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Introduction

The Town of Hayden 3 Mile Area Plan provides direction concerning land use issues and infrastructure needs for lands within 3 miles of the current boundaries of the Town of Hayden. The plan identifies issues that should be addressed prior to any parcel of land being annexed into the Town of Hayden but does not propose the annexation of any lands near the Town of Hayden. Annexation of any land into Hayden remains an individual landowner decision. Finally, this Plan addresses requirements for 3 Mile Area Plans as outlined in the Colorado Revised Statutes 31-12-105 (1) (e), as amended.

The Town of Hayden needs to ensure that annexation opportunities are evaluated through careful consideration of both the current and future interests and needs of the community. The Hayden Comprehensive Plan has identified a desire to annex lands in an orderly manner that balances both the short and long term fiscal needs of the community. Annexation proposals should also balance business, residential and industrial land uses to the greatest extent possible; with park and open space uses to help maintain a balance of land uses within the community. Successful annexation applications to the Town should focus on how any particular annexation will meet the goals of the Hayden community as identified in the Comprehensive Plan. Annexation is a discretionary act available to the Town of Hayden; the submittal of an annexation petition is no guarantee that the subject property will be annexed into the community.

The Town of Hayden wishes to continue to work with Routt County to ensure that there is a smooth transition of land uses from urban to rural in the area near Hayden. This plan was developed using a visual survey of the area, mapping information from the Routt County Planning Department, public meetings in Hayden and review by the Town of Hayden Planning Commission and Town Board.

Methodology

Criteria to be considered when determining which lands near Hayden might be desirable for annexation include:

- Areas which will broaden the range of housing types in the Town and expand the permanent resident population,
- Areas that have enough buildable land so that all desired Town land uses can be accommodated,
- Areas close to Town that are, or can easily be, urban in nature and can be served by utilities with little or no negative physical or economic impact on the community,
- Areas that help strengthen the economy of Hayden,
- Areas that promote infill development, and
- Areas that share a community of interest with Hayden.

No land in unincorporated Routt County is specifically designated for annexation in this plan. The analysis that follows will only identify areas that may be considered desirable
for future urban uses, can be easily served by current services and facilities, are existing residential subdivisions, are needed to provide open space for the community, or will be logical for the expansion of the Hayden urban area. Much of the land within 3 miles of the corporate boundaries of the Town is unsuitable for annexation into the community due to distance, topography and the potential costs to provide services to widely scattered homes and ranches.

Thanks are due to the Planning Commission and staff of the Town of Hayden for their thorough review of this document. Staff and Commission comments have been incorporated into the final plan.

Study Area

This plan will address lands within a three mile area of the Town of Hayden by Section of land. A section of land is 1 mile square (640 acres). The complete system used to identify a particular parcel of land begins with identification of the Township (36 square miles), proceeds to the Range (east or west from the Principal Meridian) within that Township, and moves into each section of land found within that Township. Land can further be identified by portions of half-sections and quarter sections. The section – township – range method of identifying land areas is common across the United States.

The location of each of the Sections within the Three Mile area is identified on the Three Mile Area Plan Map (page 5). The one square mile sections of land have been combined into 13 Areas for the purposes of this plan so as to make the discussion more manageable. The general character of each of these 13 Areas is described and classified according to the following six categories.

▲ Description ▲ Transportation
▲ Land Use ▲ Utility Provisions
▲ Community Services ▲ Open Space, Parks & Recreation

The thirteen (13) Areas are included within the Town of Hayden Three Mile Area Plan and are generally eligible for annexation to Hayden under the provisions of the Colorado Revised Statutes. Inclusion in this plan does not assume properties will be annexed into the Town or guarantee annexation should it be requested by property owners.

The division of the lands within 3 miles of the corporate limits of Hayden into 13 distinct Areas was based on the professional judgment of the Town of Hayden staff and Katers & Associates. Area boundaries were developed using topography and the general nature of the land as a guide. Some Areas are quite small while others cover over thirteen square miles.
3 Mile Area Cooperation

For many years the Town of Hayden has worked cooperatively with Routt County on the review of development proposals in the area near Hayden. Routt County provides the Town the opportunity to review and comment on, any development proposal within 3 miles of the Town limits and Hayden has responded when projects warranted a response. In review of issues such as oil, gas and mineral development the Town and County should strive to take a consistent approach to regulation of these activities.

This plan helps further define the cooperative relationship between Routt County and the Town of Hayden by formally identifying the referral area and outlining the issues that should be addressed for any development within that 3 mile area. This plan may also be adopted as a “subarea” plan by Routt County after its adoption by the Town of Hayden.
Area

Description:
Township 7 North, Range 89 West, Sections 24, 25 & 36 and Township 7 North, Range 88 West, Sections 19, 20, 29, 30, 31 & 32. This area is a total of six square miles.

A Yampa Valley Regional Airport transponder, radio towers, ranches and homesteads are found at the top of these bluffs north of Hayden. The West Cog Road provides access from Hayden through the southeast quadrant of Area 1 and the Coal Bank Gulch Wildlife Management Area is also located in this Area.

Land Use:
This area is generally zoned AF (agriculture-forestry) although it is bordered on the north by areas that are zoned OR (outdoor recreation) and does include a state wildlife area that is also zoned OR. Scattered homesteads and ranch lands define the area with many homes located on approximately 40 acre parcels. This area also contains sites for communication facilities for the entire Hayden area valley.

Transportation:
Routt County Roads 78, 78A and 76 provide primary access. A handful of drives, roads and lanes are located principally on the eastern side of this Area. Most notable among these are West Cog Road, Homesteader Lane and Scenic Drive.

Utility Provisions:
Individual well and septic systems serve the residents of this area.

Community Services:
This section lies within the West Routt Fire Protection and Routt County RE-1 school districts. Police protection is currently provided by the Routt County Sheriff. Fire protection and the school district would remain the same in the event of annexation. Police protection, however, would be provided by the Town of Hayden upon any annexation. This area would be difficult to serve with police protection.

Open Space, Parks & Recreation:
Much of the land in this area is open ranch land. Should the Town of Hayden ever develop to the point of annexing land in this area, planning should include discussions on preserving as much open farm and ranch land as possible. If annexed, park, recreation,
open space and trails opportunities should be developed in accordance with the Town of Hayden Comprehensive Plan, as adopted. This area would be suitable for natural wildlife areas with excellent opportunities for hiking.

Summary:

There is a low potential for any annexation of lands in Area 1. The area would be difficult to serve with utilities and other community services and much of it is already subdivided into large lot acreages. Should development occur, the view of this area from Hayden could be impacted by ridgeline construction. A “skyline” ordinance might ensure that the view of the ridgeline and bluffs remains natural over time.

Area 2

Description:

Township 7 North, Range 88 West, Sections 25, 26, 27, 28, 33, 34, 35 & 36.

A substantial portion of the Wolf Mountain Ranch and the Middle Cog and California Park Roads are among the most distinguishable features of this area. Land rises from bottom lands at the Yampa River toward the higher elevations to the north.

Land Use:

This area is currently zoned AF (Agriculture-Forestry) and is divided into generally large holdings that include a portion of the Wolf Mountain Ranch.

Transportation:

This area is serviced by Routt County Roads 74 (Middle Cog), RCR 80 and the California Park Road as well as a network of local access and ranch roads.

Utility Provisions:

Individual well and septic systems serve the residents of this area.

Community Services:

This area lies within the West Routt Fire Protection and Routt County RE-1 school districts. Police protection is currently provided by the Routt County Sheriff. Fire protection and the school district would remain the same in the event of annexation.
Police protection, however, would be provided by the Town of Hayden upon any annexation.

**Open Space, Parks & Recreation:**

Much of the land in this area is open ranch land. Should the Town of Hayden ever develop to the point of annexing land in this area, planning should include extensive discussions on preserving as much open farm and ranch land as possible in any proposals. If annexed, park, recreation, open space and trails opportunities should be developed in accordance with the Town of Hayden Comprehensive Plan, as adopted.

**Summary:**

There is a very low potential for the annexation of lands in Area 2. The area would be difficult to serve with utilities and other community services and rural farm and ranch operations seem to be the best and most appropriate uses for this area.

### Area 3

**Description:**

Township 7 North, Range 87 West, Sections 27, 28, 29, 30, 31, 32, 33 & 34.

**Land Use:**

This area is currently zoned AF (Agriculture-Forestry) and consists mostly of larger landholdings including the Wolf Mountain Ranch. The land is cut by streams and creeks and rises towards the north and northeast toward the summit of Wolf Mountain. The Gibraltar Ditch cuts across a portion of this area.

**Transportation:**

This area is served by Routt County Roads 80 & 52 as well a network of local access and ranch roads.

**Utility Provisions:**

Individual well and septic systems serve the residents of this area.

**Community Services:**

This area lies within the West Routt Fire Protection and Routt County RE-1 school districts. Police protection is currently provided by the Routt County Sheriff. Fire
protection and the school district would remain the same in the event of annexation. Police protection, however, would be provided by the Town of Hayden upon any annexation in this area.

Open Space, Parks & Recreation:
Much of the land in this area is open ranch land. Should the Town of Hayden ever develop to the point of annexing land in this area, planning should include extensive discussions on preserving as much open farm and ranch land as possible in any proposals. If annexed, park, recreation, open space and trails opportunities should be developed in accordance with the Town of Hayden Comprehensive Plan, as adopted.

Summary:
There is an extremely low potential for the annexation of any lands in Area 3. The area would be difficult to serve, is in fairly large holdings and should remain as productive ranch and grazing land in the future.

Area 4

Description:
Township: 6 North, Range: 89 West, Sections 1, 12, 13, 24, 25 & 36; and Township: 6 north, Range: 88 West, Sections: 6, 7, 8 (partial), 17, 18, 19, 20, 30 & 31.

Land Use:
This area is generally zoned AF (Agriculture-Forestry) with most land held in large, multi-acre parcels. The Yampa River cuts through this area as does US Highway 40 and the rail line between Steamboat Springs and Craig, Colorado. The Cary Gulch, Cary Ditch and Smuin Gulch are also in this area. The Hidden Springs Land Preservation Subdivision is located at the northeast section of this area near the current Hayden Town limits. Land Use of any kind shall be respectful of the Yampa River Corridor and the environmental and visual aspects as it has historically existed. Any future development along this corridor should mitigate aesthetic and environmental issues prior to approvals.

Transportation:
This area is served by US Highway 40, Routt County Roads 65, 61, 59 and 59B, and local ranch and access roads. The Rio Grande and Western Railroad crosses this area parallel to the alignment of US 40.
Utility Provisions:

Individual well and septic systems serve the residents of this area. Water service would generally be easier to provide in parts of this Area than wastewater service as the Hayden Sewer Plant is upstream of these lands.

Community Services:

This area lies within the West Routt Fire Protection and Routt County RE-1 school districts. Police protection is currently provided by the Routt County Sheriff. Fire protection and the school district would remain the same in the event of annexation. Police protection, however, would be provided by the Town of Hayden upon any annexation.

Open Space, Parks & Recreation:

Much of the land in this area is open ranch land. Should the Town of Hayden ever develop to the point of annexing land in this area, planning should include extensive discussions on preserving as much open farm and ranch land as possible in any proposals. If annexed, park, recreation, open space and trails opportunities should be developed in accordance with the Town of Hayden Comprehensive Plan, as adopted.

Summary:

There is some potential, though small, for the annexation of lands in Area 4. The eastern boundary of this area adjoins lands that have had an annexation petition submitted to the Town. If development occurs just to the east of Area 4 (the Villages at Hayden project) part of Area 4 would be adjacent to urban scale development activity and a better candidate for annexation. Development at these levels is projected to be at least 10, and probably 25, years in the future.

Land along the rail line and U.S. 40 would be quite difficult to serve with utilities in this area and unless a new sewer plant is constructed little or no annexation potential exists in this portion of Area 4.
Area 5

Description:

Township: 6 North, Range: 88 West, Section: 5, 8 (partial).

Land Use:

This area is generally zoned AF (Agriculture-Forestry) and is held in smaller acreage parcels. This area borders the current western Town boundary of Hayden at the waste water treatment plan and includes a one-mile reach of the Yampa River. Land Use of any kind shall be respectful of the Yampa River Corridor and the environmental and visual aspects as it has historically existed. Any future development along this corridor should mitigate aesthetic and environmental issues prior to approvals.

Transportation:

This area is served by Routt County Roads 76 and 76A and local home and ranch access roads. US Highway 40 is the southern boundary of this area. The Rio Grande and Western Railroad crosses this area parallel to the alignment of US 40.

Utility Provisions:

Individual well and septic systems serve the residents of this area. Should annexation be proposed, any plan would have to include lift station(s) for sewer service.

Community Services:

This section lies within the West Routt Fire Protection and Routt County RE-1 school districts. Police protection is currently provided by the Routt County Sheriff. Fire protection and the school district would remain the same in the event of annexation. Police protection, however, would be provided by the Town of Hayden upon any annexation.

Open Space, Parks & Recreation:

If annexed, lands in this area have a strong potential for recreation along the Yampa River. An environmental center, water related activities and passive recreation uses could be proposed.
Summary:

This area has some potential for annexation as business or light industrial uses along US Highway 40 north of the Yampa River and outside of the floodplain. Road access would have to come from the north and would be difficult without a new bridge over the Yampa River.

The Town is in support of the continuing use of land in this area for residential development at a "family" rather than "development" scale. This means that the Town would generally be in support of the continued land division of properties in this area for the use of immediate family members without any recommendation to Routt County for the annexation of property. The Town would generally not support production (50 or more unit) residential subdivisions should they be proposed in this Area.

Area

6

Description:

Township: 6 North, Range: 88 West, Sections: 4 & 9 (partial). The Town of Hayden waste water treatment plant abuts the southwest corner of this area.

Land Use:

This area is generally zoned AF (Agriculture-Forestry) and most land is held in fairly large acreages. Land Use of any kind shall be respectful of the Yampa River Corridor and the environmental and visual aspects as it has historically existed. Any future development along this corridor should mitigate aesthetic and environmental issues prior to approvals.

Transportation:

Routt County Roads 80 & 76 as well as Walnut Street and local farm access roads serve this area. The Yampa River flows through this area and the only vehicular bridge across the river for miles is located here.

Utility Provisions:

Individual well and septic systems serve the residents of this area. While there are no Town utilities north of the Yampa River at this time, lands south of the river, outside of the floodplain of the Yampa, could be developed at higher densities with lower utility extension costs.
Community Services:

This section lies within the West Routt Fire Protection and Routt County RE-1 school districts. Police protection is currently provided by the Routt County Sheriff, however, would be provided by the Town of Hayden upon any annexation.

Open Space, Parks & Recreation:

Further planning should be done for this area, if annexed, to include recreation, open space and trails opportunities. There are bottom lands near the Yampa that would be suitable for active recreation fields and parks if annexed into Town.

Summary:

Lands outside of the floodplain and north of the rail line have some potential for annexation and development at higher residential densities or with light industrial uses.

Residents in the area have expressed a desire to remain in ranching and not be annexed into the Town of Hayden. Annexation is at the discretion of individual landowners unless an enclave has been created and no enclave currently exists in this Area.

The Town is in support of the continuing use of land in this area for residential development at a “family” rather than “development” scale. This means that the Town would generally support the continued land division of properties in this area for the use of immediate family members without any recommendation to Routt County for the annexation of property.

Area 7

Description:

Township: 6 North, Range: 88 West, Sections 1, 3 & part of 10. This area includes the Town of Hayden water treatment plant.

Land Use:

This area is generally zoned AF (Agriculture-Forestry) and most land is held in fairly large acreages. The Yampa River flows through this entire area with rich bottomlands along the southern bank of the river. Land Use of any kind shall be respectful of the Yampa River Corridor and the environmental and visual aspects as it has historically existed. Any future development along this corridor should mitigate aesthetic and environmental issues prior to approvals.
Transportation:

The eastern part of this area is bounded by US Highway 40 on the south and the Rio Grande and Western Railroad crosses the entire area from east to west. Routt County Road 80 cuts across the northwest section of Area 7 and local farm access roads also serve this area.

Utility Provisions:

Individual well and septic systems serve the residents of this area. Construction of utility extensions south of the Yampa River, to serve developments in this area, would be relatively inexpensive.

Community Services:

This section lies within the West Routt Fire Protection and Routt County RE-1 school districts. Police protection is currently provided by the Routt County Sheriff but would be provided by the Town of Hayden upon any annexation.

Open Space, Parks & Recreation:

Further planning should be done for this area, if annexed, to include recreation, open space and trails opportunities.

Summary:

The opportunity to annex to Hayden does exist along the highway and rail line as this area borders a portion of the current Town limits of Hayden. Business or light industrial uses may be most appropriate close to the highway with residential uses set back from the rail line and highway. Further east, away from the Town boundary, there is little rationale for annexation as ranches, creeks and the Yampa River bottomlands complete the landscape.

Area 8

Description:

Township: 6 North, Range: 87 West. Sections: 5, 6, 7, 8, 17 & 18. The Morgan Bottom and the southern section of the Wolf Mountain Ranch and Yampa River are notable features of this area.
Land Use:
Zoning in this area includes a mix of M (Mining) and AF (Agriculture-Forestry). The Hayden Station Power Plant and associated facilities are located in Area 8. The southwestern boundary of this area is the Yampa Valley Regional Airport which is within the Town of Hayden. The Yampa River crosses this section with a large portion of the land in this area held by Wolf Mountain Ranch. Land Use of any kind shall be respectful of the Yampa River Corridor and the environmental and visual aspects as it has historically existed. Any future development along this corridor should mitigate aesthetic and environmental issues prior to approvals.

Transportation:
The Rio Grande & Western Railroad crosses this area as does U.S. Hwy. 40. The area is serviced by local access roads and Routt County Roads 69, 51, 51B & 52. RCR 27A (Twenty Mile Road) and the Haul Road also access the area.

Utility Provisions:
Individual well and septic systems serve the residents of this area.

Community Services:
This area lies within the West Routt Fire Protection and Routt County RE-1 school districts. Police protection is currently provided by the Routt County Sheriff. Fire protection and the school district would remain the same in the event of annexation. Police protection, however, would be provided by the Town of Hayden upon any annexation.

Open Space, Parks & Recreation:
Further planning should be done for this area, if annexed, to include recreation, open space and trails opportunities in accordance with the Town of Hayden Comprehensive Plan, as adopted.

Summary:
Portions of this area abut the Town of Hayden and should the YVRA expand at its eastern end, annexation would be relatively easy to accomplish. Discussions in the past have also been held regarding the annexation of the Hayden Station power plant though no effort to annex actually was started. Essentially, annexation of lands near the airport is feasible; annexation in other parts of this Area is problematic and should not be pursued.
Area 9

Description:

Township: 6 North, Range: 87 West, Sections: 3, 4, 9, 10, 15, 16, 21, 22, 27, 28, 33 & 34. This 12 square mile area is at the eastern extremity of the Hayden 3 mile influence area.

Land Use:

This area includes Wolf Mountain Ranch at the north, Wolf Creek and RCR 82 at the eastern edge and the Grassy Creek subdivision south of US Highway 40. Scotchman's Gulch and mine access roads are at the southern portion of this Area. This area is quite far from current Hayden services and with the widely scattered subdivision already platted in Routt County, it would be problematic for Hayden to ever consider annexing lands in this area. Land Use of any kind shall be respectful of the Yampa River Corridor and the environmental and visual aspects as it has historically existed. Any future development along this corridor should mitigate aesthetic and environmental issues prior to approvals.

Transportation:

US Highway 40, the Rio Grande and Western Railroad, Yampa River and an extensive network of well-maintained county roads cross Area 9. Local residential access is found in the Grassy Creek development and ranch access roads are found within this section.

Community Services:

This area lies within the West Routt Fire Protection and Routt County RE-1 school districts. Police protection is currently provided by the Routt County Sheriff. Fire protection and the school district would remain the same in the event of annexation. Police protection, however, would be provided by the Town of Hayden upon any annexation.

Open Space, Parks & Recreation:

Further planning should be done for this area, if annexed, to include recreation, open space and trails opportunities. The Yampa River and bluffs to the west of Wolf Creek may provide unique recreational opportunities.

Summary:

There is essentially no annexation potential for the Town of Hayden in Area 9.
Area 10

Description:

Township: 6 North, Range: 88 West, Sections: 8, part of 9, 17, part of 16, part of 15, part of 14 and part of 13. This area adjoins the current boundaries of the Town of Hayden and includes lands south of the Airport and west of the Golden Meadows/Villages at Hayden residential developments.

Land Use:

Zoning in this area is generally AF (Agriculture-Forestry) although four parcels have been zoned as GR (General Residential). The area is the site of significant development activity on properties belonging to Wes Signs, Dry Creek Village and the Villages at Hayden.

Transportation:

Haul Road and Routt County Roads 37, 65 and 185 serve this area. The Rio Grande & Western Railroad also accesses this area with a short line to the coal tipple south of the Airport. This railroad access should only serve as a temporary solution to any rail usage and long term rail usage should occur in other areas with in the 3 Mile Plan Map. Improvements to county roads are a condition of any annexation and development in the area. Plans for a new southern bypass around Hayden are in the concept stage. A second connection from Hayden to YVRA at the western end of the airport should be considered in any development planning.

Utility Provisions:

Individual well and septic systems serve the residents of this area. Plans for a water line from Area 12 into the Hayden system are under consideration by Villages at Hayden representatives and a wastewater line along the Dry Creek drainage from RCR 37 towards RCR 53 is being considered.

Community Services:

This area lies within the West Routt Fire Protection and Routt County RE-1 school districts. Police protection is currently provided by the Routt County Sheriff. Fire protection and the school district would remain the same in the event of annexation. Police protection, however, would be provided by the Town of Hayden upon any annexation.
Open Space, Parks & Recreation:

This area abuts the newly annexed County Fairgrounds and Dry Creek Park. Trails and a park system to complement those developments should be developed as part of any annexation or platting process.

Summary:

Three annexation petitions have been accepted by the Town of Hayden in this Area. These include The Villages at Hayden project of 700 acres which has been submitted but is not being actively worked on at this time. Annexation petitions for the X-West and Hunt properties (along U.S. 40) have also been accepted by the Town and are pending at this time. An active subdivision project (Dry Creek Village) has been approved and annexed with development expected to begin in 2006.

Lands south of Hospital Hill and east of the County Fairgrounds are suitable for annexation and development with appropriate infrastructure development. Lands west of the current Town limits now held by the Holderness Estate are suitable for annexation as residential development. This area also features US Highway 40 frontage that could be developed as business, retail and light industrial land uses.

Future growth of the Town of Hayden should focus on annexation and development within Area 10.

Area 11

Description:

Township: 6 North, Range: 88 West, Sections: 11, 12, parts of 13, 14 & 26. This area connects with the current Town of Hayden boundary and includes the Yampa Valley Regional Airport (YVRA). While the YVRA is within the Town limits; it has been included in this Plan in order to expand on the development potential associated with the airport.

Land Use:

This area is generally zoned AF (Agriculture- Forestry). The YVRA is zoned Open. Ranch lands and uses associated with the operations of the Yampa Valley Regional Airport highlight this Area.
Transportation:

This area is generally south of US Hwy. 40 and is bordered by Routt County Roads 51 & 51A. The Yampa Valley Regional Airport provides direct flight access to Denver International Airport and other airports with a strong focus on winter travel. Flight based operations at YVRA serve much of the Steamboat Springs market.

Local ranch roads are also found in the area. New county road extensions and rail line spurs may be developed in this area should development occur in Hayden. A second connection from Hayden to YVRA at the western end of the airport should be considered in any development planning. Existing railroad access on the western edge of this area should only serve as a temporary solution to any rail usage. Long term rail usage should not occur within this area and should be developed in other areas within the 3 Mile Plan Map.

Utility Provisions:

Individual well and septic systems serve the residents of this area. Hayden water and wastewater lines cross the area to provide service for the YVRA and new developments do have some opportunity to tie into those lines.

Community Services:

This area lies within the West Routt Fire Protection and Routt County RE-1 school districts. Police protection is provided by the Town of Hayden to the YVRA and any new properties upon annexation.

Open Space, Parks & Recreation:

Further planning should be done for this area, if annexed, to include recreation, open space and trails opportunities in accordance with the Town of Hayden Comprehensive Plan, as adopted.

Summary:

The western portion of this Area is suitable for annexation to the Town with light or heavy industrial facilities as the major land use. The opportunity for business and retail land uses does exist adjacent to US Highway 40 and annexation of lands north of (and adjacent to) the airport property could be considered.
Area
12

Description:

Township: 6 North, Range: 88 West, Sections: 21 (partial), 22, 23, 24, 25, 26, 27, 28, 29, 32, 33, 34, 35, 36. This area is just over 13 square miles in size.

Land Use:

Zoning for this area is generally AF (Agriculture-Forestry). This Area is south of the Race Track, Routt County Shop and Coal Tipple. Property that has been proposed for annexation (Villages at Hayden) is also in included in this area. Stokes Gulch and large single ownership property highlights this area.

Hayden Divide Road, Temple Gulch, Dill Gulch, Greasewood Flat Reservoir and John C Temple Reservoir No. 1 are found in this area. The area is characterized by large land parcels of open country. The land rises gently to the south. Dry Creek and Sage Creek flow towards the north and east.

Transportation:

Routt County Roads 37, 51, 53 (Hayden Divide Road), 57, 59, 103 and a network of local roads serve this area.

Utility Provisions:

Individual well and septic systems serve the residents of this area. Developers have drilled and are working to develop well water well for use in the Hayden domestic water system in this Area.

Community Services:

This Area lies within the West Routt Fire Protection and Routt County RE-1 school districts. Police protection is currently provided by the Routt County Sheriff. Fire protection and the school district would remain the same in the event of annexation. Police protection, however, would be provided by the Town of Hayden upon any annexation.

Open Space, Parks & Recreation:

Further planning should be done for this area, if annexed, to include recreation, open space and trails opportunities in accordance with the Town of Hayden Comprehensive
Plan, as adopted.

Summary:

An annexation petition was submitted for the Villages at Hayden property in 2004 that is at the extreme northwestern edge of this Area. Concept plans call for residential, commercial and public land uses on the property. Should this small portion of this area be annexed there would be substantial improvements necessary to RCR 59. Little or no annexation potential exists in the remainder of the area.

Area
13

Description:


Land Use:

Zoning for this area is generally AF (Agriculture-Forestry). The power lines that cross the middle of this Area are one of its most notable features. Coal and gas reserves are found in this area and preservation of the underlying water aquifer should be a priority should further development occur.

Transportation:

In addition to local access roads, this area is served by Routt County Roads 51, 51C & 51D.

Utility Provisions:

Individual well and septic systems serve the residents of this area. Major power lines accessing the Hayden Station cross the area.

Community Services:

This area lies within the West Routt Fire Protection and Routt County RE-1 school districts. Police protection is currently provided by the Routt County Sheriff. Fire protection and the school district would remain the same in the event of annexation. Police protection, however, would be provided by the Town of Hayden upon any annexation.
Open Space, Parks & Recreation:

Further planning should be done for this area, if annexed, to include recreation, open space and trails opportunities in accordance with the Town of Hayden Comprehensive Plan, as adopted.

Summary:

Little potential for annexation exists within Area 13.