



**MESA
COUNTY**

Department of Planning and Economic Development


Land Use and Development • Long Range Planning

Development Engineering • Development Services and Code Enforcement

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MEMORANDUM

21 January 2011

TO: Board of County Commissioners
FROM:  Kurt Larsen, AICP, Department Director
RE: Guidelines for Development within the Urban Development Boundary

Pursuant to our meeting with Board on 11 January 2011, attached is the final set of Guidelines for Development within the Urban Development Boundary (UDB) of the Grand Junction Comprehensive Plan. At the Board's direction we drafted the guidelines and discussed those with Grand Junction City staff before offering the final document attached to this memorandum.

I understand the Board will be sharing these guidelines with the Grand Junction City Council in a meeting to be scheduled this winter. I will direct my staff to use these guidelines when working with development applicants within the UDB to provide direction.

Please let me know if you have any questions related to this matter.

cc: Tom Papin, Interim County Administrator

encl: Mesa County Board of County Commissioner's Guidelines Regarding Development within the Urban Development Boundary of the Grand Junction Comprehensive Plan, January 2011

Mesa County Board of County Commissioner's Guidelines
Regarding Development within the Urban Development Boundary of the
Grand Junction Comprehensive Plan
January 2011

Goals:

1. Provision of urban services to all areas within the Urban Development Boundary (UDB) of the Grand Junction Comprehensive Plan by appropriate entities.

Policies:

- a. Urban development is appropriate only where urban services are available.
- b. Mesa County government is not an urban services provider.
- c. Urban development is defined as land uses allowed within the urban zone districts within the *Mesa County Land Development Code*.
- d. The City of Grand Junction, existing Special Districts, and Public Improvement Districts are the urban services providers within the UDB.
 - i. All new development within the UDB shall take place within the City of Grand Junction or an urban services Public Improvement District (PID). (e.g. Mesa County Whitewater PIDs).
- e. The Persigo Sewer system and the Clifton Sanitation District are the appropriate providers of sewer treatment service within the UDB.
- f. Limited development of properties in the interim prior to availability of urban services is appropriate to allow landowners some development potential.
 - i. New non-urban 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 consistent with the *Grand Junction Comprehensive Plan* when public sewer and urban services are available.
 - ii. Development within the Whitewater Community Plan Area is subject to the Whitewater Interim Development Policies (MCM 2010-049).
 - iii. The Garfield Planning area is uniquely underserved by infrastructure and is deserving of special interim development policies.

2. All development within the Urban Development Boundary (UDB) of the Grand Junction Comprehensive Plan will ultimately/eventually be within the municipal limits of the City of Grand Junction.

Policies:

- a. The 1998 Persigo Agreement will continue to apply as amended over time.
- b. Pre-annexation agreements between the City of Grand Junction and landowners proposing development within the UDB but not within the Persigo 201 boundary are encouraged.

3. To extend and provide urban services to areas in an efficient and cost effective manner.

Policies:

- a. Proposed urban development adjacent to the Persigo 201 boundary and within the Persigo Sewer Basin Study area should petition for inclusion in the Persigo 201.
- b. Generally, properties adjacent to the Persigo 201 boundary and within the Persigo Sewer Basin Study area which have petitioned for inclusion should be approved for inclusion in the Persigo 201 boundary by the Persigo Board .
- c. Generally, proposed non-urban development within the Urban Development Boundary (UDB) and within the Persigo Sewer Basin Study area may be permitted on an interim basis utilizing Individual Sewage Disposal Systems if such development is designed in a manner to allow future urban development of the site consistent with the *Grand Junction Comprehensive Plan*.
- d. Development within the UDB but not within the Persigo Sewer Basin Study should be subject to interim development policies (also see the Whitewater Interim Development Policies (MCM 2010-049).