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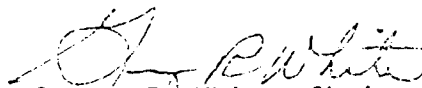
August 12, 1982

The Mesa County Planning Commission and the Board of County Commissioners have worked closely together over the last several months to develop policies on critical land use and development issues in Mesa County. In our analysis of the issues, we have drawn on previous work by our citizen study groups, by earlier planning commissions and by our professional staff. We have also reviewed approaches to these issues taken by other communities and approaches recommended by nationally recognized scholars and professionals. We and our staff and consultants have talked informally with many groups in the community and received more formal comments from others. We held one evening public meeting on the policies at which virtually all in attendance supported the basic approach outlined in the policies, although there were a number of constructive suggestions for changes and improvements in particular policies. We have received two dozen written comments on the policies. We have accepted a number of suggestions made by those commenting on the policies and incorporated those suggestions in the policies.

As your elected policy-makers in Mesa County, we have devoted a substantial amount of time to debating, discussing and considering the land use and development policy issues confronting Mesa County. Members of the Mesa County Planning Commission took several days off work over the last several months to attend all-day and part-day workshops with us on these issues.

The result of this effort is a document entitled "Mesa County Land Use and Development Policies". We will hold a public hearing on this document on August 31, 1982, at 7:30 p.m. in the City Auditorium. We are enclosing a copy for your information. Additional copies are available from the office of the County Administrator and from the Mesa County Development Processing Department. We encourage you and anyone else you might know who is interested in these important issues to attend the hearing on August 31st.

Sincerely,


George R. White, Chairman
Mesa County Commissioners

MESA COUNTY LAND USE AND DEVELOPMENT POLICIES

August, 1982

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Maxine Albers

Planning Commission

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TABLE OF CONTENTS

SECTION		PAGE
1	Introduction	1
2	Availability of Drinking Water in New Subdivisions and Other Developments	2
3	Minimum Fire Flows	2
4	Fire Response Time	3
5	Proximity of New Residential Development to Commercial Services	5
6	Standards for Sewer Service or Septic Systems	5
7	Coordination of Long Range School Planning and Development Patterns	7
8	Coordination of Development Approval and School Capacity	7
9	Standards for Street Widths	7
10	Land Use and Site Planning Standards	9
11	Public Hearings before the Planning Commission	10
12	Time Limits for Commencement of Development Following Rezoning	12
13	Policy on Utilization of Irrigated Water for Non-Household Uses by Developments in Areas Which Have Historically Utilized Irrigated Water	12
14	Drainage Requirements for New Development . .	13
15	Policies for Cost-Sharing by Developers and Landowners in Major Public Improvements . . .	13
16	Policy for Dedication of Park and School Sites	14
17	Land Use Patterns around Walker Field	14
18	Policies Related to Mobile Homes and Modular Housing	16

1 Introduction

The policies set forth in this document have been developed jointly by the Mesa County Planning Commission and the Board of County Commissioners of Mesa County. It is the intent of the bodies adopting these policies that they be adopted as the policy portion of the Comprehensive Plan and Master Plan for Mesa County. These policies will provide the basis for standards to be included in future zoning and subdivision regulations and other resolutions and regulations affecting land use and development in Mesa County. These policies may be modified and additional policies may be adopted as the County changes and as new information comes to the attention of the Board of County Commissioners and the Planning Commission. However, it is the intent of both the Board of County Commissioners and the Planning Commission that they will follow the policies in effect at any given time in making decisions at that time.

Policies previously adopted by Mesa County which are in any way in conflict with these policies are hereby rescinded. Land use policies previously adopted by Mesa County which are not in conflict with these policies but which are not expressly reaffirmed by these policies shall in the future have the status of staff or advisory committee recommendations; they will be considered, along with other information and recommendations, by the Board of County Commissioners and the Planning Commission in making decisions, but those policies will not be binding upon either body.

The "Technical Notes" included with many of the policies in this document provide detailed guidelines for the implementation of the policies. In some cases the details included in the "Technical Notes" simply provide definitions for terms used in the policy statement, while in other cases those details may limit or define the policies themselves. Many other technical details of implementation of the policies will be developed by staff and consultants (subject to Board and Planning Commission approval) within the policy guidelines set out in this document. However, those technical details which have been included were in each case an integral part of the policy as developed by the Board and the Planning Commission and those details will be followed in the implementation of the policies.

2 Availability of Drinking Water in New Subdivisions and Other Developments

Mesa County has a statutory duty to determine whether a proposed development will have a supply of water which is dependable and adequate in both quality and quantity. In the areas served by the major municipal and quasi-municipal water suppliers, Mesa County will rely to the maximum extent possible on the recommendations of the appropriate service entity regarding the availability of an adequate water supply. In other areas of the County, the County will make its own determination of the availability of an adequate water supply, relying on objective data and specific recommendations from governmental agencies with expertise in the area of domestic water supplies.

TECHNICAL NOTE: At the present time, the major municipal and quasi-municipal suppliers of domestic water in Mesa County are the Ute, Clifton, Fruita, Palisade, DeBeque and Collbran Water Systems. The County will rely to the maximum extent possible on the recommendations of each of those entities in the areas served or to be served by it. For projects not to be served by one of those entities, the County may at some time adopt its own minimum standards for water quality, minimum flows, reliability and line sizes.

3 Minimum Fire Flows

The minimum fire flow is the minimum flow of water needed for fire-fighting. The minimum standards are determined by insurance rating organizations and other standard-setting groups. Required minimum fire-flows are currently available in some urbanized areas in Mesa County but such minimum flows are not available in most rural areas and in some urban areas. The County does not provide fire protection or domestic water service. Mesa County has adopted building codes which, among other things, provide minimum standards to ensure that occupants of buildings are warned of a fire and have the opportunity to escape. Most property owners carry insurance against property loss. Fire insurance costs in areas without minimum fire flows amount to only a few dollars more per month for an average house than costs for the same house in a fully protected area.

Under the described circumstances, Mesa County has determined

that lower density residential developments should not be required to have minimum fire-flows prior to construction and occupancy. However, for reasons outlined in more detail in the discussion of Fire Response Time (below), the County believes that minimum fire flows or some alternative means of fire protection must be available prior to occupancy for multi-family residential projects, for all institutions and for most commercial and industrial developments. Further, Mesa County believes that provisions ought to be made to meet minimum fire-flow standards in the future in areas which are now becoming urbanized. Thus, Mesa County will require that every new development in an urbanizing area install water lines of adequate size to meet minimum fire-flow standards and that every new development in an urbanizing area install fire hydrants at intervals recommended by the appropriate standard-setting organizations. Further, Mesa County will require that every new development within a reasonable distance of a transmission line which would provide minimum fire-flows be connected to such transmission line.

TECHNICAL NOTE: The determination of what is an "urbanizing area" involves a number of factors. However, in general a development would be considered to be in an "urbanizing area" if, after approval of the development, there would be a total of 500 dwelling units approved or built within a one-half mile radius of the center of the proposed development. The determination of what is a "reasonable distance" will vary depending on the scale and intensity of the development. However, 400 feet would be a "reasonable distance" for even the smallest development, while a distance of a mile or more might be considered "reasonable" for a larger development.

4 Fire Response Time

Building code requirements for residences include bedroom escape windows, one hour walls and doors, smoke detectors and other fire protection measures. These requirements are intended to ensure that occupants can safely escape a fire. Thus, the primary risk in an area with little or no fire protection is that of loss of property, a risk against which most persons carry insurance; fire insurance in an unprotected area does not cost a great many more dollars each year than similar insurance in a protected area. Because the safety of the occupants is addressed by the building codes, and because loss of property

can be insured, single family residential developments should not be required to be located within a specified distance or response time of fire protection service.

In commercial, industrial, institutional, and higher density residential developments the requirements for fire protection are more complex. A fire starting in one apartment or one office may threaten hundreds of thousands or millions of dollars worth of property and may threaten or affect the lives of persons having no real association with the building where the fire started. Such developments must be located and/or designed in a way that provides for appropriate fire protection. Ideally such developments should be located in existing fire districts and within a reasonable response time of existing or planned fire stations. However, in some cases special arrangements may be made for fire protection in a particular development. Mesa County will require in the future that all new industrial, institutional, commercial and higher density residential developments have or make provision for reasonable fire protection.

TECHNICAL NOTE: For purposes of this policy, any development with attached, townhouse or multi-family dwelling units should be considered a "higher density" residential development, as should any development with a gross residential density in excess of six dwelling units per acre.

Standards for fire protection under this policy should be flexible enough to accommodate the needs and problems of a variety of developments but should also be consistent with standards established by reputable rating and standard-setting organizations. Such fire protection alternatives as sprinkler systems for remote warehouses and new fire districts for large-scale developments should be recognized as a form of fire protection under this policy, as should proximity to existing fire stations and hydrants.

5 Proximity of New Residential Development to Commercial Services

Mesa County considered the adoption of a policy requiring that new residential development be located within a specified distance of existing commercial services. Such a requirement could be met by a developer building close to other developments or building commercial services as the first phase of his own development. Mesa County believes that private interests are better able than public officials to determine when and where commercial services are needed. Mesa County believes that as new areas develop away from existing commercial development, new commercial developments will be provided by the private sector. Mesa County recognizes that it is both convenient and energy-efficient for people to be able to shop near where they live. However, the County also believes that consumers are better able than County officials to determine what is "convenient" and that consumers are at least as concerned as public officials about the need to conserve energy. Thus, Mesa County determines as a matter of policy that a regulation on this issue is unnecessary and that the objective of providing convenient services will be met by the private sector without public intervention.

6 Standards for Sewer Service or Septic Systems

Under the laws of Colorado, Mesa County cannot approve a subdivision unless the Board of County Commissioners determines either that it will be connected to a public sewage disposal system or that it will have a private system or septic tanks conforming to state and local laws and regulations. Mesa County and the City of Grand Junction have together developed a high quality sewage collection and disposal system within the "201" service area in the Grand Valley. The designation of the 201 service area is the result of a facilities planning project undertaken with assistance from the Environmental Protection Agency several years ago. In order to make efficient use of this system, and to maintain water quality standards, all new development within this area will be required to be connected to this system within two years of construction or within thirty days of the time when an interceptor or major service line exists or is built within 400 feet of any part of the development, whichever comes first. During any period between construction and connection to the public system, temporary alternative treatment and/or disposal systems will be allowed in

accordance with standards established by the Mesa County Health Department.

The Colorado Department of Health has adopted a firm "non-proliferation" policy to discourage multiple, small and scattered sewage treatment systems because of the difficulty of operating and managing small systems and because of the difficulty in regulating multiple systems. Mesa County supports and adopts that policy. Mesa County in the future will give the greatest possible weight to the recommendation of the Colorado Department of Health on the appropriateness as well as the design of a new proposed treatment system. In general, the County believes that the establishment of new treatment systems is both necessary and desirable to serve existing and proposed urban areas, but that the establishment of new treatment systems to facilitate scattered development on the fringe of existing urban areas and service areas is not desirable. However, Mesa County also recognizes that it does not control the delivery of sewage collection and disposal service and that some providers of such service may be unwilling or unable to expand to meet the growing needs of a growing County. When an existing service provider is unable or unwilling without reason to expand its service area, the County acknowledges that the establishment of a new treatment system near the old one may be necessary even if it represents a form of "proliferation." However, no development relying on such a treatment system should be approved unless the developer has first obtained at least concept approval of the location and design of the proposed system from the Colorado Department of Health.

Septic tanks located, installed and operated in accordance with the regulations of the State of Colorado and of the Mesa County Health Department are suitable means of sewage disposal for low-density residential development and for small-scale isolated commercial developments. Septic tanks may also be appropriate to serve domestic water needs of small and isolated industrial plants. However, Mesa County as a matter of policy determines that septic tanks are not appropriate for higher density residential development, nor for large-scale commercial and industrial development, nor for any quantity of industrial wastes.

TECHNICAL NOTE: For purposes of this policy, lower density residential development is generally residential development at a gross density lower than 4 dwelling units per acre. However, where soil conditions are poor, an even lower density may be required for a project dependent upon septic systems. Small scale commercial projects which would be approved for the use of septic tanks under this policy would generally be isolated retail, wholesale or storage facilities which would generate sewage primarily

from restrooms serving only a few employees.

7 Coordination of Long Range School Planning and Development Patterns.

8 Coordination of Development Approval and School Capacity

The proximity of schools to new development is of concern to every person with children and to all public decision-makers. Mesa County and School Districts 49, 50 and 51, respectively, each make decisions that affect the other and that affect the patterns of land use and the proximity of residential areas to schools which the children from those residences will attend. The School Board of District 51 and Mesa County have jointly adopted a policy governing the selection of school sites and have entertained seriously the possibility of sharing the cost of including school planning in the County's Comprehensive Planning Department. Mesa County should continue to work with School District 51 on such joint planning efforts and should begin to work with the other two districts on joint planning efforts. Ideally, the joint planning process with each school district should lead to the joint adoption by Mesa County and the board of each school district of a joint policy regarding school planning as it relates to land use and development issues within that district.

9 Standards for Street Widths

The determination of adequate street widths and rights-of-way is based on safety, traffic volume and speed, and potential need for expansion. However, streets are expensive to build and maintain, and therefore should not be designed or built to be larger than necessary. While large rights-of-way are necessary for certain major corridors where future street widening is likely, in other areas large rights-of-way simply waste land.

Most arterial and collector roads in Mesa County will ultimately connect with and become part of a total street system which is

integrated with the street system in the City of Grand Junction. In the past Mesa County has had its own separate standards for such roads, standards which have resulted in peculiar designs where County-approved roads connect to City-approved roads. Mesa County will adopt and enforce City of Grand Junction standards for arterial and major collector roads.

Local streets are a totally different issue. With modern planning techniques, well-designed local streets will never become collectors or arterials. Thus, the only concern in the design of local streets is that they be adequate to provide safe and efficient access to the development fronting on such streets. Surplus right-of-way is not necessary because future expansion is unlikely. For such streets, Mesa County believes that both old Mesa County standards and City of Grand Junction standards require streets that are unnecessarily wide. Mesa County has turned instead to recommendations of the Urban Land Institute, the American Society of Civil Engineers and the National Association of Homebuilders, and modified those standards slightly to meet local needs.

Rights-of-way for local streets should be tailored to site-specific needs. Under contemporary circulation planning practices, no local street should ever grow into a collector or arterial. Thus, the right-of-way does not need to include expansion room for the street. What it does need to include is enough room for the street, adjacent utility easements, drainageways, sidewalks, bikeways and a strip for snow removal. The utility easement is compatible with a sidewalk, bikeway, or snow removal strip.

TECHNICAL NOTE: In order to implement this policy, Mesa County will revise its street standards based on the following criteria:

Major Arterial	100' ROW	two 25' paved strips with divider
Minor Arterial	77' ROW	56' paved width
Major Collector	66' ROW	45' paved width
Minor Collector	66' ROW	34' paved width
Local	-----	26' paved width
Cul-de-sac	-----	20' paved width
Short loop	-----	18' paved width

The major arterial has four lanes, no parking. The minor arterial has four lanes, two bikelanes, no parking. The major collector has two lanes and two rows of parking. The local has two lanes plus one row of parking or can keep one lane moving even with parking on both sides. The cul-de-sac allows one lane of alternate traffic where there is parking, without parking, two lanes of traffic are accomodated. The short loop is the same as the cul-de-sac,

very low speeds only are allowed.

In order to allow for snow removal, the minimum right-of-way for a local street of any classification should be six feet wider than the paved width. That standard should be expanded as needed for the other peripheral uses.

For rural developments, all streets may be developed under the "local" classification (standards) unless very low densities suggest that future redevelopment may take place at higher densities which would require greater street capacity. If redevelopment is anticipated, sufficient right of way to expand to collector or minor arterial classification will be required.

Where a developer and the affected utilities agree to locate utilities away from the street, no right-of-way allowance should be made for utilities along the street. Where bikeways and pedestrian paths are located at the rear of lots or otherwise away from the street, no allowance for such uses needs to be made in the street right-of-way. However, the snow removal strip, described above, must be reserved in every street right-of-way.

In residential areas served by the local classification of streets, at least 3 off-street parking places should be provided for each dwelling unit, except that at least 4 off-street parking places should be provided for each single-family detached dwelling unit.

10 Land Use and Site Planning Standards

Mesa County believes that it is difficult at best for the County to establish detailed site standards that are suitable for every piece of land in Mesa County. County officials have learned from many public hearings that such matters as side-yard setbacks and fence restrictions are typically matters of neighborhood concern on which it is difficult to set appropriate County-wide policies. When such policies are adopted, they are frequently in the form of rigid, prescriptive standards that discourage creativity and good site-planning.

Therefore, Mesa County is adopting a policy on site planning standards that is similar to the philosophy of the creators of

the "planned unit development" concept. Under the new policy, site planning standards in Mesa County must require adequate street and drainage system design and otherwise protect public systems through performance standards. Further, the County must have and enforce requirements for buffer zones between incompatible land use types and provide prescriptive design standards for development of individual lots in established neighborhoods. However, for new developments involving larger land areas, the County will encourage developers to follow the original concept of the planned unit development by creating for each project site planning criteria which fit the site and the character of the development proposed. In such developments, the County will encourage developers to develop their own plan and site planning criteria, subject to gross density limits, performance standards and a requirement for a substantial buffer zone between substantially different types of development.

TECHNICAL NOTE: Residential developments in Mesa County should in the future be classified in three general density classifications: low density (0 -- 6 dwelling units per acre); medium density (6 -- 10 dwelling units per acre); and high density (greater than 10 dwelling units per acre).

The minimum buffer zone between different land use types should be 20 feet. The buffer zone should be planted and/or fenced and/or bermed. Buffer zones should be wider where there are significant compatibility problems between the two land uses, such as off-site odors, vibrations, glare or noise caused by one of the land uses. Berms should be required whenever there is a potential noise problem. Landscaping, berming and fencing in the buffer should be treated in the same way as subdivision improvement requirements -- that is, completion of the improvements should be bonded or otherwise secured and the improvements should be guaranteed for a reasonable period of time.

11 Public Hearings before the Planning Commission

The role of the Planning Commission is complex. Viewed originally as a sort of technical review body, the Mesa County Planning Commission has assumed a growing role in all aspects of project review, including the holding of public hearings. The County has re-evaluated the role of the Planning Commission and considered the possibility of eliminating public hearings before

that body and taking other steps to cut the work-load of this traditionally dedicated group of volunteers. However, the result of the evaluation is the conclusion that the role of the Planning Commission ought not to be changed.

Thus, the Planning Commission will continue to hold public hearings on matters coming before it. Hearings will continue to be scheduled by the Planning Commission in a way that makes citizen participation as easy and convenient as possible.

12 Time Limits for Commencement of Development Following Rezoning

In order to discourage land speculation, Mesa County will place time limits on all development approvals. Developers will be required to show substantial progress within those time limits.

TECHNICAL NOTE: Under the new Mesa County procedures, the first step in the approval process will be an Official Development Plan showing land uses and a general development plan. Approval of the plan will be void unless a Final Plat for the project, or in the case of phased developments, for the first phase, is approved within twelve months of the approval of the Official Development Plan. Final Plat approval will be void unless major utilities shown on the Final Plat are completed to County specifications within one year of approval of the Final Plat. On larger, phased developments, developers will not be required to adhere to the time limits outlined above, but they will be required to include a phasing schedule as part of the Official Development Plan and will be required to adhere to that schedule. A developer will be allowed to apply for one extension of not more than one year on single-phase projects or for one amendment to the phasing schedule on phased projects; such an extension will be granted only for good cause. The expiration of development approvals under this policy will be automatic.

13 Policy on Utilization of Irrigated Water for Non-household Uses by Developments in Areas Which Have Historically Utilized Irrigated Water

Any development in areas which have historically had access to irrigated water should be required to utilize such water for non-domestic purposes through pressurized or other reliable delivery systems.

14 Drainage Requirements for New Development

New developments must not create run-off in excess of historic site levels. Run-off will be held to existing pre-development levels by minimizing impervious cover, and the use of swales, detention and retention ponds. This "natural" approach to managing stormwater run-off is not only ecologically sound, but it is also less expensive than installing curb, gutter and underground storm sewers for an entire development.

15 Policies for Cost-Sharing by Developers and Landowners In Major Public Improvements

All new development in Mesa County should contribute to the cost of major public improvements. Such contributions should be separate from park dedication and fee requirements and in addition to normal land dedication and on-site improvement requirements. The contributions for major capital improvements should be placed in a County-wide fund for major capital improvements and used to pay for such improvements in accordance with the Capital Improvement Program of the County as it may be adopted and amended from time to time.

TECHNICAL NOTE: The obligation of the developer to pay the capital improvement fee should be established at the time of the first land development approval granted by the County for a particular development. The obligation to pay the fee should be set forth in an agreement running with the land, but collection of the fee should be deferred to the date of issuance of a certificate of occupancy.

The initial fee should be \$225 per residential dwelling unit for residential developments or residential portions of developments. For commercial and industrial developments, the initial fee should be \$250 per 1000 square feet of building PLUS \$250 per 10,000 square feet of land, OR \$500 per 10,000 square feet of land for a project in which the total building area will be less than 500 square feet. The full fee should be charged for any portion of 1000 square feet or 10,000 square feet, respectively. The developer should be granted credit against the fee for the cost of off-site road and drainage improvements paid by the developer.

16 Policy for Dedication of Park and School Sites

Mesa County should continue to require the dedication of park and school sites or the payment of fees in lieu of dedication for residential development. However, recognizing the greater impact on parks and schools of higher density development, the dedication requirement should be tied to the number of dwelling units in a project rather than to the land area of the project.

The County should accept land dedication only if such land is necessary for implementing an adopted park, bikeway, open space or school plan. In all other cases the County should require payment of the fee in lieu of dedication.

TECHNICAL NOTE: Dedication requirements should be 435 square feet per residential dwelling unit for residential developments. Fees per-unit in lieu of dedication shall be established annually and shall represent the estimated cost of acquisition of 435 square feet of land for park purposes in a developing area. In mixed-use developments, the dedication or fee requirement shall be pro-rated between residential and non-residential dedication requirements based on the land area dedicated to each use.

17 Land Use Patterns around Walker Field

Mesa County recognizes that it is in the best interest of both the Walker Field Airport and of future residents of developments around the airport that intense residential development not be allowed in the areas near the existing runways. It is the policy of Mesa County in general to encourage agricultural uses and industrial and commercial uses in low buildings in the areas near the runways. However, because of the proximity of the airport to the urban area of the Grand Valley and because of the availability of major services to some land around the airport, the County recognizes that some residential development around the airport is likely. Where such development takes place near the runways, it is the policy of the County to allow only lower density development in the areas nearest the runways. It is the further policy of the County to allow and encourage density transfer from the areas nearest the runways to other, contiguous lands of the same owner. Mesa County will also require that aviation easements for the benefit of the Walker Field Airport Authority be recorded for all lands to be developed near the runways.

TECHNICAL NOTE: The avigation easements will be required for property located within the following two rectangles: 1) a rectangle along the axis of the centerline of the main runway and extending 5000 feet on each side of said centerline and 10,000 feet from each end of the main runway; 2) a rectangle along the axis of the centerline of the smaller runway and extending 2000 feet on each side of said centerline and 5000 feet beyond each end of the smaller runway (the two rectangles overlap, which is of no practical effect).

Density. Residential development on private land will be allowed at the following densities: 1) within 2000 feet of the main runway centerline as extended 10,000 feet beyond each end of the main runway, the density shall not exceed 2 dwelling units per acre; 2) within 4000 feet (but more than 2000 feet) of the extended main runway centerline the density shall not exceed 4 dwelling units per acre; 3) within 5000 feet (but more than 2000 feet) of the extended main runway centerline, the density shall not exceed 6 dwelling units per acre; 4) more than 5000 feet from the extended main runway centerline, restrictions only as otherwise provided in the resolutions and regulations of Mesa County; 5) within 1000 feet of the extended smaller runway centerline, the density shall not exceed 2 dwelling units per acre; 6) within 2000 feet (but more than 1000 feet) of the extended smaller runway centerline the density shall not exceed 4 dwelling units per acre; 7) more than 2000 feet from the extended smaller runway centerline, restrictions only as otherwise provided in the resolutions and regulations of Mesa County.

The "extended main runway centerline" shall mean the centerline of the main runway along the entire length of the main runway and extending 10,000 feet beyond each end of the main runway. The "extended smaller runway centerline" shall mean the centerline of the smaller runway along the entire length of the smaller runway and extending 5000 feet beyond each end of the smaller runway.

Where restrictions related to the main runway and the smaller runway overlap, the more restrictive shall control.

Density transfer. Density transfer out of the zones restricted in accordance with this policy will operate as follows: 1) for any development with land contained in any of the restricted areas described above, if the development plan shows no development within the restricted zones, the development will be given full density credit for the land within the restricted areas in computing the density on the rest of the parcel (for example, if a developer is allowed

a density of 7 units per acre and has 10 acres in the restricted zones and 30 acres outside the restricted zones, the developer can build 280 units on the 30 acres outside the restricted zones); 2) for a development which cannot transfer all of its density outside of the restricted zones, the development will be given full density credit in a less restrictive zone for undeveloped land within a more restrictive zone (for example, if a developer has 10 acres in the zone restricted to 2 units per acre and 10 acres in the zone allowing up to 4 units per acre, and if the developer agrees not to develop in the more restrictive zone, he will be allowed to build 80 units on the 10 acres in the less restrictive zone.) For purposes of computing densities under this policy, the location of the building is critical; thus, a home located 5005 feet from the centerline of the runway with a backyard extending to within 4900 feet of the centerline would not be subject to the restrictions of this policy. However, lots crossing the lines of the restrictive zones must contain covenants requiring that the building be located in the less restrictive zone, or it will be presumed that the building will be located in the more restrictive zone.

No building greater than 35 feet in height shall be allowed in any of the restricted zones described above.

18 Policies Related to Mobile Homes and Modular Housing

Mesa County has considered carefully two sets of conflicting policy considerations related to mobile homes and modular housing. On the one hand, certain 1950's vintage "trailer parks" housing. On the other hand, a "trailer park" built many years ago, full of shiny but sagging metal boxes on wheels, may be a serious detraction from the quality of a residential neighborhood. On the other hand, quality manufactured housing may in the future be a cost-effective, energy-efficient way to house the majority of the American population which cannot afford traditional single family homes. It is the desire of the Board of County Commissioners and the Planning Commission to encourage innovation in housing technology while providing protection to residential neighborhoods from encroachments by insubstantial and unsightly trailers.

Mesa County will in the future allow modular and other manufactured housing which meets basic HUD standards and which

meets Mesa County's "look-alike" standards to be treated like any other residential dwelling unit under Mesa County development and land use regulations. Modular and manufactured housing units which either do not meet the basic HUD standards or which do not meet Mesa County's "look-alike" standards will be allowed only on land specifically designated for "mobile homes" under present zoning or future land use and development regulations.

TECHNICAL NOTE: The "basic HUD standards" referred to above are those standards set forth by the Department of Housing and Urban Development of the United States government in Mobile Home Construction and Safety Standards.

Mesa County's "look-alike standards" will require that: the home be a rectangle or some basic variation thereof with a minimum width of at least 20 feet as assembled on the site; the pitch of the roof be at least 1 foot of rise for each 4 feet of horizontal run; the long axis of the home should be substantially parallel to the street, unless the site plan for the particular development suggests or requires a different orientation; the exterior finish should appear to be wood or masonry and should not reflect any more light than would be reflected from wood siding coated with clean, white, gloss exterior enamel; the main roof should not be metal and should in most instances appear to be shingled; the foundation should form a complete enclosure under exterior walls. These look-alike standards are based on recommendations of the American Planning Association Planning Advisory Service.