



Gateway Rural Community Plan
Adopted by Mesa County Planning Commission
October 14, 2004

Welcome to the Gateway Rural Community Plan

Gateway, Colorado, where West Creek flows into the Dolores River, is located 52 miles south of Grand Junction, Colorado, in the County of Mesa. To the southeast lies the Uncompahgre mountain range, to the northwest is Pinion Mesa, and to the south is the La Sal mountain and peaks. Canyons, ledges, and rough terrain surround the small community of Gateway.

The first known homesteaders came into Gateway about 1884. Some came trapping for furs, some with dreams of hitting it rich mining copper or gold, some came with cattle and horses and some with plows and seeds. They brought families with them and in 1903 volunteer family workers built a small cottonwood cabin with dirt floors and started their children to school. In 1904 a Post Office was established and the name "Gateway" was chosen. Reportedly it was named after the main trail into Gateway, from the La Sal Mountains in early 1900's. A trail that passes through two rock pillars and interpreted from the Indian name as "Gateway Canyon Trail."

Gateway became a community with cattle ranching, a mixture of mining of different ores, and sawmill activity. Copper and gold were the main ores first and then came the mining of radium. During WWII vanadium was needed for the hardening of steel and a mill was built in Gateway to process the ore from the surrounding mines. Then came the mining of uranium to produce the atomic bomb and the mines located on the mountains around Gateway produced more ore. In the 1970's the miners thrived again after the electric companies were allowed to buy uranium for electric plants. Many of the miners lived in Gateway. Mobile homes were usually the homes of necessity or of choice. At one time in the 1950's there were 2 grocery stores, 3 gas stations, 2 restaurants, and two trailer parks in Gateway. But, the uranium booms ended and several of the working ranches were sold to non ranching owners, the timber industry no longer was viable and the last café closed this

summer of 2004, leaving no cafés, gas stations, nor grocery stores in Gateway.

Before paved roads this community was more isolated, but is less so now that roads and cars have improved. But, still isolated enough that community residents and their families are well known to each other. The life long Gateway area residents are proud of their School, Wayside Chapel, and Community Center where they have had many happy community events, school programs, weddings, and sadly even a few funerals.

Gateway residents have tried hard to take care of their own and their own problems, but as new interests in the tourist business and new development builds in Gateway, health, safety and other issues also develop. Fortunately the Mesa County Commissioners, Doralyn Genova, Jim Baughman, Kathy Hall, and recently Tilman Bishop, directed their staff to up-date the Gateway area plan and have been involved in getting a sewer system for Gateway.

I have lived my life in and around the Gateway area and was involved in the Countywide Plan in 1996 and then spent seven years as a volunteer member of the Mesa County Planning Commission, resigning in 2003. This Gateway Plan has been a long and difficult plan to balance the priorities of the new development with the historic values of the residents that have lived all or most of their lives in the Gateway area. The Mesa County Planning Staff have worked hard on this plan and I especially appreciate the diligent work of Kurt Larsen, Keith Fife, Michael Warren, Doug Riley, and Linda Johnson and Jeff Bartosik - graduate students from U.C. Denver.

Gateway is physically different than some of the other parts of Mesa County. The County Staff have taken into consideration lot size differences for Gateway due to flood areas, draws, hills and other impediments and prepared an overlay plan that is appropriate. This plan should be beneficial to the old and the new residents of Gateway.



Sincerely,
Jean Moores

A handwritten signature in cursive script that reads "Jean Moores". The ink is dark and the signature is written in a fluid, personal style.

The Mesa County Board of County Commissioners expresses their sincere thanks to all of the people who worked so hard to make the best possible *Gateway Rural Community Plan*. Doralyn Genova, Chair; Jim Baughman, Tilman Bishop

Gateway Residents

All of the great people of Gateway

Mesa County Planning Commission

Bruce Kressin, Chair
Mark Bonella, Vice Chair
Terri Binder, Secretary
Bruce Noble
George Domet
John Dempsey
Mark Scott
Michael Gardner

Gateway Property Owners Association

Don and Rowena McLaughlin, et al.

Colorado Center for Community Development

Jon Schler, Director

University of Colorado at Denver, Graduate Students

Jeff Bartosik
Linda Johnson

John Hendricks & Hendricks Family

WestWater Engineering

Steve La Bonde

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GATEWAY RURAL COMMUNITY VISION STATEMENT



The Gateway Rural Community* is an historic center of activity for the surrounding rural ranching and mining areas of Unaweep Canyon, the Dolores River Canyon, and the Uncompahgre Plateau. The church and school provide the cultural focal point of the small community of single family homes and limited commercial endeavors. The scenic and cultural quality of the area is epitomized by the designation of Highway 141 as the Unaweep/Tabeguache Scenic and Historic Byway. The safety and health of the gateway residents is assured by adequate, affordable, public services including a safe highway, postal service, public water, sewer, fire protection and law enforcement.

The Mesa Countywide Land Use Plan provides the framework for this plan.

***Rural communities are old town sites with existing development patterns that don't fit with today's modern zoning requirements.**

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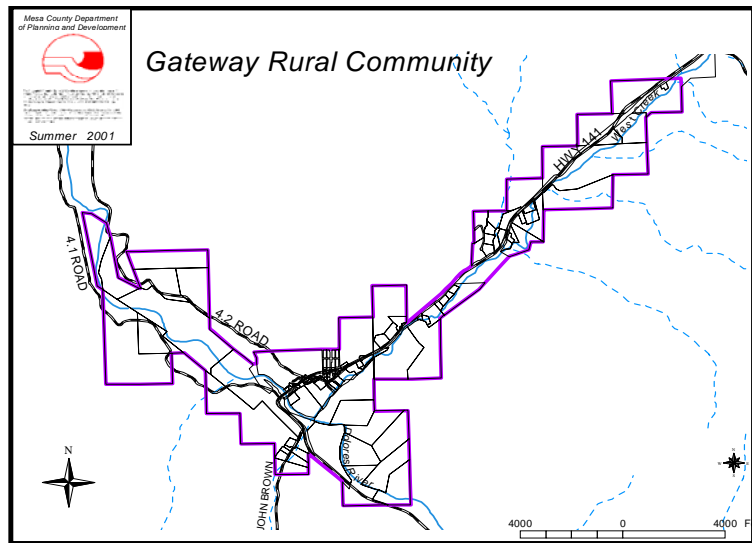
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INTRODUCTION

Location

The Gateway Rural Community planning area is located along West Creek and the Dolores River with the community of Gateway at the focal point as established in the *Mesa Countywide Land Use Plan*.

Planning Area Boundary



Purpose

The Mesa County Planning Commission is charged with preparing and adopting master plans capable of guiding the physical development of the unincorporated portions of the county. The plans are advisory documents and have no

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direct regulatory effect. The plans do, however, include policies and implementation strategies which will guide the preparation of other policies and programs; incentives and regulations; and intergovernmental agreements used for implementation of the plan. Master plans are reviewed and updated regularly. Implementation of master plans is dependent on the adopted priorities and budgets of the Board of County Commissioners.

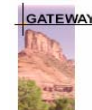
The *Mesa Countywide Land Use Plan* provides the general framework of the Gateway Rural Community Plan. This plan provides guidance for both the public and private sectors in making decisions regarding development in the Gateway Rural Community. The plan will also be used by the Board of County Commissioners as an aid in directing staff with specific direction in their yearly budgets and work programs. The recommendations of the plan which involve formal adoption or revision to regulations will require further public review and formal public hearings.

Status of Previous Plans

The 1996 *Mesa Countywide Land Use Plan* provides the basis for this more detailed area plan which reflects the specific needs of the Gateway Rural Community. The *Mesa Countywide Land Use Plan's* goals and policies remain in effect and will continue to apply.

The purpose for this plan is to identify and articulate the up-to-date and detailed needs of the area as they have changed over the last several years. The plan is designed to

Introduction



help achieve community goals by providing specific direction for plan implementation.

Review and Update

To ensure that implementation items occur in a timely manner, the status of the plan should be reviewed periodically (every five to seven years) by the Planning Commission, with a report made to the Board of County Commissioners and the citizens of Mesa County.

PLAN ORGANIZATION

The *Mesa Countywide Land Use Plan* recommends the development of strategies and actions for plan implementation. This area plan is organized similarly.

This Plan is based on the findings and issues identified through the planning process for the various topics. Purpose statements and specific implementation items were developed for each of the following topic areas:

- Community Image and Character
- Infrastructure, Facilities, and Services
- Future Land Use
- Parks, Recreation, and Trails

Topic areas are organized and addressed as follows:

Purpose: Statements of the intent to achieve a future condition or end addressing identified issues.

Background: The factual findings related to a topic area.

Implementation: Specific actions or steps to be taken to implement the purposes of the plan.

PLANNING PROCESS

The initial planning process which was started with the residents of Gateway in the year 2000 was put on hold to allow a study of potential sewer service to the community. After that study was completed, Mesa County again pursued a planning effort in Gateway. In 2004, public input was solicited at five public forums and through written comments, emails, phone and personal conversations. Meeting notices were mailed to every property owner in the planning area announcing public forums soliciting input, comments, and participation.

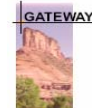
The Mesa County Long Range Planning internet web site kept the public up-to-date on issues and progress of the plan through posted agendas, meeting summaries, schedules, and draft documents.

Residents actively participated throughout the process, there was approximately 34 people at each of the four forums and 24 people at the day-long charette and walking tour.

The following outlines the chronology of events in the Gateway Rural Community Planning process:

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GATEWAY COMMUNITY PLAN CHRONOLOGY
1995

Mesa County holds workshops in Gateway for the Countywide Land Use Plan

1996

Countywide Land Use Plan adopted by Mesa County Planning Commission

2000

January Gateway Development Company presents a plan to Mesa County to develop some of the Hendricks property

February Planning staff holds meeting with service providers to identify issues/concerns in the Gateway area

March Mesa County begins planning process for Gateway Rural Community Plan. Area residents develop vision statement during public workshops

April Concept of planning areas “A” & “B” established by residents at workshops; Area residents identify desired uses and modify “use matrix for areas “A” & “B”

May Gateway Property Owners Association (GPOA) organizes

June GPOA meets with planning staff and agrees on boundaries of areas “A” & “B” and use matrix standards

July Staff begins draft plan Plan effort put on hold awaiting sewer study

2001

August Gateway/UnawEEP Fire Protection District formed by vote of area landowners

2002

March Preliminary sewer study alternatives completed by Westwater Engineering
August Mesa County rezones 20.75 acres from AFT to Commercial for development west of Dolores River along Highway 141

December Mesa County and Hendricks Foundation sign MCA 2002-156, (an agreement to create a rural services [1159] district with an initial focus on sewer service)

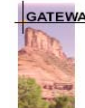
2003

August Board of County Commissioners establish the Southwest Mesa County Rural Services Public Improvements District (resolution MCM 2003-109)

November Mesa County rezones 5.345 acres from AFT to RMF-5 (residential multifamily 5 units per acre) for apartment development west of Dolores River

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2004

May

Board of County Commissioners approve a Conditional Use Permit for the Southwest Mesa County Rural Services Public Improvements District sewage treatment plant in Gateway

June

Mesa County reinitiates Gateway Rural Community Plan effort

SPRING 2004

- Staff review of 1996 Plan and 2000 planning effort

JUNE 2004

- **1st Public Forum - Plan Kickoff and Open House**
 - Backgrounds, Introductions, Issues

JULY 2004

- **Public Forum # 2**
 - Vision Statement Reaffirmed
 - Plan Alternatives Reviewed
- **3rd Public Forum**
 - Walking Tour and Day Long Charrette
 - Working Toward a Preferred Plan
- **4th Public Forum**
 - Preferred Plan Review
 - Discussion on Areas “A” and “B”

AUGUST 2004

- **5th Public Forum**
 - Preferred Plan Review
 - Draft Plan Content Review

SEPTEMBER 2004

- 1st Draft Plan Available for Public Review

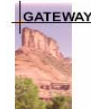
OCTOBER 2004

- Final Draft Plan Available for Review
- Planning Commission - Public Hearing(s)
- Adopted by the Mesa County Planning Commission October 14, 2004
Resolution # MCPC 2004-02
Reception # 221739 Bk3766, Pg 951-952
- Present Adopted plan to Board of County Commissioners



Gateway Rural Community Plan

Introduction



COMMUNITY IMAGE AND CHARACTER

Purpose

Throughout the planning process (including the meetings held in 2000) Gateway residents have expressed a desire to maintain the character of their community: their description of image and character includes a strong sense of community, small town values (self help, knowing all the neighbors, pitching-in to help), agricultural and mining heritage, and self-reliance.

The identity and culture of the community is expressed by the appearance of the neighborhoods, street system, informal pedestrian trails, public buildings and grounds, commercial areas, and historic buildings and places. While any individual development proposes its own design objectives, it also must contribute to the overall identity of the Gateway community.

Mesa County staff, Planning Commission, and elected officials will work closely with residents, landowners, developers, and others with an interest in the Gateway Rural Community to protect the expressly stated sense of community (physical and cultural) -- rural, small town values, and self-reliance through a decision-making process that provides timely, consistent, and directed decisions that enhance, mitigate the impact on, or protect the community as it develops and evolves in the future.

Background

The physical and social focal points of the Gateway

community are the community center, Wayside Chapel, and school where community activities occur almost exclusively. These three locations are of great pride to the residents. Residents identified several areas of interest that were important to them and expressed concern for how the issues will be addressed as the community grows and develops including: site design, historic structures, cultural resources, viewscapes – ridgelines, backdrops, view corridors, vegetation management, West Creek and Dolores River riparian corridors, entry way appearance – street trees and landscaping, night lighting, business signage, and architectural diversity.

Wayside Chapel



Gateway School



Community Center



Gateway Rural Community Plan

Community Image and Character



IMPLEMENTATION

Community Center

The community center building houses the fire station, post office, a branch of the county library, and a large meeting room. It is the primary gathering place for residents to get together for community and social activities. The building will continue to be used as the primary gathering place for activities in the community.

The community center grounds include the County road maintenance facility, building, tennis courts, park, shooting benches for the dynamite shoot, and the roll-away dumpster. The size of the entire property is about nine acres.

- The current building was built in 1981 and its exterior appearance is in need of some aesthetic maintenance/improvement.
- A comprehensive review of the Community Center grounds will be carried-out and a site plan will be developed for the entire property based on the findings.
- The site plan should include consideration for the expansion of the facility when it is warranted.

Wayside Chapel

The Wayside Chapel is a focal point for services, weddings, funerals, commencements, and other similar activities. New residential development adjacent to the church should minimize any impact to the character of the church building. The size, massiveness, bulkiness, and density of new development should be compatible with the building.

- Business, commercial and industrial development should be located away from, or adequately buffered from, the church.
- New development will not reduce existing parking availability.
- Pedestrian trails will be developed to connect the Wayside Chapel to the community center and school (see **Figure 6** and the Parks, Recreation and Trails section of this plan).

School

The Gateway school is a source of immense pride for area residents; the small class size affords students an outstanding learning environment. Land use change or development in and around the school shall not have a negative impact on the learning experience of Gateway students. As the community grows, Mesa County, residents, School District 51, and others with an interest in the community will continue to provide strong coordinated support to the school buildings/facilities, administration, and its activities.

- Pedestrian paths will be emphasized and developed so that they link – in a practical way - the school, community center and Wayside Chapel so that they maintain the small town character of the community. See Infrastructure section for specific actions for the Gateway school.
- Development adjacent to the school and its associated facilities will avoid, minimize, or mitigate impacts that occur as a result of the development.
- School District 51 will continue to act as a review agency for development proposals as they occur in the Gateway Rural Community Plan boundaries.
- Development within the “A” area identified in this plan will provide pedestrian paths and connections from the



-
- development to the school consistent with the Parks, Recreation, and Trails section and map of this plan.
 - Mesa County, residents, School District 51, and others with an interest in the community will develop, as applicable, playfields/open fields for athletic and other school related activities.
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Site Design

A variety of design is encouraged and should be achieved through creativity and compatibility. New development should be required to be designed harmonious with the topography of the area utilizing the scale and character of the surrounding setting. Designs need to incorporate a variety of irregular, unique lot and building site layouts which are sensitive to the natural features and uses of the land including: topography, riparian areas, wildlife habitat, significant vegetation, historic structures, and agricultural practices. New buildings and improvements need to be located where their construction and access requires minimal modification of the natural landscape.

New development in or adjacent to existing developed areas is intended to be compatible with the established architectural character of the immediate area by using a design that is complementary. In areas where the existing architectural character is not definitively established, or is not consistent with the intent of this section of the Gateway Rural Community Plan, the architecture of new development should be designed to set an enhanced standard of quality for future projects or redevelopment in the area. Compatibility should be achieved through

techniques such as the repetition of roof lines, the use of similar proportions in building mass and outdoor spaces, similar relationships to the street, similar window and door patterns, and/or the use of building materials that have color shades and textures similar to those existing in the immediate area of the proposed infill development. Brick and stone masonry are considered to be compatible with wood framing and other materials. See **Appendix 1** for examples of building styles, architecture, and compatibility.

Building Size, Height, Bulk, Mass, Scale

- Buildings should be required to be either similar in size and height, or, if larger, be articulated and subdivided into massing that is proportional to the mass and scale of other structures on the same block, or if no buildings exist thereon, then on adjoining blocks.

General

- Building materials need to either be similar to the materials already being used in the neighborhood or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure that enough similarity exists for the building to be compatible, despite the differences in materials.

Land Use Transition

- When land uses with significantly different visual character are proposed adjacent to each other and where gradual transitions are not possible or not in



the best interest of the community, the development plan shall, to the maximum extent feasible, achieve compatibility through compliance with the intent set forth in this section of the Gateway Rural Community Plan, regarding scale, form, materials and colors, lighting, and similar considerations.

Historic Structures

The quality of life in the Gateway community will be enhanced by the preservation of historic structures and resources and inclusion of heritage in the daily life and development of the Gateway community. The County will promote awareness, understanding and appreciation of the value of historic preservation in contributing to the quality of life in the Gateway Rural Community.

The County will formally recognize the contribution of historic resources to the quality of life in Gateway through planning and land use regulations.

- Conduct a comprehensive inventory of historic, resources in the planning area in conjunction with the Museum of Western Colorado.
- Work with area residents to “officially” list identified sites on State and/or Federal registers.
- Identify properties containing historic resources or other sensitive resources that could be threatened by development or surface alteration.
- Where appropriate, preserve and develop interpretive sites such as the Foy homestead and old vanadium mill site to promote understanding and appreciation of historic resources.

- Amend the *Mesa County Land Development Code* to ensure that the goals of site design are achieved and historical resources are protected and preserved.

Viewscape Protection

Canyon walls, mesas, and ridgelines provide the visual foreground, middleground and the backdrop to Gateway. It is imperative that these natural amenities be preserved -- for aesthetic purposes (to maintain the canyon/mesa backdrop vista), wildlife habitat, open space, and contributing to the unique character and community form of Gateway.

All development will continue to be subject to design and landscaping policies and guidelines in this plan, including the use of recommended native plants (see the handbook as referenced in the Mesa County *Land Development Code*), that serve to: protect the unique environment; assure the protection of wildlife habitat values; reduce the chance of future conflicts between humans, wildlife species, and their ecosystems; and minimize visual impacts.

Projects shall be designed to minimize the degradation of the visual character of natural features within the site and to minimize the obstruction of scenic views to and from the natural features within the site. These requirements shall apply to all elements of a project, including any above ground utility installations (as practicable).

Ridgeline Protection

Multilevel buildings will follow the general slope of the site in order to keep the building height and profile in scale with surrounding natural features.



Vegetation Management

Street Trees

Street trees should be used in a formal architectural fashion to reinforce, define and connect the spaces and corridors created by buildings and other features along a street. Canopy shade trees shall constitute the majority of tree plantings, and a mixture of tree types will be included and arranged to establish partial tree canopy cover. Existing trees will be preserved to the maximum extent feasible. There are many native and desirable non-native trees that are suitable for the environmental conditions of Gateway; these tree species will provide low maintenance benefits for residential and business developments.

Streetscape

The County encourages the incorporation of artistic elements in streetscape design such as sculpture, historic mining memorabilia, or agricultural memorabilia into new, redesign, redevelopment, or realignment of existing streets (residential and Highway 141). Placing utilities underground is preferred so that the visual quality of the canyon walls, mesas and the community is protected.

- In conjunction with the residents of Gateway, create a streetscape plan consistent with the historic character and heritage of Gateway. The plan should include consideration for shade trees matching or consistent to existing trees along Highway 141, pedestrian circulation, business sign criteria and guidelines, parking guidelines, and pedestrian crossings at the school, chapel, and

community center. See Infrastructure, Facilities, and Services section of this plan for additional reference.

West Creek and Dolores River Riparian Corridors

Natural habitat/ecosystems (wildlife, wetlands, and riparian areas) will be protected and enhanced within the developed community of Gateway.

- The County's *Land Development Code* (section 7.3) will be used to guide the protection and enhancement of the resources and values of natural areas by directing development away from sensitive natural features -- such as wetlands, riparian areas and wildlife habitat. When it is not possible to direct development away from natural areas, these areas will be protected in the developed landscape.
- The County will conserve and protect natural areas in the 100-year floodplain of the Dolores River and West Creek.

Entryways to the Community

Gateway community entryways will be enhanced and accentuated at key entry points to the community at major intersections along Highway 141 including: just north of the Wayside Chapel, the Community Center, and at the southern entrance to the "Gateway Outpost Center."

- The scale and appearance of the Scenic/Historic Byway signs are appropriate examples of entryway signs or call-outs.

Business Signage

Commercial development creates a powerful impression of the community, both individually and taken together in the whole. Signage can easily add-to or detract from the image of a



community. Commercial and business signage should be designed and built so that they are consistent with the desired appearance of the Gateway community.

- Large abundant commercial signs and billboards are not in keeping with the character of the community image.
- Low monument style signs are appropriate in concert with the diverse architectural styles within the community and the desires of the community residents.

Night Lighting

Night and security lighting should generally be at low, even levels to create comfortable area-wide visibility and not highly contrasting bright spots and shadows. Lighting should be designed to reduce glare and preserve “dark sky” views of night skies.

- All development, except developments that contain only single-family residential uses, shall submit for approval a proposed lighting plan (in the sketch plan application) that meets the functional security needs of the proposed land use without adversely affecting adjacent properties or the community.

Architectural Diversity

Standardized Commercial Architecture.

New commercial buildings shall demonstrate a reflection of local values with site-specific design. Standardized architectural prototypes will be modified, if necessary, so that the community’s appearance remains unique. Development will not consist solely of repetitive design that

may be found in other communities. See **Appendix 1 and 2** for examples.

Compatibility with Surrounding Development.

Proposed commercial buildings must contribute to the positive character of Gateway. Building materials, architectural details, color range, building massing, and relationships to streets and sidewalks must contribute to a distinctive local district, corridor, or neighborhood. Residents and community members respect owner’s privacy and desires to make individual choices.

- The community expresses a strong interest in preserving the Mill site located on the Willis property (however, no input has been received directly from the property owners).
- The community expresses a strong interest in preserving the first homestead.
- The community expresses an interest in preserving the log cabin along the Dolores River.
- The community expresses a strong like and appreciation for the landscaping at the Wayside Chapel; they expressed a desire to do more where practicable.

Lighting Levels.

With the exception of lighting for public streets, all other project lighting used to illuminate buildings, parking lots, walkways, plazas or the landscape, shall be evaluated during the development review process to determine compliance with Section 7 of the *Land Development Code*.



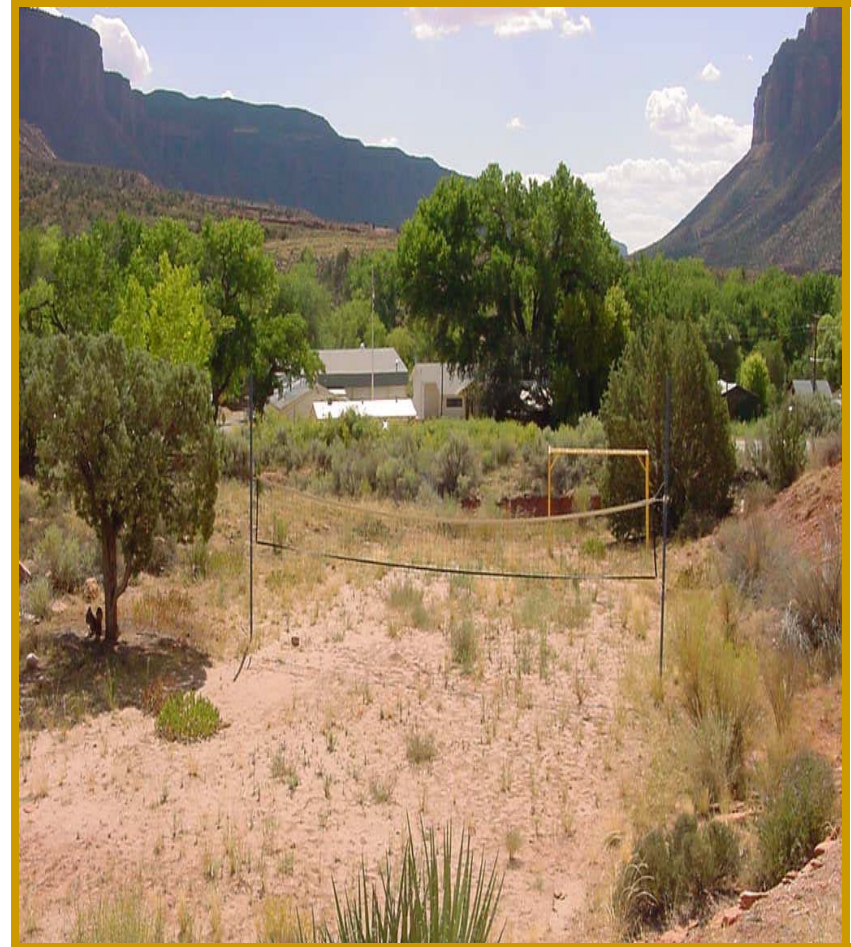
Background spaces like parking lots shall be illuminated as unobtrusively as possible to meet the functional needs of safe circulation and of protecting people and property. Foreground spaces, such as building entrances and plaza seating areas, shall utilize local lighting that defines the space without glare. Light sources shall be concealed and fully shielded and shall feature sharp cut-off capability so as to minimize up-light, spill-light, glare and unnecessary diffusion on adjacent property.



Gateway Community Center



Community Center Volleyball Court



INFRASTRUCTURE/FACILITIES/SERVICES

Purpose

The economic viability, community identity and general safety of the Gateway residents depend on the provision of adequate public facilities and services within the rural community planning boundary. Adequate public facilities mean that public facilities and services have to match development requirements concurrently and that the new development doesn't reduce the levels of service of the facilities and services for existing development.

Mesa County staff, Planning Commission, and elected officials will work closely with residents, landowners, developers, and others with an interest in the Gateway Rural Community to provide adequate, affordable, concurrent facilities and services to the residents of Gateway.

Background

Gateway's geographic location – relative isolation - (to a significant degree), is responsible for the limited availability of services and infrastructure. The challenge of providing a safe and adequate level of service to this small rural community is to find a way to make services economically reasonable.

Community topics of importance and how the issues would be addressed as the community develops over time include: schools, water, sewer, stormwater management, floodplain management, irrigation and drainage, transportation, and emergency service response (Emergency Medical Services), (fire, sheriff, and medical).

Gateway Rural Community Plan

IMPLEMENTATION

Schools

The Gateway School is a source of immense pride for area residents. The small class size affords students an outstanding learning environment. As the community grows, Mesa County, residents, School District 51, and others with an interest in the community will continue to provide strong coordinated support to the school buildings/facilities, administration, and its activities.

- Land use change or development on and around the school shall not have a negative impact the learning experience of Gateway students.
- Pedestrian paths will be emphasized to facilitate the small town character of the community and to functionally link the school, church and community center. See Parks, Recreation, and Trails section of this plan for specific actions related to trails and the Gateway School.
- Development adjacent to the school and its associated facilities will avoid, minimize, or mitigate impacts that occur as a result of the development.
- School District 51 will continue to act as a review agency for development proposals as they occur in the Gateway Rural Community Plan boundaries.
- Development within the Rural Community will provide pedestrian paths and connections from the development to the school consistent with the Parks, Recreation, and Trails element and map of this plan.
- Mesa County, residents, School District 51, and others with an interest in the community will develop, as applicable, playfields/open fields for athletic and other school related activities.
- Mesa County will work with School District 51 to maintain the Gateway School as a viable and sustainable

Infrastructure, Facilities, & Services



cornerstone of the Rural Community by coordinating with School District 51 to plan and acquire land for future needs.

- Mesa County will encourage cooperation with the school district by regularly updating the county's school land dedication requirements, ensuring that development mitigates the demands for land that it places on the school systems.

Domestic Water

Residents of the Gateway community do not have a dedicated source of water or established community water provider. Residential, domestic water comes from individual wells. Many of the wells are inconsistent in quality and quantity from year-to-year as well as season-to-season. An adequate dependable source of water for the community is one of the most pressing needs for the community.

- Mesa County, Gateway residents, the Hendricks Family, and others with an interest in the Gateway Rural Community will work to identify, secure, and develop an adequate, dependable source of domestic water that will benefit all members of the community.
- When an adequate water source is developed all new development shall provide appropriate and functional lines and stubs to each lot as required by the County or water provider.
- The County or water provider shall ensure that water systems are designed and constructed with

adequate capacity to serve existing and proposed development.

- The County requires adequate fire flow (when available) for development planned or anticipated in all areas within the water service area (Southwest Mesa County Rural Services Public Improvements District) (Rural Services District).
- The County and Rural Services District shall require the use of non-potable water for irrigation, particularly for recreation areas, common areas and other public spaces.
- The County and Rural Services District will require developers to demonstrate that their development will not cause a reduction in levels of service provided to existing residential, business, or commercial uses.

Sewer Service and Availability

Residents of the Gateway community are not served by a wastewater collection and treatment system or sanitation district. Residential and commercial sanitation is currently achieved through individual sewage disposal systems (ISDS). An adequate, dependable sanitation system is one of the most pressing needs for the community.

Mesa County, Gateway residents, and the Hendricks Family are in the first stages of building a sewer treatment plant and main line collector lines. The anticipated completion date of the plant is January 2005 and the main sewer line within a year following. See **Figure 2**.

The capacity for the plant will initially be 13,750 gallons a day, with the ability to expand easily to 25,000 gallons a day. Mesa County reserved 41 initial taps for the existing residents/property



owners in the initial service area up to the chapel. See **Appendix 3** for specific details of the Southwest Mesa County Rural Services Public Improvements District (fact sheet).

- Mesa County, Gateway residents, the Hendricks Family, and others with an interest in the Gateway Rural Community will work to identify, secure, and develop an adequate, dependable sewer treatment facility and related infrastructure that will benefit all members of the community.
- Mesa County and the rural Services District will assure residents in “Area B” of the planning area that sewer service will be available and extended to them when resources become available or development pays (fully) for the extension. See Future Land Use section of this plan for more specific information.
- When an adequate sewage treatment facility is developed all development shall provide appropriate and functional lines and stubs to each lot as required by the County or special district.
- The County or special district shall ensure that sewer lines and associated facilities are designed and constructed with adequate capacity to serve existing and proposed development.
- Development within the rural community sewer service boundary will be required to meet urban level of service standards
- Mesa County should establish and enforce levels of service standards and service boundaries which require that sewer services be provided concurrent with new development.

Historic Sanitation Structure



Stormwater Management

The goal of stormwater management is to prevent damage or injury to humans and property while protecting or creating a safe effective means of directing runoff. Stormwater management also strives to preserve, protect, or restore the integrity of the values and functions that drainages/washes, and floodplains provide within the Gateway Rural Community planning area for the sake of water quality. (Values and functions include: flood control, wildlife habitat, groundwater recharge, aesthetic attributes, and potential trail linkages and open land connections).

Recent changes to the Federal Clean Water Act and Colorado’s Department of Public Health and Environment, Water Quality Control Division, (Regulation #61), mandate new standards for stormwater management and quality. The new mandates are applicable to areas of Mesa County such as Grand Junction and Palisade. Specific information is found at the following web site: www.cdphe.state.co.us/wq/PermitsUnit/wqcdpmt.html .

Gateway is currently not obligated to meet these mandates because the community does not meet the population per square mile criteria set by federal and state governments. However, the mandates may become applicable in the future as the community develops.

The County does have stormwater management regulations that are applicable to the Gateway community.

- All development shall provide storm drainage facilities and appurtenances as required by Section 7.7 of the *Land Development Code* which references the County's *Stormwater Management Manual*, and construction standards.
- All stormwater drainage and erosion control plans shall meet the standards adopted by the County's *Stormwater Management Manual* for design and construction and shall, to the maximum extent feasible, utilize nonstructural control techniques, including but not limited to:
 - limitation of land disturbance and grading;
 - maintenance of vegetated buffers and natural vegetation;
 - minimization of impervious surfaces;
 - use of terraces, contoured landscapes, runoff spreaders, grass or rock-lined waterways;
 - use of infiltration devices;
 - use of recharge basins, seepage pits, dry wells, seepage beds or ditches, porous pavement or Dutch drains.

Floodplain Management

The County will minimize potentially hazardous conditions associated with flooding; recognize and manage for the conservation of floodplain values; adhere to all County mandated codes, policies, and goals; and comply with all State and Federally mandated laws and regulations related to the management of activities in flood prone areas.

The County will recognize and manage floodplains with the intent to provide a balance between the environmental protection and economic development of floodplain lands.

The County will seek to minimize risk to life and property by structural and non-structural design or modification of actions in the floodplain where it is not otherwise practical to place structures and human activities outside of the floodplain. New development will be discouraged in the 100 year floodplain to avoid additional modifications and structural controls.

The County will recognize that maintenance, restoration and enhancement of the natural resources and the beneficial functions of 100 year floodplains is a concurrent goal with reducing human vulnerability to flood damage.

- The County will require structures and facilities that must be in the floodplain to be designed to be consistent with the intent of the standards and criteria of the Mesa County *Land Development Code* and the National Flood Insurance Program.

Irrigation and Drainage

Delivery of full water rights to farmland using irrigation water shall be guaranteed by the developers and/or



subsequent Homeowners Association through a proper delivery system. Development will not be allowed to interfere with irrigation water used for agricultural production.

- The County and Rural Service District will require site specific irrigation and drainage plans for all new developments to meet the applicable standards of the appropriate irrigation district or company, the County *Storm Water Management Manual*, and Colorado Water Quality standards.
- The County and Rural Service District will require construction of projects in accordance with the construction documents prepared by the developer.
- The County and Rural Services District shall require the use of non-potable water for irrigation, particularly for recreation areas, common areas and other public spaces.

Transportation, Circulation, and Traffic Access Management

The County will implement land use patterns, parking, circulation policies, transportation demand management plans, and alternative transportation modes that support an effective roadway system.

Community members expressed an interest in relocating the Colorado Department of Transportation (CDOT) shop and using the site (in conjunction with the old Mill site) as an interpretation site as long as the site remains accessible to the public. A local landowner is open to working with CDOT on a relocation site through the process of a land exchange.

Gateway Rural Community Plan

Residents also wish to use the site to improve the existing boat put-in/take-out on the Dolores River.

- The County will continue to design transportation projects with consideration for the context or setting through careful planning, consideration of different perspectives, and tailoring designs to particular project circumstances. The intent of this policy is to ensure that transportation projects not only move vehicles, bikes, and pedestrians safely and efficiently, but are sensitive to the environmental, scenic, aesthetic, and historic values of the area.
- The County, Rural Service District, residents, and Bureau of Land Management grazing leaseholders will work with the Colorado Department of Transportation to assure continued use of historic stock drives in the community including portions of Highway 141 and County 4.1 Road. See Future Land Use section of this plan for more specific information.
- Establish and adopt in the *Land Development Code* road design and construction standards which provide protection for scenic vistas by minimizing road scars, protect water quality by minimizing erosion and protect native plant communities by minimizing disturbed areas and requiring revegetation with native plants and control of noxious weeds.
- In conjunction with the residents of Gateway, create a streetscape plan consistent with the historic character and heritage of Gateway. The plan should include consideration for shade trees matching or consistent to existing trees along Highway 141, pedestrian circulation, business sign criteria and guidelines, parking guidelines, and pedestrian crossings at the school, chapel, and

Infrastructure, Facilities, & Services



community center. See Community Image section of this plan for more specific information.

- Mesa County, other agencies and individuals with an interest in the community of Gateway will pursue funding for a pedestrian bridge across the Dolores River - e.g., Highway Enhancement grants; State Trails grants, private grants, etc. See Parks, Recreation, and Trails section of this plan for more specific information.
- Mesa County will coordinate efforts with CDOT, the Hendricks Family, and others with an interest in the Rural Community of Gateway to relocate the CDOT facility elsewhere in the community while improving public access to the site and Dolores River.

Circulation

Street corridors will provide for safe, convenient, and efficient use of all modes of travel, including motor vehicles, bicycles, and pedestrians.

- New development will follow the circulation patterns depicted in the Circulation Map (**Figure 3**) of the preferred alternative as closely as practicable and will diverge from it only when justification is provided and deemed reasonable.

Emergency Services - Sheriff, Fire, and Emergency Medical Response

The County and Rural Services District will work closely with residents, landowners, developers, and others with an interest in the Gateway Rural Community to provide

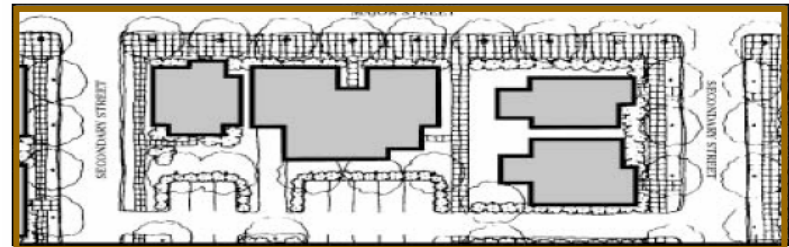
Desirable



Undesirable



Preferred Parking



Policy CD-3.4: Preferred parking locations.

Gateway Rural Community Plan

Infrastructure, Facilities, & Services



adequate, timely rural levels of fire, emergency medical, animal control, and law enforcement services to residents in the area.

- Mesa County will continue to submit development proposals to the Gateway Unawep Volunteer Fire Protection District and law enforcement agencies for their review and comment and support establishment of neighborhood watch programs throughout the area.
- Mesa County will continue to share/exchange information with the Sheriff's Office and the Gateway Unawep Volunteer Fire Protection District as population and related issues evolve.

Cemetery

A small informal cemetery exists on private property a short distance from the school. Students from the school have made some progress in protecting the site with fencing and a sign depicting the site and occupants. Several Gateway residents have expressed an interest in formalizing the cemetery and enhancing the care of the site.

- Mesa County and the Rural Services District will work closely with residents, landowners, developers, and others with an interest in the Gateway Rural Community to investigate and develop (if practicable) a Cemetery District for the Rural Community of Gateway.

Cemetery on Private Land



FUTURE LAND USE

Purpose

The future land use section is a critical component of this plan. This section discusses the various components of the Gateway Rural Community Plan as it pertains to the future land uses that are encouraged and where and how these land uses may be ultimately developed.

As part of this plan, there are two primary guiding documents that were developed by the residents, property owners and Mesa County as part of the master planning process: the Future Land Use Map (**Figure 4**) and the Area “A” and “B” Use Overlay District Matrix (**Appendix 4**) and corresponding development standards.

The Future Land Use Map depicts where various uses and density designations apply within the Gateway Community. It is a calculated and deliberate indication of the community’s intent to maintain certain conditions within these areas or to promote certain types of development.

This Future Land Use Map is the preferred development for Area “A” of the Gateway Community. This plan corresponds to the area that can be served by the initial sanitary sewer district that is being developed. This area represents the core of the Gateway community that is envisioned for more intensive development. The Future Land Use Map is a key feature of this plan that decision makers use in terms of evaluating rezoning requests and other infrastructure decisions. It is also used by individuals in making land use decisions for their property in concert with the desires of the community.

Because the residents and property owners of Gateway desired more flexibility in future land use options, the Area “A” and “B” Use Overlay District Matrix and corresponding Overlay District Standards were also developed. This provides landowners with the option of using either the Future Land Use Map designation or the Overlay District Matrix to determine future land uses. The intent is to provide landowners additional options to the existing AFT zoning for most of the planning area in regards to allowed future land uses. One of the key facets of the Overlay District Matrix is that uses permitted in the “A” Areas are also allowed in the “B” Areas when sewer becomes available. This addresses strong property owner desires to allow more intensive land uses if and when sewer is available to serve them.

Mesa County staff, Planning Commission, and elected officials will work closely with residents, landowners, developers, and others with an interest in the Gateway Rural Community to follow the Future Land Use Map and text as closely as practicable.

Background

As profiled in the book, “*GATEWAY/UNAWEEP CANYON AT SOME POINT IN TIME*” by Jean Moores, land uses in the Gateway Community have been dominated or supported over the past century by ranching/livestock operations and mining. While mining is not currently playing an active role in the Gateway community, ranching and livestock operations continue to be important land use components in the community and should be protected and preserved as important economic and cultural components for future generations. There are also numerous BLM grazing allotments surrounding Gateway (see **Figure 5**), and stock drives are important features along the roads in the community.



As indicated previously, the core community of Gateway is a relatively small area; the distance from the Wayside Chapel to the Colorado Department of Transportation Road Shop near the Dolores River is only 1100 feet or about 3 city blocks long; its width varies but is not more than 2 blocks wide at its widest location. The total acres in the “A” Area is about 279 acres **Figure 6**. The area surrounding the core community in Area “B” is approximately 1,836 acres or about 2.8 square miles.) **Figure 1**

The 1996 *Mesa Countywide Land Use Plan* identifies Gateway in the West Rural Planning Area as a rural community. The 1996 Plan directs growth and development to occur in and around such identified rural communities. Generally, the preferred Future Land Use Plan for the rural areas can be described as having the following four key principles: (*as outlined in the 1996 Countywide Land Use Plan for the rural planning areas*)

- To respect the historic and existing property rights, customs, and culture of Mesa County while ensuring prompt recognition and appropriate response to changing conditions related to factors such as shifting demographics, altered public attitudes and values, different economic conditions, and/or other pertinent factors.
- To recognize that urban and rural sprawl are neither desirable nor cost-effective.
- To encourage future growth to locate in and around existing urban and rural communities. Mesa County will provide a variety of policies, programs, and incentives to private property owners.

- To encourage cost-effective and efficient infrastructure when development is approved in outlying, non-adjacent agricultural lands, development shall pay its fair and equitable cost of providing all related utilities, services and facilities.

The *Mesa Countywide Land Use Plan* and its policies provide the framework for the development of this more detailed Gateway Rural Community Plan. Certainly, new development interests in the Gateway Community have prompted this planning effort in order to provide the community and property owners with a plan to manage their future growth. The continued construction on the west side of Dolores Creek as part of the Hendricks’ projects will undoubtedly create new development interests in the remainder of the Gateway community.

The small size of the community lends itself to human scale, pedestrian friendly design for business, architecture, and walking paths. The Future Land Use Plan took this into consideration in attempting to design activity nodes that can be reached quickly by automobile, walking or bicycle.

As part of the public forums, the citizens and residents of the Gateway Community expressed their concern and frustration about the number of existing nonconforming uses and structures under the current zoning. This concern was taken into consideration in developing the Future Land Use Map and the Area “A” & “B” Overlay District Matrix and standards in order to assist property owners with being able to bring their properties into compliance or to move toward compliance with zoning standards.

Gateway Rural Community Plan

Future Land Use



Another concern that was expressed was a number of land survey errors and problems with unused road right-of-ways that limit the ability of property owners to be able to develop or improve their properties.

Also, as identified in the Community Image section of this plan, the citizens of Gateway cherish their natural surroundings and the views surrounding the Gateway community. Therefore, an emphasis of the Future Land Use Plan and proposed development standards is to assure that new development will be designed to be harmonious with the topography and historic land uses of the area while using scale and character in design to protect ridgelines and important views.

IMPLEMENTATION

The Gateway Rural Community Boundary (RCB) will remain generally as presently configured but will be subject to limited amendments in accordance with the criteria set forth in the *Land Development Code*. Such amendments will be made only after opportunities have been provided for public involvement and comment. The identification of any additional proposed amendments to the RCB will be undertaken only in conjunction with future comprehensive updates of the Gateway Rural Community Plan. The criteria to be considered in reviewing a proposed RCB amendment will include, but need not be limited to, the following:

- a. whether the proposed amendment is consistent with community goals, principles, and policies as expressed in the Gateway Rural Community Plan;
- b. whether the proposed amendment has a positive net fiscal benefit to the community;

c. whether the proposed amendment is necessary to accommodate an activity that cannot be reasonably accommodated on lands within the existing RCB boundary.

- Adopt in the *Mesa Land Development Code*, language that requires that Mesa County's "Code of the New West" be referenced in the protective covenants and a copy provided to each landowner for new subdivision development outside the area served by sewer (outside the Southwest Mesa County Rural Services District).
- Adopt in the *Mesa County Land Development Code* Overlay zoning districts for the Gateway Rural Community Areas A and B based on the proposed use Area "A" and "B" Overlay District Use Matrix in this plan. Allow land owners the option of using the overlay district standards or the underlying zone. See **Appendix 4**
- Recognize the Gateway Property Owners Association as a Review Agency for the community.
- Work with individual land owners to initiate/assist bulk voluntary rezones for those who want to rezone consistent with this plan and to help resolve current issues with existing small lots, nonconforming structures/uses, and existing right-of-ways.
- Offer options for property owners interested in pursuing design guidelines or other approaches to address architectural design alternatives consistent with the community's desire for a blend of architectural types.
- Ensure that rezones are allowed only when they are consistent with the Future Land Use Map and Policies in this plan.



- Consider adoption of regulations in the “Code” to protect viewscapes and ridgelines from development that will impact scenic vistas surrounding Gateway.
- Land subject to geologic hazard conditions such as wildfire, land slides, rock falls, steep slopes, floods, polluted or nonpotable water supply, etc. shall meet the development requirements of Chapter 7 of the *Mesa County Land Development Code*.
- Ensure that the County, CDOT, BLM and landowners continue to support the stock drives in and around the community in order to protect the grazing allotments surrounding the Gateway community.
- The County will conserve and protect natural areas in the 100-year floodplain of the Dolores River and West Creek.
- The Future Land Use Map shall also be utilized to:
 - Implement the land use patterns, design guidelines and policies in this plan.
 - Direct future mixed use, commercial, industrial, business, and higher density residential growth to locate in the Rural Community.
 - To discourage business, commercial, industrial, mixed use, and high density residential development outside of the Rural Community.
- Support the eight elements as shown on the Future Land Use Map (**Figure 4**) which include the following:

- Existing Café Area: Opportunity to include an R.V. park or similar recreational use.
- Existing Community Center: Retention as community hub with improvements.
- Trailer park designation, medium residential density.
- Single family housing area, new access road necessitated.
- Mixed use area designated north of 141.
- Mixed use/residential area.
- CDOT facility relocation. Potential site re-use.
- Gateway Center Area. Hendricks Site Plan designations.



Gateway Outpost



Gateway Rural Community Plan

Future Land Use



PARKS, RECREATION, AND TRAILS

Purpose

Parks, recreation, and trails are important components of the quality of life for all communities. Mesa County staff, Planning Commission, and elected officials will work closely with residents, landowners, developers, and others with an interest in the Gateway Rural Community to ensure the parks, recreation and trails needs of the community are met. This plan should:

- Preserve community character
- Maintain the Community Center as a cultural and social center of community activity
- Connect important community places with a safe trail system
- Provide safe pedestrian/bicycle paths along highway 141
- Provide park and recreation opportunities to the community and its visitors
- Preserve the dynamite shoot location behind the Community Center
- Protect wildlife corridors and areas
- Implement the Future Land Use Map

Background

The core community of Gateway is a relatively small area; the distance from the Wayside Chapel to the Colorado Department of Transportation Road Shop near the Dolores River is only 1100 feet or about 3 city blocks long; its width varies but is not more than 2 blocks wide at its widest location.

Gateway Rural Community Plan

The small size of the community lends itself to pedestrian friendly design for business, architecture, and walking paths.

The residents of Gateway have identified the following parks and recreation opportunities:

- Pedestrian circulation – school, Wayside chapel, community center, (potential interpretation, historic, etc., site), and core economic center
- Community Center park upgrades
- Open play fields for children – football, soccer, softball, etc.
- Wildlife protection in riparian areas and critical winter habitat
- Connect important community places with a safe trail system
- Preserve or improved access to the Dolores River near the CDOT facility

There is also an opportunity to include an R.V. park or similar recreational use near the existing cafe site which provides close proximity to West Creek and may allow for outdoor seating or picnic areas and future trail connections along Hwy 141 and/or the creek.

Residents Discuss Trails and Open Lands

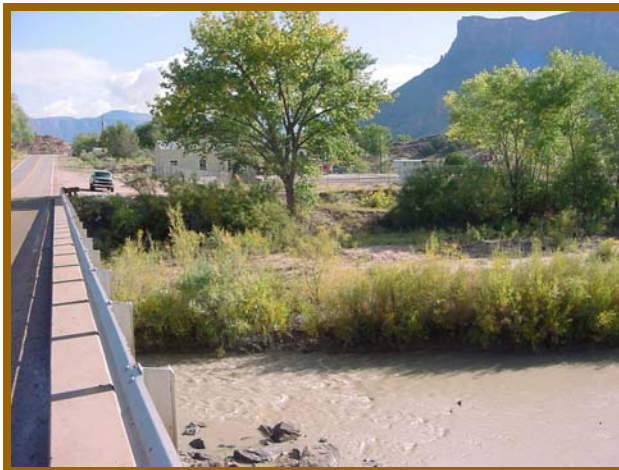


Parks, Recreation, and Trails

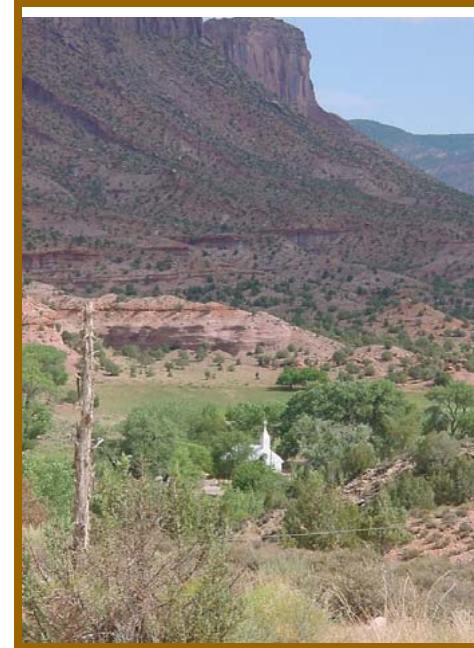


There is an abundance of public owned land in and around the Gateway Rural Community managed by the Bureau of Land Management (BLM). The planning area includes access to many popular mountain bike trails, including the world famous Tabeguache Trail from Montrose to Moab and numerous other hiking and biking trails throughout the area. A small overnight facility along the Dolores River caters to bicycle travelers. The rural character of the area is a favorite attraction for many road biking enthusiasts and Highway 141 is included in several road bike races. Informal access to the Dolores River is gained at the CDOT site on the southeast side of the Highway 141 Dolores River bridge.

Informal River Access



Wayside Chapel



In 2000, the Mesa County Planning Commission sunset the 1984 and 1995 Parks Master Plans. In 2001 the Board of County Commissioners passed “*A Resolution Establishing a Parks Policy for Mesa County*” (MCM2001-183). In summary, the Parks Policy states:

Development of parks relies on partnerships with local neighborhoods, schools and municipalities. Lottery funds are very competitive and under high demand through existing obligations of the County including development of Long’s Park and funding the Community Separator Purchase of Development Rights program.

It also defines the following:

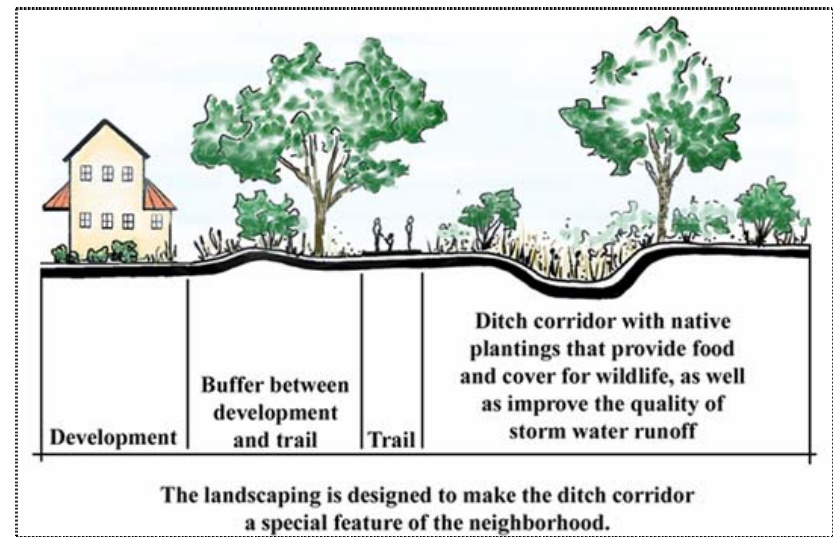
Regional Parks/Sports Complex - Over 40 acres in size, usually within a half-hour drive of users. Not a high priority and will not be undertaken by Mesa County.

Community Parks - 10-40 acres in size, usually within two (2) miles of users.

Neighborhood Parks - 2-10 acres in size within ½ mile of users. Both may be located next to a school site and serve as complimentary facilities and rank higher in terms of public need.

Mini-parks - Also known as playlots or pocket parks, these parks are less than two (2) acres in size, usually within 1/4 mile of users. Generally constructed and maintained by developers and/or homeowners associations and complement multi-family and planned unit development. Mesa County no longer builds or maintains such parks.

Trail Connectors - Trails that connect neighborhoods to parks and/or neighborhoods to schools. To the extent possible, trail connections will be made in partnership with the municipalities and/or school districts and accompany new schools and/or subdivision development. Maintenance will be determined, by agreement, at the time of trail development.



River Corridor Projects - Mesa County may partner with Federal, State and Local agencies in the development of or enhancement of projects supporting the river corridors. These projects will be approved by the Board of Commissioners on a case by case basis and subject to written agreements.

Recreation Centers - Activities requiring recreation programming or staffing, such as indoor recreation centers, swimming pools, sports fields, skating rinks or similar facilities, are considered urban recreation and therefore the primary responsibility of municipalities or special recreation districts. Mesa County may assist, through its lottery allocation or other resources on a specific request for assistance in construction of such a facility in concert with a municipality or special district. Mesa County may assist through an 1159 special district or through C.R.S. 30-20-702, as approved by district voters.

As a tool to help landowners conserve open space, Mesa County's *Land Development Code* designates the County's six Rural Communities as Receiving Areas for a Transferable Density Credits program (DR/C). Development rights/credits may be separated from one property and transferred to another, much like a water right may be transferred from agricultural to domestic use.

A TDR/C program thus provides an institutional mechanism for landowners in sending areas to receive compensation for either not developing or limiting the development of their property, and an opportunity for landowners in receiving areas to obtain a higher return on investment through developing at an increased density.

See **Appendix 5** for a more details on TDR programs and how they work.

IMPLEMENTATION

- Maintain existing riparian vegetation wherever possible, except in wildfire hazard areas where thinning to achieve defensible space is necessary. Native plants, existing drainage patterns and natural designs should be used to increase the sustainability of the landscape

West Creek



- As funding and land becomes available, design and build a 8' wide crusher-fine trail detached from the travelway in the Highway 141 right-of-way in phases (in order of priority):
 - 1) along the north side of the Highway from the Wayside Chapel to the Community Center, and along the south side of highway 141 from the Community Center to the Dolores River,
 - 2) across the Dolores River (hang from the existing bridge if possible) and
 - 3) along the west side of the highway downstream from the bridge.delineate, stripe, and clearly designate with signage a walking path between the school, community center and Wayside Chapel.
- Work with landowners and residents to voluntarily provide land and seek funding for construction of a

trail corridor along the south side of West Creek from its confluence with the Dolores River east (up) to the existing bridge at Casto Lane. Consult with the Colorado Division of Wildlife to design a wildlife friendly trail. See Trails Map for potential alignment, **Figure 6**.

- Work with the residents on a detailed site plan for the Mesa County properties at the Community Center to better integrate the park, community center functions, camping, building façade, trash transfer station, dynamite shoot, and Mesa County road shop facility.
- Pursue funding of a pedestrian bridge across the Dolores River - e.g., Highway Enhancement grants (see RTPO); State Trails grants, private grants, etc.

Public Forum – Sid Pace



Coordinate joint development and maintenance of parks and recreational facilities with Mesa County, School District #51, the Hendricks family, the

Southwest Mesa County Rural Services Public Improvements District, residents, landowners, developers, and others with an interest in the Gateway Rural Community as shown on the Future Land Use map.

- Coordinate development, ownership and maintenance of a Dolores River boat put-in and take-out facility and interpretive center with CDOT, the owners of the old vanadium mill site, the Unaweep/Tabeguache Scenic and Historic Byway, the Hendricks family and the Southwest Mesa County Rural Services Public Improvements District, residents, landowners, developers, and others with an interest in the Gateway Rural Community.

Colorado Department of Transportation Facility



- Mesa County should revise its Transfer of Development Rights/Credits program to encourage the Gateway Rural Community to be a viable receiving area for increased residential densities.

Gateway Rural Community Plan

Parks, Recreation, and Trails



- Mesa County encourages the owners of the café site to develop an R.V. park or similar recreational use near the existing cafe site while providing outdoor seating or picnic areas and future trail connections along Hwy 141 and/or the creek.



July 2004 Walking Tour and Design Charrette



Highway 141 – North view from Dolores River Bridge



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