

SUMMARY STATUS OF IMPLEMENTING
THE 1998 COOPERATIVE PLANNING AGREEMENTS

FIVE YEAR REVIEW
1998 - 2003

IGA PROVISION	FRUITA/GJ STATUS	PALISADE/GJ STATUS
Without the mutual consent of all parties, municipalities will not: a. annex any territory	No annexations have been proposed or approved,	No annexations have been proposed or approved
Without the mutual consent of all parties, municipalities will not: b. extend any municipal utility services that are not already present	The only municipal utility provided by the parties is sewer service. Ute Water is the domestic water service.	None have been proposed or built.
Without the mutual consent of all parties, all parties will not: a. extend any sanitary sewer line	A service line was allowed to serve a home with a failed septic system at 627 20 Rd on the Redlands in 1999	None has been extended. Palisade serves to the east and Clifton Sanitation District # 2 (CSD2) serves to the west. CSD2 is not a party to the agreement
Without the mutual consent of all parties, all parties will not: b. recommend amendment to any 201 sewer service area boundary	The Fruita Community Plan recommends their 201 area be amended to no longer include the buffer area. A 201 study is underway this year by Fruita.	Palisade has not requested any amendments to their 201 area. Clifton Sanitation District # 2 (CSD2) serves to the west. CSD2 is not a party to the agreement
Land use decisions within the “cooperative planning area” will enhance the rural character of the area.”	This is a subjective matter and difficult to measure without more specific direction. See development activity summary.	See development activity summary.
All parties will respect the adopted master plans for each jurisdiction pertaining to the “cooperative planning area.”	Mesa County Land Development Code requires decision makers to consider whether all development proposals are generally consistent with the Mesa County Master Plan, and all adopted intergovernmental agreements. Mesa County, Fruita, and Grand Junction cooperatively updated and adopted the Redlands Area Plan in 2002. as well as the entire Joint Urban Area Plan in 2003.	Mesa County Land Development Code requires decision makers to consider whether all development proposals are generally consistent with the Mesa County Master Plan, and all adopted intergovernmental agreements.
Changes in the zoning of a property (rezone) will be consistent with the recommendations of the Mesa Countywide Land Use Plan, where applicable, unless the change is formally approved by the governing bodies of all parties.	No zone changes inconsistent with the County Master Plan have been approved.	No zone changes inconsistent with the County Master Plan have been approved.
Mesa County will revise the Mesa County Land Development Code appropriately to implement the this agreement	Code revised in 2000 to require decision makers to consider whether all development proposals are consistent with adopted intergovernmental agreements. This includes all public hearing items and administrative reviews. Determining whether the rural character of the area is enhanced has been problematic – as “rural character” is not specifically defined.	
Mesa County will provide the other two parties, with adequate notice, the opportunity to review and comment upon the following types of development activity and related matters in the cooperative planning area: a. site plans b. subdivision plats or replats c. planned developments d. special use permits e. conditional use permits f. zoning or development code text amendments that may effect the “cooperative planning area.” g. rezone applications h. policy and plan amendments that may affect the “cooperative planning area.”	The municipalities are review agencies on all proposed development within the buffers.	

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<p>All parties will share planning meeting and hearing agendas with the other parties in a timely manner.</p>	<p>Mesa County posts the MCPC and BCC agenda on the internet and sends copies of the BCC agendas to the municipalities. Fruita and Grand Junction post hearing agendas on the web.</p>	<p>Mesa County posts the MCPC and BCC agenda on the internet and sends copies of the BCC agendas to the municipalities. Grand Junction posts hearing agendas on the web. Palisade does not yet have an internet page, but posts hearings at the Town Hall and advertise same in the local newspaper.</p>
<p>All parties will work cooperatively to: a. establish and adopt rural land use design standards for the cooperative planning area including, but not limited to: landscaping, signage, entryways, parking, and outdoor storage requirements; and adopt traffic access and engineering standards in conjunction with the Colorado Department of Transportation;</p>	<p>The only element of this item Mesa County has pursued is adoption of traffic access standards by the BCC in 2003. Fruita has adopted design guidelines and standards for Highway 6 and 50 immediately west of the buffer.</p>	
<p>All parties will work cooperatively to: b. assist property owners in voluntarily rezoning and/or replatting their properties in a manner consistent with the Mesa Countywide Land Use Plan, and the Fruita Community Plan to further the purposes of this agreement. Assistance may be provided in the form of fee waivers, and/or expedited review;</p>	<p>There has been no activity related to this item to-date.</p>	
<p>All parties will work cooperatively to: c. explore, develop, and support options and seek funding mechanisms available for preserving open lands and enhancing the rural character of the cooperative planning area;</p>	<p>The parties have created a Purchase of Development Rights program for the buffers. See summary of PDR program. Fruita and Mesa County adopted a joint Transfer of Development Rights program in 2003 which includes the buffer as a sending area.</p>	<p>The parties have created a Purchase of Development Rights program for the buffers. See summary of PDR program.</p>
<p>All parties will work cooperatively to: d. establish a joint open space fund for acquisition of important land, development rights, and open space and conservation easements.</p>	<p>Each party has budgeted funds for the PDR program since 2000. See PDR program summary. It has been agreed not to co-mingle funds as a “joint” fund. Sources of funds: Mesa County – Conservation Trust Fund (includes contract with Mesa Land Trust for staff person to negotiate deals) Fruita, Grand Jct. and Palisade –General Fund</p>	