



Town of Yampa
56 Lincoln Street
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Yampa, CO 80483
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March 1, 2022

REQUESTS FOR PROPOSALS YAMPA MASTER PLAN

PROJECT GOALS AND SCOPE OF SERVICES TO BE PROVIDED

The Town of Yampa (Yampa) would like the following scope of work and relevant information to guide the Town's Master Plan Update. At the minimum it must address the following list:

- The Master Plan must meet the State of Colorado statutory master plan requirements C.R.S. 31-23-206 (municipalities) <https://law.justia.com/codes/colorado/2016/title-31/powers-and-functions-of-cities-and-towns/article-23/part-2/section-31-23-206/>.
- Analysis of existing conditions, plans (included below), ordinances, land use code, and economic trends including a hazard risk assessment that identifies the community's greatest risks to hazards and other shocks and stresses;
- Public Outreach, Participation, and Intergovernmental Coordination. Involve a cross-section of residents, organizations, and networks, appropriate meeting and discussion formats, and information dissemination. Must engage with neighboring jurisdictions, major service providers, and special districts that will be impacted by growth and development;
- Land use code and analysis (with future land use map) and update to three mile annexation plan;
- Transportation conceptual plan;
- Housing;
- Culture/History: How do we blend in History and Culture so Yampa preserves its heritage and small town feel while modernizing its sustainable future as well as mitigating its economic risks;
- Natural Resources;
- Parks and Open Space;
- Economic Development Plan;
- Capital Improvement Plan;
- Recreation and Tourism;

The primary goals of this project are to develop a plan that is usable and can guide the future priorities and efforts of Yampa. Yampa Town Board and staff see this project as part update and

modernization of the 1997 Master Plan acknowledging the other plans governing the surrounding unincorporated areas and new components such as a transportation conceptual plan, economic development plan, housing plan, and capital improvement plan. Our goal would be to use what is still relevant and applicable, update what is needed, and include the additional components. THE MOST IMPORTANT ASPECT IS THAT THE PLAN IS USABLE, MEASURABLE, AND IMPLEMENTABLE.

Timeline for Completing the Project

The following timeline should be followed for project completion:

Early June, 2022 – First meetings with Town staff and kickoff of the project.

Phase 1 Completion: September 30, 2022

Phase 2 Completion: October 31, 2022

Phase 3 Completion and Final Product Delivered: January 31, 2023.

The Town is open to alternate timelines that make sense and complete the project in a timely manner.

Additional Information

To help the following information has been included from the Yampa Master Plan with some updates / refinement to help focus the efforts.

Economic Resiliency: Yampa's economic base continues to be the ranching, timber, trades, tourism and mining and associated industry sectors including rail transportation, construction and services. Natural resource extraction (which is in the process of transitioning), has been the major economic foundation for Yampa Valley, providing jobs for many of our primary job holders; this remains true today. However, that industry in both Routt County and Moffat County is transitioning specifically away from coal production and usage. For Yampa, the most pending transition is the related to the rail transportation sector which will likely significantly contract when the regional coal mines cease production expected in the next few years.

Yampa's tourism base is related to its proximity to the Flat Tops Wilderness Area and its scenic, hunting and fishing attractions, as well as Steamboat Springs (recreational tourism). Hunting is the major draw for Yampa bringing in outsiders as well as camping on the surrounding public lands and Stagecoach State Park. Businesses in Yampa include lodging at Van Camp Cabins and Travel Lodge, year-round and seasonal eateries including the historic Antler's Bar & Café and new Bear Paw Bakery, Montgomery's General Store, some retail and service operations, as well as some local tradesmen company bases. Employment within the Town includes teaching jobs at SOROCO Elementary and Pre-school and at the USDA Forest Service Ranger Station both seasonally and full-time. A significant percentage of the local workforce travels to the Steamboat Springs/Hayden/Stagecoach areas for work, generally in the professional, tourist and construction trades sectors.

Land Use & Housing: Yampa, while surrounded by open ranch lands, is platted on a grid pattern providing legibility, varying only where the Yampa River, adjacent railroad tracks and State Highway 131, wind along the east side of Town and the hillside rises on the west side. The center of Town is defined by the intersection of Moffat Street and Main Street (the only paved road within Town), and the different neighborhoods begin and end here. SOROCO Elementary and Pre-school property provides a central landmark along the north-south spine of Main Street.

Residential neighborhoods fill out the majority of the community away from the center of Town. The majority of housing in Yampa is single-family detached structures, of which approximately 15% are mobile homes. There has been one recent small multi-family/mixed use development in the center of Town, and a few single-family residences have accessory dwellings on site. Numerous housing units are only used seasonally, though several appear to have converted to year-round use over the last two (2) years. Housing is becoming a challenge as the cost of living is increasing due to housing costs and there is a lack of inventory. Home values and costs of homes have increased 20% in 2.5 years. Yet, Yampa is still one of the cheaper places to live in the Yampa Valley.

Yampa has a number of undeveloped lots and potential for infill commercial and residential uses. There are also some open areas south and west of Town that development potential. A thorough look at all of these and how they could be leveraged will be a key aspect of the economic development master plan.

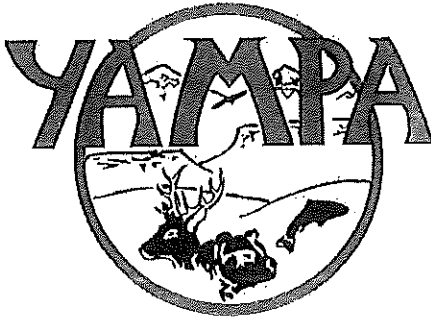
Infrastructure: A major priority for the Town is the development and implementation of a capital replacement and maintenance plan for our utilities. Historically, there has been significant underfunding of infrastructure (which is an issue throughout the United States). We have taken some initial steps with upgrades to the water treatment facilities, however water transmission and distribution systems and wastewater collection and treatment facilities need immediate and comprehensive attention. The Town also needs plans to address other capital and infrastructure needs, both what needs to be updated or replaced currently as well as what is needed to sustain well-planned growth.

Historical Context: Yampa has existed since 1880s, and incorporated in 1906 in its heyday as a flourishing and prosperous community. The railroad reached Yampa in 1908 and locally grown produce was shipped far and wide for many years. A number of historic structures remain, reflecting the cultural heritage of the community. Many are still used today including Crossan's Market which now serves as Yampa Town Hall.

Growth: Yampa has hovered around a population of 400 in recent years with ups and downs related to the economic trends of the last couple decades. The Town, like many rural communities of the West, has seen growth over the last 18-24 months. While the community knows growth is likely inevitable, leaders have expressed they would like to see growth happen in a managed and comprehensive fashion.

Zoning and Subdivision Codes and Strategies that Achieve Desired Community Results: An honest debate should occur on the current land use code, updates needed, and changes that need to be made to set the Town up for real, measurable, and implementable success. The Town has sat

generally dormant since the 1997 Master Plan was adopted. Just recently, Town saw a small mixed-use development in its center, however absorption was relatively slow. There are other key areas of Town that could also develop. A full look at the Zoning and Subdivision codes and associated regulations should be reviewed to ensure State compliance but also fostering a sustainable and resilient community.



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February 16, 2022

Greg Winkler
Department of Local Affairs
Office of Field Services
P.O. Box 687
Lake George, Colorado 808270687

RE: Town of Yampa
Yampa Master Plan Update
Consultant Services Funding Request

Dear Greg:

The Town of Yampa (Town) Board of Trustees (Board) has identified the need to update the 1997 Yampa Master Plan (Plan) to guide the Town in identifying its needs and priorities. The Plan Update will include an analysis of existing conditions, plans and economic trends and stresses, an analysis of land use codes, development of transportation, housing, parks/open space/recreation, economic development and capital improvement plan elements.

In this context, the Town has developed a Request for Proposals (RFP) to solicit proposals from qualified planning firms to provide innovative services to update and modernize the Town's Master Plan. The Town is anticipating a budget not to exceed \$150,000. The Town has dedicated \$20,000 to the project, and will be soliciting up to \$125,000 through the Office of Just Transition. We need additional monies to move forward with the Plan Update, and we are requesting \$25,000 in matching funding from DOLA to enable the Plan Update work to be move forward as anticipated.

We anticipate releasing the RFP in mid-March to inform our funding requirements subject to the approval of the award of funding. The Town is looking to undertake and complete the Plan Update over a twelve (12) month period. At the end, we believe we will have a tool that will allow the Town to move forward in an informed and sustainable manner. We hope you agree this project is timely, needed and worthy of funding.

Thank you for your consideration.

Sincerely,

Jeffrey Drust
Mayor

JD:map

xc:file