

**GRAND JUNCTION CITY COUNCIL
WORKSHOP AGENDA**

**MONDAY, OCTOBER 4, 2004, 6:30 P.M.
CITY HALL AUDITORIUM, 250 N. 5TH STREET**

*****NOTE SPECIAL TIME*****

MAYOR'S INTRODUCTION AND WELCOME

- 6:30 **GJEP INCENTIVE REQUEST:** The Grand Junction Economic Partnership is recruiting a California company and is asking for the City's participation through the economic development fund. [Attach W-1](#)
- 6:40 **COUNCILMEMBER REPORTS**
- 6:45 **REVIEW FUTURE WORKSHOP AGENDAS** [Attach W-2](#)
- 6:50 **REVIEW WEDNESDAY COUNCIL AGENDA**
- 6:55 **ADJOURN TO MESA COUNTY MULTI-PURPOSE ROOM - FIRST FLOOR, ADMINISTRATIVE ANNEX OF OLD COURTHOUSE, 544 ROOD AVE**
- 7:00 **JOINT MEETING CONCERNING THE MESA COUNTY COOPERATIVE PLANNING AGREEMENT WITH FRUITA, PALISADE AND MESA COUNTY:** Staff will review the current Intergovernmental Agreement and present the annual update of the program. [Attach W-3](#)
- 8:30 **ADJOURN**

This agenda is intended as a guideline for the City Council. Items on the agenda are subject to change as is the order of the agenda.

Attach W-1 GJEP Incentive Request



Mayor Hill and Council Members
City of Grand Junction
250 North 5th Street
Grand Junction, Colorado 81501

September 22, 2004

Dear Mayor Hill and Council Members,

The Grand Junction Economic Partnership is currently working with a company to relocate a portion of their manufacturing facility to Mesa County from California. We would like to request time on your October 4, 2004 workshop agenda to request a relocation incentive. The following is some information about the project. We are competing with communities located in California and due to the confidentiality requirements of our work the following information is all that can be provided.

- The company builds cryogenic vaporizers for the industrial gas business. The manufacture of its ambient vaporizers would be moved to Mesa County. All of its products and services would be exported outside of Mesa County. Sales in 2005 are estimated to be at least \$1.7 million. The company serves many markets as the use for industrial gases continues to grow. Common applications are in the aerospace/military, food and beverage, electronics and medical sectors. The company's client list includes Rockwell International, Boeing, Lockheed, Kennedy Space Center, Air Liquide, Motorola, Coca Cola and many others.
- Ten (10) jobs will be created in 2005. The average wage is estimated at \$16.59 per hour (\$34,500 per annum). A benefit package is also provided including medical insurance, 401k and a profit sharing program. Total annual payroll would be approximately \$350,000 at full employment. Positions include a plant manager, mechanics, welders and a machinist.
- New capital investment of \$775,000 will be made in a new facility located in an industrial area of Grand Junction which will be constructed by a local builder. The new facility will also be located in the Mesa County Enterprise Zone.
- Over the next five years the total benefits (direct and indirect) to the area are estimated to be \$7,470,884, according to our economic impact model.
- While the owner/manager of the company would not immediately relocate himself and his family to Grand Junction, it is his long term goal to establish the company headquarters here. Over the next three to four years all manufacturing operations would be moved to the new location.

The GJEP Board of Directors believes this company to be one which merits recruitment. These are quality jobs and the company is in an industry that is a good fit for our community.

We are seeking to present this company with a combination of incentives including cash grants, Enterprise Zone tax credits and a Colorado FIRST training grant. The amount of the incentive we are requesting from the City Council is \$15,500 (or \$1,550 per job). The same amount will be requested from the Mesa County Board of Commissioners.

Thank you for your assistance in creating quality jobs for our local residents.

Sincerely,

A handwritten signature in black ink that reads "Ann Driggers". The signature is written in a cursive, flowing style.

Ann Driggers
President

cc. Norm Franke, Chair, GJEP Prospect Committee
Sally Schaefer, Chair, GJEP Board

Attach W-2
Future Workshop Agenda

CITY COUNCIL WORKSHOP AGENDAS

**** OCTOBER 18, MONDAY 11:30 AM → at Two Rivers Convention Center
11:30 FIRE PREVENTION/EDUCATION WEEK***

OCTOBER 18, MONDAY 7:00PM

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 UTILITIES IN RIGHT-OF-WAY ORDINANCE
- 8:15 CONTINUED DISCUSSION OF CITY OWNED PROPERTY

**** NOVEMBER 1, MONDAY 11:30 AM → at Two Rivers Convention Center
11:30 FACILITIES REPORT PRESENTATION AND DISCUSSION***

NOVEMBER 1, MONDAY 7:00PM

- 7:00 INTRODUCTION OF NEW CITY EMPLOYEES
- 7:15 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND REVIEW FUTURE WORKSHOP AGENDAS
- 7:40 CITY MANAGER'S REPORT
- 7:45 1601 & RIVERSIDE PARKWAY PROJECT UPDATE
- 8:55 GVRTC UPDATE AND FUTURE FUNDING DISCUSSION
- 9:25 CHAMBER OF COMMERCE EXISTING BUSINESS EXPANSION INCENTIVE REQUEST

**** NOVEMBER 15, MONDAY 11:30 AM → at Two Rivers Convention Center
11:30 PEAR PARK UPDATE WITH MESA COUNTY COMMISSIONERS AND SCHOOL DISTRICT 51***

NOVEMBER 15, MONDAY 7:00PM

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 UPCOMING APPOINTMENTS TO BOARDS & COMMISSIONS
- 7:40 2005 BUDGET PRESENTATION & REVIEW

* NOVEMBER 29, MONDAY 11:30 AM (cancel for NLC Conference?)

NOVEMBER 29, MONDAY 7:00PM (cancel for NLC Conference?)

* DECEMBER 13, MONDAY 11:30 AM

*11:30 DEVELOPMENT ISSUES UPDATE IN THE MARIPOSA AND
MONUMENT ROAD AREAS*

DECEMBER 13, MONDAY 7:00PM

7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND REVIEW
FUTURE WORKSHOP AGENDAS
7:25 CITY MANAGER'S REPORT
7:30 UPCOMING APPOINTMENTS TO BOARDS & COMMISSIONS
7:45 JIM LOCHHEAD: UPDATE ON WATER ISSUES

BIN LIST

1. Open

Department Presentations to City Council

2004

November 2005 Budget; GIS Report

2005

January Visitor and Convention Bureau

February Code Enforcement

March Golf Course/Recreation

April Public Works Utilities - Water

Attach W-3

Mesa County Cooperative Planning Agreement

MESA COUNTY COOPERATIVE PLANNING AGREEMENTS

5 YEAR REVIEW

WORKSHOP AGENDA

Monday, October 4, 2004

7:00 - 8:30 p.m.

Multi-Purpose Room -First Floor, Administrative Annex

544 Rood Ave., Grand Junction

Enter from 6th Street

Purpose

- 5 Year Review of IGA
- Annual PDR Update

Desired Meeting Outcomes

- Common understanding of Cooperative Planning program status
- Direction for potential amendments to the Agreements.
- Direction for program priorities

1. Introductions/Agenda Review Doralyn Genova
2. Staff Presentation Staff
 - Overview of Review Process
 - Outcomes
 - Purchase of Development Rights Program
 - Virtual Tour
 - 2004 Update
 - Issues, Alternatives, and Recommendations
3. Discussion All
 - Direction to staff
 - Next Steps
4. Adjourn



Mesa County

Department of Planning and Development

Land Use and Development • Long Range Planning • Code Enforcement

750 Main Street • P. O. Box 20,000 • Grand Junction, Colorado 81502-5022 • Ph. (970) 244-1636

4 October 2004

TO: Fruita City Council
Grand Junction City Council
Palisade Board of Trustees
Mesa County Board of County Commissioners

FROM: Mesa County Planning Staff

RE: Five Year Review of 1998 Cooperative Planning Agreements

The enclosed summary information was prepared in cooperation with the Planning staffs from Palisade, Fruita, and Grand Junction:

1. Schedule

2. Background and Analysis Materials Presented to elected officials – February 2004

- Executive Summary Mesa County Cooperative Planning Agreements Five Year Status Review
- Summary Status of Implementing the 1998 Cooperative Planning Agreements
- 2001- 2003 – PDR Program Summary
- Development Activity
- Mesa County/Palisade/Grand Junction Agreement (1998)
- Mesa County/Fruita/Grand Junction Agreement (1998)

3. Open House and Survey Summaries Presented to the Purchase of Development Rights Review Committee – July 2004

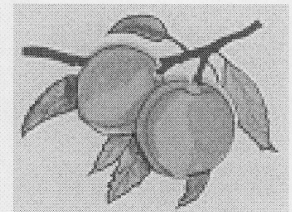
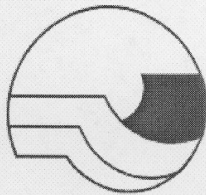
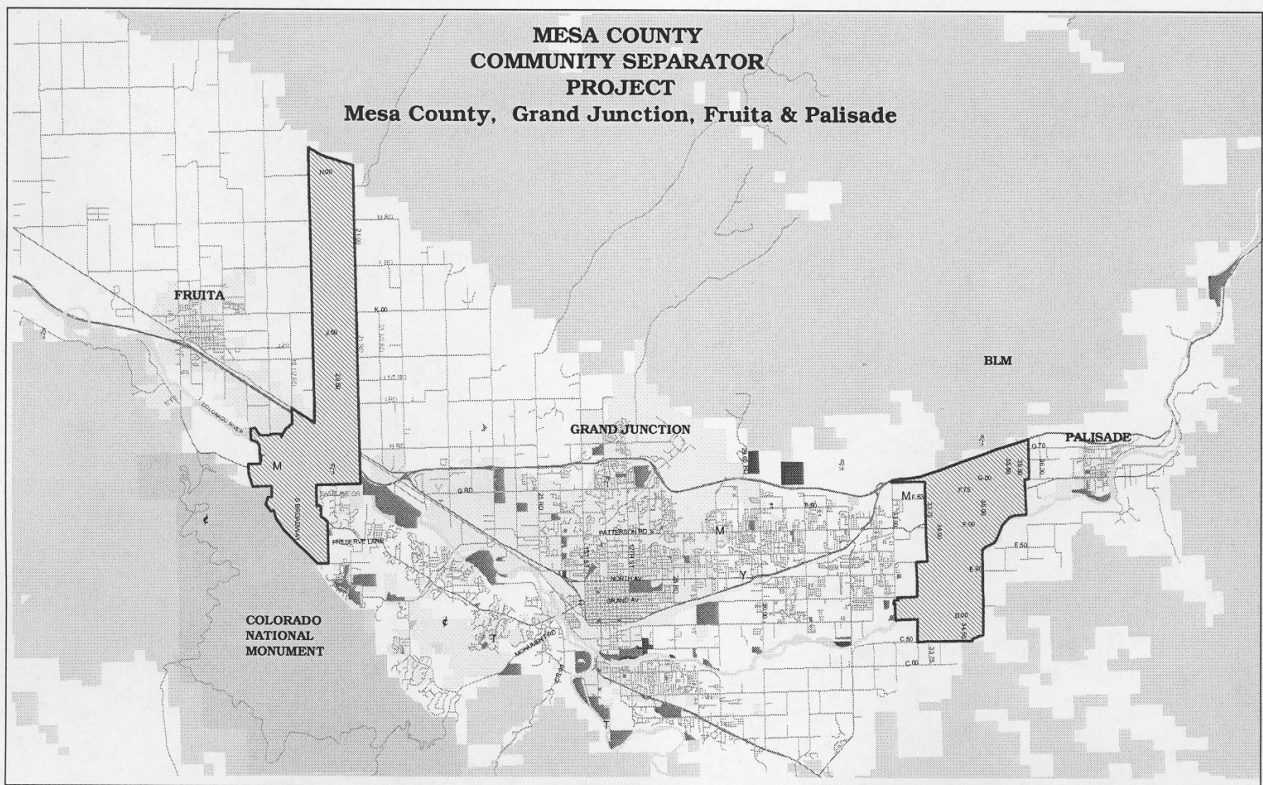
- Analysis of the Community Separator Survey Results
- Fruita Surveys (responses)
- Palisade Surveys (responses)

4. Issues, Alternatives and Staff Recommendations

- Issues & Alternatives
- Boundary Issues
- Next Steps

Mesa County Cooperative Planning Agreements

5-Year Review
October 2004



**MESA COUNTY COOPERATIVE PLANNING AGREEMENTS
FIVE YEAR REVIEW
(1998 – 2003)**

Schedule (as of September 2004)

February	Presented summary report to joint meeting of the elected partners
March/April	Completed staff analysis
May 17, 18, 24, 26	Public Open Houses Invited all buffer area property owners (about 1200 postcards) Approximately 70 people attended
June 21	Deadline for public to submit responses to questionnaires. Approximately 45 returned
July 15	Present summary of Open Houses to PDR Committee
October 4	Joint workshop of elected partners recommendations
Fall	Public hearing(s) on any proposed revisions.

EXECUTIVE SUMMARY
MESA COUNTY COOPERATIVE PLANNING AGREEMENTS
FIVE YEAR STATUS REVIEW
(1998- 2003)

Implementation of the Intergovernmental Agreements

**Purchase of Development Rights Program (Three years of acquisitions)
(Initiated in 2000 – first deals in 2001- through 2003)**

- \$2,181,120 awarded in grants - Great Outdoors Colorado,
Federal Farmland Protection Program, Colorado Conservation Trust

- \$1,187,594 Spent to Date
 - \$862,720 Fruita Buffer
 - \$324,874 Palisade Buffer

- \$442,183 Partners Total Expenditures to Date
(includes transaction costs for 2 donated easements and all preliminary appraisals)
 - Mesa County \$333,343 (includes \$180,982 for MLT contract)
 - Grand Junction \$88,000
 - Fruita \$13,830
 - Palisade \$4,510

- Total Leverage \$0.47/\$1.00 (\$ spent /\$ of Conservation Easement Value)
 - Fruita \$0.54/\$1.00
 - Palisade \$0.34/\$1.00

- 400 Total Acres protected through 9 conservation easements (includes 2 donations)
 - 323 Acres Fruita buffer (4 easements)
 - 77 Acres Palisade buffer (5 easements – includes 2 donations)

- 134 Total Acres per Year (Average) Conserved
 - 108 acres Fruita buffer
 - 26 acres Palisade buffer

Development Activity Summary

- 121 Mesa County land use projects since 1998
 - 65 - Palisade Buffer
 - 365.5 Acres subdivided
 - 50 New lots created
 - 56 - Fruita Buffer
 - 564 Acres subdivided
 - 99 New lots created

(Over)

EXECUTIVE SUMMARY
MESA COUNTY COOPERATIVE PLANNING AGREEMENTS
FIVE YEAR STATUS REVIEW
(1998- 2003)

Transfer of Development Rights/Credits Program

- Fruita/Mesa County TDR/C program adopted in 2003
- No transactions to-date
- Several interested parties
- Potential amendments will be considered in 2004 annual review of program

Suggested Review Schedule

February	Present summary report to joint meeting of the elected partners
March	Complete staff analysis
April	Public input at two public meetings/workshops. Invite all buffer area property owners
June	Joint elected partners workshop on comments and recommendations
July	Joint public hearing on any proposed revisions.

SUMMARY STATUS OF IMPLEMENTING
THE 1998 COOPERATIVE PLANNING AGREEMENTS

FIVE YEAR REVIEW
1998 - 2003

IGA PROVISION	FRUITA/GJ STATUS	PALISADE/GJ STATUS
Without the mutual consent of all parties, municipalities will not: a. annex any territory	No annexations have been proposed or approved,	No annexations have been proposed or approved
Without the mutual consent of all parties, municipalities will not: b. extend any municipal utility services that are not already present	The only municipal utility provided by the parties is sewer service. Ute Water is the domestic water service.	None have been proposed or built.
Without the mutual consent of all parties, all parties will not: a. extend any sanitary sewer line	A service line was allowed to serve a home with a failed septic system at 627 20 Rd on the Redlands in 1999	None has been extended. Palisade serves to the east and Clifton Sanitation District # 2 (CSD2) serves to the west. CSD2 is not a party to the agreement
Without the mutual consent of all parties, all parties will not: b. recommend amendment to any 201 sewer service area boundary	The Fruita Community Plan recommends their 201 area be amended to no longer include the buffer area. A 201 study is underway this year by Fruita.	Palisade has not requested any amendments to their 201 area. Clifton Sanitation District # 2 (CSD2) serves to the west. CSD2 is not a party to the agreement
Land use decisions within the “cooperative planning area” will enhance the rural character of the area.”	This is a subjective matter and difficult to measure without more specific direction. See development activity summary.	See development activity summary.
All parties will respect the adopted master plans for each jurisdiction pertaining to the “cooperative planning area.”	Mesa County Land Development Code requires decision makers to consider whether all development proposals are generally consistent with the Mesa County Master Plan, and all adopted intergovernmental agreements. Mesa County, Fruita, and Grand Junction cooperatively updated and adopted the Redlands Area Plan in 2002. as well as the entire Joint Urban Area Plan in 2003.	Mesa County Land Development Code requires decision makers to consider whether all development proposals are generally consistent with the Mesa County Master Plan, and all adopted intergovernmental agreements.
Changes in the zoning of a property (rezone) will be consistent with the recommendations of the Mesa Countywide Land Use Plan, where applicable, unless the change is formally approved by the governing bodies of all parties.	No zone changes inconsistent with the County Master Plan have been approved.	No zone changes inconsistent with the County Master Plan have been approved.
Mesa County will revise the Mesa County Land Development Code appropriately to implement the this agreement	Code revised in 2000 to require decision makers to consider whether all development proposals are consistent with adopted intergovernmental agreements. This includes all public hearing items and administrative reviews. Determining whether the rural character of the area is enhanced has been problematic – as “rural character” is not specifically defined.	

IGA PROVISION	FRUITA/GJ STATUS	PALISADE/GJ STATUS
<p>Mesa County will provide the other two parties, with adequate notice, the opportunity to review and comment upon the following types of development activity and related matters in the cooperative planning area:</p> <ul style="list-style-type: none"> a. site plans b. subdivision plats or replats c. planned developments d. special use permits e. conditional use permits f. zoning or development code text amendments that may effect the “cooperative planning area.” g. rezone applications h. policy and plan amendments that may affect the “cooperative planning area.” 	<p>The municipalities are review agencies on all proposed development within the buffers.</p>	
<p>All parties will share planning meeting and hearing agendas with the other parties in a timely manner.</p>	<p>Mesa County posts the MCPC and BCC agenda on the internet and sends copies of the BCC agendas to the municipalities. Fruita and Grand Junction post hearing agendas on the web.</p>	<p>Mesa County posts the MCPC and BCC agenda on the internet and sends copies of the BCC agendas to the municipalities. Grand Junction posts hearing agendas on the web. Palisade does not yet have an internet page, but posts hearings at the Town Hall and advertise same in the local newspaper.</p>
<p>All parties will work cooperatively to:</p> <p>a. establish and adopt rural land use design standards for the cooperative planning area including, but not limited to: landscaping, signage, entryways, parking, and outdoor storage requirements; and adopt traffic access and engineering standards in conjunction with the Colorado Department of Transportation;</p>	<p>The only element of this item Mesa County has pursued is adoption of traffic access standards by the BCC in 2003. Fruita has adopted design guidelines and standards for Highway 6 and 50 immediately west of the buffer.</p>	
<p>All parties will work cooperatively to:</p> <p>b. assist property owners in voluntarily rezoning and/or replatting their properties in a manner consistent with the Mesa Countywide Land Use Plan, and the Fruita Community Plan to further the purposes of this agreement. Assistance may be provided in the form of fee waivers, and/or expedited review;</p>	<p>There has been no activity related to this item to-date.</p>	
<p>All parties will work cooperatively to:</p> <p>c. explore, develop, and support options and seek funding mechanisms available for preserving open lands and enhancing the rural character of the cooperative planning area;</p>	<p>The parties have created a Purchase of Development Rights program for the buffers. See summary of PDR program.</p> <p>Fruita and Mesa County adopted a joint Transfer of Development Rights program in 2003 which includes the buffer as a sending area.</p>	<p>The parties have created a Purchase of Development Rights program for the buffers. See summary of PDR program.</p>

IGA PROVISION	FRUITA/GJ STATUS	PALISADE/GJ STATUS
<p>All parties will work cooperatively to: d. establish a joint open space fund for acquisition of important land, development rights, and open space and conservation easements.</p>	<p>Each party has budgeted funds for the PDR program since 2000. See PDR program summary. It has been agreed not to co-mingle funds as a "joint" fund. Sources of funds: Mesa County – Conservation Trust Fund (includes contract with Mesa Land Trust for staff person to negotiate deals) Fruita, Grand Jct. and Palisade –General Fund</p>	

2001 – 2003 PDR Program Summary

Life of Program to-date	Fruita Area	Palisade Area	Overall Program
# of Deals/Transactions	4	5	9
Acres	323	77	400
Total \$ Spent	\$863,720.00	\$324,874.00	\$1,188,594
Grant Money (all sources)	\$690,000.00	\$242,693.00	\$932,693.00
GOCO	\$540,000	\$239,693	\$779,693
FPP	\$150,000	-	\$150,000
Other (Landowners, misc. grants, etc.)	-	\$3,000	\$3,000
Partner Money (all partners)	\$173,720.00	\$82,181.00	\$255,901.00
Fruita (includes PA's - 2)	\$10,105	\$3725	\$13,830
GJ	\$64,380	\$23,620	\$88,000
Mesa Co (includes PA's - 17 - \$500 each)	\$96,195	\$53,366	\$149,561
Palisade	\$3040	\$1470	\$4510
(PA = Preliminary Appraisal)			
Total \$ Spent per Acre	\$2,674.00	\$4,219.00	\$2,971.49
Partners Share per Acre – Total	\$537.83	\$1,067.00	\$639.75
Fruita	\$31.29	\$48.37	\$34.58
GJ	\$199.31	\$306.75	\$220.00
Mesa Co	\$297.81	\$693.06	\$373.90
Palisade	\$9.41	\$19.09	\$878.00
Leverage (\$ spent /CE value)	.54/\$1.00	.34/\$1.00	.47/\$100
Acres per Year Conserved	108	26	134

Development Activity Summary

Grand Junction - Fruita Community Separator								
Projects	Year	1998	1999	2000	2001	2002	2003	TOTALS
Subdivisions								
Simple Land Division		3		4	3		1	11
Minor		1	1			1		0
Major		1		1	3	2	4	9
Exemptions								
BLA		4	1			1	3	9
Variance		1			1	1		1
Administrative								
Replat		1		7				8
ROW Vacation					1			1
Ag Labor Housing					1			1
Internal Conversion								
Other								
PUD								0
CUP		1	1		4	1	2	7
Site Plan Review				1				0
Rezone				1				
TOTAL		12	3	12	13	6	10	56

Grand Junction - Palisade Community Separator								
Projects	Year	1998	1999	2000	2001	2002	2003	TOTALS
Subdivisions								
Simple Land Division		2	3	1	3	3	3	15
Minor				1			1	1
Major				1	2	1	3	7
Exemptions								
BLA		1	2	1	3	4	3	14
Variance		4	1	1		1	1	2
Administrative								
Replat		1	2					3
ROW Vacation		1						1
Ag Labor Housing					2	3		
Internal Conversion								
Other								
PUD							1	1
CUP				1	1	2	2	6
Site Plan Review					1		2	2
TOTAL		9	8	6	12	14	16	65

COOPERATIVE PLANNING AGREEMENT

THIS AGREEMENT, entered into this 9th of February, 1998 by and between MESA COUNTY, COLORADO, a Body Politic organized under and existing by virtue of the laws of the State of Colorado and the TOWN OF PALISADE, COLORADO and the CITY OF GRAND JUNCTION, COLORADO.

WHEREAS, this agreement is entered under the authority authorized by Title 29, Article 20, Colorado Revised Statutes, as amended, and;

WHEREAS, the Board of County Commissioners, the Palisade Town Council and the Grand Junction City Council find it is for the mutual benefit of all parties and in the interest of the public and affected land owners to cooperatively plan the future land use of an area between Palisade and Clifton, and;

WHEREAS, the Board of County Commissioners, the Palisade Town Trustees and the Grand Junction City Council entered an Interim Cooperative Planning Agreement (MCA 96-70) on November 18, 1996 which provided for the creation of this agreement to supercede the 1996 agreement, and;

WHEREAS, the Mesa Countywide Land Use Plan expresses countywide goals, policies, and actions to provide guidance in land use decision making, and;

WHEREAS, Mesa County has initiated the process of revising the Mesa County Land Development Code to be consistent with and implement the Countywide Land Use Plan, and;

WHEREAS, the Growth Plan for the City of Grand Junction and the Mesa Countywide Land Use Plan both have the following as a goal statement:

To ensure orderly transitions or buffers in areas of joint concern between different communities (i.e., Grand Junction, Fruita, Palisade) that help define distinct communities within Mesa County.

and;

WHEREAS, the above Plans both have the following as a policy statement:

Grand Junction and Mesa County will coordinate with the Town of Palisade to establish and maintain a transition area between Grand Junction and Palisade that includes the proposed area of joint concern....

and;

WHEREAS, there is an area between Clifton and Palisade in which there are no sewer lines, limited domestic water lines, a general lack of urban services, and lengthy response times for emergency services, and;

WHEREAS, there is considerable pressure for development in the area between Clifton and Palisade, and;

WHEREAS, without an agreement between Mesa County and the municipalities the area between Palisade and Clifton could develop in a manner making one community indistinguishable from the other, adding to existing traffic problems, and requiring additional urban services at taxpayer expense, and;

NOW, THEREFORE, in consideration of the covenants and obligations herein expressed, it is agreed by and between the parties as follows:

1. This intergovernmental agreement shall pertain to the geographic area labeled as “cooperative planning area” on Exhibit A, attached.
2. This intergovernmental agreement supersedes the interim agreement between the parties dated November 18, 1996 (MCA 96-70).
3. Within the “cooperative planning area,” neither the City of Grand Junction nor the Town of Palisade will:
 - a. annex any territory
 - b. extend any municipal utility services that are not already present without the mutual consent of all parties.
4. Within the “cooperative planning area,” all parties will not
 - a. extend any sanitary sewer line
 - b. recommend amendment to any 201 sewer service area boundary without the mutual consent of all parties.
5. It is the goal of all parties that future land use decisions within the “cooperative planning area” will enhance the rural character of the area.
6. All parties will respect the adopted master plans for each jurisdiction pertaining to the “cooperative planning area.”
7. Within the “cooperative planning area” changes in the zoning of a property (rezone) will be consistent with the recommendations of the Mesa Countywide Land Use Plan, where applicable, unless the change is formally approved by the governing bodies of all parties to this agreement.

8. Mesa County will revise the Mesa County Land Development Code appropriately to implement the this agreement.
9. Mesa County will provide the other two parties, with adequate notice, the opportunity to review and comment upon the following types of development activity and related matters in the cooperative planning area:
 - a. site plans
 - b. subdivision plats or replats
 - c. planned developments
 - d. special use permits
 - e. conditional use permits
 - f. zoning or development code text amendments that may effect the “cooperative planning area.”
 - g. rezone applications
 - h. policy and plan amendments that may affect the “cooperative planning area.”
10. All parties will share planning meeting and hearing agendas with the other parties in a timely manner.

IMPLEMENTATION

11. All parties will work cooperatively to:
 - a. establish and adopt rural land use design standards for the cooperative planning area including, but not limited to: landscaping, signage, entryways, parking, and outdoor storage requirements; and adopt traffic access and engineering standards in conjunction with the Colorado Department of Transportation.
 - b. assist property owners in voluntary rezoning and/or replatting their properties in a manner consistent with the Mesa Countywide Land Use Plan, and the Palisade Strategic Development Plan to further the purposes of this agreement. Assistance may be provided in the form of fee waivers, and/or expedited review.
 - c. explore, develop, and support options and seek funding mechanisms available for preserving open lands and enhancing the rural character of the cooperative planning area,
 - d. establish a joint open space fund for acquisition of important land, development rights, and open space and conservation easements,
12. All parties will meet every five years or as needed, to review the status of the above provisions. Each party will rotate hosting these annual meetings.

13. It is the intent of all parties that this agreement be binding upon all parties, and that each party shall be permitted to specifically enforce any provision of this agreement. Venue for any dispute hereunder shall be in the District Court of Mesa County, Colorado.

14. This agreement may be amended in writing no earlier than the year 2002, subject to the approval of all parties.

**Board of County Commissioners,
County of Mesa, State of Colorado**

By: James R. Baughman, Chairman

Attest:

Monika Todd, Clerk and Recorder

Town of Palisade

By: _____

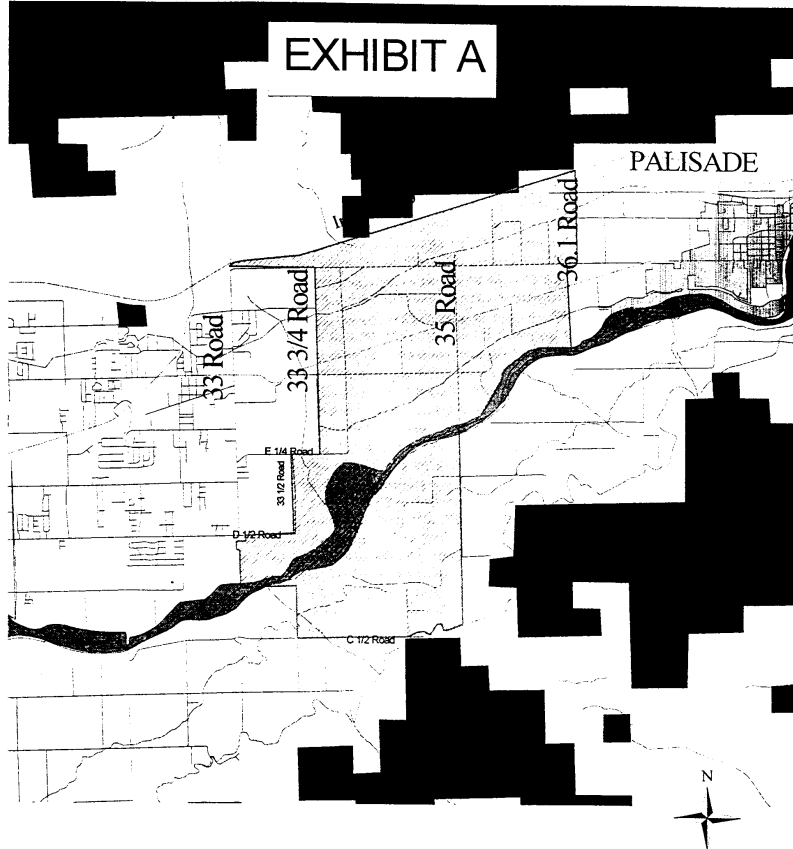
Attest:

City of Grand Junction

By: _____

Attest:

EXHIBIT A



**PALISADE/GRAND JUNCTION/MESA COUNTY
COOPERATIVE PLANNING AREA**

Plot date
12/2/97

MCA 98-11

COOPERATIVE PLANNING AGREEMENT

THIS AGREEMENT, entered this 9th of February, 1998 by and between MESA COUNTY, COLORADO, a Body Politic organized under and existing by virtue of the laws of the State of Colorado and the CITY OF FRUITA, COLORADO and the CITY OF GRAND JUNCTION, COLORADO.

WHEREAS, this agreement is entered under the authority authorized in Title 29, Article 20, Colorado Revised Statutes, as amended, and;

WHEREAS, the Board of County Commissioners, the Fruita City Council and the Grand Junction City Council find it is for the mutual benefit of all parties and in the interest of the public and affected land owners to cooperatively plan the future land use of an area between Fruita and Grand Junction, and;

WHEREAS, the Board of County Commissioners, the Fruita City Council and the Grand Junction City Council entered an Interim Cooperative Planning Agreement (MCA 96-71) on November 18, 1996 which provided for the creation of this agreement to supercede the 1996 agreement, and;

WHEREAS, the Mesa Countywide Land Use Plan expresses countywide goals, policies, and actions to provide guidance in land use decision making, and;

WHEREAS, Mesa County has initiated the process of revising the Mesa County Land Development Code to be consistent with and implement the Countywide Land Use Plan, and;

WHEREAS, the Growth Plan for the City of Grand Junction and the Mesa Countywide Land Use Plan both have the following as a goal statement:

To ensure orderly transitions or buffers in areas of joint concern between different communities (i.e., Grand Junction, Fruita, Palisade) that help define distinct communities within Mesa County.

and;

WHEREAS, the above Plans both have the following as a policy statement:

Grand Junction and Mesa County will coordinate with the City of Fruita to establish and maintain a transition area between Grand Junction and Fruita that includes the proposed area of joint concern....

and;

WHEREAS, the adopted Fruita Community Plan (May 23, 1994) includes a goal to “establish positive regional relations,” that is consistent with the concept of establishing a cooperative planning area between Grand Junction and Fruita, and;

WHEREAS, the “Future Land Use” map and annexation policies in the adopted Fruita Community Plan support a rural cooperative planning area between Grand Junction and Fruita, and;

WHEREAS, the adopted Mesa County Land Use and Development Policies discourage development of a commercial strip between Grand Junction and Fruita as follows:

Increased commercial, industrial and medium to high density residential

zoning will be discouraged outside of the Fruita 201 area...Future commercial, business, tourist, medium-high density residential and industrial rezones will be limited to the Fruita and Grand Junction 201 sewer service areas... All other areas will be left in the existing zone (AFT). (Policy # 27 Lower Valley Policies -3/21/85)

Consistent with the Lower Valley Policies commercial, industrial, and high density residential development is discouraged along the Highway 6 and 50/River Road corridor outside the Fruita and Persigo 201 sewer service areas. (Policy #33 - Mid-Valley Appleton Plan - 6/28/90)

and;

WHEREAS, there is an area between Grand Junction and Fruita in which there are no sewer lines, limited domestic water lines, a general lack of urban services, and lengthy response times for emergency services, and;

WHEREAS, the above area between the two municipalities has four distinct geographic and land use characteristics:

1. the U.S. 6 & 50 Highway and Interstate - 70 corridor
2. the Colorado River and its flood plain
3. the farmland north of Highway 6 & 50, and
4. the Redlands or south side of the Colorado River to the boundaries of the Colorado National Monument,

and;

WHEREAS, without an agreement between Mesa County and the municipalities the area between Fruita and Grand Junction could become a continuous strip of commercial land uses, making one community indistinguishable from the other, adding to existing traffic problems, and requiring additional urban services at taxpayer expense.

NOW, THEREFORE, in consideration of the covenants and obligations herein expressed, it is agreed by and between the parties as follows:

1. This intergovernmental agreement shall pertain to the geographic area labeled as "cooperative planning area" on Exhibit A, attached.
2. This intergovernmental agreement supersedes the interim agreement between the parties dated November 18, 1996 (MCA 96-71).
3. Within the "cooperative planning area," neither the City of Grand Junction nor the City of Fruita will:
 - a. annex any territory
 - b. extend any municipal utility services that are not already presentwithout the mutual consent of all parties.
4. Within the "cooperative planning area," all parties will not
 - a. extend any sanitary sewer line
 - b. recommend amendment to any 201 sewer service area boundarywithout the mutual consent of all parties.
5. It is the goal of all parties that future land use decisions within the "cooperative planning area" will enhance the rural character of the area.

Mesa County/Fruita/Grand Junction Agreement
MCA #

6. All parties will respect the adopted master plans for each jurisdiction pertaining to the “cooperative planning area.”
7. Within the “cooperative planning area” changes in the zoning of a property (rezone) will be consistent with the recommendations of the Mesa Countywide Land Use Plan, where applicable, unless the change is formally approved by the governing bodies of all parties to this agreement.
8. Mesa County will revise the Mesa County Land Development Code appropriately to implement the this agreement.
9. Mesa County will provide the other two parties, with adequate notice, the opportunity to review and comment upon the following types of development activity and related matters in the cooperative planning area:
 - a. site plans
 - b. subdivision plats or replats
 - c. planned developments
 - d. special use permits
 - e. conditional use permits
 - f. zoning or development code text amendments that may effect the “cooperative planning area.”
 - g. rezone applications
 - h. policy and plan amendments that may affect the “cooperative planning area.”
10. All parties will share planning meeting and hearing agendas with the other parties in a timely manner.

IMPLEMENTATION

11. All parties will work cooperatively to:
 - a. establish and adopt rural land use design standards for the cooperative planning area including, but not limited to: landscaping, signage, entryways, parking, and outdoor storage requirements; and adopt traffic access and engineering standards in conjunction with the Colorado Department of Transportation;

Mesa County/Fruita/Grand Junction Agreement
MCA #

b. assist property owners in voluntarily rezoning and/or replatting their properties in a manner consistent with the Mesa Countywide Land Use Plan, and the Fruita Community Plan to further the purposes of this agreement. Assistance may be provided in the form of fee waivers, and/or expedited review;

c. explore, develop, and support options and seek funding mechanisms available for preserving open lands and enhancing the rural character of the cooperative planning area; and

d. establish a joint open space fund for acquisition of important land, development rights, and open space and conservation easements.

12. All parties will meet jointly every five years or as needed, to review the status of the above provisions. Each party will rotate hosting these meetings.

13. It is the intent of all parties that this agreement be binding upon all parties, and that each party shall be permitted to specifically enforce any provision of this agreement. Venue for any dispute hereunder shall be in the District Court of Mesa County, Colorado.

14. This agreement may be amended in writing no earlier than the year 2002, subject to the approval of all parties.

**Board of County Commissioners,
County of Mesa, State of Colorado**

By:

James R. Baughman, Chairman

Attest:

Monika Todd, Clerk and Recorder

City of Fruita

By: _____

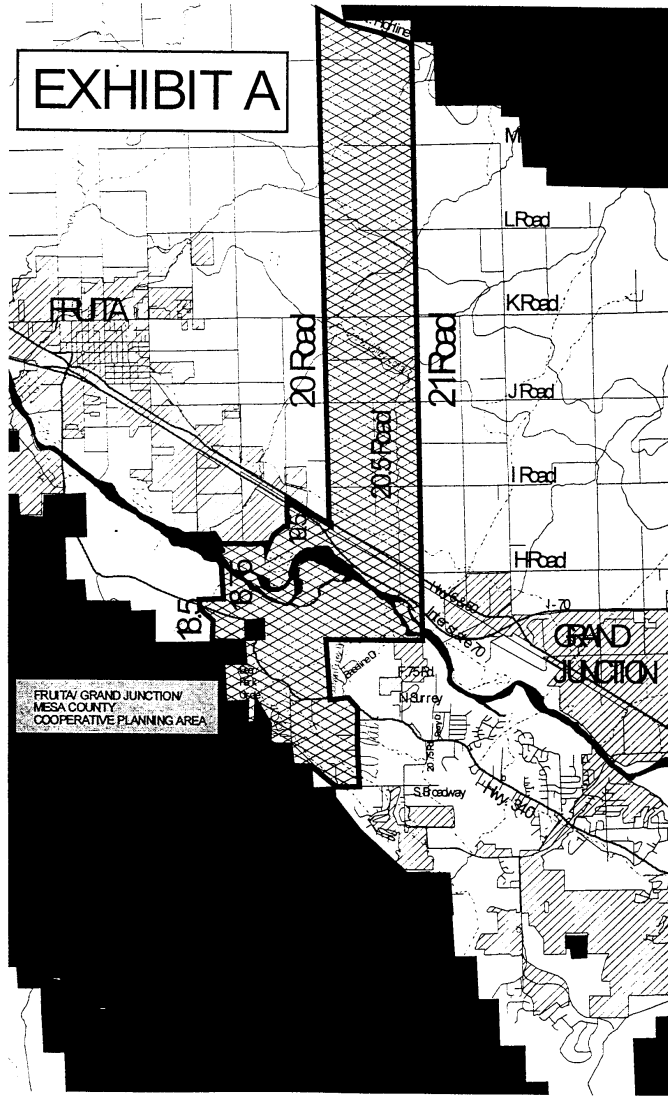
Attest:

City of Grand Junction

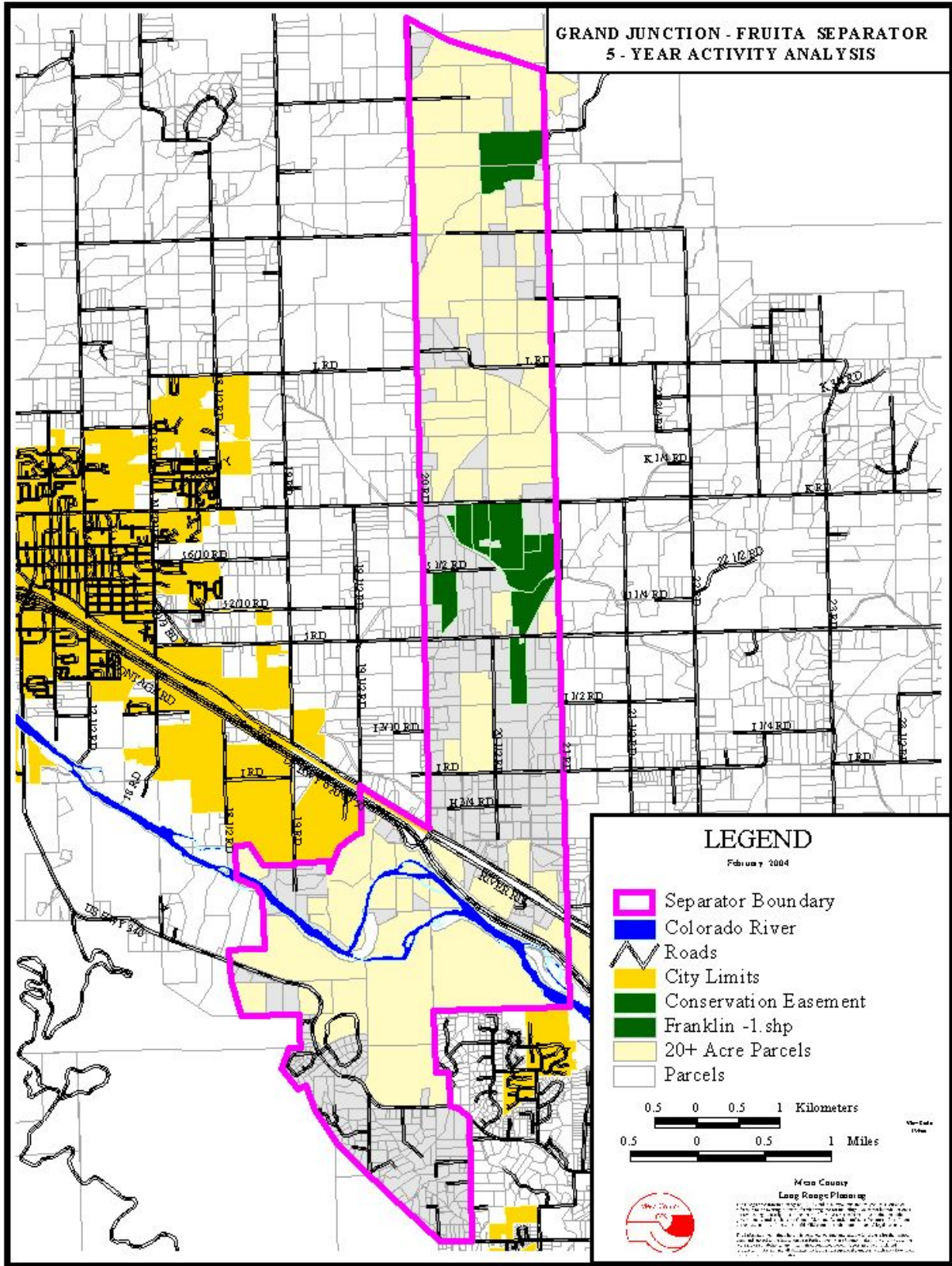
By: _____

Attest:

EXHIBIT A











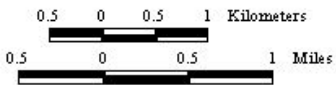
**GRAND JUNCTION - FRUITA SEPARATOR
5 - YEAR ACTIVITY ANALYSIS**



LEGEND

February 2004

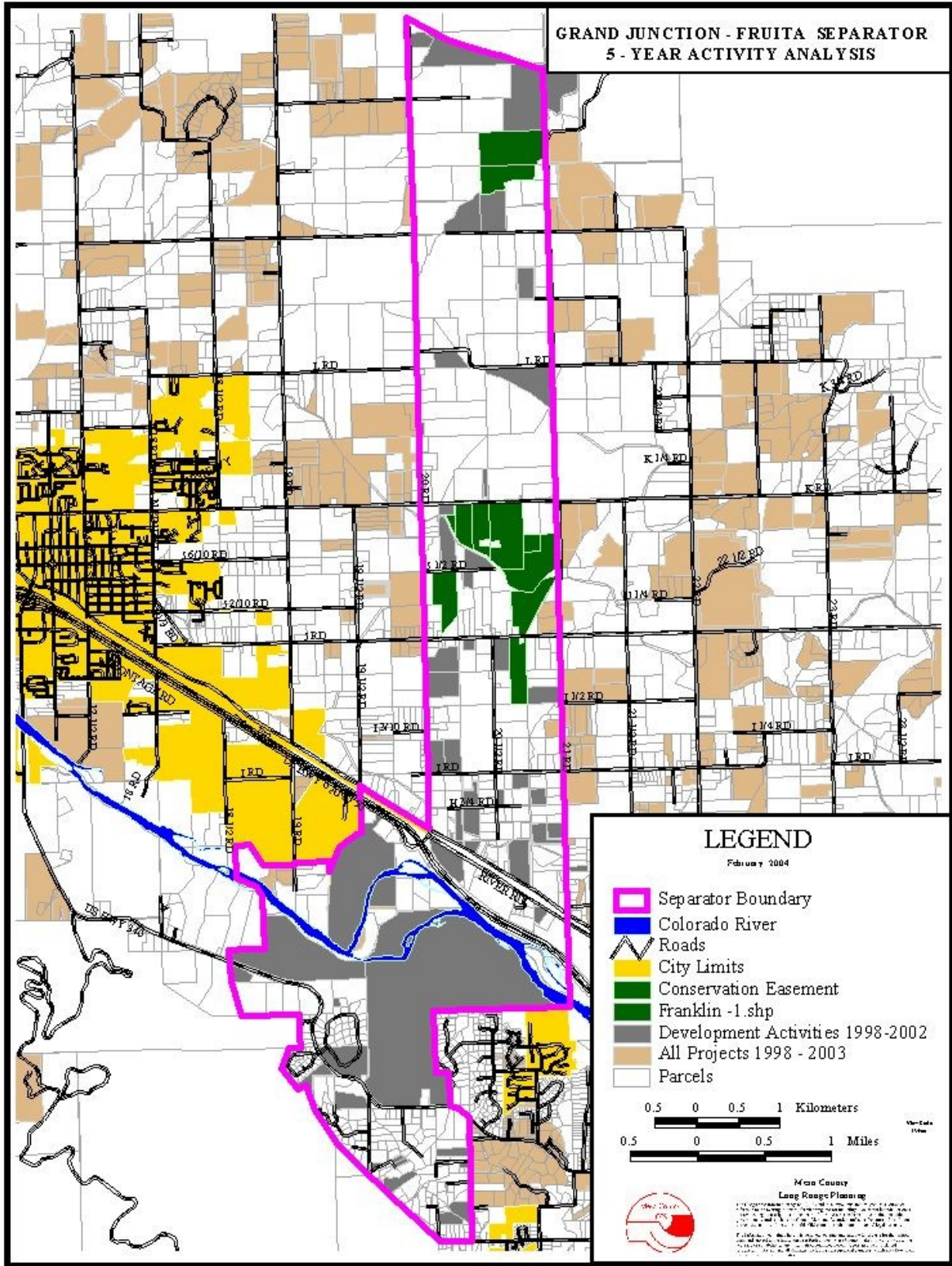
-  Separator Boundary
-  Colorado River
-  Roads
-  City Limits
-  Conservation Easement
-  Franklin -1.shp
-  20+ Acre Parcels
-  Parcels



**Mesa County
Long Range Planning**

1. This map was prepared by the Mesa County Long Range Planning Department. It is intended to provide information to the public and is not intended to be used for any other purpose. 2. The information on this map is based on the best available data at the time of preparation. The information is not guaranteed to be accurate, complete, or up-to-date. 3. The information on this map is not intended to be used for any other purpose. 4. The information on this map is not intended to be used for any other purpose.

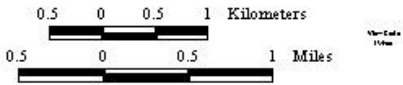
**GRAND JUNCTION - FRUITA SEPARATOR
5 - YEAR ACTIVITY ANALYSIS**



LEGEND

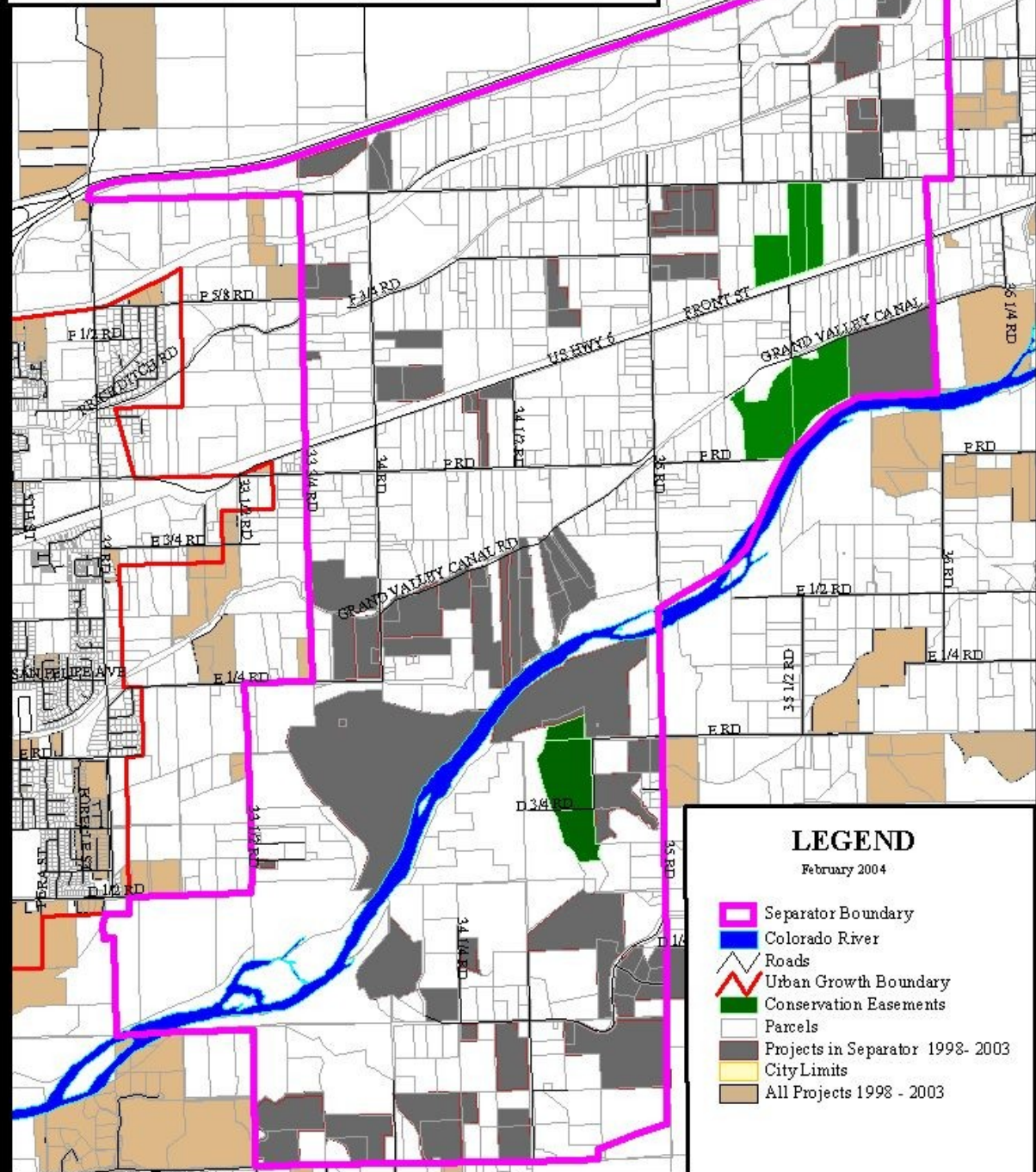
February 2004

- Separator Boundary
- Colorado River
- Roads
- City Limits
- Conservation Easement
- Franklin -1.shp
- Development Activities 1998-2002
- All Projects 1998 - 2003
- Parcels



Mesa County
Long Range Planning
This map was prepared by the Mesa County Long Range Planning Department. It is intended to provide information to the public regarding the progress of the Long Range Planning process. The information contained herein is for informational purposes only and does not constitute a guarantee, warranty, or endorsement of any product or service mentioned herein. The information is subject to change without notice and should not be used for any purpose other than that intended. For more information, please contact the Mesa County Long Range Planning Department at (970) 241-2200.

GRAND JUNCTION - PALISADE SEPARATOR 5 - YEAR ACTIVITY ANALYSIS



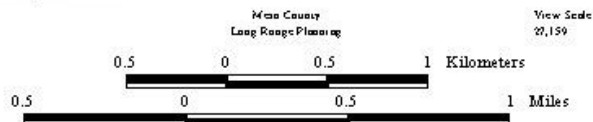
LEGEND

February 2004

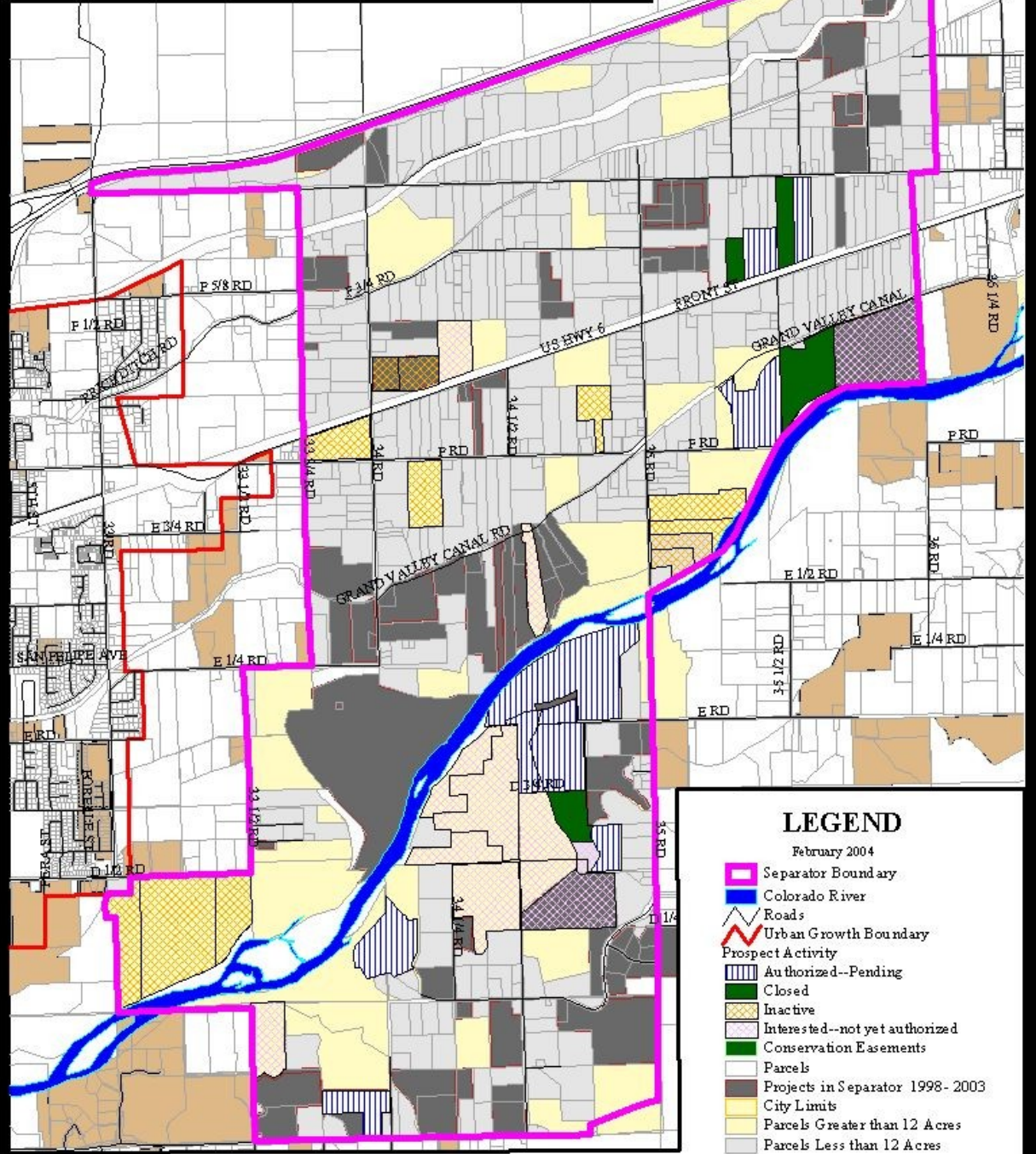
- Separator Boundary
- Colorado River
- Roads
- Urban Growth Boundary
- Conservation Easements
- Parcels
- Projects in Separator 1998- 2003
- City Limits
- All Projects 1998 - 2003



This map is a work of digital cartography. It was prepared by the GIS Department, Mesa County, Colorado. It is intended for informational purposes only. The GIS Department is not responsible for any errors or omissions. The information on this map is for informational purposes only. It does not constitute a guarantee, warranty, or endorsement of the accuracy or completeness of the information shown on this map. The information on this map is for informational purposes only. It does not constitute a guarantee, warranty, or endorsement of the accuracy or completeness of the information shown on this map.



GRAND JUNCTION - PALISADE SEPARATOR 5 - YEAR ACTIVITY ANALYSIS

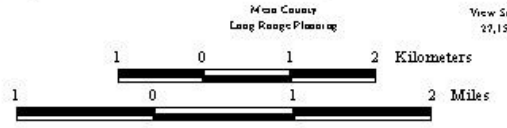


LEGEND

- February 2004
- Separator Boundary
 - Colorado River
 - Roads
 - Urban Growth Boundary
 - Prospect Activity
 - Authorized--Pending
 - Closed
 - Inactive
 - Interested--not yet authorized
 - Conservation Easements
 - Parcels
 - Projects in Separator 1998- 2003
 - City Limits
 - Parcels Greater than 12 Acres
 - Parcels Less than 12 Acres



This map is a product of the Geographic Information System (GIS) and is intended for informational purposes only. It is not a legal document and should not be used for legal or financial decisions. The information on this map is derived from various sources and is subject to change without notice. For more information, please contact the GIS department at (970) 241-1111.



View Scale
11,159

Analysis of the Community Separator Survey Results Separator 5-Year Review

The City of Grand Junction, Mesa County, Town of Palisade, and City of Fruita's staff organized and held public meetings in the Community Separators to solicit feedback about the separator program's performance during the first 5 years of its existence. One of the primary means of obtaining feedback was from responses to surveys that was available to residents/landowners of the separators.

The questionnaire was given to all participants who attended the meetings, and was made available to all landowners or residents of the separators via internet, personal request, or directly from staff at the planning office. Potentially all buffer landowners/residents could have responded to the survey. Notification cards were mailed to separator residents.

The format of the survey contained closed and open-ended questions which provided staff with the ability to analyze the responses descriptively and qualitatively.

The following is a brief summary of the responses.

There were 43 surveys returned to the staff.
Palisade Buffer residents returned 22 surveys.
Fruita Buffer residents returned 21 surveys.

In Palisade, the highest rate of participation (eight responses) came from residents in the area between Highway 6&24 and the Colorado River (figure 1).

In Fruita, the highest rate of participation (seven responses) came from residents in the area north of Highway 6&50 (figure 1).

Results from the survey indicate that the economic (agricultural) element of rural character received the largest number of "check marks." The specific interest in the economic category (both Palisade and Fruita) of the survey was "making a profit from agriculture." The second and third most frequently identified characteristics were "fruit stands", and "small farms" in Palisade, while in Fruita the second and third most frequently identified characteristics of the category were large farms, and agricultural heritage (see attached survey graphics).

The following is a generalized summary of responses from the open-ended questions of the survey; it includes the written responses/comments from both Palisade and Fruita.

Overall there is almost unanimous support for the program and the survey results support the current efforts that the rural character of both buffers can be conserved by

continuing to implement the tools that are in place - that is encouraging agricultural operations, and discourage high density residential subdivisions.

Strong to very strong support

- There is overwhelming support for the continuation of the separator project.
- There is overwhelming support for continuing agricultural activities.
- Large lots are defined differently in Fruita than in Palisade. In Fruita a large lot is considered to be about 20 acres: in Palisade a large lot is considered to be 5-7-10 acres.
- Rural is considered to be open fields (working lands) with scattered housing (not trophy housing and not high density housing).
- There is overwhelming support for low speed, low volume traffic roads; the roads are frequently described as country roads with no or little shoulders, no traffic lights, and lots of agricultural /open fields visible from the road.
- Many of the respondents want the future landscape of the buffer to look as it is now.

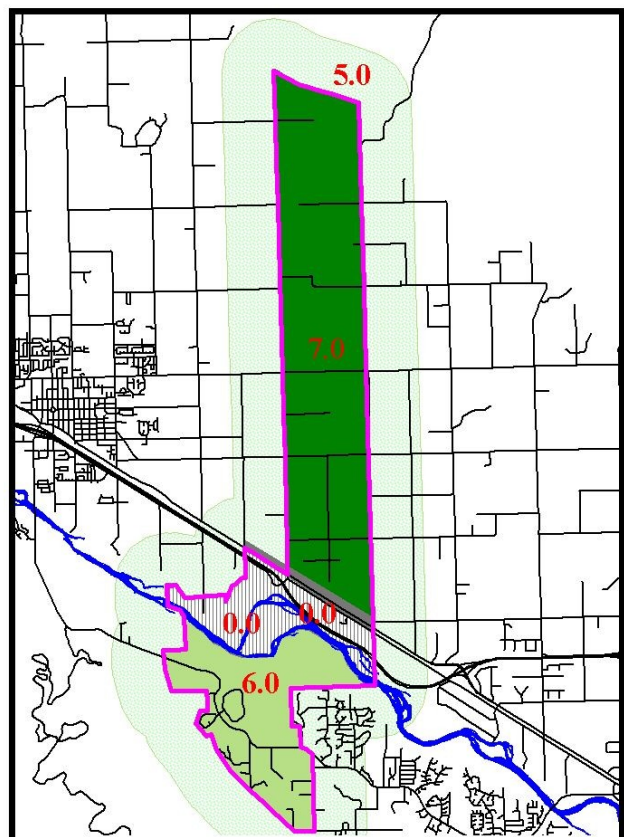
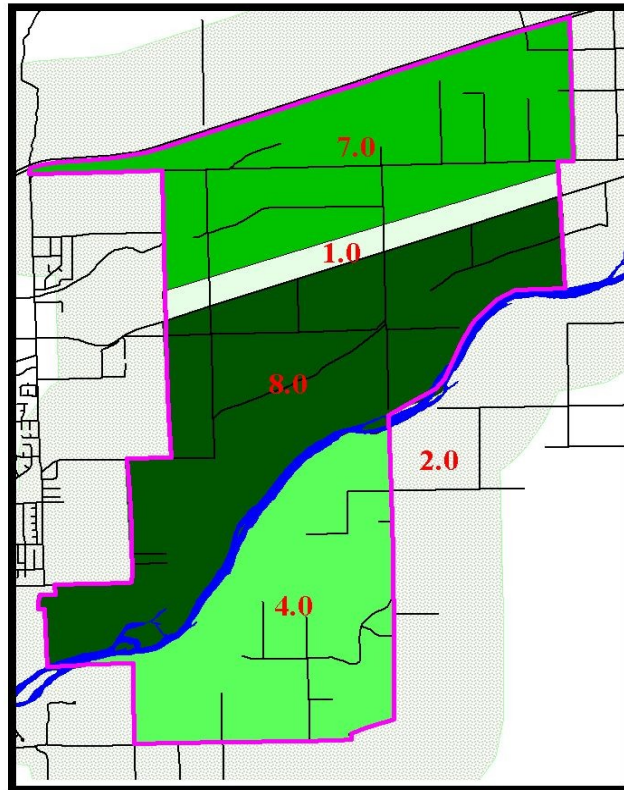
Strong support

- The buffer is working well as it is.
- Enforce rules that exist.
- Need more teeth in the buffer, not doing enough.
- Slow development in buffer.

Mixed support

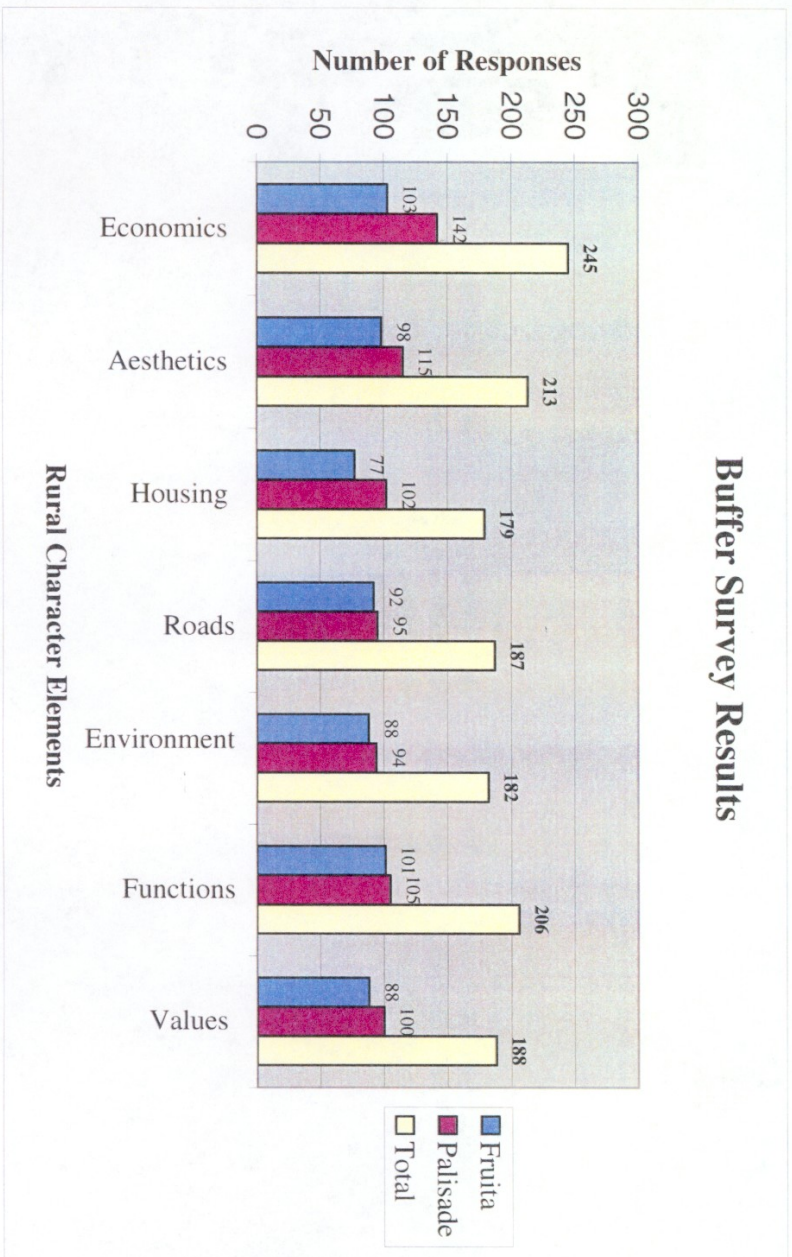
- Need to buy more easements, not buying enough.
- There is a slow but steady creep of development into the buffers (this comment was made in both a positive and negative context)

Location of responses from the survey

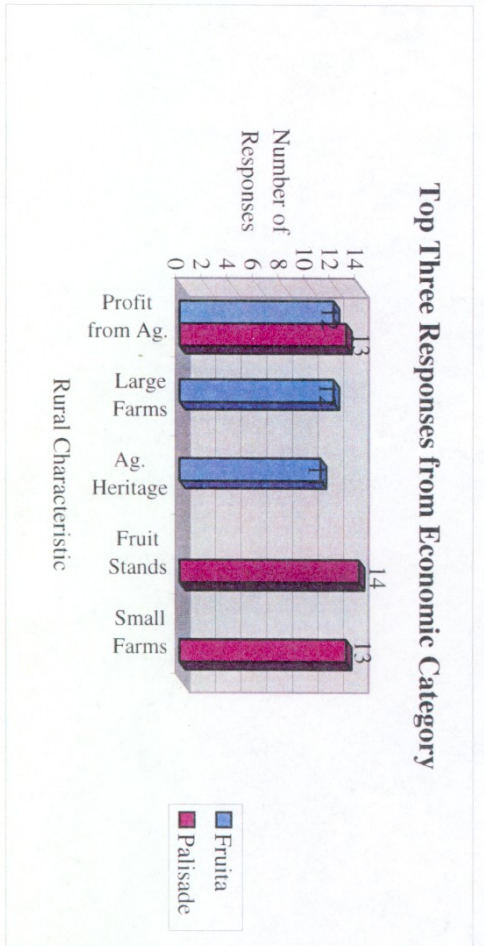


	Fruita	Palisade	Total
Economics	103	142	245
Aesthetics	98	115	213
Housing	77	102	179
Roads	92	95	187
Environment	88	94	182
Functions	101	105	206
Values	88	100	188

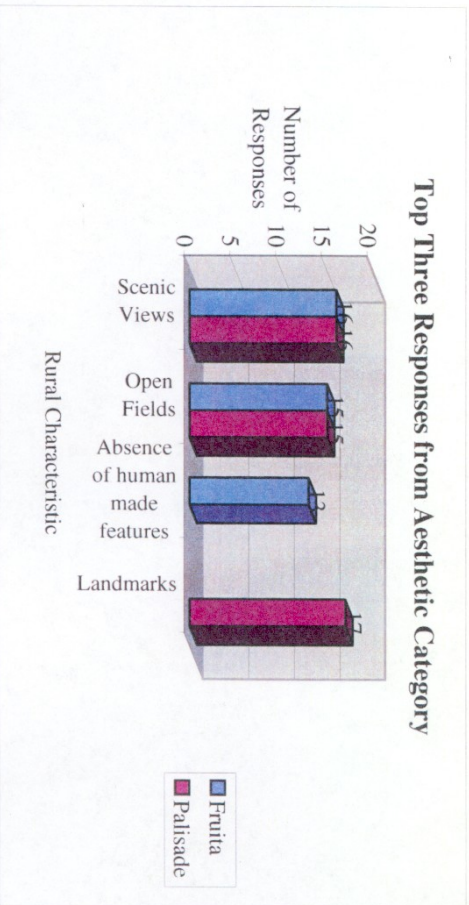
Buffer Survey Results



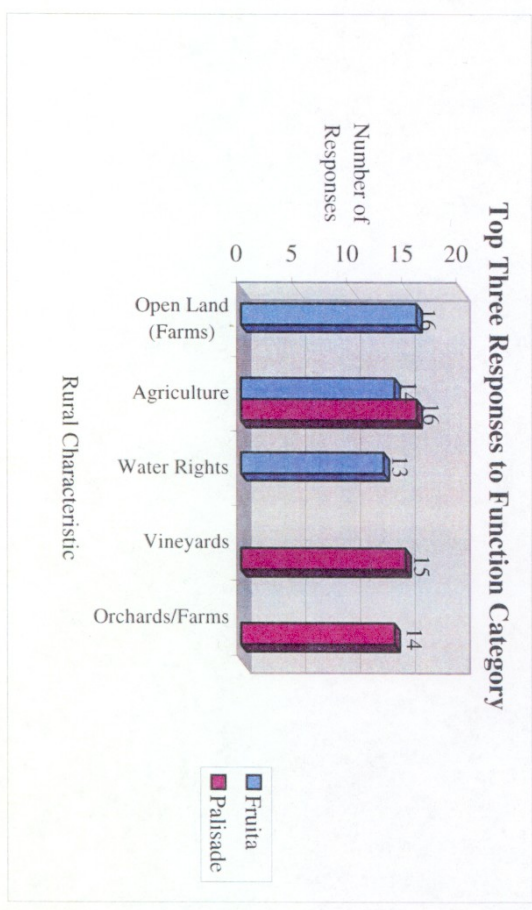
Economics	Fruita	Palisade
Profit from Ag.	12	13
Large Farms	12	
Ag. Heritage	11	
Fruit Stands		14
Small Farms		13



Aesthetics	Fruita	Palisade
Scenic Views	16	16
Open Fields	15	15
Absence of human made features	13	
Landmarks		17



Functions	Fruita	Palisade
Open Land (Farms)	16	16
Agriculture	14	16
Water Rights	13	
Vineyards		15
Orchards/Farms		14



Fruita Surveys

1. What do you think rural character is?

An area consisting of a mix of land uses. Some farming, some follow land and some riparian areas left natural as wildlife habitat. The density of housing is relatively low on as in the Midwest, houses are concentrated in small communities.

Gardens, Orchards, Low density

Farms, open spaces, no stores; no businesses; no street lights, no sidewalks.
Rural character = no subdivisions, acres even with large lots.

Rural character is defined by house/acre >3.5 acre interspersed agricultural /ranch/uses.

Wide open spaces – Homes that have 7 acres or more.

Self employment – Farming or otherwise.

One important characteristic of rural areas is space. Houses are scattered. There is farm land and farm animals. Groomed subdivisions of tightly packed houses on less than 2 acres are not it keeping with a rural area.

Large Homes, Agriculture, Wildlife, Livestock, People.

Farm land and lots of 10 acres or more. Wildlife close to house. Low traffic quiet.

Greater separation between houses.

Working farms, open space, variety of stock and game with adequate habitat to support them.

I think rural character is being considerate of the wonderful wild-life around us, and the bountiful orchards we view, also, warm country folks! :)

2. How should new development fit into (match) rural character?

The site of parcel development is important as well as the preservation of existing wildlife habitat on wildlife corridors.

Low density – single family housing larger lot size.

Open spaces, 5 acre lots should be minimum, **5 acres per each house**

If you want a real buffer zone, you need to have no more development. At least, you need to minimize development. Suggest GOCO finds for conservation easements.

Maintain ?3-5 acre/house density at least and encourage existing agricultural areas to remain intact when possible.

No big building.

New development should not be requirement of the Redlands Land Use Plan and Fruita master plan. Houses should be built on 2 to 5 acres plots not within 1,000 ft of the Monument.

Figure out a way to have fewer subdivisions i.e.: Wineries, B & B's and Farms etc. Stop chopping up the land.

No Subdivisions. No lots under 5 acres

Larger lots; No two story

I don't think it needs to be homogeneous variety is good – mixes should be encouraged for variety.

Should not be mini-dense population developments – such as allowing 8 houses on one acre for not developing 40 acres – better to stick with the 5 acre per house.

I don't really think we need more new development.

3. In your neighborhood – what are the key rural character:

People wanting to start businesses, people lying building another house but getting a permit for a shed or workshop.

Large acreage properties – own horses.

Open fields

4 illegal home businesses operating in a ½ mile square zoning won't take care of!!!

A. Issues in your neighborhood?

The minimum lot size in my part of the Redlands is 1 acre I believe that this should be 2 acres.
Pollution from outside home lighting may need to be regulated.
Prairie Dog over population.

There's ten houses near mine

Why can a homeowner put a house on a 1 acre lot with septic?!? How is this safe and possible?

One neighbor is threatening to subdivide property next to us.

Irrigation Canals and water distribution
Developers buying rural land and wanting to build subdivisions.

Rights of the property owner “cash in” while you can.

Increase of traffic.

Not aware of any.

Development of small (10 acre to 40 acre) farms.

Our homes/acreage, and Bookcliffs around us!

B. Goals – What do you want the future to be?

In my part of the Redlands I feel that it is critical to provide some sort of migration pathway for wildlife to more from the National Monument north to the Colorado River.

Remain in the county and not be annexed into city – either one.
No development.

Sustainable growth that encourages the character of the town to remain inviting.
Keep out subdivisions.

Along the same lines.

I want the future to be that the County Commissioners support the adopted master plans for this area and work towards rezoning land to match that plan.

Stewardship for the land.

Open land as much as possible

I believe economics should drive along with individual preferences no that of others.

Same as it is now. No development outside of current plan policies.

Allow development, but keep clumps of houses out of open space.

Just as it! I know this is probably not possible, but you asked!

C. Desired future outcomes – How do we get the future you see?

By continuing and strengthen the buffer zone project.
Leave us alone. Leave us in the Buffer.

Conservation easements.

Make the Planning Commission present to the planning department not the other way around.

Be firm about Buffer Zones. Keep agriculture in the Fruita area more conservancies.
Everyone, little and big, have same consideration as to needs and Input
There needs to be a plan to have zoning match the master plans.

To agree in our work. Good Luck. Compensate the Ag Folks for keeping the land whole.

No subdivisions

Allow property owners freedom to develop the way they want.

Pretty much maintain status zone.

Continue with conservancy purchases.

Build a better restaurant in Palisade/Clifton area, and maybe a movie theatre for the kids, but that's all we really need in the future!

4. Is the Buffer agreement working to your satisfaction?

Why or Why not?

Yes, as I understand it.

Yes.

Yes.

No – need to limit or stop more subdivisions.

The County Commissioners seem to not buy into the idea.

Development may be approved which adhere to the letter of the Law but not to the spirit of these agreements.

No.

No. It's just a big joke!

Yes, still pretty much country. Not a lot of traffic.

No, Because zoning and the Buffer agreements don't match

Sadly, not. We are developing more houses, sucking up more H2O in the desert. Traffic to quiet, changing attitudes and values.

Yes, no subdivisions

No, it has no teeth

No, I do not think my tax dollars should be use for that. Use taxes for the greater good not for someone's idea of what they think things should look like.

Yes – because it's staying the same!

5. The Buffer agreement requires that we “establish and adopt rural land use design standards for the cooperative planning area including, but not limited to: landscaping, signage, entryways, parking, and outdoor storage requirements.” Would you be interested in participation in the preparation and/or review of creating such design guidelines? (If yes, please give us your name and contact info below)

Yes.

No.

No.

Yes. Kathy Habber 3440 F ¾ Rd Clifton, CO 434-6100

Yes. If we can first do the developing

NO.

6. In which area of the Fruita/Grand Junction Community Separator is your property located (circle one)

1. II
 2. I
 - 3.
 4. IIIII
 5. II
- Other:

The only thing that will keep this community viable in the long run is to keep from back-to-back development as seen in phoenix. Our agricultural history, our proximity to the National Monument and our stewardship of open land will help to attract business and tourism to the area. Without separators we are one big strip mall punctuated by lots of houses.

It will take a determined and steady effort to maintain the rural character of our area. Several years ago, Dean Smith (former mayor of Palisade) told me that eventually money determines the highest and best use for a parcel of land. I am grateful that future sighted individuals in government and the private sector have said: "maybe not always, maybe not here!!"

Your questionnaire is stupid and confusing as to what you are really asking. More government talk that nobody understands.

20 ½ & J Rd

Not in separator – is that the only people you listen to?

Other and Additional Comments:

Larger lots offer a lot of open space even though not "Public Open Space: too often space is not considered unless it is publicly accessible.

To Mesa County Planning – Zone Separator

Separator Zones! Bah-Humbug what this Valley needs is more togetherness – Not separation. Why not a Metro District – Unified Water, Sewer, Fire and Police Protection. We have too many special taxation Districts!

Are separator Zones Constitutional //Max Krey (970) 245-5496.

Palisade Survey Comments

1. What do you think rural character is?

The ideal countrified rural character that typifies this Buffer Zone is rapidly being eroded.

Rural character is when you know your neighbors and you have a common interest, agriculture. You can talk and plan together, whether the interest is fruit or grape production, and have a profitable life and community.

Close to the natural environment. No cookie cutter style house – mass produced neighborhood. Plenty of open space.

Living where you can have your animal or orchard. Someone isn't 10' away looking at you from their kitchen table.

Wide open land that everyone can enjoy. Drive by my house and see field's cows, horses and sheep.

No high density housing. No commercial development. Ag or wild land. Single family housing.

Space, agricultural activities, animals, low traffic volumes, respect for your neighbors, independence.

Scenic Views; Farms/Barns; Ditches/Canals; Open fields; Landmarks (Mt. Garfield, Bookcliffs); Established vegetation; Scattered housing; Farm house; Farm labor housing; Low density – large lots; Large setback from road; Water quality; Air quality; Established vegetation; Close to nature; Colorado River; Views; Wildlife habitat; Agriculture; Orchards; Vineyards, Agricultural Infrastructure (irrigation systems, packing sheds, structures, etc); Residential. Open lands (farms) Water rights; Distance to schools, Colorado River; Independence; Sense of place; Family; History/heritage; Close to nature; Lifestyle; Identity; Self sufficiency; Stewardship of the land; Responsibility to the future.

No subdivisions, Orchards, Vineyards, Hay Fields, no street lights, no sidewalks, staying with 5 acre lots.

I think Ural character is being considerate of the wonderful wild-life around us, and the bountiful Orchards we view, also, the warm country folks!

Maintaining the area in such a manner so as to maximize the agricultural potential & character of the area, both now & in the future.

Absence of houses and small parcels; Low traffic pressure; Open space

Rural character is best served and best maintained by the county supporting a healthy form economy. The separator minimum land size should be 10.0 acres because landowners have an alternative. Prosperous farms and Ranches

Agricultural influence; form equipment traveling in front of our house.

An environment that promotes a feeling for the land and enough room so you don't feel crowded.

Large and small farms and farm support enterprises, agricultural in nature.

Mail delivery. Low rise level from traffic. Few houses focus on land and farming not building houses. Active agriculture to hold on to past, be it organic or man enhanced.

Parcels 3 – 5 acres, lots of trees, farm land streets/roads with lower speed limits tasteful landscaping. Low traffic volumes.

Sense of tranquility – at one with nature, no traffic hassles, peace and quiet, no noxious fumes, close to God.

Larger tracks of land where crops and animals are prevalent. Large

Working farms, open space, variety of stock and game with adequate habitat to support them.

5+ acre parcels, preferably not less than 8-10 acres, no commercial /industrial businesses other than agricultural. Homes set back from road, no street lights, no sidewalks, open fields. Homes far apart, native vegetation.

Working family farms and other agricultural pursuits. As modest housing, enough acreage to grow crops or raise animals. Its small roads, little traffic, quiet, clean air, vegetation, small family business not commercial. It's alluring of families, neighbor with trust and respect for all. People fitting to the land stewardship of the environment.

Quiet area, good scenery, distance neighbors.

Open space between houses having livestock in fields reduced noise and traffic in area.

Low noise, visual impact from excessive traffic and human activity beyond the rural level. Air and water quality that of agricultural activity. Livestock and wildlife minimally impacted.

The current Fruita Buffer zone, with the open fields, scenic landscape backdrop and scattered housing make it the crown jewel of the Grand Valley. It has a distinctive agricultural feel that's recently enhanced by vineyards.

2. How should new development fit into (match rural character?)

In short order we will see a continuous belt of houses stretching along the entire 340 corridor from Fruita to GJ.

Keep the housing density low. One house per 5 or 10 acres. No housing developments or golf courses.

Blend in and not stand out like sore thumb. Respect to least amount disruption to natural surroundings.

No high development, mid-range homes, no multi-million dollar homes. Stay the hell out – they want flat ground.

Should be of same type as already exists. Density of building needs to be kept low. Comply with existing zoning regulations.

It doesn't.

Self employment; Profit from agriculture; Supplemental Income; Small businesses; Home occupations; Tourism; Agricultural heritage Limited Commercial development; Fruit stands; Roadside stands; Small farms (<10 acres); Large farms (>25 acres); Wineries; Bed & Breakfast; Growing things (hobby); 2-Lane (narrow country); Slow speed (35 MPH or less/except the major roads); No sidewalks; No streetlights; No traffic signals at intersections; Fields visible from the road; Long driveways; Low traffic volumes (light local traffic).

Self employment; Profit from agriculture; Agricultural heritage; Limited commercial development; Fruit stands; Roadside stands; Small farms (<10 acres) Large farms (>25 acres); Wineries; Bed & Breakfast; 2-Lane (narrow country); Slow speed (35 MPH or less); No sidewalks; No streetlights; No traffic signals at intersections; Fields visible from the road; Low traffic volumes (light local traffic)

I don't really think we need more new development.

Additional Comments:

I like the progress I have seen so far. Please keep up the good work! Thanks.

I sincerely hope the Palisade/Clifton area doesn't expand into a "city" environment and count my blessings everyday to wake up to the beauty our area has to offer! There are hardly any Ranch areas left in Colorado, and I'm happy to hear that the zones will be the same!

Development should be placed outside the prime agricultural areas. We should not squander our irreplaceable resources (irrigated prime orchard & vineyard land)

New Development should be limited to the urban service areas. If sprawl is to extend into the rural areas, it should be done in such a way that it will have the minimum possible impact on agriculture.

Being restricted to minimum lot size of 10.0 acres.

Stay out of buffer zone.

With as little physical and visual impact as possible.

Match existing values, not change the direction and focus of an area. People who move in should be willing to learn about the way land and water has been managed instead of trying to make it all like the last subdivision they lived in.

Large acreage homesteads (7+ acres) interspersed with open acreage of constant grass acres, orchards in large tracts. No modular, pre-fabs. Try to save large trees without structural development to keep it rural. (Buy up more conservation easements!).

Eliminate Mobile Home Parks on keep subdivisions to the urban areas. Allow parcels 3 – 5 acres. Development would increase automotive traffic.

Duplicate what it replaces.

Minimum 10 acre lot size; Limited clustering and only with promoting agriculture; If not clustering, large separation from homes, especially existing homes (say 750'); No commercial except fruit stand size.

Should not be mini-dense population developments such as allowing 8 houses on one acre for not developing 40 acres – better to stick with the 5 acre per house.

Fruita Area Buffer – Homes blend in to landscape of Monument – Color, materials, ranch style with lower roofs, single family homes, no businesses ran out of home, single family with acres between homes; stick built homes, no street lighting, native vegetation, avoidance of ridgelines.

New development needs to be compatible such as now vineyard, orchard, hay field, or Bed and Breakfast has Fruita stands, maybe a horse boarding / training facility.

No new.

Low level buildings with set backs from property lines. Single family establishments.

I believe that the intent of the Buffer agreements was sound and beneficial from the inception. I also fear that the loss of these rural buffer areas would have long term negative impact on these areas and should not be further developed.

The absolute key to preservation of the buffer zone is housing spacing. The five acre spacing called for historically should be the minimum standard. Unfortunately recent County Commissioner decisions have eroded this bench mark. Under no circumstances should spacing under three acres be considered. This inconsistent with the Fruita annexation agreement. In turn property within one thousand feet of the Colorado National Monument should be at the five acre spacing as called for in the memorandum of Understanding previously agreed to by the County. Insist on responsible growth consistent with the various plans already established for the area. Don't let developer greed and political cronyism undermine or destroy for future development. Wildlife in of it's self doesn't make us any money and is routinely ignored by developers and politician alike for that reason.

3. In your neighborhood – what are the key rural character:

A. Issues in your neighborhood

Our immediate neighborhood is being fully developed, it is no longer rural.

Fast driving allowing old run down buildings left without clearing. Junk yards with lost of old engines/cars.

Knowing your neighbor and their needs and help.

Land being subdivided and more houses being built.

I don't see any since the buffer agreement has been implemented.

Our homes/acreage, animals, gardens and the animals & Bookcliffs around us!

Looming threat and fatalistic view that all land is destined to eventually be residential land.

Land splits; Public subsidiaries to development.

Land splits, encroachment restricting existing agriculture practices.

Co-operative spraying.

No development.

Water management. Lawn sprinklers versus rotated agricultural watering. Use of agricultural chemicals around houses. Dust control from roads and canal banks.

Too many all-night yard lights! What For? Water users. New developments think they need constant water to sprinkle their large wonderful lawns, sometimes it seems they think lawns take precedence some think they can burn their house trash. Disregard rules and logic and that goes into attempts to keep the air clean. Motorized recreation on ditch roads is irritating and against the intended use of the ditch roads. Noise and dust is irritating.

People maintaining there drainage ditches thus standing water and potential for West Nile disease high volume and traffic speeds.

Old houses and barns, wildlife, canals, low density “mini – castles” that spoil the horizon, the number of vehicles parked on property, i.e. “Junk Yard”

Too many new building (home and agriculture) too close together.

Development of small (10 acre to 40 acre) farms.

Homes with acres between the, single family, stick built homes, vistas, view nightly preservation, set back from road, native vegetation, open areas.

Our neighbors who are either farming or have horse, are very inclined to help each other out and look out for each others place and animals. A true rural old fashioned min community thrives here.

Weeds.

Monthly 5 acre in size. A few larger and some smaller. Dead end streets with less traffic.

Further breakdown in the size and nature of development of properties.

I currently have acreage in the area I described in #1 above and have no intention of subdividing irrespective of my acreage being a proposed subdivision by the previous owner complete with extensive engineering studies. To the contrary I would readily consider setting aside the preponderance of my acreage as a conservation easement.

B. Goals – What do you want the future to be?

In those areas where ther is still some choice for Planners, attempt to maintain as much of a “Rural” pastoral soon as possible.

The ability to retire on my land, build a small house, and have the water to grow grapes. Avoid tall new building. No high density. Keep the economic to agriculture/wineries etc as it is and encourage more of this.

People in the buffer housing similar land use rights as those outside.

The Grand Junction and Palisade to stay out of our town (Clifton)

Similar to what we enjoy now. Continued blend of lifestyles which allow agricultural activities to continue. High density subdivisions and agricultural activities are not compatible.

Just as it is!

Best of both worlds. Maintain farm parcels of viable size (5 acres is not enough and develop residential areas in non viable land areas.

I would like to see viable agriculture survive and the cessation of the use of public money to extend infrastructure into rural areas. Community stability would also be a benefit.

Permanent agriculture.

Maintain the buffer zones.

See only thoughtful and caring growth.

Maintain agricultural uses and productivity. Maintain open space.

If I had it my way, there would be no more splitting of large track into smaller acreages for one house that has 12 horses which devalue the vegetation. Property owners have to follow best management practices to sustain their animals. Goal should be to keep agriculture a large part of this zone.

No Urban sprawl – keep subdivisions out. Adjust roadways for growth between Palisade and Grand Junction.

Same as now – no development.

Look pretty much as it does today in terms of number of homes. (Especially on south side of Hwy 340) Preserve 1000 from Monument fence as much as possible

Look pretty much as it does today in terms of number of homes. Especially on Southside of Hwy 340. Preserve 1000 from Monument fence as much as possible.

By adhering to the intent of the Intergovernmental agreement with planning that “will enhance the rural character of the area.” By not being annexed and not hooking into a sewer system. By discouraging developmental using 5 acre minimum averaging. Maintaining the status quo It costs nothing.

Leave Farm ground alone.

I want the area to stop pretty much as it is now.

Enforcement of rural Buffer agreements. Minimum development and density growth.

Responsible development within currently established guidelines in In the “Redlands Development Plan” ratified by Mesa County.

C .Desired future outcomes – How do we get to the future you see?

Slow the demand for density housing and apartment condo type units from the developer – keep building density low.

Don't subdivide parcels to less than 5-10 acres. Promote the grape and fruit industry. Don't pass laws and regulations that hamper agriculture.

Continued agriculture, farming Improved tourism clearance of run down buildings/trash.

Possible designing more possibilities into land use for those of us in the buffer zones.

My future of my property and my neighbors tell me we are happy and till Grand Junction and Palisade get screwed.

Stay consistent with zoning and development policies in effect. Continue open space and conservation easements. Future generations will be thankful for your vision in preserving the unique and irreplaceable character of the area.

Build a better restaurant in Palisade/Clifton area, and maybe a movie theater for the kids, but that's all we really need in the future.

Land planners and decision makers with the conviction to follow course outlined in "B" above.

Encourage development of Urban service areas. Apply impact fees reflecting true cost to the community for low density development of rural areas.

Permanent agriculture with more land under conservation easement. Separator should be expanded on Orchard Mesa by at least 1/2 mile East of 35 Rd.

More conversation easements.

To sustain the rural character.

Limit subdivision of properties. Limit non-conforming uses in agricultural areas.

Educate landowners on sustainable vegetation. Enforce rules to limit number of animals that are not livestock, if possible. Enforce clean air, water act on put lands. Hold property owners responsible for the harm they are doing on their land as far as environment. County needs to support agriculture through education to non-agricultural property owners.

Limit development. Allow replacement homes for small homes on Modular/Trailer Type residences – keep traffic flow lower.

Don't zone us into what we don't want. Maintain the area for those of us who chose not to live in city suburbs.

Limit parcel size to 10 acre minimum. Provide incentives. Limited home size to something reasonable maybe 4-5k SF. Increased set backs for houses.

Continue with conservancy purchases.

Aggressively seek TDR's from sending areas Conservation easements wherever possible.

Stop contractors for subdivisions.

Stop land divisions except for large parcels.

Honoring original agreements; supporting rural residents in their efforts to maintain a “rural Lifestyle”;
Discouraging encroachment from either party to the original buffer agreements.

Everyone involved extremely accountable currently and residually in the future with sufficient visibility to discourage the: “Good old Boy” sphere in influence. Money talks and the preservation of the valley’s historical values tend to lose out in the narrow spectrum of the political “what’s in it for me” thinking that seems to permeate.

4. Is the Buffer agreement working to your satisfaction?

Why or Why not?

No it will all be negated by the short gain visions of economic gain mostly by developers and municipal coffers.

So far so good. I’m a little worried about increased housing and commercial developments. But on the other hand, I want to build a house for my wife and I, last one in close the door.

Yes – surroundings areas still open farmland. No high density construction. And also NO new construction does not appear to have any limitation on height, amount junk brought in.

No, what I see is if someone knows the right people or know how to work the system they can do what they want, but the average landowner is restricted. It mostly seems the “buffer zone” is only mentioned when it is needed to stop something. Quite a few people don’t even know where the buffer zones are.

Yes, this agreement does not work - so leave it as is – tell J.C. to stay out of my town Clifton.

I think so, new homes have been built in our area, but overall comply with the 5 acre zoning and are consistent with existing development.

Seems to be ok from Palisade into Clifton

Yes, because it’s staying the same!

No, because land splits continue to be allowed in the buffer zone. What the, is the point?

If public funding is being used to invest in purchasing perpetual easements to maintain open and open land, why then are any agricultural policies followed in same area by local officials?

Size of sepeater should be increased eastward on EOM to at least 36 Road.

It has helped but has very little teeth public money is being used to preserve it and then the county operates at cross purposes in allowing land splits for the asking.

No because of the five acre minimum changes the land pattern to residential and plays Hell with real estate values. Ten acres should be implemented to protect existing easements.

Yes – we have corn growing in the field behind us, orchards in front, alfalfa to the east.

Yes – but it takes constant attention.

I would like to see stronger controls on development and more support for agricultural uses than I am seeing. I believe there is some evidence that the realtors are just using the Buffer Zones as target areas for building more new houses on very 5 acres. We need to support agricultural uses.

I would like to see stronger controls on development and more support for agricultural uses than I am seeing. I believe there is some evidence that the realtors are just using the Buffer Zones as target areas for building more new houses on every 5 acres. We need to support agricultural users.

I don't know enough about the specifics of the agreement. There is a parcel of land at 33 Rd and G Rd that I am worried about.

I really think you should have sent this notice out with more time to return survey, as some folks are on vacation. Also, if a person cannot drive nor has no computer they are disenfranchised as they cannot obtain a survey. You should offer a third option – call and request a survey to be sent. As it is, the whole process is discriminated.

Difficult to say, not a lot of development proposed. Whatever the plan yields, the commissioners must adopt it and enforce it.

Yes, has kept the rural atmosphere while allowing property owners to develop with some restrictions.

Not completely – existing zoning seems to take precedence over area plans even if it doesn't make any sense.

Overall we are very pleased with the Buffer agreement and hope it continues long term. I do wish the County was not undermining the intent by using 5 acre averaging since this allows and has allowed the breakup of orchards to where they are no longer viable as agriculture since houses are being built too close for spraying. With hay filed, chopped, up properties are unusable for farming.

No because new houses going up everywhere.

We have twice managed to stop commercial development in the area.

No. We have seen numerous activities of land size reduction, commercial developments and property splits that are not consistent with the spirit of the buffer agreements. Lack of consistent decision making policies and procedures. Accountability to all parties in the agreements. It seems the county, GJ and Fruita councils act independently from each other and disregard the wishes and input from the residents who live within these buffer areas.

Yes, Just enforce it; don't let it erode any further.

Not if we can never have a sewer system the water table is very high in this area. We need to get rid of these septic tanks and leach fields that are drowning our land, in my neighborhood some are out of new locations for leach filed so what next?

33rd to 34th S. of Hwy 6 & 24

5. The Buffer agreement requires that we “establish and adopt rural and use design standards for the cooperative planning area including, but not limited to: landscaping, signage, entryways, parkways, and outdoor storage requirements:

No, I don't live there yet. I live too far away to attend the meetings, but I would like to be informed of future happenings. (property @ 3475 E. Rd)

Yes, Anna Jensen 3480 F Rd anna.jensen@med.va.gov 434-3376

Dale Koch 3417 F Rd Clifton // hm# 523-1162 cell# 210-5583

Yes, William Deboer 434-3881 3415 F3/4 Rd

No.

Yes

Public planners have no legitimate interest in pestering land owners/Farmers/Orchardists on these subjects.

“No”.

I would like to have the opportunity to re-testify before the commissioners.

“No”.

“No Thanks”.

Yes, please call.

Yes, Please call.

Not at this time but perhaps in the future.

Cannot, unfortunately, going blind.

No. Time.

Please feel free to contact: Eric Nilsen 2026 J ½ Rd Fruita, CO 81521

Please feel free to contact: Terri Binder 1885 Broadway GJ 81503 858-9160

Yes. James Jensen 871 20 ½ Rd Fruita, CO 858-9534

Yes. Darrel & Nickey McKay 2075 I Road Fruita, CO 858-9138

Yes. Jack B Cheskaty 1917 Broadway 263-9503

Herbert Holzbauer 703 Canyon Creeek Drive GJ 81503

Yes, Please call. William Erven 3423 F ¾ Rd Waerven@aol.com 523-1352

6. In which area of the Palisade/Grand Junction Community Separator is your property located (circle one):

1. IIII IIII
2. II
3. I
4. IIII IIII I
5. II

Other

We have parcel scattered throughout the buffer

Comment Cards:

We feel the concept of a Buffer Zone is farsighted and very valuable. Only by setting aside now these areas can then be kept in agriculture. These attributes are what appeal to newcomers to the valley. Also many working farms in our area (34 – 35 Rds and F ¾ Rd) are small areas, yet are productive as family farms.

Very informative, presented by the professional – Keith. Please keep us informed and keep us the good work. Please send me a copy of the Future Land use Map.

Recommendation: Will lot size in the Palisade Buffer (separators) 10.0 acres because land owners have alternative ways to realize income for their properties. E.g. tax credits, payments for easements ect.

Is J Road going to be a major collector with 80 RW? Need enterprise zone maps corrected.

Am concerned re: Clifton Sewer District being set up, especially since Palisade is wanting to be included in Clifton district. How will the Buffer Zone withstand this development?

To Mesa County Planning – Zone Separator

Separator Zones! Bah-Humbug what this Valley needs is more togetherness – Not separation. Why not a Metro District – Unified Water, Sewer, Fire and Police Protection. We have too many special taxation Districts!

Are separator Zones Constitutional //Max Krey (970) 245-5496.

“It is the goal of all parties (to the Intergovernmental Agreement) that future land use decisions within the “cooperative planning area” will enhance the rural character of the area.”

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What is Rural Character?

What elements make up Rural Character in the **FRUITA** Separator?

Aesthetics

- Scenic views
- Farms/Barns
- Fence lines
- Ditches/Canals

- Open fields
- Landmarks
(Colorado National Monument, Bookcliffs)
- Established vegetation
- Scattered housing
- Absence of human-made features
(Landforms dominate the landscape – not structures)

Housing

- Farm house
- Farm labor housing
- Single family homes
- Modest/simple, (not large size/mass)
- Estates (large/grand homes)
- Low density - large lots
- Front/back yard
- Ranch style (single floor)
- Modular homes
- Victorian style
- Large setback from road
- Rooflines, slopes, height
- Open/screened porch
- Two story
- Non-uniform pattern of development

Environment

- Water quality
- Air quality
- Established vegetation
- Close to nature
- Colorado River
- Views
- Wildlife habitat

Functions

- Agriculture
- Orchards
- Vineyards
- Agricultural Infrastructure
(irrigation systems, packing sheds, structures, etc.)
- Residential
- Open lands (farms)
- Water rights
- Limited services
- Distance to schools
- Colorado River

Values

- Independence
- Sense of place
- Family
- History/heritage
- Close to nature
- Lifestyle
- Identity
- Self sufficiency
- Stewardship of the land
- Responsibility to the future

(Continued on next page)

It is the goal of all parties (to the Intergovernmental Agreement) that future land use decisions within the “cooperative planning area” will enhance the rural character of the area.”

What is Rural Character?

What elements make up Rural Character in the **FRUITA** Separator?

Economics

- Self employment
- Profit from agriculture
- Supplemental Income
- Small businesses
- Home occupations
- Tourism
- Agricultural heritage
- Limited commercial development
- Fruit stands
- Roadside stands
- Small farms (< 10 acres)
- Large farms (> 25 acres)
- Wineries
- Bed & Breakfast
- Growing things (hobby)

Roads

- 2-Lane (narrow country)
- Slow speed (35 MPH or less)
- No sidewalks
- No streetlights
- No traffic signals at intersections
- Fields visible from the road
- Long driveways
- Low traffic volumes (light local traffic)

Other (please add your thoughts here)

1. **What do you think rural character is?**
In your own words. please describe or define your idea of rural character

2. **How should new development fit into (match) rural character?**
What should new development do to fit into the existing rural character?

3. **In your neighborhood - what are the key rural character:**
 - A. **Issues in your neighborhood?**

 - B. **Goals** - What do you want the future to be?

 - C. **Desired future outcomes** - How do we get to the future you see?

4. Is the Buffer agreement working to your satisfaction?
Why or why not?

5. The Buffer agreement requires that we “establish and adopt rural land use design standards for the cooperative planning area including, but not limited to: landscaping, signage, entryways, parking, and outdoor storage requirements.”

Would you be interested in participating in the preparation and/or review of creating such design guidelines? (If yes, please give us your name and contact info below)

6. In which area of the Fruita/Grand Junction Community Separator is your property located (circle one):

1. North of Highway 6 & 50
 2. Along the U.S. 6 & 50 Highway and Interstate 70 Corridor
 3. Between the Colorado River and Highway 6 & 50
 4. The Redlands (south of the Colorado River)
 5. Adjacent to the buffer
- Other – please describe

OPTIONAL

Name**Address****e-mail****Phone #**

It is the goal of all parties (to the Intergovernmental Agreement) that future land use decisions within the “cooperative planning area” will enhance the rural character of the area.”

What is Rural Character?

What elements make up Rural Character in the **PALISADE** Separator?

Aesthetics

- Scenic views
- Farms/Barns
- Fence lines
- Ditches/Canals

- Open fields
- Landmarks
(Mt.Garfield, Bookcliffs)
- Established vegetation
- Scattered housing
- Absence of human-made features
(Landforms dominate the landscape – not structures)

Housing

- Farm house
- Farm labor housing
- Single family homes
- Modest/simple, (not large size/mass)
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- Open/screened porch
- Two story
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- Water quality
- Air quality
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- Close to nature
- Colorado River
- Views
- Wildlife habitat

Functions

- Agriculture
- Orchards
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Values

- Independence
- Sense of place
- Family
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- Close to nature
- Lifestyle
- Identity
- Self sufficiency
- Stewardship of the land

□ Responsibility to the future
(Continued on next page)

It is the goal of all parties (to the Intergovernmental Agreement) that future land use decisions within the “cooperative planning area” will enhance the rural character of the area.”

What is Rural Character?

What elements make up Rural Character in the **PALISADE** Separator?

Economics

- Self employment
- Profit from agriculture
- Supplemental Income
- Small businesses
- Home occupations
- Tourism
- Agricultural heritage
- Limited commercial development
- Fruit stands
- Roadside stands
- Small farms (< 10 acres)
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Would you be interested in participating in the preparation and/or review of creating such design guidelines? (If yes, please give us your name and contact info below)

6. In which area of the Palisade/Grand Junction Community Separator is your property located (circle one):

1. East Orchard Mesa (south of the Colorado River)
 2. Between the Colorado River and Highway 6 & 24
 3. Along the Highway 6 & 24 corridor
 4. Between Highway 6 & 24 and Interstate 70
 5. Adjacent to the buffer
- Other – please describe

OPTIONAL

Name

Address

e-mail

Phone #

MESA COUNTY COOPERATIVE PLANNING AGREEMENTS
 FIVE YEAR REVIEW
 (1998-2003)
 ISSUES AND ALTERNATIVES

IGA Provision ISSUES	ALTERNATIVES
<p>1. Municipalities will not: a. annex any territory b. extend any municipal utility services that are not already present -No annexations have been proposed or approved. -A service line was allowed to serve a home with a failed septic system at 627 20 Rd on the Redlands in 1999.</p>	<ol style="list-style-type: none"> 1. Maintain current practice. 2. Allow annexations – but require all parties to adopt the same development standards to maintain the rural character of the buffers.
<p>2. Without the mutual consent of all parties, all parties will not: a. extend any sanitary sewer line b. recommend amendment to any 201 sewer service area boundary -None has been extended. -Palisade serves to the east of Palisade buffer and Clifton Sanitation District # 2 (CSD2) serves to the west and is not a party to this agreement -Clifton San is planning construction of a treatment plant. -Palisade is considering ultimately using the Clifton San treatment plant. A line would be extended across the “buffer.” -The Fruita Community Plan recommends their 201 area be amended to no longer include the buffer area. A 201 study is underway this year by Fruita.</p>	<ol style="list-style-type: none"> 1. Enter an IGA with Clifton Sanitation District # 2 agreeing to honor the buffers. 2. If Palisade connects to Clifton, do not allow connections to the sewer line through the “buffer” without the consent of all parties. 3. Fruita should remove the buffer from their 201 area (and has agreed to do so in the IGA for the TDR/C program).

MESA COUNTY COOPERATIVE PLANNING AGREEMENTS
 FIVE YEAR REVIEW
 (1998-2003)
 ISSUES AND ALTERNATIVES

IGA Provision ISSUES	ALTERNATIVES
<p>3. Land use decisions within the “cooperative planning area” will enhance the rural character of the area.” - This is a subjective matter and difficult to measure without more specific direction.</p>	<ol style="list-style-type: none"> 1. Revise the <i>Mesa County Land Development Code</i> to require demonstration of how rural character of the area will be enhanced by proposed development. 2. Create, with area landowners, and adopt design guidelines for ensuring new development enhances the rural character of the areas – based on survey results (“What is Rural Character?”) 3. Define “rural character” for each area in <i>the Mesa Land Development Code</i>.
<p>4. All parties will respect the adopted master plans for each jurisdiction pertaining to the “cooperative planning area.” -At least two land use plans apply to the Cooperative Planning area –the Redlands Area Plan (Mesa County, Fruita, and Grand Junction cooperatively updated and adopted the Redlands Area Plan in 2002, as well as the entire Joint Urban Area Plan in 2003),and the Fruita Community Plan also covers this area.</p> <p>-The <i>Mesa County Land Development Code</i> requires decision makers to consider whether all development proposals are <i>generally consistent</i> with the Mesa County Master Plan, and all adopted intergovernmental agreements.</p> <p>-Palisade has a three mile annexation plan but no Master Plan for this area.</p>	<ol style="list-style-type: none"> 1. Revise all adopted plans that cover the buffer to be consistent. 2. Exclude the buffer area from the Fruita Community Plan and simply reference the cooperative planning agreement and/or the Mesa County Master Plan. 3. Mesa County could adopt, as part of the County Master Plan, the Fruita Community Plan as it pertains to the buffer area 4. Revise the <i>Mesa County Land Development Code</i> to require new development to be consistent with adopted Master Plans for the area. 5. Continue to have duplicate plans for the area.

MESA COUNTY COOPERATIVE PLANNING AGREEMENTS
 FIVE YEAR REVIEW
 (1998-2003)
 ISSUES AND ALTERNATIVES

IGA Provision ISSUES	ALTERNATIVES
<p>5. Changes in the zoning of a property (rezone) will be consistent with the recommendations of the Mesa Countywide Land Use Plan, where applicable, unless the change is formally approved by the governing bodies of all parties. -No zone changes inconsistent with the County Master Plan have been approved.</p>	<ol style="list-style-type: none"> 1. Clarify that rezones must be consistent with the Mesa County <i>Master Plan</i> (rather than the Mesa Countywide Land Use Plan which is only an element of the Master Plan). 2. Rezone undeveloped properties within the area that are currently not consistent with the Master Plan e.g., properties zoned commercial along Hwy 6 & 50. 3. Provide incentives for voluntary rezones consistent with the <i>Master Plan</i> and this agreement.
<p>6. Mesa County will revise the Mesa County Land Development Code appropriately to implement this agreement. -Code was revised in 2000 to require decision makers to <i>consider whether</i> all development proposals are consistent with adopted intergovernmental agreements. - Determining whether the rural character of the area is enhanced has been problematic – as “rural character” is not specifically defined.</p>	<ol style="list-style-type: none"> 1. Allow development only if there is a finding by the County (decision makers) that the proposed development is consistent with the IGA. Includes all public hearing items and administrative reviews. 2. Require new development to be consistent with the Redlands Plan or the Fruita Community Plan (which ever is applicable –see IGA Provision #4 above). 3. Clarify in the Code that the buffers are within the Rural Planning Area – thus rural standards apply. 4. No change to current practice. 5. See IGA Provision #3 above

MESA COUNTY COOPERATIVE PLANNING AGREEMENTS
 FIVE YEAR REVIEW
 (1998-2003)
 ISSUES AND ALTERNATIVES

IGA Provision ISSUES	ALTERNATIVES
<p>7. Mesa County will provide the other parties, with adequate notice, the opportunity to review and comment upon the following types of development activity and related matters in the cooperative planning area:</p> <ul style="list-style-type: none"> a. site plans b. subdivision plats or replats c. planned developments d. special use permits e. conditional use permits f. zoning or development code text amendments that may effect the “cooperative planning area.” g. rezone applications h. policy and plan amendments that may affect the “cooperative planning area.” <p>- The municipalities are review agencies on all proposed development within the buffers. And comments are considered in decision making but have no special weight.</p>	<ul style="list-style-type: none"> 1. Continue to current practice. 2. Require all development proposals to specifically address review comments from the municipalities.
<p>8. All parties will share planning meeting and hearing agendas with the other parties in a timely manner</p> <ul style="list-style-type: none"> - Mesa County posts the MCPC and BCC agenda on the internet and sends copies of the BCC agendas to the municipalities. - Fruita and Grand Junction post hearing agendas on the web. - Mesa County posts the MCPC and BCC agenda on the internet and sends copies of the BCC agendas to the municipalities. - Grand Junction posts hearing agendas on the web. - Palisade does not yet have an internet page, but posts hearings at the Town Hall and advertise same in the local newspaper 	<ul style="list-style-type: none"> 1. Continue current practices. 2. Make sure all parties send hearing agendas to each other.

MESA COUNTY COOPERATIVE PLANNING AGREEMENTS
 FIVE YEAR REVIEW
 (1998-2003)
 ISSUES AND ALTERNATIVES

IGA Provision ISSUES	ALTERNATIVES
<p>9. All parties will work cooperatively to: a. establish and adopt rural land use design standards for the cooperative planning area including, but not limited to: landscaping, signage, entryways, parking, and outdoor storage requirements; and adopt traffic access and engineering standards in conjunction with the Colorado Department of Transportation; - Mesa County adopted of traffic access standards for the entire County in 2003. - Fruita has adopted design guidelines and standards for Highway 6 and 50 immediately west of the buffer</p>	<ol style="list-style-type: none"> 1. Create, with the area landowners, and adopt overlay zoning districts that include design guidelines for ensuring new development enhances the rural character of the areas – based on survey results (“What is Rural Character?”) 2. Adopt the Fruita design guidelines and standards for the Highway 6 & 50 corridor within the Fruita buffer. 3. Create and adopt design guidelines and standards for the Highway 6 & 24 corridor within the Palisade buffer.
<p>10. All parties will work cooperatively to: b. assist property owners in voluntarily rezoning and/or replatting their properties in a manner consistent with the Mesa Countywide Land Use Plan, and the Fruita Community Plan to further the purposes of this agreement. Assistance may be provided in the form of fee waivers, and/or expedited review; - Little or no progress has been made toward the goal of voluntary rezoning/replatting; however, one bulk rezone in the Redlands area is under current review</p>	<ol style="list-style-type: none"> 1. Outreach and education about the buffer and implementation tools is needed including exploring other funding mechanisms and partners, e.g., State Parks, Division of Wildlife, Bureau of Reclamation, US Fish and Wildlife, Riverfront Foundation, State Trails, 5-2-1 Drainage Authority, State Health (Water Quality), local media, etc. 2. Offer incentives to replat properties to larger parcels. 3. Create and apply new zone district(s) <ol style="list-style-type: none"> A. overlay zoning districts applicable to the buffers exclusively B. Create new zoning districts and rezone all area properties accordingly (bulk rezone). C. Create incentives for voluntary rezones, e.g., a 10 acre or 20 minimum lot size district required to participate in PDR program.

MESA COUNTY COOPERATIVE PLANNING AGREEMENTS
 FIVE YEAR REVIEW
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 ISSUES AND ALTERNATIVES

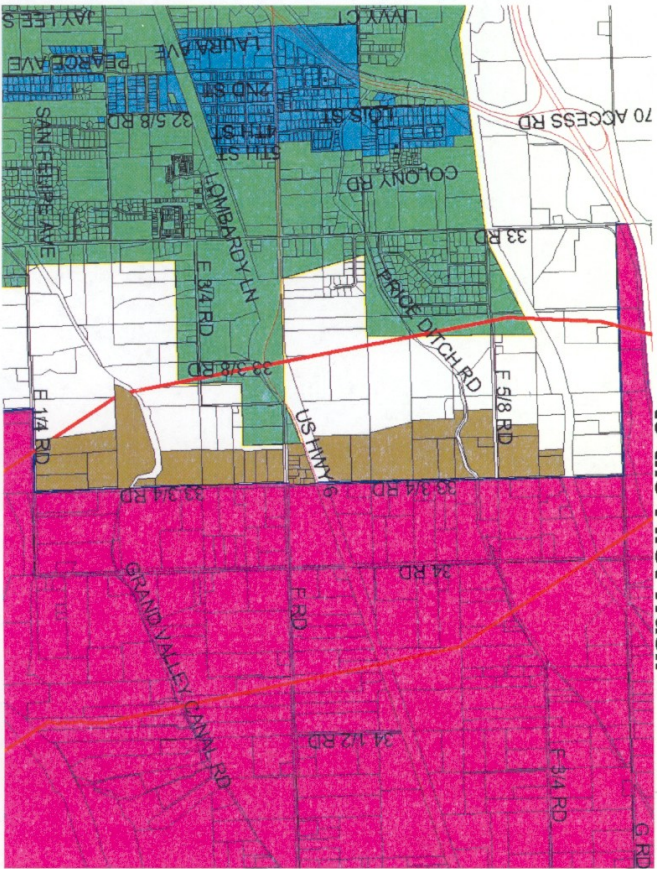
IGA Provision ISSUES	ALTERNATIVES
<p>11. All parties will work cooperatively to: c. explore, develop, and support options and seek funding mechanisms available for preserving open lands and enhancing the rural character of the cooperative planning area;</p> <ul style="list-style-type: none"> -The parties have created a Purchase of Development Rights program for the buffers. See summary of PDR program. - Fruita and Mesa County adopted a joint Transfer of Development Rights/Credits program in 2003 which includes the buffer as a sending area. -The Colorado Conservation Trust (CCT) provided grant funds to Mesa Land Trust to explore public financing mechanisms for open space protection. 	<ol style="list-style-type: none"> 1. No change to current practice – i.e., Continue to budget funds annually from the general fund of the partners and lottery funds from the County. <ol style="list-style-type: none"> a. Maintain current budget levels b. Increase annual budgets 2. Create a revolving loan fund to help purchase conservation easements. 3. Create and seed a TDR bank with development credits from publicly owned lands in the buffers to kick-start the TDR/C program . 4. Expand the TDR/C program to include Grand Junction and Palisade as receiving areas. 5. Implement the recommendations of the CCT public funding grant study.
<p>12. All parties will work cooperatively to: d. establish a joint open space fund for acquisition of important land, development rights, and open space and conservation easements.</p> <ul style="list-style-type: none"> - Each party has budgeted funds for the PDR program since 2000. See PDR program summary. - The parties agreed not to co-mingle funds as a “joint” fund. - <i>Current sources of funds:</i> Mesa County – Conservation Trust Fund (includes contract with Mesa Land Trust for staff person to negotiate deals) Fruita, Grand Jct. and Palisade –General Fund Grants: -- GOCO, NRCS (Federal Farmland and Ranchland Protection Program); private donations of easements and value. 	<ol style="list-style-type: none"> 1. Reaffirm current practice. 2. Explore other funding mechanisms and partners, e.g., State Parks, Division of Wildlife, Bureau of Reclamation, US Fish and Wildlife, Riverfront Foundation, State Trails, Colorado Conservation Trust, local media, etc.

MESA COUNTY COOPERATIVE PLANNING AGREEMENTS
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 BOUNDARY ISSUES

Over the life of the program a variety of boundary issues have arisen including potential inclusions and exclusions.

1. The 800 plus acre gap between the buffer and the Urban Growth Boundary (Clifton Sanitation District #2 Service Area.) Alternatives:
 - a. Add the entire area west of Palisade buffer – eliminating the gap.
 - b. Add the area west to the first major drainage – suggested by at least one property owner.
 - c. No change – which leaves the potential for CSD2 to expand to the east.

**Parcels West of Buffer
to the First Wash**



**39 Parcels
139 Acres**

- Waterways/Ship
- Metropolitan 3 Mile Planning Areas
- Highways and Roads
- Interstate
- US Highway
- State Highway
- Local
- Local
- Unincorporated
- Cooperative Planning Areas
- City Limits
- Clifton Sanitation District No. 2
- Clifton Sanitation District No. 1
- Urban Growth Boundary
- Public Lands

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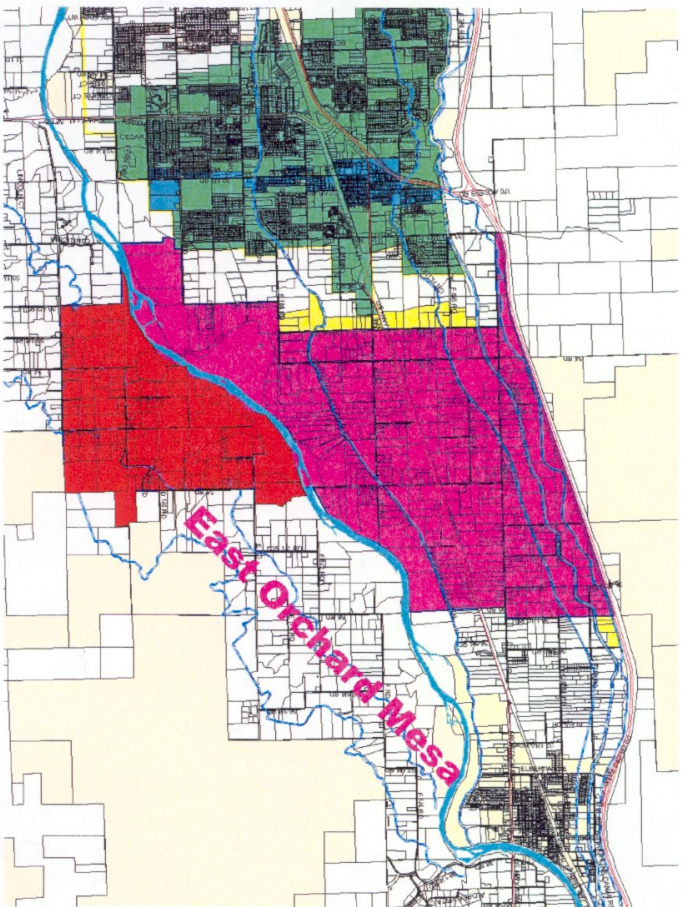
October 2004

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MESA COUNTY COOPERATIVE PLANNING AGREEMENTS
 FIVE YEAR REVIEW
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 BOUNDARY ISSUES

3. East Orchard Mesa east of current buffer
 - Area has some of the best fruit lands
 - Palisade does not expect to annex area south of Colorado River
 - a. Add to the buffer – or some portion
 - b. No change

Palisade Potential Revisions



- Transportation slip
- Canals
- 4 parcels east slip
- Highways and Roads
- Interstate
- State Highway
- Local
- Tax Parcels
- Cooperative Planning Areas
- City Limits
- City of Steamboat District No 2
- City of Steamboat District No 1
- Other County Boundary
- Park Lands

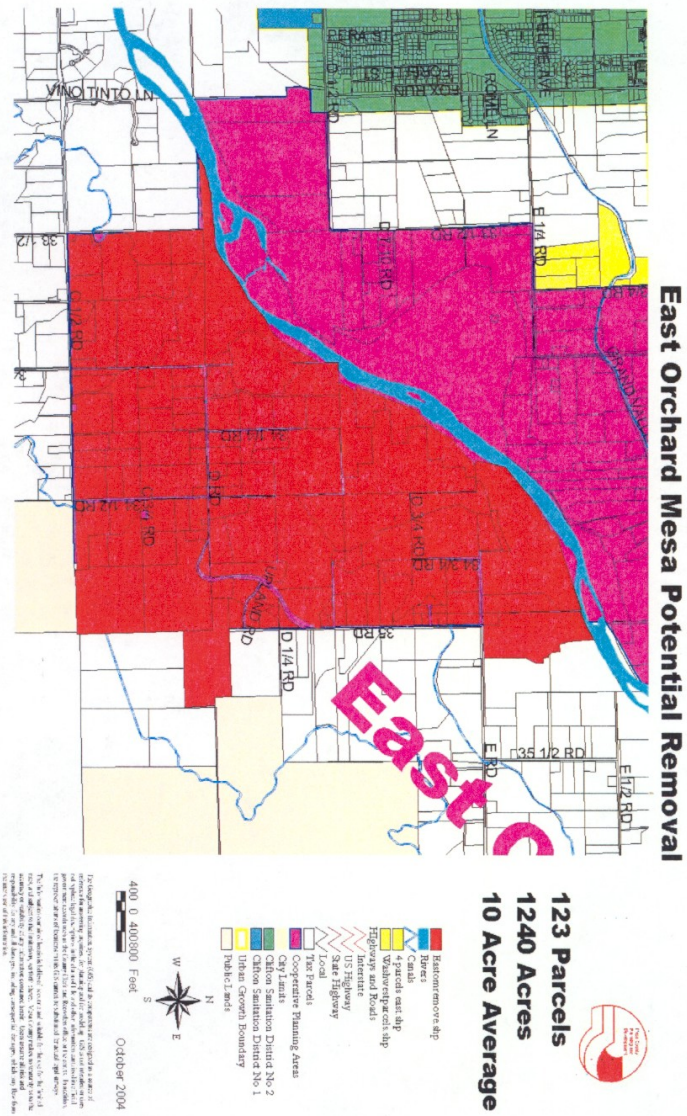


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 October 2004

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MESA COUNTY COOPERATIVE PLANNING AGREEMENTS
 FIVE YEAR REVIEW
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 BOUNDARY ISSUES

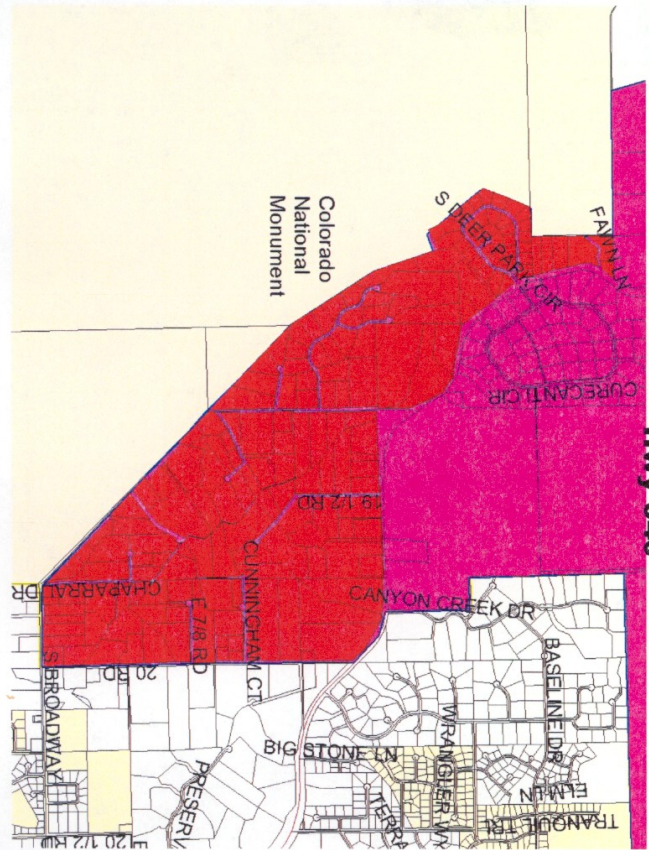
4. East Orchard Mesa east of current buffer
 - Most of the best fruit lands are already protected or soon to be protected by conservation easements
 - Palisade and Grand Junction have no plans to annex this area
 - a. Remove from the buffer – or some portion
 - b. No change



MESA COUNTY COOPERATIVE PLANNING AGREEMENTS
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 BOUNDARY ISSUES

5. Redlands Area south of Highway 340 and south of Question Mark Hill
- Area is primarily large estates on lots 2 - 5 acres in size - rural?
 - No PDRs in this area to-date
 - Is adjacent to the Colorado National Monument
 - Much of area has soil limitations for septic systems.
 - Much of area originally included to avoid annexation
 - Sewer service now available without annexation
- Alternatives:
- a. Remove area or portions from buffer
 - b. No change

Redlands Estates South of Hwy 340



175 Parcels
558 Acres
3.2 Acre Average

- Rivertownship
- Redlands/2634 township
- Hillgrove and Soaks
- ITS Highway
- State Highway
- Local
- Tax Parcels
- Cooperative Planning Areas
- City Limits
- Calton Sanitation District No. 2
- Calton Sanitation District No. 1
- Urban Growth Boundary
- Public Lands



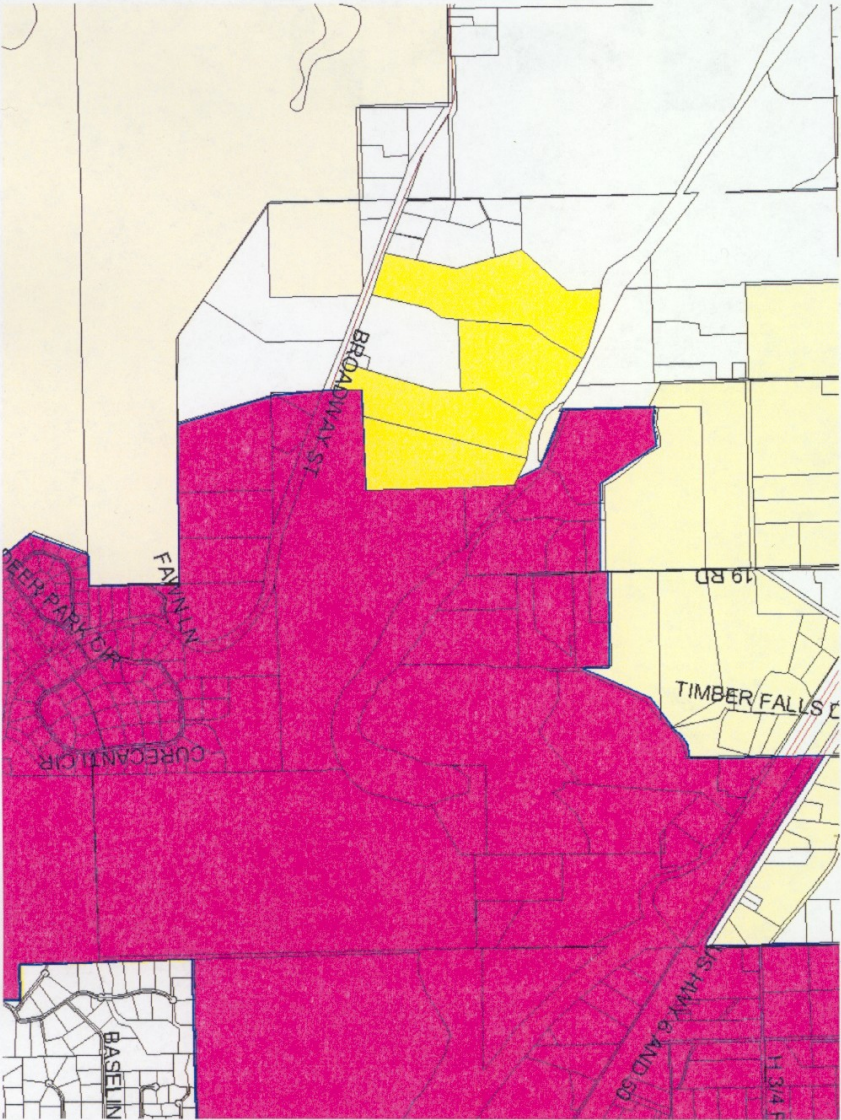
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 October 2004

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MESA COUNTY COOPERATIVE PLANNING AGREEMENTS
 FIVE YEAR REVIEW
 (1998-2003)
 BOUNDARY ISSUES

6. Redlands Area west of Buffer - 4 Parcels
 -Landowners interested on PDR
 c. Add to buffer
 d. No change

Redlands Parcels West



4 Parcels
168 Acres

- Redlandswestside ship
- Highways and Roads
- Interstate
- US Highway
- State Highway
- Local
- Tax Parcels
- Cooperative Planning Areas
- City Limits
- Clifton Sanitation District No 2
- Clifton Sanitation District No 1
- Urban Growth Boundary
- Public Lands

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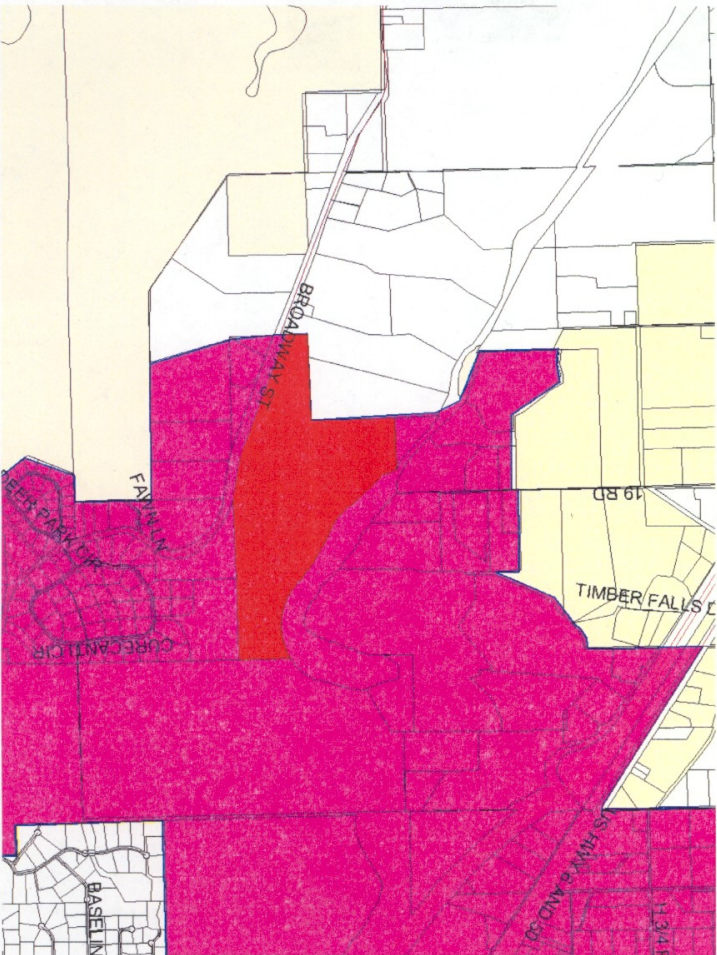
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MESA COUNTY COOPERATIVE PLANNING AGREEMENTS
 FIVE YEAR REVIEW
 (1998-2003)
 BOUNDARY ISSUES

7. Redlands Area – on River bluff –
- Landowner has never been interested in being in the buffer
 - Potential gravel extraction has been considered
 - Currently inside Fruita 201 – but not included in future 201.
 - a. Remove from buffer or a portion
 - b. No change

Redlands River Bluff



1 Parcel
161 Acres

- Redlands River Bluff
- Highways and Roads
- Interstate
- US Highway
- Local Highway
- Local Road
- Tax Branch
- Cooperative Planning Areas
- City Limits
- Clifton Sanitation District No. 2
- Clifton Sanitation District No. 1
- Urban Growth Boundary
- Public Lands



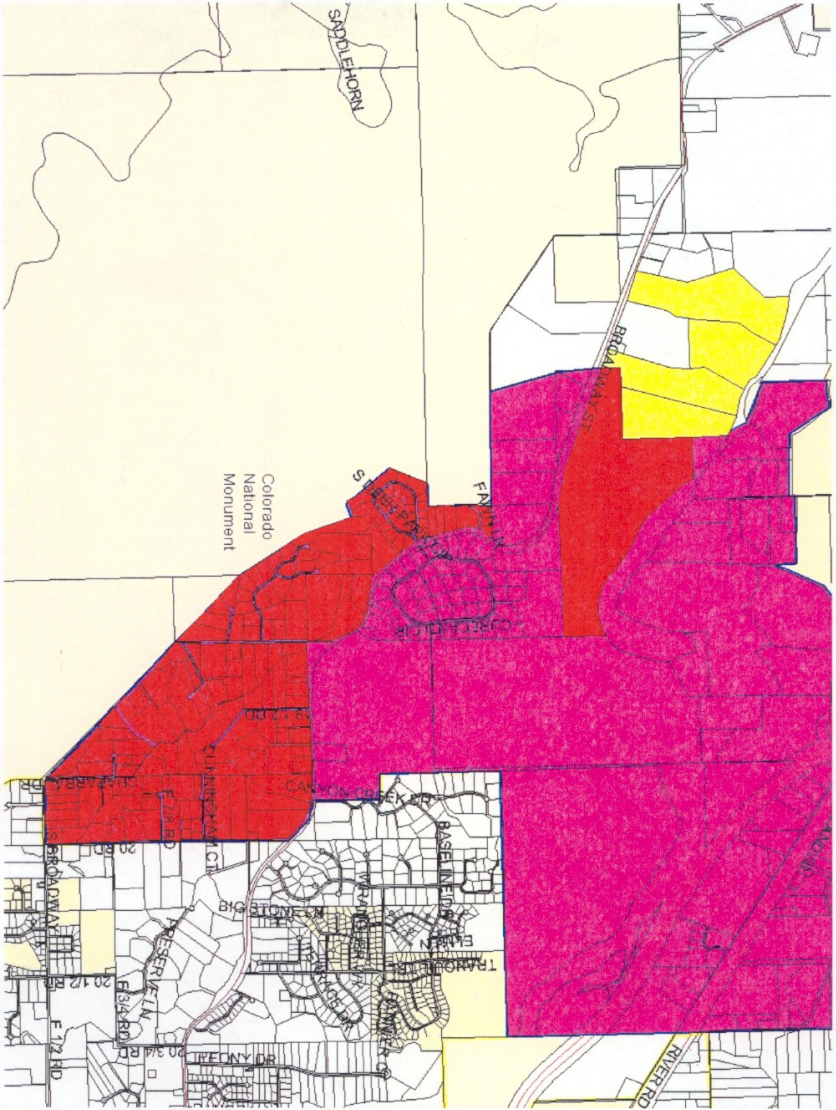
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MESA COUNTY COOPERATIVE PLANNING AGREEMENTS
 FIVE YEAR REVIEW
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 BOUNDARY ISSUES

Redlands Potential Revisions



- Redlands Heights sfp
- Redlands sfp
- Redlands Heights sfp
- Highways and Roads
- Interstate
- US Highway
- State Highway
- Local
- Tent Parcels
- Cooperative Planning Areas
- City Limits
- Ciltom Sanitation District No. 2
- Ciltom Sanitation District No. 1
- Urban Growth Boundary
- Public Lands

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 October 2004

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MESA COUNTY COOPERATIVE PLANNING AGREEMENTS
FIVE YEAR REVIEW
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NEXT STEPS

Staff Recommends:

1. **Enter an IGA with Clifton Sanitation District # 2 agreeing to honor the buffers.** (A draft IGA is being reviewed currently)
2. **Work with Palisade and Sanitation District # 2 to ensure no connections to the any sewer line through the “buffer” without the consent of all parties.**
3. **Remove the buffer from the Fruita 201 area**
4. **Clarify in the Agreements that rezones must be consistent with the Mesa County Master Plan (rather than the Mesa Countywide Land Use Plan which is only an element of the Master Plan).**
5. **Exclude the buffer area from the Fruita Community Plan and simply reference the cooperative planning agreement and/or the Mesa County Master Plan.**
6. **Direct staff to:**
 1. explore other funding mechanisms and partners for the PDR and TDR programs and report back to the partners.
 2. coordinate with Palisade and Grand Junction on expanding the TDR/C program to those municipalities.
 3. explore outreach and education about the buffer and implementation tools with the Technical Resource Advisory Committee and others.
7. **Direct staff to work with area residents, landowners and the Mesa County Planning Commission to:**
 - A. Consider additions and deletions of properties from the buffers areas.
 - B. Create and adopt overlay zoning districts that include design guidelines for ensuring new development enhances the rural character of the areas – based on survey results (“What is Rural Character?”)
 - C. Adopt the Fruita design guidelines and standards for the Highway 6 & 50 corridor within the Fruita buffer.
 - D. Create and adopt design guidelines and standards for the Highway 6 & 24 corridor within the Palisade buffer.
 - E. Rezone undeveloped properties within the area that are currently not consistent with the Master Plan e.g., properties zoned commercial along Hwy 6 & 50.

MESA COUNTY COOPERATIVE PLANNING AGREEMENTS
FIVE YEAR REVIEW
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NEXT STEPS

- 8. Direct staff to draft amendments to the *Mesa County Land Development Code* to:**
- A. Require demonstration of how rural character of the area will be enhanced by proposed development.
 - B. Define “rural character” for each area.
 - C. Require new development to be consistent with adopted Master Plans for the buffer areas.
 - D. Provide incentives for voluntary rezones consistent with the *Master Plan* and this agreement.
 - E. Allow development only if there is a finding by the County (decision makers) that the proposed development is consistent with the IGA. (Includes all public hearing items and administrative reviews.)
 - F. Clarify that the buffers are within the Rural Planning Area – thus rural standards apply.
 - G. Require all development proposals to specifically address review comments from the municipalities.
 - H. Provide incentives to replat properties to larger parcels.
 - I. Create incentives for voluntary rezones.

