



Town of De Beque

COMPREHENSIVE PLAN

DRAFT - March 12, 2026

ACKNOWLEDGMENTS

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WELCOME TO
DE BEQUE



WILD
HORSE
COUNTRY

VISIT DOWNTOWN →

EXECUTIVE SUMMARY

The following highlights the highest priority action items for the Town and other partners to pursue and complete from the De Beque Comprehensive Plan. Chapter 10 (Implementation) includes additional details concerning the prioritization of specific action items in the various sections of the Comprehensive Plan, along with recommendations for funding tools and partnerships to complete the action items.

Future Land Use Plan (Chapter 3)

1. The Future Land Use Plan anticipates that residential development, including various types of housing, will logically extend from the current framework of the historic core of De Beque to the north and west. This extension of neighborhoods into lands adjacent to the Town will reduce infrastructure costs (such as sewer and water line extensions) necessary to serve new residents. It will also allow the town to remain more cohesive between existing and new neighborhoods.
2. The plan anticipates that areas to the east of the I-70 interchange could develop as “Conservation Residential”, with an emphasis on preserving natural landscapes and resources while allowing for low density residential development, similar to the pattern in the Bass Lake community.
3. The area between the river and I-70 along Roan Creek Road could develop as a mixture of recreational and mixed-use development. This area has the potential to take advantage of proximity to the interstate and the new Riverfront Park and tremendous views of the Colorado River and the cliffs in the distance. Commercial uses could include accommodations, outdoor recreation businesses, restaurants, and similar uses. The area should develop in a manner to honor and carry forth the historic character of De Beque as a Western town centered around ranching.
4. Areas around and to the south of the I-70 interchange have the potential to develop as commercial uses or as business park or industrial uses, to help grow the tax and employment bases of De Beque.
5. The Future Land Use Plan envisions that vast areas outside the Town limits will remain as agricultural or rural in nature. The Town does not support haphazard or urban development on unincorporated areas located far from the Town, as this would cause inefficiencies in providing infrastructure and services and disrupt the character of the local area.

Economic Development and Tourism (Chapter 4)

1. The Town’s economic development strategy orients around promoting outdoor recreation tourism (tied to biking, for example), promoting agricultural tourism (such as farm events, roadside stands, etc.) and increasing economic opportunities for community members by introducing more technical and trades training in De Beque over time. The Town will work with other regional partners to promote De Beque as a good location for business investment and expansion.

Downtown De Beque (Chapter 5)

1. The Town will promote future infill of vacant or underutilized properties in the Downtown area as mixed-use development, including the potential reuse of Town-owned properties (such as Town Hall) over time.
2. Any future development or redevelopment Downtown should follow the architecture and character of the existing Downtown.
3. The Town will explore signage and wayfinding programs to increase the visibility of Downtown.
4. The community will continue to expand the roster of events and programs happening Downtown to bring more visitation to Downtown.
5. The Town will continue to explore ways to enhance the streetscape of Downtown, including street trees, lighting, and other features.
6. The Town will shape development of the area between the Colorado River and I-70 to complement rather than replace the offerings in the historic Downtown.

Parks and Recreation (Chapter 6)

1. The Town will complete plans for the new Riverfront Park along the south side of the river on Town-owned property as a major amenity for the community.
2. The Town will implement plans for a bike-oriented park at the north end of town, on property adjacent to the cemetery.
3. De Beque will explore improvements to the existing parks in town (Gazebo Park and Town Park).
4. The community will collaborate with the BLM and other property owners to implement a regional set of trails to connect De Beque to the surrounding region, over time.
5. The Town will continue to look for opportunities to expand recreational programs and activities for residents of all ages.

Housing (Chapter 7)

1. The Town's efforts will focus on preserving and improving the existing housing stock through fee waivers, educational resources, and other tools outlined in the chapter.
2. The community will promote the infill development of vacant lots and properties within or on the edge of De Beque as a range of different housing types.
3. The Town will reduce any regulatory or process hurdles that may impede the construction of housing units.
4. De Beque will continue to leverage partnerships with other agencies and jurisdictions in the region to expand the development of attainable housing of different sizes in the De Beque area.

Transportation (Chapter 8)

1. The Town will implement a network of trails around the local area over time, working with property owners and other jurisdictions.
2. De Beque will focus on improving bike and pedestrian safety and movement from the heart of De Beque across the river to the Riverfront Park, and across I-70 to areas of De Beque on the other side of the interstate.
3. The Town will fill in gaps in the sidewalk and crosswalk network over time and as funds become available.
4. De Beque will work with regional partners to explore ways to increase transit access to the community.

Infrastructure, Community Facilities, and Resiliency (Chapter 9)

1. De Beque will complete planned upgrades and expansions of the water treatment facility to expand the capacity of the Town for future growth.
2. The Town will inventory and perform any preventative maintenance projects to preserve the life of the sewer collection system.
3. De Beque will complete a Stormwater Master Plan to identify areas for improvements in the town's drainage system and plan for future capital projects.
4. The Town will explore the feasibility of expanding Town Hall and the community center to provide sufficient capacity for Town operations.
5. De Beque will collaborate with other jurisdictions and agencies to minimize the risks from the most significant hazards facing the community (wildfire and floods).
6. The community will continue to pursue the objectives outlined in the county's Regional Resiliency and Recovery Roadmap from 2023, including various water and sewer improvements within the town and extending to the south of I-70, enhancing Broadband service, improving signage, and pursuing economic development centered around outdoor recreation.

Implementation (Chapter 10)

The Implementation chapter outlines specific action items tied to each subject area / chapter, along with identified levels of priority, the anticipated timeline for completion, potential funding sources, and potential partners for collaboration in completing the action items. The implementation chapter will assist Town staff and elected and appointed leaders in executing the vision and action items articulated in the Comprehensive Plan.



**PROJECT BACKGROUND
& COMMUNITY VISION**

2

What is a Comprehensive Plan, and Why Communities Have Them

Communities around the country develop Comprehensive Plans to guide municipal operations and community priorities over the near-term (up to 10 years) and long-term (10 to 20 years). In Colorado, Comprehensive Plans serve as advisory documents guiding future land use and economic development; parks, recreation, and open space; transportation; and infrastructure. Over the last few years, communities across the state have placed greater emphasis in their plans on tourism, resiliency, and planning for water supplies and usage.

Communities periodically develop and update Comprehensive Plans to plan proactively for potential changes in a town, maintain or improve quality of life, and establish priorities for community initiatives and programs. The De Beque Board of Trustees, the Planning Commission, Town staff, and other organizations will use this Comprehensive Plan to evaluate land use proposals, develop annual budgets and capital improvement plans, and establish and prioritize the work plans and action items for Town officials and employees. This document will help guide ongoing actions and decisions made by the Town's elected government, Town staff, and community groups. Residents, businesses, and visitors to De Beque use this Comprehensive Plan to understand the vision for the community, the notable projects and actions the Town is pursuing over the near-term and long-term, and how different areas around De Beque may change over the next 20 years.

Common Misconceptions About Comprehensive Plans

Residents of many communities often believe that Comprehensive Plans outline improvements to every aspect of life in a community (including many site-specific issues such as drainage improvements or landscaping enhancements) or believe that Comprehensive Plans serve as the “law” governing community actions. The De Beque Comprehensive Plan is intended to be flexible and serve as the guiding document (but not the law) of the community. The following clarifies some common misconceptions regarding the role of a Comprehensive Plan in a community.

- ❖ The De Beque Comprehensive Plan guides how future development and redevelopment should proceed in De Beque and the surrounding area. It is not a formal proposal for any development on a particular property.
- ❖ The De Beque Comprehensive Plan is not an “annexation plan”. Instead, it provides guidance for future land uses for properties around the edges of the community, whether they request to join the Town’s jurisdiction or not. Final authority for land use decisions for unincorporated areas surrounding De Beque remains with Mesa County, but this Comprehensive Plan articulates the vision of the De Beque community for how areas around the edges of town may or may not develop over the next 20 years.
- ❖ The Comprehensive Plan provides a guide for the future planning of parks, open space areas, and trails in and around De Beque. However, it does not provide a formal proposal or detailed plan for different parks or open spaces in the community and does not dedicate specific trail corridors.
- ❖ This Comprehensive Plan provides a guide for the long-term development and improvement of the transportation network serving the De Beque area. However, it does not authorize the formal improvement of specific streets, sidewalks, trails, or other transportation features.

- ❖ The De Beque Comprehensive Plan provides general background information and guidance for the Town's infrastructure systems, including a focused water component. However, it does not provide specific, engineering-based designs or studies for utility improvements serving the Town.
- ❖ As noted, the De Beque Comprehensive Plan is advisory in nature. The Board of Trustees, the Planning Commission, and other boards or commissions are not obligated to follow the guidance provided in this plan.

Colorado statutes empower the Planning Commission to formally review and adopt the Town's Comprehensive Plan and refer it to the governing body (the Board of Trustees) for final adoption.

Community Context – Highlights and Key Metrics regarding existing conditions in De Beque

The history and context of the De Beque community, across a range of topics, informed the creation of the new Comprehensive Plan. The following highlights some notable takeaways from a review of existing and historical conditions in De Beque and the surrounding area. Appendix C contains the Community Assessment report, which documents the community context in greater detail.

Demographics:

- ❖ De Beque grew from a population of 257 in 1990 to 451 in 2000 but has remained essentially stable since then. The 2020 census listed the Town's population at 492 residents. Mesa County and the Western Slope, however, continue to experience population growth and development pressures that may impact De Beque in the future and increase demand for additional residential development.
- ❖ De Beque has an older population overall compared to state averages, with a much larger share of residents over age 65. This population trend may translate into greater demand for senior services and residences designed for senior residents in De Beque going forward.
- ❖ De Beque has a diverse range of ages and household incomes, suggesting that a variety of housing options may be needed in the community to satisfy the needs of households.
- ❖ De Beque's adult population reports less educational attainment than Mesa County or the state, with most adults in the community having a high school diploma.

Housing and Economic Development

- ❖ A significant share of the population commutes to other towns and cities for employment. The employment base of the town centers around education (the school district), government, and agriculture and mining. De Beque lacks employment in various job categories given its relatively small size.
- ❖ Housing growth has been minimal since the Great Recession and has underpaced growth in Mesa County as a whole.
- ❖ De Beque's housing stock has a diversity of ages, including a significant share of homes over 100 years old. The aging housing stock in De Beque may present needs and opportunities for upgrades and rehabilitation going forward.
- ❖ De Beque's housing costs and housing values are significantly lower than Mesa County overall. However, approximately 28 percent of households in the town are experiencing a housing cost burden (defined as paying 30 percent or more of household income toward housing costs). Like everywhere in Colorado, housing affordability remains a challenge in De Beque, along with the overall rising costs of living.

- ❖ De Beque's cost of living is also influenced by transportation costs. The town's distance from major job centers (such as Grand Junction) results in higher transportation costs for residents, reducing income available for other purposes.

Zoning and Land Uses

- ❖ The zoning and land uses in the core area of De Beque have remained largely unchanged for many years. The historic core of town includes primarily single family homes as well as some townhomes and various mobile home lots.
- ❖ The areas within the town limits of De Beque include significant areas zoned as agricultural, including the Flower Collective property and surrounding areas south of I-70 along the De Beque Cutoff, as well as an area to the east of the De Beque Fire District and to the south of I-70.
- ❖ De Beque currently has relatively limited acreages zoned as commercial, mainly focused on the area around the Maverik station to the north and east of the I-70 interchange.

Transportation

- ❖ In general, the streets and roads in the De Beque area appear to have sufficient capacity to serve the community now and to serve development in the future.
- ❖ De Beque does not have any at-grade train crossings. However, the grade-separated crossing at Roan Creek Road may require eventual replacement given its age.
- ❖ The Town formerly operated a community shuttle service for residents to travel to Grand Junction, but this service has been discontinued. The town lacks any connection to regional transit services.
- ❖ There may be opportunities to add more features to increase safety for walking or bicycling to the schools within De Beque.

- ❖ The town does not have any formal bicycle lanes or facilities, but traffic volumes are sufficiently low to allow for safe bicycle travel.
- ❖ The town does not have any formal trails as of Spring 2025 but various trails are located in outlying areas of Mesa and Garfield counties.
- ❖ The town's 2015 Streets and Drainage Inventory Conditions Report highlighted several gaps in sidewalks around De Beque.

Parks and Recreation

- ❖ The Town operates two parks (Gazebo Park and Town Park) and has plans for a significant Riverfront Park on Town-owned land on the south side of the river.
- ❖ The Town's Recreation Department provides a variety of youth sports programs to the community.
- ❖ De Beque has a unique location that encourages all-terrain vehicle riding on surrounding lands and river recreation along the Colorado River.

Infrastructure

- ❖ The Town has significant water rights and has the ability to expand its capacities to serve a population roughly double that of the current population in De Beque.
- ❖ De Beque is currently working on upgrades to the Water Treatment Plant.
- ❖ The Town has a preventative maintenance program for its wastewater system.
- ❖ The Town has an ongoing program of pavement preservation measures to extend the useful life of streets in De Beque.
- ❖ Drainage issues are present in some parts of De Beque, and the Town plans to focus on stormwater master planning in the near future.

Planning Process

The community engagement effort for the De Beque Comprehensive Plan involved very comprehensive outreach to residents of De Beque and the surrounding area, business owners, and elected and appointed leaders in the Town. The planning process interacted with more than 200 community members, representing approximately 40 percent of the Town’s current population, between two rounds of community engagement, providing broad-based input to develop this plan.

Project Webpage and Town-Initiated Publicity

A project webpage (www.visionfordb.com) provided information throughout the process including the project schedule, links to online versions of the two community surveys, copies of alternatives and draft versions of components of the plan, and the ability to provide comments online and ask questions of the project team.

The Town of De Beque promoted the two community surveys and the progress of the Comprehensive Plan through its webpage, social media posts, and other notifications to Town residents and stakeholders. The project team maintained a contact list of individuals participating in the planning effort and provided updates regarding surveys and the progress of the plan to these contacts.

Outreach at Community Events and Businesses

The project team engaged the community through several outreach sessions at community events in 2025 as the Comprehensive Plan developed. The project team conducted sessions at the following venues and events in De Beque.

- ❖ De Beque Easter Egg Hunt, April 2025
- ❖ De Beque Craft Fair, April 2025
- ❖ Wild Horse Gravel event in Downtown, May 2025
- ❖ Community Cookout, June 2025
- ❖ Wild Horse Days, August 2025
- ❖ De Beque Farmers Market, September 2025
- ❖ Pop-up outreach at De Beque Country Store, September 2025
- ❖ Community-Wide Meeting, October 2025



Outreach at Community Cookout, June 2025



Outreach at De Beque Farmers Market, September 2025

The booths at these various events and venues included presentation boards with background information, maps of the alternatives and ideas for the plan, and interactive elements such as Visual Preference Surveys, where participants were able to place stickers on imagery examples for De Beque that they preferred (and did not prefer).

In addition to the outreach events and activities listed, the project team went door-to-door to every residence in the Town of De Beque in April and May of 2025 to notify every resident of the initial community survey for the Comprehensive Plan and gain in-person input on the development of the plan.

A Steering Committee comprised of representatives from the Town Board and Planning Commission met six times during the project to guide the creation and iteration of content for community outreach and for the various components of the draft and final versions of the plan.

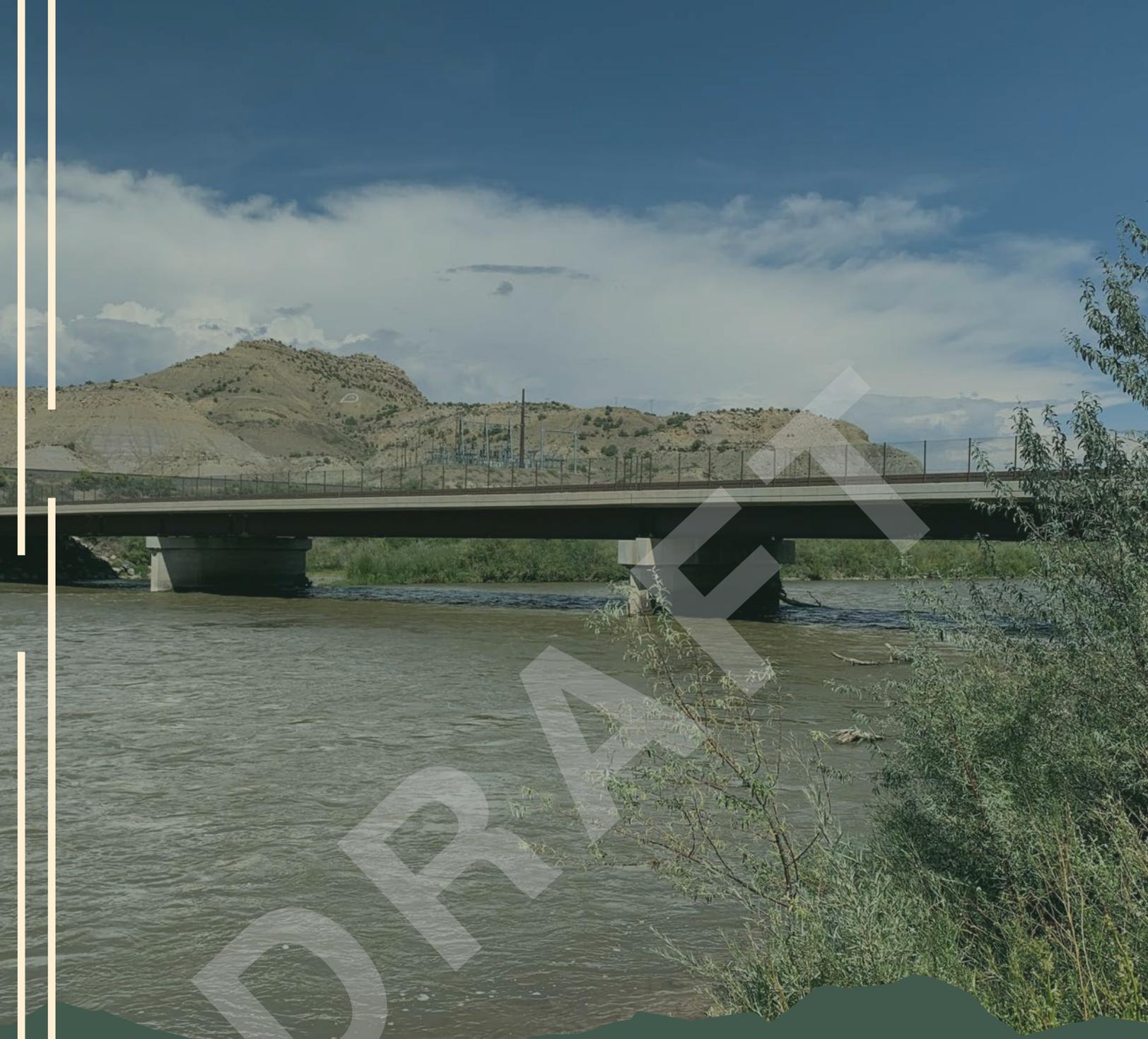
Project Timeline

The De Beque community developed and finalized the new Comprehensive Plan over an approximately 13-month period between Spring 2025 and Spring 2026, as outlined below.



Community input informed the creation of the following Vision Statement for the De Beque community. This vision serves as an overarching theme for the community's efforts over the short term and long term.

De Beque retains its heritage as a small, Western town, tied to the agricultural and recreational strengths of the area. It remains a quiet, welcoming place for newcomers and long time residents that presents opportunities for growth and improvement of services while maintaining its foundation as a small town on the Western Slope.



FUTURE LAND USES

3

The De Beque Comprehensive Plan, through the Future Land Use Plan and the planning principles outlined in this chapter, shapes the development and use of lands and properties within the Town limits as well as within three miles of the Town limits. The Three Mile Plan provides land use guidance for areas up to three miles from the Town's current limits, within unincorporated Mesa County. The existing zoning of individual parcels governs the use of land, both within and outside of De Beque's official boundaries.

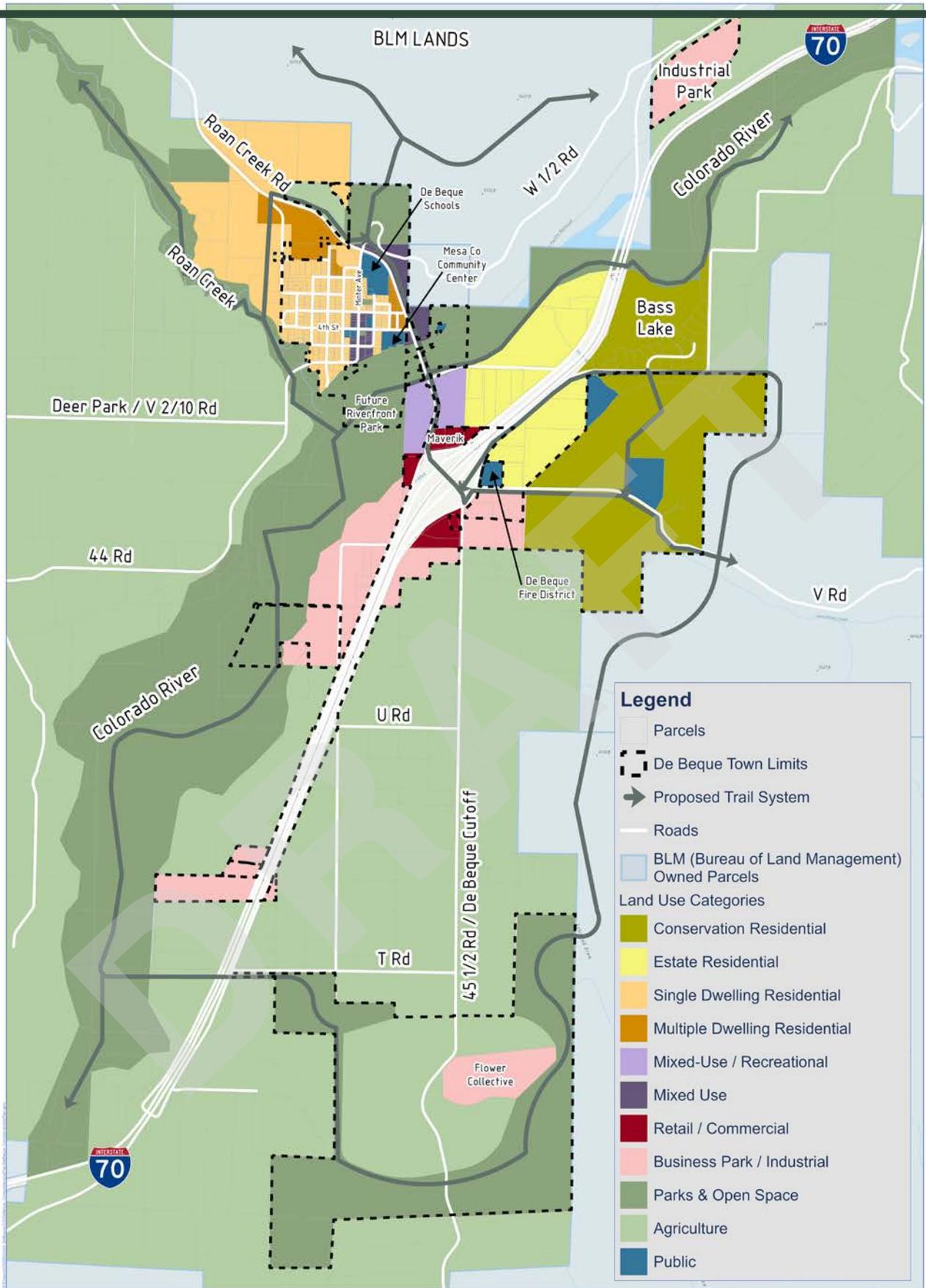
The De Beque Planning and Zoning Commission and the De Beque Board of Trustees evaluate project proposals, site plans, rezoning requests, and other land use-related actions within the boundaries of the town, and Mesa County reviews land use applications for the surrounding unincorporated areas. The degree to which a project's proposed land use and development aligns with the Future Land Use Plan and the Three Mile Plan serves as one of the criteria De Beque or Mesa County uses to approve or deny project requests. The Future Land Use Plan provides the guidance and vision of the Town of De Beque concerning the desired land uses for areas within and near the town for the next 20 years.

The Future Land Use Plan and the Three Mile Plan have a 20-year planning horizon of 2045. Input from community members, the Steering Committee, the Planning and Zoning Commission, and the Board of Trustees contributed to the development and refinement of the Future Land Use Plan and the Three Mile Plan. The pace of development and where it may occur within the plan area will depend on market forces and the desires of individual property owners to develop or not to develop. The De Beque community does not anticipate that development will occur within all of the areas with potential for development over the next 20 years. Instead, the plan provides flexibility for development to occur within different areas within and surrounding De Beque, depending on the local market and the desires of property owners. The Town may revisit and make amendments to the Future Land Use Plan and the Three Mile Plan periodically over the next 20 years, as market conditions and the desires of the community potentially modify over time.

This chapter also provides high-level principles and goals for the quality and character of future residential and commercial development. The Comprehensive Plan provides the overall direction for how the Town would like to see development proceed in the future. The Town would need to update its codes and regulations as a follow up to the Comprehensive Plan to formalize any changes in expectations and standards tied to the character of development in De Beque.

The Future Land Use Plan and Three Mile Plan

The following graphics depict the Future Land Use Plan and the Three Mile Plan for the De Beque area, followed by discussion of the land use categories shown on the plan and their locations on the maps of the De Beque area.

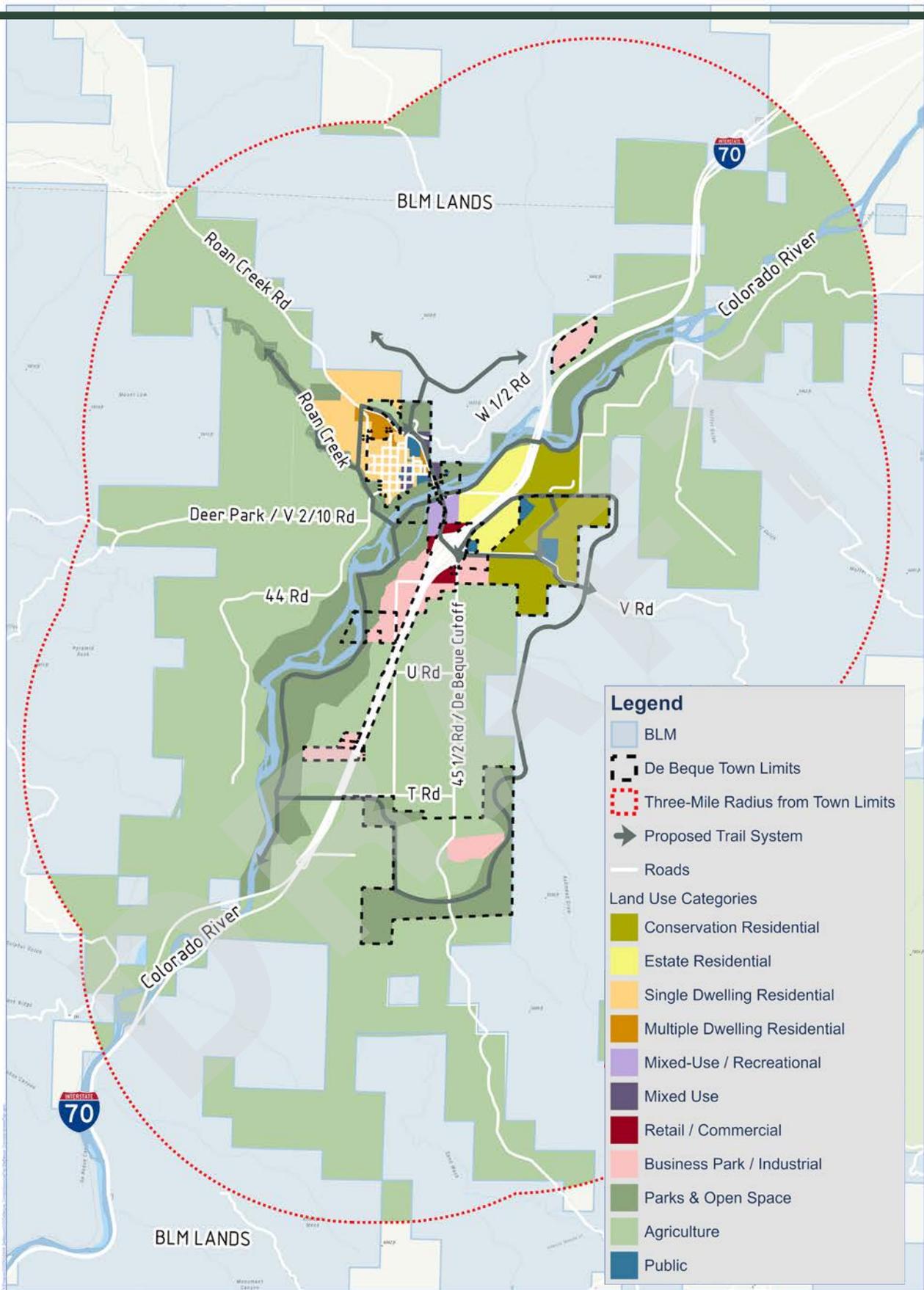


Legend

- Parcels
- De Beque Town Limits
- Proposed Trail System
- Roads
- BLM (Bureau of Land Management) Owned Parcels
- Land Use Categories
 - Conservation Residential
 - Estate Residential
 - Single Dwelling Residential
 - Multiple Dwelling Residential
 - Mixed-Use / Recreational
 - Mixed Use
 - Retail / Commercial
 - Business Park / Industrial
 - Parks & Open Space
 - Agriculture
 - Public

Town of De Beque Comprehensive Plan Update
Future Land Use Concept





**Town of De Beque Comprehensive Plan Update
Future Three-Mile Plan**



Agriculture

The De Beque Comprehensive Plan assumes that significant areas surrounding the Town, within unincorporated Mesa County, will be preserved over the next 20 years as rural areas with agricultural, ranching, and related rural uses, including recreational pursuits (such as hunting, camping, fishing, etc.) on private property. To help prevent haphazard land use around the edges of De Beque, the Comprehensive Plan assumes that properties with the Agriculture land use designation shall not be subdivided into parcels smaller than 20 acres. The plan assumes that Agriculture areas will not be developed into residential developments or commercial uses through 2045. The Town of De Beque, as a referral agency providing comments on any land use application near its boundaries, will use the land use guidance in the Three Mile Plan to articulate the vision of the community for land uses surrounding the town. De Beque's Comprehensive Plan, based upon input from the community, emphasizes the preservation of the rural ranching and farming character surrounding the town that honors the heritage of the local area.



Estate Residential

This land use category includes residential subdivisions or individual homes located on parcels of less than 20 acres in size, located within unincorporated Mesa County. The Future Land Use Plan includes areas with this designation to the north and east of the I-70 interchange, and along either side of W Road, to the east of Roan Creek Road. The De Beque Comprehensive Plan assumes that these areas will remain outside of the Town limits and continue to exist as-is over the next 20 years.



Conservation Residential

Conservation residential developments cluster residential units on smaller lots in order to preserve larger areas within a development for open space preservation or the preservation of sensitive lands. The Bass Lake community in eastern De Beque is an example of a conservation residential development in that it preserves land around Bass Lake for common community space and provides smaller residential lots in areas away from the lake.

The Future Land Use Plan anticipates that areas located within the Town's boundaries and to the south of Bass Lake, including properties between V Road and W Road, would develop as Conservation Residential to appropriately match the lower density character of Bass Lake and the surrounding area. The Conservation Residential land use category anticipates that the size of a residential lot in this area would exceed one-half acre and the average lot size may exceed one acre.



Multiple Dwelling Residential

Housing Types: Townhomes, Duplexes, Senior Housing, Apartments

Allowed Residential Density: 6-25 dwelling units per acre

This category includes a variety of housing unit types typically arranged in clusters, such as townhomes and duplexes, as well as apartment buildings of various densities. It provides flexibility for a variety of housing units to develop in areas within and on the edges of De Beque. The Future Land Use Map highlights areas for existing and potential future development of multiple dwelling residential along the north side of town, near and to the west of the school campus. Multiple Dwelling Residential areas should complement and blend in with surrounding lower density neighborhoods in De Beque to promote a cohesive neighborhood character.



Single Dwelling Residential

Housing Types: Single Family Detached, Townhomes and Duplexes, Senior Living

Allowed Residential Density: 2 – 12 dwelling units per acre

This land use category includes different housing types, including traditional single family homes with yards, townhomes that may be attached or grouped together, mobile home or modular units, and other attached housing units such as duplexes, patio homes, and various forms of senior housing. This category may include a wide range of lot sizes and building styles and provides flexibility for property owners. The Single Dwelling Residential category includes a large portion of the older, core area of De Beque, around the Downtown area. The Future Land Use Plan also anticipates that properties adjacent to the Town's limits to the north and west would represent logical extensions of the fabric and pattern of development in the core of De Beque over time as new residential neighborhoods. These new neighborhoods just to the north and west of town would enjoy relative proximity to Downtown, the local schools, parks, the community centers, and other amenities in the heart of town. In addition, extending development adjacent to existing neighborhoods would minimize the cost of utility extensions to serve new residents compared to areas located farther from the heart of the community.



Mixed Use

This category includes areas that have a mixture of commercial, residential, civic, and entertainment uses, integrated together. Buildings in mixed use areas may include residential uses above or to the side of commercial or non-residential buildings. These areas emphasize the connectedness between the different uses. The existing downtown in De Beque is an example of a “mixed use” area. Other mixed use areas include properties along Roan Creek Road on the east side of the core area of De Beque, north of the railroad. The mixed use category does not mandate the inclusion of both commercial and residential land uses and provides flexibility for properties to develop as one or the other. It does encourage the integration of different land uses (including residential and commercial) through walkways, driveways, building layouts, architecture, and other design techniques.



Mixed Use / Recreational

This category includes properties on either side of Roan Creek Road between the Colorado River and I-70, representing the main gateway into the De Beque community. This area enjoys greater visibility and marketability given its direct access to I-70. However, most of the land in this category is located within floodplain areas, which creates challenges for development.

The Comprehensive Plan process presented three land use options for this part of the De Beque area: 1) allowing development of the area as conventional retail or commercial uses such as gas stations, fast food, hotels, and related businesses; 2) developing the area as a Main Street-like mixed use area with higher quality design, to provide a small town character for visitors entering De Beque from the interstate; or, 3) leaving the area entirely natural.

Respondents in the second survey generally favored either leaving the property natural or exploring concepts to create a mixed use gateway into De Beque. Given that private property owners in the area would likely seek higher returns on their land as commercial uses, if their land was to develop, the Future Land Use Plan provides some flexibility for this portion of the plan area. The “Mixed Use / Recreational” category allows for this area to develop as a mixture of commercial or mixed use development, with a focus on tying into the area’s outdoor recreation orientation. The area could remain undeveloped as a natural, park, or open space area. Alternatively, property owners could elect to integrate some commercial uses within their properties.

The Town’s new Riverfront Park is located immediately to the west and north of the Mixed Use / Recreational area on the Future Land Use Plan. Importantly, the Comprehensive Plan encourages any developments in the area to include connections to or integrate with the features to be included in the future plans for the Riverfront Park. Commercial uses could also take advantage of the views of the river and the adjacency to the recreational features to be included in the Riverfront Park in the future.

The following presents a few example images of Mixed Use / Recreational uses from other communities.



Examples of development ideas that would work well in this area and match the vision of the community may include the following.

- ❖ Entertainment uses that draw from the heritage of the area, such as a rodeo complex and associated restaurants or food vendors.
- ❖ A hotel that could take advantage of the access to the Riverfront Park and the river as well as proximity to the I-70 interchange.
- ❖ Other accommodations that could take advantage of the access to the park, the river, and the interstate, such as an RV park, campground, or glamping development.
- ❖ Restaurants that could take advantage of views of the river and the cliffs in the distance. Restaurants could be developed on areas of land elevated above the base level of the property to provide better views of the river, for example.
- ❖ Recreation-oriented businesses, such as rafting companies, a zip-line operator, bike shops or bike tour operators, or commercial stables offering rides and entertainment for visitors.
- ❖ A small “Main Street”-like development that could draw from the small town heritage of De Beque, include a variety of stores and eateries, and tie in with the Riverfront Park and access to the historic core of Downtown. Several community members expressed an interest in having the ‘heart’ of De Beque closer to the interstate. While this strategy would not replace Downtown, it could complement the historic Downtown and better present De Beque’s small town charm to a broader audience along the I-70 corridor.

Retail / Commercial

This area emphasizes the development of commercial uses that provide goods and services. They may include neighborhood or local-oriented commercial businesses (dry cleaners, banks, etc.) as well as commercial uses geared to highway traffic or serving areas beyond De Beque. This land use category includes parcels located along or close to the I-70 interchange in De Beque.



Business Park / Industrial

The Business Park / Industrial category primarily includes employment-related uses. It may include larger format operations for various types of companies or areas with smaller shops, storage areas, and similar uses. This category includes both “light” industrial uses (such as warehouses and company offices) and “heavy” industrial uses (such as aggregate operations, manufacturing plants, etc.). Areas along and to the south of I-70, consistent with the Town’s previous Comprehensive Plan, carry the Business Park / Industrial designation, to provide space for potential employers and commercial operations in De Beque in the future.



Parks and Open Space

This category includes existing parks in De Beque as well as potential future open space areas, including along the Colorado River, Roan Creek, and in other areas well located to serve as open space for the local area. Open spaces may also include parcels that have a “conservation” designation (such as a conservation easement) or open space lands owned by the Federal government (through the National Forest Service or BLM lands).



Public

This category includes publicly-owned land uses, such as Town-owned facilities (Town Hall, De Beque Marshall, water and sewer operations), school buildings and properties, and properties owned by the fire district and other governmental agencies.



The following table provides the calculations of acreages for each land use category (except for Agriculture) shown on the Future Land Use Plan, along with the associated projections for residential, commercial, and industrial space in De Beque. This data represents a long-term projection of how the community could grow and evolve over the next 20 years. As noted, the Future Land Use Plan does not mandate that development follow the assumptions underlying the projection or maximize the number of residential units or commercial or industrial space on different pieces of land. However, this data and projections do inform the Town’s infrastructure planning strategies.

The Future Land Use Plan reflects a total potential population at build-out of around 4,500 residents, along with around 1.5 million square feet of commercial or industrial space.

Land Use Category	Total Acres	Total Population	Total Square Feet (Retail or Commercial)
Conservation Residential	281	982	N/A
Estate Residential	276	241	N/A
Single Dwelling Residential	300	2102	N/A
Multiple Dwelling Residential	67	942	N/A
Mixed Use / Recreational	57	N/A	261,987
Mixed Use	35	244	266,119
Retail / Commercial	32	N/A	193,685
Business Park / Industrial	280	N/A	853,319
Public	52	N/A	N/A
Totals -->	1,380	4,512	1,575,110

Community Character and Design

Community input from throughout the Comprehensive Plan effort noted that De Beque wishes to retain its small town, Western feel and character. The community does not wish to emulate or mimic the appearance of many of the resort-oriented towns along the I-70 corridor. The community wants to retain a special feel for the De Beque community. The community engagement effort did not delve into specifics on how to preserve the small town, Western, and uniquely De Beque feel for new and existing areas of the community. However, the following principles draw from best practices in other, similar communities nationwide designed to elevate the quality of community design and aesthetics. Implementation of policies and structures to ensure that the desired character of De Beque carries forward will require formal updates to the Town's land use and development code as well as ongoing vigilance on the part of Town administration and elected and appointed leaders of the Town over many years. The following principles set the overall vision for community character and design in De Beque and the foundation for ongoing work and efforts over the long-term.

- ❖ New commercial or retail developments in De Beque should orient parking to the rear or sides of buildings to create a more active and inviting streetscape along streets and avoid the presence of significant areas of parking along streets in town in the future. Developments should minimize the quantity of parking provided for commercial uses as much as possible to avoid developing larger parking lots that remain vacant periodically and thus detract from the visual quality of street corridors.
- ❖ Commercial developments should plan for shared parking between different buildings to reduce the footprint of parking areas in the community and to improve connections between different developments.
- ❖ Developments should include appropriate transitions between land uses (such as between retail and residential areas) and should transition from higher intensity of development along major roads (such as Roan Creek Road) to lower intensity land uses located farther from major roads or streets.
- ❖ To improve safety and connectivity, the Town will require new developments or neighborhoods (including commercial and industrial areas) to include sidewalks along streets and to provide sidewalk or trail connections to nearby destinations as appropriate (such as parks, adjacent neighborhoods, etc.).
- ❖ As much as possible, the Town will encourage new developments to follow a grid pattern of streets and to tie in with the existing grid of streets in the historic core of De Beque. This emphasis on a grid of streets will help provide for better connectivity within and between different developments in the future.
- ❖ The Town will develop landscaping and streetscape guidelines as part of the Town's codes for new development, to ensure that new or redeveloped parts of town have sufficient trees, lighting, seating areas, and landscaping to provide for a high quality character.
- ❖ The Town will develop and execute a signage and wayfinding program to help guide visitors and draw them into the community, with guidance to key destinations such as Downtown, the high school, Riverfront Park and other parks, and other locations around De Beque.

- ❖ The Town will update its codes to develop standards and guidelines for architecture, building design, and related features that will preserve the rural, Western character of De Beque. The Town will explore guidelines and concepts that emphasize the Town’s Wild Horse heritage, its history of ranching and farming, and the Old West feel of many parts of the community.
- ❖ The Town will conduct an inventory of historic properties in the community and work with the community to explore potential historic designations for historic properties in De Beque.

Small Town, Western Character – Precedent Examples

Input from the community for this Comprehensive Plan as well as for the previous plan completed in 2009 emphasized that De Beque should demonstratively guide development and construction to preserve the rural, Western ranching heritage of the community through architecture and related features. The Town will develop design guidelines and standards as part of updates to its code to provide concrete guidance to achieve this longstanding goal.

Examples from other communities across the West highlight notable ideas or concepts to help preserve the desired character of the De Beque community, including the following:

- ❖ Integrating an Old West or ranching themes into signage and wayfinding in the De Beque area.
- ❖ Integrating features of an Old West town, such as wagon wheels, carriages, agricultural and ranching equipment, and other pieces into public art, the design of buildings, and other aesthetic features.
- ❖ Using materials tied to the Western character, including metal, wood, stone and canvas, where appropriate.
- ❖ Designing new buildings to resemble the features of the oldest buildings in De Beque and similar buildings in historic Western towns.



Old West storefront in Dubois, Wyoming
Credit: Shutterstock



Historic Tombstone, Arizona
Credit: Shutterstock

LU Goal 1: Implement the framework for community growth outlined in the Future Land Use Plan.

LU Action 1: Adopt an Intergovernmental Agreement (IGA) with Mesa County concerning the plan for future land uses within three miles of the Town limits, tied to the Future Land Use Plan.

LU Action 2: Evaluate future rezoning and site plan applications for alignment with the Future Land Use Plan and Three Mile Plan.

LU Action 3: Update the Town's zoning map and zoning classifications to align with the Future Land Use Plan, following the completion of a Land Use Code update.

LU Action 4: The Board of Trustees will update or reaffirm the Future Land Use Plan and the Three Mile Plan on an annual basis, to ensure that the plans remain relevant and useful in reflecting community sentiment and market conditions in the local area.

LU Goal 2 – Implement the community design and character principles outlined in the Comprehensive Plan

LU Action 5: Complete an update to the Town's Land Use Code, based upon the principles provided in this section.

LU Action 6: Complete or update design guidelines for the Downtown district and other mixed-use areas of De Beque, building upon the guidance in the Comprehensive Plan.

LU Action 7: Develop and implement a signage and wayfinding program for De Beque (to include community entries and a wayfinding system).

LU Action 8: Complete a historic properties and resources survey, to officially identify historic properties and resources in De Beque.



**ECONOMIC DEVELOPMENT
& TOURISM**

4

The local economy in the De Beque area focused on the oil and gas industries during most of the twentieth century and the community experienced a series of booms and busts along with the fortunes of the energy industries on the Western Slope. Over the last fifteen years, the local economy has diversified from its reliance on the energy markets. The Town of De Beque legalized marijuana production following legalization at the state level in 2012 and soon attracted several cannabis retail operations that generated sales tax and economic activity for the Town. However, as more states and localities have legalized marijuana, including jurisdictions on the Western Slope, the Town has experienced a downturn in marijuana revenue over the last few years.

Beyond these larger trends over the last fifteen years, De Beque continues to operate largely as a bedroom community for other jurisdictions along the I-70 corridor and the Western Slope. A significant share of residents commute to jobs elsewhere. Many of these residents also conduct their daily business, including errands, grocery shopping, and related business, in the larger communities along the I-70 corridor. De Beque generates retail sales from the Maverik convenience store along I-70 and from a general

store, a restaurant, and a few other small businesses in the Downtown area. A new TA truck stop / travel plaza will open in the next year along the south side of the I-70 interchange at De Beque. However, De Beque sends a significant share of its resident-generated spending to other jurisdictions.

Community feedback during the two community surveys conducted for the Comprehensive Plan indicated significant interest in building the local De Beque economy. Around 55 percent of respondents in the first survey noted that job creation and economic opportunities in the community represented a “very important” issue facing De Beque.

Communities around Mesa County have pursued a variety of strategies to diversify and build their local economies, including focusing on outdoor recreation and tourism (including biking, hiking, and other outdoor pursuits) and agricultural tourism (such as wineries, farm stands, and similar ventures). As noted in the following table, respondents to the second community survey favored promoting these two components of the local economy in the future more than other options presented.

Figure 1:
Second Survey Question 6: I am in favor of the following ideas to promote economic opportunities and job growth in De Beque (Please choose all that apply)

	Responses
Promote recreation-oriented businesses in the De Beque area (related to the river, hiking / biking, camping, etc.)	40
Promote agri-tourism businesses in the De Beque area (farm stands, dude ranches, horse-related attractions , etc.)	35
Attract a trade school with apprenticeships	28
Attract a technical training school	20
Develop a small business incubator space in De Beque	18
Develop and promote an industrial park or business park along or close to I-70 to attract employment	16
Promote renewable energy development in the Town and in future areas that may join the Town	13
Develop solar farms, data centers, or other larger format operations	9
Other (please specify)	4

Outdoor Recreation-Based Economic Development:

The De Beque Comprehensive Plan emphasizes the following elements to build an outdoor-recreation based local economy that complements and reinforces the small town character of the community.

- ❖ Completing the bike-oriented park currently planned near the cemetery north of town and linking these trails to BLM and other private lands around the edges of De Beque, to create a sizable network of trails for mountain biking, running, or hiking.
- ❖ Completing the envisioned facilities at the riverfront park to create a solid foundation for a variety of outdoor recreation along and in the Colorado River, including kayaking, fishing, rafting, and other pursuits. The Town will leverage the new riverfront park to attract operators of recreation-oriented businesses looking for expansion opportunities on the Western Slope. For example, the park improvements along the river could attract a rafting company, a kayak or boat rental outfitter, or similar enterprises.
- ❖ Continuing to attract businesses geared to outdoor recreation, including bike shops, outdoor goods stores, and related businesses.
- ❖ Expanding the number of events tied to outdoor recreation in De Beque, to attract more visitors and more activity in the local area.

Given the historic orientation of the De Beque area around ranching and equestrian activity, the community could also emphasize outdoor recreation and activities tied to horses. For example, the Town could explore the feasibility of developing a rodeo facility between the river and I-70. Locating a rodeo close to the interstate could attract visitors traveling through the Western Slope on I-70 to enjoy a traditional rodeo or similar equestrian event or activity. The community has a great location along the interstate, and none of the other communities along I-70 in western Colorado strongly emphasize equestrian activity in their marketing to visitors.



San Miguel Basin Rodeo, Norwood, CO
Credit: Shutterstock



Roan Creek Bikeworks
In Downtown De Beque
Credit: RICK

Agricultural Tourism as Economic Development:

Economic development tied to agricultural tourism could draw from the products of local farms and ranches and market De Beque as another agri-tourism option, beyond the attractions offered in Palisade. Agri-tourism in De Beque can take several forms, including the following:

- ❖ Encouraging additional road-side stands and farm markets on the edges of De Beque.
- ❖ Encouraging agricultural entertainment offerings such as horseback riding, farm tours for families and children, corn mazes, pumpkin patches, and other seasonal programs.
- ❖ Expanding the De Beque Farmers Market by attracting more farm vendors with a wider variety of products and goods for sale and expanding the market to additional weeks. The farmers market could also consider expanding its dates by shifting to indoor markets during the colder months.

Tourism Strategy:

The Town of De Beque will enhance its overall tourism program through the following primary strategies:

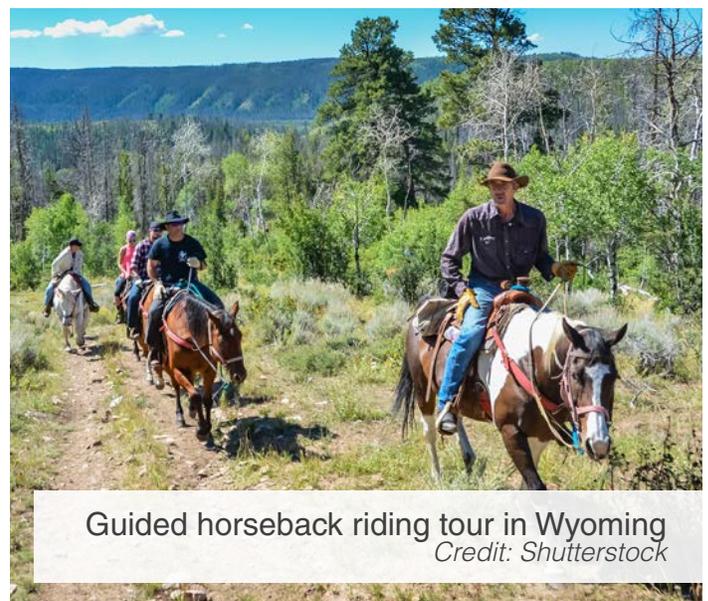
- ❖ Capitalizing and expanding on the outdoor recreation scene already provided in neighboring communities and rural areas of De Beque
- ❖ Increasing the diversity and number of events throughout the year to attract visitors to De Beque
- ❖ Expanding marketing for agricultural tourism programs and businesses operating in the De Beque area
- ❖ Enhancing signage to Downtown and other tourist destinations in the local area

Training and Apprenticeships to Promote Economic Development

As noted in the preceding table, 48 respondents in the second survey favored pursuing a technical or trade school to help support economic development in the community. Many community members noted during the planning process that many young adults wish to remain in the community following high school, but the area lacks technical training or apprenticeship opportunities. The expansion of training programs could help support the development of small businesses tied to technical skills in the future or could help to attract new companies to locate in the De Beque area.

The expansion of technical and trades training could involve the following:

- ❖ Expanding the courses or training offered at the high school.
- ❖ Establishing an online outpost for a larger training school in another community, as a starting point for expansion of skills training in De Beque.
- ❖ Establishing apprenticeships with local businesses. For example, an auto repair apprenticeship could perhaps co-locate with the new TA truck stop expected to open soon in De Beque.



Guided horseback riding tour in Wyoming
Credit: Shutterstock

EDT Goal 1: Expand outdoor recreation opportunities to build local tourism and diversify the local economy

EDT Action 1: Implement a series of trails for biking, hiking, and equestrian travel, connecting De Beque to BLM lands and other regional trail connections.

EDT Action 2: Implement the plans for multi-use bike trails in the Town-owned property north of the high school

EDT Action 3: Work with other communities in Mesa County and along the I-70 corridor to link De Beque to other destinations through multi-use trails (along the Colorado River, I-70, and other routes)

EDT Action 4: Attract an operator for recreational activities along the river in De Beque (including kayaking, rafting, and related activities)

EDT Action 5: Explore opportunities to attract a rodeo or an equestrian-related business (providing amenities such as horse rides) to De Beque, to draw visitation

EDT Goal 2: Build the base of non-recreational tourism programs and attractions in De Beque

EDT Action 6: Encourage agri-tourism in De Beque and the surrounding area (including roadside stands, pumpkin patches, corn mazes, and other regular attractions)

EDT Action 7: Increase the number of vendors and visitation to the De Beque Farmers Market

EDT Action 8: Increase the number of events held in De Beque, focusing on having more events during the fall, winter, and early spring.

EDT Goal 3: Expand technical training and post-secondary educational options in De Beque

EDT Action 9: Attract a technical or trades school to open a branch in De Beque or to provide training through the school district

EDT Action 10: Explore partnerships with Colorado Mesa University and/or Colorado Mountain College to provide training programs or courses in De Beque

EDT Action 11: Collaborate with the school district to explore opportunities to expand technical or trades training as part of their curriculum.

EDT Goal 4: Improve the marketing of De Beque for economic development and tourism

EDT Action 12: Improve signage from I-70 to Downtown, the new riverfront park, the Colorado River, outdoor trails, and other tourism destinations

EDT Action 13: Partner with Mesa County, the state, and other organizations to ensure that regional tourism marketing includes content for the De Beque area

EDT Action 14: Consider adding a staff position to coordinate economic development and tourism / recreational activities for De Beque.

EDT Action 15: Continue to collaborate with Mesa County and other partners to attract new businesses and investments to the De Beque area.



DOWNTOWN DE BEQUE

5

Downtown De Beque features a small but historic and unique set of buildings along and near Minter Avenue. The district continues to function as the commercial and cultural heart of the community and serves as the home base for major events such as Wild Horse Days and other celebrations. Downtown features a general store, a restaurant, a coffee shop / bike shop, the Town Hall and community center, post office, and a few additional businesses.

The Downtown area has historically faced the challenge of a lack of visibility from I-70 and Roan Creek Road. While locals continue to frequent the district for various needs, Downtown attracts relatively limited visitation from tourists and passersby. Growth of commercial uses, such as additional convenience stores, groceries, and other retailers, near I-70 could draw more spending away from the Downtown district.

To remain relevant and thrive over time, Downtown De Beque will continue to leverage its historic, Old West charm to attract visitation and commerce. The following objectives, many of which tie to goals and actions outlined in other chapters of the Comprehensive Plan, will help to fortify and grow Downtown's strength over time.

Infill Development

While most of the lots within Downtown are already developed, opportunities may arise to fill in gaps along Downtown streets with additional stores or restaurants. As noted in Chapter 9, the Town of De Beque may consider relocating its Town Hall to a larger facility over time, to have sufficient capacity for its operations. The potential relocation of the Town Hall and potentially De Beque's community center would free up space at the main intersection in Downtown, 4th and Minter Avenue. If this property becomes available, the Town will explore attracting a business to locate in the existing properties. If the lots owned by the Town are redeveloped, the Town will pursue mixed-use development, ideally with two story buildings (with commercial on the ground floor and residential units above)

to fit the character typically found in small town downtowns. The design of a new building on the Town-owned property and any other infill development Downtown should incorporate architecture and features that fit in with the Old West aesthetic feel of De Beque.

The Town owns a 0.7 acre parcel at the northwest corner of 4th and Stewart that is currently used for a parking lot for the Downtown area. The Town could explore developing part of the lot as an infill building with commercial and/or residential units in the future as well.

Other lots or properties may become available either in Downtown or on the edges of Downtown over time, and the Comprehensive Plan encourages the infill development of lots as mixed-use development. Adding some additional businesses in the Downtown area would increase the offerings of the district to residents and visitors.

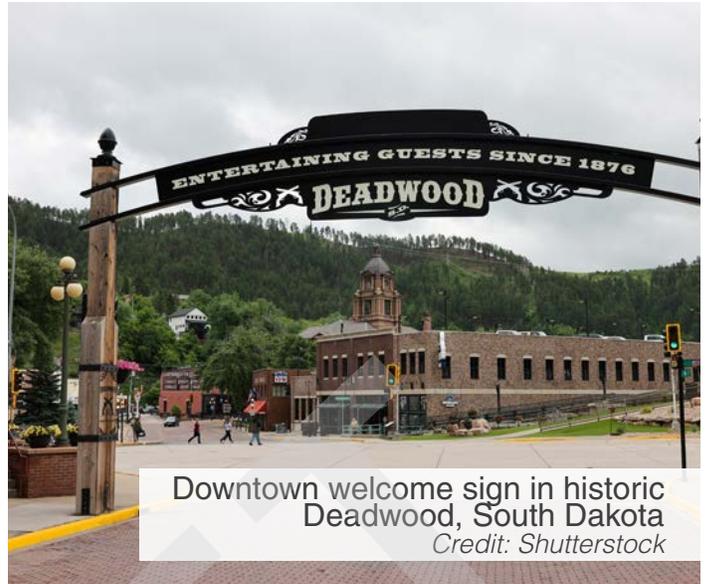
Linking Downtown to the Interstate

As outlined in Chapter 3, the potential development of mixed-use or recreational uses in the area between the Colorado River and I-70 along Roan Creek Road, along with the development of the new Riverfront Park, has the potential to better link Downtown De Beque to the interstate. Enhancing biking and walking connections from Downtown to the Riverfront Park and areas south of the river would also increase the access and visibility of Downtown to the broader community. The potential developments south of the river should complement and heighten the visibility of Downtown, rather than drawing energy from the Downtown district. The Town will need to carefully guide the development of public and private spaces in the area between the river and the interstate to ensure that the character of this area complements the history and character of Downtown De Beque and the historic core of the town.

Increased Marketing and Visibility for Downtown

The Town will explore implementing an expanded community-wide signage and monumentation effort to better direct visitors to key locations around town, including Downtown De Beque. The Town will work with CDOT to provide signage from the interstate and US 6 to Downtown and work with Mesa County for signage along Roan Creek Road and County Road 45 ½. The signage and monumentation for Downtown De Beque should stand out from standard highway signs and should reflect aspects of the town's Old West character.

The Town will work with various community organizations to increase the number of events held in Downtown De Beque, to attract additional business and interest to the district. Like most towns in Colorado, nearly all the events held outdoors in De Beque occur during the spring and summer months. The Town will explore additional events in the Downtown area, including events centered around the holidays, fall events, and the outdoor recreation focus of the area. The staff resources of the Town are limited, however, and thus this effort will require volunteers and involvement from other civic groups to lead additional events in the Downtown area. Downtown merchants and property owners could collaborate to conduct additional events and promotions Downtown to attract additional visitation.



Downtown welcome sign in historic Deadwood, South Dakota
Credit: Shutterstock



Examples of signage and wayfinding and community events in Cody, Wyoming
Credit: Shutterstock

Improving Public Spaces in Downtown De Beque

The Town recently completed sidewalk improvements in Downtown and repaving of Minter Avenue and other streets. Over time, the Town may explore additional streetscape elements, such as improved lighting, planters, shade trees, and art pieces, to further enhance the comfort and quality of Downtown for people walking and driving through the district. The design of streetscape features in Downtown De Beque should complement the Old West architectural style of the district. As discussed in Chapter 6 (Parks and Recreation), the Town will explore enhancements to Gazebo Park in the heart of Downtown, including landscaping, lighting, shade trees, and related features.



Examples of signage and wayfinding and community events in Cody, Wyoming
Credit: Shutterstock

The following goals and action items highlight the direction of the Town of De Beque and the community in improving Downtown over time. The Implementation chapter provides additional details concerning how to achieve the following action items.

DT Goal 1: Increase the Prominence and Marketability of Downtown De Beque

DT Action 1: Develop and implement signage and gateway monumentation to draw visitors off I-70 to visit Downtown

DT Action 2: Explore the potential development of Town-owned properties in the Downtown area as new businesses and/or residences.

DT Action 3: Develop and implement plans for mixed-use or recreational development between the river and I-70, to connect the heart of De Beque to the interstate

DT Action 4: Increase marketing efforts for Downtown De Beque in regional tourism publications and marketing efforts

DT Action 5: Develop a program of events to be held during all four seasons in the Downtown area

DT Goal 2: Increase the Vitality and Quality of Public Spaces Downtown

DT Action 6: Explore improvements to lighting, landscaping, and other elements of the Gazebo Park to make the park more viable for various events

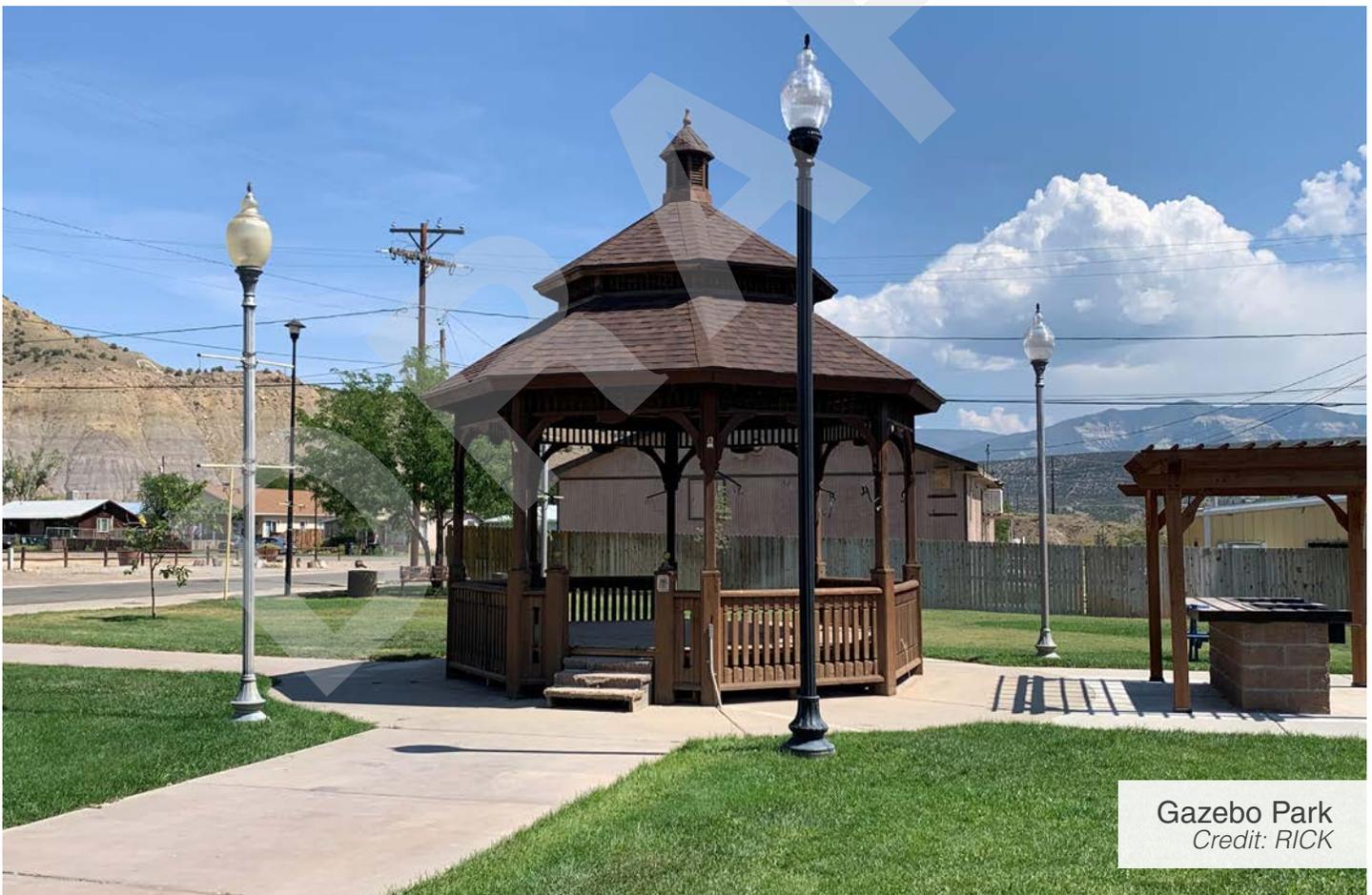
DT Action 7: Explore improvements to lighting, street trees and landscaping, benches, and other streetscape elements in the Downtown area



PARKS AND RECREATION

6

The Town of De Beque has worked on several parks and recreation plans and initiatives over the last several years to improve the facilities and programs available to residents and visitors. The Town completed conceptual planning for the development of a formal park and open space on the Town-owned property along the south side of the Colorado River. The conceptual plan envisions the creation of amphitheater and gathering spaces, a boat ramp into the river, disc golf, and open play areas in this strategic location along the river. During 2025 the Town approved plans for the development of a bike-oriented park on Town-owned property at the north end of De Beque, next to the cemetery. This park facility will include various trails for biking and should appeal to residents as well as visitors from across the local area. The Town continues to maintain Gazebo Park and Town Park, both on Minter Avenue in the heart of town. Gazebo Park serves as the hub for various community events, including Wild Horse Days. Town Park serves as the home of other events such as the annual Easter egg hunt and provides playground and picnic shelter space for visitors. The Town provides recreational activities throughout the year and hosts annual events such as the Easter egg hunt each spring and Wild Horse Days each summer.



Gazebo Park
Credit: RICK

Results from the first survey revealed that the community views nearly every aspect of parks and recreation in De Beque as “very important”, as outlined in the following table. The community expressed particular interest in providing more recreational activities to meet the needs of residents in the De Beque area, developing more recreational activities to utilize Mesa County’s community center facility in De Beque, and providing more special events for residents and to attract tourism.

**Figure 2:
First Survey, Question 7: Which of the following are most important for the Comprehensive Plan to focus on, for parks and recreation?**

	Very Important	Somewhat important	Neutral	Somewhat Unimportant	Not Important	I Don't Know
Providing more recreation activities to meet the needs of residents in the De Beque area	39	6	15	4	2	0
Developing recreational activities to utilize the Mesa County community center	31	9	17	1	4	0
Providing special events, such as concerts and rodeos, for local and regional enjoyment in De Beque (including tourists)	28	11	14	3	5	1
Establishing a network of trails (for hiking, biking, or equestrian uses) in De Beque and connecting the town to regional trails and connections	24	12	12	8	6	0
Improving the facilities in the parks	23	11	18	8	4	0
Developing uses such as hiking and biking on public lands (such as BLM lands) in the areas around De Beque	23	6	14	9	5	0
Developing recreational amenities and facilities along the Colorado River	22	12	13	4	7	1
Providing trails designated for all terrain vehicles (ATVs)	18	10	16	6	8	1

The following outlines the parks and recreation components of the Comprehensive Plan the Town will pursue over the next ten years.

Constructing improvements for the Riverfront Park along the south side of the Colorado River

The Town will complete additional project design and engineering necessary to prepare the Riverfront Park concept for implementation. As part of this effort, the Town will identify specific components of the park plan for grant funding and pursue funding from the State of Colorado and other funding sources. The completion of the envisioned improvements within the Riverfront Park would create a great new amenity to take advantage of the access to the river and provide an attraction to draw visitors into De Beque.

Improvements to Gazebo Park

Gazebo Park provides a central location in Downtown De Beque for community festivals such as Wild Horse Days and for residents and visitors to have a picnic or relax. Potential improvements to this park may include:

- ❖ Additional shade trees or shade structures to enhance comfort and provide better places for gathering
- ❖ Additional seating
- ❖ Improved lighting for safety and to facilitate more evening activities and gatherings



Colorado River at the location of the future Riverfront Park in De Beque
Credit: RICK

Improvements to Town Park

The community expressed support for having more events at Town Park given its central location and the presence of significant shade at the park. Potential improvements to Town Park may include:

- ❖ Additional lighting for safety and to provide for evening events and gatherings
- ❖ Installation of power hookups for events
- ❖ Over time, the refurbishment or upgrade of playground equipment at the park

Completion of the Town-owned bike park

The Town will continue to implement bike-oriented improvements on the Town-owned property north of Roan Creek Road, next to the cemetery, including:

- ❖ Bike trails and activity loops
- ❖ Future connections to adjacent lands (on BLM property)
- ❖ Parking improvements and landscaping

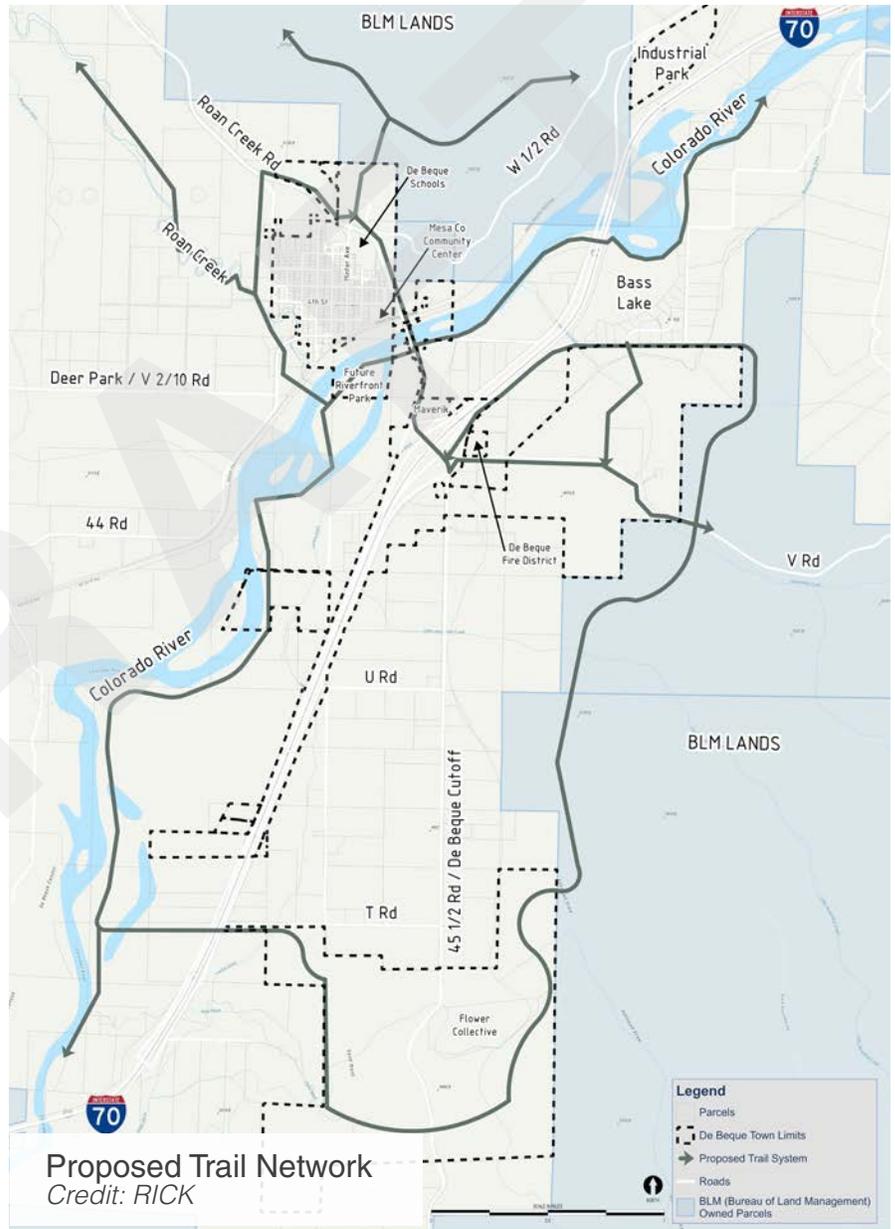


Completion of the trails network around the De Beque area

Over time, the Town will work with other partners, including Mesa County and private property owners, BLM, and other entities, to implement a trail network that extends around the edges of De Beque and connects to other parts of the region. Importantly, the trail network will follow the Colorado River and Roan Creek corridors and these trails could eventually connect to other nearby towns (such as Parachute and Palisade) and to other destinations in Garfield County. The trail network could form a loop around De Beque to the south, eventually connecting the heart of the Town to the Grand Mesa. Connections through BLM and various private properties could connect the Grand Mesa to the east side of De Beque and back into the heart of the community.

The Comprehensive Plan envisions the trail network to include facilities to accommodate hikers as well as bicyclists. Trails for equestrians may also be integrated as part of the trail network to draw from the equestrian heritage of the area. Equestrian trails may follow separate alignments from hiking and biking trails to avoid conflicts between horses and other trail users.

The overall trail network could serve as one of the recreational amenities of the De Beque area and could attract visitation and tourism from throughout the region for mountain biking, hiking, and related pursuits. The completion of a full trail loop will likely encompass at least a few decades. However, the Town and other partners can begin work on the trail network in segments and maintain the vision for the eventual completion of the loop over time.



Enhance programming and activities for youth, adults, and seniors

Respondents to the second survey expressed the strongest support for recreational programs involving adult or youth fitness or sports classes, as well as sports camps or leagues in De Beque. The Town will continue to explore opportunities to expand its recreational programming in the community, working with other potential partners such as the De Beque School District, Mesa County, and other agencies in the local area. As resources become available, the Town will provide more programs and recreational activities throughout the year.

Prioritization of Parks and Recreation Goals and Actions

The second survey asked respondents to rank a variety of potential action items for parks and recreation, with a ranking of “1” representing the highest priority. The community ranked the completion of the riverfront park as the highest priority, followed by completion of trails around the De Beque area, completion of the bike park on the north side of town, and improving Gazebo Park. Only four of the action items had an average ranking above 5.0. While the action items that are ranked lower represent lower priorities for the community, the Town and its partners will continue to consider and implement all of these action items over time as resources become available.

Figure 3:
Second Survey, Question 3: Which of the following would you prioritize for improvements for outdoor parks and recreation facilities in De Beque? Please rank the following items, with 1 representing your top choice.

	Average Ranking (1 to 10)
Constructing improvements for a riverfront park along the south side of the river	3.4
Constructing trails from town to trails in public lands (such as BLM) that surround De Beque	4.5
Developing a bike park on Town-owned land north of the high school (across Roan Creek Road)	4.6
Improving the Gazebo Park (on Minter Avenue) with additional seating areas, shade, picnic facilities, and improved landscaping and lighting	4.8
Over time, constructing trails for walking and biking, to connect different neighborhoods around De Beque	4.9
Creating a water feature or water recreation (such as a small pool or splash pad) in De Beque	5.0
Improving the playground, seating, lighting, and other facilities in the Town Park (just to the north of 5th and Minter)	5.4
Installing a loop trail system, connecting from De Beque south to the Grand Mesa, around the east side of the valley, and back into town	6.5
Installing trails along the Roan Creek and Colorado River corridors	6.9
Developing volunteer groups to staff and support events held at the Mesa County Community Center on 4th Street	7.9

The following outlines the formal goals and action items for parks and recreation for completion as part of the Comprehensive Plan's implementation. The Implementation chapter provides additional details on how the Town and/or other partners may complete the following action items.

PR Goal 1: Develop the Riverfront Park and improvements to existing parks in De Beque

PR Action 1: Finalize and implement designs for the Riverfront Park and any adjacent park facilities

PR Action 2: Identify and implement desired improvements to Gazebo Park

PR Action 3: Identify and implement desired improvements to Town Park

PR Goal 2: Develop a multi-modal trail system connecting the De Beque area

PR Action 4: Finalize designs and implement plans for the bike-oriented park north of the high school

PR Action 5: Collaborate with BLM to establish trail connections through BLM lands that surround De Beque

PR Action 6: Finalize and implement trail alignments as shown in the plan, connecting along the river and south toward the Grand Mesa

PR Goal 3: Enhance recreational programs and activities in De Beque

PR Action 7: Develop additional community activities and programs for youth, working adults, and seniors.

PR Action 8: Explore strategies to have the Mesa County Community Center open during regular hours for use by the community.



HOUSING 7

Although De Beque enjoys access via I-70 to the growing Grand Junction area and to other growing communities to the east, the community has a limited inventory of housing units and has experienced very little housing development over the last 20 years. However, like virtually the entire state, the town faces significant challenges with housing availability, affordability, and upkeep. The Town of De Beque has a limited tax base and limited financial and administrative capacities to invest or participate in housing initiatives. Given this context, housing advances in De Beque are likely to occur through smaller, private actions rather than larger scale housing development. The housing strategy for De Beque centers around rehabilitating existing homes, promoting incremental infill development of housing units, and making it easier to develop smaller housing units, such as accessory dwelling units, to help fill gaps in the local market and provide additional and more affordable housing choices for current or prospective residents. The Comprehensive Plan emphasizes the following overall housing strategy:

- ❖ Preserving and improving the existing housing stock. Rehabilitation and preservation of existing homes can help prevent the loss of units in the community, improve the quality and safety of housing, allow for residents to age in place with necessary accessibility upgrades, and help improve housing affordability through improvements such as weatherization and other energy upgrades. In addition, preserving existing homes is usually cheaper than constructing new housing units.
- ❖ Reducing any regulatory or process hurdles that may impede the construction of housing units.
- ❖ Leveraging partnerships to expand the development of attainable housing of different sizes in the De Beque area.

- ❖ Enabling the development of incremental, infill housing options compatible with the community's character. Potential housing types that would help diversify the range of housing choices in De Beque and help to fill in vacant lots and properties within or on the edge of De Beque include accessory dwelling units, duplex or paired homes, small townhomes, and smaller single-family homes.



Given the smaller scale of the housing market in De Beque and projections for modest growth in the area over the next 20 years, the housing strategy accommodates and is designed for smaller actors, including homeowners, smaller landlords, and local builders, as opposed to larger scale developers or builders. The plan emphasizes reducing hurdles and clarifying processes for these actors to help encourage greater levels of housing rehabilitation and construction in the Town going forward.

Around two-thirds of respondents to the first survey indicated that cost and availability of housing in De Beque is “very important” or “somewhat important” to consider in the development of the new Comprehensive Plan. Around 44 percent of respondents in the initial

survey also indicated that the availability or cost of land suitable for housing is “very important” or “somewhat important”. The community strongly supported the construction of more single-family housing in De Beque in the first survey and appeared open to other types of housing units, including accessory dwelling units, townhomes, and senior housing.

As noted as follows, the community supported a range of policy directions in addressing housing issues, in the second survey. Respondents indicated the strongest support for having the Town work with other regional partners to develop affordable or workforce housing in De Beque and encouraging the construction of smaller residential units in the community.

Figure 4: Second Survey, Question 5: Feedback from the first survey supported adding a wide variety of housing types in De Beque. Which approaches would you favor to increase the quantity of housing (of different types, and different price points)? Please choose all that apply.

	Responses
Have the Town work with regional partners to develop affordable or workforce housing in De Beque	21
Encourage or incentivize the construction of “tiny homes” within residential-zoned areas	20
Decrease the required lot sizes and building setbacks to make it easier to develop housing in the area	19
Encourage or incentivize property owners to add an accessory housing unit (granny flat, casita, etc.)	16
Encourage or incentivize the construction of townhomes or duplexes within residential-zoned areas	15
Other	7

The following outlines the formal goals and action items for housing. The Implementation chapter provides additional details and suggestions on how the Town and/or other partners may complete the following action items.

HS Goal 1: Update the Town's policies to encourage housing development and rehabilitation

HS Action 1: Update the Town's codes as needed to determine where tiny homes and accessory dwelling units may be allowed in De Beque, and the regulations for these units.

HS Action 2: Update the Town's codes as needed to guide where assisted or independent living units for seniors may be allowed in De Beque.

HS Action 3: Update the Town's codes as needed to make it easier (in terms of design standards and other regulations) to develop townhomes, paired homes, and other types of units geared to lower to moderate income price points.

HS Action 4: Develop how-to guides and pre-approve house plans for newer housing types in De Beque (such as accessory units, townhomes, etc.) to make it easier for individuals or businesses to pursue housing construction or rehabilitation.

HS Action 5: Consider waiving fees and permit costs for housing rehabilitation projects in the community.

HS Goal 2: Pursue Town-led programs and partnerships to promote housing construction in De Beque

HS Action 6: Collaborate with property owners to actively market available properties to potential housing developers.

HS Action 7: The Town will explore the purchase of vacant properties as they become available, to facilitate construction of affordable or workforce housing on these properties.

HS Action 8: The Town will collaborate with Mesa County, DOLA, and other partners to explore regional solutions to affordable housing issues.

HS Action 9: Communicate the housing resources available to De Beque residents (from all sources)



TRANSPORTATION 8

De Beque enjoys an enviable location along the I-70 corridor in western Colorado, providing direct access to the Grand Junction area, the mountain communities along the I-70 corridor, and the Front Range. Roan Creek Road and Mesa County Road 45 ½ provide north-south access to ranching areas to the northwest and to the Grand Mesa and communities to the south. While I-70 provides a solid foundation for the community's transportation access, the interstate also serves as a barrier between the older portion of De Beque and areas included within the town limits, to the south and east of I-70. While the grid of streets in the older portion of town provides easy access for all modes of travel within the heart of De Beque, the community lacks any formal trail systems or bike facilities. The community also has notable gaps in sidewalks along local streets, including key gaps along 6th Street, 2nd Street, and Stewart Street.

Community engagement during the Comprehensive Plan process indicated that De Beque residents view transportation as a practical, quality of life issue tied to safety, their daily mobility, and access to local and regional destinations. Respondents to the first survey ranked improving the condition of existing streets as the top transportation priority, with other high priorities including providing transit connections to other towns on the I-70 corridor and improving the safety and quality of the I-70 interchange at De Beque. In addition, one third of respondents to the first survey rated trail connections from De Beque to nearby and regional destinations, as well as other non-vehicular safety improvements, as "very important". Open-ended comments provided during the first survey repeatedly referenced speeding issues, concerns regarding the safety of the I-70 interchange, and the need for better sidewalks and trails to key destinations.

The results of the second survey reinforced a clear preference for active transportation and safety improvements, especially along the main entry into town, Roan Creek Road. More than 50 percent of respondents favored adding an active, multi-modal trail along Roan Creek Road, connecting from the heart of town to I-70, to include crosswalks, turn lanes, and aesthetic and lighting improvements.



Existing Railroad Bridge
Over Roan Creek Road
Credit: RICK



View Looking South on Roan Creek Road,
South of the River
Credit: RICK

Figure 5:
Second Survey, Question 11: Which of the following ideas would you favor as part of upgrades to Roan Creek Road from 4th Street south to the I-70 interchange? Please choose all that apply.

	Responses
A trail (for walking and biking) along the side of the road	35
Improved lighting, signage, trees, public art, and related aesthetic improvements	34
Crosswalks to improve safety	23
Turn lanes for left and right turns to improve safety	15
Reducing the speed of vehicles along the road through traffic calming measures (such as installing crosswalks) to improve safety	14
Other	4

If the growth of the community proceeds to the south of I-70, respondents to the survey favored upgrades to the interchange bridge over I-70, to include space for bicycle and walking lanes, as well as a bike and pedestrian bridge that would connect directly from Minter Avenue and the south end of Downtown across the river to the future riverfront park. Overall, community engagement focuses the priorities of the Comprehensive Plan on providing safer crossings for people walking and biking, calmer traffic, filling in sidewalk and trail connections and gaps in the area. These enhancements would improve connections between the town, I-70, and future recreation destinations.

De Beque will continue to collaborate with regional partners to explore various opportunities. While De Beque is located near the 63-mile long Grand Mesa Scenic Byway, the De Beque Cutoff (45 ½ Road) also serves as an alternate access route to the Byway. The Town will explore opportunities to designate the De Beque Cutoff and other potential stretches of road as a scenic byway, to enhance transportation connectivity in the local area and facilitate tourism. The Town will continue to collaborate with Mesa County and CDOT to explore ways to enhance transit services to nearby communities in western Colorado, including connections to the Bustang regional bus line, and providing additional shuttle services or vans for De Beque residents accessing services in nearby communities. As noted in the action items that follow, De Beque should also partner with other agencies to explore the installation of EV charging facilities in the vicinity of the town to encourage visitation to the town from the interstate.

TR Goal 1: Pursue improvements to provide a multimodal transportation system to serve residents and facilitate tourism

TR Action 1: Collaborate with BLM, property owners, and other partners to develop the system of multi-modal trails around De Beque

TR Action 2: Work with the Union Pacific Railroad to update or replace the railroad bridge over Roan Creek Road, to include a multimodal passageway along Roan Creek Road

TR Action 3: Explore the completion of a Roan Creek Corridor Concept Study to advance high-level recommendations into a coordinated, implementable plan and to position priority projects from the plan for near-term funding.

TR Action 4: Explore installing bike parking and bike maintenance stations at strategic locations around De Beque

TR Action 5: Explore additional sidewalk connections and crosswalks necessary at key locations around De Beque. As part of this action, explore the adoption of a Phased Sidewalk Infill Program (a five-year implementation plan focusing on 6th Street, 2nd Street, Stewart Avenue, and safe sidewalk connections to the schools).

TR Action 6: Work with CDOT to provide a safe and effective multi-modal connection across I-70 at the De Beque interchange

TR Action 7: Continue to require new developments to construct roadways to Town standards and to provide right of way dedications at the time of annexation.

TR Goal 2: Collaborate with regional partners on transportation-related initiatives and programs

TR Action 8: Explore opportunities and collaboration with CDOT to implement a scenic byway route in the De Beque area.

TR Action 9: Collaborate with CDOT to explore regional transit connections (such as Bustang) to other communities in western Colorado.

TR Action 10: Collaborate with Mesa County and Grand Valley Transit to explore transportation services connecting De Beque to other communities (such as senior buses, shuttle vans, etc.)

TR Action 11: Explore opportunities with CDOT and other regional partners to conduct an EV Charging Location Feasibility Study to identify potential locations for EV charging in the De Beque area.



**INFRASTRUCTURE &
RESILIENCY**

9

Providing a high quality and efficient infrastructure system remains one of the core functions of the Town of De Beque. The Town has proactively pursued various infrastructure projects in recent years. The Comprehensive Plan provides a prioritized action plan for infrastructure projects going forward, along with long term goals for the community. Along with providing infrastructure services, the Town maintains various community facilities, and this plan identifies near-term and long-term projects for consideration by the Board of Trustees. The term “community resiliency” refers to the ability of towns to prepare for and manage risks and shocks to the community, including natural hazards, economic shocks, or other negative community events. The Comprehensive Plan outlines goals and action items for De Beque to improve its overall resiliency over time.

Infrastructure

Community input through the Comprehensive Plan highlighted the importance of providing infrastructure services to residents and businesses. Around 70 percent of respondents to the first survey rated water and sewer infrastructure cost or quality as “very important” or “somewhat important” for the plan to address. Fifty percent of respondents in the first survey also rated the cost or quality of other infrastructure such as electricity and Internet as very important or somewhat important.

The Town’s 2017 Capital Improvement Plan (CIP) identifies three overall goals for the Town’s infrastructure systems:

- 1. Maintain service reliability by addressing key single-point risks** (including vulnerabilities of the Town’s raw water intake system, the lack of back-up water supplies, limited real-time infrastructure system controls, and the quality of the town’s wastewater collection system).
- 2. Reduce the scale of emergency repairs to the system and long-term costs of infrastructure systems by pursuing proactive renewal efforts** (including replacement of distribution pipes, sewer cleaning and rehabilitation and pavement preservation).
- 3. Strengthening the planning and funding tools that support the Town’s efforts to secure grant funding for infrastructure projects and improve project effectiveness** (including rate studies, modeling, stormwater planning, and improved asset tracking).

Water Component

The State of Colorado requires communities that complete Comprehensive Plans to provide a water component as part of the document. The water component provides a projection of anticipated water demands as reflected in the future land use plan and outlines conservation measures the community will pursue to more effectively manage water resources.

A full build-out of the developed area shown on the Future Land Use Map (but not including areas classified as Agriculture or Parks / Open Space) would result in a population for the Town of around 4,500 residents, along with approximately 700,000 square feet of retail or commercial space and approximately 850,000 square feet of industrial space and public uses. Based upon the land uses shown on the Future Land Use Map, if all of the areas shown on the map are developed within 20 years, the Town of De Beque could anticipate average daily water consumption of around 840,000 gallons.

The Town has previously planned for expansion and upgrades to its Water Treatment Plant facilities designed to increase capacity, modernize treatment systems, meet state requirements, and support population growth. The \$2.4 million project expands the plant’s capacity from 170 gallons per minute to 277 gallons per minute, which would accommodate growth of the Town’s population from 492 in 2023 to 889 in 2043. The plant’s design would accommodate peak day demand of 399,000 gallons per day. Therefore, to accommodate all the growth shown on the Future Land Use Map, the Town would need to eventually expand the water treatment plant again (by roughly twice the size of the current design for the plant) to accommodate all the growth illustrated on the map. While it is unlikely that the Town will experience all the growth shown on the Future Land Use Map within the 20-year period, this information provides a benchmark and guide for the Town’s infrastructure as the community experiences different levels of growth in commercial, industrial, and residential development over the next two decades.

Most households in Colorado that have yards use far more water for irrigation of turf and plants than they use water for domestic purposes such as cooking, washing clothes, or bathing. While De Beque is in a better position for its water supply compared to many communities in Colorado, due to its location on the Colorado River and the water rights it holds, exploring water conservation efforts would reduce water bills and the overall demands on the Town’s water system. The water component of this plan emphasizes a transition in landscaping standards from high demand uses such as turf grass to xeriscaping, native plantings, and other strategies to reduce outdoor water usage and reduce the needed capacities for the Town’s water system.

Figure 6: Projected Water Demand Reflected in Full Buildout of the Future Land Use Map

		Average Daily Water Consumption
Residential, Total Population at Buildout	4,512 SF	676,800 Gallons
Retail / Commercial, Total Square Feet at Buildout	721,791 SF	115,487 Gallons
Industrial and Public Uses, Total Square Feet at Buildout	853,319 SF	46,757 Gallons
	Total -->	839,044 Gallons

The water component includes the following water conservation strategies for the Town to implement.

- ❖ Updating the Town’s landscaping standards to require the use of xeriscaping in new development projects and in renovations to existing properties.
- ❖ Providing information on resources available to residents and businesses concerning xeriscaping and other water conservation techniques (such as the use of water-conserving appliances). The Town can share information regarding resources and educational information available on the Western Slope or at the state-wide level, to assist ratepayers interested in reducing their water bills.

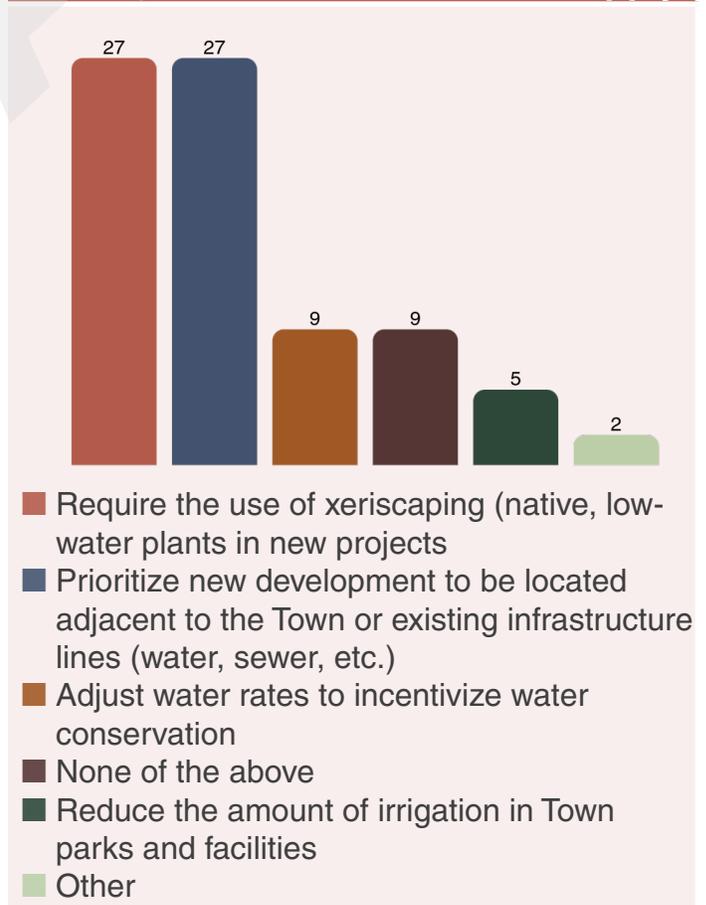


Xeriscaping Example
Credit: Shutterstock

The second survey presented a set of potential strategies for the Town to plan for its infrastructure in a more sustainable manner. Three of the options presented in the survey (see figure below) concerned water conservation. The survey’s results did not indicate community support for adjusting water rates to incentivize conservation or reducing the amount of irrigation needed for Town parks and facilities. However, the community did demonstrate support for the strategy of updating regulations to require the use of xeriscaping in new projects in De Beque.

In addition to the plans to expand water treatment capacity and other upgrades to the system, outlined in the action items that follow, the Town of De Beque will update a water rate study on a frequent basis to ensure that revenues from the water system adequately support sustained operations and maintenance and the recommended capital improvement program.

Figure 7: Second Survey, Question 13: Which of the following strategies would you favor to plan for community infrastructure in a more sustainable manner? Please choose all that apply.



Irrigation

The Town will install a new irrigation pump in the Colorado River and perform other necessary maintenance functions to ensure that irrigation is adequately provided for parks and other public spaces around De Beque.

Wastewater

As outlined in the action items at the end of this chapter, the Town will perform ongoing assessment and rehabilitation as needed for the wastewater collection system (sewer pipes, etc.) and will pursue a preventative maintenance program to ensure the performance of the Town’s wastewater system.

Stormwater and Drainage

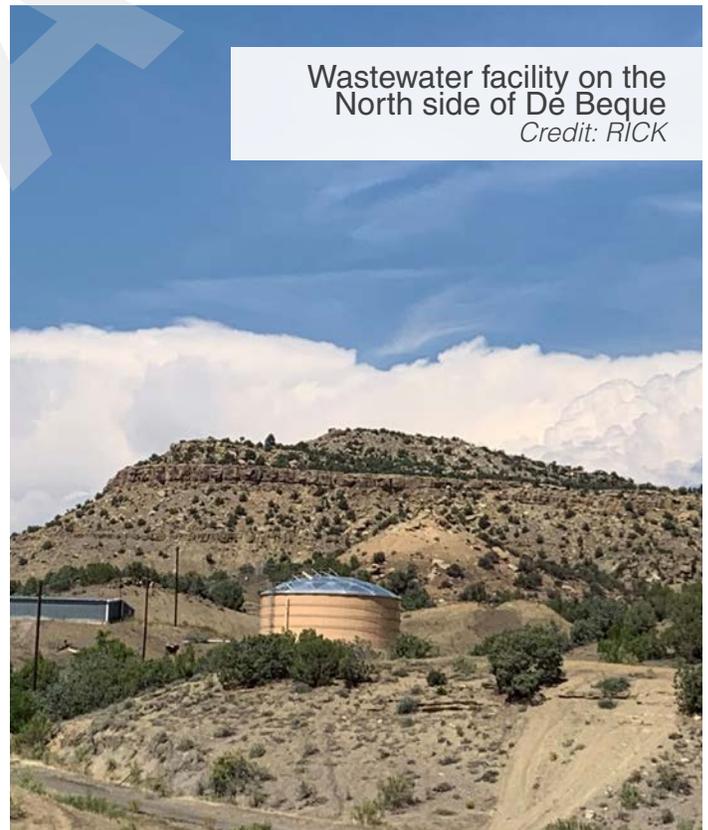
The Town of De Beque will complete a stormwater master plan as a follow up to the Comprehensive Plan to document existing conditions, identify problem locations, identify and prioritize projects for completion, and identify grant funding opportunities for drainage and stormwater improvements. Going forward the Town will coordinate stormwater and drainage improvements with paving projects on local streets to increase efficiencies and avoid re-work. Stormwater drainage remains an issue around De Beque and the Town will continue to identify projects for completion to alleviate areas of significant drainage difficulty around the community.

Enterprise Fund

The Town’s Enterprise Fund provides funding for ongoing maintenance and upgrades to water, sewer, and irrigation infrastructure. Along with a water rate study, the Town will review its rates for all forms of infrastructure to ensure that revenues coming into the Enterprise Fund are sufficient to support necessary infrastructure projects and upgrades.

Streets and Sidewalks

In line with the directives of the Transportation chapter, the Town will implement a street and sidewalk maintenance program that emphasizes preventative maintenance to preserve the useful life of streets in De Beque. This program will include crack sealing to prevent water intrusion and base deterioration, chip sealing to extend pavement life, and asphalt overlays as needed. As noted in the Transportation chapter, the Town will construct or upgrade sidewalks in locations where gaps present challenges for pedestrian safety and connectivity. Along with these improvements, the Town will add or rehabilitate curbs and gutters in targeted areas to improve drainage and protect pavement edges. It will also focus on upgrading alleys as needed, including the rehabilitation of several alleys around town that lack pavement or gravel and include significant areas of weeds.



Wastewater facility on the North side of De Beque
Credit: RICK

Community Facilities

Infrastructure facilities, including water and wastewater treatment functions and public works operations, comprise most of the Town's properties. The Town owns three lots on Curtis Street that house the operations of the De Beque Marshall. It owns two lots on the west side of Minter Avenue between 3rd and 4th Streets that include the Town Hall and the De Beque Community Center.

The Town's offices in the Town Hall are currently at capacity and the Town may require additional space as the community potentially grows over the next 20 years. In addition, the De Beque Community Center is located in an older building that may require upgrades in the future. As noted in the Downtown chapter, the Town may consider relocating the Town Hall and Community Center functions to a new, larger facility in the future. Making this move would free up space on Minter Avenue in the heart of Downtown for additional businesses, restaurants, or residences.



De Beque Town Hall
Credit: RICK

Community Resiliency

The 2020 Mesa County Hazard Mitigation Plan identified wildfires and flooding as “high” hazard levels for De Beque, given its geographic location along the Colorado River and proximity to vast open areas susceptible to wildfire. As documented in the county's plan and identified as action items at the end of this chapter, De Beque has collaborated with other jurisdictions and agencies to minimize the risks and mitigate the hazards associated with flooding and wildfire in and around the town.

The Mesa County Regional Resiliency and Recovery Roadmap document from March 2023 identified several objectives to enhance De Beque's economic resiliency, including various water and sewer improvements within the town and extending to the south of I-70, extension of broadband infrastructure and service, enhancing signage directing visitors into town, and pursuing economic development efforts centered around outdoor recreation.



De Beque Community Center
Credit: RICK

IR Goal 1: Proactively plan for and implement projects tied to the Town's water supply system

IR Action 1: Complete studies and engineering necessary to secure a secondary raw water source to improve redundancy and reduce vulnerability of the Town's water supply.

IR Action 2: Rehabilitate the Town's raw water intake facility to improve the performance of the system, reduce maintenance requirements, and avoid service interruptions.

IR Action 3: Complete projects identified by the Town to improve water storage capabilities and operations of the system, including a tank maintenance program and implementing controls and improved communications for tank and system operations.

IR Action 4: Establish a formal replacement program for older water lines and associated equipment, targeting older pipe materials and high-leak areas. As part of these efforts, conduct a leak detection study to prioritize

projects and develop a hydraulic model to evaluate the system and plan for the phased completion of distribution system improvements.

IR Action 5: Update the Town's water rate study on a frequent basis to confirm the revenues and rates needed to support operations and maintenance and the completion of projects identified in the Capital Improvement Program.

IR Action 6: Require that new commercial or industrial developments provide analyses of projected water demands from each development to help the Town plan for sufficient water supplies in the future.

IR Action 7: Consider requiring new residential developments to provide their own water capacities as a condition of approval.

IR Goal 2: Proactively plan for and implement projects tied to the Town's wastewater, stormwater and drainage, street-related, and dry utilities infrastructure

IR Action 8: Complete an assessment of the wastewater collection system (sewers) on an ongoing basis and implement a preventative maintenance program for the Town's wastewater system.

IR Action 9: Implement a structured and prioritized pavement management program including crack sealing, chip sealing, and asphalt overlays as needed.

IR Action 10: Construct or upgrade sidewalks, prioritizing gaps that affect safety and overall community connectivity, as part of a sidewalk management program.

IR Action 11: Identify and implement priority areas for curb and gutter construction or rehabilitation to improve drainage control and improve the edges of pavement along streets.

IR Action 12: Identify and implement upgrades to priority areas for alley upgrades.

IR Action 13: Complete a stormwater master plan to document existing conditions, identify problem locations and improvement concepts, and support project implementation.

IR Action 14: Coordinate with the providers of dry utilities (electricity, Internet, etc.) to ensure sufficient capacity and facilities are in place to serve current and future development in De Beque.

IR Goal 3: Plan for upgrades to other community facilities as needed

IR Action 15: Conduct a study to determine the space needs for Town Hall functions and identify options for the Town to explore (including a new Town Hall facility, including the adjacent Community Center).

IR Goal 4: Proactively plan for community resiliency

IR Action 16: Provide educational resources to assist residents and property owners with hazard mitigation of wildfire risks (such as tools to reduce wildfire risk).

IR Action 17: Complete a wildfire assessment and mitigation plan for De Beque, focusing on protecting essential services and infrastructure.

IR Action 18: Establish a wood chipping program to help reduce the amount of wildfire fuel collected in and around De Beque (brush, etc.).

IR Action 19: Establish policies to prohibit residential development and discourage non-residential development within floodplain zones.

IR Action 20: Improve emergency preparedness communications and processes, working in collaboration with Mesa County and other officials.

IR Action 21: Provide educational resources to residents and property owners to enhance emergency preparedness.

IR Action 22: Work with Mesa County to complete additional mitigation action items from the Mesa County Hazard Mitigation Plan.



Implementation

10

The Town Board, Planning and Zoning Commission, Town staff, and other partners will work together over the short-term and long-term to implement and complete the action items identified in the De Beque Comprehensive Plan. These entities, along with the community at large, will work together to realize the vision for De Beque articulated by the community. This Implementation section provides guidance about potential partners that may be involved in completing action items. The Implementation Plan matrix that follows also outlines general order of magnitude costs associated with each action item, the level of priority for each item, as well as an anticipated timeframe for completion (short-term, mid-term, or long-term). Several of the action items listed in the plan will continue on an ongoing basis and, therefore, boxes are checked for all three timeframes for these action items. The Implementation Plan is intended to provide a general guide for the completion of the action items in the plan.

DRAFT

Chapter 3 - Future Land Uses (LU)

Timing

	Priority (Low, Medium, High)	Cost (Order of Magnitude)	Potential Partners with the Town	Potential Funding Sources	1-5 Years	5-10 Years	Over 10 Years
LU Goal 1: Implement the framework for community growth outlined in the Future Land Use Plan							
LU Action 1: Adopt an Intergovernmental Agreement (IGA) with Mesa County concerning the plan for future land uses within three miles of the Town limits, tied to the Future Land Use Plan.	High	\$	Mesa County	General Fund	x		
LU Action 2: Evaluate future rezoning and site plan applications for alignment with the Future Land Use Plan and Three Mile Plan.	High	\$	N/A		x	x	x
LU Action 3: Update the Town's zoning map and zoning classifications to be in alignment with the Future Land Use Plan, following the completion of a Land Use Code update.	High	\$	N/A		x		
LU Action 4: The Town Board will update or reaffirm the Future Land Use Plan and the Three Mile Plan on an annual basis, to ensure that the plans remain relevant and useful in reflecting community sentiment and market conditions in the local area.	High	\$	N/A		x	x	x
LU Goal 2: Implement the community design and character principles outlined in the Comprehensive Plan							
LU Action 5: Complete an update to the Town's Land Use Code, based upon the principles provided in this section.	High	\$	N/A	General fund, DOLA grant	x		
LU Action 6: Complete or update design guidelines for the Downtown district and other mixed-use areas of De Beque, building upon the guidance in the Comprehensive Plan.	Medium	\$	N/A		x		
LU Action 7: Develop and implement a signage and wayfinding program for De Beque (to include community entries and a wayfinding system).	Medium	\$	N/A			x	
LU Action 8: Complete a historic properties and resources survey, to officially identify historic properties and resources in De Beque.	Medium	\$	N/A			x	

Chapter 4 - Economic Development & Tourism (EDT)

Timing

	Priority (Low, Medium, High)	Cost (Order of Magnitude)	Potential Partners with the Town	Potential Funding Sources	1-5 Years	5-10 Years	Over 10 Years
EDT Goal 1: Expand outdoor recreation opportunities to build local tourism and diversify the local economy							
EDT Action 1: Implement a series of trails for biking, hiking, and equestrian travel, connecting De Beque to BLM lands and other regional trail connections.	High	\$\$\$	BLM, Property Owners	GOCO grants, potential tourism tax, other state or federal grants	x	x	x
EDT Action 2: Implement the plans for multi-use bike trails in the Town-owned property north of the high school	High	\$\$\$	Biking organizations		x		
EDT Action 3: Work with other communities in Mesa County and along the I-70 corridor to link De Beque to other destinations through multi-use trails (along the Colorado River, I-70, and other routes)	Medium	\$\$\$	Other municipalities, Mesa County, CDOT, CPW	GOCO grants, CDOT funding, county funds, funds from other towns			x
EDT Action 4: Attract an operator for recreational activities along the river in De Beque (including kayaking, rafting, and related activities)	Medium	\$	Private operators	General fund		x	
EDT Action 5: Explore opportunities to attract a rodeo or an equestrian-related business (providing amenities such as horse rides) to De Beque, to draw visitation	Medium	\$				x	x
EDT Goal 2: Build the base of non-recreational tourism programs and attractions in De Beque							
EDT Action 6: Encourage agri-tourism in De Beque and the surrounding area (including roadside stands, pumpkin patches, corn mazes, and other regular attractions)	Medium	\$	N/A	General fund	x	x	x
EDT Action 7: Increase the number of vendors and visitation to the De Beque Farmers Market	High	\$	N/A		x	x	x
EDT Action 8: Increase the number of events held in De Beque, focusing on having more events during the fall, winter, and early spring.	High	\$	N/A		x	x	x

Chapter 4 - Economic Development & Tourism (EDT)					Timing		
	Priority (Low, Medium, High)	Cost (Order of Magnitude)	Potential Partners with the Town	Potential Funding Sources	1-5 Years	5-10 Years	Over 10 Years
EDT Goal 3: Expand technical training and post-secondary educational options in De Beque							
EDT Action 9: Attract a technical or trades school to open a branch in De Beque or to provide training through the school district	High	\$	N/A	General fund	x	x	
EDT Action 10: Explore partnerships with Colorado Mesa University and/or Colorado Mountain College to provide training programs or courses in De Beque	High	\$	N/A		x	x	
EDT Action 11: Collaborate with the school district to explore opportunities to expand technical or trades training as part of their curriculum.	Medium	\$	N/A		x	x	
EDT Goal 4: Improve the marketing of De Beque for economic development and tourism							
EDT Action 12: Improve signage from I-70 to Downtown, the new riverfront park, the Colorado River, outdoor trails, and other tourism destinations	Medium	\$\$	CDOT, Mesa County	General fund, CDOT or county funding		x	
EDT Action 13: Partner with Mesa County, the state, and other organizations to ensure that regional tourism marketing includes content for the De Beque area	High	\$	N/A	General fund	x		
EDT Action 14: Consider adding a staff position to coordinate economic development and tourism / recreational activities for De Beque.	Medium	\$\$	N/A			x	
EDT Action 15: Continue to collaborate with Mesa County and other partners to attract new businesses and investments to the De Beque area.	High	\$	N/A		x	x	x

Chapter 5 - Downtown De Beque (DT)

Timing

	Priority (Low, Medium, High)	Cost (Order of Magnitude)	Potential Partners with the Town	Potential Funding Sources	1-5 Years	5-10 Years	Over 10 Years
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DT Goal 1: Increase the Prominence and Marketability of Downtown De Beque

DT Action 1: Develop and implement signage and gateway monumentation to draw visitors off I-70 to visit Downtown	Medium	\$\$	CDOT, Mesa County	General fund, CDOT or county funding		x	
DT Action 2: Explore the potential development of Town-owned properties in the Downtown area as new businesses and/or residences.	Low	\$\$	Development partners	General fund, funding from private sector			x
DT Action 3: Develop and implement plans for mixed-use or recreational development between the river and I-70, to connect the heart of De Beque to the interstate	Medium	\$\$	Development partners			x	
DT Action 4: Increase marketing efforts for Downtown De Beque in regional tourism publications and marketing efforts	High	\$	Regional tourism organization	General fund	x	x	x
DT Action 5: Develop a program of events to be held during all four seasons in the Downtown area	High	\$	Community organizations		x	x	x

DT Goal 2: Increase the Vitality and Quality of Public Spaces Downtown

DT Action 6: Explore improvements to lighting, landscaping, and other elements of the Gazebo Park to make the park more viable for various events	Medium	\$\$	Community organizations	General fun, GOCO funding, Mesa County funding			x
DT Action 7: Explore improvements to lighting, street trees and landscaping, benches, and other streetscape elements in the Downtown area	Low	\$\$		General fund			x

Chapter 6 - Parks & Recreation (PR)					Timing		
	Priority (Low, Medium, High)	Cost (Order of Magnitude)	Potential Partners with the Town	Potential Funding Sources	1-5 Years	5-10 Years	Over 10 Years
PR Goal 1: Develop the Riverfront Park and improvements to existing parks in De Beque							
PR Action 1: Finalize and implement designs for the Riverfront Park and any adjacent park facilities	High	\$\$\$\$	N/A	GOCO Grants, Mesa County	x		
PR Action 2: Identify and implement desired improvements to Gazebo Park	Low	\$\$	N/A				x
PR Action 3: Identify and implement desired improvements to Town Park	Low	\$\$	N/A				x
PR Goal 2: Develop a multi-modal trail system connecting the De Beque area							
PR Action 4: Finalize designs and implement plans for the bike-oriented park north of the high school	High	\$\$\$	N/A	GOCO Grants, Mesa County	x		
PR Action 5: Collaborate with BLM to establish trail connections through BLM lands that surround De Beque	High	\$\$	BLM	BLM, COGO Grants		x	
PR Action 6: Finalize and implement trail alignments as shown in the plan, connecting along the river and south toward the Grand Mesa	Medium	\$\$\$	Property Owners	GOCO Grants, Mesa County		x	x
PR Goal 3: Enhance recreational programs and activities in De Beque							
PR Action 7: Develop additional community activities and programs for youth, working adults, and seniors.	Medium	\$\$	Mesa County, community organizations	General funds, Mesa County	x	x	x
PR Action 8: Explore strategies to have the Mesa County Community Center open during regular hours for use by the community.	Medium	\$\$		Mesa County, tourism tax	x		

Chapter 7 - Housing (HS)					Timing		
	Priority (Low, Medium, High)	Cost (Order of Magnitude)	Potential Partners with the Town	Potential Funding Sources	1-5 Years	5-10 Years	Over 10 Years
HS Goal 1: Update the Town's policies to encourage housing development and rehabilitation							
HS Action 1: Update the Town's codes as needed to determine where tiny homes and accessory dwelling units may be allowed in De Beque, and the regulations for these units.	High	\$		DOLA grants, general fund	x		
HS Action 2: Update the Town's codes as needed to guide where assisted or independent living units for seniors may be allowed in De Beque.	High	\$			x		
HS Action 3: Update the Town's codes as needed to make it easier (in terms of design standards and other regulations) to develop townhomes, paired homes, and other types of units geared to lower to moderate income price points.	High	\$			x		
HS Action 4: Develop how-to guides and pre-approved house plans for newer housing types in De Beque (such as accessory units, townhomes, etc.) to make it easier for individuals or businesses to pursue housing construction or rehabilitation.	Medium	\$	Housing Resources of Western Colorado, Mesa County	General fund	x		
HS Action 5: Consider waiving fees and permit costs for housing rehabilitation projects in the community.	Medium	\$				x	

Chapter 7 - Housing (HS)					Timing		
	Priority (Low, Medium, High)	Cost (Order of Magnitude)	Potential Partners with the Town	Potential Funding Sources	1-5 Years	5-10 Years	Over 10 Years
HS Goal 2: Pursue Town-led programs and partnerships to promote housing construction in De Beque							
HS Action 6: Collaborate with property owners to actively market available properties to potential housing developers.	Medium	Negligible		N/A	x	x	x
HS Action 7: The Town will explore purchasing vacant properties as they become available, to facilitate construction of affordable or workforce housing on these properties.	Medium	\$\$		General fund, grants from the state of Colorado	x	x	x
HS Action 8: The Town will collaborate with Mesa County, DOLA, and other partners to explore regional solutions to affordable housing issues.	High	Negligible	Mesa County, DOLA, Housing Resources of Western Colorado, De Beque Joint School District #49, other partner organizations	N/A	x	x	x
HS Action 9: Communicate the housing resources available to De Beque residents (from all sources)	High	Negligible	DOLA, CHFA, OEDIT, Mesa County	N/A	x	x	x

Chapter 8 - Transportation (TR)

Timing

	Priority (Low, Medium, High)	Cost (Order of Magnitude)	Potential Partners with the Town	Potential Funding Sources	1-5 Years	5-10 Years	Over 10 Years
TR Goal 1: Pursue improvements to provide a multimodal transportation system to serve residents and facilitate tourism							
TR Action 1: Collaborate with BLM, property owners, and other partners to develop the system of multi-modal trails around De Beque	High	\$\$	BLM, Mesa County, property owners	Town CIP, Local improvement districts, local fundraising, Mesa County, regional tourism partners, GOCO, Colorado Parks and Wildlife Non-Motorized Trails Grants / State Trails Program, Federal Transportation Alternatives Set-Aside, Federal Recreational Trails Program (RTP)		x	x
TR Action 2: Work with the Union Pacific Railroad to update or replace the railroad bridge over Roan Creek Road, to include a multimodal passageway along Roan Creek Road	High	\$\$\$\$	Union Pacific Railroad, Mesa County	Mesa County, Railroad, CDOT Revitalizing Main Streets Program, Federal Rail Administration, Federal BUILD funds		x	
TR Action 3: Explore the completion of a Roan Creek Corridor Concept Study to advance high-level recommendations into a coordinated, implementable plan and to position priority projects from the plan for near-term funding.	High	\$	Mesa County	Mesa County	x		
TR Action 4: Explore installing bike parking and bike maintenance stations at strategic locations around De Beque	Low	\$\$	Property owners	Town capital funds, private sponsorships, regional tourism partners, CDOT Revitalizing Main Streets program, GOCO, Federal Transportation Alternatives Set-Aside program	x		

Chapter 8 - Transportation (TR)

	Priority (Low, Medium, High)	Cost (Order of Magnitude)	Potential Partners with the Town	Potential Funding Sources	Timing		
					1-5 Years	5-10 Years	Over 10 Years
<p>TR Action 5: Explore additional sidewalk connections and crosswalks necessary at key locations around De Beque. As part of this action, explore the adoption of a Phased Sidewalk Infill Program (a five-year implementation plan focusing on 6th Street, 2nd Street, Stewart Avenue, and safe sidewalk connections to the schools.)</p>	Medium	\$\$\$		Town street/sidewalk funds; Mesa County, CDOT Revitalizing Main Streets program, Federal Transportation Alternatives Set-Aside program		x	
<p>TR Action 6: Work with CDOT to provide a safe and effective multi-modal connection across I-70 at the De Beque interchange.</p>	Medium	\$\$\$	CDOT	CDOT, Town and County cost shares, Federal Highway Safety Improvement Program, Federal Transportation Alternatives Set-Aside Program, Federal Safe Streets 4 All program, USDOT rural competitive grants			x
<p>TR Action 7: Continue to require new developments to construct roadways to Town standards and to provide right of way dedications at the time of annexation.</p>	High	Negligible		N/A	x	x	x

Chapter 8 - Transportation (TR)

Timing

	Priority (Low, Medium, High)	Cost (Order of Magnitude)	Potential Partners with the Town	Potential Funding Sources	1-5 Years	5-10 Years	Over 10 Years
TR Goal 2: Collaborate with regional partners on transportation-related initiatives and programs							
TR Action 8: Explore opportunities and collaboration with CDOT to implement a scenic byway route in the De Beque area.	Low	\$	CDOT	Town tourism or marketing funds, local sponsorships, regional tourism organizations, Colorado Scenic & Historic Byways program, USDOT National Scenic Byways Program		x	
TR Action 9: Collaborate with CDOT to explore regional transit connections (such as Bustang) to other communities in western Colorado.	Low	\$	CDOT	Town matching funds, match funding from other towns and the county, CDOT transit partnership for corridor service planning and integration, Federal Transit Administration		x	
TR Action 10: Collaborate with Mesa County and Grand Valley Transit to explore transportation services connecting De Beque to other communities (such as senior buses, shuttle vans, etc.)	Medium	\$\$	Grand Valley Transit, Mesa County	Grand Valley Transit, Mesa County, passenger fares / subscriptions, CDOT		x	
TR Action 11: Explore opportunities with CDOT and other regional partners to conduct an EV Charging Location Feasibility Study to identify potential locations for EV charging in the De Beque area.	Low	\$	CDOT, Mesa County	Town economic development funds, regional economic development organizations, CDOT / Colorado Energy Office, National Electric Vehicle Infrastructure Formula Program			x

Chapter 9 - Infrastructure, Community Facilities & Resiliency (IR)

Timing

	Priority (Low, Medium, High)	Cost (Order of Magnitude)	Potential Partners with the Town	Potential Funding Sources	1-5 Years	5-10 Years	Over 10 Years
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IR Goal 1: Proactively plan for a sustainable and efficient infrastructure system

IR Action 1: Complete studies and engineering necessary to secure a secondary raw water source to improve redundancy and reduce vulnerability of the Town's water supply.	High	\$\$		Town's Capital Improvement Funds	x		
IR Action 2: Rehabilitate the Town's raw water intake facility to improve the performance of the system, reduce maintenance requirements, and avoid service interruptions.	High	\$\$			x		
IR Action 3: Complete projects identified by the Town to improve water storage capabilities and operations of the system, including a tank maintenance program and implementing controls and improved communications for tank and system operations.	High	\$\$			x		
IR Action 4: Establish a formal replacement program for older water lines and associated equipment, targeting older pipe materials and high-leak areas. As part of these efforts, conduct a leak detection study to prioritize projects and develop a hydraulic model to evaluate the system and plan for the phased completion of distribution system improvements.	High	\$\$				x	
IR Action 5: Update the Town's water rate study on a frequent basis to confirm the revenues and rates needed to support operations and maintenance and the completion of projects identified in the Capital Improvement Program.	High	\$		General fund	x	x	x

Chapter 9 - Infrastructure, Community Facilities & Resiliency (IR)					Timing		
	Priority (Low, Medium, High)	Cost (Order of Magnitude)	Potential Partners with the Town	Potential Funding Sources	1-5 Years	5-10 Years	Over 10 Years
IR Action 6: Require that new commercial and industrial developments provide analyses of projected water demands from each development to help the Town plan for sufficient water supplies in the future.	High	Negligible		N/A	x	x	x
IR Action 7: Consider requiring new residential developments to provide their own water capacities as a condition of approval.	High	Negligible		N/A	x		
IR Goal 2: Proactively plan for and implement projects tied to the Town's wastewater, stormwater and drainage, street-related, and dry utilities infrastructure							
IR Action 8: Complete an assessment of the wastewater collection system (sewers) on an ongoing basis and implement a preventative maintenance program for the Town's wastewater system.	High	\$\$\$		Town's Capital Improvement Funds	x	x	x
IR Action 9: Implement a structured and prioritized pavement management program including crack sealing, chip sealing, and asphalt overlays as needed.	High	\$\$			x	x	x
IR Action 10: Construct or upgrade sidewalks, prioritizing gaps that affect safety and overall community connectivity, as part of a sidewalk management program.	Medium	\$\$			x	x	x
IR Action 11: Identify and implement priority areas for curb and gutter construction or rehabilitation to improve drainage control and improve the edges of pavement along streets.	Medium	\$\$			x	x	x
IR Action 12: Identify and implement upgrades to priority areas for alley upgrades.	Medium	\$\$				x	

Chapter 9 - Infrastructure, Community Facilities & Resiliency (IR)

Timing

	Priority (Low, Medium, High)	Cost (Order of Magnitude)	Potential Partners with the Town	Potential Funding Sources	1-5 Years	5-10 Years	Over 10 Years
IR Action 13: Complete a stormwater master plan to document existing conditions, identify problem locations and improvement concepts, and support project implementation.	High	\$		Town's Capital Improvement Funds	x		
IR Action 14: Coordinate with the providers of dry utilities (electricity, Internet, etc.) to ensure sufficient capacity and facilities are in place to serve current and future development in De Beque.	High	Negligible		N/A	x	x	x
IR Goal 3: Plan for updates to other community facilities as needed							
IR Action 15: Conduct a study to determine the space needs for Town Hall functions and identify options for the Town to explore (including a new Town Hall facility, including the adjacent Community Center).	Low	\$		General funds		x	

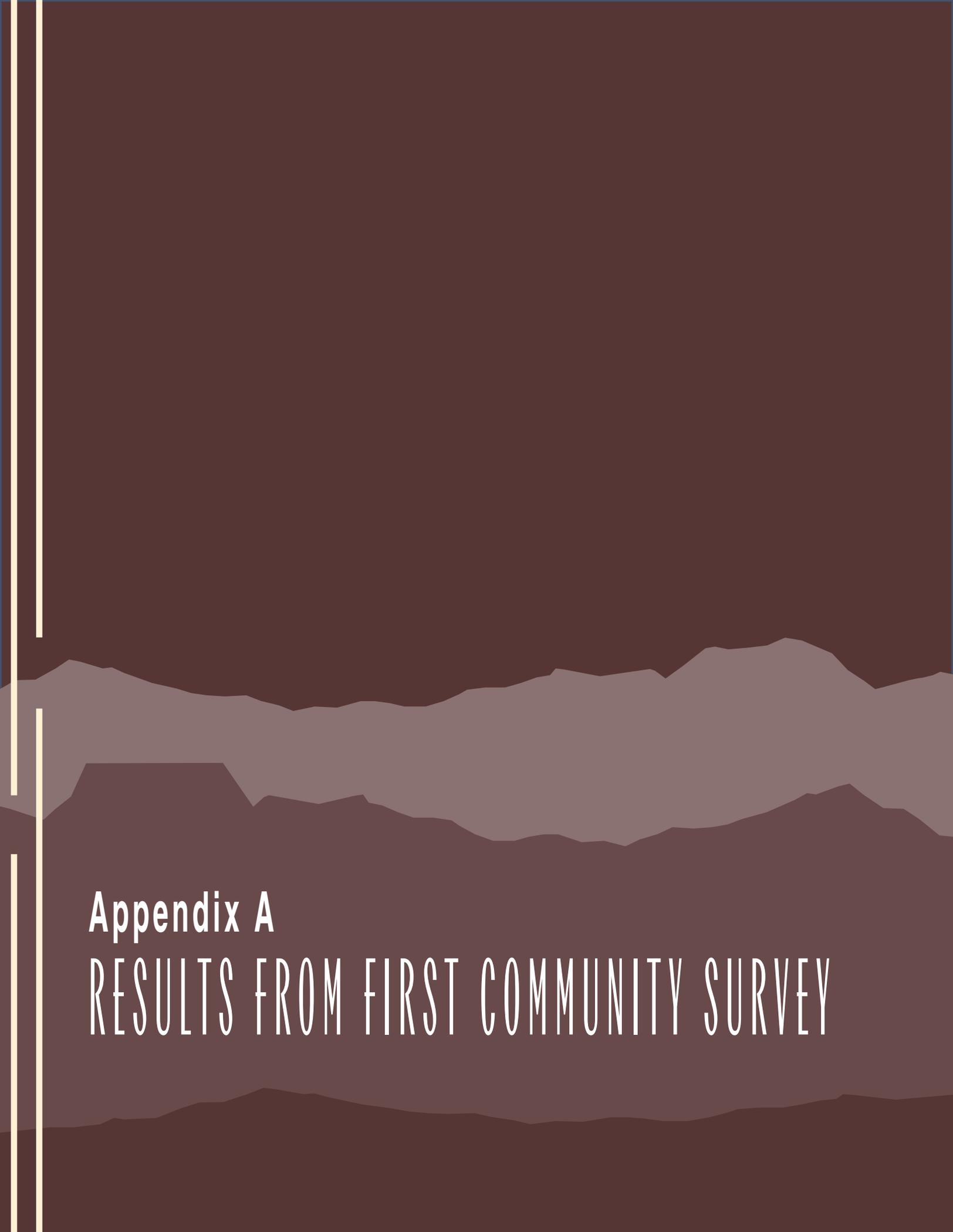
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Chapter 9 - Infrastructure, Community Facilities & Resiliency (IR)

Timing

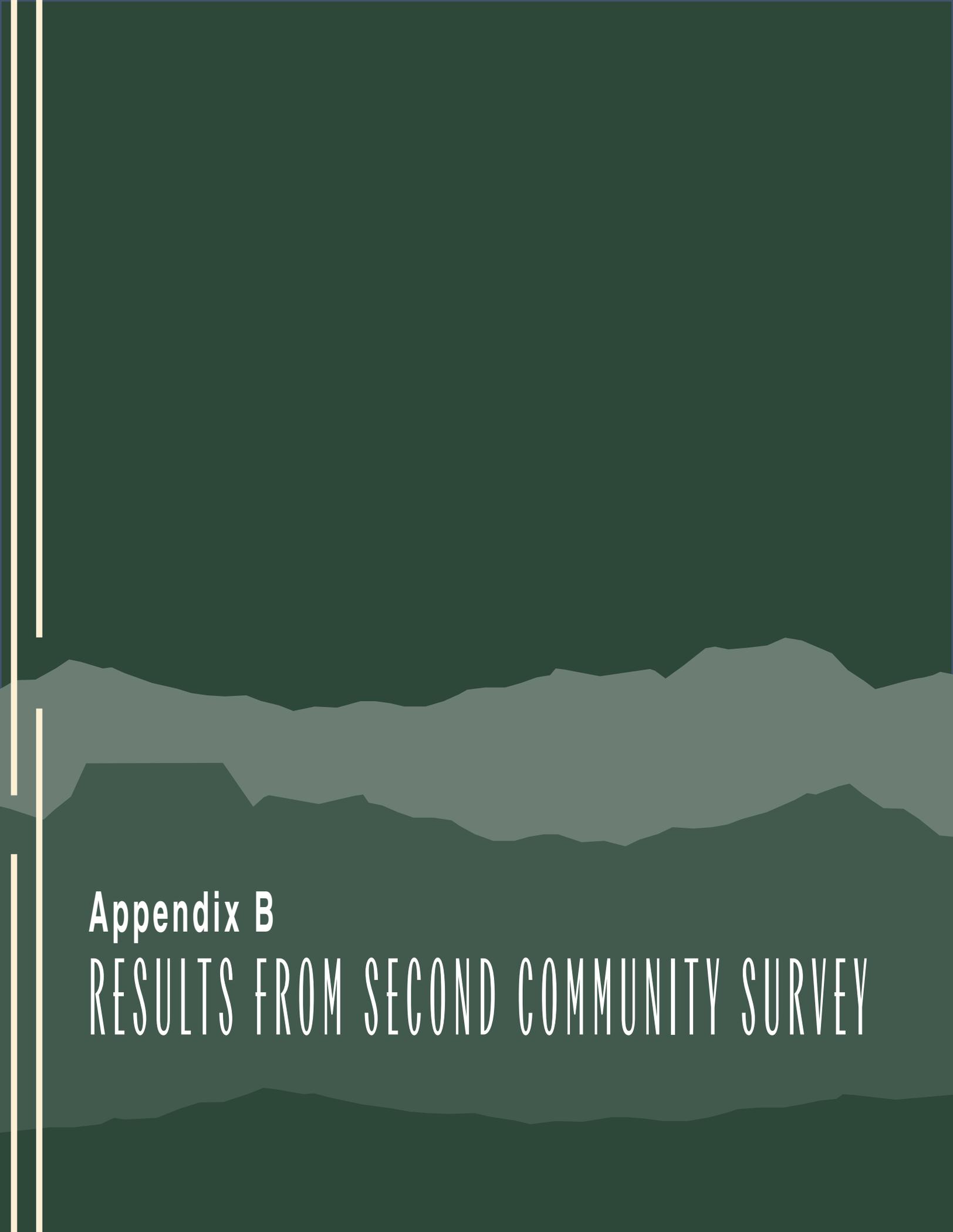
	Priority (Low, Medium, High)	Cost (Order of Magnitude)	Potential Partners with the Town	Potential Funding Sources	1-5 Years	5-10 Years	Over 10 Years
IR Goal 4: Proactively plan for community resiliency							
IR Action 16: Provide educational resources to assist residents and property owners with hazard mitigation of wildfire risks (such as tools to reduce wildfire risk).	Medium	\$	Mesa County, regional fire districts	General funds	x	x	x
IR Action 17: Complete a wildfire assessment and mitigation plan for De Beque, focusing on protecting essential services and infrastructure.	Medium	\$			x		
IR Action 18: Establish a wood chipping program to help reduce the amount of wildfire fuel collected in and around De Beque (brush, etc.).	Medium	\$			x		
IR Action 19: Establish policies to prohibit residential development and discourage non-residential development within floodplain zones.	High	Negligible			x		
IR Action 20: Improve emergency preparedness communications and processes, working in collaboration with Mesa County and other officials.	High	\$			x	x	x
IR Action 21: Provide educational resources to residents and property owners to enhance emergency preparedness.	High	Negligible			x	x	x
IR Action 22: Work with Mesa County to complete additional mitigation action items from the Mesa County Hazard Mitigation Plan.	Medium	\$	Mesa County, other jurisdictions	General funds, Mesa County	x	x	x





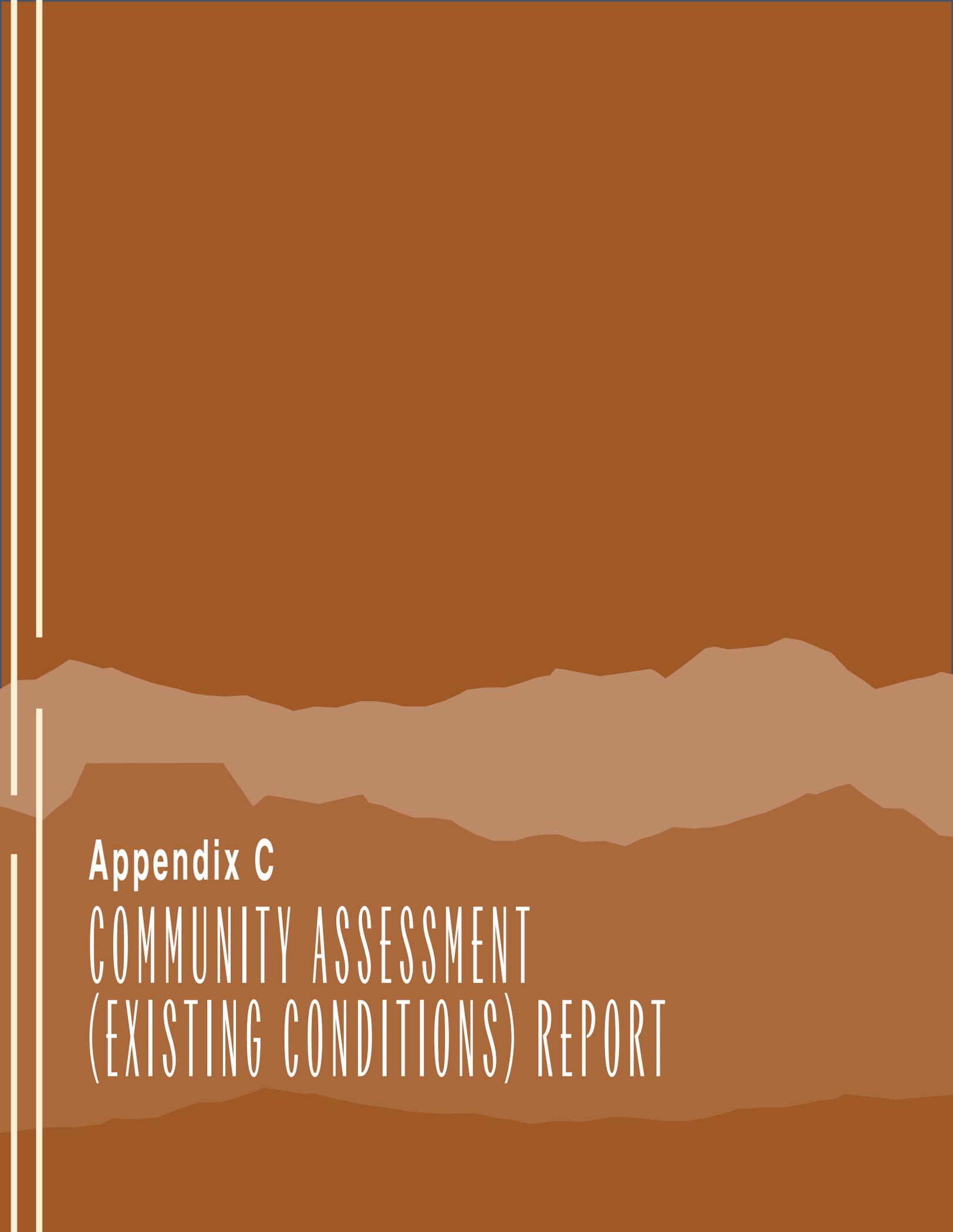
Appendix A

RESULTS FROM FIRST COMMUNITY SURVEY



Appendix B

RESULTS FROM SECOND COMMUNITY SURVEY



Appendix C

COMMUNITY ASSESSMENT
(EXISTING CONDITIONS) REPORT