

**GRAND JUNCTION CITY COUNCIL  
WORKSHOP AGENDA**

**MONDAY, NOVEMBER 5, 2001, 6:00 P.M.  
CITY HALL AUDITORIUM, 250 N. 5<sup>TH</sup> STREET**

**\*\*\* NOTE TIME\*\*\***

**MAYOR'S INTRODUCTION AND WELCOME**

**6:00 COUNCILMEMBER REPORTS**

**6:05 REVIEW OF FUTURE WORKSHOP AGENDAS AND WEDNESDAY  
COUNCIL AGENDA** [Attach W-1](#)

**6:10 CITY MANAGER'S REPORT**

**6:15 ANNUAL UPDATE ON WATER ISSUES:** Jim Lochhead, Water Counsel, will update City Council on regional, national and international water rights issues affecting the City and the waters of Colorado. [Attach W-2](#)

**6:45 GRAND JUNCTION DRAINAGE DISTRICT:** Representatives of the Drainage District would like to address City Council on the issues relative to growth and drainage. [Attach W-3](#)

**ADJOURN**

This agenda is intended as a guideline for the City Council. Items on the agenda are subject to change as is the order of the agenda.

# ***FUTURE CC WORKSHOP AGENDAS***

**NOVEMBER 19, MONDAY 7:00 PM:**

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 DOWNTOWN DEVELOPMENT AUTHORITY BUDGET
- 8:05 ??PERSIGO BUDGET??

**DECEMBER 3, MONDAY 7:00 PM:**

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 EVENTS CENTER: presented by Chamber of Commerce Regional Hub Committee

**DECEMBER 17, MONDAY 7:00 PM:**

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 OPEN

**DECEMBER 31, MONDAY 7:00 PM: CANCELED?**

**JANUARY 14, MONDAY 7:00 PM:**

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 OPEN

## **FUTURE WORKSHOP ITEMS**

### **First Priority**

1. CABLE TELEVISION FRANCHISE
2. URBAN TRAILS UPDATE (letter in packet)

### **Second Priority**

3. SOLID WASTE COLLECTION IN NEWLY ANNEXED AREAS
4. BOTANICAL SOCIETY MASTER PLAN
5. DARE & SCHOOL RESOURCE PROGRAMS
6. HAZARDOUS DEVICE TEAM
7. FORESTRY OPERATIONS
8. PARKS/SCHOOLS COOPERATIVE AGREEMENTS
9. ELECTRONIC RECORDS MANAGEMENT SYSTEM:
10. LIQUOR LICENSING PROCEDURES
11. CRIME LAB
12. HAZMAT
13. GOLF OPERATIONS
14. CODE ENFORCEMENT OPERATIONS

**CITY COUNCIL AGENDA  
CITY OF GRAND JUNCTION**

<i><b>CITY COUNCIL</b></i>		
<b>Subject:</b>	<b>Meeting with the City's Water Counsel, Jim Lochhead</b>	
<b>Meeting Date:</b>	<b>November 5, 2001</b>	
<b>Date Prepared:</b>	<b>October 29, 2001</b>	
<b>Author:</b>	<b>Greg Trainor</b>	<b>Utilities Manager</b>
<b>Presenter Name:</b>	<b>Jim Lochhead</b>	<b>Water Attorney</b>
<b>X</b>	<b>Workshop</b>	<b>Formal Agenda</b>

**Subject:**

Overview of regional, national, and international water rights issues affecting the City and the waters of Colorado by the City's Water Counsel Jim Lochhead (of the Glenwood Springs office of Brownstein, Hyatt, Farber and Strickland).

**Summary:**

Jim Lochhead will describe current issues relating to "The Law of the [Colorado] River," especially as such "outside" activities may affect the City's water rights in the Colorado and Gunnison Rivers.

**Background Information:**

Jim Lochhead has his office in Glenwood Springs where he has practiced water law for many years. He has served as the Director of Colorado's Department of Natural Resources. The City retained him in June of 2000 to assist the City on "big picture" issues and to keep this City's interests in the forefront of regional and national water rights debates and discussions.

In general, the City protects its water rights and watershed at three "levels": (a) Routine actions on existing water decrees in the Kannah Creek area; (b) Disputes and water litigation regarding the state water statutes, and water administration/allocations in the Kannah Creek area; and (c) Colorado and Gunnison River Basin issues, both inter- and intra-state.

City legal and utility staff normally take care of the first two items, although Jim Lochhead is available if needed to advise on the more complex issues or issues that may involve other political entities, such as the Denver Water Board, or out-of-state downstream interests.

It is primarily for his expertise regarding the third 'level' that the City retains Jim Lochhead.

Examples of Jim's work for the City include monitoring in-state and out-of-state activities relating to endangered species; federal applications for water rights, such as the Black Canyon of the Gunnison; calls by Mexico and environmental groups for upper basin water for the Colorado River Delta south of Yuma; calls for a new form of

interstate governance of the Colorado River;, municipal water rights for in-stream uses, such as water parks; and future energy development uses of Colorado River water.

**Budget:**

In 2000, the City paid Mr. Lochhead \$9,000. The City has spent \$4,100 for Jim's services to date in 2001.

**Action Requested/Recommendation: N/A**

<b>Citizen Presentation:</b>	<input checked="" type="checkbox"/>	<b>No</b>	<input type="checkbox"/>	<b>Yes</b>	<b>If Yes,</b>
<b>Name:</b>					
<b>Purpose:</b>					

<b>Report results back to Council:</b>	<input type="checkbox"/>	<b>No</b>	<input type="checkbox"/>	<b>Yes</b>	<b>When:</b>	
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<b>Placement on Agenda:</b>	<input type="checkbox"/>	<b>Consent</b>	<input type="checkbox"/>	<b>Indiv. Consideration</b>	<input type="checkbox"/>	<b>Workshop</b>
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**CITY COUNCIL AGENDA  
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>		
<b>Subject:</b>	<b>Letter from the Grand Junction Drainage District (GJDD) dated August 23, 2001</b>	
<b>Meeting Date:</b>	<b>November 7, 2001</b>	
<b>Date Prepared:</b>	<b>October 30, 2001</b>	
<b>Author:</b>	<b>Mike McDill</b>	<b>City Engineer</b>
<b>Presenter Name:</b>	<b>Tim Moore</b>	<b>Public Works Manager</b>
<b>X</b>	<b>Workshop</b>	<b>Formal Agenda</b>

**Subject:** The GJDD Board will discuss with City Council their concern regarding the development of property located adjacent to various irrigation canals and the impact of a high groundwater table.

**Summary:** The attached letter from the Board requests that the City of Grand Junction consider adopting a list of policies that might include:

- require more definitive investigation of groundwater near irrigation ditches
- require percolation tests near canals to be performed during the irrigation season
- establish standards for mitigating groundwater shallower than six-feet deep
- restrict building within 100 feet of any canals
- Provide documented priority for irrigation delivery and waste systems, and
- Establish open space corridors along a list of major canals through the City.

**Background Information:** The District is experiencing a continually growing problem of remediating groundwater problems related to construction of developments adjacent to the area's major canal systems. These repairs are becoming a significant expense for the District and diverting their resources away from other important projects. The district believes this is work that should be a development responsibility. They believe the developers should be responsible to adequately identify and mitigate these groundwater issues prior to development approval. GJDD also believes that this problem can be best approached by a unified effort of all of the development approval agencies in the valley. Some developed areas with these issues include Westwood Ranch (25 ½ Road) and the 2600 block of Bookcliff Ave.

**Budget:** This action will have no affect on the City budget.

**Action Requested/Recommendation:** Discuss issues and identify some possible solutions.

<b>Citizen Presentation:</b>	<b>X</b>	<b>No</b>	<b>Yes</b>	<b>If Yes,</b>
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<b>Name:</b>	
<b>Purpose:</b>	

<b>Report results back to Council:</b>	<input type="checkbox"/>	<b>No</b>	<input type="checkbox"/>	<b>Yes</b>	<b>When:</b>	
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<b>Placement on Agenda:</b>	<input type="checkbox"/>	<b>Consent</b>	<input type="checkbox"/>	<b>Indiv. Consideration</b>	<input type="checkbox"/>	<b>Workshop</b>
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# GRAND JUNCTION DRAINAGE DIST.

722 23 ROAD P.O. BOX 55246 GRAND JUNCTION, CO 81505  
(970) 242-4343

August 23, 2001

Mayor and City Council Members  
City of Grand Junction  
250 North 5<sup>th</sup> Street  
Grand Junction, Co. 81501

Dear Mayor and Council Members,

The Grand Junction Drainage District would like to bring your attention to more frequent complaints related to our community's continuing growth. The District has seen an increased number of calls from property owners located immediately adjacent to the Valley's various irrigation water canals regarding standing water on the surface of their property. Usually the land is subdivided and homes were built very close to the canal. Many of the recent calls are from new developments.

There are complaints from locations where the District has an existing seep drainage system as well as from sites where the District had no prior knowledge of canal seep water. Many of the complaints describe water standing between the house and the canal embankments. An element of the problem seems to be the size of a wet spot in relation to the size of the parcel of land owned. A 20 x 20 wet spot in a 10 acre field is less a problem than that spot in a 1/5<sup>th</sup> acre lot. The existing systems were designed and constructed to collect and transport sub-surface waters. However, some of the trenches were filled with gravel to the surface of the ground at the time of construction to intercept some surface water. Since the construction of the drain systems, it has not been unusual for a property owner to re-landscape the lot and place more cover over the drain system or cut into the canal bank. Those systems are checked and re-cleaned with each complaint. District workers then verify that the drain system is functioning as intended.

The District is seeking a unified commitment from you, the Mesa County Commissions, the Board of Trustees for the Town of Palisade, the City Council for Fruita and the City Council of Grand Junction to join with us to devise a policy of early detection for these potential problem sites instead of having to respond to and attempt to correct the problems after they occur. The District is both challenged and limited by state statutes. Protection of property within the District is the mandate of our enabling legislation. Lack of regulatory authority forces the District to seek assistance from the county and cities. Right to approve land development and subdivisions with stipulation is reserved to the county and cities. Your participation is necessary to move forward.

To start with, we suggest that all of the governing entities adopt policies containing some pre-development requirements such as:

1. All geo-technical soil testing must include ground water measurements during the time irrigation water is in the canal systems from April 15 to November 1 only.
2. All septic tank percolation testing within 300 feet of a canal must be done during the time from April 15 to November 1 only.
3. All sub-surface water table conditions that are revealed with soil testing as being less than six feet depth be reported and building restrictions imposed that prohibit structures with any type of below ground spaces.
4. All sub-surface water table conditions that are revealed with soil testing as being less than four feet depth be reported and development conditions imposed that require development of a full sub-surface drainage system.

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8/27



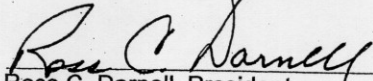
# GRAND JUNCTION DRAINAGE DIST.

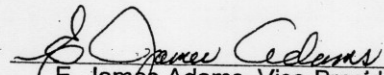
722 23 ROAD P.O. BOX 55246 GRAND JUNCTION, CO 81505  
(970) 242-4343

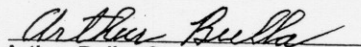
5. Restricting construction of any human occupied building within 100 feet of an, irrigation canal system.
6. Development of covenants or other documents that stay with the property that identify the complete delivery system for irrigation water and its path from the headgate on the irrigation canal to the property. Easements for that path should be obtained and properly recorded.
7. Development of covenants or other documents that stay with the property that identify the complete waste water system for irrigation waste water and its path from the property until it returns to the Colorado River (or Gunnison River). Easements for that path should be obtained and properly recorded.
8. Dedication of an open space ranging from 20 feet to 50 feet in width parallel with and adjacent to any canal and on each side of the canal. Specifically:
  - a. the Stub Ditch - operated by Mesa County Irrigation District
  - b. The Price Ditch - operated by the Palisade Irrigation District
  - c. The Government Highline Canal - operated by the Grand Valley Water User's Association
  - d. The Grand Valley Irrigation Canal, the Independent Ranchman's Ditch, the Mesa County Ditch - operated by Grand Valley Irrigation Company
  - e. The Redlands Canal - operated by the Redlands Water and Power
  - f. The Orchard Mesa Canal 1 & 2 - operated by Orchard Mesa Irrigation and Drainage District.

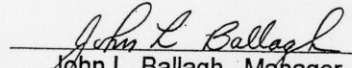
When can a workshop meeting be scheduled to discuss these concepts?

Sincerely,  
Board of Directors  
Grand Junction Drainage District

  
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Ross C. Darnell, President

  
\_\_\_\_\_  
E. James Adams, Vice-President

  
\_\_\_\_\_  
Arthur Bulla, Secretary

  
\_\_\_\_\_  
John L. Ballagh, Manager

CC: City Planning Commission  
Community Planning Department