

# MACK COMMUNITY PLAN 2012



**MARCH 2012**



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### **Mesa County Planning Division**

Kaye Simonson, AICP	Project Manager
Keith Fife, AICP	Long Range Planning Director
Christie Barton, AICP	Senior Planner
Linda Dannenberger, AICP	Planning Division Director
Pete Baier, P.E.	Public Works Department Director

### **Mesa County Planning Commission**

Christi Flynn  
John Justman  
Phillip Jones  
Pat Bittle  
Joseph Moreng  
Woody Walcher  
Hiram Reyez  
Wes Lowe  
Chip Page  
Craig Richardson

### **Mesa County Board of County Commissioners**

Craig J. Meis  
Steve Acquafresca  
Janet Rowland

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MCPC Resolution 2012-001, Project No. 2011-0186

## MACK COMMUNITY PLAN 2012



### VISION STATEMENT

Residents of the area in and around the Mack Rural Community value the historical and traditional use of the land and the resultant rural character and lifestyle, as embodied by numerous attributes, including:

*quietness – open country living – wildlife and its natural habitats – clear scenic view – low traffic – agriculture – low crime rate – appropriate/timely emergency services – historic/cultural past – access to public lands – recreation resources.*

The community will retain valued attributes while it grows. As the community develops, there will be adequate infrastructure, services and businesses to serve residents and visitors. Development will create compatible transitions between the compact Rural Community core and the rural neighborhoods.

New development will recognize the traditional character of the area while building on Mack's location as the western entry to Colorado, and its adjacency to public lands and its recreational and natural amenities.

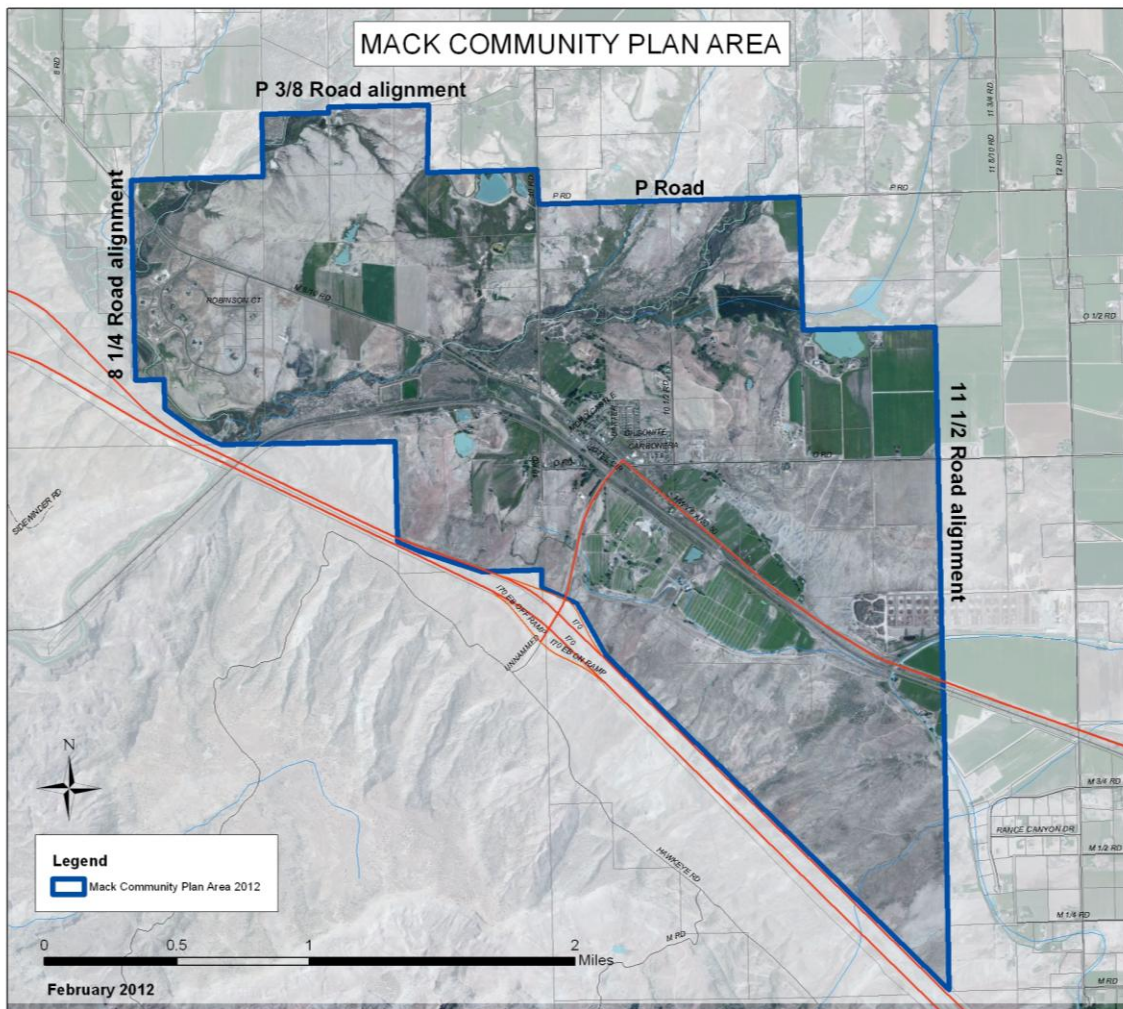


# MACK COMMUNITY PLAN EXISTING CONDITIONS & FINDINGS

## PLAN AREA

The Mack Community Plan Area is located between Ruby Canyon Estates and Salt Creek (the 8 ¼ Road alignment) on the west and the 11 ½ Road alignment on the east. The southern boundary follows I-70 and includes the State lands adjacent to and northeast of I-70. On the north, the boundary approximately follows P Road and goes to the O ½ Road alignment on the southeast end. The Plan area contains 3,239 acres, or about 5 square miles. Within the Plan area is a subarea referred to as the Mack Rural Community; the community core contains about 647 acres. The Plan area includes 455 acres of the 829-acre State of Colorado property.

**Figure 1 – Mack Community Plan Area**



Source: Mesa County GIS







Mack, ca. 1906  
From the Denver Public Library Western History Collection

**The Mack Community Plan addresses six topic areas, as follows:**

1. Services
2. Transportation
3. Community Image & Character
4. Land Use
5. Environment
6. Parks, Recreation & Open Lands

**1. SERVICES**

Utility services in the area are provided as follows:

- Domestic Water - Ute Water Conservancy District
- Natural Gas/Electricity - Xcel Energy and Grand Valley Power
- Irrigation Water – Government Highline Canal (Grand Valley Water Users Association) and Grand Valley Irrigation Company
- Sewage Collection and Treatment – Mesa County Lower Valley Public Improvement District (MCLVPID) or Individual Sewage Disposal Systems
- Solid Waste Collection - Private Haulers

**HISTORY:** The rural community of Mack evolved out of a railroad terminal, construction camp and settlement at the turn of the last century. The railroad terminal and settlement were named for John Mack, who was the president of the General Asphalt Company and Uintah Railway Company in 1903. By late 1904 the Uintah Railroad reached Dragon City, Utah. The Uintah Railroad (originating at the Mack railroad terminal) was a narrow gauge railway constructed for the purpose of transporting gilsonite from mines in northeast Utah to the Denver & Rio Grande Railroad in the Grand Valley. A general store, commonly known as the “Mack Mercantile,” was constructed at this time and Mack quickly started to take on the characteristics of a rural community which later included a school, post office and hotel. Around 1918, the federal government conducted a homestead drawing on irrigated or potentially irrigated lands around Mack, allowing a farming community to develop. By 1930, Mack began to look less like a small railway town and more like a farming community that had a railroad. The Uintah Railroad closed for business in 1939.

*(From the Mack Streetscape Standards)*

Public Safety:

- Law Enforcement – Mesa County Sheriff, Colorado State Patrol
- Fire Protection/Emergency Medical – Lower Valley Fire District
- Mesa County Animal Control
- Mesa County Emergency Services

Schools:

- Mesa County Valley School District #51

Transportation:

- Mesa County Public Works Department
- Colorado Department of Transportation
- Mesa County Regional Transportation Office

**Domestic Water**

Domestic water is provided by the Ute Water Conservancy District. Some areas within the Mack community do not meet current fire protection standards due to line size, capacity and looping requirements. Issues with varying water pressure from day to day continue to be a problem in some areas. Ute Water's bulk water tap in Mack at 10 Road was relocated to south of M.8 Road and west of 10 Road, in part to address water pressure issues. Other notable improvements in the Plan area include the extension of service and installation of fire hydrants within the Ruby Canyon Subdivision. Improvements and upgrades are made to the distribution system as needed to address system deficiencies and aging infrastructure; work generally occurs concurrent with development. The District does not have any upgrade or replacement projects planned in the Mack community for the near future. The various providers in the Grand Valley have adopted common water system construction standards.

There may also be some residences using wells. Over time, these residences may want or need to connect to Ute Water's facilities.

**Natural Gas/Electricity**

The area around Mack does not have natural gas service at the present time. Xcel Energy would extend gas service to the Mack area when the interest and demand makes it feasible.

Electricity is provided by Grand Valley Power. Grand Valley Power will continue to serve residences and businesses in the area as it grows and expands.

**Irrigation/Drainage**

Irrigation water is supplied to the area via the Government Highline Canal (operated by the Grand Valley Water Users Association). A small portion of the area, east of the Kiefer Extension ditch, is served by the Grand Valley Irrigation Company. Irrigation water comes from dams on the Colorado River at the mouth of DeBeque Canyon that diverts water for irrigation. There are numerous lateral ditches in the area.

No formal drainage services are provided north and west of the Kiefer Extension of the Grand Valley canal, although the area is within the 5-2-1 Drainage District. A small portion of the Plan area is east of the Kiefer Extension, which is within the Grand Valley Drainage District.

Drainage is a concern due to the large drainage basins above the planning area, and because of soil types. Runoff from most storm events starts north or northeast of the area and moves southwesterly, essentially "following" the drainages to the Colorado River. Because of the above factors, all of the washes and streams are subject to flash flooding and should be very closely analyzed when developing new drainage plans or siting structures.

### **Sewer**

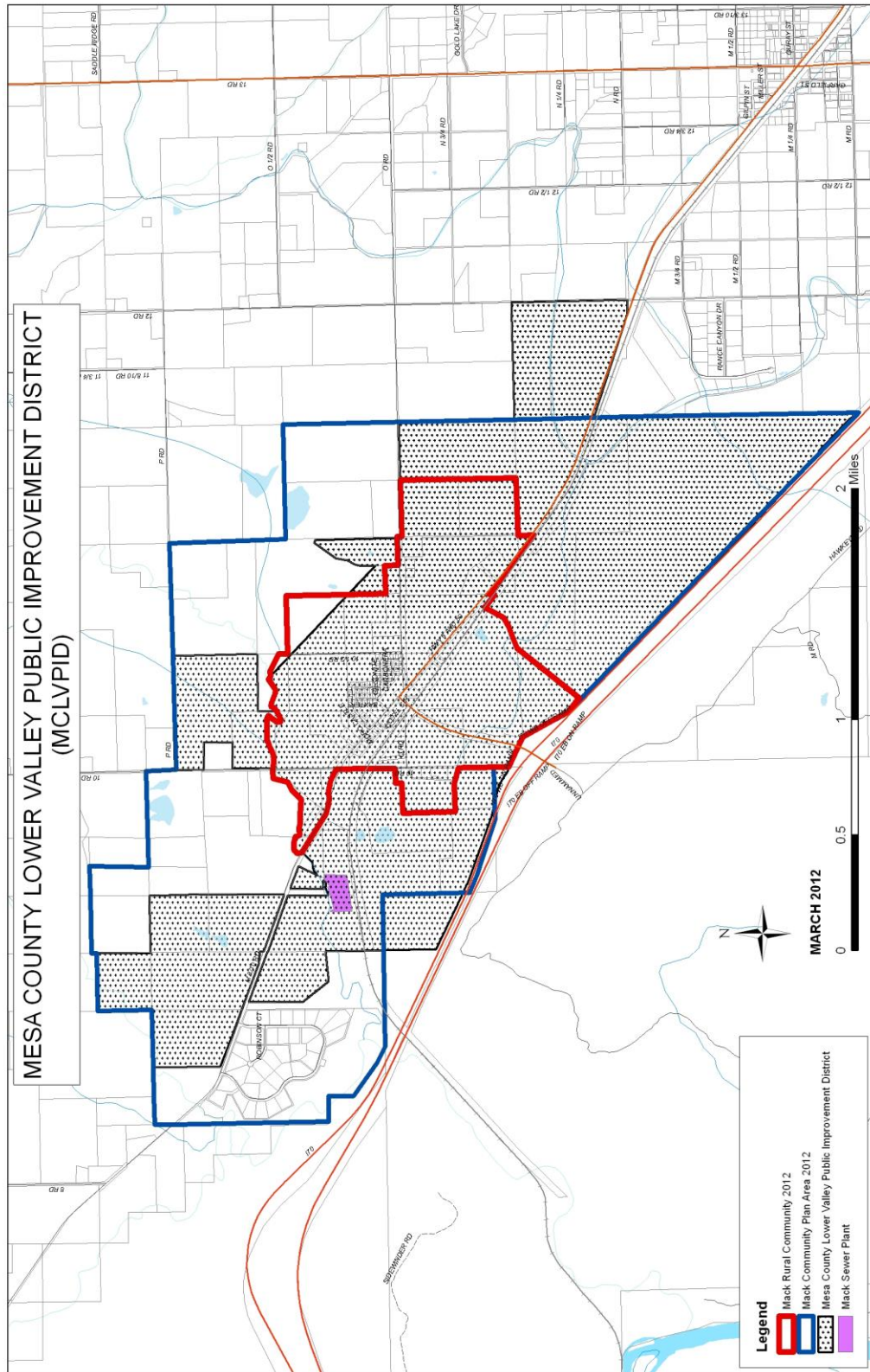
The Mack Sanitation District was dissolved in 2004 and the Mesa County Lower Valley Public Improvement District (MCLVPID), a statutory Public Improvement District, was formed to provide sanitary sewer service. The service area encompasses approximately 2,400 acres (Figure 3) and currently serves about 173 taps (an increase from 89 in 2004), with a flow of approximately 25,000 gallons per day. The existing treatment lagoons and plant are functioning at about 80% capacity.

The MCLVPID is working to secure funding to build a new treatment plant that would serve the community and have room for growth. The new treatment plant would be designed to have a capacity of 75,000 gallons per day, serving up to 280 additional taps, for a total system capacity of approximately 450 residential equivalent units (EQUs). With slow growth in the Mack area, challenges will remain regarding expansion of new facilities, planning and phasing of Capital Improvements. Upon replacement of the plant, there is a possibility it could be further expanded to provide service to properties in the Loma Community Plan area as well. The MCLVPID will continue to participate in review of proposed development as it occurs within the service boundary.

Properties outside the MCLVPID and many within the PID boundaries are served by individual sewage disposal systems (ISDS), which are permitted and regulated by the Mesa County Health Department. New development within the PID boundaries may be required to connect to the public sewage system if the PID is able and willing to provide service. Failed ISDS within 400 feet of a District collection line must connect to the public sewage system.

Although ISDS (septic tank and soil treatment of domestic wastewater) are effective and proven means of sewage treatment, the age of many systems in the area and the lack of adequate area for replacement leach fields can produce complex and expensive repairs. High water tables and the occurrence of shale in the soil present challenges for ISDS design. All ISDS are now required to be engineered, per Mesa County policy.

Figure 3 – Mesa County Lower Valley Public Improvement District (MCLVPID)



Source: Mesa County GIS

### **Solid Waste Collection/Trash Pick-up**

Several private haulers provide solid waste collection within the planning area. Mesa County Solid Waste Management Division has a transfer station located in Fruita at 1275 17 ½ Road. Hours of operation (as of the writing of this Plan) are Wednesday, Thursday and Saturday from 9:00 A.M. to 5:00 P.M. As the area develops and the need/demand increases, the Mesa County Solid Waste Management Division will continue to evaluate what expanded services can be provided in the area.

### **Air Quality**

Mesa County Resolution MCM 2002-066, *Mesa County Air Pollution Resolution on Open Burning*, sets forth direction for air quality protection consistent with Section 25-7-128 of the Colorado Revised Statutes. The County's resolution provides specific direction for open burning in the designated air shed, prohibited materials, general practices, exemptions, permit requirements, local fire protection agency requirements, and season and timing of burning. The resolution also prohibits open burning of residential household trash.

### **Public Safety (Fire, Law Enforcement & Animal Control)**

#### **Fire Protection:**

Fire protection and emergency medical services are provided by the Lower Valley Fire District, headquartered in Fruita, with a station in Loma. Issues in the planning area include:

- Residential and commercial growth has caused an increased demand for services;
- Some areas do not meet current fire protection standards due to undersized lines, lack of capacity and lack of looping arrangements of the existing water mains;
- The department depends on volunteer staff between 6 p.m. and 6 a.m. and there is a decline in the number of existing and new volunteers in the Mack area; and
- There is a need for a new fire station and equipment (fire and medical) with additional growth.

Call volume west of 12 Road is approximately 100 calls per year (Table 1). (There are a greater number of calls for service to Utah.) Response time is generally 8 to 10 minutes, which is considered good. When the boundaries of the Fire District were changed to include Mack, the public protection classification for the area dropped from ISO9 to ISO6; this has resulted in lower insurance premiums for property owners within 5 miles of the Loma station, which includes the Mack community. One of the most pressing issues is a need for commitment from volunteers; the Fruita station is staffed between 6 a.m. and 6 p.m., and the department relies on volunteers during all other times. The LVFD does own a 1-acre parcel at the northwest corner of O and 10 Road south of the railroad tracks in Mack that can be developed when resources become available.

**Table 1 – Lower Valley Fire Department Call Volume West of 12 Road, 2011**

Type of Call	Number
EMS Calls	48
Fire Calls	14
Calls on I-70 west of 12 Road	24
Calls south of Mary’s Loop	11
Calls in Rabbit Valley	4

*Source: Lower Valley Fire District; does not include calls in Utah*

**Law Enforcement:**

Law enforcement is provided by the Mesa County Sheriff's Office and Colorado State Highway Patrol. The Sheriff’s department monitors activity in the area and will consider a substation in the Loma/Mack area only when trends and projections related to demands for services warrant a substation. Law enforcement is most present in Mack during the Country Jam and Rock Jam events.

**Animal Control:**

Mesa County Animal Services (Animal Control) enforces the animal control ordinance to protect the health and welfare of the citizens of the County. Animal Control protects and manages the animal population by enforcing laws designed to protect county residents and control animals; licensing animals; educating pet owners; and investigating cruelty to animals.

**Schools**

Mesa County Valley School District #51 has one elementary, middle (grades 6-7), 8-9, and high school that serve students in the planning area. The elementary school is located in Loma, while the middle, 8-9 and high schools are located in Fruita. Students are bused to the schools. Statistics indicate the number of students attending these public schools decreased by about 175 students (-5.8%) for K-12 during the past five years (Table 2). This is in contrast to the 16.6% increase the schools experienced from 1998/99 - 2003/04. Two new schools have been built in Fruita since the 2004 Plan (the Fruita 8-9 school and Rim Rock Elementary).

**Table 2 – School Enrollment: 2007/08 – 2011/12**

School	Enrollment					% change
	07/08	08/09	09/10	10/11	11/12	
<b>Loma Elementary</b>	296	290	268	288	260	-12.2
<b>Fruita Middle</b>	548	583	586	566	518	-5.5
<b>Fruita 8-9</b>	757	739	720	776	743	-1.8
<b>Fruita Monument H.S.</b>	1378	1335	1323	1278	1284	-6.8
<b>TOTALS</b>	2979	2947	2897	2908	2805	-5.8

*Source: Mesa County Valley School District #51*

## 2. TRANSPORTATION

The area’s transportation modes include:

- 2 airports (Mack Mesa Airport at 10 Road and R Road, about 2.75 miles north of the Mack community, with limited private and general aviation services; Grand Junction Regional Airport, 18 miles east with national carrier air passenger and freight services)
- Rail service for freight (sidings in Fruita and Mack), passenger service from Grand Junction
- Interstate 70
- US Highway 6 & 50
- Bus service: local passenger service on Grand Valley Transit from Fruita (8 ½ miles east); national passenger service from Grand Junction
- Local Mesa County road network
- Limited bicycle routes on and off roads, primarily on BLM lands
- Limited pedestrian/equestrian routes on and off roads.

### **Corridors for Circulation**

US Highway 6 & 50 runs through the planning area from the east and south to Interstate 70. It is the key corridor for transportation and circulation in the planning area. Historically, US Highway 6 & 50 connected Mesa County west to Utah, but presently it terminates in Mack, where the routes join I-70. The roadway still serves as a valuable corridor for circulation, but is maintained by the County as M.8 Road. US Highway 6 & 50 provides a connection to the east and I-70 provides connections both east and west.

**Mesa County Road Network**

The network of roads is part of a hierarchical system that ranks roads in order of their functional classification. Higher classification roads are intended to connect from one area to another for higher volumes of traffic, providing efficient, higher-speed travel. Higher classification roadways include arterials and major and minor collectors. Lower classification roadways are intended to provide access (connections) from individual properties, and serve to ‘collect’ traffic from parcels and safely channel it to higher classification roads.

Figure 4 shows the transportation system in the Mack Plan area. Collector roads in the Plan area are 10, O and portions of M.8. All other roads in the area are designated as local. There are also some private streets in the core area of Mack. There are relatively few county-maintained roads in the Plan area, with an average of 291 acres per road mile. In addition to the 11.11 miles of roads in the Plan area, summarized in Table 3, Interstate 70 runs for approximately 3.8 miles along the south edge.

**Table 3 – Road Classifications and Miles**

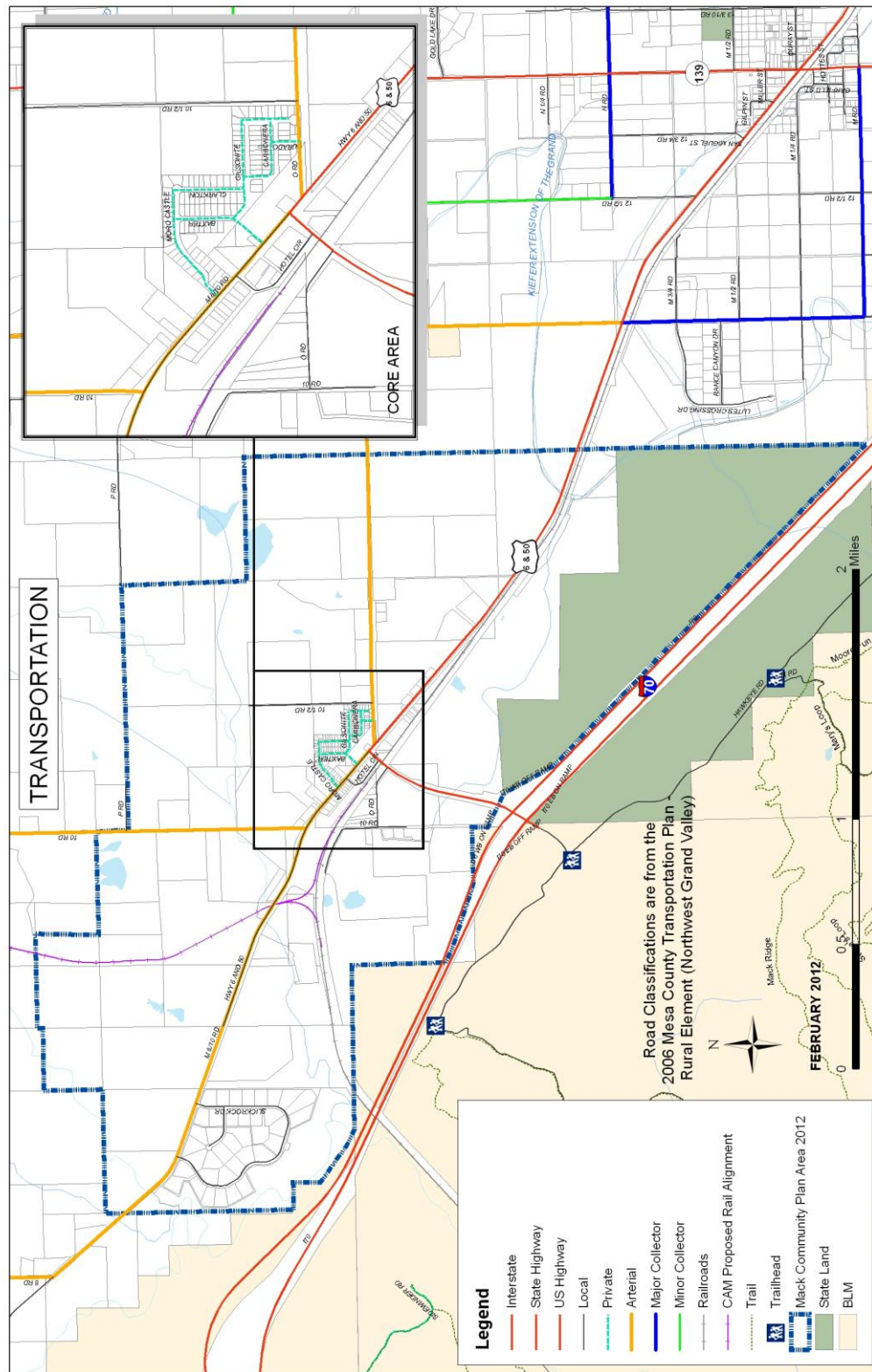
<b>ROAD TYPE</b>	<b>MILES</b>
Highway 6 & 50	2.27
Major Collector	3.0
Minor Collector	1.0
Local	3.88
Private	.96
<b>TOTAL</b>	<b>11.11</b>

*Source: Mesa County GIS*

Road rights-of-way in the planning area generally are laid out in a checkerboard pattern. As new development occurs, right-of-way is acquired; however, pre-existing maintained roads and shoulders are considered public right-of-way by use. To improve safety and bring County roads up to standards, adequate right-of-way is necessary and will be required as part of the development approval.



Figure 4 – Transportation



Source: Mesa County GIS; 2006 Mesa County Transportation Plan – Rural Element (Northwest Grand Valley)

### **Applied Plans**

Adopted transportation plans for the area include, but are not limited to, the *Mesa County 2035 Regional Transportation Plan*, the *Mesa County Multi-Modal Plan*, the *Grand Valley Circulation Plan* and the *Road Access Policy*. The Mesa County Regional Transportation Planning Office (RPTO) provides ongoing traffic analysis using adopted land use plans and community travel data. These analyses help determine the transportation infrastructure necessary for all modes of travel and provide guidance for corridor planning.

Transportation issues in the area include:

- traffic calming;
- railroad impacts, including rights-of-way; noise from horns; barriers; load-out sidings, etc.;
- Mack Mesa airport (impacts/noise/safety, etc.);
- road names, e.g. M.8 Road, Hotel Circle Court/Mack Alley;
- I-70 interchange;
- entryway aesthetics;
- pedestrian/bicycle/equestrian circulation;
- safety;
- roadway capacities; and
- State port of entry station (I-70).

### **Multi-modal considerations**

Pedestrian networks are nearly non-existent in Mack. No scheduled mass transit system is provided in the planning area. A limited fixed route transit system is operating in Fruita. A trailhead for bicyclists is located at the south edge of the Plan area (Mack Ridge), on Bureau of Land Management (BLM) land. It provides access for mountain bikers and hikers to the McInnis Canyons National Conservation Area (NCA) and the Kokopelli Trail and its six loops, described by the BLM as:

- Horsethief Bench - 3.4 mile loop, moderate – strenuous;
- Lion's Loop - 7.8 miles, strenuous;
- Mary's Loop - 9.3 miles, moderate;
- Rustler's Loop - 4 miles, easy;
- Steve's Loop - 2.9 miles, moderate; and
- Troy Built Loop - 8 miles, strenuous.

Mountain bikers travel through the Mack community to use trails in the BLM areas and Highline Lake State Park north of the Plan area. Road cycling is also popular throughout the Lower Valley.

As the community grows, roads will need to be modified to safely serve not only motorists but pedestrians, bicyclists, and equestrians, too.

### **Maintenance**

The Mesa County Transportation Division maintains approximately 8 miles of county roads in the planning area. Maintenance includes surface treatment (chip seal, asphalt, magnesium chloride, and gravel); grading; drainage (culverts); right-of-way brush/tree removal; weed spraying; mowing; signing; snow plowing, and various other road maintenance/upgrading activities. The district maintenance shop is located at 905 23 Road.

The snow and ice policy of the County is to sand and plow as needed. All school bus and mail routes are cleared as soon as practical. County forces maintain 24-hour coverage during and after storms until near normal driving conditions are restored using all methods available for snow and ice control. Mesa County does not plow or sand private driveways or non-county roads. As the extension of roads toward the Colorado-Utah line continues, it may become more difficult to provide adequate snow plowing service.

Poor irrigation practices and management of tail-water, or wastewater, from irrigation ditches sometimes results in water being directed onto county roads or into ditches along roads. Tail-water running directly onto county roads can cause road and property damage while creating potential hazards. The county is not responsible for misapplication/direction of irrigation water.

## **3. COMMUNITY IMAGE & CHARACTER**

### **Visual Character**

One of the recurring themes in the planning process and Vision Statement for this plan is to maintain and achieve a rural character quality of development. This is expressed in terms of site planning and architectural design, especially as it relates to commercial development. Public improvements should aid in establishing this quality within the public realm, including roadway design and open space areas. This rural character quality should be carried over to private sites by establishing and applying design standards and guidelines.

Mack has its own distinct character, with varying topography, scenic vistas, development trends, and open/rural feel. Although Mack serves partially as a bedroom community to Grand Junction, it is important that a core area of mixed commercial development is designed to fit in with the residential nature of the area. Design elements, including architectural style, use of materials, landscaping, signage and site plan features/elements can be addressed in adopted community design guidelines and standards.

### **Hills, Bluffs, and Other Visually Prominent Areas**

The *Mesa County Land Development Code, 2000* identifies key corridors, including Highway 6 & 50 and Interstate 70, along which views of new structures along ridgelines must be minimized. Development on steep slopes, including the bluffs overlooking the Colorado River, should be

avoided or minimized; development is required to follow the standards in Chapter 7 of the *Mesa County Land Development Code*.

### **Outdoor Lighting**

The enjoyment of the night sky is a high priority for residents. Specific standards are set forth in Chapter 7 of the *Mesa County Land Development Code, 2000* to address light pollution concerns. The varying topography and wide open rural character make it that much more important that the amount of lighting in certain areas of the planning area be kept to a minimum.

### **Code Compliance**

Mesa County Code Compliance Services is responsible for enforcement of the *Mesa County Land Development Code*. Typical types of Code violations the staff responds to include: junk and trash, fences or signs constructed without permits, improper storage of vehicles or other household goods, too many animals and questionable home occupations.

The approach is to provide and explain code information and then partner with individuals, business groups or neighborhood groups to find solutions to problems. As rural communities develop and expand, increasing pressures will occur between existing and new uses. The aim of code compliance is to balance rights of all property owners and tenants and to maintain the quality of life for all residents.

### **Air Quality**

Mesa County is currently in compliance with State and Federal air quality standards. The Mesa County “Air-shed,” for the purpose of paving new roads, includes all of the Mack planning area. Air pollution sources with potential health and visual quality impacts in the planning area include wood burning stoves, dust from vehicular travel, open burning, and industrial sources (gravel extraction and processing).

The Mesa County Environmental Health Division (EHD) issues winter air quality advisories, and maintains air monitoring stations at the Powell Building in Grand Junction, Colorado National Monument Visitor’s Center, Clifton Wastewater Treatment Plant, and Palisade Water Treatment Plant. Additionally, the EHD enforces open burning regulations and other state and local regulations, and provides technical assistance to the Mesa County Air Quality Planning Committee and the Board of Health.

#### 4. LAND USE

##### Current Land Use Summary

The Mack Community Plan Area boundary encompasses a large landscape consisting of a diverse mixture of land use, management, and ownership. The planning area totals approximately 3,239 acres, or about 5 square miles. As of December 2011, there were 306 tax parcels. A review of the Mesa County Assessor’s records indicates that land use is taxed as agriculture, commercial, industrial, public/quasi-public, and residential (Figure 5). Agricultural land uses account for over two-thirds of the Plan area, while Residential uses are on about 70% of the area’s parcels. A significant portion of the Plan area is exempt from property taxation, most notably the lands held by the State Land Board. The breakdown of current land uses by type is shown in Table 4.

**Table 4: Current Land Use by Type – Plan Area**

<b>MACK COMMUNITY PLAN AREA</b>				
<b>LAND USE TYPE</b>	<b>LOTS</b>	<b>ACRES</b>	<b>% AREA</b>	<b>% LOTS</b>
Residential	231	413.527	12.77%	75.49%
Agricultural	56	2,264.814	69.92%	18.30%
Commercial	14	93.492	2.89%	4.58%
Industrial	1	.021	<.01%	.33%
Exempt	4	467.234*	14.42%	1.31%
<b>TOTAL</b>	<b>306</b>	<b>3,239.088</b>		

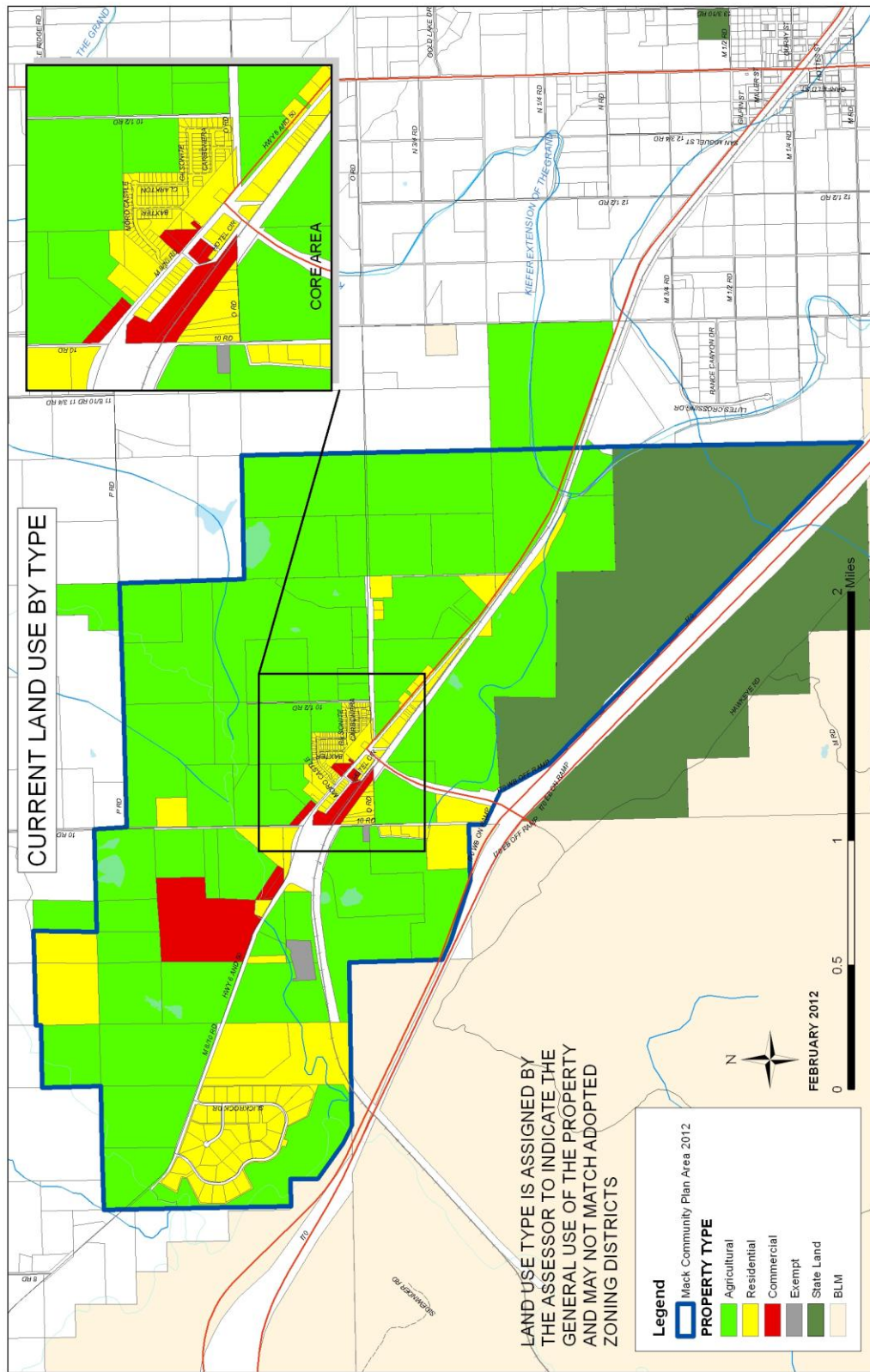
\*Exempt State land area is adjusted to include only that portion in the Plan Area

Source: Mesa County Assessor Records and GIS, December 2011

##### Mack Rural Community Core

At the center of the Plan area is the Mack Rural Community (Figure 2). Rural communities are early townsites that serve as community and civic centers for an area. Mack was originally established in 1903 as a terminal on the Uintah Railroad and grew into a farming and ranching community. The Mack Rural Community is divided into two tiers, with Tier 1 at the center, or downtown core area, and containing about 95 acres. The intent of Tier 1 is to allow and promote a mix of businesses, commercial and residential uses. The entire area is served by public water and sewer. The Mack Streetscape Standards apply in this area. Tier 2 is the remainder of the Rural Community, with about 420 acres. It is intended to accommodate a mix of business, commercial and residential uses that are generally less intensive than those found in Tier 1. Lots are larger in Tier 2, and while the entire area is serviced by public water, some areas do not have public sewer. The 2012 Mack Community Plan adds about 132 acres to the Rural Community, for a total of 647 acres. The added land includes the northwest half of the Country Jam Ranch property, the west portion of the State lands, and a property to the northwest of the I-70 interchange. To implement this change in the Plan, inclusion in either Tier 1 or Tier 2 of the Mack Overlay zoning district through future rezoning of these properties will be necessary.

Figure 5 – Current Land Use by Type



Source: Mesa County Assessor Records and GIS

Mack wishes to maintain its own community identity. Residents desire to create a distinct community core with mixed-use business and services (home-based occupation, farm related/supporting businesses), and higher density residential development. Areas that are identified as mixed use, higher density, commercial, or business must have facilities and services that can service them adequately and appropriately. Residents feel there is a critical need for basic services, such as a small grocery store and gas station, but recognize the Mack population may not be sufficient for businesses to be viable. For businesses to succeed, it will be necessary to draw on a broader customer base.

The current land uses in the Rural Community and the Overlay Zone District Tiers within the Rural Community are summarized in Table 5.

**Table 5: Current Land Use by Type – Rural Community and Tiers**

<b>MACK RURAL COMMUNITY</b>			
<b>LAND USE TYPE</b>	<b>PARCELS</b>	<b>ACRES</b>	<b>% AREA</b>
Residential	178	117.83	18%
Agricultural	20	476.97	73%
Commercial	13	21.76	4%
Exempt	2	31.09	5%
<b>TOTAL RURAL COMMUNITY</b>	<b>213</b>	<b>647.65</b>	
<b>MACK OVERLAY TIER 1</b>			
<b>LAND USE TYPE</b>	<b>PARCELS</b>	<b>ACRES</b>	<b>% AREA</b>
Residential	38	33.70	36%
Agricultural	3	50.85	53%
Commercial	10	10.86	11%
<b>TOTAL TIER 1</b>	<b>51</b>	<b>95.41</b>	
<b>MACK OVERLAY TIER 2</b>			
<b>LAND USE TYPE</b>	<b>PARCELS</b>	<b>ACRES</b>	<b>% AREA</b>
Residential	139	71.98	17%
Agricultural	16	336.13	80%
Commercial	3	10.90	3%
Exempt	1	1.09	<1%
<b>TOTAL TIER 2</b>	<b>159</b>	<b>420.10</b>	

*Source: Mesa County Assessor Records and GIS, December 2011*

*Note: The Rural Community includes 127.15 acres in three parcels that have not been zoned Tier 1 or Tier 2. The respective land use classifications from the Mesa County Assessor’s office are Agricultural (90 acres), Exempt (30 acres) and Residential (12.15 acres).*

**Future Land Use Classification**

The *Mesa County Rural Master Plan* (part of the *Mesa County Master Plan*) directs growth and development to occur in and around Rural Communities, including Mack. Land uses in areas outside the Rural Communities are guided by the 2006 Rural Master Plan. The *Mesa County Land Development Code* implements the future land use classifications. Zoning districts are used to establish the conditions for the use and development of land in each of the future land use categories.

At the core of the Plan Area is the Mack Rural Community, which encompasses about 647 acres out of the Plan area’s 3,239 total acres, or 20%. As the distance from the core increases, residential densities should decrease and business and commercial services should be restricted or prohibited entirely. A range of density, lot size, and housing types should be dispersed throughout the planning area. The spatial depictions of these desires are reflected in the Future Land Use Map (Figure 6).

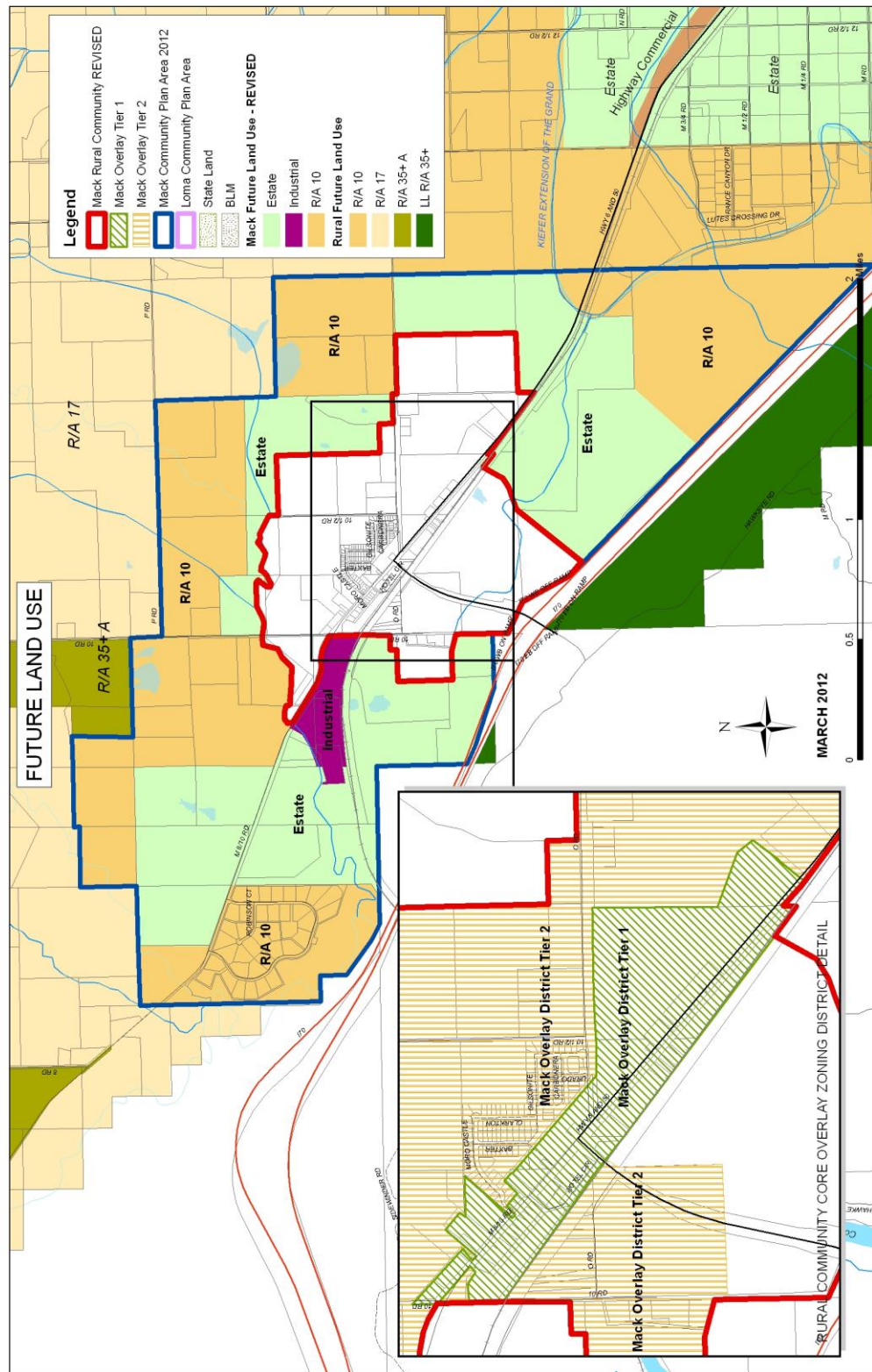
Future Land Use classifications within the Plan area and outside the Rural Community include Estate and Rural/Agricultural 10. There is also an Industrial area west of 10 Road and south of M.8 Road. Acreages and number of parcels for each land use are listed in Table 6. For properties that have more than one Future Land Use Designation, the division between uses should be considered approximate in order to accommodate development plans.

**Table 6: Future Land Use Summary**

<b>MACK COMMUNITY PLAN AREA</b>			
<b>Future Land Use</b>	<b>Parcels</b>	<b>Acres</b>	<b>% Area</b>
Rural Community	213	647	20%
Industrial	4	33	1%
Estate	22	1816	56%
R/A 10	67	743	23%
<b>TOTAL</b>	<b>306</b>	<b>3239</b>	<b>100%</b>



Figure 6 – Future Land Use



Source: Mesa County GIS (For the most current Future Land Use Classifications, use the on-line interactive map at <http://gis.mesacounty.us/interactive.aspx>)

**Zoning**

The planning area lies entirely within unincorporated Mesa County, so Mesa County is the regulatory authority for land use and zoning. There are twelve zone districts in the Plan area with Agriculture Forestry Transitional (AFT) being the most extensive district, followed by Planned Unit Development (PUD). Commercial, business, residential, estate and residential multi-family also have been applied to property within the core area of Mack. Zoning districts are summarized in Table 6 and are depicted in Figure 7.

The several zone districts within the Mack Rural community are primarily in recognition of the Mack Sanitation District (now the MCLVPID) that was created in the late 1970s. As a result of this premature zoning, many nonconforming uses and lots are in existence today. In the early 1990s, a large Planned Unit Development (PUD) was approved in the Mack area for the annual Country Jam music festival. Another large PUD, Country Living Park, was created in the 1990s. This manufactured home park has been the site of the majority of new construction in Mack.

In the 1985 Lower Valley Policy Plan, the area was foreseen as a service area for energy resource extraction and production that didn't occur. In recent planning efforts, Mesa County's official Zoning Map corrected numerous errors in the Mack area. As a result of the 2004 Loma/Mack Plan, an overlay district in the core area of Mack was created that recognizes the existing and likely future mixed residential and business uses in the area.

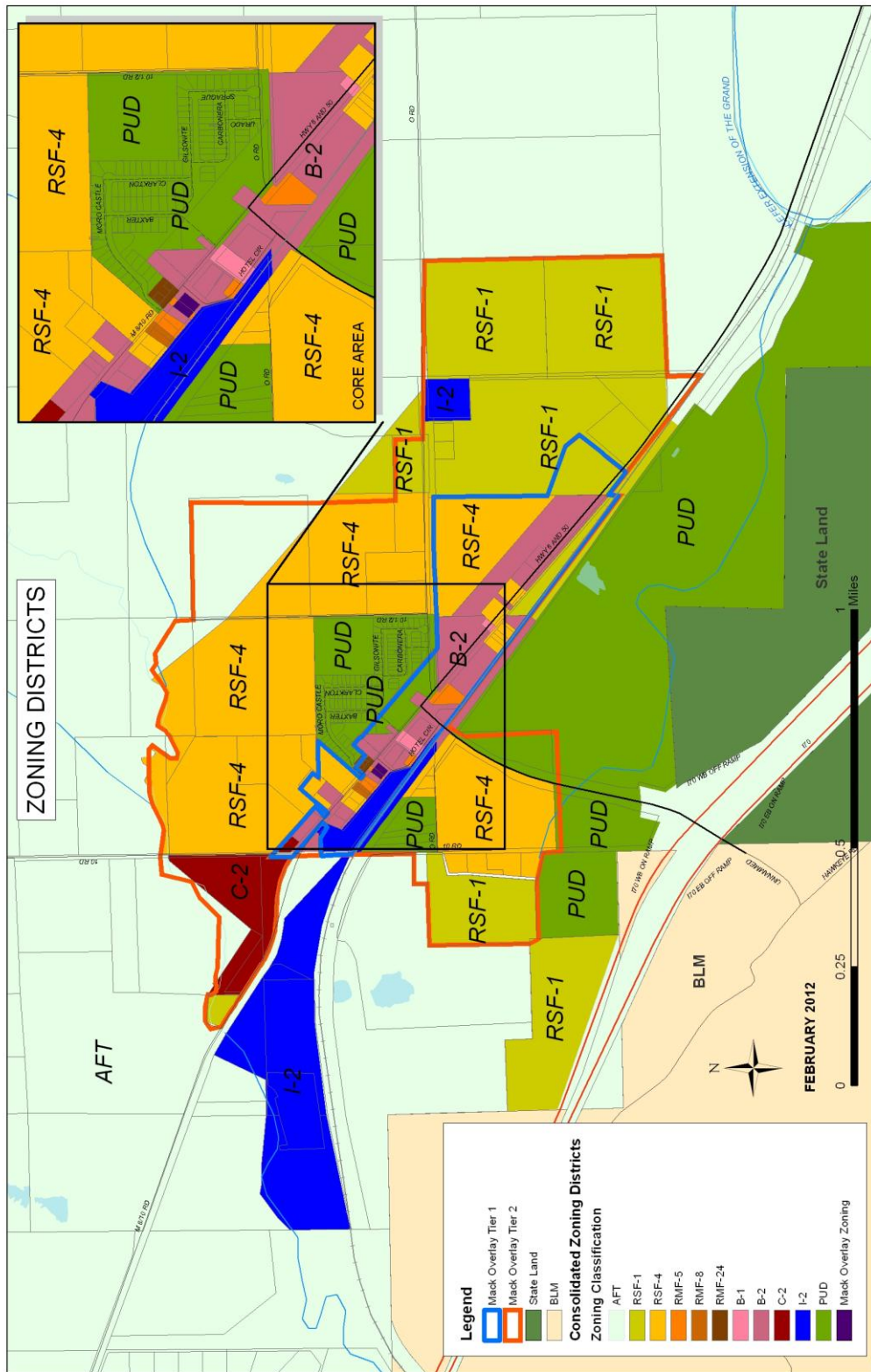
**Table 7 – Zoning District Summary**

ZONING DISTRICT	ACRES	LOTS	% AREA	% LOTS
AFT*	2371.834	85	73.23%	27.78%
B-1	.970	2	.03%	.65%
B-2	34.247	19	1.06%	6.21%
C-2	21.326	5	.66%	1.63%
I-2	67.450	7	2.08%	2.29%
Mack Overlay Tier 1	.441	2	.01%	.65%
PUD	305.807	132	9.44%	43.14%
RSF-1	217.984	12	6.73%	3.92%
RSF-4	216.560	33	6.69%	10.79%
RMF-5	1.697	4	.05%	1.31%
RMF-8	.322	2	.01%	.65%
RMF-24	.450	3	.01%	.98%
<b>TOTAL</b>	<b>3,239.088</b>	<b>306</b>	<b>100.00%</b>	<b>100.00%</b>

Source: Mesa County GIS, December 2011

\*The AFT zone includes State of Colorado land (455.906 acres, 14.08% of the Plan area)

Figure 7 – Zoning

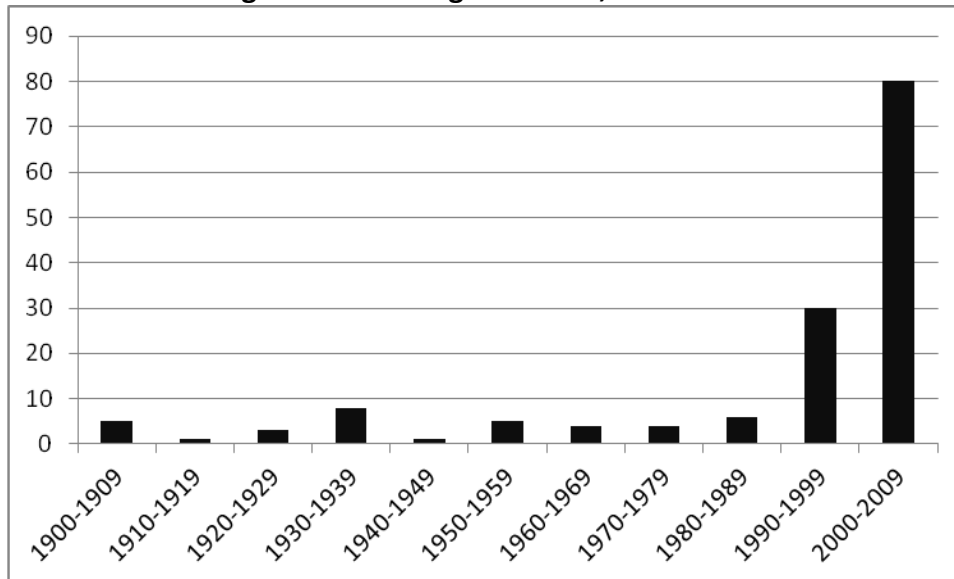


Source: Mesa County GIS (For the most current Zoning Districts, use the on-line interactive map at <http://gis.mesacounty.us/interactive.aspx>)

**Development**

There are approximately 124 residential units in the Mack Plan Area and 151 improved properties, based on Mesa County Assessor’s records. Between 2000 and 2009, the number of buildings in Mack more than doubled, with 80 new structures built in that period (Figure 8). Overall, nearly three-quarters of the 151 buildings in the Plan area have been built in the last 20 years. In that same time period, the majority of the new buildings (91 of 110) were manufactured homes. The floor area of the average dwelling is 1,552 square feet. The average value of an improved property in the Mack Community Plan area is \$155,412, while the median value is \$124,020 (Table 7).

**Figure 8 – Building Year Built, 1900-2009**



Source: Mesa County Assessor, December 2011

**Table 8 – Property Valuation Summary**

PROPERTY VALUATION			
	Land	Improvements	Total
All (306 lots)	\$10,531,860	\$18,555,270	\$29,087,130
Unimproved (155 lots)	\$44,998,260	\$0	\$4,998,260
Improved (151 lots)	\$5,533,000	\$18,555,270	\$24,088,870
Average (all)	\$34,418	\$60,638	\$95,056
Average (unimproved)	\$33,101	\$0	\$33,101
Average (improved)	\$35,701	\$119,711	\$155,412
Median (all)			\$76,7000
Median (unimproved)			\$30,000
Median (improved)			\$124,020
Low value	\$20	\$0	\$20
High Value	\$233,000	\$499,360	\$539,360

Source: Mesa County Assessor, December 2011

**Demographics**

The estimated population\* of the Mack Community Plan Area in 2000 was 198 people. By 2010, the population grew to approximately 363 people, an increase of 83% and an average annual growth rate of 6.25% (Table 8). By comparison, Mesa County grew 26.21%, with an average annual growth rate of 2.35%. In Mesa County, only the City of Fruita exceeded the growth rate of the Mack area. The 80 new homes built in Mack between 2000 and 2009 added a capacity of approximately 176 people, based on the 2010 US Census average household size of 2.2 persons per household in the Mack area.

The Colorado State Demographer estimates Mesa County’s population will increase 1.5% annually through 2015, and 1.7% from 2016-2020. Based on the projected growth rates, the Mack Plan Area population in 2020 is estimated to be 425 people, an increase of 62 people. With the current housing vacancy rate of over 15%, there does not appear to be a significant demand for new construction to accommodate population growth. Factors such as energy development and associated infrastructure being built in the region in the coming decade could have an effect on the actual growth rate, possibly increasing the demand for housing.

**Table 9 – Population Summary**

POPULATION	MACK PLAN AREA	MESA COUNTY
2000 Population*	198	116,255
2010 Population*	363	146,723
Population Change	165	30,468
Percent Change, 10-year	83%	26.21%
Average Annual Growth %	6.25%	2.35%
2020 Estimated Population	425	171,961
Estimated Change, 2010-2020	62	25,238
2000 Household Size	2.47 persons/HH <sup>1</sup>	2.47 persons/HH
2010 Household Size	2.2 persons/HH	2.46 persons/HH
2000 Occupancy Rate	94.6% <sup>1</sup>	94.6%
2010 Occupancy Rate	84.28%	92.7%

*Source: 2000 and 2010 US Census Data; Colorado State Demographer; Mesa County Assessor Records*

*\*Note: Exact Census data is not available for the Mack Plan Area; some census blocks extend beyond the Plan area. For census blocks partially located in the Plan area, population estimates are based on the number of dwelling units in the Plan area for each block, according to Mesa County Assessor records, multiplied by the average household size and occupied household rate identified in the US Census. For census blocks located entirely in the Plan area, US Census data was used.*

<sup>1</sup> 2000 Census numbers for Household Size and Occupancy are not available for the Mack Plan Area; Mesa County numbers were used.

## 5. ENVIRONMENT

### Agriculture

Mesa County Agricultural Policies in the *Mesa County Rural Master Plan* and the *Mesa County Land Development Code, 2000* encourage the retention of large tracts of prime and unique agricultural lands and recommend clustering of houses to minimize loss of these lands. The agricultural base of the Mack vicinity consists predominately of row crop operations, small scale cattle operations, and lifestyle agriculture.

The Mack planning area contains diverse topography, which reflects the equally varied soil composition. The area contains deep, well-drained soils found on floodplains and valley bottoms as well as shallow, stony undeveloped soils on hill sides and terraces. The *Soil Survey of Mesa County Area, Colorado* identifies the most frequent soil series in the area as fair for grain or seed production while a few soil series are classified fair to good for crop production. The area receives little rain. Annual precipitation in the area is about nine inches per year (*Soil Survey of Mesa County Area, Colorado*).

### Geologic Hazards

The *Mesa County Land Development Code, 2000* requires development applicants to identify all potentially impacting hazard areas/conditions and to avoid, minimize or mitigate such hazards. Section 7.6.1 of the Code defines hazards and all requirements of development proposals

### Mineral and Energy Resource

Mack's roots are in mineral resource development; the community was established in the early 1900s for the purpose of transporting gilsonite from the mines in Utah on the Unitah Railroad. From 1957 to 1973, the old American Gilsonite pipeline from Bonanza, Utah was used. It traversed the area from northwest to southeast and terminated at the old Gary Refinery in the Fruita Greenway Business Park. While gilsonite is no longer transported through Mack, mineral and energy resources in the form of natural gas and coal, as well as future oil shale development, will continue to play a role in the area.

The 1985 Lower Valley Policies (sunset by the Mesa County Planning Commission in 2000) identified several anticipated major energy-related projects that would impact the Lower Valley, including several coal mines in the Bookcliffs to the north; an oil shale pipeline from Parachute to the Gary Refinery (15 Road and Highway 6 & 50); and a coal burning power plant. Due to the energy bust of the 1980s, none of these projects came to fruition. The Policies were focused on impacts to the agricultural areas due to the anticipated growth of oil, gas, and coal extraction and transportation.

The 2011 *Mineral and Energy Resources Master Plan* replaces the 1985 Mineral Extraction Policies and encourages balancing the protection of valuable mineral and energy resources with protection of existing communities and development.

Over the past several years natural gas exploration has increased throughout the known gas fields in Mesa County and, while cyclical, is anticipated to continue. Oil shale development, while not active, continues to be one aspect of energy development. Shell Oil Co. owns about 350 acres in the Plan area and also holds water rights on the Colorado River. BLM leasing for a proposed coal mine to the north, in Garfield County, is expected to occur in 2014. Central-Appalachian Mining Company, also operating as Rhino Energy LLC, has purchased about 900 acres in the vicinity of Mack and northward, in anticipation of building a private rail line to serve the mine. The Public Utilities Commission has jurisdiction to issue permits for the proposed private rail line.

**Mineral Fuels:**

The *Mineral Resources Survey of Mesa County* (1978), part of the Mineral and Energy Resources Master Plan, identifies one small natural gas field near the Mack community – the Mack Creek Field (between 13 and 14 Roads north of P Road). Natural gas drilling production and transmission has increased in the area and into Utah over the past several years.

**Sand & Gravel:**

According to the *Mineral Resources Survey of Mesa County* (1978), “Some alluvial and terrace gravels are located on the hills north of Mack but are generally considered to be not-commercially viable deposits.”

**Other Minerals:**

Limited coal, claystone, and shale deposits are located on BLM lands above the Colorado River. This area is now closed to mineral extraction.

**Rivers/Floodplains**

Mesa County participates in the National Flood Insurance Program, which allows residents to purchase flood insurance. Mesa County has adopted floodplain regulations consistent with federal regulations.

There are no mapped FEMA-regulatory floodplain areas in the Mack Community Plan area. A 100-year floodplain has been mapped for Salt Creek to the west of Ruby Canyon Estates, on the west edge of the Plan area. New development is responsible for mapping and providing floodplain data to Mesa County in unmapped areas.

**Drainage/Washes**

The area is in the Salt Creek watershed. The area’s drainages and washes provide important values and functions to the residents of the area and require the use of best management practices and protection. The primary drainage is Salt Creek; Mack Wash is a minor drainage that joins Salt Creek. There are numerous other smaller, unnamed tributary washes that provide important drainage functions and values in the landscape and to the residents of the planning area.

### **Stormwater Management**

The purpose of the 2007 *Mesa County Stormwater Management Manual* is to provide standards for sound drainage practices to maintain or enhance quality of life of the public, and protect the public from adverse stormwater effects that could potentially occur due to development. The standards apply to all new development regarding drainage practices. The Mesa County Public Works Department administers the Stormwater Management Manual.

Development on one acre or more requires that construction runoff protection measures be used. Since 2003 a State Stormwater Permit has been required for disturbances of one acre or more. A permit is required from the Water Quality Division of the Colorado Department of Public Health and Environment, and Best Management Practices (BMPs) must be used to mitigate erosion on the development site for up to 15 years.

### **Wetlands**

Wetlands provide a variety of important functions and values that are important to the environment and the economic health of the County. Often they are impossible or costly to replace. They also serve as habitat for many species of plants and animals. Wetlands filter runoff and adjacent surface water to protect the quality of reservoirs, creeks, and drinking water. They provide natural flood control, protect shorelines from erosion and retain floodwaters, thereby protecting against the loss of life and property. Wetland plants provide shelter for many animals and are the basis for complete natural food chains. The federal government recognizes the value of wetlands and has established wetland protection programs, primarily administered through the Army Corps of Engineers. The protection takes the form of regulation for certain types of activities and actions. Regulatory programs alone are not sufficient to protect important wetlands. Voluntary efforts by the County and landowners can extend protection to these important areas. Wetlands can be recognized as part of a complex, interrelated, hydrologic system, as well as an integral component of a community's infrastructure, in the same manner as roads, schools, utilities, etc.

Specific functions and values of wetlands are:

- Flood storage/sediment trapping (within basin);
- Shoreline anchoring/Aquifer recharge;
- Groundwater discharge;
- Nutrient retention, storage, and removal;
- Wildlife Habitat:
  - Food chain support
  - Fish habitat;
- Passive recreation, heritage value, public education.

### **Wildlife**

The Mack vicinity contains a unique mix of wildlife species. The uniqueness is due to the presence of the Colorado River riparian area, drainages and their associated vegetation, agricultural fields, and upland grasslands. Riparian areas, for instance, support more than 90 percent of birds in the West. They rely on riparian corridors for food, shelter, or breeding



habitat during some portion of their lives. The Colorado River 100-year floodplain is critical habitat of the Colorado pikeminnow, *Ptychocheilus lucius*; razorback sucker, *Xyrauchen texanus*; bonytail chub, *Gila elegans*; and humpback chub, *Gila cypha*, which are all endangered fish.

Numerous ground-nesting birds rely on agricultural hayfields for breeding sites. Some birds return year after year. Upland grasslands provide habitat for numerous small rodents, amphibians, and invertebrates. Cliff nesting raptors depend on canyon walls of the adjacent Colorado River for perching, roosting, and nest sites. Raptors forage for insects, rodents, and small birds that depend on agricultural fields and upland grasslands in the planning area.

#### Colorado Division of Parks and Wildlife – Wildlife Composite Map

According to the *Mesa County Land Development Code 2000* (MCLDC): “Any project on any parcel that falls within the current Wildlife Composite Map for Mesa County, or on an environmental map adopted as part of a specific Master Plan by the Mesa County Planning Commission, shall require consultation with the Colorado Division of Parks and Wildlife to substantiate the basis for the potential impact and to address various, specific measures to avoid, minimize, or mitigate negative impacts to wildlife and its habitat.” Specific criteria are found in Section 7.6.4 of the MCLDC.

#### Colorado Natural Heritage Program

The Colorado Natural Heritage Program has identified several plant and animal species of concern along the Colorado River riparian area. The riparian area is documented habitat for the bald eagle and peregrine falcon. While the Colorado Natural Heritage rarity ranks do not imply any legal designation or regulatory actions, the rankings do provide guidance for local natural resource experts/managers to create strategies for protection of the species.

#### Weed Management

The aggressive nature of weeds (nonnative, undesirable plant species) and a lack of their control can present problems in agricultural areas and can have a negative impact on agriculture. The primary nonnative undesirable species of concern in the planning area are: Russian knapweed, *Acroptilon repens*; and Whitetop/Hoary Cress. These two plants are being controlled or managed by policies set forth in the *Mesa County Weed Management Plan*.

#### Historic, Cultural and Paleontological Resources

##### Archeological and Historic Sites:

Prehistoric and early Euro-American cultural sites are scattered throughout the vicinity. Evidence of these cultures includes rock art panels, quartzite and chert flakes, trash dumps, and numerous miscellaneous artifacts indicating the presence of humans in the area for many centuries.

The Mack area, like all of Mesa County, was Ute Indian territory until 1881 when the area was opened for immigrants. According to the *100-Year History of Mesa County*, Mack was described as being an attractive town with many trees, making it an oasis in the desert. There were stores, a garage, post office, school, and a hotel renowned for its cuisine. Mack was

established in 1904 as a company town and named for John Mack, president of Barber Asphalt Paving Company and the Uintah Railroad Company. Today, historic buildings and sites related to early mining, the Uintah Railway, construction of the valley's canals, and ranching are scattered across the planning area. None are listed on the National, State or County Registers.

#### Paleontological Resources:

Paleontological resources are an irreplaceable element of the heritage of Mesa County, Colorado, and the United States. The resources are increasingly endangered because of their commercial attractiveness, ease of accessibility, and rare or unique value. Paleontological resources are nonrenewable and have important heritage value. They offer significant educational opportunities to all citizens.

Over one hundred years of paleontological work in Mesa County has produced many beautiful, exotic, and scientifically important fossils. The first specimen of *Brachiosaurus*, found at Riggs Hill in 1901, was taken to the Chicago Field Museum for display. It is still on display today.

## **6. PARKS, RECREATION & OPEN LANDS**

### Public Lands/Trail Heads

There is an abundance of public-owned land in and around the Mack planning area. Most of this land is managed by the Bureau of Land Management (BLM). At the south edge of the planning area (Mack Ridge), there is a trailhead that leads to many popular mountain bike trails, including the world-famous Kokopelli Trail, the Kokopelli Loops, and numerous other hiking and biking trails throughout the area. The rural character of the area is also a favorite attraction for many road bicycling enthusiasts. The BLM's McInnis Canyons National Conservation Area (NCA) straddles the Colorado River between Loma and the Utah border and expects to continue to experience increased use. The Colorado Plateau Mountain Biking Association indicates that the NCA greatly enhances their enjoyment of the Mack area.

The State Board of Land Commissioners (commonly known as the Colorado State Land Board) owns just over 900 acres in the Mack area straddling Interstate 70; the 455 acres north of I-70 are within the Plan area.

The State of Colorado owns and operates Highline State Park north of the Plan area in very close proximity. It is used extensively by residents of the planning area and region.

### Parks

There are no public parks in the Plan area. Country Living Park, a planned development, has a private park that includes a tot lot, picnic areas, and a swimming pool.

In 2000, 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. Mesa County may assist, through its lottery program and/or other resources, with planning and construction of parks with a neighborhood special district (see Appendix #4 for district options), school, local unit of government, or a Homeowner’s Association maintaining the park. 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.

The Parks Policy also defines a variety of parks and facilities from Regional Parks/Sports Complex to mini-parks, trail connections and recreation centers. The policy suggests the creation of Public Improvement Districts or statutory recreation districts by a vote of the residents to provide park and recreation services.

### **Open Lands**

#### **Transferable Density Credits:**

The Mesa County Transferable Density Credits program is based on the legal premise that the ownership of land is a “bundle of rights” and abilities. Included in this bundle are water rights, mineral rights, and the ability to develop land. The ability to develop land under local zoning and subdivision regulations has a market value, just as water or mineral rights have a market value.

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 establishes a framework to match landowners in sending areas that are eligible to transfer (sell) Development Rights/Credits with land developers within a receiving area that desire to acquire (purchase) Development Rights/Credits.

Section 9.8.2.D of the Mesa County Land Development Code designates the Mack Tier 2 Overlay District as a Receiving Area for Mesa County’s Transferable Density Credits program. The Mack Sending Area is that area within the Large Lot Rural/ Agricultural 35+ and the Rural/ Agricultural 35+ future land use classifications located within the Lower Valley as identified in the *Mesa County Rural Master Plan* north of the Colorado River.

#### **Conservation Easements**

Conservation easements are another tool for the protection of agricultural lands, wildlife habitat and open space. Voluntary and perpetually binding, conservation easements restrict development of a property. The future use of the property, including potential development, is described in the easement. The value of the easement is determined through an appraisal. Easements are usually donated but in some cases may be sold. The land remains under private

ownership with the easement held by a qualified land trust or agency. Most easements in Mesa County are held by Mesa Land Trust or the Division of Parks and Wildlife. Colorado provides state income tax credits for donated easements. Property owners may use the tax credit against their own tax liability, or may sell the tax credit at a discount to others.

# MACK COMMUNITY PLAN

## GOALS, POLICIES & ACTIONS

### 1. SERVICES (SVC)

**GOAL SVC1.** Cost-effective services are provided for businesses and residents.

#### POLICIES

**SVC1.1** Development within the Rural Community boundary will be required to meet urban development standards.

**SVC1.2** Review the service plans of service providers to determine their consistency with this Plan. Request that service providers make revisions to their plans so they are consistent with this Plan.

**SVC1.3** Continue to submit development proposals to service providers for their review and comment.

#### ACTIONS

**SVC1.A** Mesa County and other service providers will cooperatively establish development standards and respective fee schedules for levels of service necessary as the community develops.

**GOAL SVC2.** An Urban Services Public Improvement District effectively provides needed and desired services not provided by Mesa County and other service providers.

#### POLICIES

**SVC2.1** Any expansion of urban services in the Mack Community shall be viable and financially self-sustaining.

#### ACTIONS

**SVC2.A** Work with the Mack community to create an Urban Services Public Improvement District, in order to provide additional urban services as the community grows and is more capable of supporting the additional services.

**GOAL SVC3.** All services and infrastructure meet the needs of the area.

**POLICIES**

- SVC3.1** Infrastructure will be provided to new development and will not diminish existing levels of services.
- SVC3.2** Mesa County will ensure adequate public services are available concurrent with new growth.

**ACTIONS**

- SVC3.A** The County shall coordinate with Ute Water Conservancy District to help ensure that water systems are designed and constructed with adequate capacity to serve existing and proposed development.
- SVC3.B** A natural gas service provider shall be encouraged to establish service in the Mack area as growth is capable of supporting service.
- SVC3.C** Evaluate the need for a solid waste transfer station in the area as the population and development increases.

**GOAL SVC4.** Adequate public safety services are available to all residents.

**POLICIES**

- SVC4.1** Mesa County, Lower Valley Fire District and developers will work together to ensure that infrastructure will be designed and installed to provide fire protection to existing and future residents and all commercial development.
- SVC4.2** Address the residents' expressed desires for consistent law enforcement presence and services.

**ACTIONS**

- SVC4.A** Work with the Lower Valley Fire District (LVFD) to determine the need for and location of a station in the Mack area, and to determine levels of staffing.
- SVC4.B** The County shall encourage Ute Water Conservancy, in coordination with the Lower Valley Fire District, to provide

adequate fire flow for development planned or anticipated in all areas within their service area.

**SVC4.C** Provide outreach through the Sheriff’s Office to area residents. Assist in the establishment of a Neighborhood Watch program, and work to address community concerns and issues regarding public safety during major events.

**GOAL SVC5.** A viable and economically sustainable wastewater collection and treatment facility services the Mack Community.

**POLICIES**

**SVC5.1** Within the Rural Community, individual sewage disposal systems (ISDS) may only be installed if the Mesa County Lower Valley Public Improvement District (MCLVPID) is either unable or unwilling to provide sewer service.

**ACTIONS**

**SVC5.A** Continue to seek funding to improve the MCLVPID (Mack) wastewater treatment plant.

**SVC5.B** Continue to consider the future land use classifications of the Mesa County Master Plan, while ensuring the sewage collection system is designed and constructed to adequately provide appropriate service for existing and proposed development.

**2. TRANSPORTATION (TR)**

**GOAL TR1.** Integrated transportation management – circulation, parking, access and multi-modal elements – is carried out through land use development projects and planning.

**POLICIES**

**TR1.1** Continue to coordinate transportation planning with land use planning in the development review process.

**TR1.2** Develop an integrated multi-modal circulation system that accommodates motorized and non-motorized users.

**ACTIONS**

- TR1.A** Prepare a Mack Area Circulation Plan that is consistent with this Community Plan.
- TR1.B** Until such time as a specific access control plan is developed with the Colorado Department of Transportation (CDOT), all access on Highway 6 & 50 shall comply with the State Highway Access Code. An Access Control plan shall be developed as soon as practical.
- TR1.C** Transportation infrastructure shall include facilities for non-motorized circulation (i.e. trails, paths, sidewalks for pedestrians, bicyclists and equestrians) that provide connectivity throughout the community and to adjacent areas.
- TR1.D** Work with CDOT to determine the feasibility of developing a Park and Ride facility.

**GOAL TR2.** A safe, efficient and functional circulation system lends to the sense of place.

**POLICIES**

- TR2.1** Provide connections from the transportation system to recreation areas.
- TR2.2** Work with the Union Pacific Railroad and any future private railroad to reduce noise and traffic impacts of trains on the Mack community.

**ACTIONS**

- TR2.A** Prepare a trails plan that provides for non-motorized travel throughout the community as well as connections to recreational facilities on nearby public lands. The trails plan should accommodate pedestrians, bicyclists, and equestrians. Such plan should also consider routes for motorized travel.
- TR2.B** Work with the Union Pacific Railroad to establish a silent crossing at Mack.



- TR2.C** Work with the community and the Mesa County Public Works Department on the feasibility and need to assign a new distinct name to M.8 Road (Old Highway 6/50) to the west of Mack.
- TR2.D** Work to secure deeded right-of-way for Mack Alley (Hotel Circle Court) to connect Hotel Circle and 10 Road.

### **3. COMMUNITY IMAGE & CHARACTER (CI)**

**GOAL CI1.** The Mack Rural Community Core is well-defined and distinct.

#### **POLICIES**

- CI1.1** Establish and maintain a well-defined community center to provide a focal point while keeping with the rural appearance and distinctive character of the area.
- CI1.2** Keep the Mack Streetscape Standards current and appropriate for the Mack Community.
- CI1.3** New development will maintain and enhance the character of the area, promoting small community character.

#### **ACTIONS**

- CI1.A** Work with area residents to periodically review and amend the Mack Streetscape Standards as necessary to ensure design goals are being met. Continue to apply the Mack Streetscape Standards.
- CI1.B** Improve the awareness of Mack area residents (through education and ongoing outreach efforts) about the issues related to nighttime lighting and light pollution.

**GOAL CI2.** Mack has an identity as the western gateway to Colorado.

#### **POLICIES**

- CI2.1** Design standards and guidelines will support design that recognizes the unique and distinct setting and character of the Mack community.

**CI2.2** New development will improve the appearance of the area around the I-70 interchange.

**ACTIONS**

**CI2.A** Establish design standards for key entry nodes (gateways) to the Mack Community, such as the I-70 interchange and the Highway 6 & 50 corridor.

**CI2.B** Assist the community and other interested parties in providing wayfinding signs to recreational facilities in the Mack area. Include informational and interpretive signs regarding the Old Spanish Trail and the Dinosaur Diamond Scenic Byway.

**CI2.C** Encourage a local organization to maintain the hand-painted Colorado sign on Highway 6 & 50.

**4. LAND USE (LU)**

**GOAL LU1.** Future development is consistent with this Plan.

**POLICIES**

**LU1.1** Require that rezones are allowed only when they are consistent with the Future Land Use Map and Policies in this Plan.

**ACTIONS**

**LU1.A** Work with area residents to implement the Rural Community Core overlay districts and Streetscape Standards.

**LU1.B** Initiate/assist with bulk voluntary rezones when a group of property owners requests a rezone consistent with the Plan.

**LU1.C** Ensure that rezones are allowed only when they are consistent with the Future Land Use Map and Policies in this Plan.

**GOAL LU2.** A range of housing types, densities and affordability are provided through the implementation of this Plan.

**POLICIES**

**LU2.1** Improve the quality of living and economic self-sufficiency for the community through a variety of residential neighborhoods and housing types including mixed residential and commercial/business uses.

**ACTIONS**

**LU2.A** Implement the Future Land Use Map and Policies by utilizing the Mack Overlay District.

**GOAL LU3.** Businesses provide goods, services and employment for the residents of Mack.

**POLICIES**

**LU3.1** Support public/private partnerships to create a commercial base that will serve the population.

**LU3.2** Support efforts to develop commercial interests that have a broader service area or draw clientele from outside of Mack in order to be economically sustainable.

**ACTIONS**

**LU3.A** Work with area economic development groups to identify businesses that would be suited to Mack and assist with marketing efforts.

**GOAL LU4.** The Rural Community is compact, distinct and separate from surrounding agricultural lands.

**POLICIES**

**LU4.1** Urban land uses (as defined in the Land Development Code) will occur in the Mack Rural Community Core areas only if adequate services are available. Such uses are not allowed outside the Rural Community Core area.

**LU4.2** Mixed and concentrated land uses will be encouraged to occur in the Rural Community Core area and not outside of the Core.

**ACTIONS**

- LU4.A** Encourage higher density development in the Mack Rural Community Core through use of the Mesa County Transfer of Development Rights/Credits program, which allows land owners to sell development rights/credits to be transferred to the Rural Community Core.

**5. ENVIRONMENT (ENV)**

**GOAL ENV1.** Agricultural and range lands capable of productive use are conserved.

**POLICIES**

- ENV1.1** Encourage the conservation of agricultural operations and infrastructure outside of the Rural Community boundary.
- ENV1.2** New development outside of the Rural Community boundary is encouraged to locate on land least suitable for productive agricultural use (productive land in this area may include lands with dry land grazing having a history of grazing use, row crops or pasture with aftermath grazing).
- ENV1.3** Support and encourage voluntary techniques to preserve agricultural lands.

**ACTION**

- ENV1.A** Require new development to use the least productive land (past and present history), and identify building envelopes on site plans as part of the agriculture land protection efforts by landowners, developers, and the county.
- ENV1.B** Continue to enforce the Mesa County Right-to-Farm and Ranch Policy
- ENV1.C** Continue to promote, make residents aware, and encourage the use of the County’s Transfer of Development Rights/Credits program, cluster development, and conservation subdivisions.

**GOAL ENV2.** Mineral and energy resource development in the region minimizes impacts while simultaneously creating benefits for the community.

**POLICIES**

**ENV2.1** Educate the public on mineral extraction policies and location of valuable resources in the Mack vicinity through informational brochures and outreach.

**ACTIONS**

**ENV2.A** Direct energy-related businesses to locate in the Mack Community on lands designated appropriately on the Future Land Use Map, consistent with this Plan's policies, to support activity in the vicinity.

**GOAL ENV3.** The integrity, values and functions of drainages, washes, floodplains and wetlands in the planning area are protected and conserved. (Values and functions include flood control, wildlife habitat, groundwater recharge, aesthetic attributes, and potential trail linkages and open land connections.)

**POLICIES**

**ENV3.1** Development in floodplains, drainage areas, washes, steep slope areas, and other areas hazardous to life or property is strongly discouraged or prohibited.

**ENV3.2** Development will avoid, minimize, or mitigate impacts to wetlands, drainages, washes and floodplains.

**ENV3.3** The Army Corps of Engineers shall be notified of all development requests on property with known and suspected wetlands.

**ENV3.4** Coordinate with Colorado Division of Parks and Wildlife or U.S. Fish & Wildlife Service to identify site-specific wildlife/plant habitats in the planning area and avoid, minimize, or mitigate impacts from development projects.

**ENV3.5** Protect Mesa County's natural heritage of plants, animals, and biological conservation sites, as identified in *the Natural Heritage Inventory of Mesa County, Colorado*.

**ACTIONS**

- ENV3.A** Require unmapped floodplains to be mapped when proposed developments are in a floodplain area (or suspected floodplain).
- ENV3.B** Encourage the preservation of rivers, floodplains, washes, and drainages through incentives provided in the Land Development Code.
- ENV3.C** Manage riparian/wash/drainage areas as corridors to allow for wildlife migration and common maintenance. Minimize obstructions such as fences.
- ENV3.D** Encourage landowners of existing significant wetlands to seek assistance from the Natural Resource Conservation Service or USDA Farmland Protection Program for the purpose of formulating management plans to protect wetlands.
- ENV3.E** Require wetlands to be delineated on final plats and site plans.

**GOAL ENV4.** Historic, cultural and paleontological sites in the Mack area are recognized and protected from destruction or harmful alteration.

**POLICIES**

- ENV4.1** Every effort shall be made to preserve and protect significant historic, cultural and paleontological resources whenever possible and reasonable.

**ACTIONS**

- ENV4.A** Conduct a comprehensive inventory of historic, cultural and paleontological resources in the planning area in conjunction with the Museum of Western Colorado and other partners.
- ENV4.B** Assist property owners in listing properties on the County Register of Historic Landmarks and provide guidance and technical assistance to help preserve or rehabilitate historic properties.

## 6. PARKS, RECREATION & OPEN LANDS (PR)

**GOAL PR1.** Parks, open lands, and trailheads/corridors throughout the area enhance the community and serve recreational, transportation and environmental purposes.

### POLICIES

**PR1.1** Implement adopted parks, recreation, transportation and trails plans.

**PR1.2** Recreational opportunities and activities are encouraged in the Mack vicinity that positively impact and enhance the Mack community where possible.

### ACTIONS

**PR1.A** Develop a parks/recreation and trails plan for the Mack area that includes connections to trails on public lands and to routes identified in the Grand Valley Trails Master Plan, and meets the needs of both residents and visitors.

**PR1.B** Require new development to provide trails/connections as links to existing trails such as the Kokopelli Trail and to the transportation system.

**PR1.C** Continue to work with the BLM and State Parks and Wildlife Division to promote and encourage safe, effective use of existing recreation facilities and opportunities.

**PR1.D** Work with organizers of bicycling events to reduce impacts on local residents and the traveling public.

**GOAL PR2.** Adequate parks and recreation services and facilities to the Mack community are provided through a viable entity responsible for ownership, construction and maintenance of facilities and provision of recreational services.

### POLICIES

**PR2.1** Assist with the formation of an Urban Services Public Improvement District as a viable entity responsible for construction, maintenance and operations of local parks facilities and programs.

- PR2.2** Encourage partnerships among government agencies, non-profit organizations, private sector businesses and area residents to assist with provision of park and recreational facilities and programs.

**ACTIONS**

- PR2.A** Explore with local landowners and residents the feasibility of creating viable, financially self-sustaining entities responsible for construction and maintenance of local parks facilities such as an Urban Services Public Improvement District.
- PR2.B** Work with local residents and partners to establish a multi-use facility that includes a community center and an entity such as an Urban Services Public Improvement District to own, operate and maintain such a facility.