

COMMUNITY SERVICES ACTION PLAN

Existing Conditions & Findings: This section reviews the current conditions and goals for water distribution, sanitary sewer collection, power, fire protection, drainage facilities, transportation and schools.

WATER DISTRIBUTION

The Clifton Water District provides potable water to the Whitewater area. The current 100,000 gallon water tank is located on the top of Whitewater Hill near the intersection of Highway 50 and 32 Road at an elevation of 4,900 feet. The tank's base elevation restricts the area of service to areas lower than 4,800 feet. The Water District has stated that the existing infrastructure is the limiting factor for providing service to future developments. The infrastructure of the water distribution system is mostly 6-inch mains with limited looping. The lack of consistently sized water mains and looping leaves the community without adequate pressure in the system to provide fire protection.

A new one million gallon water tank is being designed for Whitewater. The new tank will provide an increased water supply as well as increased water pressure that will expand the area of service that the Clifton Water District can supply, depending on the final elevation of the tank.

SANITARY SEWER COLLECTION

There is no public sanitary wastewater collection system in Whitewater at this time. All wastewater is treated on-site at each land parcel using individual sewage disposal systems (septic systems). Per Mesa County Health Department regulations, lots one half acre or larger may have private septic systems to service sanitary sewer needs.

A wastewater collection system and treatment facility is in the preliminary stages of design for the Whitewater Community. According to the *Update to Engineering Report, Whitewater Wastewater Feasibility Study* dated November 2004 prepared by WestWater Engineering, the facility can be constructed in two phases. Phase I will have the capacity to treat 50,000-gpd of wastewater serving the equivalent of 270 single family homes. Phase II will have a 133,000-gpd capacity and can serve the equivalent of 740 single family homes. The interceptor and sewage collection mains will likely be sized to service the maximum build out projected flows for the system, if required velocities can be obtained with the lower flows of the initial phases.

POWER

Grand Valley Rural Power Lines representatives have indicated that the power requirements are currently at capacity in the Whitewater area. They are in the process of selecting a site within the Plan area to construct a new substation and increase the available power capacity. This new substation will be built within the next couple of years. Three-phase power is currently available in Whitewater. Electric service consists of overhead and underground facilities.

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FIRE PROTECTION

The Land's End Fire Protection District currently consists of a fire protection station approximately five miles south of Whitewater. This station houses seven vehicles and is a volunteer station with no sleeping quarters. According to representatives at the fire district, a satellite station may be located in the Post Office Vicinity of Whitewater to house two vehicles. This would also be a volunteer station.

As with the Clifton Water District, the fire district also has concerns about the fire protection capability of the water network. The existing network does not provide fire hydrant protection. However, some residents have installed sprinkler systems with recent construction for added protection. The long term goal of the fire district is to have fire hydrant protection to all future buildings in the Plan area, as well as many of the existing buildings.

DRAINAGE FACILITIES

The current drainage facilities in the Whitewater area consist of borrow ditches that convey storm runoff from the streets and lots to the existing drainage ways. The two major drainage ways are Callow Creek and Whitewater Creek, which both drain to the Gunnison River.

The Gunnison River runs near the Post Office Vicinity and Southern Whitewater area. This drainage way has not been studied to determine the extent of the major or 100-year flood. It is recommended that a floodplain study be completed for the Gunnison River and the other two major drainage ways to determine the impact the floodplain and floodway will have on future development.

Future road sections will vary depending on the future land use. The higher density residential areas will have curb, gutter and storm sewer conveyance for runoff, while lower, rural density areas may continue with the borrow ditch conveyance system.

Future development shall follow the design criteria set forth in the *Stormwater Management Manual*, Mesa County, Colorado, March 2006. Both detention and water quality best management practices may be required with future development.

SCHOOLS

Presently there are no public schools in the Whitewater planning area. Students are bused to schools outside of the planning area. Students living in the planning area are eligible to ride the public school bus.

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There is land available for potential future school and park sites located in numerous locations throughout the planning area. Of specific interest are properties managed by the BLM that are listed on their disposal property list. Also, property owned by Mesa County and the City of Grand Junction are of interest to School District 51. The School District has been actively involved conducting their needs assessment and researching school sites for the area. Land use densities and school site selection should be coordinated to minimize busing and encourage walking to schools.



Source: www.pedbikeimages.org/ Dan Burden

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Community Services Goals

COMMUNITY

- Mesa County will continue to ensure adequate public safety services are available to all residents.
- Mesa County and the Lands End Fire Protection District will continue to work together to ensure adequate infrastructure are available to all residents, specifically fire protection.
- Mesa County will work to create a comprehensive multi-modal transportation network for the Whitewater Plan area.
- Mesa County and School District 51 will continue to work together to plan for and develop good schools in the planning area.
- Mesa County will continue to work with service providers to ensure that adequate levels of services (power, water, drainage) are provided to the area.

ECONOMY

- Revenue generated in the Whitewater Community should be redirected to the community to build a self-sustaining community until it determines its own governance.
- Mesa County will work with Whitewater residents and members of the Mesa County Whitewater Public Improvements District to plan for and provide additional urban services as the community grows and is more capable of supporting the additional services.

DESIGN & LOCATION

- Mesa County promotes and supports creative design solutions for new development that respect the integrity of the natural topography and landscape.

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Community Services Policies

COMMUNITY

- Infrastructure will be provided to all new development and will not diminish existing levels of service.
- Mesa County, Lands End Fire Protection District, and developers with an interest in the planning area, will work together to ensure that infrastructure will be designed and installed to provide fire protection to existing and future residents, as well as commercial developments.
- The Mesa County Whitewater Public Improvement District will adequately provide infrastructure and services for up to 7,500 additional dwelling units (approximately 16,000 people) expected to be reached in the next 20 – 30 years as depicted on the Future Land Use Map.
- Mesa County will ensure adequate public services are available concurrent with new growth.
- Mesa County and School District 51 will work together to minimize student bussing to be fiscally responsible and encourage school/neighborhood interaction.

ECONOMY

- Mesa County will coordinate Capital Investment Program (CIP) planning and projects with service providers to ensure an effective and efficient development of infrastructure and services.
- Mesa County Whitewater Public Improvement District will periodically evaluate sewer tap fees to ensure fees are consistent with costs of infrastructure. Infrastructure shall be designed and built for full build-out conditions per the new future land use classification map.

DESIGN & LOCATION

- Specific location of infrastructure shall be determined with future studies and analysis and as development is proposed within the planning area.
- Mesa County requires development to use drought-tolerant landscaping materials combined with water-efficient irrigation systems.
- Water-efficient plumbing fixtures and faucets are encouraged to reduce indoor water use.
- Sustainable building practices encouraged for all new development and remodels.

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Community Services Action Items

Action Items

WASTEWATER

- Establish a document of Wastewater Design Standards to ensure that future utility infrastructure is consistent and of sufficient quality to minimize infiltration and leakage and follows standard design practices.
- Mesa County Whitewater Public Improvement District will conduct a study to create and implement a Plant Investment Fee for new developments to contribute to the cost of installation of sewer infrastructure.

WATER DISTRIBUTION SYSTEM

- Mesa County and Clifton Water will coordinate efforts to create a Master Plan for the water system to provide looping and water line upgrades as needed and as development occurs to provide adequate levels of service, pressure and potentially fire protection pressure.
- Complete a water system model of the existing network and keep it up-to-date as infrastructure is installed or replaced. As pipes are replaced and the new Clifton Water District water tank goes online, the model will have the potential to define where there is adequate pressure to provide domestic water and fire service.
- Update the Plant Investment Fee for the Clifton Water District for new developments to contribute to the cost of installation of infrastructure.

SANITARY SEWER COLLECTION AND TREATMENT

- Install service laterals to existing structures within the Mesa County Whitewater Public Improvement District upon completion or in conjunction with the construction of the wastewater treatment plant and interception mains.
- New development will install additional collection mains along major routes of travel to service individual lots as development occurs. Sizing of the collection mains should be based on full build out potential for the area it will service, provided required velocities can be obtained in the larger pipes for the interim flows.

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FIRE PROTECTION

- The Clifton Water District and the Lands End Fire Protection District will coordinate provision of fire hydrant protection to buildings in the Whitewater Plan area.
- Mesa County will work with Lands End Fire Protection District, developers, and others with an interest in the Whitewater community to provide a satellite fire station in the Post Office Vicinity of Whitewater.
- Mesa County, the Whitewater Public Improvement District, and Clifton Water District will cooperatively develop respective fee schedules for urban levels of service necessary as the community develops at urban densities.

DRAINAGE FACILITIES

- Conduct a floodplain study for the Gunnison River to determine the design parameters for future development. Additional floodplain studies for Callow Creek and Whitewater Creek are also recommended.
- As development occurs, the design criteria set forth in the *Storm Water Management Manual* for Mesa County shall be adhered to.

SCHOOLS

- Mesa County will continue to work with the School District 51 long range planning committee and school board to evaluate the needs for schools in the planning area and develop sites that are integrated into neighborhoods so as to promote walkability of students.
- At the time of school site designation and development, land adjacent to it may be considered for appropriately higher residential density.



Clifton Elementary School

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