

**GRAND JUNCTION CITY COUNCIL
ADDITIONAL WORKSHOP AGENDA
FEBRUARY 27, 2006, 11:30 A.M.
ADMINISTRATION CONFERENCE ROOM
2ND FLOOR, CITY HALL
250 N. 5TH STREET**

- 11:30 a.m. **UPDATES ON I-70 AND 29 ROAD INTERCHANGE AND THE CDOT I-70B PROJECTS:** Staff will review the status of these two major capital projects. [Attach 1](#)
- 12:10 p.m. **PREPARATION FOR THE JOINT PERSIGO MEETING (SCHEDULED FOR MARCH 22, 2006):** The ad hoc committee that was formed to consider additions to the 201 boundary has concluded a review process and will present the findings to City Council. [Attach 2](#)
- 1:00 p.m. **ADJOURN**

**Attach 1
29 Road/I-70 & I-70B
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
Subject		29 Road & I-70 Interchange & CDOT I-70B				
Meeting Date		February 27, 2006				
Date Prepared		February 22, 2006			File #	
Author		Mark Relph		Public Works & Utilities Director		
Presenter Name		Mark Relph		Public Works & Utilities Director		
Report results back to Council		X	No		Yes	When
Citizen Presentation			Yes	X	No	Name
X	Workshop		Formal Agenda			Consent
						Individual Consideration

Summary: Staff will review the status of two major capital projects, the I-70 and 29 Road Interchange, plus CDOT's I-70B project.

Budget: N/A

Action Requested/Recommendation: No action required.

Attachments:

- Memo dated January 19, 2006: GVRTC Retreat Summary for I-70 and 29 Road Interchange, plus CDOT's I-70B project.

Background Information: Council member Beckstein is the City's representative to the Grand Valley Regional Transportation Committee (GVRTC). The GVRTC will be taking action on these two projects at their next meeting and Council member Beckstein wanted a brief review and discussion with Council to confirm Council direction prior to the meeting.

TO: City Council
FROM: Mark Relph
CC: Kelly Arnold, John Shaver, Tim Moore, Trent Prall
DATE: January 19, 2006
SUBJECT: GVRTC Retreat Summary – 29 Road & I-70 Interchange and CDOT’s I-70B project

On Thursday, January 12th, the Grand Valley Regional Transportation Committee held their annual retreat to discuss transit and transportation related issues in the Grand Valley. In attendance for the City was Council member Bonnie Beckstein, Kelly Arnold and I. Others attending the retreat included Mesa County Commissioners, Tillie Bishop and Janet Rowland, officials from Fruita, Palisade, Grand Valley Transit, CDOT and others.

This memo is intended to summarize two of the more significant issues discussed at the retreat; the interchange at 29 Road and I-70, plus CDOT’s improvements to I-70B. Attached to this memo are the draft minutes of the meeting.

Staff is looking for some confirmation on the direction for the interchange so that the City’s representative to the GVRTC, Bonnie Beckstein, can continue to participate in the project discussions with the GVRTC.

29 Road & I-70 Interchange

Staff has previously provided Council with an outline of the schedule for the 29 Road and I-70 Interchange as part of a Strategic Plan update. That schedule had indicated the GVRTC would be reviewing an in-house “Systems Level Analysis” of the impacts to I-70 with an interchange placed at 29 Road. This in-house review is a more simplified approach to what would be required from CDOT through the 1601 process, but the intent was to get a good indication if additional lanes were going to be required on I-70 as a result of the new interchange.

There were a couple of key points made at the retreat concerning this “Systems Level Analysis”. The first is that it does appear the level of service (LOS) on the interstate will be degraded enough by the new traffic from the interchange to require the addition of one lane each direction on the interstate between Horizon Drive and 29 Road. Staff has estimated the cost for that improvement at \$5M.

Another point to make is that the modeling included a new street connection across the Matchett property from 28 Road at Cortland Avenue, to 29 Road at F.5 Road. This “Matchett Parkway” was seen as a possible alternative to adding lanes to I-70 and has been shown on our “Street Functional Classification” map for some years. It appears this new street section would not provide enough traffic relief to not require the additional lanes to I-70. However, the more in depth work of the 1601 process would confirm this conclusion.

The total cost of the interchange has now been estimated at about \$33M, which includes the additional lanes on I-70, the interchange itself, 29 Road south to F Road and the cost of the 1601 process required by CDOT. The City and County capital

budgets have about \$21M (2006 dollars) from 2008 through 2011. This leaves about a \$13M shortfall.

The discussion and direction from the GVRTC at the retreat was to proceed with the next step, which is to draft a Memorandum of Understanding (MOU) between the City and Mesa County for next phase(s) of the project and to begin the concurrent discussions with the Airport Authority and other affected interests. Also during this next step is a discussion with the Council and Commissioners about how to approach CDOT funding. If there is a desire to pursue CDOT funding, then the funding would come from the other existing priorities, specifically I-70B and would require consensus from the GVRTC members (i.e. Fruita and Palisade) to shift the priorities. The pursuit of federal transportation earmarks would still likely require a shifting of priorities in our area away from I-70B.

City and County staff are preparing a draft an MOU and should be submitting this to Kelly Arnold and John Peacock later this month for their review. It is intended for the GVRTC to review this MOU in February and if approved, pass on to the full bodies of the City and County for consideration and approval.

I-70B

CDOT prepares a six-year capital plan called the State Transportation Improvement Plan (STIP). The STIP is approved by the GVRTC and the first priority is I-70B from 24 Road, east to 15th Street. At the retreat, Ed Fink, CDOT Transportation Director for Region 3, shared the latest budget for I-70B.

An Environmental Assessment (EA) is the first step and CDOT has budgeted approximately \$1M in 2006 to complete this task. This process would identify needs and alternatives throughout the entire corridor, including the elimination of the frontage roads and major improvements to the intersection of 1st and Grand. There would be about \$9M from 2008 through 2009 for design, right-of-way acquisition and construction.

At the retreat and subsequent conversations with me, Mr. Fink was making a point that funds allotted for construction are fairly small for a corridor of this size and complexity. He was suggesting that we focus the funds toward one significant improvement and location as opposed to spreading the funds over a larger area. While the EA process will assist in identifying the alternatives, Mr. Fink was looking for a little consensus early in the process from the City on how we might focus the limited funds. While it may be early, City staff would tend to agree with Mr. Fink's suggestion to focus the funds in one area such as 1st and Grand.

**Attach 2
Persigo Committee Review**

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject		Persigo 201 Boundary Amendment Requests					
Meeting Date		February 27, 2006					
Date Prepared		February 23, 2006					
Author		Kathy Portner		Assistant Community Development Director			
Presenter Name		Kathy Portner		Assistant Community Development Director			
Report results back to Council		x	No		Yes	When	
Citizen Presentation			Yes	x	No	Name	
X	Workshop		Formal Agenda			Consent	Individual Consideration

Summary: In August, 2005, the City Council and County Commissioners were asked to consider additions to the Persigo 201 area. At that meeting, staff was directed to work with an ad hoc committee to gather additional information and input on the specific requests. The committee has concluded a review process and is ready to proceed to March 22, 2006 Joint Persigo Meeting for a decision.

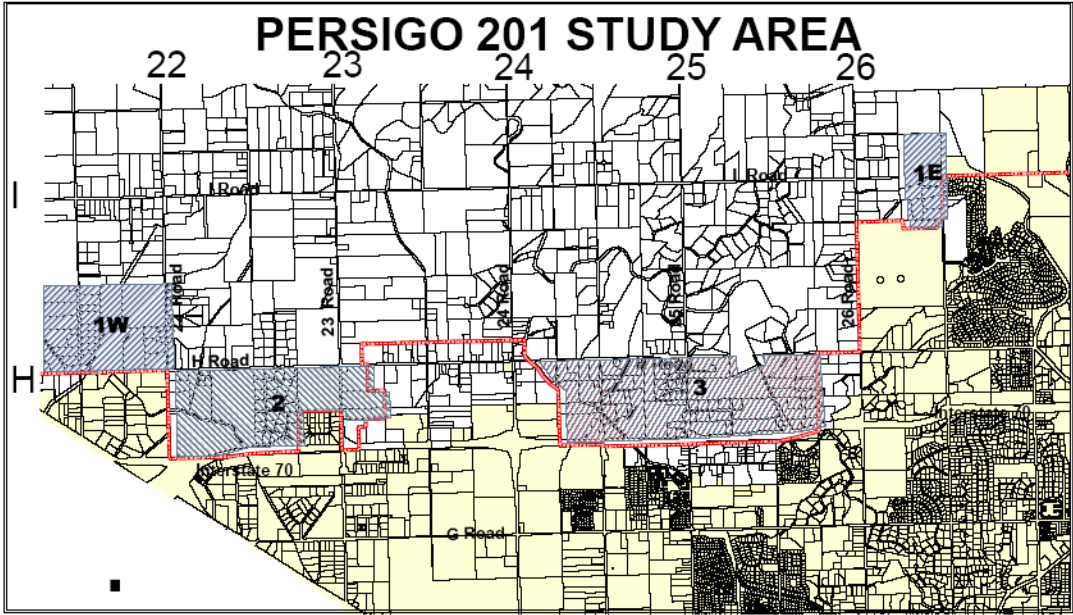
Budget: N.A.

Action Requested/Recommendation: City Council consideration of the staff recommendations for the requested inclusions.

Attachments:

1. Map of areas
2. Staff recommendation packet
3. Comments received

Background Information: The ad hoc committee, consisting of Janet Rowland, Bonnie Beckstein, Jim Spehar, Jon Peacock and Kelly Arnold, as well as legal, engineering and planning staff from the City and the County, met several times over a six month period. The committee identified four larger areas for review. On November 10th and November 15th two open house meetings were held to gather public input. A copy of the comments received is included. Also included is a summary of each of the areas and the staff recommendation.



PERSIGO 201 BOUNDARY AMENDMENT – 2005

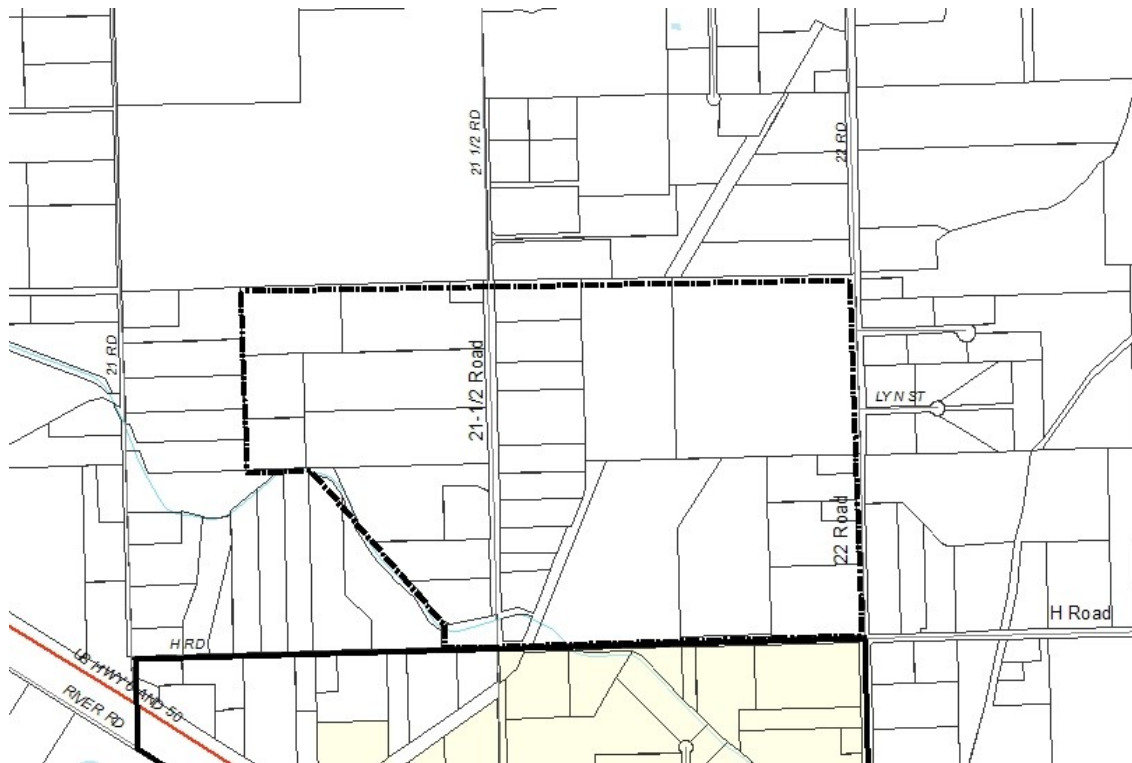
STAFF RECOMMENDATIONS

February 3, 2006

From West to East:

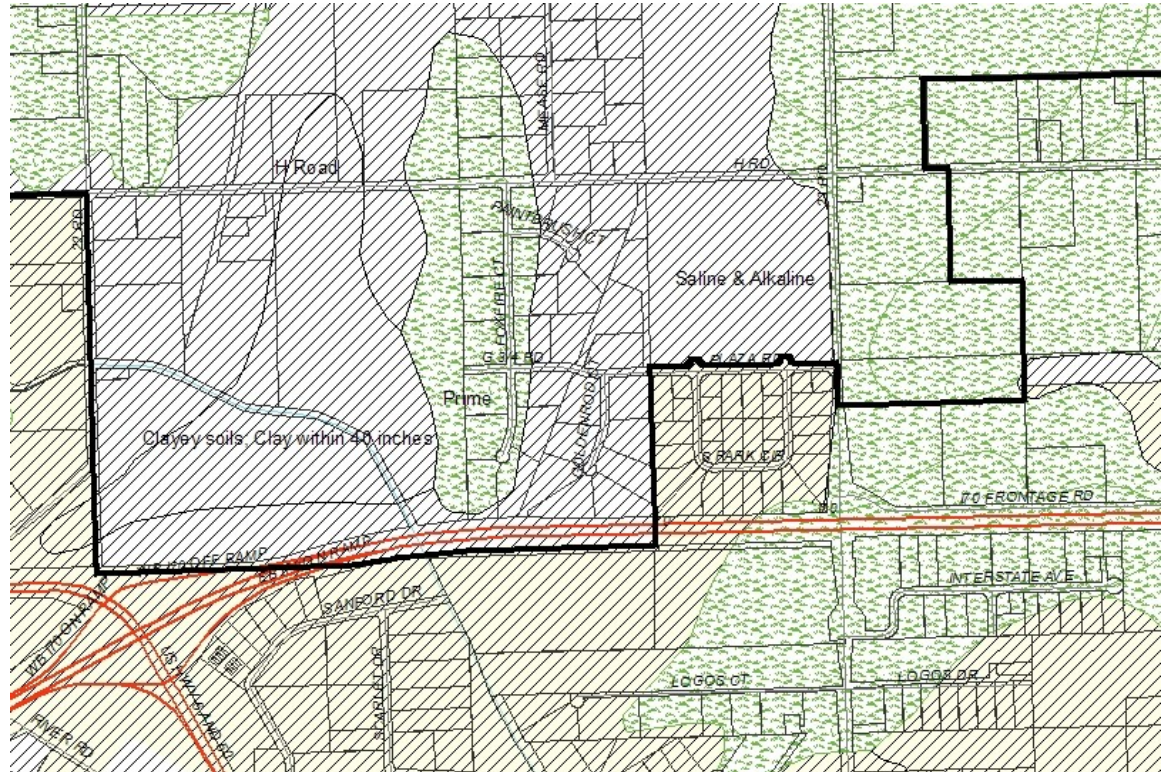
Area 1W: A portion of this area is recommended to be included within the Persigo 201 boundary. Properties west of 21-1/2 Road and west and south of the canal are currently in rural residential land use and are not recommended for inclusion as shown by the dashed lines on the map below. The canal is a physical division between these residences and the businesses that are located along 21-1/2 Road. Various contractor shops and offices, Jobsite manufacturing and a Quikrete processing facility line 21-1/2 Road from H Road to the H-1/2 Road line.

There are no physical constraints to service for this area. Staff recommends that these businesses have sewer service available to them.



A petition was submitted by many of the businesses along 21-1/2 Road objecting to sewer service. Discussions with some of the business owners at the public open houses in November disclosed their concerns that the Jobsite operation would force them to pay for sewer extensions. Jobsite appears to be willing to participate in a sewer line extension to their site.

Area 2: Staff recommends inclusion of this entire area into the Persigo 201 district. Groundwater problems exist in Bookcliff Ranches and possibly on adjacent properties with the same poor soils.

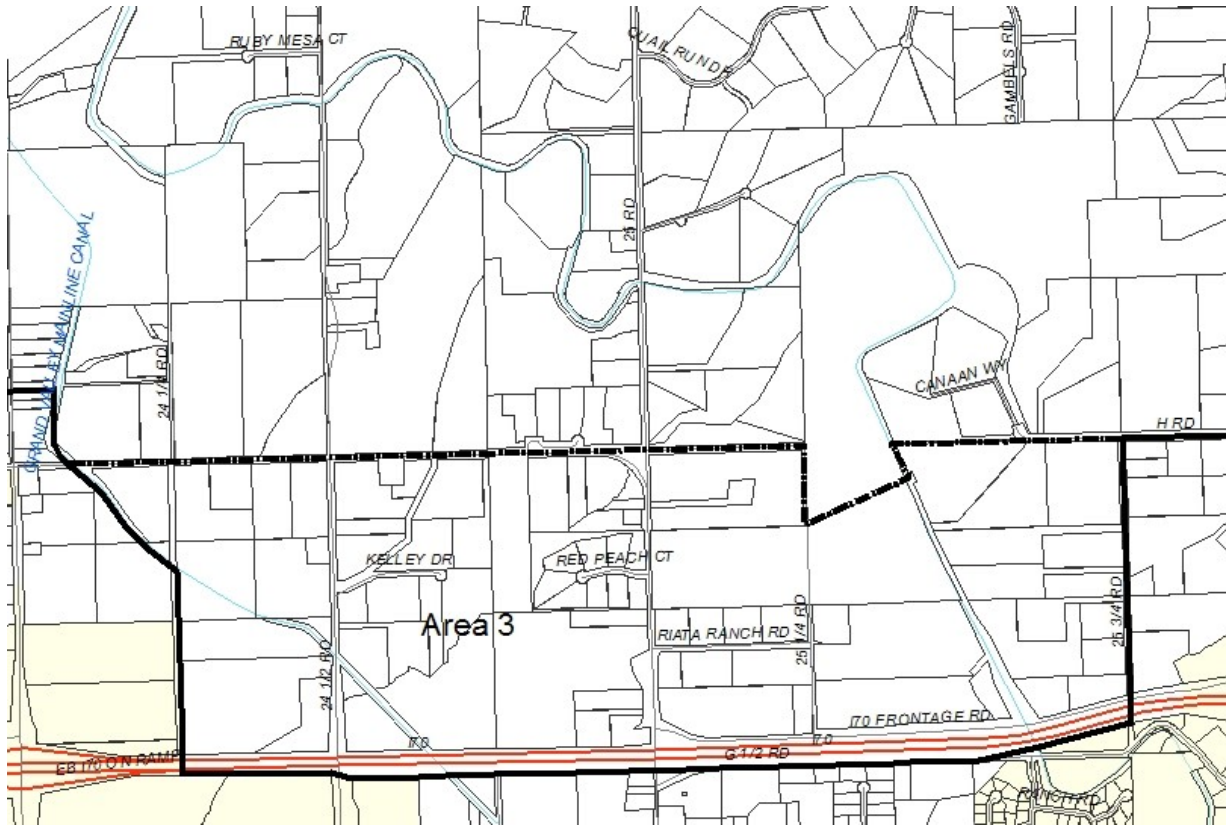


There is potential for additional commercial/industrial development at the I-70/ 22 Road interchange. The west side of 22 Road has the availability of sewer service. Federal Express and a Gay Johnson's facility are located within this study area on the north side of the canal and east of 22 Road in the TIC Industrial Park.

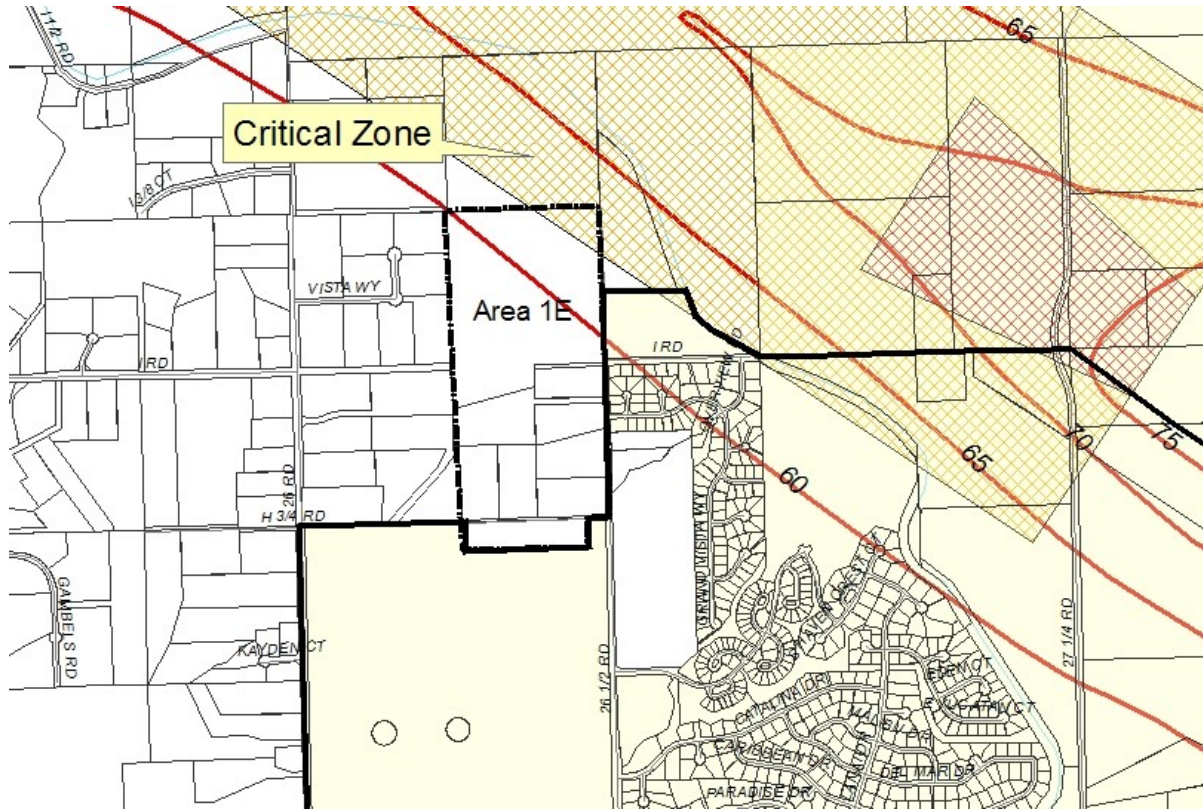
The inclusion of Study Area 2 fills in a gap in the Persigo 201 service area between 22 Road and the 23-1/4 road alignment. The engineers' comments are included in the notebook and state that the most efficient route for service is along the entire southern boundary of this area (north of I-70) back to 22 Road.

Comments from the public were mixed in favor of and against inclusion. Concerns were expressed regarding additional industrial development around Bookcliff Ranches.

Area 3: Staff recommends against the inclusion of this area into the Persigo boundary even though there are no technical concerns with service to Area 3. The majority of the public comment objected to urban land uses north of the Interstate. If sewer service to additional area east of 24 Road is considered, the canal could be considered a logical physical boundary.



Area 1E: This area, while close to the Grand Vista Subdivision, is subject to higher noise levels from Walker Field air traffic as seen below. Properties closer to H-3/4 Road are large estate lots with some possibility for each to subdivide an additional lot as most are over 4 acres in size. The Fox property at the north end of the area is set back from the road and isolated from surrounding RSF-4 development. A pump station is required to serve this area, which is a long-term maintenance issue for the District. Staff recommends that this area not be included in the Persigo 201 boundary.



QUESTION: SHOULD THE SEWER SERVICE BOUNDARY BE EXPANDED TO INCLUDE AREAS 1W, 2, 3 AND 1E? PLEASE BE SPECIFIC AS TO THE AREA.

Area 1W

- Yes, 1W, 2 and 3: no, 1E – currently surrounded by larger lots. The others (1W, 2 & 3) are needed to support growth and the various needs of business owners and residential expansion..
- I believe that Mesa County and the City of Grand Junction should consider favorably the extension of the sewer service boundary for areas 1W 2, 3 & 1E. The expansion area seems logical given current growth patterns and demand on commercial and residential expansion. Rather than piecemeal approach to regulate, better planning can be undertaken if all four areas are brought in together.
- Area 1W, NO – Let Bond Jacobs pay for his expansion without adding the burden to his neighbors, who have working septic systems. Areas 2 & 3, YES. Area 1E – Yes if the landowners, as a majority, want sewer connections. *Michael Dawson, 2150 H Rd.*
- Yes on 1E, 1W, 2 and 3. *Christin Dufefy, 2489 H Rd.*
- Yes, areas 1W, 2 and 3
Mike Graham, 779 22 Rd.
Willard & Terry Dawson, 1509 W. Sherwood Dr.
Dan Cox, 2720 ½ Rincon Dr.
Marilyn Loge`, 3050 N. 14th St.
Susan Vaughn, 1650 Ridge Dr.
Ruth Jacob, 2125 N. 13th
Lana Owens, 569 Norma Jean Crt.
Nancy Carlson, 2371 Ridge Cr., Dr.
Elaine M. Washington, 1441 Patterson Rd., #404
Barbara Moore, 265 Fremont St., Fruita.
Carrie Miller, 798 Jordanna Rd.
Manuel & Terry Torres, 1198 23 Rd.
W.T. & Normal Hall, 748 22 Rd.
Jerry D. Smith, 2201 H Rd.
Ben (Fed-Ex Freight), 788 22 Rd.
Stephen Mullinex, 783 22 Rd.
John Steed, 785 22 Rd
Mari Meyers, 339 21 Rd.
C.R. Brown, 703 23 ½ Rd.
Howard Motz, 2700 G Rd., Apt. 9D
Clifford Henderson, 785 22 Rd.
Rick Eccher, Faris Machinery, 772 Valley Ct.
Ruth Cheskaty, 1240 N. 15th St.
Jack & Barbara Elliott, 3730 Elderberry Cr.

Stanley & Monica Jones, 2928 27 ½ Rd
Lavonne Wilson, 3425 Beechwood St.
Linda Knudsen, 2928 27 ½ Rd.
Barbara Kaper, 2 DuBonnet Ct.
Carolyn Meyers, 1123 24 Rd.
Connie Collier, 408 Elm Ct.
Kay Wood, 1525 W. Sherwood Dr.
Ollie May Bass, 3146 Lakeside Dr., #203
Joan C. Hoover, 530 Bowstring Dr., Clifton
Evelyn Steele, 1402 Bridle Path Ct., Fruita
Paul & Mary Patterson, 793 22 Rd.

- 1W. This area should be included in the proposed new boundary. It has a lot of commercial business now and will be expanding as the City continues to grow. This area will probably be having septic problems soon by putting all this water underground. By including this area now in the Persigo 201, it would speed up connecting later as the property owners would only have to form a sewer district.
Dick Pennington, 780 23 7/10 Rd.

Area 2

- Yes, 1W, 2 and 3: no, 1E – currently surrounded by larger lots. The others (1W, 2 & 3) are needed to support growth and the various needs of business owners and residential expansion..
- I believe that Mesa County and the City of Grand Junction should consider favorably the extension of the sewer service boundary for areas 1W 2, 3 & 1E. The expansion area seems logical given current growth patterns and demand on commercial and residential expansion. Rather than piecemeal approach to regulate, better planning can be undertaken if all four areas are brought in together.
- Area 1W, NO – Let Bond Jacobs pay for his expansion without adding the burden to his neighbors, who have working septic systems. Areas 2 & 3, YES. Area 1E – Yes if the landowners, as a majority, want sewer connections. *Michael Dawson, 2150 H Rd.*
- Yes on 1E, 1W, 2 and 3. *Christin Dufefy, 2489 H Rd.*
- No sewer expansion in the W-2 area. We are a residential subdivision. We have septic systems that we are paying for through our house payment. The Texas outfit that bought the property east of here wants their land to be developed industrial. To have industrial they have to do sewer. The industrial development will destroy the Foxfire Subdivision residential atmosphere that we paid for. Area 3 – No, I do not want sewer expanded and the associated density that will come with it. I have septic and it works fine. I don't want to be annexed in city either.
- I am not opposed to sewer service being expanded to Area 2 but I am deeply concerned as to what will happen regarding the land use in that area.
- I live in Area 2 and say NO for the sewer service. Because the area next to my house could possibly be developed as commercial and would rather that be residential. *John Davis, 2268 Paintbrush Ct.*
- Yes, areas 1W, 2 and 3
Mike Graham, 779 22 Rd.
Willard & Terry Dawson, 1509 W. Sherwood Dr.

Dan Cox, 2720 ½ Rincon Dr.
 Marilyn Loge, 3050 N. 14th St.
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- Regarding area 2W, sewer should not be expanded to include our area. The areas asking for sewer especially to our east side, have been zoned I-O which, if developed, will have a negative impact on our residential subdivision. Existing zoning should be considered when changes are made. By adding sewer, it will ensure industrial. NO expansion into 2W.
- I live in area 2. I do not want the sewer service boundary to be expanded in this area because of the possible commercial or industrial zoning that could happen to the east and/or west of our housing community.

Area 3

- Yes, 1W, 2 and 3: no, 1E – currently surrounded by larger lots. The others (1W, 2 & 3) are needed to support growth and the various needs of business owners and residential expansion..
- I am specifically interested in area 3 which we feel should be “saved” from the overgrowth that will inevitably happen with the introduction of the sewer. There are

reasons that those people moved there. The open space is precious and people have horses. There are many other areas that can be developed without ruining that area as well.

- We live in #3 and do not feel that the boundary should be expanded. We have dogs/children and horses that love the open space. We do not want the building and the space being taken over by more builders!
- **NO** for area 3. I do not wish to incur infrastructure cost or tap fee. My septic works fine. I want to remain in County, not annex into City.
- I believe that Mesa County and the City of Grand Junction should consider favorably the extension of the sewer service boundary for areas 1W 2, 3 & 1E. The expansion area seems logical given current growth patterns and demand on commercial and residential expansion. Rather than piecemeal approach to regulate, better planning can be undertaken if all four areas are brought in together.
- Area 3 – Maybe, depending on cost. Other areas, no comment. We need to know cost before deciding.
- Area 1W, NO – Let Bond Jacobs pay for his expansion without adding the burden to his neighbors, who have working septic systems. Areas 2 & 3, YES. Area 1E – Yes if the landowners, as a majority, want sewer connections. *Michael Dawson, 2150 H Rd.*
- No. I live in area 3 and would not like the area density changed yet another time. *Esther Castor.*
- Yes. Area 3 should certainly be served with sewer and the density increased to allow more “closer in” housing in the north area. We have 44 acres in this area and certainly believe this would be the highest & best use and benefit not only to us but the community in general.
- Yes on 1E, 1W, 2 and 3. *Christin Dufefy, 2489 H Rd.*
- Please not in Area 3. Grand Junction needs some open land not all subdivided. No No No.
- No – Not in Area 3.
- No sewer expansion in the W-2 area. We are a residential subdivision. We have septic systems that we are paying for through our house payment. The Texas outfit that bought the property east of here wants their land to be developed industrial. To have industrial they have to do sewer. The industrial development will destroy the Foxfire Subdivision residential atmosphere that we paid for. Area 3 – No, I do not want sewer expanded and the associated density that will come with it. I have septic and it works fine. I don’t want to be annexed in city either.
- No! Area 3 should be kept as is. It seems the expansion of the sewer service is a screen for developers to move in and change the existing land use plan.
- Area 3 – No.
- Section 3: NO. Seems like land use is primary issue here. If you put sewer lines in this area then landowners and developers will argue that County is seeking development or that sewer system is being under utilized. Adding sewer will change this semi-rural area. Please – NO!
- No changes please to Area 3. I know there is a tendency to draw straight lines and H Road makes it straight but east of this area is density established by Paradise

Hills and west is the 24 Road exit and a small area of older tight density with failed septics. Area 3 is not the same land use.

- NO! NO! NO! My residence has been 2467 Kelley Drive for the past 36 years with no septic problems in Persigo 201 Study Area.

- Yes, areas 1W, 2 and 3

Mike Graham, 779 22 Rd.

Willard & Terry Dawson, 1509 W. Sherwood Dr.

Dan Cox, 2720 ½ Rincon Dr.

Marilyn Loge`, 3050 N. 14th St.

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Paul & Mary Patterson, 793 22 Rd.

- NO, area 3. We don't have the facilities in this area.
- I own ten acres in section 3 and I live on acreage just across the Section Line. I would ask you please DO NOT include us in the sewer service boundary, because that would simply open the door for raising the density of this area. The primary issue is really "land use". I-70 is a natural boundary and I would hope that the density could be maintained at 2-acre-minimums North of that. Thank you for weighing these very serious considerations. *Marge Zollner, 2555 Canaan Way*

- We would be in favor of expanding the 201 boundary in area 3. Our property splits H Rd and shows on your documents as not included. We wish to be included in area 3. Our property is identified as APN 2701-273-00-118 & Parcel 1 Wild Grass Acres. Acreage of these two parcels is 58-8 acres. (attached a sketch to their comment sheet.) (Couldn't read signature. Property indicated is owned by Rick & Lola Childs, but signature does not look like either of those persons.)
- You asked for comments on sewer along H Rd. I am representing Appleton Properties LLC – NE corner of 24 ½ and H Rd. Is there any possibility of including this corner in Persigo 201? Would very much like to have this property included in plan. Recent leach fields have been very expensive. *Lois Dunn, 243-8843*
- Yes, I believe sewer service should be expanded to all the areas. We live where H Rd. curves into 25 Rd. Our septic/leach system was installed in 1975. We have had to make repairs and upgrade the waste sewer pipe from house to septic tank. We had a current (August 28, 2004) sewage disposal system design study done. If our system were to completely fail we would need to install a 2,300 sq. ft. infiltrator absorption field bed system with a lift station. Our soil perc and soil absorption is very adverse. Initial bids for a system like this are a high of \$34,000 and a low bid of \$21,000. Considering the pressure to develop in the north sector and the needs of older homes for sewage disposal, I feel it would greatly benefit to extend sewer to Area 3 and the others.

Area 1E

- Yes, 1W, 2 and 3: no, 1E – currently surrounded by larger lots. The others (1W, 2 & 3) are needed to support growth and the various needs of business owners and residential expansion..
- Yes. Growth is here. We need sewer in the north area. It bothers me that you are thinking of a sewer system for Whitewater when the people in our area are being denied. I live on I Road and welcome sewer to the 1E area.
- I believe that Mesa County and the City of Grand Junction should consider favorably the extension of the sewer service boundary for areas 1W 2, 3 & 1E. The expansion area seems logical given current growth patterns and demand on commercial and residential expansion. Rather than piecemeal approach to regulate, better planning can be undertaken if all four areas are brought in together.
- Area 1W, NO – Let Bond Jacobs pay for his expansion without adding the burden to his neighbors, who have working septic systems. Areas 2 & 3, YES. Area 1E – Yes if the landowners, as a majority, want sewer connections. *Michael Dawson, 2150 H Rd.*
- Yes. I live on the north part of town and am particularly interested in the expansion of 1E. I would like to see the sewer expand to this section. *Mary Brinton.*
- Yes on 1E, 1W, 2 and 3. *Christin Dufefy, 2489 H Rd.*
- 1E – I support sewer going into 1E. *Cherry Freeman.*
- Area 1E. Seems like it blends in more with the land use south and west which is 5 acre averages. In other words, sewer will push higher density which will be in conflict with what is there on the west side of 7th Street.

General

- If there are enough new people (houses) to absorb the cost.
- No – high density is not appropriate where there are existing 2-acre minimums in effect.
- No – This is a way of forcing annexation and _____ area and then increasing lot density for residential development favoring the developers and the City.
- Yes. The proposal on the table makes a lot of sense and tracks with the pressures and needs for development.
- I support sewer coming into the north end of town. I live in the north area and realize that growth is coming to our area and it really needs sewer. *Jackie Moran.*
- No, the system works fine and is already paid for.

QUESTION: IF THE SEWER SERVICE BOUNDARY IS EXPANDED, WHAT IS THE APPROPRIATE LAND USE (i.e. INDUSTRIAL, COMMERCIAL, RESIDENTIAL – IF RESIDENTIAL AT WHAT DENSITY?) PLEASE BE SPECIFIC AS TO THE AREA.

Area 1W

- Area 1W, Industrial. Area 2, part commercial, part residential/industrial. Area 3, part commercial, part residential/industrial. Areas 2 & 3, residential, 2 to 4 units per acre. I'm concerned with the timeline to make final decisions. Prior to the next deadline (February) to apply for a growth plan amendment.
- 1W, commercial and 6 to 8 dw per acre. 2, residential and 6 to 8 dw per acre. 3, commercial and 6 to 8 dw per. 1E, residential 6 to 8 dw per acre.
- Residential only in 2 & 3 and reasonable use and zoning in areas 1W and 1E. Two acre minimum per sewer tap. Keep parcel size 2-5 acres. *Michael Dawson 2150 H Rd.*
- Areas 1W and 2 – residential at a density of 2 acres minimum. *John Davis, 2268 Paintbrush Ct.*

Area 2

- Area 1W, Industrial. Area 2, part commercial, part residential/industrial. Area 3, part commercial, part residential/industrial. Areas 2 & 3, residential, 2 to 4 units per acre. I'm concerned with the timeline to make final decisions. Prior to the next deadline (February) to apply for a growth plan amendment.
- 1W, commercial and 6 to 8 dw per acre. 2, residential and 6 to 8 dw per acre. 3, commercial and 6 to 8 dw per. 1E, residential 6 to 8 dw per acre.
- Residential only in 2 & 3 and reasonable use and zoning in areas 1W and 1E. Two acre minimum per sewer tap. Keep parcel size 2-5 acres. *Michael Dawson 2150 H Rd.*
- If sewer service is expanded to include Area 2, I believe the appropriate land use should be RESIDENTIAL and in a density of 1 or 2 acre lots. I live in a residential estate zoning now – Appleton Ranches are being developed to the north and they are residential estate zoning. I feel Area 2 is NOT suitable for industrial or commercial – those zonings should remain to the west – i.e. 22 Road and south of Interstate 70 where those zonings are appropriate.
- Residential is the only appropriate land use for areas adjacent to area 2. This residential community will be diminished by buildings other than residential (2 homes per acre maximum). *Ron & Lee Beasley, 2266 G-3/4 Rd*
- Areas 1W and 2 – residential at a density of 2 acres minimum. *John Davis, 2268 Paintbrush Ct.*
- Please zone the Hall property in area 2 as Commercial. *Mike Graham, 779 22 Rd.*

Willard & Terry Dawson, 1509 W. Sherwood Dr.
 Dan Cox, 2720 ½ Rincon Dr.
 Marilyn Loge, 3050 N. 14th St.
 Susan Vaughn, 1650 Ridge Dr.
 Ruth Jacob, 2125 N. 13th
 Lana Owens, 569 Norma Jean Ct.
 Nancy Carlson, 2371 Ridge Cr., Dr.
 Elaine M. Washington, 1441 Patterson Rd., #404
 Barbara Moore, 265 Fremont St., Fruita.
 Carrie Miller, 798 Jordanna Rd.
 Manuel & Terry Torres, 1198 23 Rd.
 W.T. & Normal Hall, 748 22 Rd.
 Jerry D. Smith, 2201 H Rd.
 Ben (Fed-Ex Freight), 788 22 Rd.
 Stephen Mullinex, 783 22 Rd.
 John Steed, 785 22 Rd
 Mari Meyers, 339 21 Rd.
 C.R. Brown, 703 23 ½ Rd.
 Howard Motz, 2700 G Rd., Apt. 9D
 Clifford Henderson, 785 22 Rd.
 Rick Eccher, Faris Machinery, 772 Valley Ct.
 Ruth Cheskaty, 1240 N. 15th St.
 Jack & Barbara Elliott, 3730 Elderberry Cr.
 Stanley & Monica Jones, 2928 27 ½ Rd
 Lavonne Wilson, 3425 Beechwood St.
 Linda Knudsen, 2928 27 ½ Rd.
 Barbara Kaper, 2 DuBonnet Ct.
 Carolyn Meyers, 1123 24 Rd.
 Connie Collier, 408 Elm Ct.
 Kay Wood, 1525 W. Sherwood Dr.
 Ollie May Bass, 3146 Lakeside Dr., #203
 Joan C. Hoover, 530 Bowstring Dr., Clifton
 Evelyn Steele, 1402 Bridle Path Ct., Fruita
 Paul & Mary Patterson, 793 22 Rd.

- Area 2. If the sewer service boundary is expanded, I would like to see the land use be zoned residential at a density rate of no more than two homes per area. The areas I am talking about are in Area 2 on both sides (east and west) of Bookcliff Ranches.

Area 3

- Area 1W, Industrial. Area 2, part commercial, part residential/industrial. Area 3, part commercial, part residential/industrial. Areas 2 & 3, residential, 2 to 4 units per acre. I'm concerned with the timeline to make final decisions. Prior to the next deadline (February) to apply for a growth plan amendment.
- #3 is already residential and everyone is living as they want. The intrusion of others lifestyles will be the end of another beautiful community.
- 1W, commercial and 6 to 8 dw per acre. 2, residential and 6 to 8 dw per acre. 3, commercial and 6 to 8 dw per. 1E, residential 6 to 8 dw per acre.
- Prefer 2 acre estates for area 3.

- Residential only in 2 & 3 and reasonable use and zoning in areas 1W and 1E. Two acre minimum per sewer tap. Keep parcel size 2-5 acres. *Michael Dawson 2150 H Rd.*
- Area 3, residential, 4 units per acre. We certainly wouldn't want sewer available without an increase in density.
- Area 3 - This question leaves the idea that the sewer boundary is finalized. Sewer should be along 22 Road and north and east and west along H Road. This would allow residential areas to be developed at 2 homes/acre. The south side of I-70 is already industrial with many vacant properties with sewer.
- Area 3 - The density should remain the same, that is what the neighborhood plan was for and what the neighbors wanted – Res. Estate. Keep the density below I-70 as is and do not encroach that into the north area. Thank you.
- Appropriate use for land in Area 3 is 1 house per 2 acres. It should be kept residential-estate as specified in the current guidelines.
- Appropriate use for land in Area 3 is 1 house per 2 acres. It should be kept residential estate as specified in the current guidelines.
- Area 3 should remain “estate” land of density to protect rural environment and prevent traffic congestion on 24-1/2 Road.
- Area 3 – Since this is the underlying issue, no change in the sewer boundary should occur until land use is changed (if at all). Land use should not change because 1) I-70 provides a logical established boundary for density change without requiring a transition area, and 2) this area is well established with 2 – 10 acre estates. The area was recently reduced from 5 acre minimum to 2 acre minimum. Increasing density would make an unnatural and unsightly checkerboard of higher density next to 2 – 5- 10 acre semi-rural estates. Please don't change the land use!
- Please keep the same land use. The flavor of this Area 3 is well set with small acreages. Change the density and there will be a hodge-podge of land use.
- 3 – should be commercial as it borders I-70. Studies show new housing is best ½ mile from any interstate highway. *Dick Pennington, 780 23 7/10 Rd.*
- Area 3. Residential and limited commercial with a variable density. High density close to Interstate. Lower density on smaller parcels, 2-10 acres. Residential density preferred: Minimum ½ acre lots per 10 to 20 acre approved subdivision parcels. Light commercial land use such as self-employed tradesmen, artisans and other commercial uses would be considered. Small home-based business is becoming an important part of our culture. I greatly urge the County and City to work toward extending Persigo Service district into these northern areas. Over the long term, centralized sewage treatment to service developed areas makes more sense than individual septic systems, especially in view of so much adverse soils conditions.

Area 1E

- Land surrounding the freeway should be industrial or commercial. Area 1E should be residential with around 4 per acre.
- 1W, commercial and 6 to 8 dw per acre. 2, residential and 6 to 8 dw per acre. 3, commercial and 6 to 8 dw per. 1E, residential 6 to 8 dw per acre.
- Residential only in 2 & 3 and reasonable use and zoning in areas 1W and 1E. Two acre minimum per sewer tap. Keep parcel size 2-5 acres. *Michael Dawson 2150 H Rd.*
- 1E, residential – RSF4. *Mary Brinton.*

- Looking at 1E, it should be residential, which could go up as high as 4 units per acre. Sewer is important for all development and since oil (development) is coming we will need the housing. *Jackie Moran*.
- Retain existing density for Section 1E.

General

- 1 house per acre. Or 2 houses.
- If expanded, density should remain as it is.
- It should not be expanded! It is already being enjoyed for what we bought it for!
- The sewer proposal is to increase density for developers and help very few with a bad septic. The density should remain the same, Residential-Estate, 1 unit per 2 acres. We need to maintain some lower, county-like zoning and density. Encroachment with higher density should stop. Fill in south of I-70 with density.
- Land surrounding the freeway should be industrial or commercial. Area 1E should be residential with around 4 per acre.
- We moved to this area because of the 5 acre average. A few years ago the average was changed to a 2 acre average despite the fact that residents were against it. Only the “developers” wanted it changed. The planning dept. vetoed it, but it went through anyway. *Esther Castor*.
- Commercial and industrial near I-70 and major intersections, and then residential toward H Rd. Recommend R-4 with planned developments & mixed uses.
- They are already located near fairly high density. *Cristin Duffey, 2489 H Rd.*
- Since I live north of the urban growth boundary, I feel you should leave well enough alone. Sewers will bring a change in zoning. With your aggressive land grab and high residential density do you actually believe higher crime, drugs and sex offenders should be our neighbors seven feet away? What happened to “quality of life” once promoted for the valley?
- Leave the area as it is in the original plan.
- If sewer would be added to these areas they should only be zoned for residential with no more than 2 houses per acre. This area has residential areas already established. It is truly inconsiderate of these people to allow industrial to degrade the values of their property. If County or City planning allows this, you are truly only working for \$\$\$ and not quality of life. Ask if you would want industrial by your home. If your answer is no, then don't put it in my back yard.
- If sewer were available to our property we would consider a residential subdivision with density as high as possible. (attached a sketch to their comment sheet.) (Couldn't read signature. Property indicated is owned by Rick & Lola Childs, but signature does not look like either of those persons.)