

Table of Contents

I. INTRODUCTION	1
II. A BRIEF HISTORY	2
III. LOCATION	5
IV. A VISION FOR THORNTON	5
V. LAND USE	6
VI. NATURAL RESOURCES	7
A. Climate	7
B. Geology.....	10
C. Surface Geology.....	11
D. Topography	12
E. Soil	12
F. Water Resources.....	14
G. Drinking Water Protection	18
H. River Corridor Protection	19
I. Energy & Climate Change Concerns	23
J. Vegetation	24
K. Wildlife	24
L. National Forest	25
VII. ECONOMY	25
A. Labor Force & Employment.....	26
B. Property Tax Base.....	27
C. Housing.....	27
VIII. TRANSPORTATION	28
A. Highways	29
B. Air Service.....	30
C. Railroads.....	30
D. Public Transportation.....	30
E. Bus Service.....	31
IX. EXISTING LAND USE	31
A. Introduction	31
B. Current Use/Unimproved Land	32
C. Industrial	33

D. Commercial	33
E. Residential	33
F. Community Land Use	34
G. Other	34
X. COMMUNITY FACILITIES	34
A. Town Building	34
B. Police Protection	35
C. Fire Protection	35
D. Ambulance Service	36
E. Highway Department	36
F. Postal Service	36
G. Public Library	36
H. Solid Waste	37
I. Health Care	37
J. Cemeteries	37
K. Thornton Schools	38
L. Government	38
M. Utilities	38
N. Recreation	40
XI. CAPITAL IMPROVEMENTS PLAN	41
A. Current Revenue or "Pay As Go"	42
B. Reserve Funds	42
C. General Obligation Bonds	42
D. Revenue Bonds	42
E. Lease Purchase	42
F. Authorities or Special Districts	43
G. Special Assessments	43
H. State and Federal Grants	43
I. Tax Increment Financing	43
J. Charitable Fund Raising	43
K. Bonding Resale Financing	43
L. State Highway Funds	44
XII. POPULATION	44
A. Introduction	44

B. Population Trends.....	44
C. Migration.....	44
XIII. GOALS AND OBJECTIVES	45
A. Introduction	45
B. Natural Resources.....	45
C. Community Facilities.....	46
D. Town Roads	46
E. General.....	47
XIV. FUTURE LAND USE PLAN FOR THORNTON.....	47
A. Introduction	47
B. Conservation / Open Space.....	48
C. Agricultural Land	48
D. Residential	49
E. Commercial	50
F. Industrial.....	50
G. Public Lands	50
H. Multi Use.....	51
FIGURE 1 Location Map	52
FIGURE 2 Zoning Districts Map	53
FIGURE 3 Simplified Bedrock Geologic Map.....	54
FIGURE 4 Schematic of Glacial Soil Types.....	55
FIGURE 5 Natural Resources Map.....	56
FIGURE 6 Development Capability Map	57
FIGURE 7 Water Cycle.....	58
FIGURE 8 Flood Hazard Areas Map.....	59
FIGURE 9 Wetlands, Surface and Groundwater Map.....	60
FIGURE 10 Existing Land Use Map.....	61
FIGURE 11 Future Land Use Map.....	62
APPENDIX 1 – Hazard Mitigation Plan	
APPENDIX 2 – Synopsis of Survey Results.....	
APPENDIX 3 – Responses to Master Plan Committee Questionnaire	
APPENDIX 4 – Thornton Roads Spreadsheet	