



GLADE PARK PLAN 2014

DECEMBER 2014

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A special thank you goes to the Glade Park Community Center for providing meeting space.

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Historic photographs are courtesy of Jean McNamara via ancestry.com, Theresa Janssen via glade-park.com, and National Park Service. All other photographs are by Mesa County staff.

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VISION

Glade Park is a ranching community, balanced with recreational and rural residential uses. Its diverse natural resources are conserved, including limited water, abundant wildlife habitat, and a variety of ecosystems.



GLADE PARK HISTORY

Glade Park is divided into seven sections: Glade Park, Little Park, Piñon Mesa, West End, Beezer Creek, Coates Creek and Little Dolores. The area was traditionally known for its good summer range, while the Grand Valley was ideal for winter range. The first ranch, the VV (2V), was established in 1883 by C.W. Sleeper and Wendell Ela on the Little Dolores River. In 1885, the Sieber Cattle Company was



established, with ranches along the Little Dolores, Coates Creek and Piñon Mesa. Sheep ranchers moved into the area in the early 1900s but clashed frequently with the cattlemen. The first dry farming homestead was established in 1907 by Charles DeVall. Crops included corn, small grains, beans and potatoes. With the drought in the 1930s, most dry farming ceased. The passage of the Taylor Grazing Act in 1934 also impacted the ranchers, making it difficult for many small owners to continue.

The first post office was established in 1910. It was originally called Big Park but renamed because there was another town in Colorado by that name. The first schools were established in 1912, one in each of the seven sections. Three pupils were required to maintain each of the subscription schools. The Coates Creek School and the Pipeline School, both listed on the National Register of Historic Places, remain today and are used as community facilities. The Glade Park Store was established in 1907. The first telephone line was installed in 1921 and was built by subscribers.



Early roads into the area included Jacob's Ladder, the Gordon Toll Road, and Little Park Road. The Fruita Dugway, built in 1907 during construction of the Fruita water pipeline, provided a route between Glade Park and Fruita. The Colorado National Monument was established in 1911. In 1921, John Otto built Serpents Trail with assistance and funding from Mesa County and local residents. Nineteen feet wide with 52 switchbacks, it became the main route between Glade Park and Grand Junction and also served as a stock driveway. It was later replaced by Rim Rock Drive, which was opened in 1937. Serpents Trail was closed to vehicular traffic in 1950.



Sources:

Mesa County, Colorado – A 100 Year History, Emma McCreanor

A Classic Western Quarrel: A History of the Road Controversy at Colorado National Monument, Lisa Schoch-Roberts

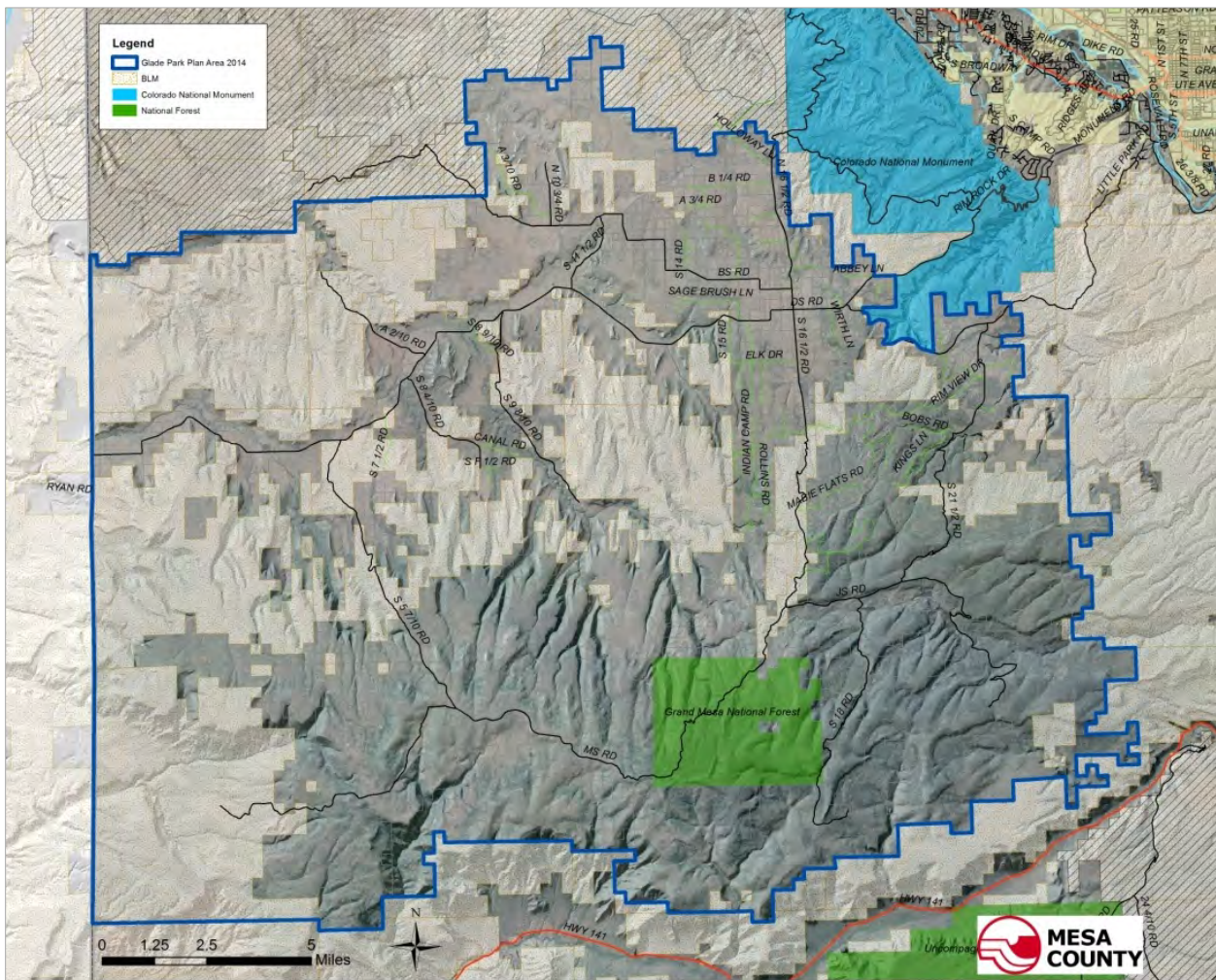
Photos: Jean McNamara via ancestry.com (top left); Theresa Janssen via glade-park.com (center right); National Park Service (lower left); Kaye Simonson (bottom row)

GLADE PARK PLAN EXISTING CONDITIONS & FINDINGS

Plan Area

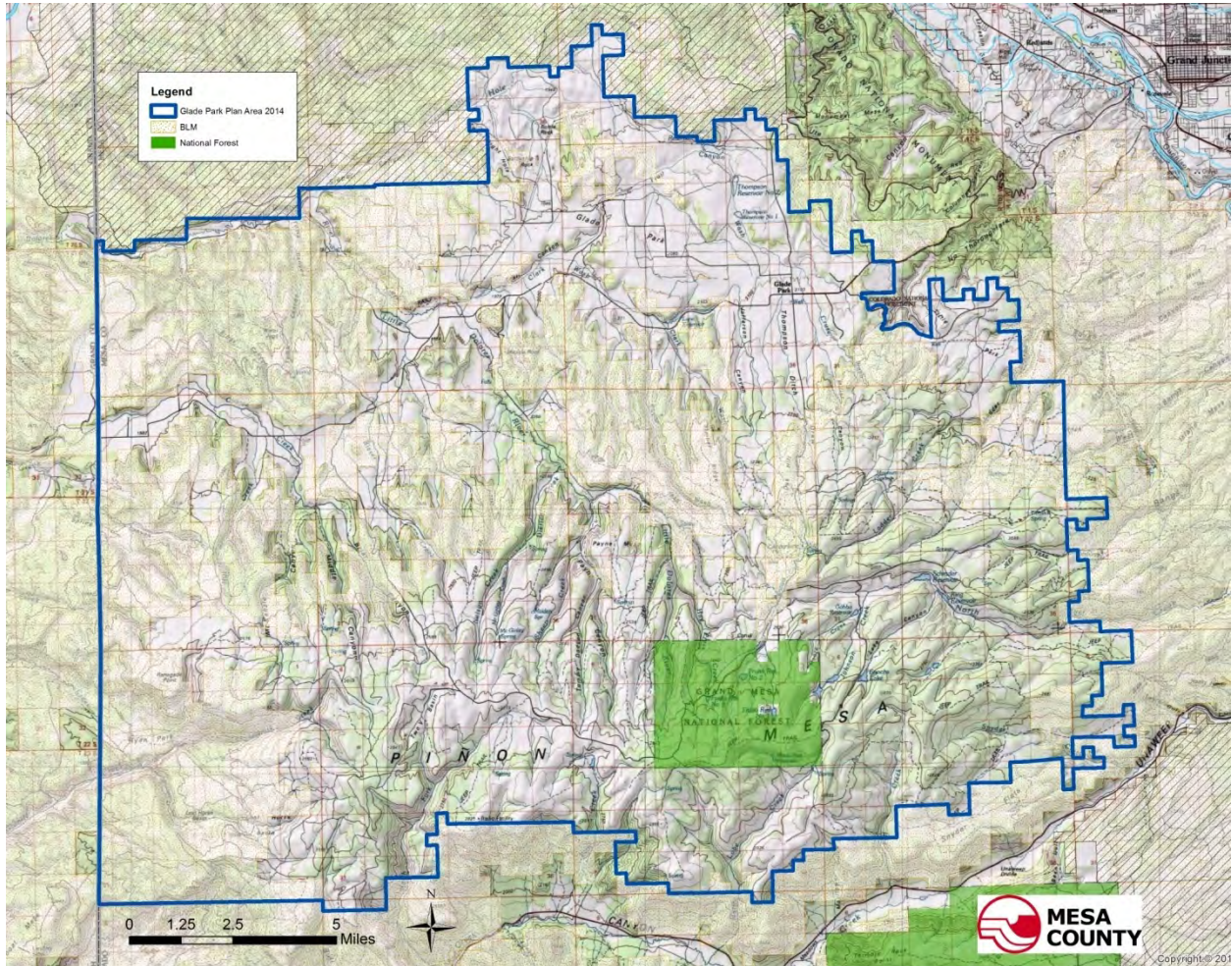
The Glade Park Plan is a component of the *Mesa County Master Plan* and is used in concert with the *Mesa County Rural Master Plan*. The Glade Park planning area is located to the southwest of Grand Junction and includes Glade Park, Little Park, Piñon Mesa, West End, Beezer Creek, Coates Creek and Little Dolores. It is bounded on the north by the McInnis Canyons National Conservation area and the Colorado National Monument. The west boundary is the Utah state line. Unaweep Canyon is to the south, and Bangs Canyon and other Bureau of Land Management (BLM) lands are to the east. The planning area contains 241,121 acres, or 376 square miles. About 62% of the plan area is private land (149,470 acres), while just under 35% is BLM land (82,702 acres) and 3% is U.S. Forest Service (USFS) land (7,385 acres). The estimated population as of 2010 was 1,086.

Figure 1 – Glade Park Plan Area



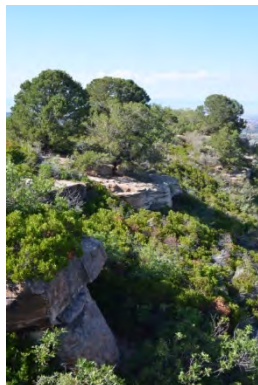
Source: Mesa County GIS

Figure 2 – Topographic Map



Source: Mesa County GIS; National Geographic Society

The Glade Park plan area encompasses a varied landscape, with rugged topography that is typical of the Colorado Plateau and diverse ecosystems that include sagebrush shrublands, Gambel oak woodlands, pinyon-juniper woodlands, and subalpine fir and aspen forests. The elevation ranges from about 5,400 feet above sea level where the Little Dolores River passes into Utah to 9,671 feet on Piñon Mesa. The elevation at the Glade Park Store is 6,901 feet.



1. SERVICES

Utility services in the area are provided as follows:

- Domestic water: Private wells; cisterns
- Sewage Collection and Treatment: Private On-site Wastewater Treatment Systems (OWTS)
- Electricity: Grand Valley Power
- Gas: Propane provided by private suppliers
- Telecommunications: CenturyLink provides telephone service. Television is over air and by satellite providers. Internet is also available in the area.
- Solid Waste Collection: Private haulers
- Irrigation Water: Glade Park Pipeline Water Users Association



Public Safety

- Law Enforcement – Mesa County Sheriff’s Office, Colorado State Patrol; BLM and USFS on public lands
- Fire Protection/Emergency Medical – Glade Park Volunteer Fire Department; Mesa County Sheriff’s Office Wildland Fire Team; BLM and USFS on public lands; mutual aid agreement with Grand Junction Fire Department
- Mesa County Animal Control
- Mesa County Emergency Services

Schools:

- Mesa County Valley School District #51

Health Care:

- Grand Junction-area providers

Community Facilities:

- Glade Park Community Center
- Post Office

Transportation:

- Mesa County Operations Department

Domestic Water

Water on Glade Park comes from wells, springs, and cisterns filled by the individual residents. Although the City of Fruita has reservoirs and a raw water line running through the area, there is no public domestic water service. Some water users get water from the Fruita raw water line, but it is untreated and not for domestic use. There is also a non-potable bulk fill station at 1931 S 16 ½ Road, just south of DS Road. There are no potable bulk fill sites in the plan area.

Domestic water must be hauled from outside of the area. Therefore, the availability of water, water quality, water rights and conservation are all very important issues in the plan area.

Well permits are issued by and regulated through the Colorado Division of Water Resources, also known as the State Engineer's Office. Since the area is considered over-appropriated for water rights, anyone seeking well permits must provide augmentation plans, which must be approved by the State Water Court. Properties larger than 35 acres are exempt and can obtain permits for domestic and livestock wells. Parcels created prior to June 1, 1972 are also exempt and can obtain well permits for household use only. Proposed water augmentation plans must include existing exempt wells on the property. Per the Mesa County Land Development Code, cisterns are only allowed on unplatted parcels; properties that are platted cannot use cisterns for domestic water.

Sewer

There is no public sanitary sewer service on Glade Park. All properties must use on-site wastewater treatment systems (OWTS – more commonly referred to as septic systems). Some properties may use holding tanks that must be pumped, due to inadequate soils or other constraints that prevent the use of OWTS. These are generally limited to seasonal cabins.

Electricity/Gas

Electricity is provided by Grand Valley Power. Grand Valley Power will continue to serve the area as it grows.

There are no natural gas providers in the area. Private suppliers provide propane services to Glade Park.

Telecommunications

Telephone service in the area is provided by CenturyLink. Cell phone service is also available but coverage and quality varies by carrier and location. Many areas do not have cell phone service. Internet service is available through CenturyLink and other providers, but connection speeds may be slow or unreliable in some areas. There is no cable provider in the area. Television is available over air, with antennas. Satellite television is available in the plan area. Some satellite providers are expanding into satellite internet service, which could improve access to the area in the future.

Solid Waste

Private waste haulers provide services to properties in the area. There is no transfer station on Glade Park; local residents must haul waste and recycling to the main solid waste facility at Whitewater. Mesa County Solid Waste Management Division will continue to evaluate if services should be expanded to the area but has no plans for facilities on Glade Park as of the writing of this plan.

Irrigation & Water Rights

Irrigation is managed by the Glade Park Pipeline Water Users Association (GPPWUA), using water from the City of Fruita's reservoirs. The GPPWUA is responsible for maintaining the line and distribution of water to users, which is non-potable. The City of Fruita also sells water to other users. The City of Fruita does not maintain its water infrastructure through the National Monument; the wooden pipeline was built in the early 1900s and the City ceased use of the water supply in 1983. However, the City's water rights decree is for municipal use and they could choose to develop it for domestic purposes in the future. There are a number of landowners with senior water rights in the plan area.

Public Safety (Fire, Law Enforcement & Animal Control)

Fire Protection:

Fire protection and emergency medical services are provided by the Glade Park Volunteer Fire Department (GPVFD). Grand Junction Fire Department is automatically dispatched for all medical calls and provides transport to area hospitals if needed. The Mesa County Sheriff's Office is responsible for wildfire protection and has a Wildland Fire Team. Wildfire protection on public lands is provided by the Bureau of Land Management (BLM) and U.S. Forest Service (USFS). The GPVFD may respond to wildfires if mutual aid is requested. (See Section 4, page 25, Wildfire.)

Fire protection issues in the plan area include:

- Availability of volunteers
- Equipment needs
- Limited water
- Private roads with multiple houses; difficulty identifying structure locations
- Fuel mitigation/reduction on both public and private lands

The Glade Park Volunteer Fire Department is a small department, averaging 12-15 members. Maintaining membership numbers is an ongoing concern, and of the existing volunteers, not all are available for every call. Current equipment needs include a replacement for the structure engine and acquisition of a second tender. The GPVFD seeks grant funds whenever possible. The area is not in a fire district and the GPVFD is not interested in forming a district, although it would provide them with revenue-generating taxing authority. The department offers training for volunteers on structure fires and wildland firefighting, as well as training for emergency medical technicians.

Glade Park's typical parcel size of 35 acres or larger can result in unique challenges for the GPVFD. Mesa County's review of development is generally limited to driveway and private road access to County Roads, street number addressing, and issuance of building permits. There are often several houses on a private road, and those roads may not meet standards typically needed for emergency access, such as width, grades, or curves. Also, the GPVFD is not always aware that new structures have been built. These issues all have an effect on response times, as well as "let-burn" decisions. Improved GIS mapping and timely notification of development can help the department better respond to emergencies.

The Public Protection Classification for Glade Park is ISO9, primarily due to limited water. This affects homeowner insurance rates in the area. The department provides training on how to manage water usage, based on availability and ability to get more water to the site.

The BLM and Colorado State Forest Service undertake fuel mitigation projects throughout the plan area, subject to available funding and resources. Private property owners have also carried out fuel mitigation projects to reduce wildfire risk to their own properties. Ongoing public education is a key component of successful fire management programs.

Law Enforcement:

Law enforcement is provided by the Mesa County Sheriff's Office. The Colorado State Patrol may also investigate traffic accidents. The Sheriff's Department monitors activity in the area but does not maintain a substation. Glade Park is covered by the Rural Deputy Program. Deputies in the program are trained and equipped to handle the unique public safety situations that can occur in rural areas, including search and rescue, water and livestock laws, off-highway vehicle operation and laws, wildlife, and public lands issues and laws. Additional law enforcement is provided by the BLM and USFS on public lands. Colorado Parks and Wildlife (CPW) provides enforcement of wildlife and hunting activities.

Animal Control:

Mesa County Animal Control Services protects and manages the pet animal population by enforcing laws designed to protect county residents and control animals, through licensing animals, educating pet owners, and investigating cruelty to animals.

School

Students that live in the planning area attend Mesa County Valley School District 51 schools. The Glade Park elementary school opened in 2009. In 2011, it became a charter school, but it closed after the 2012-13 school year. Glade Park is within the attendance areas of Wingate Elementary School, Redlands Middle School, Fruita 8/9, and Fruita Monument High School. In 2014, 71 students were on the school bus route list. The modular classroom building recently used as an elementary school is still in place.

Community Facilities

The non-profit Glade Park Community Services Organization maintains and manages the Glade Park Community Building and the Glade Park Cemetery. They also manage the Glade Park Post Office, which is located in a modular structure that was placed in Mesa County right-of-way west of the fire station in 2011. The Glade Park Community Building is located at 1521 S 16 ½ Road in the historic Pipeline School building. The cemetery is located at 16601 Cemetery Lane, just east of S 16 ½ Road.

Other community services include a free lending library that is located in a small shed at the Community Services Building. The Glade Park Volunteer Fire Department presents "Movies Under the Stars" on Friday nights as a fundraiser for the GPVFD. There are several community

events held at the Community Building as well as the historic Coates Creek School. A community website has links to numerous community resources and information, www.glade-park.com.

Community Resilience

Glade Park is prone to a number of hazards, including wildfire, landslides and severe weather. With limited services and resources, it is important that the community be resilient in order to have the ability to withstand and recover from disasters. For example, an event such as a wildfire could potentially block all access to and from Glade Park, testing the community's level of preparedness and self-sufficiency. Key components of community resilience are reinforcing community connectedness; assessing risks and vulnerability; identifying available resources; and planning for response and recovery. It is important that community resilience planning occur at the community level, as it is the residents who are immediately impacted and who are also well-positioned to offer the most support.

Community resilience depends on the self-sufficiency of local residents, and identification of public and private resources that will be available in an emergency. Some power lines on Glade Park are underground, which can limit disruption in the case of a fire or severe weather. However, terrain and geology limit the ability to install underground utilities in some areas. Other issues include limited access points, identification of evacuation routes for both people and livestock, or sheltering in place if evacuation is not possible. Identifying alternative communication methods such as ham radio operators or access to satellite phones is also important.



2. TRANSPORTATION

Transportation Modes

The area's transportation modes include:

- Motorized Vehicles: Mesa County road network and private roads; access is via the east entrance of Colorado National Monument and Little Park Road
- Bicycle: No dedicated bike lanes; trails within Grand Mesa National Forest and Bureau of Land Management lands
- Pedestrian: No pedestrian facilities; hiking trails in and adjacent to the plan area within Grand Mesa National Forest, Bureau of Land Management, and National Park Service lands
- Air: Grand Junction Regional Airport, 16 miles northeast with national carrier air passenger and freight service; private dirt airstrip near DS Road and S 17 7/10 Road; emergency helicopter landing zone at Glade Park Fire Department
- Rail: Freight and passenger service in Grand Junction
- Transit Service: No local passenger service; regional and national passenger service from Grand Junction



Corridors for Circulation

Access to the plan area is via the Colorado National Monument east hill and DS Road, and Little Park Road. Rim Rock Drive in the Monument can also be accessed from S 16 ½ Road. For non-emergency purposes, this segment of Rim Rock Drive is considered part of the Monument's fee area. There are no other significant routes connecting the plan area to the remainder of Mesa County. Having multiple access routes to the area is important for public safety. Use of the Monument's east hill was upheld through the 1986 U.S. District Court decree after suits were brought by residents and Mesa County against the U.S. Department of Interior. Mesa County and the National Park Service have historically entered into an annual contract for Mesa County to provide winter maintenance for the portion of the road referred to as the east hill to the Glade Park cut-off. According to Mesa County Road and Bridge records, improvements to Little Park Road have occurred incrementally over the years. At the time of the 1986 case, the upper part of Little Park Road was a gravel surface and had not been paved and improved to its current condition. Mesa County did not pave the section of Little Park Road above 21 ½ Road to DS Road until 1998. Recreational on-road bicycle use of Little Park Road as an alternative to or in conjunction with Rim Rock Road has become popular.

Mesa County Road Network and Maintenance

The transportation network in the Glade Park area is entirely vehicular in nature. Primary roads are DS Road, running east-west, and S 16 ½ Road, running north-south. These, along with Little Park Road, are the only paved roads in the plan area. All other county-maintained roads are gravel. Private roads and shared driveways are common.

All County roads in the Glade Park plan area have a functional classification of local road in the County’s hierarchical system. There are also roads in the plan area that may be in County rights-of-way but are not county-maintained, as well as private roads that are not mapped in the Mesa County system. The total road miles in the plan area is low, due to public lands and land ownership patterns. About one-third of all roads are private.

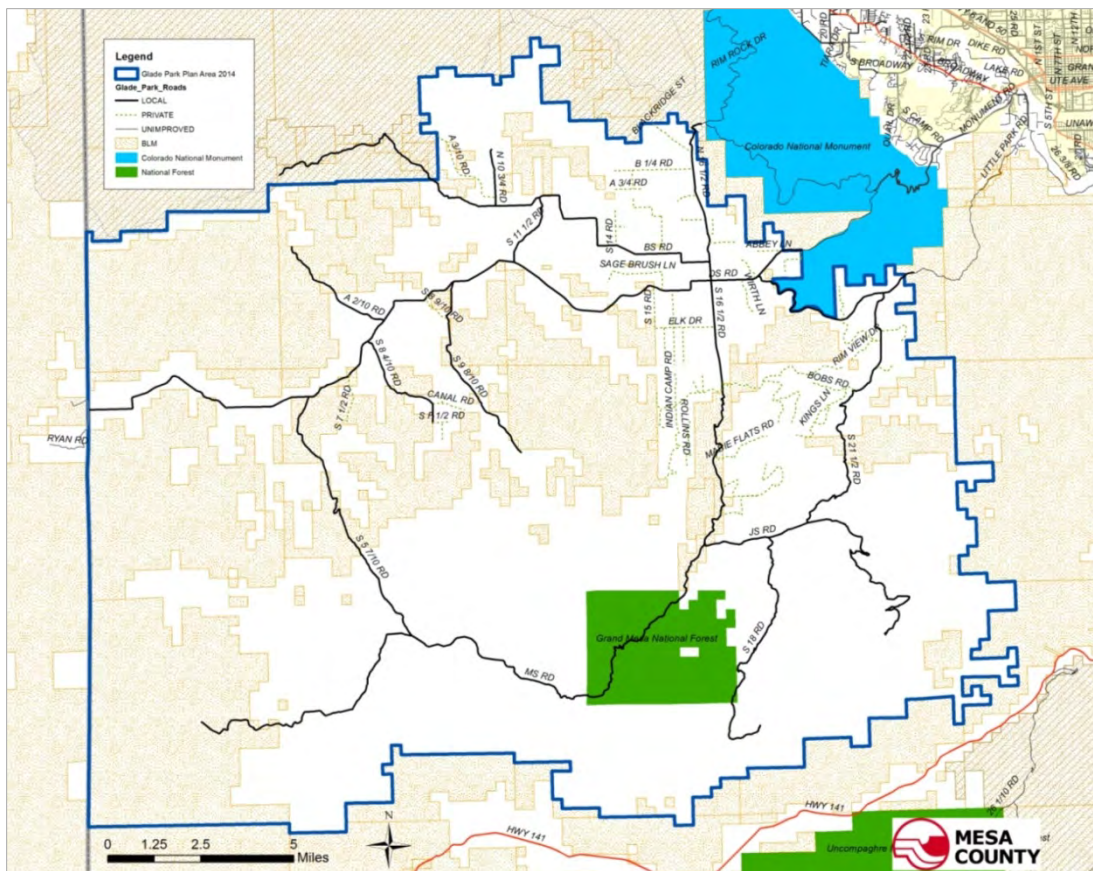
Many of the roads are not in dedicated rights-of-way. When Mesa County has subdivision authority, needed right-of-way is acquired as development occurs. However, creation of parcels that are 35 acres or larger is not subject to the Mesa County subdivision review, and no right-of-way dedication is required. The County must work with adjoining property owners to acquire needed right-of-way for specific improvements.

Table 1 – Road Classifications and Miles

Road Type	Miles
Local Road	130
<i>Paved</i>	33.5
Private	65
Total	195

Source: Mesa County GIS

Figure 3 – Roads



Source: Mesa County GIS

Maintenance

The Mesa County Transportation Division maintains approximately 130 miles of county roads in the planning area. Maintenance includes surface treatment (chip seal, asphalt, magnesium chloride, and gravel); grading; drainage (culverts); right-of-way brush/tree removal; weed spraying and mowing; signing; snow plowing; and various other road maintenance and upgrade activities. The district maintenance shop is located at 16430 DS Road.

The snow and ice policy of the County is to sand and plow as needed. All school bus and mail routes are cleared as soon as practical. County forces maintain 24-hour coverage during and after storms until near normal driving conditions are restored using all methods available for snow and ice control. Mesa County does not plow or sand private roads or driveways. Several County roads in the plan area are not maintained in the winter. The date ranges for non-maintenance vary based on elevation. Through a cooperative agreement/contract, Mesa County provides winter maintenance in the Colorado National Monument from the east entrance to the Glade Park cutoff (DS Road).

Capital Improvements

Mesa County has a Capital Improvements Plan (CIP) for transportation projects. The CIP identifies planning and construction projects that will occur in the next 6 years. An example of a recent CIP project is the widening of the DS Road bridge at the Little Dolores River crossing. As of the writing of this plan, the CIP does not include any major projects in the Glade Park area. Projects could be added to the CIP if determined necessary. The County has an ongoing program to add shoulders and guard rails to Mesa County roads where justified.

Applied Plans

Adopted transportation plans for the area include, but are not limited to, the *Mesa County 2035 Regional Transportation Plan*. The Mesa County Regional Transportation Planning Office (RTPO) provides ongoing traffic analysis using adopted land use plans and community travel data. Additionally, the Mesa County Traffic Division conducts periodic counts of traffic at key locations. These analyses help determine the transportation infrastructure necessary for all modes of travel and provide guidance for corridor plans.

The National Park Service (NPS) plays an important role in transportation and access to Glade Park. Issues of access to Glade Park date back to the Colorado National Monument's establishment in 1911. It culminated with the 1986 court decree that determined that a public right-of-way existed over the portion of the road in the Monument between the east entrance and DS Road, and that a fee could not be charged for travel through the Monument for non-recreational use, i.e. access to Glade Park. At the time of the court decree, parts of Little Park Road had not been fully improved and paved, so it was not considered a viable year-round route for primary access to the area. As of the writing of this plan (2014), the NPS is working with the County to address transportation safety issues along the east hill public right-of-way.

Multi-Modal Considerations

There are no pedestrian networks in the plan area. Bicyclists use the road system but there are no established bike lanes and shoulders on which to ride are limited. Equestrians use the rural roads in the area. There are some designated trails in the Grand Mesa National Forest and on BLM lands such as Rough Canyon and Miracle Rock for hikers and equestrians as well as off-highway and 4WD vehicles. Trailheads in the McInnis Canyons National Conservation Area and the Colorado National Monument are in close proximity to the plan area. As recreational use in the area grows, roads may need to be modified to safely serve bicyclists and equestrians. No public transit service is provided to the Glade Park planning area.



3. LAND USE

Current Land Use

Glade Park is defined by its ranching heritage, as well as extensive public lands. The planning area totals approximately 241,121 acres or 376 square miles.

About 272 acres are in rights-of-way, with 240,849 acres in parcels. Land uses generally fall into one of three categories: ranching, residential, or public lands.

The residential properties are concentrated in the northeast portion of the plan area, along Little Park Road, DS Road and S 16 ½ Road.

Issues for the residential areas regarding water, fire, access and other services can differ from the ranching areas. Some residential areas have homeowner associations and covenants to address specific needs such as maintenance of private roads.



As of April, 2014, there were 1,239 tax parcels. The majority of the land area is classified as “agricultural,” covering 90% of the private land area and 56% of the total plan area. Public and property tax-exempt lands account for about 37.5% of the area. The remaining 6.5% is assessed as “residential,” but represents over a third of the parcels. The average size of a residential parcel is 36 acres. There is one commercial parcel, which is the Glade Park Store site. The largest private parcel is 8,937 acres, while the smallest is less than one acre. The average private parcel size is 128 acres, while the median is 39 acres.

Land use type is assigned by the County Assessor to indicate the general, actual use of the property and is the basis for determining property taxes. It may not match adopted zoning districts or future land use classifications. “[Agricultural land](#)” is defined by Colorado statute and generally must include at least one of the following: use as a farm or ranch; at least 40 acres of forest land used to produce tangible wood products; land subject to a conservation easement; or having decreed water rights used for agricultural production. A substantial number of parcels in the area that are approximately 35 to 40 acres in size do not meet any of the agricultural requirements and are classified as “Residential,” primarily due to lack of water for agricultural purposes.

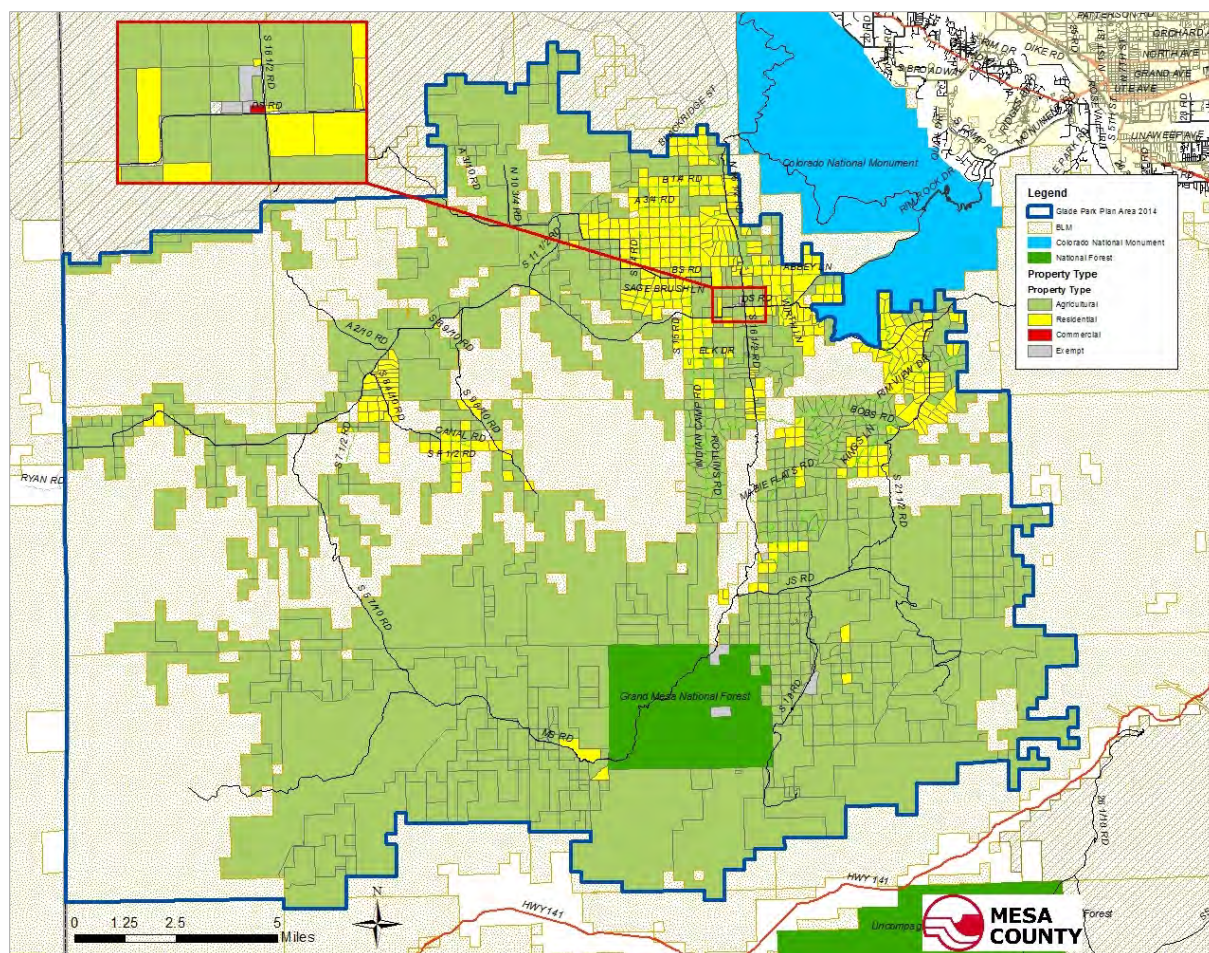
Table 2 – Current Land Use by Type

Land Use Type	Parcel	Acres	% Area	% Parcels	Avg. Size
Agricultural	731	134,984	56.0%	59.0%	185
Residential	429	15,432	6.5%	34.7%	36
Commercial	1	2	--	--	2
Exempt	78	90,431	37.5%	6.3%	1,160
TOTAL PARCELS	1,239	240,849			194

Source: Mesa County Assessor Records and GIS, April 2014

*Exempt means properties that are exempt from property taxes, according to the Mesa County Assessor’s records.

Figure 4 – Land Use by Type



Source: Mesa County Assessor Records and GIS

Public Lands

Public and quasi-public uses in the Area (Table 3, Figure 5) include large blocks of open space managed by the Bureau of Land Management and the U.S. Forest Service; the City of Fruita reservoirs; and small parcels owned by public entities such as Mesa County, the Glade Park Volunteer Fire Department, and Glade Park Community Services.

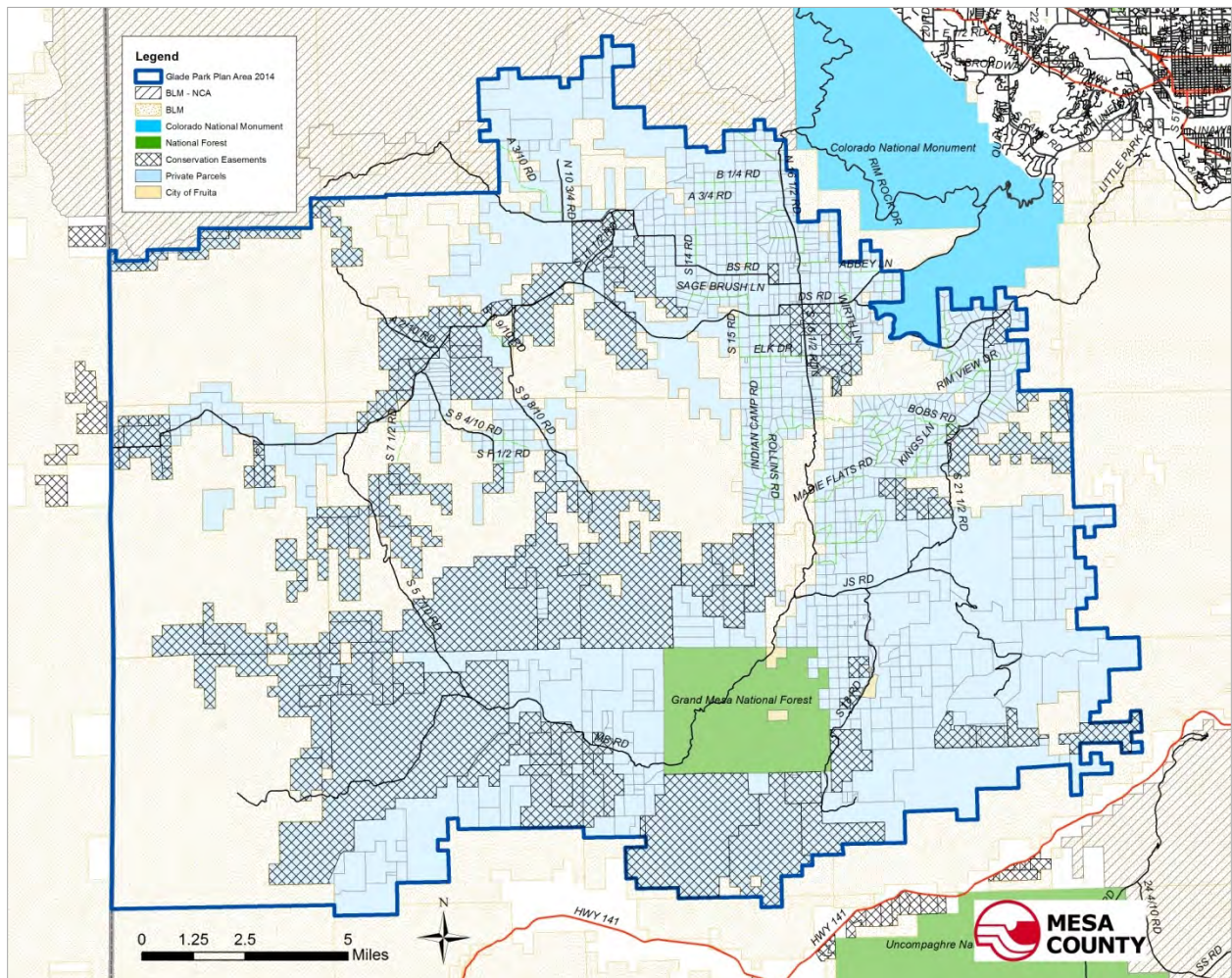
Public lands represent more than a third of the plan area. Additionally, the plan area abuts the Colorado National Monument and the McInnis Canyons National Conservation Area (NCA; established October, 2000) to the north. BLM lands are also to the east, south and west. Issues related to public lands management have a significant effect on the Glade Park area. The BLM Grand Junction Field Office’s Resource Management Plan (RMP) provides guidance for management of BLM land. The BLM and Mesa County have entered into a Memorandum of Understanding (MOU) regarding coordination of planning and decision-making. Uses on BLM land include grazing and recreation, and provide significant wildlife habitat. Mesa County has a similar MOU with the U.S. Forest Service for the Grand Mesa National Forest. Public use of the Fruita reservoir properties is closely associated with use of the forest for fishing, hunting, camping and recreation.

Table 3 – Public Land Ownership

Public/Quasi-Public Owner	Parcels	Acres	% Area	Square miles
BLM	66	82,702	34.3%	129.2
USFS	1	7,385	3.1%	11.5
City of Fruita	5	304	0.1%	.48
Mesa County	1	2	--	--
Glade Park Community Services	2	13	--	--
Glade Park Volunteer Fire Dept.	1	4	--	--
School District 51	1	1	--	--
1 st Christian Church	1	20	--	--
TOTAL	78	90,431	37.5%	141.8

Source: Mesa County Assessor Records and GIS

Figure 5 – Public and Conserved Lands



Source: Mesa County Assessor Records and GIS (As mapped, whole parcels are shown. Conservation easements may not encumber entire parcels.)

Conserved Lands

In addition to public lands, a substantial number of private properties in the Glade Park plan area have been placed in conservation easements. The purpose of most easements is to conserve agricultural and wildlife values in perpetuity. The majority of the easements are held by Mesa Land Trust. Other easement holders include Colorado Parks and Wildlife and Colorado Cattlemen’s Agricultural Land Trust. Figure 5 shows the location of conservation easements. More than 51,000 acres are conserved, representing over one-third of the private land area. Conserved and public lands combined account for 59% of the Glade Park plan area.

Table 4 – Conservation Easements

	Conservation Easements	Conserved + Public Lands
Total Acres	51,797 acres	141,884 acres
% Private Land Area	34.4%	--
% Total Plan Area	21.5%	59%

Source: Mesa County Assessor Records and GIS

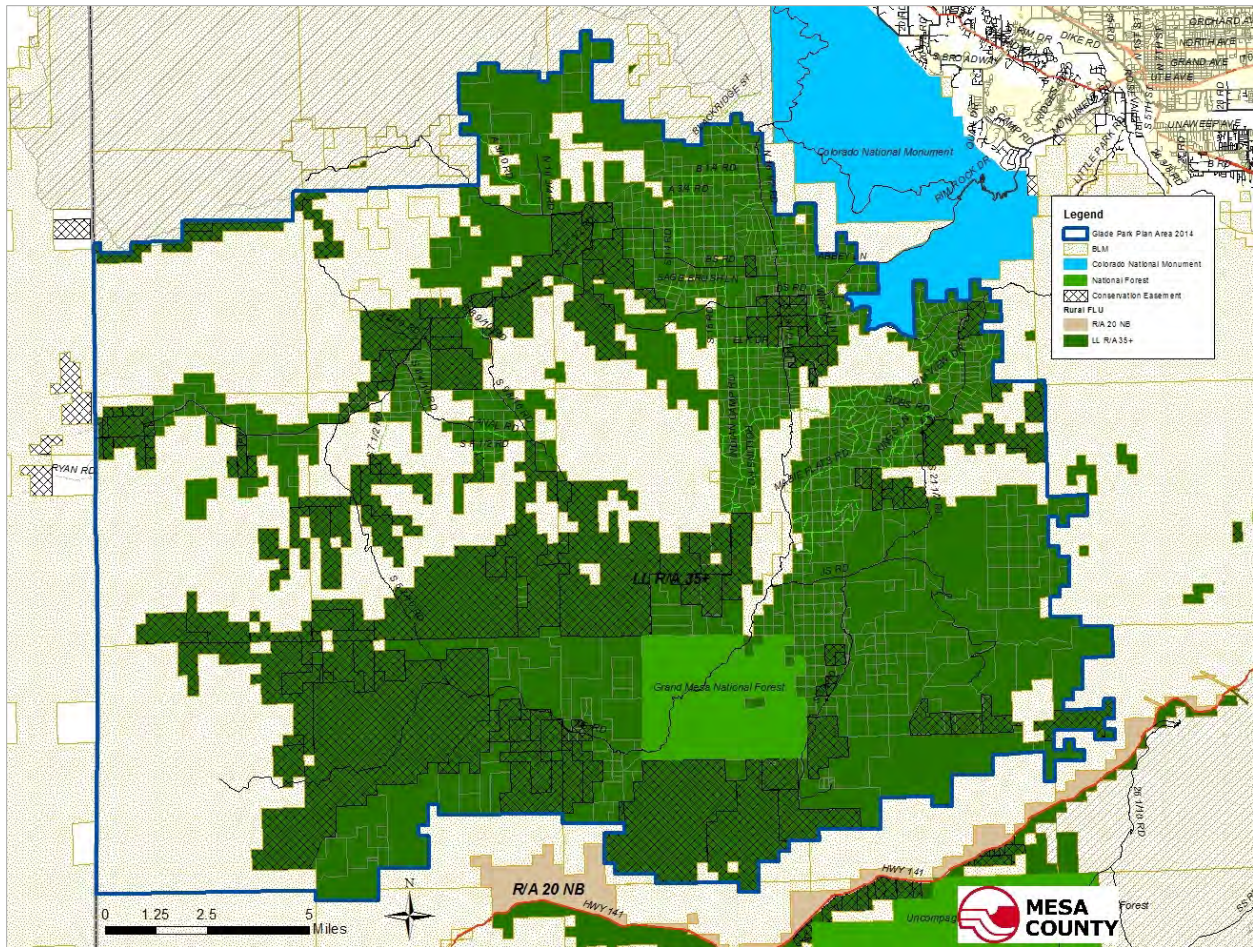
Future Land Use

Future land use is guided by the [Mesa County Rural Master Plan, 2006](#) (part of the Mesa County Master Plan). It identifies future land uses and establishes residential density for development. The [Mesa County Land Development Code, 2000](#) implements the future land use classifications. Zoning districts are used to establish the conditions for the use, density and development of land in each of the future land use categories. The future land use for the entire Glade Park plan area is “Large Lot Rural/Agricultural 35+” (LL R/A 35+), which is intended to maintain land in large agricultural parcels (Figure 6). Rural residential development is discouraged.

The minimum lot size for LL R/A 35+ is 35 acres, which aligns with State statute that allows the creation of parcels 35 acres in size or greater without county subdivision review. It also fits with standards for water wells; specifically, a domestic water well will be permitted on a parcel that is 35 acres or larger, or that was platted prior to 1972. The *Mesa County Rural Master Plan* specifically states, “The Fruita reservoirs on Pinyon Mesa should not serve the Glade Park residents with potable water since this action would encourage development where roads and other services are extremely limited.”



Figure 6 – Future Land Use



Source: Mesa County GIS

Zoning

The planning area lies entirely within unincorporated Mesa County’s jurisdiction. Mesa County is the regulatory authority for land use zoning. The majority of the plan area is zoned AFT – Agriculture Forestry Transitional, in which the density is based on the Future Land Use Classification established in the Mesa County Master Plan. A few parcels are zoned AF35 – Agriculture Forestry 35, which has a minimum lot size of 35 acres.

The *Mesa County Land Development Code* uses the Master Plan to determine density (average lot size) in the AFT zoning district. Based on the future land use classification of LL R/A 35+, the density as well as the minimum lot size is 35 acres. Under the current *Mesa County Land Development Code*, property owners can seek approval of Simple Land Divisions without consideration for the density allowed by the Plan, provided the parcel has not been previously subdivided and has county right-of-way frontage. However, issuance of well permits by the State of Colorado on parcels smaller than 35 acres is dependent on approval of augmentation plans; this has significantly limited the ability to create smaller lots on Glade Park. Simple Land Divisions are highly unlikely in the area. Well permit requirements may also be a concern for

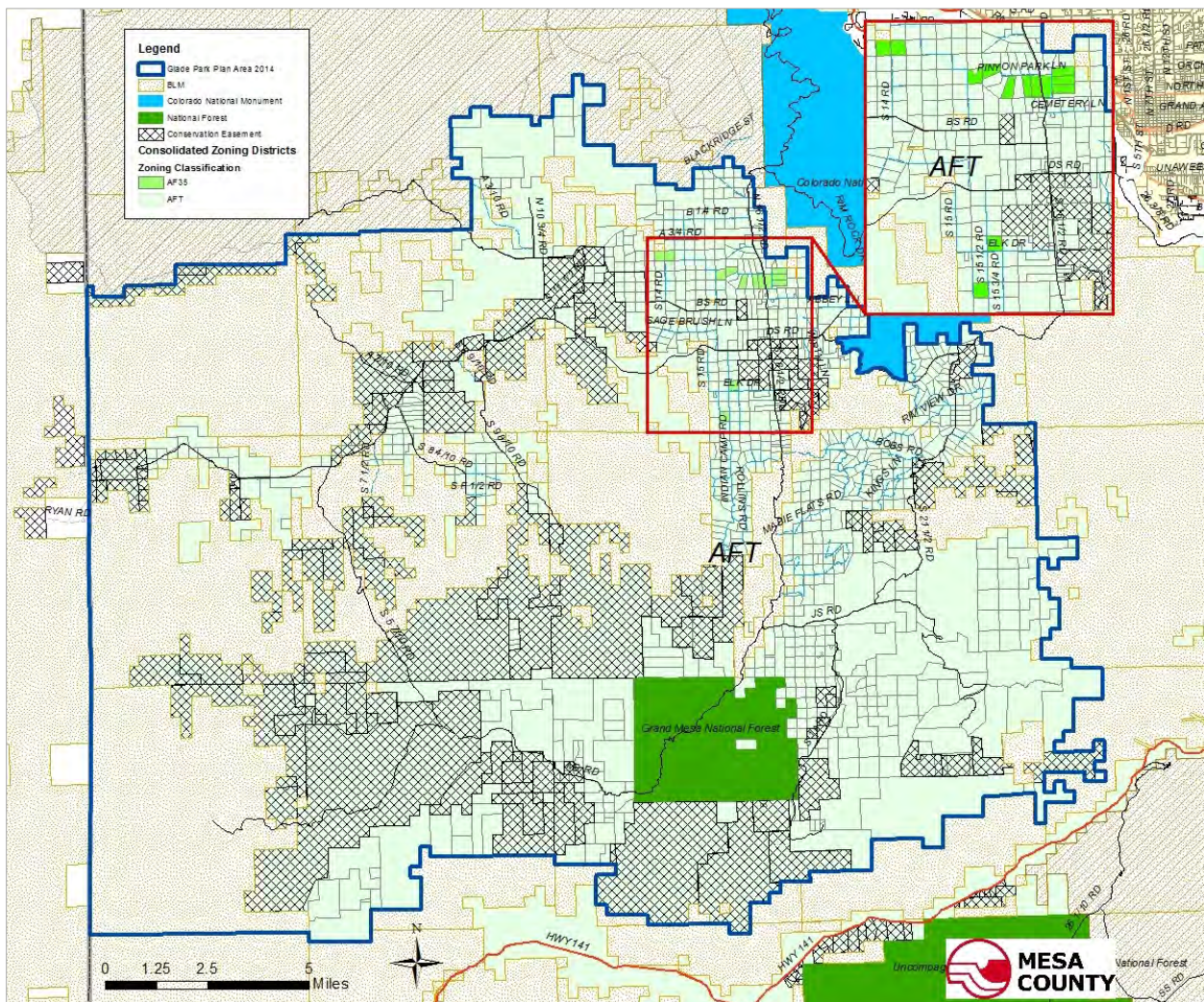
property owners seeking to reconfigure parcels through other processes such as physical and legal separations or property line adjustments.

Table 5 – Zoning

Zoning District	Acres	Parcels
AFT	150,277	1,159
AF35	485	
	150,762	1,172

Source: Mesa County GIS

Figure 7 – Zoning



Source: Mesa County GIS

Development

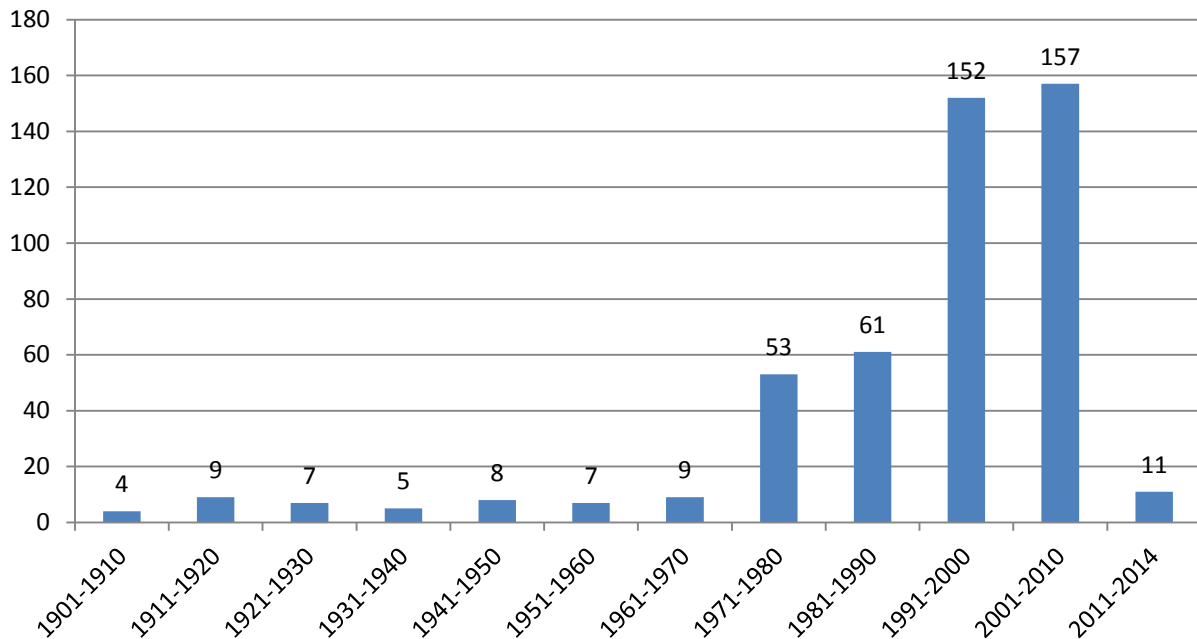
There are approximately 600 developed parcels in the Glade Park plan area, based on the Mesa County Assessor’s records. Of those, only the Glade Park Store property is classified as commercial. Of the 78 tax-exempt parcels, 11 are owned by public or quasi-public agencies

other than federal land managers and are mostly used for community and government facilities.

According to the Mesa County Assessor’s Records, approximately 43 percent, or 501 of the 1,161 taxable parcels within the plan area, have improvements. The average private parcel size is about 128 acres. Unimproved parcels average 259 acres, while improved parcels average 100 acres. Privately owned parcels range in size from just under one acre to 8,934 acres. The smallest public parcel is the Coates Creek School site, on less than an acre, and the largest is a BLM parcel containing 16,412 acres.

The oldest buildings in the Glade Park area date from the early 1900s. Only 10 percent of the buildings in the plan area are more than 50 years old. About two-thirds of all buildings were built between 1990 and 2010. This coincides with the growth of Mesa County, improvement of Little Park Road, an economic upturn on the West Slope, conversion of several large ranches to 35 acre-plus parcels, and a trend toward people seeking a rural lifestyle. The pace of construction has slowed significantly since 2010. The majority of the newer homes are on 35- and 40-acre parcels clustered in the northeast portion of the plan area.

Figure 8 – Building Year Built, 1900-2014



Source: Mesa County Assessor’s Records and GIS, April 2014

The average floor area of a dwelling in the plan area is 1,875 square feet. The largest home is about 7,500 square feet. There are seven homes larger than 5,000 square feet. There are 78 that are less than 1,000 square feet; many of these are dry cabins. About 17 percent of the structures are manufactured homes. The average value of an improved property in Glade Park is \$200,372, while the median value is \$187,480. Property values range from \$20 to over

\$656,000. The large number of unimproved agricultural parcels is reflected in the relatively low average and median values for all parcels (Table 6).

Table 6 – Property Valuation (\$) Summary

	Land	Improvements	Total
All (1,239 parcels)	\$48,975,200	\$69,215,390	\$118,190,590
Unimproved (660 parcels)	\$14,184,170	0	\$14,184,170
Improved (501 parcels)	\$31,747,510	\$68,639,190	\$100,386,700
Exempt (78 parcels)	\$3,043,520	\$576,200	\$3,619,720
Average (all)	\$39,528	\$55,864	\$95,392
Average (unimproved)	\$21,491	0	\$21,491
Average (improved)	\$63,368	\$137,004	\$200,372
Median (all)	\$9,000	0	\$35,100
Median (unimproved)	\$2,600	0	\$2,600
Median (improved)	\$85,000	\$123,330	\$187,480
Low Value	0	0	\$20
High Value	\$577,530	\$595,960	\$656,570

Source: Mesa County Assessor's Records and GIS, April 2014

Median and low and high value data do not represent single properties

Demographics

The 2010 Census estimated there were 617 households on Glade Park, with a 76.7% occupancy rate. The average household size was 2.25 people per household. The estimated population in 2010 was 1,086. Based on the 2000 Census, Glade Park's population in 2000 was about 750. This is an increase of 44.8%, and an annual growth rate of 3.77% between 2000 and 2010. By comparison, Mesa County's population grew 26.21% in that same period, with an annual growth rate of 2.22%. As shown in Figure 8, 2000-2010 saw more residential construction than any other decade.

Table 7 – Population Summary

	Glade Park	Mesa County
2000 Population	750	116,255
2010 Population	1,086	146,723
Population change	336	30,468
Percent change, 10-year	44.8%	26.21%
Average Annual Growth %	3.77%	2.35%
2000 Households	326	48,427
2010 Households	617	62,644
2010 Household size	2.25	2.46
2010 Occupancy Rate	76.7%	92.7%

Source: 2000 and 2010 U.S. Census Data; Colorado State Demographer; Mesa County Assessor Records and GIS

While some population growth can be expected in the coming years, it should not exceed Mesa County’s projected annual growth rate of 1.60% estimated by the Colorado State Demographer’s Office. Estimated population by 2050 would be 1,600 at a 1% growth rate, and 1,970 at a 1.5% growth rate. Factors that can affect the future population of Glade Park include aging, the economy, lifestyle choices, the number of vacation and seasonal homes, and natural events such as drought and wildfires.

Potential build-out of the planning area, based on the current 35-acre parcel size and excluding properties with conservation easements, could be up to 1,600 new dwelling units with a total population of about 3,700 people. The timeframe for the build-out scenario would be 100 to 250 years or more. That level of population would have a major impact on water resources, access, fire protection and other services, which would require a significant shift in planning for infrastructure for the area.

Parcel Size

Over half of the area’s 1,239 parcels are between 30 and 50 acres in size. The median as well as the most common parcel size (mode) is 40 acres. Most are concentrated in the area of DS Road and S 16 ½ Road. These parcels are the result of State subdivision laws exempting parcels over 35 acres from County review; well permit standards requiring at least 35 acres for a domestic well; and Mesa County’s land use policies. Conversely, over half the land area is in parcels that are greater than 1,000 acres and includes public lands and large ranches, many of which are barred from future subdivision by conservation easements. Over 80 percent of the area is in parcels of 160 acres or larger, reflecting the strength of the ranching community. About 22 owners hold more than 1,000 acres each. Of those, 3 ranches are larger than 10,000 acres.

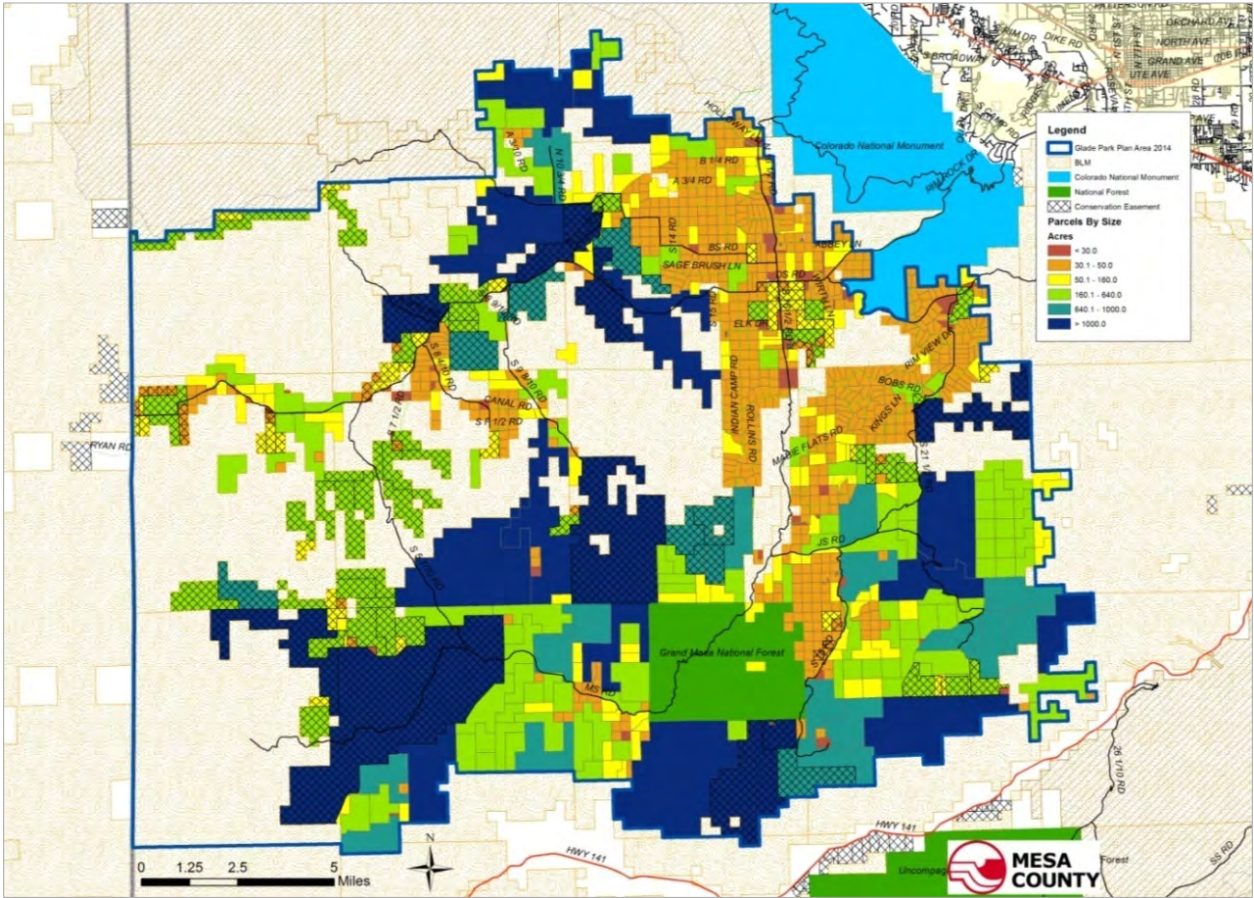
Table 8 – Parcel Size

	Parcels	% Total Parcels	Acres	% Total Acres
< 30 acres	142	11.5%	1,776	0.74%
30-50 acres	719	58.0%	27,498	11.42%
50-160 acres	160	12.9%	15,644	6.49%
160-640 acres	157	12.7%	42,033	17.45%
640-1,000 acres	28	2.3%	21,596	8.97%
> 1,000 acres	33	2.6%	132,302	54.93%
Total	1,239		240,849	

Source: Mesa County GIS



Figure 9 – Parcel Size



Source: Mesa County GIS



4. ENVIRONMENT

Agriculture

The agricultural base of Glade Park consists predominately of ranching, with some hay production and other small farms, as well as lifestyle agriculture. As noted in Section 3, Land Use, about 90% of the private land area is classified as having an agricultural use. The majority of public lands are also used for grazing, providing significant added value to the ranching industry. Public land grazing permits are managed by the BLM's Grand Junction Field Office, except for a small section in the Ryan Park area that is managed by the Moab Field Office. As noted in Section 3, a large percentage of ranchlands are subject to conservation easements.



According to the USDA's 2012 Census of Agriculture, Mesa County's average market value of products sold was \$37,360 per farm. The total market value of all livestock and livestock products for the county was \$43.9 million. While the exact economic contribution of Glade Park is not known, the area is an important part of Mesa County's agricultural economy. Several landowners are enrolled in the Forest Agricultural Property Tax Program through the Colorado State Forest Service (CSFS). There is limited production of commercial products such as saw logs, firewood and fence posts from private lands on Glade Park.

The Glade Park plan area contains diverse topography, which reflects the distinct ecosystems and equally varied soil composition. The *Soil Survey of Mesa County Area, Colorado* finds that Glade Park soils are indicative of steep rock outcrops and mesas, with well-drained sandy loam soils, best suited for grazing. The higher altitudes have well-drained silt loam, loam and sandy loam soils, associated with mountain slopes and ridges and best suited for grazing and forest production. Annual precipitation in the area is about 9 inches, although the snowy higher elevations can receive 16 inches or more of precipitation.

Water Resources

Tributary streams and drainages on Glade Park flow off Piñon Mesa south and west to West Creek and the Dolores River; east to East Creek and the Gunnison River; and northwest from the Little Dolores River to the Colorado River. There are numerous creeks and drainages, many unnamed, throughout the area. The creeks and drainages, along with the reservoirs in the higher elevations, play a significant role in the use and development of the plan area, providing irrigation water to local ranches. The largest reservoirs are those owned by the City of Fruita.

As noted in Services – Irrigation and Water Rights, page 7, Fruita no longer uses the water to serve city residents and sells its water to the Glade Park Water Users Association and several area landowners. Water from the Fruita reservoirs is untreated and is not intended for domestic use on Glade Park. However, the City does have the right to develop the water for domestic purposes.

A complex system of underground aquifers provides well water for domestic and agricultural uses for the vast majority of the developed portions of the area. The area is considered over-appropriated by the State of Colorado's Division of Water Resources. Augmentation plans are required in order to obtain non-exempt well permits from the state. Any exempt well on a property for which an augmentation plan is proposed must be included in that plan. A soon-to-be released 2014 "Report of Springs and Seeps Assessment" for Colorado National Monument has found terraces in the Monument are drying out and discharge points are lowering. The report's findings are an indicator that overall impacts on water resources in the area may need further consideration in the future if there is significant growth.

Natural Hazards

Geology

Glade Park lies at the northwest end of the Uncompahgre Plateau, a 3,500-square mile dome-shaped plateau that extends from Grand County, Utah southeast to Ouray County. The plan area is defined by Unaweep Canyon to the south and east, and more generally by Ruby and Horsethief Canyons to the north and Westwater Canyon to the west. The underlying geology in the area is sedimentary. Sandstone from a number of formations such as Wingate and Kayenta is visible. Several faults and monoclines expose deep red rock canyons, most notably seen in the Colorado National Monument and McClinnis Canyons National Conservation Area. The broad open "parks" are the result of erosion of weak rock over a large area at present stream level.

A review of Stephen Schwochow's *Mineral Resources Survey of Mesa County* (1978) indicates that there are some geologic faults along the east (Glade Park and Ladder Canyon faults) and west (Ryan Creek and Little Dolores River faults). Many of the drainages across Glade Park are within areas with slopes exceeding 25%. The *Mesa County Land Development Code, 2000* requires development applicants to identify all hazard areas and conditions that could have an impact and to avoid, minimize or mitigate such hazards. Chapter 7 of the *Code* defines hazards and all requirements of development proposals.

Wildfire

The [Mesa County Community Wildfire Protection Plan](#) (CWPP) identifies Glade Park as an area of high fire hazard and risk. That plan further identifies 6 subareas based on similar terrain, building materials and accessibility: Ladder Canyon, Little Park Road, Central Glade Park, Elk Reserve and Miller Ranch, DS Road, and the Miracle Rock area. The Central Glade Park and DS Road areas are classified as moderate. The Miracle Rock area is classified as extreme. The remaining areas are considered high risk.

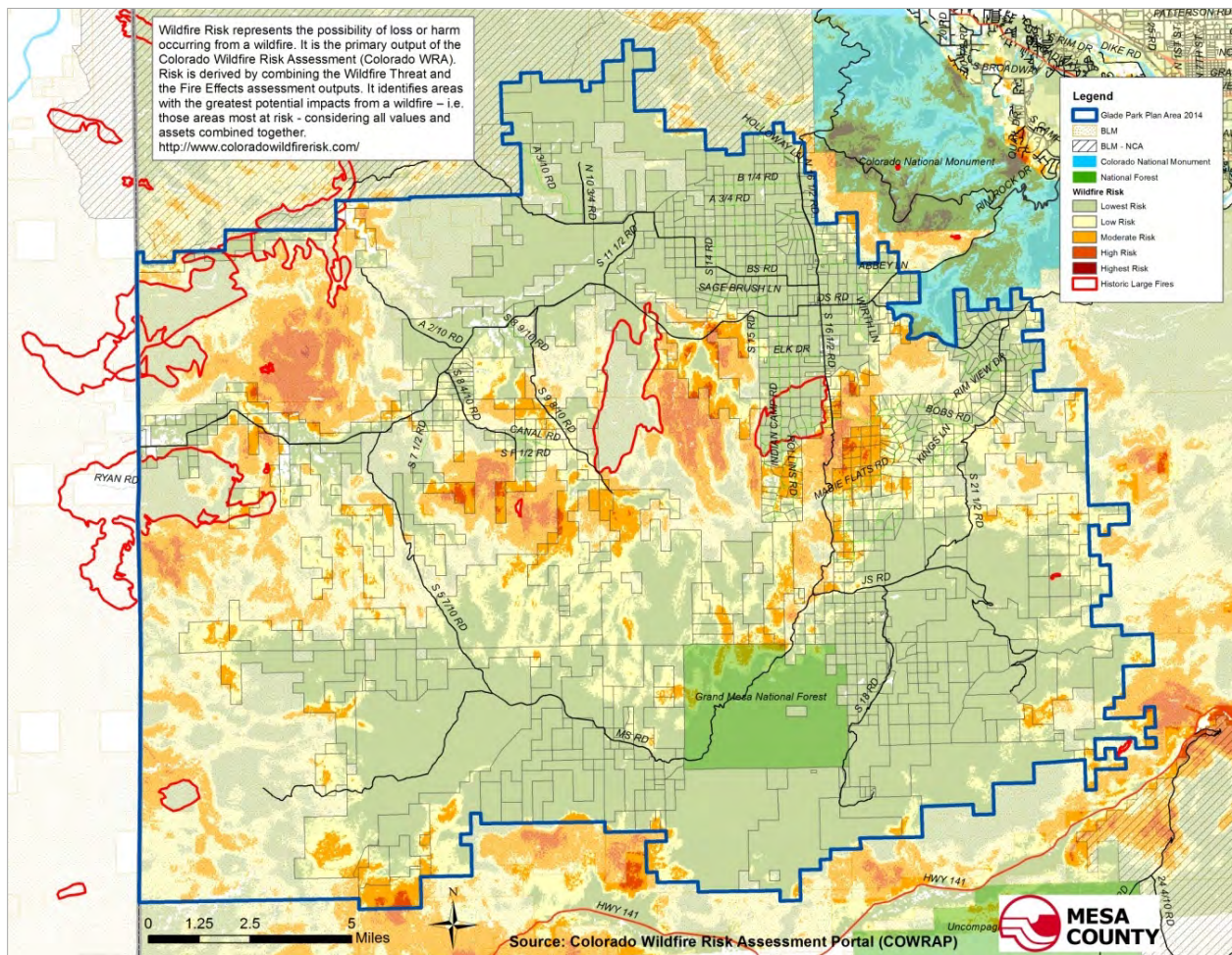


The CWPP identifies several proposed mitigation projects in Glade Park in general, and specific to the subareas. For example, it recommends implementing roadside thinning of vegetation along county roads to maintain evacuation routes and reduce potential for ignition from human

activity. Funding of water storage facilities is also identified, along with mapping of water supplies such as ponds and stock tanks on private lands. In the subareas, implementation of defensible space and cooperation between residents and the various agencies regarding fuel treatment are identified. It also calls for development of a “community wildfire prevention group” to coordinate the development of evacuation plans for residents and livestock. Some defensible space treatments have been completed around structures within the plan area, utilizing financial assistance programs available through the CSFS. The BLM has also completed some work on roadside vegetation thinning.

The Colorado Wildfire Risk Assessment Portal ([COWRAP](http://www.coloradowildfirerisk.com/)) provides information on potential wildfire risk. Residents can use the site to determine risks to specific properties or areas, as well as find information on how to protect property from wildfire. The *Mesa County Land Development Code* includes wildfire hazard defensible space standards for new residential development.

Figure 10 – Wildfire Risk



Source: Mesa County GIS; Colorado Wildfire Risk Assessment Portal (COWRAP)

Wildlife Habitat

The Glade Park vicinity contains a unique mix of wildlife species and habitats. This is due to several diverse ecosystems, ranging from sandstone canyons and sagebrush shrublands to subalpine fir and aspen forests. The elevation ranges from about 5,400 feet where the Little Dolores River passes into Utah, to 9,671 feet on Piñon Mesa. The elevation at the Glade Park Store is 6,901 feet. (See Figure 2, Topographic Map)

The plan area contains important wildlife habitat, including elk winter concentration and production areas, and mule deer winter concentration areas. Game species in the area include deer, elk, bear and turkey. Quality of wildlife habitat is valued by local residents. According to Colorado Parks and Wildlife (CPW), deer populations have declined significantly since the early 1990s, with an estimated population in 2013 of 5,692 deer; the population objective is 7,500 animals in Glade Park. By contrast, elk herds grew significantly during the 1990s. The population in 2013 was estimated to be about 2,425 elk, below the target population of 2,800 animals. Domestic elk ranching in prime elk habitat can increase the potential transfer of disease from domestic to native populations. There are no domestic elk ranches in the plan area at this time, but permits have been sought in the past. Black bear are in the Glade Park area; interaction with humans is possible, and bear-aware education is necessary. There is the potential for mountain lion/human interaction as well.

A significant portion of Piñon Mesa has been identified as critical habitat for Gunnison sage-grouse, which was listed as a “threatened” species by the [U.S. Fish and Wildlife Service \(USFWS\)](#) in November of 2014. Much of the area identified on Glade Park as critical habitat is either on public lands, or on private lands that are subject to conservation easements. Most conservation easements include conservation of wildlife values in their purpose, and a few property owners have entered into Candidate Conservation Agreements with Assurances (CCAAs). These conservation measures effectively resulted in a reduction of 38,000 acres of critical habitat on Piñon Mesa in the final listing (Figure 11, next page). In the final listing, 207,792 acres of critical habitat is identified, with 28,200 acres occupied by Gunnison sage-grouse and the remaining 178,972 acres identified as potential habitat. About 50,000 acres of private land, or just under a quarter of the affected area, are included in the critical habitat, with about 16,000 acres of private land identified as occupied. Management rules will be adopted in 2015 and are expected to include a provision for conservation measures and potential exemptions tailored to landowners and ranches that are necessary for conservation of the species.

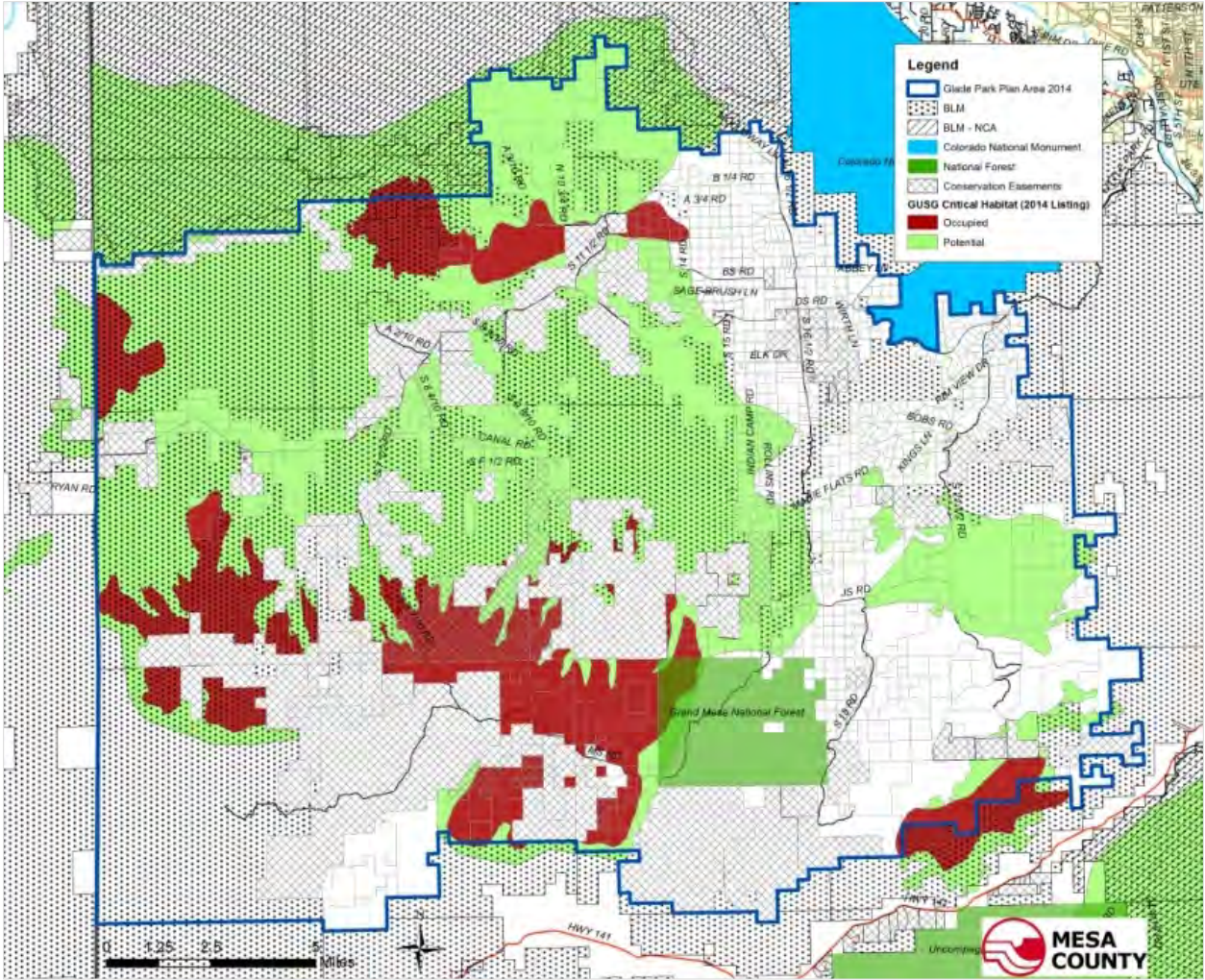
The Gunnison sage-grouse are very habitat-specific, relying on large tracts of sagebrush that are relatively undisturbed. Pinyon-juniper invasion into sagebrush habitat may be a significant factor in the loss of lek sites. Other factors that impact sage-grouse habitat include fragmentation of land uses, infrastructure locations, range management methods and fire suppression. Natural impacts include drought and predation.

In 2000 the Piñon Mesa Gunnison Sage-Grouse Partnership (Working Group) completed a Conservation Plan for the Piñon Mesa Gunnison sage-grouse.

“This conservation plan addresses the 5 USFWS listing factors, and describes and sets forth a strategy for long term management of the Gunnison sage-grouse in concert with other resource values and land uses at a landscape scale. It is the intent of the Piñon Mesa Sage-Grouse Partnership to frequently communicate with other Gunnison Sage-Grouse Work Groups to seek and exchange information as progress is made on implementing the conservation actions. Participation by private landowners in this conservation plan will be strictly optional on a volunteer basis.”

Mesa County is one of eleven counties in Colorado and Utah, along with the states of Colorado and Utah, participating in the County Coalition for the Conservation of Gunnison Sage-grouse, with the common goal of increasing the current abundance, viability and vitality of Gunnison Sage-grouse and their habitat through collaborative locally-based conservation efforts.

Figure 11 – Gunnison Sage-grouse Critical Habitat



Source: Mesa County GIS; U.S. Fish and Wildlife Service (November 2014 listing decision; excludes conservation easements and lands with signed Certificates of Participation)

Colorado Natural Heritage Program

The Colorado Natural Heritage Program has identified several plant and animal species of concern in the plan area. They include northern goshawk, fringed myotis bat, northern leopard frog, Great Basin spadefoot toad, Canyonlands aletes (*Aletes latilobus*), and Grand Junction milkvetch (*Astragalus linifolius*). A population of Colorado cutthroat trout is known to occur in the Little Dolores River. Colorado Natural Heritage rarity ranks do not imply any legal designation or regulatory actions. The BLM and State of Colorado may identify species as “sensitive” or of “special concern.”

Weed Management

The aggressive nature of weeds (nonnative, undesirable plant species) and a lack of their control can present problems in agricultural areas and have a negative impact on natural habitat by displacing desirable species. While weeds are generally considered to be “obnoxious,” or annoying and troublesome, the term “noxious” weed is a legal definition. Noxious weeds are undesirable non-native (exotic) plant species that do not have natural pathogens and predators, or biological controls, to keep their populations in check. The Colorado Weed Management Act requires control of noxious weeds, which can include eradication or containment and suppression. Noxious weeds in the plan area include bull thistle, common burdock, Canada thistle, hoary cress, houndstongue, jointed goatgrass, Russian knapweed, and yellow starthistle.

The [Mesa County Weed and Pest Division](#) works with property owners to educate them on the need for weed control and management techniques. Mesa County, through a contractor, conducts roadside spraying. Residents can opt out of roadside spraying but are responsible for notifying the county each year, marking the area, and assuming responsibility to control weeds. Weed prevention is the most important and cost-effective step in weed control. New infestations of noxious weeds can be prevented by minimizing disturbance and seed dispersal; eliminating weed seed production; and maintaining healthy native communities through the use of certified weed-free hay, crop seed, manure and mulch, and cleaning harvesting and tillage equipment. It is also important to maintain healthy pastures and prevent bare ground areas caused by overgrazing, construction, and other ground disturbances.

Recreation

Glade Park includes many opportunities for recreation, including hiking, horseback, bicycle, and ATV riding. Hunting occurs on both public and private lands (with permission). Fishing is limited to the larger reservoirs and creeks. The [McInnis Canyons National Conservation Area](#) (NCA) and [Colorado National Monument](#) are adjacent to the plan area and provide additional recreation opportunities. The upper ends of No Thoroughfare Canyon Trail and the Old Gordon Trail can be accessed off Little Park Road. Trails in the NCA near the plan area include Sieber Canyon, Jones Canyon, Knowles Canyon and the Gore Trail off of B South Road, along with access to the Black Ridge area.

BLM facilities include the campgrounds at Mud Springs and Miracle Rock. The BLM has made improvements to the Potholes, but additional signage and maintenance is needed to encourage

users to take better care of the area. Public safety continues to be an issue; at least one fatality each year is not uncommon at the Potholes. The Mesa County Sheriff's Office conducts public safety campaigns each spring, targeting river recreation as well as sites such as the Potholes. The Fruita Division of the Grand Mesa National Forest include the Fruita Picnic area, several hiking, horseback and mountain bike trails, and dispersed camping throughout. The Fruita reservoirs, owned by the City of Fruita, are also used for recreation and include facilities such as picnic areas and restrooms.

Historic, Cultural and Paleontological Resources

Glade Park and the surrounding area contain many unique and significant cultural and paleontological resources. Evidence of human occupancy in the plan area has been traced as far back as the prehistoric Fremont People between 700 and 1200. The area was used by the Utes until about the 1880s, when ranchers began settling on Glade Park. The first ranch was the VV (2V), formed on the Little Dolores River by C.W. Sleeper and Wendell Ela. The Sieber Cattle Company, later the S-Cross, was begun in 1885. Reservoirs constructed in the higher elevations allowed farmers and ranchers to irrigate their lands.

Historic buildings and structures are located throughout the plan area, including cabins and agricultural structures. Two of the original seven schools remain and are listed on the National Register of Historic Places. The Coates Creek School, built in 1919, is Mesa County's only surviving log school house. The wood-framed Pipeline School was built in 1922. Much of the history of Glade Park's families can be traced in the Glade Park Cemetery.



**GLADE PARK PLAN
GOALS, POLICIES & ACTIONS**

SERVICES (SVC)

1. Adequate public safety services are available to all residents.

Policies:

SVC 1.1 Mesa County, the Glade Park Volunteer Fire Department, public land managers and other agencies will work together to plan for and implement natural disaster protection and emergency response measures.

Actions:

SVC 1.A Provide the Glade Park Volunteer Fire Department (GPVFD) notice of permits for new construction and private road access.

SVC 1.B Assist the GPVFD with inventorying and mapping supplies of water that can be used in the event of an emergency.

SVC 1.C Support efforts to implement the [Mesa County Community Wildfire Protection Plan](#) and keep the plan current.

SVC 1.D Coordinate fire-wise planning, public education, and enforcement of site design and construction standards in the *Mesa County Land Development Code* with the Colorado State Forest Service, Mesa County Emergency Management, Mesa County Building Department, Glade Park Volunteer Fire Department, Bureau of Land Management, and the U.S. Forest Service.

SVC 1.E The County shall continue to work with land owners and appropriate agencies to identify fuel hazard areas and coordinate efforts to reduce the threat from wildfire.

SVC 1.F Continue to update and complete the street addressing system for the area in coordination with the GPVFD and Mesa County Emergency Management.

SVC 1.G Continue to coordinate law enforcement efforts with federal agencies.

SVC 1.H Support efforts to improve coverage and reliability of internet and wireless communications infrastructure.

2. Water resources within the Glade Park plan area are protected and managed wisely.

Policies:

SVC 2.1 The Fruita reservoirs should not be used to serve the area with potable water.

SVC 2.2 Respect and preserve historic and traditional irrigation facilities and uses.

SVC 2.3 Mesa County does not support the subdivision of land into parcels unable to obtain domestic water well permits.

Actions:

SVC 2.A Enforce the 35-acre minimum lot size of the Mesa County Rural Master Plan's future land use classification of LL R/A 35+.

3. Glade Park is a resilient community, well-prepared to withstand and recover from disasters.

Policies:

SVC 3.1 Infrastructure should be designed to withstand severe weather, wildfires and other significant events so services are not disrupted.

Actions:

SVC 3.A Provide community workshops and training to help local residents assess risks and vulnerability, identify available resources, and plan for response and recovery. Community resilience planning will include local residents, public agencies such as Mesa County Emergency Management, the Glade Park Volunteer Fire Department, and any other organization or group that has an interest in the well-being of the community.

TRANSPORTATION (TR)

1. Access to Glade Park is safe and adequate for current and future users.

Policies:

TR 1.1 Mesa County will continue to ensure that access to and from Glade Park is safe and adequate for all users for daily and emergency use of the road system and that multiple routes are available.

Actions:

- TR 1.A Continue to work with the National Park Service to ensure access is available for all users via the east hill, and emergency ingress/egress is available via S 16 ½ Road to Rimrock Drive.
- TR 1.B Where feasible, make improvements to Little Park Road that will improve access for all users.
- TR 1.C Develop standards for private roads to provide adequate emergency access to all properties. Encourage landowners to upgrade existing private roads to meet standards.
- TR 1.D Map all private roads and make that information available to all emergency service providers.
- TR 1.E Where feasible, add shoulders to roadways that will safely accommodate bicyclists.

LAND USE (LU)

1. Agricultural and range lands capable of productive use are conserved.

Policies:

LU 1.1 Support and encourage voluntary techniques to conserve agricultural lands.

LU 1.2 Encourage the maintenance of open lands in continuous tracts to allow the continuation of agricultural operations and to protect the rural character of the area.

Actions:

- LU 1.A Continue to implement the Large Lot Rural/Agricultural 35+ future land use, requiring a minimum lot size of 35 acres for all new parcels.
- LU 1.B Encourage rezoning to the AF-35 (Agriculture and Forestry) zoning district.
- LU 1.C Continue to enforce the Mesa County Right to Farm and Ranch Policy.
- LU 1.D Continue to distribute the Mesa County Code of the West. Provide information on:
 - the facts of living in a rural area with limited services;
 - proper irrigation practices and management;
 - issues associated with weed spraying; and
 - rural road use and maintenance activities.
- LU 1.E Coordinate with federal land managers on any identified disposal tracts in the area for potential land trades and/or consolidation.
- LU 1.F Continue to allow limited commercial and community services in the vicinity of S 16 1/2 Road and DS Road.
- LU 1.G Revise the Mesa County Land Development Code to prohibit the creation of lots smaller than 35 acres in the planning area.

ENVIRONMENT (ENV)

1. Public lands throughout the area enhance the Glade Park community and serve agricultural, recreational, and environmental purposes.

Policies:

- ENV 1.1 Recreational opportunities and activities are encouraged in a manner that positively impacts and enhances the Glade Park community.

Actions:

ENV 1.A Continue to work with the U.S. Forest Service (USFS), Bureau of Land Management (BLM), National Park Service (NPS), and Colorado Parks and Wildlife (CPW) to promote and encourage safe, enjoyable use of existing recreation facilities and opportunities for residents and visitors.

ENV 1.B Continue to work with the BLM and the Mesa County Sheriff's Office to manage the Potholes. Engage local users in the area's management to keep the site clean and used safely.

ENV 1.C Work with Colorado Parks and Wildlife, local residents and other interested parties to support and expand opportunities for hunting and fishing in the area, as well as for the enjoyment and observation of watchable wildlife.

2. The natural heritage of the area, including plants, wildlife and fish, is conserved.

Policies:

ENV 2.1 Coordinate with Colorado Parks and Wildlife and the U.S. Fish and Wildlife Service on site-specific methods to avoid, minimize or mitigate impacts from development projects on wildlife/plant habitats in the planning area.

ENV 2.2 Protect Mesa County's natural heritage of plants, animals, and biological conservation sites, as identified in the Natural Heritage Inventory of Mesa County, Colorado.

Actions:

ENV 2.A Continue to support and participate in the Piñon Mesa Working Group and the County Coalition for the Conservation of Gunnison Sage-grouse.

ENV 2.B Continue to use Colorado Parks and Wildlife and the U.S. Fish and Wildlife Service as review agencies for proposed development near and within potentially impacted habitat.

- ENV 2.C Coordinate public outreach on noxious weed control, e.g. public forums with Mesa County Weed and Pest Control staff, the Mesa County Weed Board, and federal land managers.
- ENV 2.D Support the work of ranchers and land managers to promote range health.
- ENV 2.E Implement a short-duration road closure during Gunnison Sage-grouse breeding season that continues to allow all landowners full access but restricts general public access.

- 3. Paleontological, historic and cultural resources that symbolize the area's identity and uniqueness are retained and preserved.

Policies:

- ENV 3.1 Preserve and protect significant historic, cultural and paleontological resources whenever possible and reasonable.

Actions:

- ENV 3.A Conduct a comprehensive inventory of historic, cultural and paleontological resources in the planning area in conjunction with the Museum of Western Colorado and other partners.
- ENV 3.B Assist property owners in listing properties on the County Register of Historic Landmarks and provide guidance and technical assistance to help preserve or rehabilitate historic properties.