 2014

- Water supply:** The Town of Milliken is serviced with treated water from three sources: the City of Greeley, the Central Weld County Water District, and well water treated by the town’s reverse osmosis treatment plant. However, the reverse osmosis plant is currently shut down due to high selenium levels in its discharge into the South Platte River. The town is currently working on solving the issue. While the town has enough water to service the demand of its current residents, the 2010 Comprehensive Plan notes that in order to meet Milliken’s water needs at full-build out the town will need to acquire rights to additional raw water. This is echoed in the 2014 *Water and Sanitary Sewer Master Plan Update*, which recommends a potable water blend made up of 10% from the City of Greeley, 22% from CWCWD and 68% from alluvial sources and wells.
- Wastewater:** Milliken’s wastewater treatment plant was recently upgraded to a treatment capacity of 0.7 million gallons per day. Average demand for water treatment capacity between July 2012 and March 2013 was around 0.38 million gallons per day, leaving the facility with plenty of spare capacity to treat water in the near-term.



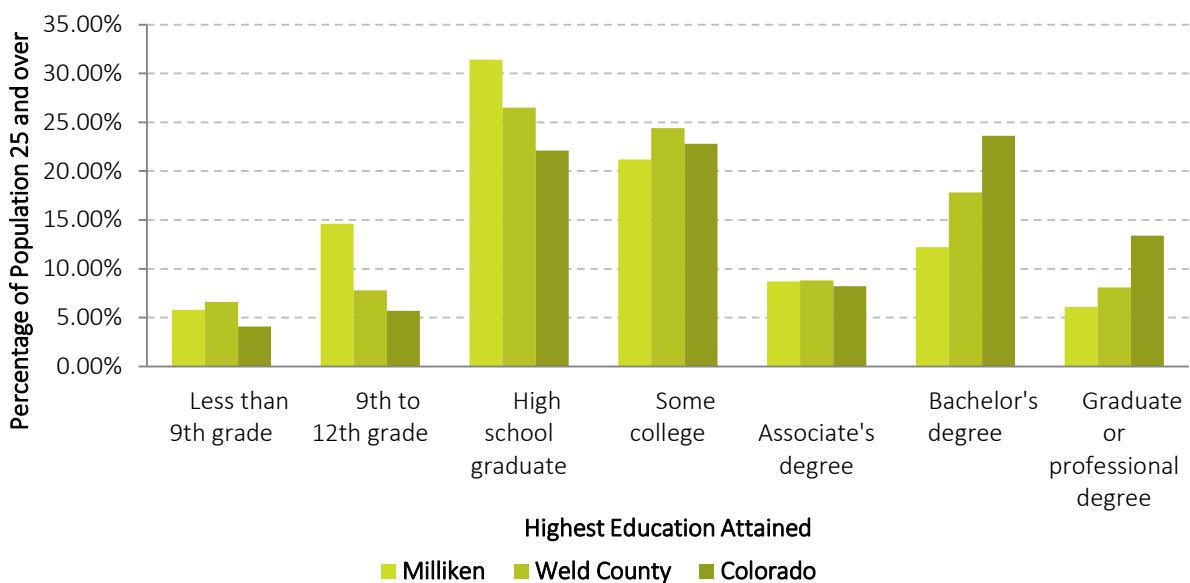
Source: Weld County GIS; Town of Milliken; Johnstown/Milliken Parks, trails, Recreation and Open Space Master Plan; A Plan for the South Platte River Corridor

## Parks & Recreation

- **Existing parks & trails:** Milliken is served by a variety of parks and other open spaces. In all, the town operates nine different parks ranging from fields and play structures to a skate park and a fitness park. There are currently a few trails within some of these parks; however, sidewalk and trail connections between the parks are limited.
- **Future parks & trails:** The town has engaged in a number of planning projects with nearby communities. The *Johnstown/Milliken Parks, Trails, Recreation and Open Space Master Plan*, completed in 2003, identifies the location for potential new trails, parks and open spaces in both communities. Another plan, *A Plan for the South Platte River Corridor*, was completed in 2013 in collaboration with the town of Platteville. This plan explored the potential for creating a system of trails, parks, and other recreational facilities along the South Platte River corridor.
- **Thompson Rivers Parks & Recreation District:** TRPR is a special district serving both Milliken and Johnstown. The TRPR operates six recreational facilities and runs youth and adult sports leagues as well as a variety of fitness classes. TRPR has plans to build a field house in Milliken which will offer residents greater access to the programs and services provided by the district. The project is still going through the planning and zoning process.

## Schools

- **Facilities:** Milliken is located within the Weld RE-5J School District, which also includes the town of Johnstown. Schools located in Milliken are Milliken Elementary School, Milliken Middle School, and Knowledge Quest Academy, a charter school. The high school serving the district, Roosevelt High School, is located in Johnstown. In addition, Milliken is located close to three universities: University of Northern Colorado in Greeley, Colorado State University in Fort Collins and the University of Colorado in Boulder.



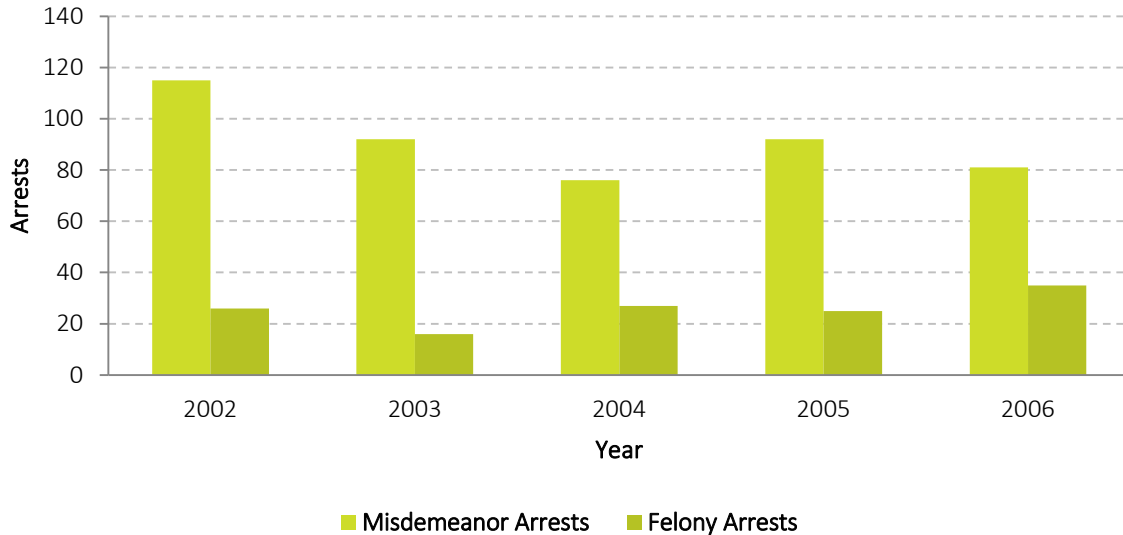
Source: American Community Survey, 2009-2013

## CHAPTER 6: INFRASTRUCTURE & SERVICES

- **Educational attainment:** Milliken had a smaller percentage of high school graduates than elsewhere in Weld County. 80% of the town's population over the age of 25 years had graduated from high school or attained equivalency between 2009 and 2013, compared to 85.6% in Weld County and 90.1% in Colorado. 18.3% had at least a bachelor's degree, compared to 25.9% in Weld County and 37% in Colorado.
- **Other facilities:** There is no library in Milliken; however, the town is served by the Glenn A. Jones, M.D. Memorial Library in Johnstown. There is also a branch of the High Plains Learning Center, which provides residents with access to computers and other electronic resources.

### Other Community Services

- **Seniors:** The Milliken Senior Center, located in the Milliken Community Complex, serves as a gathering place for older residents. It hosts social events, offers health fairs, and serves meals provided by Weld County.



Source: Milliken Police Department

- **Police:** The Town of Milliken Police Department consists of eight officers, including the police chief.
- **Fire:** The Milliken Fire Protection District is a special district responds to fire and medical emergencies in the Town of Milliken and surrounding areas of unincorporated Weld County. The total area served by the district is 38 square miles and home to around 8,000 to 9,000 people. It is staffed by 11 full-time employees and a force of 40 volunteers. The Milliken Fire Protection District has two stations, and responds to between 700 and 800 calls each year.

### Health

- **Health services:** Milliken currently has no health care facilities or clinics in town. The closest facilities are in Greeley and Loveland.

## Related Plans and Studies

- [\*Johnstown-Milliken Park, Trails, Recreation & Open Space Master Plan, 2003\*](#)
- *A Plan for the South Platte River Corridor, 2013*
- *Water and Sanitary Sewer Master Plan Update, 2014*

# TRANSPORTATION

## Key Issues

- **Transportation plan:** The Town has applied for a grant to update the Transportation Plan. The focus of transportation improvements recently has been on flood recovery—replacing damaged bridges and other infrastructure. The comprehensive plan update process allows the town and the community an opportunity to identify and prioritize transportation needs and opportunities for improvement and will provide valuable direction to this effort.
- **East/west linkages and regional connections:** The railroad and the river are major barriers to east-west travel through Milliken. There are opportunities to work with CDOT, the North Front Range MPO, and Weld County to improve regional mobility corridors such as SH 60, SH 257, and Two Rivers Parkway.
- **Traffic volume/safety:** Traffic volumes along SH 60 (through downtown and connecting to US 85) are an ongoing concern for the community. Numerous participants noted that large truck traffic in particular had increased over the past five years. Frequent traffic backups associated with the town’s railroad crossings (at SH 60, SH 257, and Alice Avenue) were also cited as a challenge—limiting cross-town circulation and access to downtown and creating safety concerns for pedestrians.
- **Public transportation:** There is a desire for resident to be able to live in Milliken without owning a car (many already do) and have convenient access to medical appointments, shopping, etc., using public transportation.

## Roadways

- **Major roadways:** As identified in the *Milliken Transportation Master Plan*, several important roads and highways run through Milliken, including SH 60 and SH 275. These important roadways connect Milliken with nearby communities of Johnstown, Greeley and Evans, as well as providing regional connections via I-25, US 34 and US 85. In both the *Transportation Master Plan* and 2010 Comprehensive Plan, residents of Milliken expressed concern regarding the amount of truck traffic traveling through downtown along SH 60.

## Railroads

- **Railroads:** Two railroad lines, operated by Union Pacific and Great Western Railway, are present in Milliken. The lines intersect north of the downtown area. Both are still operational and see daily train traffic. According to the *Milliken Transportation Master Plan*, the Union Pacific line, which travels northwest to southeast, carried an average of two trains per day, while the Great Western Railway line, which travels parallel to SH 60, carried an average of four trains per day. All of the railroad crossings in Milliken are at grade, and can cause considerable delays. The Transportation Master Plan notes that these can range up to 30 minutes in some locations.

## Transit

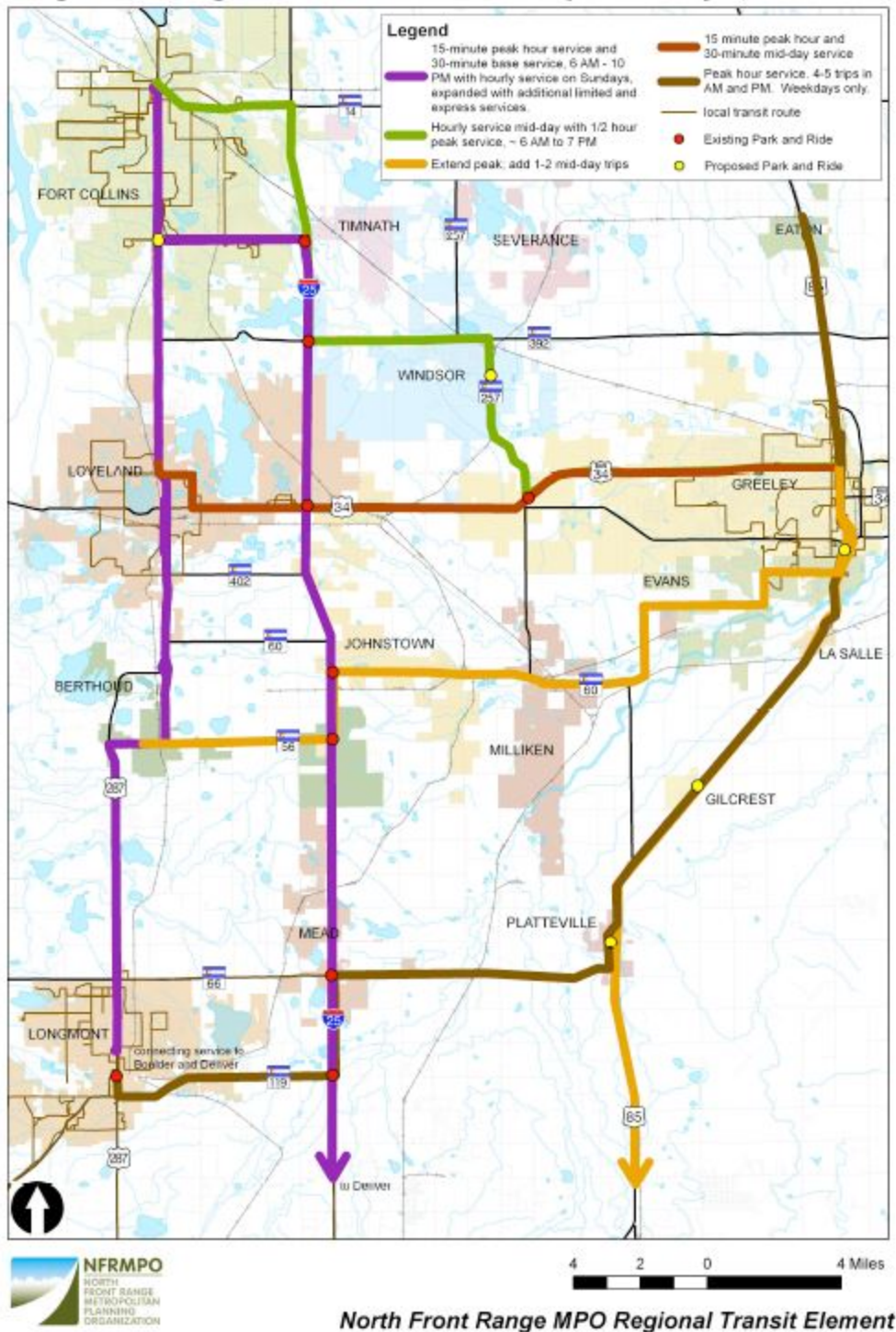
- **Current service:** There is currently no regular public transit service in Milliken. Weld County operates a monthly Minibus program that provides transportation from the Johnstown Senior Center to Greeley.
- **Future service:** In the Regional Transit Element of the North Front Range Metropolitan Planning Organization's (NFRMPO) Regional Transportation Plan for 2035, NFRMPO lists four scenarios for transit service to the cities and towns in its jurisdiction. In the "Status Quo" and "Basic" scenarios, Milliken would be serviced only by a vanpool. Only under the "Moderate" or "High" scenarios would Milliken see any new transit. The Moderate scenario would bring bus service only during peak hours on weekdays, resulting in 4-5 trips in the morning and the afternoons/evenings. The High scenario would extend peak service on weekday by adding 1-2 trips during mid-day.

## Related Plans and Studies

- [\*Town of Milliken Transportation Master Plan, 2008\*](#)
- [\*North Front Range Metropolitan Planning Organization Regional Transit Element 2035 – Regional Transportation Plan 2035, 2011\*](#)



Figure 5-4: High Alternative



Source: NFRMPO Regional Transit Element, 2011

**CHAPTER 7: TRANSPORTATION**

# FUTURE GROWTH

## Key Issues

- **Increased population and households:** Two recently completed studies for the Town include two different growth forecasts that estimate the Town will increase to between 11,000 and 17,000 residents and 4,000 and 6,100 households by 2035.
- **Limits to growth:** The future growth of the Town of Milliken will be impacted by two key factors. First is the continued growth of the northern Colorado economy, which will drive increased demand for housing within Milliken for workers in Weld and Larimer Counties. The second factor is the town's ability to provide water service for new households. The Town is nearing the capacity of its current treated water supplies and will need to make substantial investments to increase capacity.

## Population Projections

	2013	2030 <sup>a</sup>	Annual Growth 2013-2030	2035 <sup>b</sup>	Annual Growth 2013-2035
Population	5,879	9,801	3%	17,568	5.1%
Households	1,950	3,370	3%	6,121	5.3%

<sup>a</sup>: 2014 Housing Needs Assessment; <sup>b</sup>: 2014 Water and Sanitary Sewer Master Plan

Source: ACS 2009-2013; Housing Needs Assessment; Water and Sanitary Sewer Master Plan

- 2014 Housing Needs Assessment:** The Town of Milliken commissioned a Housing Needs Assessment in 2014, which was completed by RG & Associates. The projection completed by RG & Associates was based on a linear growth projection based historic rates of growth. The study forecast the Town will grow to 9,801 residents and 3,370 households by 2030. This projection estimates population to grow at 3 percent annually and households at 3.5 percent annually, which equates to 86 new households per year.
- 2014 Water and Sanitary Sewer Master Plan:** In 2014, the Town of Milliken commissioned an update to its 2006 Water and Sanitary Sewer Master Plan. The update estimated that the town’s population would be 17,568 with 6,121 households by 2035. This estimate is based on growth projections completed for the 2010 Comprehensive Plan.

## Growth Constraints

- Water:** The 2014 Water and Sanitary Sewer Master Plan estimated that Milliken will exceed its current supply of water as early as 2018 or at 2,864 taps. In addition, the existing contractual treatment limit from CWCWD will be exceeded by the end of 2015 or 2,521 taps. Capacity in the existing alluvial wells will be exceeded by the end of 2015 as well, and the capacity of the reverse osmosis treatment facility will be exceed by late 2016. The capital expenditure plan proposed by the master plan requires the town to spend \$2 million between 2014 and 2018 in order to meet demand.
- Costs of building:** While Milliken has been an affordable housing option in the region, the increased costs of water will make it more expensive to build in town. The cost of a raw water share for a single family home can cost an average of \$35,000 and tap fees for the Town cost between \$9,000 and \$13,000 for a water tap and \$5,000 and \$7,000 (tap fee plus impact fee) for a sewer tap.
- Regional economy:** The northern Colorado region is growing quickly and Milliken will continue to be a residential bedroom community with residents working the larger cities in the region. Continued growth of the economy will translate into housing demand within Milliken. Driving the employment growth in Weld County has been the increase in oil and gas extraction. This industry has had several boom and bust cycles in the past decades and will likely continue in this pattern



