

**RESOLUTION NO. MCM 2010 - 049**

**POLICY FOR INTERIM DEVELOPMENT PRIOR TO SEWER SERVICE AVAILABILITY  
WITHIN THE WHITEWATER COMMUNITY PLAN AREA BOUNDARY**

WHEREAS, the *Whitewater Community Plan* goals, policies, and objectives related to urban land use density, infrastructure, transportation circulation, and urban service were developed for the *Whitewater Community Plan* so as to be consistent with water service and potential sewer service in the planning area, and

WHEREAS, on September 29, 2008, the Board of County Commissioners directed Planning staff to initiate a process to consider rezoning any property within the entire Whitewater Community area (in conformance with the 2006 *Whitewater Community Plan's* future land use map) from rural zone districts to appropriate urban zone districts with the consent of the applicable landowner, and

WHEREAS, on July 14, 2009 the Board of County Commissioners approved rezone applications for 86 properties in conformance with the 2006 *Whitewater Community Plan's* future land use map, and

WHEREAS, public sewer service is expected to be provided by the Mesa County Whitewater Public Improvement District in the original core area by the summer of 2011 and other urban services will be available to the *Whitewater Community Plan* area over time as development occurs, and

WHEREAS, on June 2, 2009 the Board of County Commissioners in a workshop with the Mesa County Planning Commission directed Planning staff to bring back detailed policy recommendations on how to implement an interim development policy for the *Whitewater Community Plan* area.

NOW THEREFORE, THE MESA COUNTY BOARD OF COUNTY COMMISSIONERS FINDS that:

Rezoning properties within the *Whitewater Community Plan* boundaries to urban zone districts is appropriate consistent with the overall intent of the Mesa County Master Plan, and

The WWPID Policies and Regulations shall govern the extension of sewer lines to new development and may take several years to reach many properties in the the WWPID sewer service area, and

Limited development of properties in the interim prior to sewer service availability is appropriate to allow land owners some development potential, and

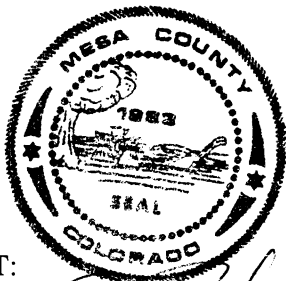
Mesa County currently requires landowners within the *Whitewater Community Plan* area to petition for inclusion into the Mesa County Whitewater Public Improvement District (WWPID) and the Mesa County Whitewater Urban Services Public Improvement Districts (MCWWUSPID) prior to any development approval.

NOW THEREFORE, BE IT RESOLVED BY THE MESA COUNTY BOARD OF COUNTY COMMISSIONERS that:

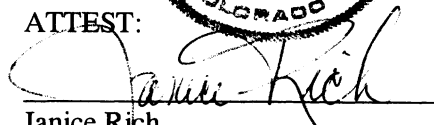
The following is adopted as official policy of Mesa County related to development of land within the *Whitewater Community Plan* area until such time as public sewer service is available from the Mesa County Whitewater Public Improvement District (WWPID). Any future substantive changes to the policy must be presented to the Board for consideration and approval.

1. New subdivision development may be permitted on Individual Sewage Disposal Systems pursuant to standards in the *Mesa County Land Development Code* if such development is designed in a manner to allow future urban development of the site when public sewer and urban services are available and if such development complies with the following criteria:
  - a. Parcels of land 10 (ten) acres or more in size within the WWPID sewer service area that are not served by public sewer may apply to subdivide and to re-subdivide to a maximum density of 1 unit per 5 acres. Lots must be clustered, and one of the residential building lots must contain at least 60 (sixty) percent of the parcel acreage.
  - b. Properties within an urban residential zoning district under 10 (ten) acres in size may be allowed to apply to subdivide into no more than 2 (two) lots under this policy. One of the residential building lots must contain at least 60 (sixty) percent of the parcel acreage unless the property is less than 2.5 acres in size.
  - c. Site circulation will be consistent with the *Whitewater Community Plan*, Transportation Element (adopted 1-11-07).
  - d. Parcels of land/lots created under this policy shall not be re-subdivided until such time public sewer service by the WWPID is available to the parcel with the exception stated in 1.a. above.
2. As a condition of approval of any subdivision development, a note will be placed on the recorded site plan indicating that urban uses are planned for the subject property in the future as designated on the adopted Future Land Use Map and referencing this Policy Resolution number.
3. Non-residential uses shall connect to WWPID sewer service.
4. Mesa County will continue to require inclusion into both the WWPID and MCWWUSPID prior to site plan or subdivision application approval.
5. New development within 400 feet of a public sewer line shall connect to sewer pursuant to the WWPID Regulations and Policies.

APPROVED this 19th day of April, 2010.



ATTEST:

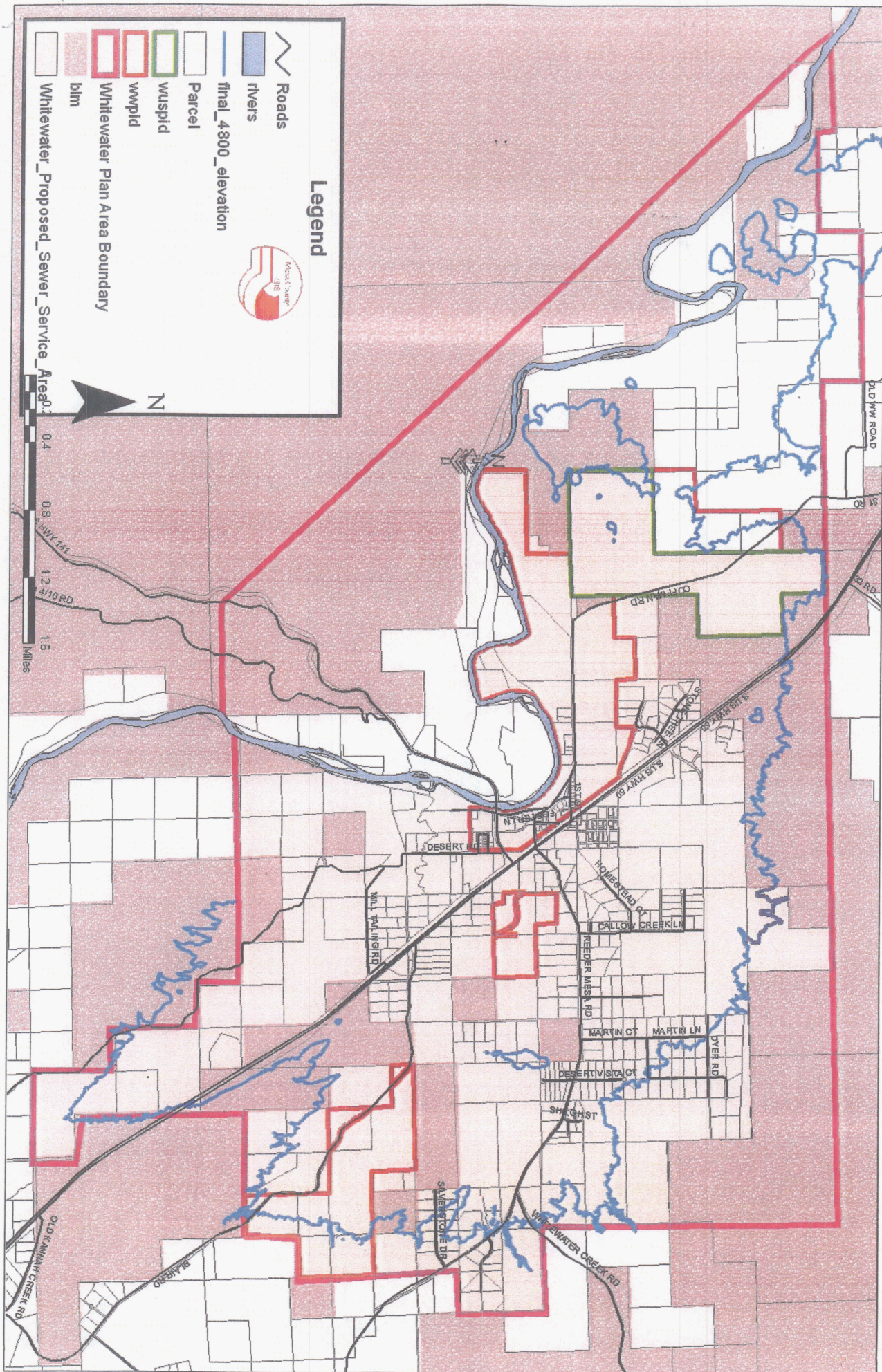
  
Janice Rich  
Mesa County Clerk & Recorder



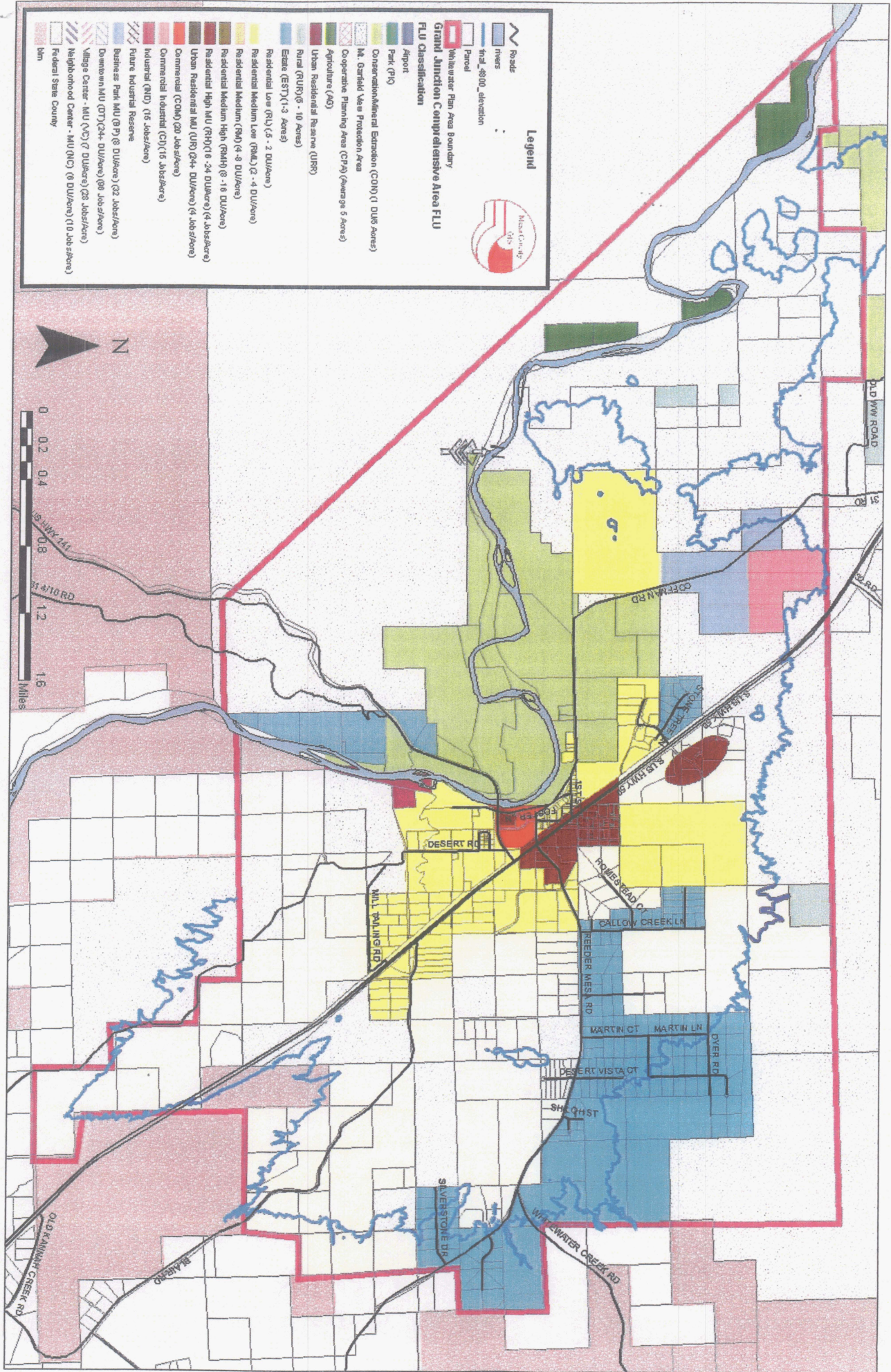
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Craig J. Meis, Chairman  
Board of County Commissioners

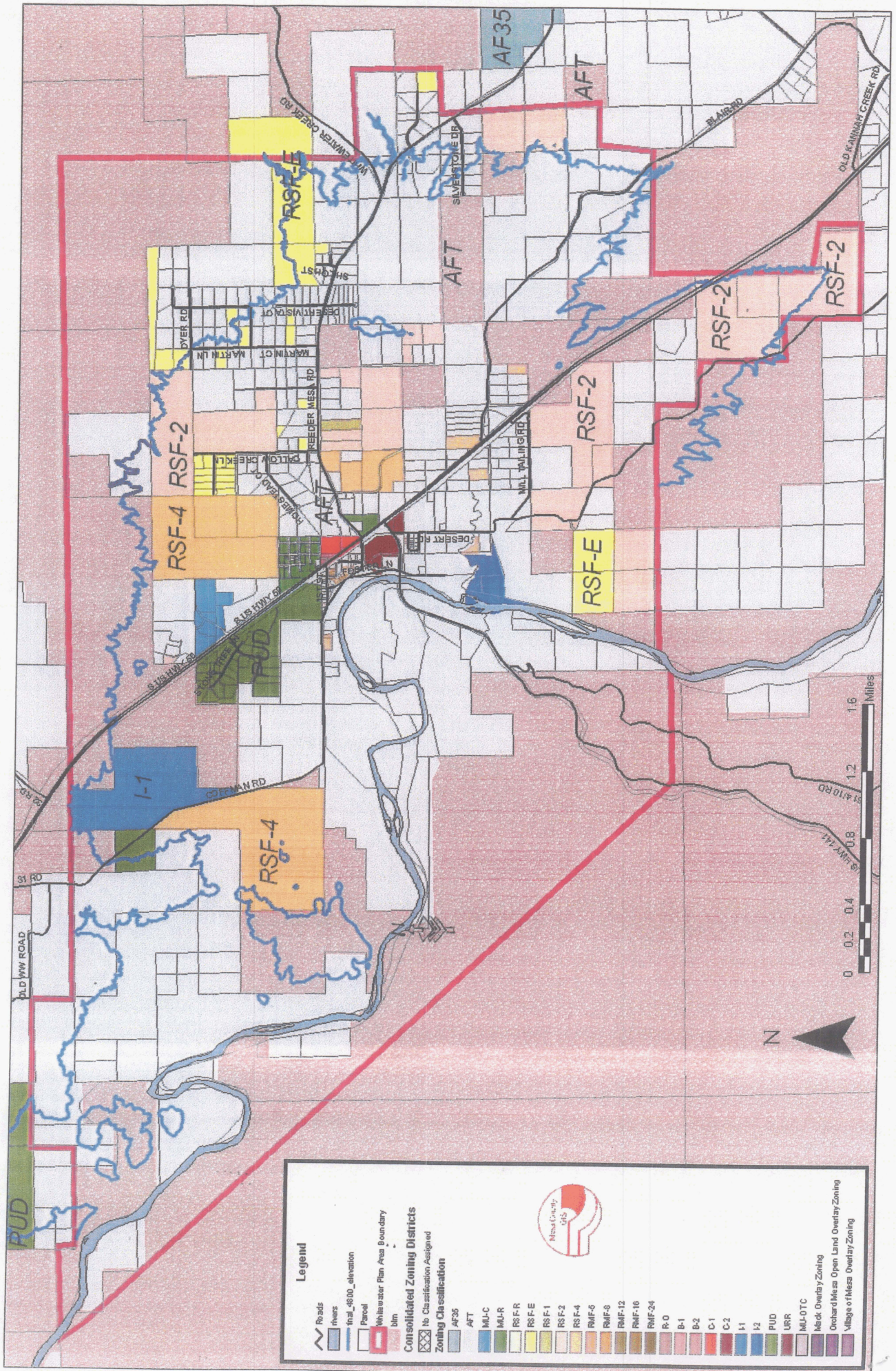












**Legend**

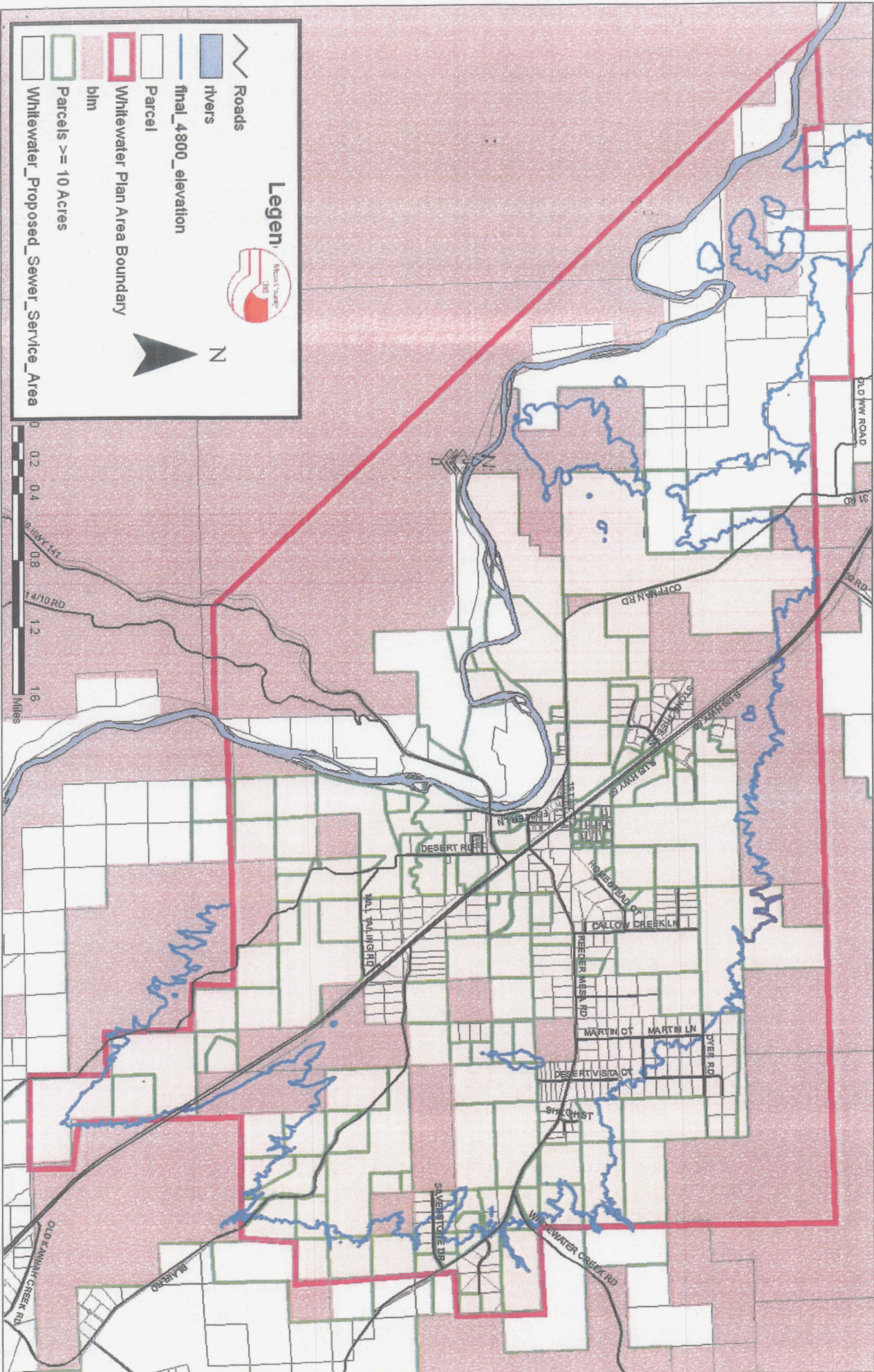
- Roads
  - Interstates
  - Highways
  - Local Roads
- Final 4800' elevation
- Parcel
- Waterwater Plan Area Boundary
- City
- City

**Consolidated Zoning Districts**









- No Classification Assigned
- Zoning Classification
- AF35
- AFT
- ML-C
- ML-R
- RS-F-R
- RS-F-E
- RS-F-1
- RS-F-2
- RS-F-4
- RMF-5
- RMF-8
- RMF-12
- RMF-16
- RMF-24
- R-O
- B-1
- B-2
- C-1
- C-2
- I-1
- I-2
- PUD
- URR
- MLU-DTC
- Meat Overlay Zoning
- Orchard/Mesa as Open Land Overlay Zoning
- Village of Mesa Overlay Zoning

Mesa City logo





**Legend**

-  Roads
-  rivers
-  final\_4800\_elevation
-  Parcel
-  Whitewater Plan Area Boundary
-  blm
-  Parcels >= 10 Acres
-  Whitewater\_Proposed\_Sewer\_Service\_Area

