

PLANNING PROCESS

Road Map for the Future: The reason for this update is that many of the underlying premises and driving factors of the 1999 Whitewater/Kannah Creek Plan have changed. Previously, Whitewater wanted to remain a rural, agriculture-based community. At an initial summer 2006 Neighborhood Meeting/Open House, community members shared their ideas and concerns about the future of Whitewater. Overall, the attendees agreed they should be active in shaping how their community will change with new growth. Citizens also agreed that growth is inevitable and subsequently brings the opportunity of commercial development, job creation and greater services, including proposed sanitary sewer district to their community.

Citizen Participation: Citizen participation was organized into three formats; Steering Committee, Subcommittee, and Neighborhood Open House. The Steering Committee was composed of community members, service providers, interested parties, Planning Commissioners, and Board of County Commissioners members. This group kept the appointed and elected officials involved and regularly updated in the planning process.



To better discuss specific items of interest and concern, subcommittees were created. The subcommittee members included property owners, residents, prospective land developers, utility and service providers and members of elected and appointed boards.

The subcommittees were organized around the land use topics of Residential, Commercial & Industrial, Open Space & Recreation, and Infrastructure Utilities & Services. The results of the subcommittees discussions were presented at both the Steering Committee and Neighborhood meetings.

Neighborhood Open Houses were held in the community three times throughout the process. The meetings were well attended and provided opportunity to share ideas and bring up issues and concerns. The information was gathered and summarized and made available to the Steering Committee and public via Mesa County's web page.

Throughout the subcommittee and neighborhood meetings, seven distinct areas or neighborhoods were identified. For purposes of this planning document, these seven areas are utilized to describe future land uses throughout Whitewater. The neighborhoods are:

PLANNING PROCESS

1. Rancho Dos Rios area: This area is on the east side of Highway 50. BLM is the northern boundary and Mesa County owned property is the southern boundary. This area is composed of approximately six parcels of privately owned property.
2. Reeder Mesa area: This area generally encompasses the Whitewater Planning Area east of Highway 50 with the exceptions of the Rancho Dos Rios and the outer edge of the “Old Town Core” areas.
3. Elk Run Subdivision: This platted subdivision is on the west side of Highway 50 at Elk Run Road, across Highway 50 from Rancho Dos Rios area.
4. Coffman Road area: This area is north of the Old Spanish Trail trailhead on both sides of Coffman Road; and southerly adjacent to the Mesa County Landfill and general Mesa County owned land. This area covers approximately 480 acres.
5. Post Office Vicinity: This area is between 1st and 3rd Streets, and Coffman Road and Highway 50.
6. Outer Old Town Area: This area surrounds the Post Office Vicinity. The area is on the west side of Highway 50 near 3rd Street South to Highway 141, from Coffman Road to Highway 50. The area also is on the east side of Highway 50 near the intersection of Highways 50 and 141, north including the Mesa County owned properties.
7. Southern Whitewater: South of Highway 141 flanked to the west by the Gunnison River and to the east by Highway 50.

Source: Mesa County 2006

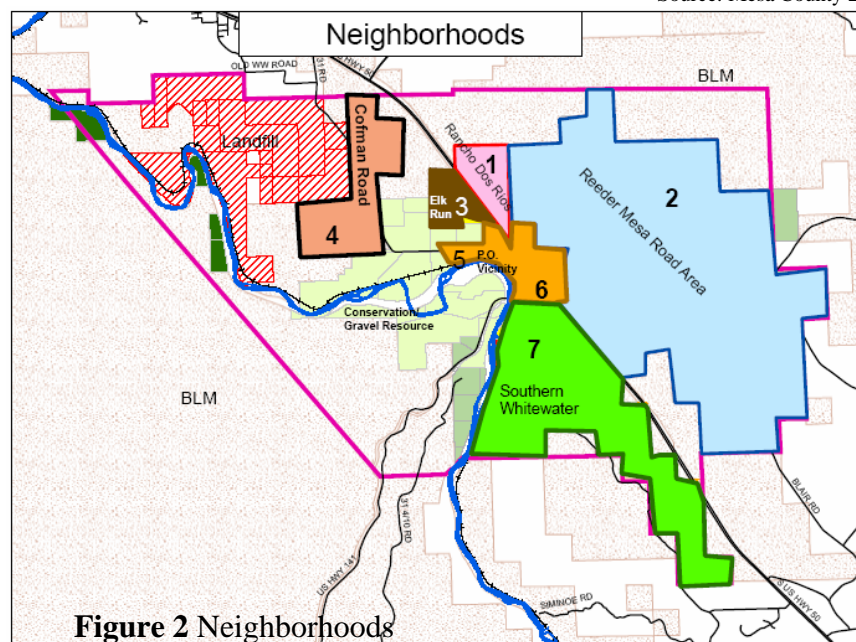


Figure 2 Neighborhoods

PLANNING PROCESS

Selection of a Preferred Plan: Captured in this plan are the visions and goals of the local community relating to future residential and commercial development, open space preservation, transportation needs, and infrastructure service requirements. Transitioning from a rural area toward an urban community will improve infrastructure, add urban services, and create pedestrian networks. Urban amenities will foster community interaction and assist in creating an identity for the future of Whitewater.

Through a series of public meetings over a three month period, the following alternatives were explored relative to residential and commercial uses. The three alternatives included:

1. **Rural-Low Density Plan;**
2. **Low-Medium Density Plan;** and
3. **Medium-Mixed Use Density Plan.**

During the public meetings one plan prevailed in guiding future development toward the residents' goals -- the **Medium-Mixed Use Density Plan**. Following are summaries of the components of each.



The **Rural-Low Density Plan** was eliminated by the community for one major reason – the limited growth this plan would not support improved infrastructure or services to the area. This plan would maintain the status quo, providing for a total of approximately 2,000 households at full build-out (including existing development). Because this would not support improved infrastructure or the opportunity for commercial development, this plan was not the preferred alternative.

The **Low-Medium Density Plan** was considered viable, as this would allow adequate growth to support improvements to the existing infrastructure, including implementation of a proposed sanitary sewer district. This plan would allow approximately 7,000 households at full build-out (including existing development). The plan provides for a variety of housing types from 5-acre ranchettes to 10,000 square foot lots (or four units per acre).

While this plan did offer commercial zoning, there was limited criteria for creating neighborhood-sized retail and instead invited the opportunity for a strip malls or “big boxes” along Highway 50. This was not consistent with the goals of the community. Modifications to this plan generated the Medium-Mixed Use Plan.

The **Medium-Mixed Use Plan** revised the Low-Medium Density Plan to include a mixed-use zone district applied to the proposed future commercial uses along the Highway 50 corridor.

PLANNING PROCESS

This alternative creates more housing opportunities; creates opportunities for live/work development; encourages smaller scale commercial development that will contribute to a small town feel; and creates interesting design opportunities.

Schedule of Activities:

Initial Steering Committee Meeting	June 22, 2006
Initial Neighborhood Meeting/Open House	June 29, 2006
Subcommittee Meetings	July 12, 2006
Subcommittee Meetings	July 19, 2006
Steering Committee Meeting	August 3, 2006
Neighborhood Meeting/Open House	August 30, 2006
Final Steering Committee Review	September 14, 2006
Final Neighborhood Meeting/Open House	October 25, 2006
Whitewater Residents Vote on Public Improvement District	November 7, 2006
Mesa County Planning Commission Public Hearing	November 16, 2006
Mesa County Planning Commission Workshop	December 7, 2006
Mesa County Planning Commission Public Hearing	December 14, 2006
Adoption by Mesa County Planning Commission	January, 11 2007
Presentation to Board of Commissioners	February 2007