

**JOINT PERSIGO MEETING AGENDA  
CITY OF GRAND JUNCTION, CITY COUNCIL  
MESA COUNTY, BOARD OF COUNTY COMMISSIONERS  
CITY HALL AUDITORIUM  
250 NORTH 5<sup>TH</sup> STREET  
GRAND JUNCTION, COLORADO  
TUESDAY, JULY 28, 2020  
2:00 PM**

To become the most livable community west of the Rockies by 2025

- 1. Call to Order - Pledge of Allegiance**
- 2. Approval of Minutes**
  - a. Minutes of the August 23, 2018 Meeting
- 3. Discussion Topics**
  - a. Consider a Request by Raymond H. Riley and Vickie C. Riley to Exclude 69.33 Acres of Property Located at 373 Granite Falls Way from the Persigo 201 Sewer Service Area
- 4. Next Meeting Topics**
- 5. Other Business**



**GRAND JUNCTION CITY COUNCIL  
&  
MESA COUNTY BOARD OF COUNTY COMMISSIONERS  
JOINT PERSIGO MEETING MINUTES**

**August 23, 2018**

Video is available at [www.gjcity.org](http://www.gjcity.org)

**1.0 CALL TO ORDER – PLEDGE OF ALLEGIANCE**

City Council President Traylor Smith called to order at 3:36 p.m. the meeting of the Joint Persigo Board conducted with the Grand Junction City Council and the Mesa County Board of County Commissioners at the Grand Junction City Hall Auditorium, 250 North 5th Street, Grand Junction, Colorado.

Councilmember Duncan McArthur led the Pledge of Allegiance.

Those in attendance included:

Grand Junction

City Councilmembers Bennett Boeschstein, Duncan McArthur, Phyllis Norris, Rick Taggart, Duke Wortmann, and Mayor Barbara Traylor Smith. Staff members: City Manager Greg Caton, City Attorney John Shaver, Utilities Director Randi Kim, and City Clerk Wanda Winkelmann.

Mesa County

Commissioners Rose Pugliese, Scott McInnis (arrived at 3:40 p.m.), and Chair John Justman. Staff members: County Administrator Frank Whidden, County Attorney J. Patrick Coleman, Public Works Director Pete Baier, and Clerk to the Board Lori Westermire.

**2.0 MINUTES OF THE AUGUST 17, 2017 PERSIGO BOARD MEETING**

Board Action and Motions

Councilmember Norris moved to approve the minutes; seconded by Councilmember Boeschstein. Motion passed by unanimous voice vote of the Grand Junction City Council.

Commissioner Pugliese moved to approve the minutes; Commissioner Justman seconded. Motion passed by acclamation with a unanimous vote of the Mesa County Commissioners.

**3.0 PUBLIC HEARING TO CONSIDER A REQUEST BY GJ MAVERICK INVESTMENTS, LLC TO INCLUDE 17.71 ACRES OF PROPERTY LOCATED AT 2428 H ROAD INTO THE PERSIGO 201 SEWER SERVICE AREA**

Grand Junction Utilities Director Randi Kim presented the item and reviewed the applicant’s request to have property located at 2428 H Road included in the Persigo 201 Sewer Service Area. Ms. Kim reviewed the three criteria for inclusion: 1) plant capacity, 2) ability of the City to serve included area, and 3) the ability for the City to control the infrastructure standards. Ms. Kim has determined that all three criteria are met and recommends the property be included in the 201 Sewer Service Area.

Applicant Comment

Rich Livingston represented the applicant and had nothing additional to report.

Board Discussion

Councilmember Pugliese asked if staff from both Grand Junction and Mesa County recommend inclusion. Mesa County Public Works Director Pete Baier stated he concurred with Ms. Kim’s recommendation.

Board discussion ensued about the surrounding areas that were not included in the request and if the applicant would be able to recapture any monies if surrounding properties chose to annex in the future.

Public Comment

Mayor Traylor Smith opened the Public Hearing at 3:53 p.m.

There were no public comments.

The Public Hearing was closed at 3:53 p.m.

Board Action and Motions

Councilmember McArthur moved to modify the boundary of the 201 Sewer Service area to include property located at 2428 H Road; Councilmember Norris seconded. Motion passed by unanimous roll call vote of the Grand Junction City Council.

Commissioner Pugliese moved to modify the boundary of the 201 Sewer Service area to include property located at 2428 H Road; Commissioner Justman seconded. Motion passed by acclamation with a unanimous vote of the Mesa County Commissioners.

#### **4.0 Next Meeting Topics**

Councilmember Norris requested that a conversation be held at a future meeting to discuss aligning the 201 Sewer Service boundary with the Urban Development Boundary. She noted this is called for in the Persigo Agreement. City Council expressed support for this topic to be included on a future Persigo Board Agenda. The County Commissioners were not in consensus to add this to the next meeting.

Commissioner Pugliese requested that the Persigo Budget be added to the next meeting. There was support from the County Commissioners and the City Council to add a budget discussion to a future Persigo Board Agenda.

Commissioner McInnis discussed the amount of Mesa County's share for the operation of the Persigo Plant and stated a consultant's report indicates the percentage is too high. City Manager Caton noted that there will be a presentation at the next meeting once the audit is finalized. Conversation ensued about how the current rate was set and implemented. Support was expressed by both the City of Grand Junction and Mesa County to add this topic to the next meeting agenda.

City Manager Caton stated staff is looking for a mutually convenient time in October for the next Persigo meeting.

#### **5.0 Other Business**

There was none.

Mayor Traylor Smith adjourned the meeting at 4:22 p.m.

Sheila Reiner  
Mesa County Clerk and Recorder

Wanda Winkelmann, MMC  
City Clerk



**JOINT PERSIGO MEETING  
CITY OF GRAND JUNCTION, CITY COUNCIL  
MESA COUNTY, BOARD OF COUNTY COMMISSIONERS**

**Item #3.a.**

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**Meeting Date:** July 28, 2020  
**Presented By:** Randi Kim, Utilities Director  
**Department:** Utilities  
**Submitted By:** Randi Kim, Utilities Director

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**Information**

**SUBJECT:**

Consider a Request by Raymond H. Riley and Vickie C. Riley to Exclude 69.33 Acres of Property Located at 373 Granite Falls Way from the Persigo 201 Sewer Service Area

**RECOMMENDATION:**

Staff recommends modifying the boundary of the 201 Sewer Service Area Boundary to exclude the 69.33-acre property located at 373 Granite Falls Way with the following condition:

1. Approval of a rezone by Mesa County to RSF-R (Residential-Single-Family Rural 1 unit per 5 acres).

**EXECUTIVE SUMMARY:**

The applicants Raymond H. Riley, trustee of Raymond H. Riley Trust, and Vickie C. Riley, trustee of the Vicki Carnes Riley Trust, own the property located at 373 Granite Falls Way. The applicants are requesting that their property be excluded from the 201 Sewer Service Area Boundary. The applicant has submitted an application to Mesa County to request the rezone of the property to RSF-R (Residential-Single-Family Rural 1 unit per 5 acres). The RSF-R zoning would not allow development of this property to urban residential densities and, therefore, if approved, would not require sanitary sewer service.

**BACKGROUND OR DETAILED INFORMATION:**

**BACKGROUND**

Raymond H. Riley, trustee of Raymond H. Riley Trust, and and Vickie C. Riley, trustee of the Vicki Carnes Riley Trust, own the property located at 373 Granite Falls Way. The

property consists of 69.33 acres; 72% of the parcel (49.92 acres) is zoned RSF-4 (Residential-Single-Family 4 units per acre) and 28% of the parcel (19.41 acres) is zoned RSF-2 (Residential-Single-Family 2 units per acre) as shown in Figures 1 and 2.

Raymond H. Riley and Vickie C. Riley, on behalf of the Trusts, are requesting that their property be excluded from the 201 Sewer Service Area Boundary, and therefore from the requirement that the property be annexed by the City of Grand Junction and that they be required to connect to the Persigo Sewer System upon development of the property.

The property is outside City limits but is included in the adopted Urban Development Boundary (UDB) as shown in Figure 3. The adopted Redlands Area Plan by Mesa County and the City of Grand Junction establishes “Densities along the border of the Colorado National Monument for new developments shall be limited to low density (one dwelling unit per five acres) and no structures except those within the five-acre density range will be allowed within 1,000 feet of the Monument boundary, if property lines of any parcel exceed that setback”. The designated future land use is Rural (1 dwelling unit per 5-10 acres) as shown in Figure 4. The property is located within the 201 Sewer Service Area Boundary as shown in Figure 5.

The property is currently under review by Mesa County to rezone the property to RSF-R (Residential-Single-Family Rural 1 unit per 5 acres). County Staff has determined that the proposed rezone from RSF-2 and RSF-4 to RSF-R is compatible with the Future Land Use Designation of Rural and County Staff have indicated support for the rezone request to RSF-R. County staff has provided that a public hearing will be scheduled with the Planning Commission, then with the Board of County Commissioners following hearing of exclusion of the property from the 201 Sewer Service Boundary by the Persigo Board.

### **BOUNDARY MODIFICATION PROCEDURE**

In accordance with the Persigo Sewer System Intergovernmental Agreement (IGA) Section 45.080.010, The Master Plan (also known as the Comprehensive Plan) is the community’s best effort to identify those areas of the Central Grand Valley that should be urbanized, and those that should not. “Urban or Urbanizing” is defined as “Within the Joint Urban Area Plan (JUP), any development or use other than residential single-family dwelling(s) on lots, parcels or tracts which are smaller than two acres in size, net.”

In accordance with Section 45.08.080, the City and the County agree to amend the urban growth boundary, or the 201, or both, so that such boundaries and areas are identical.

Section 4.11 of the Sewer Rules and Regulations Governing the Management and

Operation of the Joint City-County Sewer System (adopted June 1, 1994) specifies that “the decision on the question of modification shall be made by the City Council, and if required by applicable law, shall be forwarded to other agencies whose decision is required. Further, G.38 of the Persigo Intergovernmental Agreement includes a provision for policy decisions (including changes to the boundaries of the 201) to be made at joint Persigo Board meetings.

In accordance with Rule 4.11, a public hearing shall be scheduled with prior notice of such hearing to be published at least twice, 10 days prior to such hearing. The decision on the question of modification shall be made by the City Council, and if required by applicable law, shall be forwarded to other agencies whose decision is required. Requisite notice was published.

**FISCAL IMPACT:**

If excluded from the 201 Sewer Service Area Boundary, the sewer system would not be expanded to serve this property at the time of subdivision or development. Therefore, wastewater treatment plant capacity would not be allocated to this property and no plant investment fee (PIF) would be collected.

**SUGGESTED MOTION:**

I move to (approve/deny) modifying the boundary of the 201 Sewer Service Area to exclude 69.33 acres of property located at 373 Granite Falls Way with the condition as recommended by Staff.

**Attachments**

1. Request for Exclusion 373 Granite Falls Way
2. Figures 1 and 2 Maps of Existing Mesa County Zoning
3. Figure 3 City Limits and UDB 373 Granite Falls Way
4. Figure 4 FLU 373 Granite Falls Way
5. Figure 5 Persigo 201 Sewer Service Area - Granite Falls Way
6. Persigo Notice of Public Hearing Affidavit



September 20, 2019

Gregory K. Hoskin  
Terrance L. Farina  
Gregg K. Kampf  
David A. Younger  
David M. Scanga  
Michael J. Russell  
John T. Howe  
Laurie A. Cahill  
David M. Dodero  
Andrew H. Teske  
John P. Justus  
Nicholas H. Gower  
David A. Price  
Anthony F. Prinster  
Tammy M. Eret  
\* L. Richard (Dick) Bratton  
\*\* William A. Hillhouse II  
\*\* Eliza F. Hillhouse  
Michael H. Luedtke  
Daniel F. Fitzgerald  
Larry B. Beckner  
Kelianne Chamberlain  
Karoline M. Henning

VIA E-MAIL (randik@gjcity.org)

Randi M. Kim, P.E.  
Utilities Director  
333 West Avenue, Building E  
Grand Junction, Colorado 81501

William H. Nelson  
(1926-1992)

Re: Persigo Wastewater agenda

Dear Ms. Kim:

This office represents Raymond H. Riley, trustee of Raymond H. Riley Trust, and Vicki C. Riley, trustee of the Vicki Carnes Riley Trust (collectively, the Trusts). The Trusts own the property located at 373 Granite Falls Way, Grand Junction, Colorado 81507 (Property). The Property is currently located within the 201 Boundary service area.

Pursuant to your September 12, 2019 email, we are requesting a policy change. The Rileys' on behalf of the Trusts are requesting that their Property be excluded from the 201 Boundary service area, and therefore from the requirement that the Property be annexed by the City of Grand Junction and that they be required to provide Persigo sewer services upon the development of the Property.

The geological features related to the Lime Kiln Wash located on the Property make access to Persigo sewer service cost prohibitive. Further, the Property will not support high density City development because of its location and topography.



Randi M. Kim  
Page 2  
September 20, 2019

Let us know when the next regular Board meeting is scheduled to get this item on the agenda for the Board's review. Thank you.

Sincerely,

HOSKIN FARINA & KAMPF  
Professional Corporation

A handwritten signature in blue ink that reads "Michael J. Russell". The signature is fluid and cursive, with the first name "Michael" being the most prominent part.

Michael J. Russell

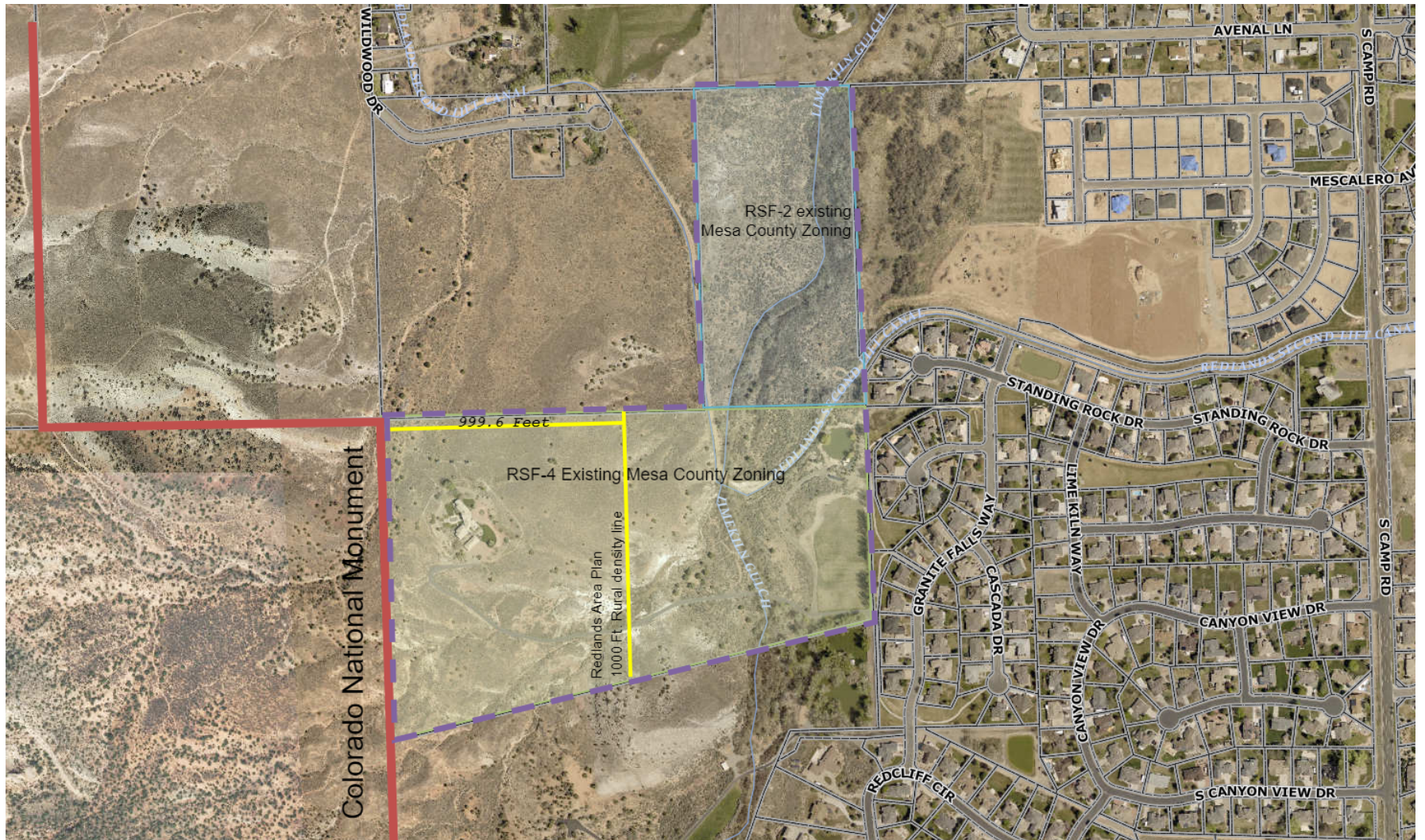
MJR:pll

cc: Clients

David Thornton, City of Grand Junction (via email: [davidt@gjcity.org](mailto:davidt@gjcity.org))

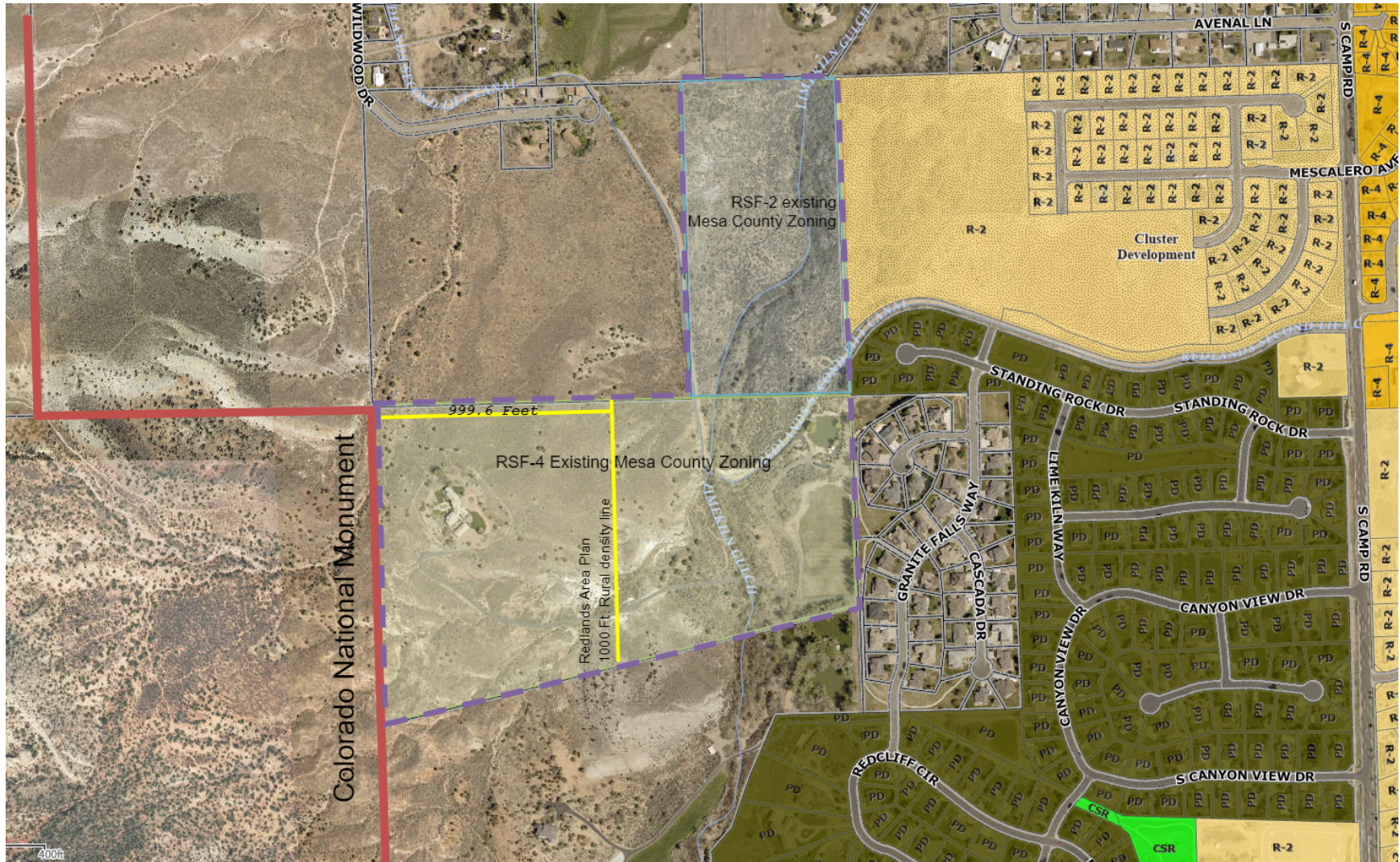
# Map of Existing Mesa County Zoning

for 373 Granite Falls Way

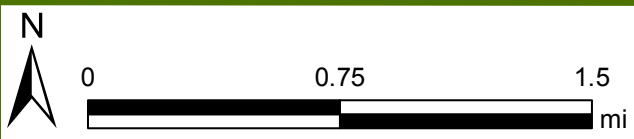
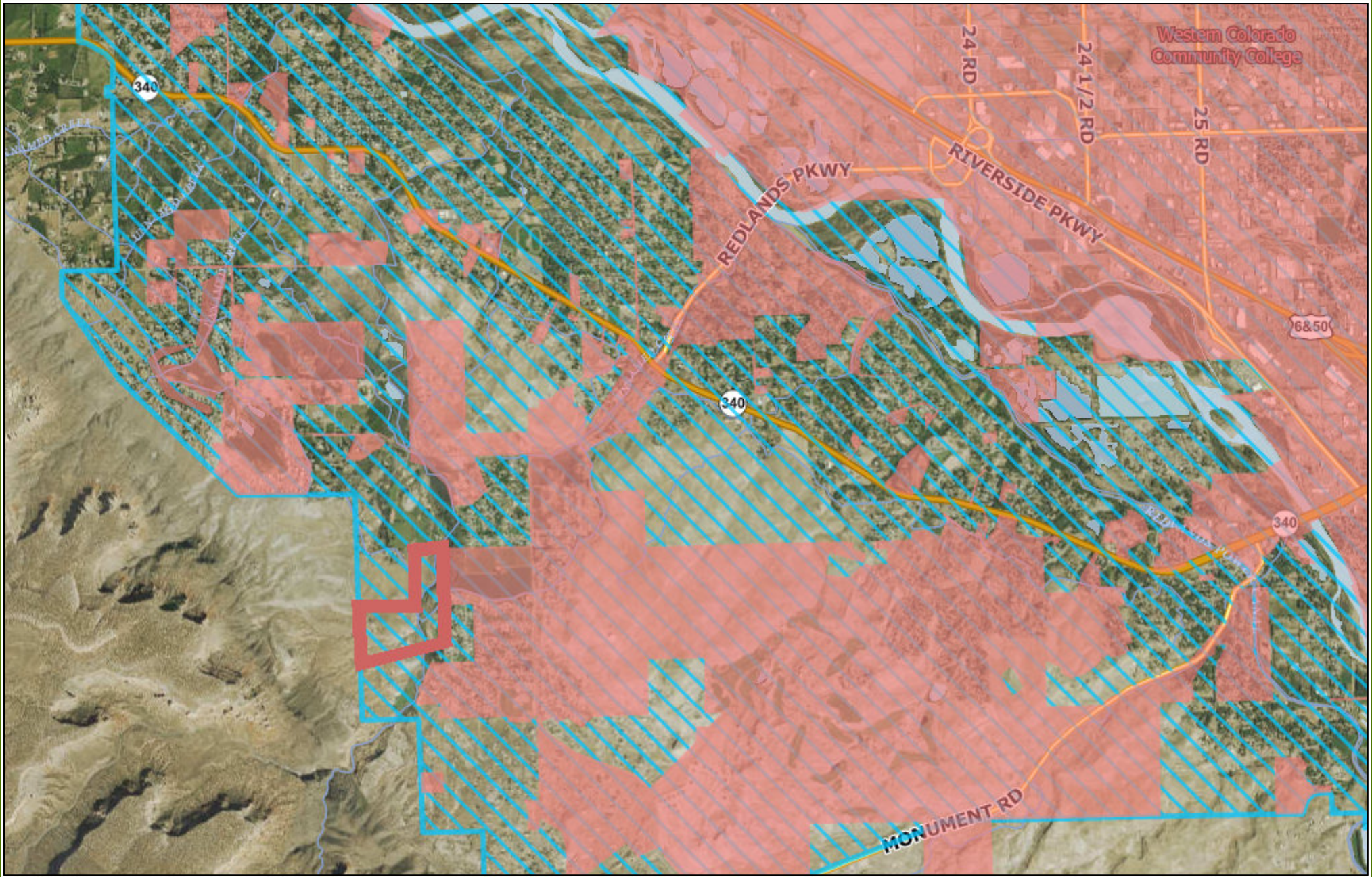


# Map of Existing Mesa County Zoning

for 373 Granite Falls Way with adjacent City Zoning



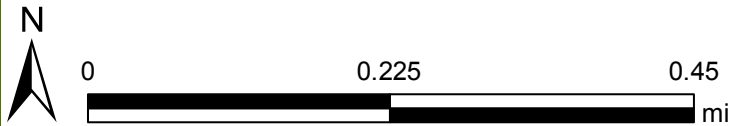
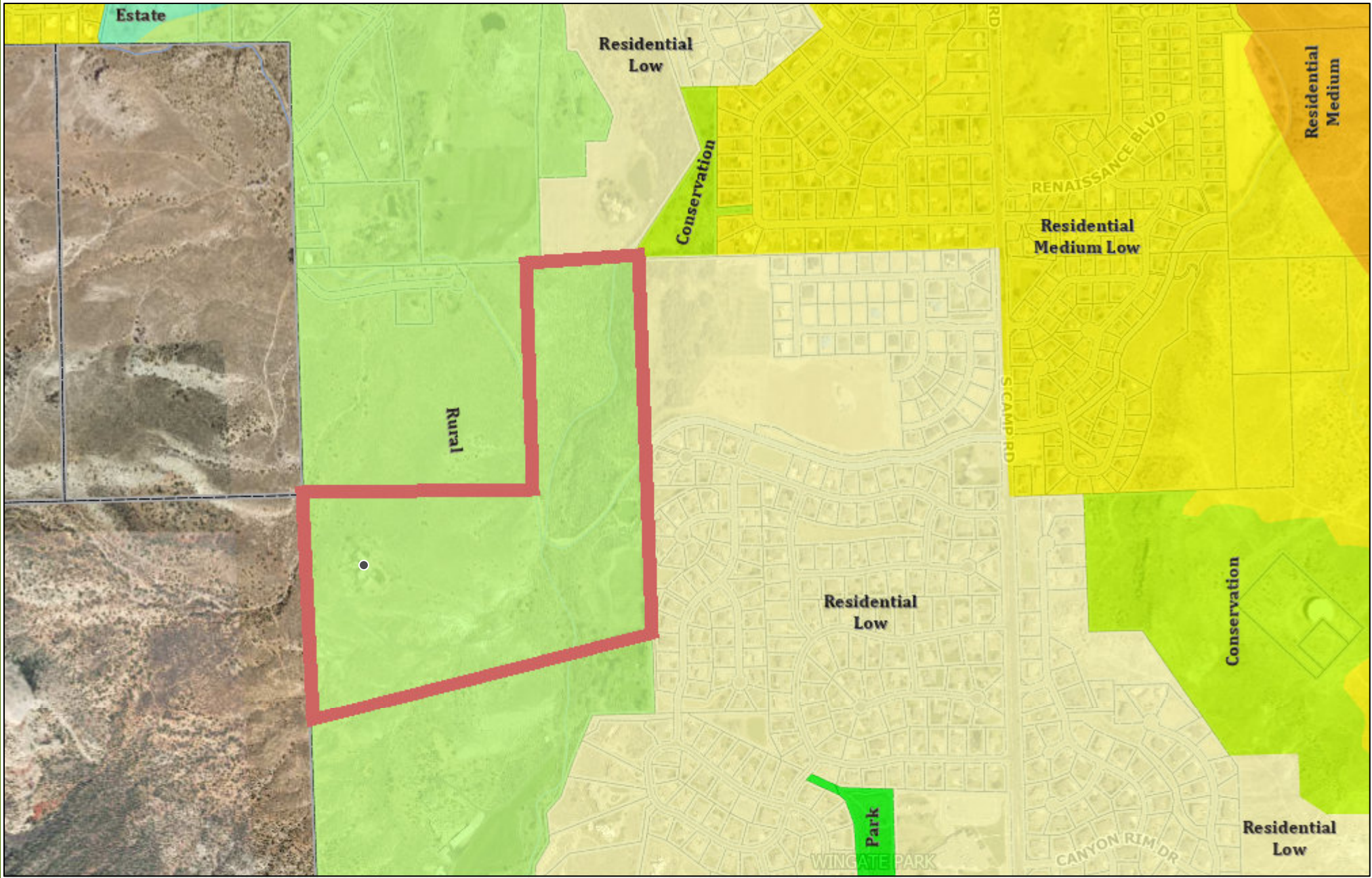
# City Limits and Urban Development Boundary - 373 Granite Falls Way



Printed: 6/10/2020

1 inch = 3,009 feet

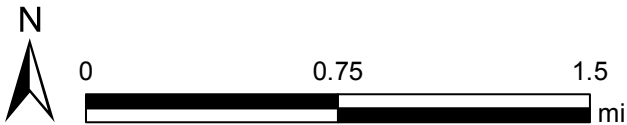
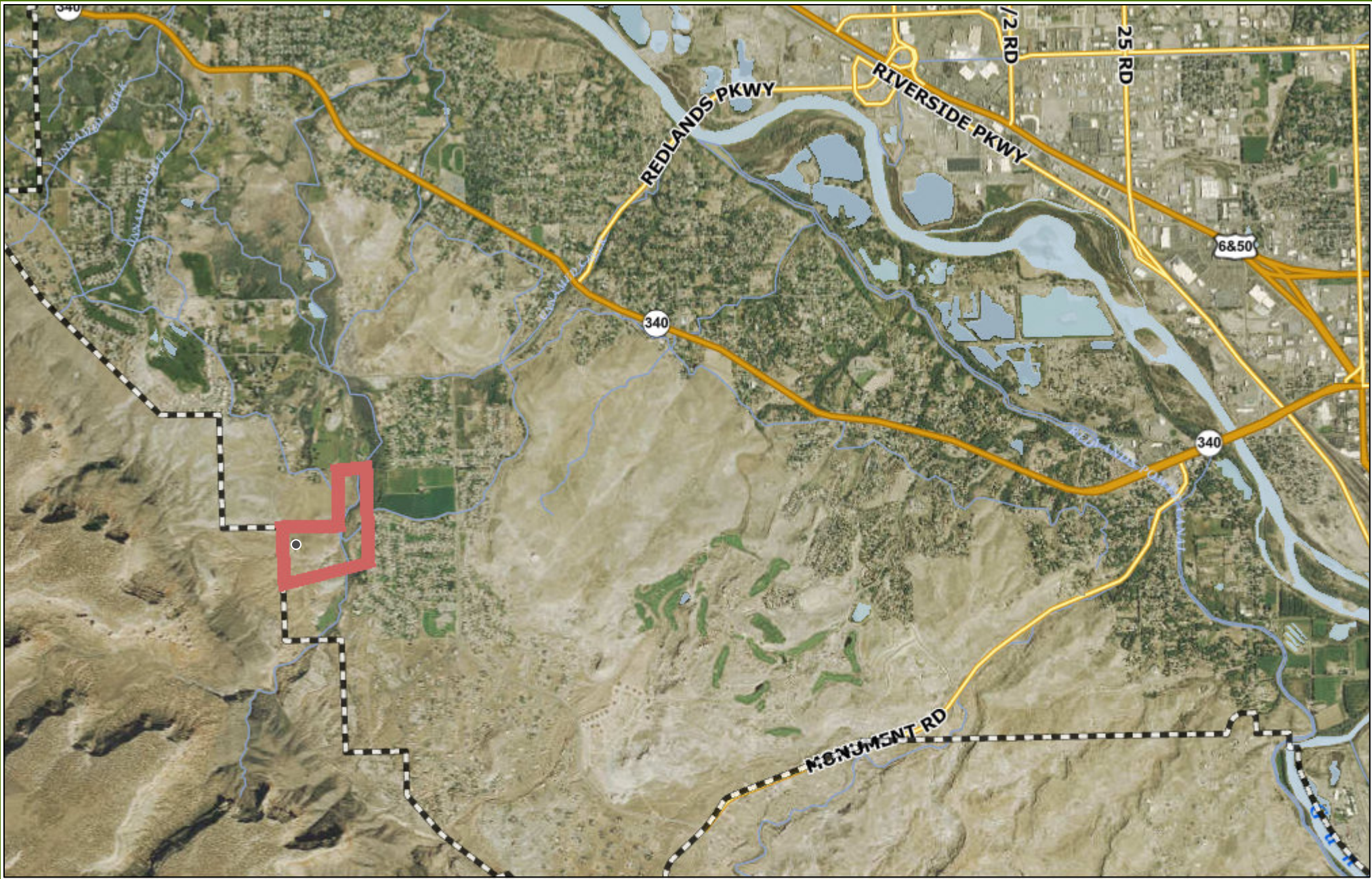
# Future Land Use - 373 Granite Falls Way



Printed: 6/10/2020

1 inch = 752 feet

# Persigo 201 Sewer Service Area - 373 Granite Falls Way



Printed: 6/10/2020

1 inch = 3,009 feet

**Newspaper Information:**

Contact Name: Terry Flanagan  
Newspaper Name: The Daily Sentinel  
City/State: Grand Junction, CO  
Phone #: 970-256-4331  
Email: [terry.flanagan@gjsentinel.com](mailto:terry.flanagan@gjsentinel.com)

**Advertiser Information:**

Client Name: GJ City Clerk  
Run Date(s): 7/10/20 & 7/17/20  
Tag Line: Notice of Pub Hearing  
Ad Size: 2X4  
PO# or Authorization: Janet Harrell

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I verify that the above advertising appeared in the indicated publication in accordance to instructions specified on the advertising placement insertion order.

Before me, a notary public, personally appeared:

Signature:  Title: Account Executive

State of: Colorado  
County of: Mesa  
  
Notary Public Signature and Seal

Sworn and Subscribed before me: Date July 17, 2020

**DAWN LEE BEACH**  
Notary Public  
State of Colorado  
Notary ID # 20204014519  
My Commission Expires 04-22-2024



## **NOTICE OF PUBLIC HEARING**

**2:00 P.M. Tuesday, July 28, 2020**

**Grand Junction City Hall Auditorium.**

**250 N. 5th Street, Grand Junction, Colorado**

**PUBLIC NOTICE IS HEREBY GIVEN** that a hearing before the Grand Junction City Council and the Mesa County Board of County Commissioners will be held Tuesday, July 28, 2020 at 2:00 P.M., Grand Junction City Hall Auditorium, 250 North 5th Street, Grand Junction, Colorado.

**Purpose:** The City Council and the Board of County Commissioners will conduct public discussion to consider a request by Raymond H. Riley and Vickie C. Riley to exclude 69.33 acres of property located at 373 Granite Falls Way from the Persigo 201 Sewer Service Area.

**BY ORDER OF THE CITY CLERK  
GRAND JUNCTION, COLORADO  
Wanda Winkelmann, City Clerk  
Published: July 10, 2020 and July 17, 2020**

60972-1