



## 2012 GUIDELINES ON GROWTH AND DEVELOPMENT

### Background

Mesa County citizens participated in the development of master use plans that encompass growth for the area of Grand Junction and Mesa County. The Mesa County Commissioners and the Grand Junction City Council accepted the principles of those plans. Among other things, these principles incorporate a respect for private property rights and local decision-making.

### The Chamber Supports:

1. Planned, quality and sustainable growth that complements the development of local infrastructure.
2. Local control and decision-making on issues related to growth.
3. The strengthening of tools that allows local governments and private entities to work together to address regional growth issues.
4. The representative form of government that relies on elected officials to make decisions on complex issues related to growth and development.
5. Infill redevelopment efforts, including Brownfield redevelopment and urban renewal projects.
6. Strategies to improve the local development review process by resolving impediments to reasonably priced and orderly development, including:
  - Clear and objective standards (predictability)
  - Assuring internal consistency
  - Providing quality customer service
  - Landscaping requirements that reflect Western Colorado's dry climate.
7. Efforts to provide affordable housing for residents of Mesa County, including the use of private sector incentives (i.e. sales tax rebates on building materials for housing, bonuses for increased housing density, deferring payment of development and tap fees, or land donations by municipalities).
8. Use of voluntary incentive-based land conservation tools to maintain Mesa County's high quality-of-life and attractiveness as a business location.
9. Ongoing review of the master use plans and involvement in and review of various other county and city policies (i.e. TCP, storm water drainage, etc.).

10. Expanding the Urban Growth Boundaries to accommodate future growth.

**The Chamber Opposes:**

1. Any efforts to ask voters to overturn zoning decisions made by local elected boards.