

AGENDA
JOINT PERSIGO MEETING BETWEEN
CITY OF GRAND JUNCTION, CITY COUNCIL
MESA COUNTY, BOARD OF COUNTY COMMISSIONERS
MESA COUNTY ANNEX, MULTI-PURPOSE ROOM
544 ROOD AVE.
MARCH 22, 2006 9:00 A.M.

**Consideration of 201 Sewer Service Area Boundary Adjustments
and other Persigo Sewer System Business**

1. Public Hearing - Changes in the 201 Sewer Service Area boundary

General Location: North of I-70, between 21 Road on the west, 26.5 Rd on the east and H.5 Rd. on the north.

[*Attach 1*](#)

Please note that consideration of the inclusion of the RTC Property (2591 B.75 Rd - Department of Energy complex) has been removed.

**Attach 1
Boundary Adjustments**

PERSIGO 201 BOUNDARY AMENDMENT – 2005

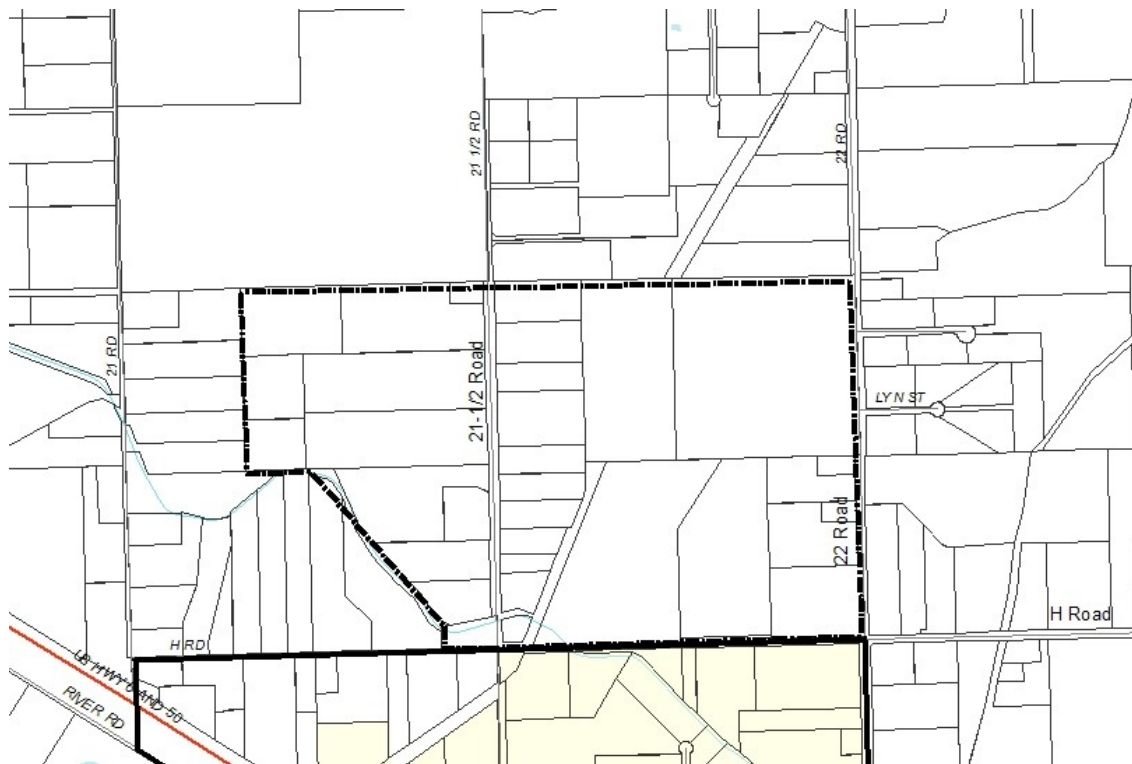
STAFF RECOMMENDATIONS

February 3, 2006

From West to East:

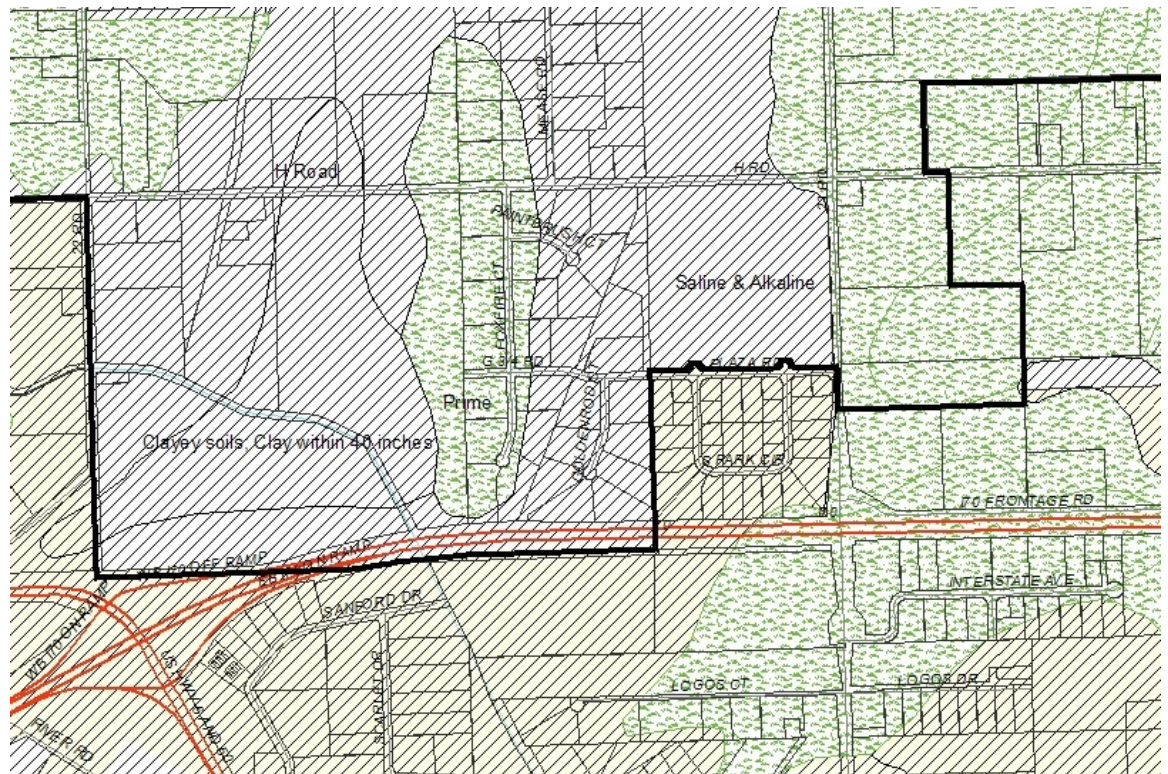
Area 1W: A portion of this area is recommended to be included within the Persigo 201 boundary. Properties west of 21-1/2 Road and west and south of the canal are currently in rural residential land use and are not recommended for inclusion as shown by the dashed lines on the map below. The canal is a 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.

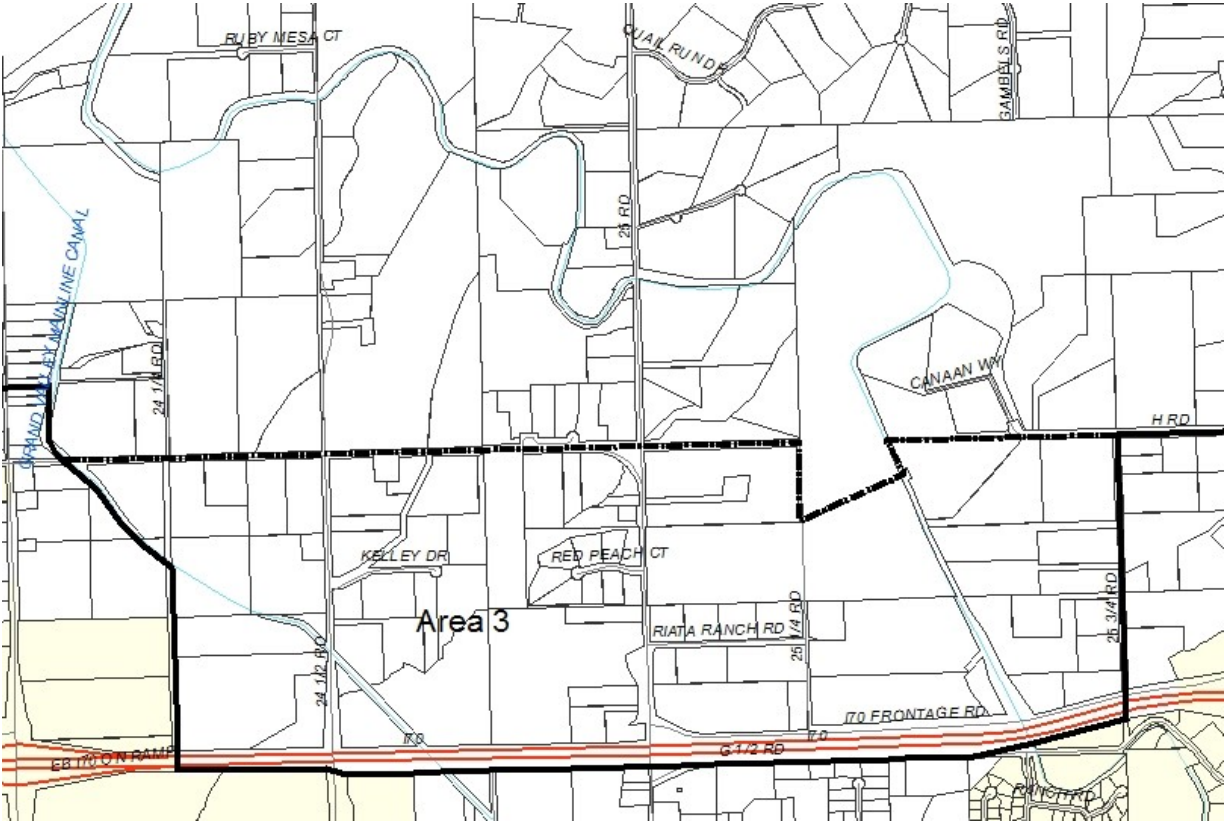


There is potential for additional commercial/industrial development at the I-70/ 22 Road interchange. The west side of 22 Road has the availability of sewer service. Federal Express and a Gay Johnson's facility are located within this study area on the north side of the canal and east of 22 Road in the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

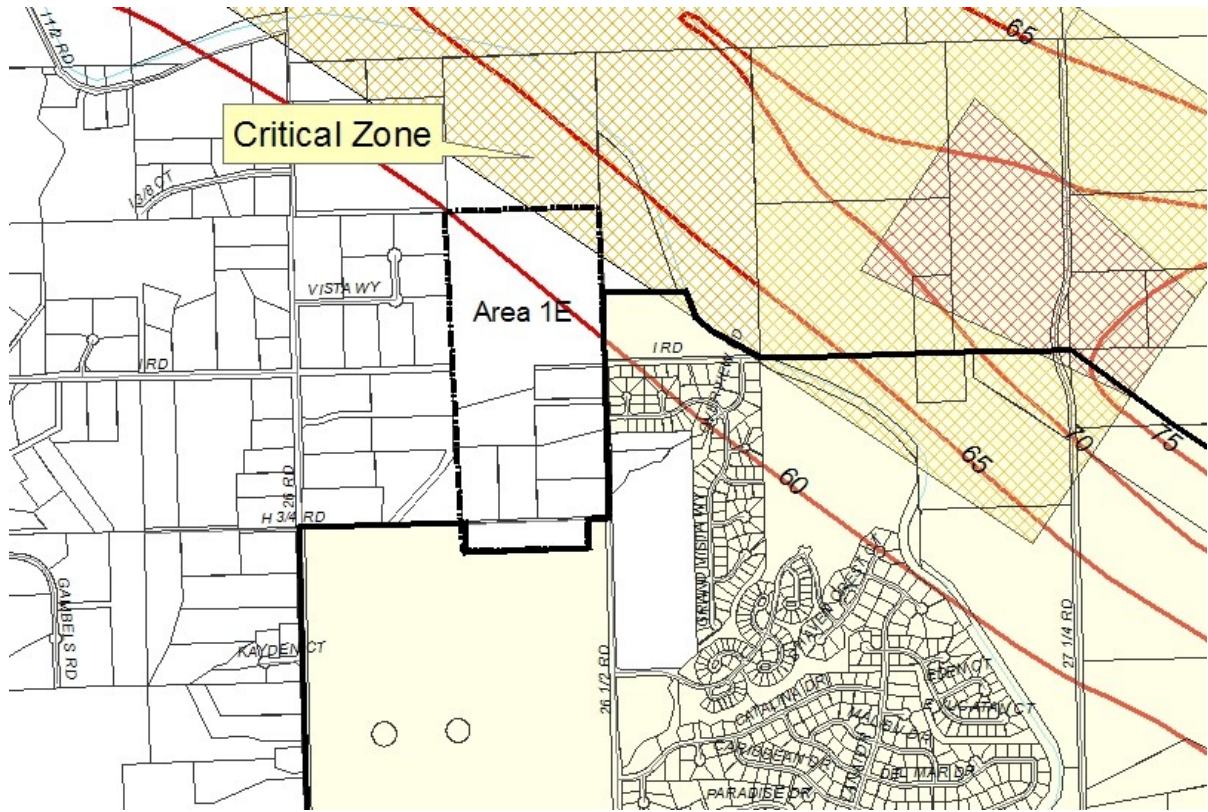
The inclusion of Study Area 2 fills in a gap in the Persigo 201 service area between 22 Road and the 23-1/4 road alignment. The engineers' comments are included in the notebook and state that the most efficient route for service is along the entire southern boundary of this area (north of I-70) back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

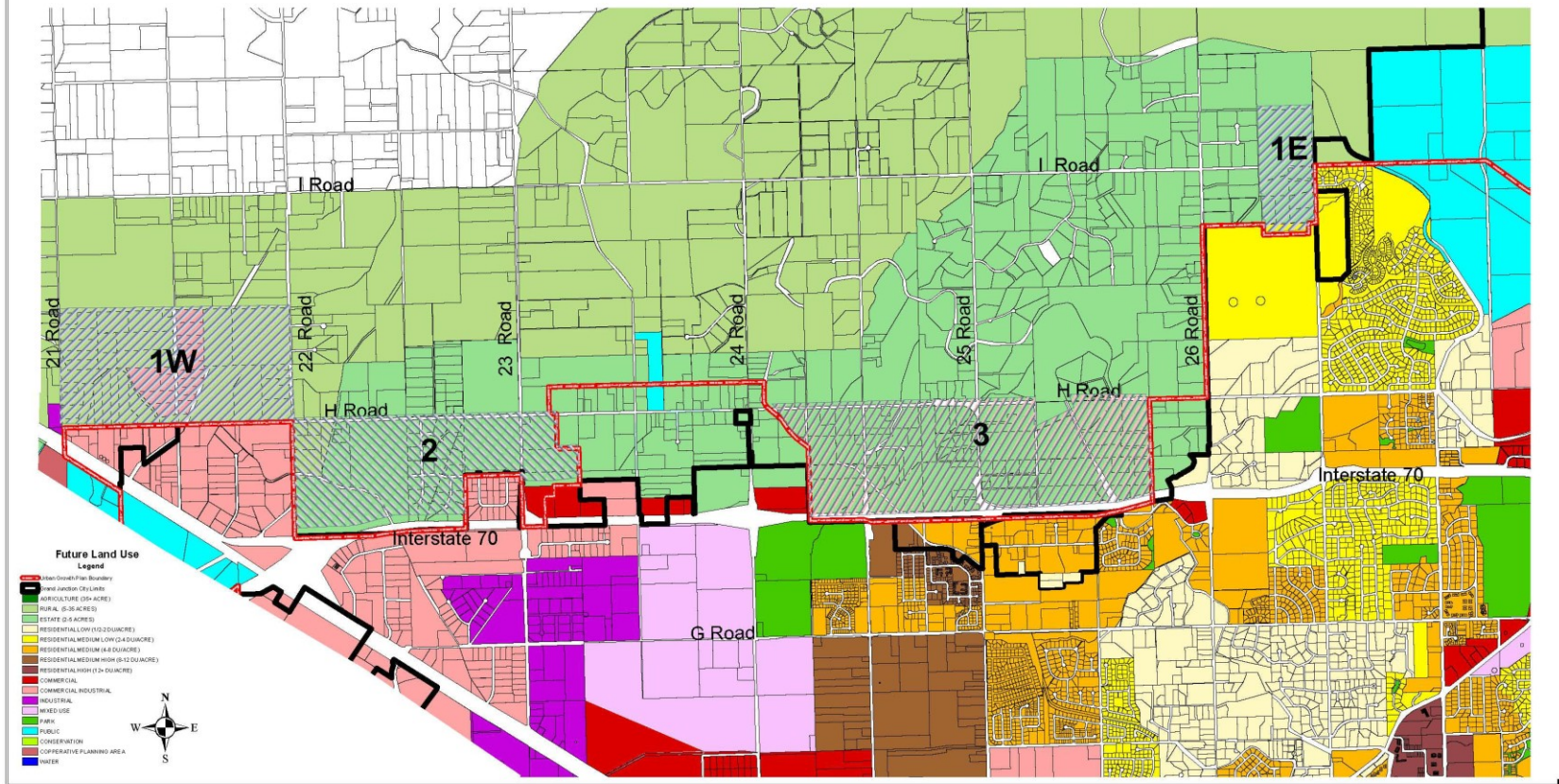
Area 3: Staff recommends against the inclusion of this area into the Persigo boundary even though there are no technical concerns with service to Area 3. The majority of the public comment objected to urban land uses north of the Interstate. If sewer service to additional area east of 24 Road is considered,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



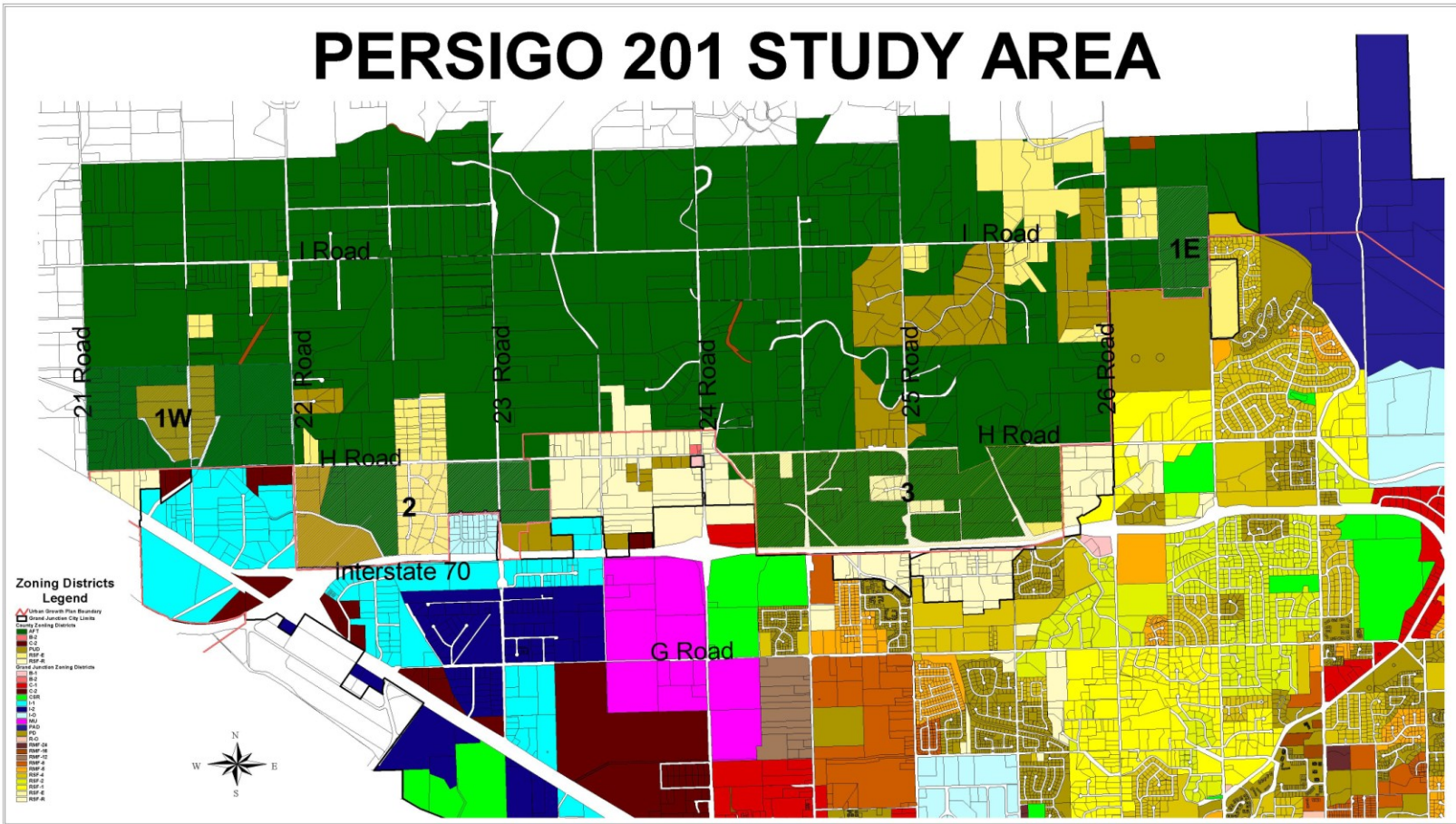
Area 1E: This area, while close to the Grand Vista Subdivision, is subject to higher noise levels from Walker Field air traffic as seen below. Properties closer to H-3/4 Road are large estate lots with some possibility for each to subdivide an additional lot as most are over 4 acres in size. The Fox 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.



PERSIGO 201 STUDY AREA



PERSIGO 201 STUDY AREA



Memorandum

Date: April 15, 2003

To: Mark Relph, Public Works and Utilities Director
Greg Trainor, City Utility Manager
Bob Blanchard, Community Development Director
Keith Fife, Mesa County Long Range Planning

From: Trent Prall, City Utility Engineer

Project: 21 ½ Rd and 22 Rd Commercial Areas
Subject: Sewer Feasibility

Executive Summary

Sewer can be extended north into the area along 21 ½ Rd at a cost between \$225,000 and \$300,000. Sewer can be extended into the area east of 22 Rd at a cost between \$153,000 and \$206,000.

If any of these areas are to be considered for inclusion into the 201 Sewer Service Area, then staff suggests that the Policy Makers consider the following issues:

1. Inclusion into the 201 Area requires development to connect to the Persigo System, unless a variance is granted per the regulations. It does not necessarily provide opportunities for the System to fund any portion of new sewer line construction.
2. The construction of sewer in this specific area would likely occur under an improvement district. This area would not qualify for any "Trunk Line Extension" funds per the requirements adopted previously by the Council and Commissioners.
3. If this area was to be considered for an improvement district, then the Policy Makers would have to decide if any subsidy is appropriate. If so determined, a new policy would likely have to be considered along with a review of the impacts to the sewer rates.

The current Septic System Elimination Program (SSEP) was structured towards the existing residential septic systems within the 201 Boundary with a subsidy of 30% of the construction costs. Staff has assumed this particular area being considered would not be eligible for the SSEP.

4. The Policy Makers may want to consider making the inclusion of this area dependent upon the return of a successful petition by the property owners for a sewer improvement district.
5. Staff would recommend that the cost for any improvement district should be based on \$/acreage in order to fairly assess costs to the commercial beneficiaries.

General Background

In October 2002, Mesa County planning staff requested the City Council and Board of County Commissioners to consider adding two commercial areas into the Persigo WWTP 201 Service Boundary. Staff was authorized that the area warranted further study and to summarize recommendations at a future joint meeting of the Council and the Board. The analysis below covers the physical aspects associated with adding the commercial areas to the 201.

Funding Analysis

If the subject areas were formally added to the 201, sewer lines could then be constructed to serve the areas. The 75 acre commercial area along 21 ½ Rd is comprised of 16 properties. Sewer to this area would cost between \$225,000 and \$300,000. The 21 acre commercial area east of 22 Rd is made up of 4 properties. To add the areas would cost between \$153,000 and \$206,000.

Sewer Improvement Districts. Sewer IDs have become a very popular mechanism for financing sewer improvements to areas. Since the inception of the Septic System Elimination Program (SSEP) in May of 2000, 14 sewer improvement districts have been formed bringing sewer to over 800 homes. If a sewer improvement district was proposed the costs could evenly be distributed over the benefiting properties either on \$/lot or \$/acre cost. The table below depicts the costs of the improvements without the 30% SSEP subsidy which is discussed later.

Area	Cost for sewer	# of lots	Cost per lot	# of acres	Cost per acre
21 1/2 Rd Commercial	\$ 275,000	16	\$ 17,188	75	\$ 3,667
22 Rd Commercial	\$ 185,000	4	\$ 46,250	21	\$ 8,810

Trunk Extension Fund. One common misconception would be for the sewer trunk extension fund to pay for the sewer line. This fund is reserved for sewer lines that serve much larger basins than the one that would be served by this sewer line. There are a number of parameters governing the use of the fund when it was established by City and County resolution in 1993. (City Resolution 47-93 / County 93-118). The parameters include: A. line must be shown on 1992 HDR Basin Study, B. trunk line must be located in an area of the 201 Sewer service area that is developed or developing; C. At least 15% of the total cost of the trunk line shall be committed by property owners within the basin; and D. The financial objective of the sewer fund shall be to collect sufficient fees to recover trunk line construction costs and finance further trunk line projects.

Trunk Line Ext Fund Parameter	21.5 Rd	22 Rd
A. Shown on 1992 HDR Study	NO	NO
B. Must be located in 201 in developed or developing area	Could add / developed	Could add / developed
C. 15% of total cost committed by property owners	Possibly	Possibly
D. Self-sustaining revenues	NO	NO

The basin that would serve the facility does not qualify as a trunk.

Other Considerations.

A. Expansion of 201 System Boundaries / Capacity issues. The addition of more area than just the commercial properties would require further system evaluation than has been completed to date. A “mass balance” would need to be completed for the 201 to ensure that it has adequate reserve capacity to accept the additional demand that would be placed on the system. However for just the anticipated 20-35 EQUs generated from the two commercial areas, staff is comfortable accepting that relatively small amount of flow due to recent private developments generating less flow than originally zoned and planned into the 201.

B. Outside 201 System / Eligibility for Septic System Elimination Program (SSEP). One other issue is whether a property owner outside the 201 should be eligible for the 30% SSEP subsidy if they were to form an improvement district. Further complicating the discussion, one would include the fact that the SSEP was developed to assist existing residential areas, already within the 201 boundary, form sewer improvement districts.

As these areas are commercial and outside the 201 boundary, one could argue that they would not be eligible for a 30% subsidy.

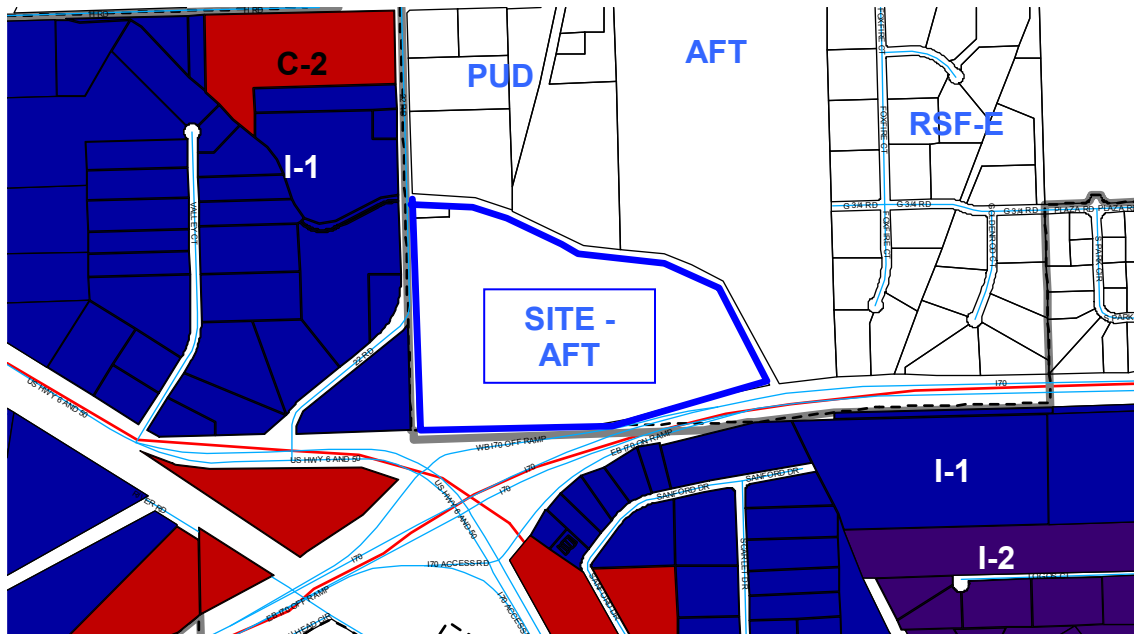
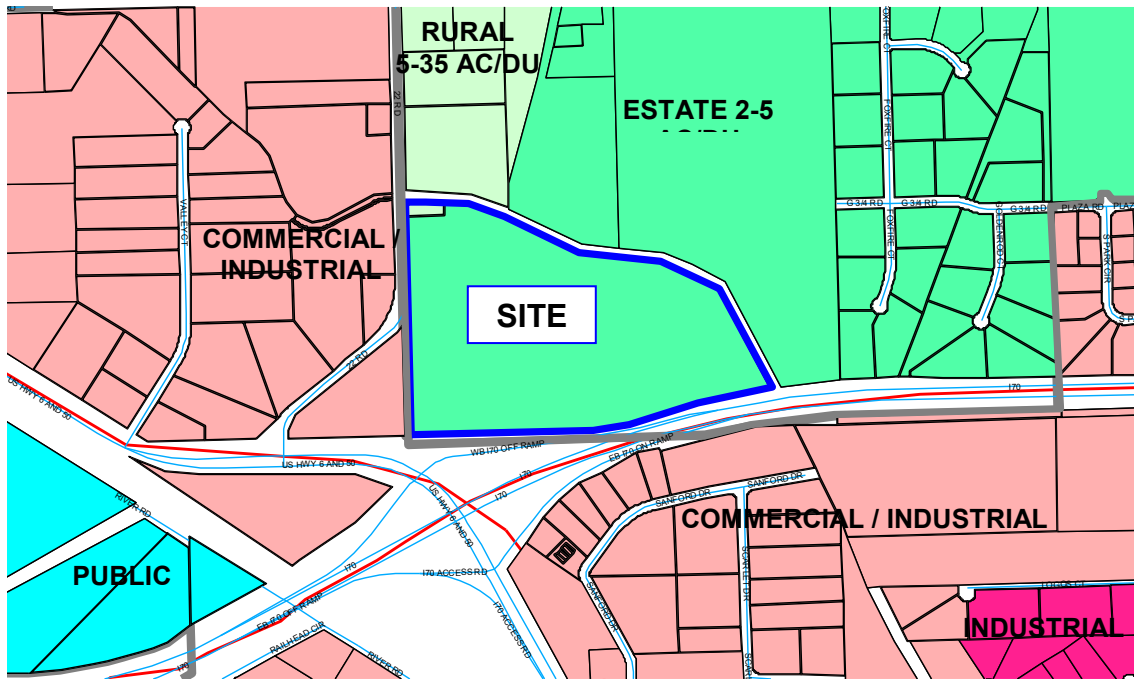
The net impact on the sewer fund would be between \$114,000 and \$151,000 to pay 30% of the cost of extending sewer service to the commercial areas. These funds are not budgeted as part of the current SSEP and therefore are not included in the current rate structure

Area 2

WT Hall Property Amendment Request
Parcel #2701-312-00-520

Land Use Analysis

This property is located north and northeast of the interchange at Interstate 70 and Highway 6&50 and is designated Estate on the City's Growth Plan and County's Land Use Plan. This designation establishes a residential density of two to five acres per dwelling unit. The North Central Valley Plan map shows the portion of the property southeast of Persigo Wash located within an area identified as Estate, 2 – 5. Property northwest of Persigo Wash is outside the North Central Valley Plan area. County zoning is mostly AFT, Agriculture, Forestry, Transitional with the area northwest of Persigo Wash zoned PI, Planned Industrial.

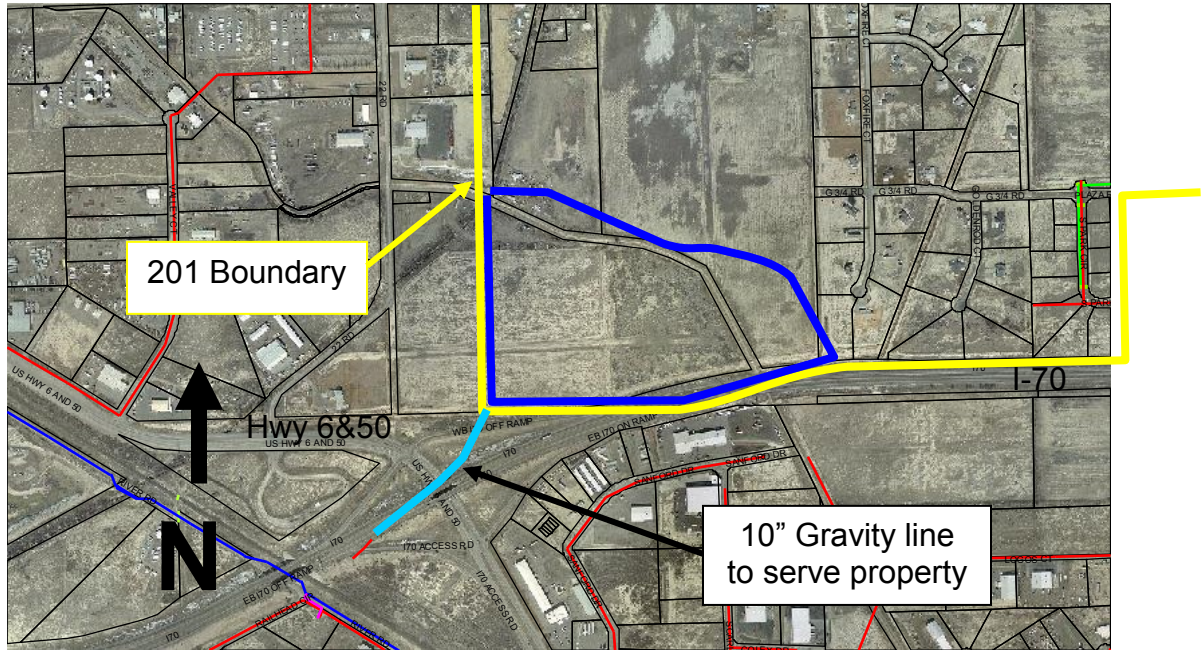


Sewer Service to Property

- 1. Gravity outfall to the weigh station sewer extension.

System Capacity

- 1. There are currently no users on the 10” line that is stubbed under the UPRR tracks to the weigh station site. Construction of a 10” outfall from the subject property to the existing stub would provide service for 1,080 EQU’s that would be adequate for service to the area bounded on the North by H Road, on the east and west by 23 Road and the existing 201 boundary respectively.



Construction cost estimate to provide service to the property.

Bore 6&50 (250 Lineal feet) = \$36,000

10" gravity outfall line (900 Lineal feet)	=	\$125,000
Engineering/Construction Contingency 20%	=	\$32,200
Total estimated cost.	=	\$193,200

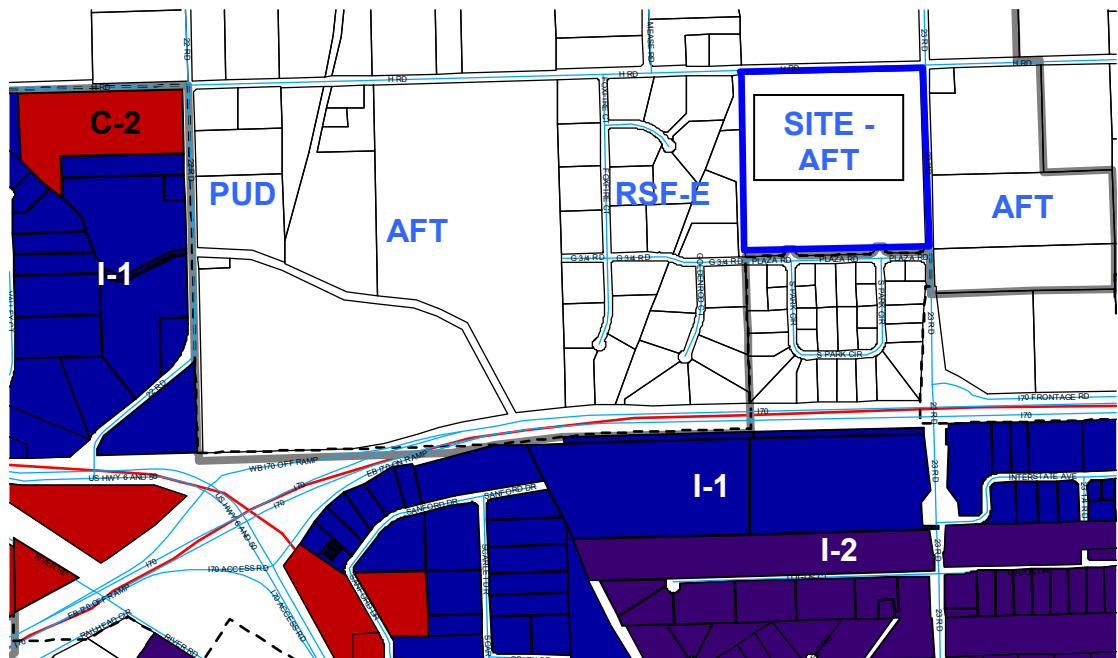
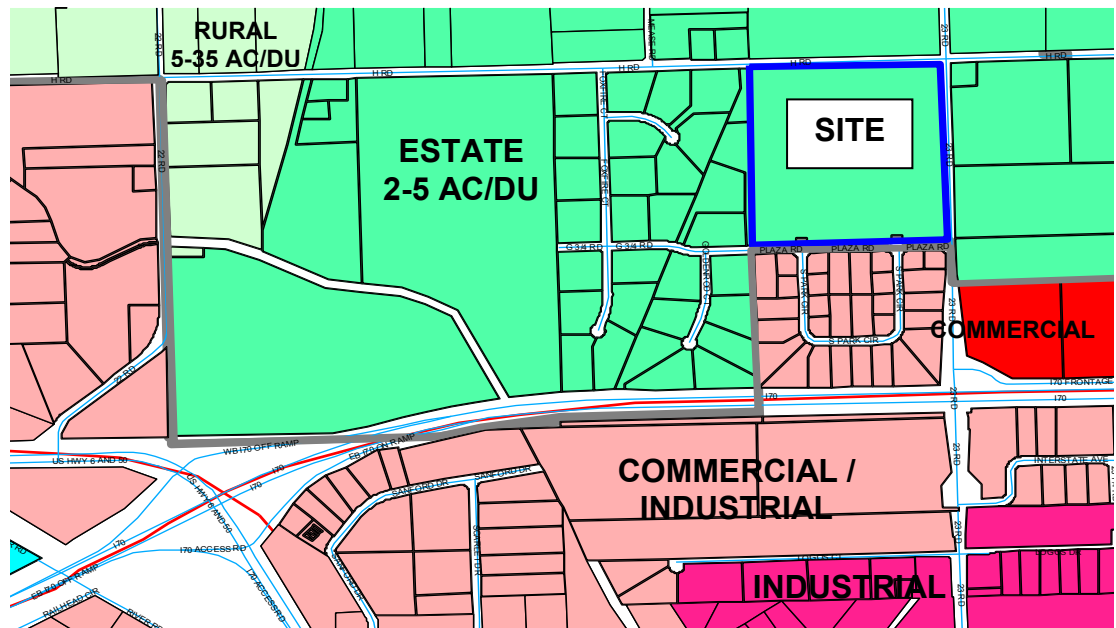
Recommendation

Because of the ease of providing sewer to this property, it may be appropriate at some time to consider a boundary amendment in this case. However, as with the previous two requests, recognizing the North Central Valley Plan and the assumptions regarding sewer, staff does not support this amendment considering it premature. Other issues exist in the area south of H Road and east to 23 Road that warrant an analysis of inclusion of all of the properties in this area. See the Alex Mirrow Amendment Request for more detail.

Alex Mirrow Amendment Request
Parcel 2701-311-00-518

Land Use Analysis

This property is located at the southwest quadrant of H Road and 23 Road directly north of the 23 Road Park Plaza subdivision and is designated Estate on the City's Growth Plan and County's Land Use Plan. This designation establishes a residential density of two to five acres per dwelling unit. The North Central Valley Plan map shows this property located within an area identified as Estate, 2 – 5. County zoning is AFT, Agriculture, Forestry, Transitional. At the joint Persigo meeting in 2000, this property requested to be included in the 201 boundary and was denied.



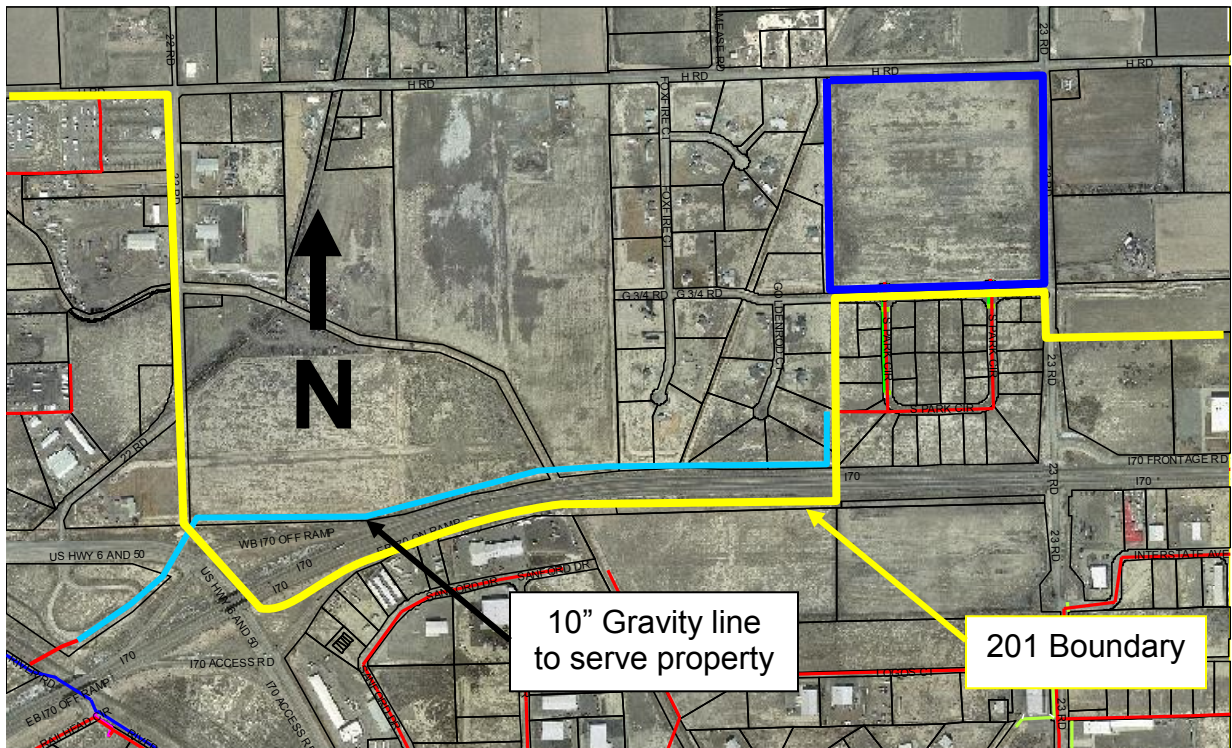
Sewer Service to Property

1. Gravity outfall to the weigh station sewer extension.

System Capacity

1. There are currently no users on the 10" line that is stubbed under the UPRR tracks to the weigh station site. Construction of a 10" outfall from the subject property to the existing stub would provide service for 1,080 EQU's that would be adequate for service to the area bounded on the North by H Road, on the east and west by 23 Road and the existing 201 boundary respectively.
2. Capacity analysis in the same for all three options below. Outfalls to different locations do not create a problem for downstream infrastructure.

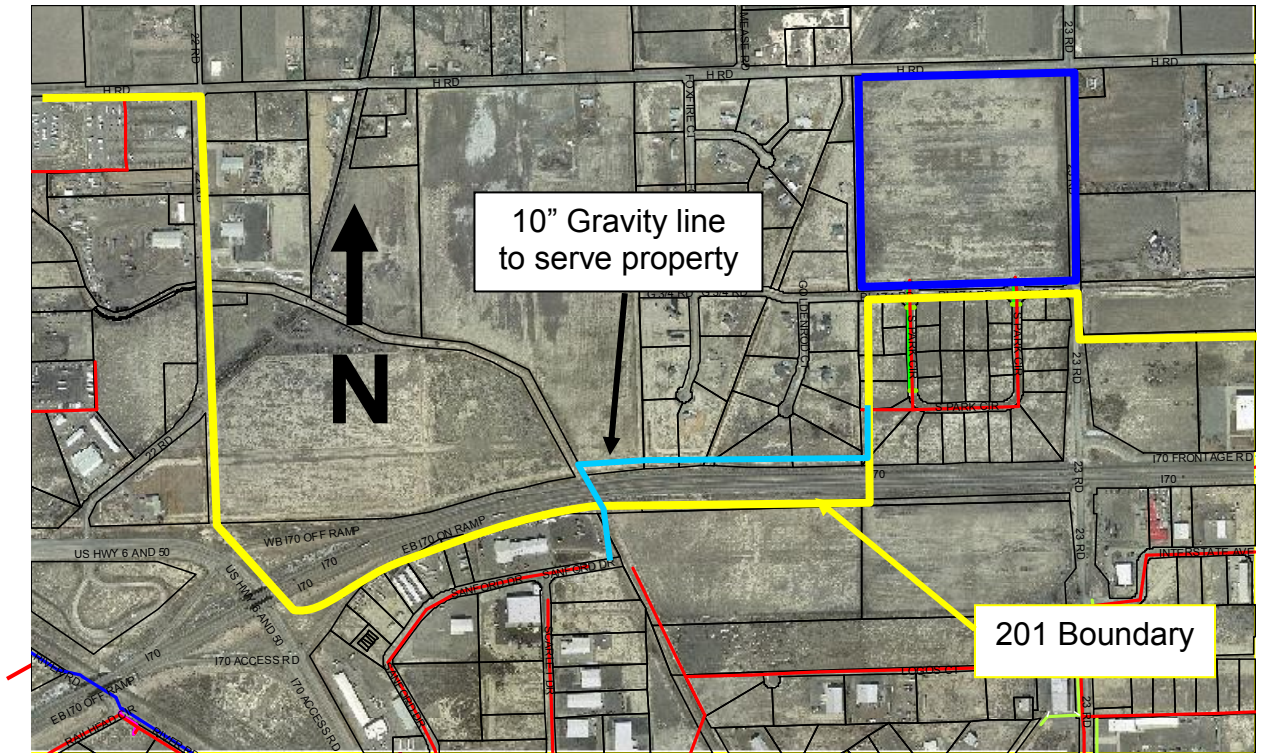
Mirrow - Option #1



Construction cost estimate to provide service to the property.

Bore 6&50 (250 Lineal feet) =	\$125,000
10" Gravity outfall line (5,100 Lineal feet) =	\$204,000
<u>Engineering/Construction Contingency 20% =</u>	<u>\$65,800</u>
Total estimated cost. =	\$394,800

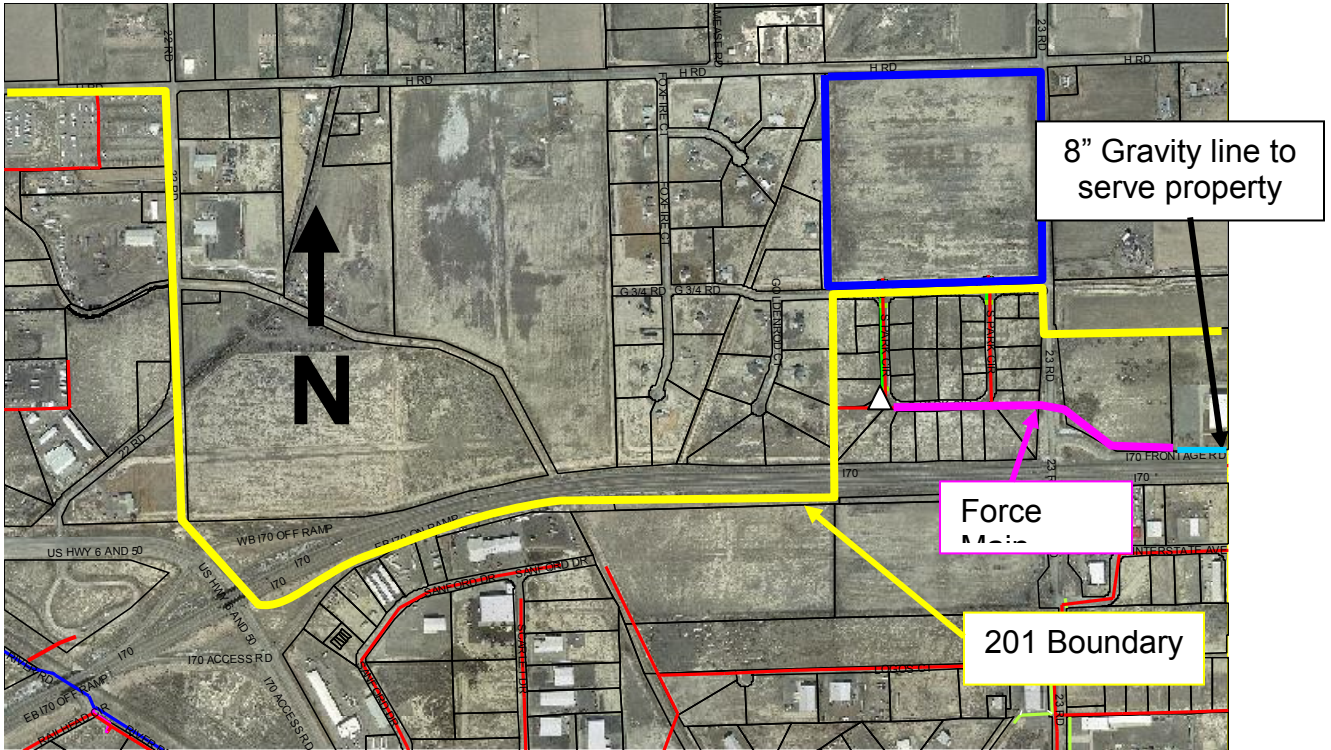
Mirror - Option #2



Construction cost estimate to provide service to the property.

Bore I-70 (220 Lineal feet) =	\$110,000
10" Gravity outfall line (2,580 Lineal feet) =	\$103,200
<u>Engineering/Construction Contingency 20% =</u>	<u>\$42,640</u>
Total estimated cost. =	\$255,840

Mirror - Option #3



Construction cost estimate to provide service to the property:

Bore 23 Road (200 Lineal feet) =	\$40,000
8" Gravity outfall line (600 Lineal feet) =	\$24,000
4" Force Main (2,000 Lineal feet) =	\$50,000
Lift Station =	\$80,000
Engineering/Construction Contingency 20% =	\$38,800
Total estimated cost. =	\$232,800

Sewer fees in addition to PIF:

Developer TEF =	\$15,000
Lift Station Impact Fee =	\$248,400
Total fees =	\$263,400

Recommendation

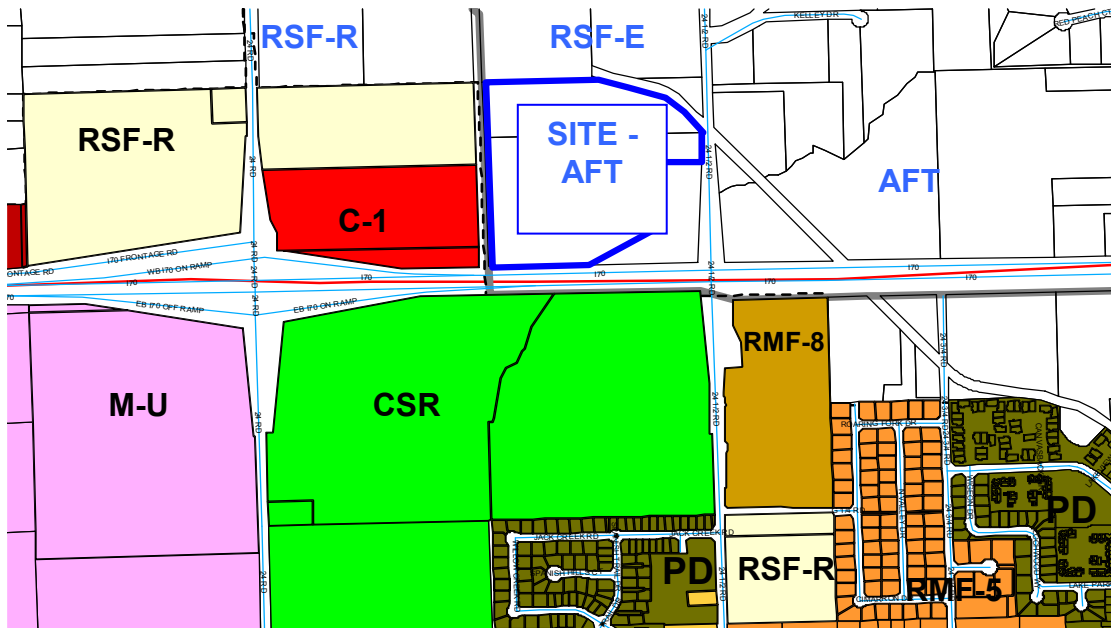
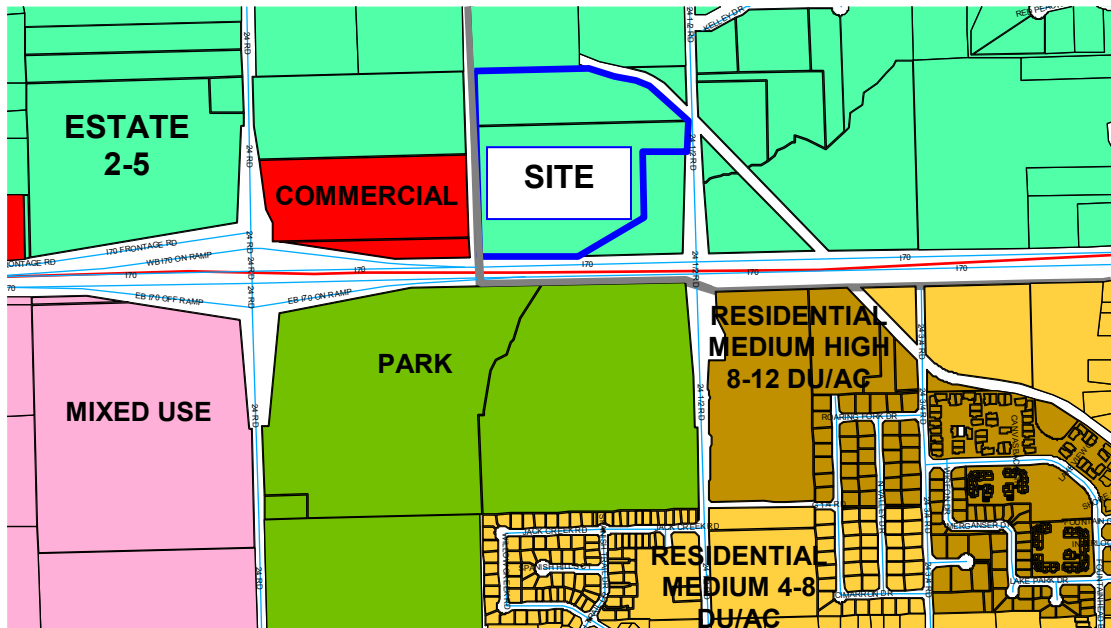
As with the previous requests, recognizing the North Central Valley Plan and the assumptions regarding sewer, staff does not support this amendment considering it premature. However, a more detailed analysis of the area west of the 201 boundary east of 23 Road and the entire area south of H Road should be conducted. Bookcliff Ranches, the RSF-E zoned residential subdivision west of this request has demonstrated numerous problems including failing septic systems, foundation damage, and poor drainage. An older industrial subdivision is located in this area south of H Road and adjacent to 22 Road. This item should be continued for public input on a more comprehensive amendment to the 201 boundary.

Area 3

Merkel Amendment Request
Parcel #2701-332-00-133 & #2701-332-00-023

Land Use Analysis

This property is located east of 24 Road and north of Interstate 70 in the northwest quadrant of I70 and 24 1/2 Road and is designated Estate on the City's Growth Plan and County's Land Use Plan. This designation establishes a residential density of two to five acres per dwelling unit. The North Central Valley Plan map shows this property located within an area identified as Estate, 2 – 5. County zoning is AFT, Agriculture, Forestry, Transitional.



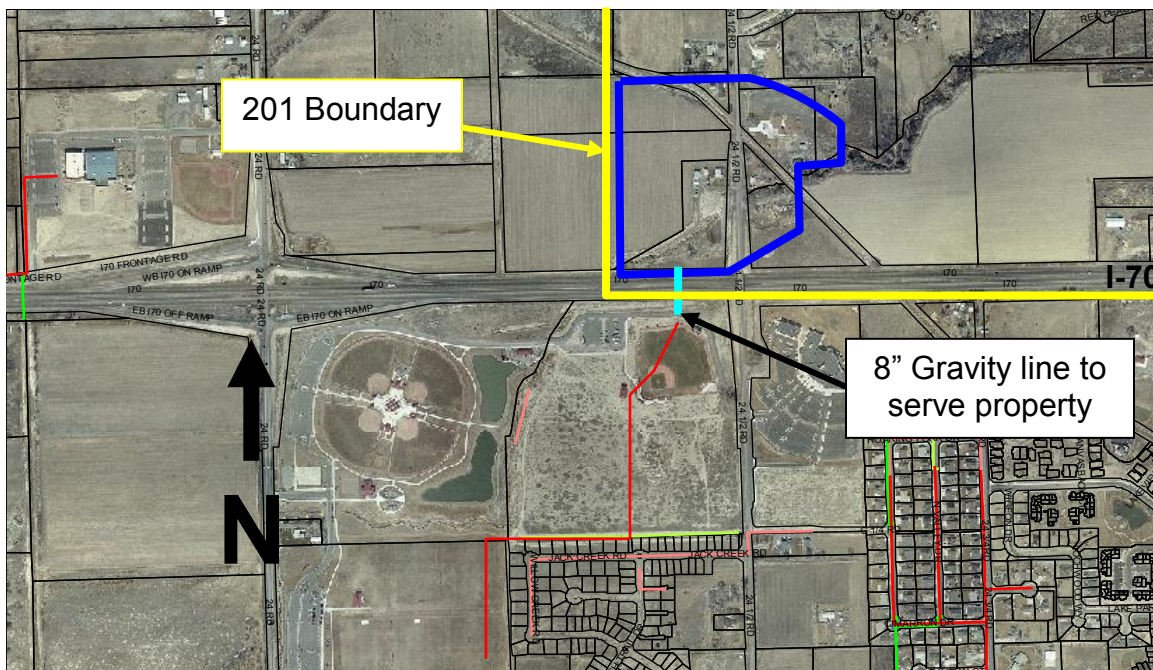
Sewer Service to Property

1. Gravity outfall would be to the 24 Road interceptor.

24 Road Interceptor Capacity

1. The 24 Road interceptor is currently operating at 59% capacity (0.39MGD). Just upstream of outfall to River Road interceptor. The interceptor will need to be upsized at some point in the future to serve the basin within the existing 201 boundary. Capacity in the existing interceptor is 0.66 MGD that is governed by 3,400 lineal feet of 10" pipe.

Projected flow from the 24 Road basin within the existing 201 boundary is 1.84 MGD.



Construction cost estimate to provide service to the property.

Merkel Property Construction Cost Estimate

Bore I-70 (180 lineal feet) = \$108,000

Recommendation

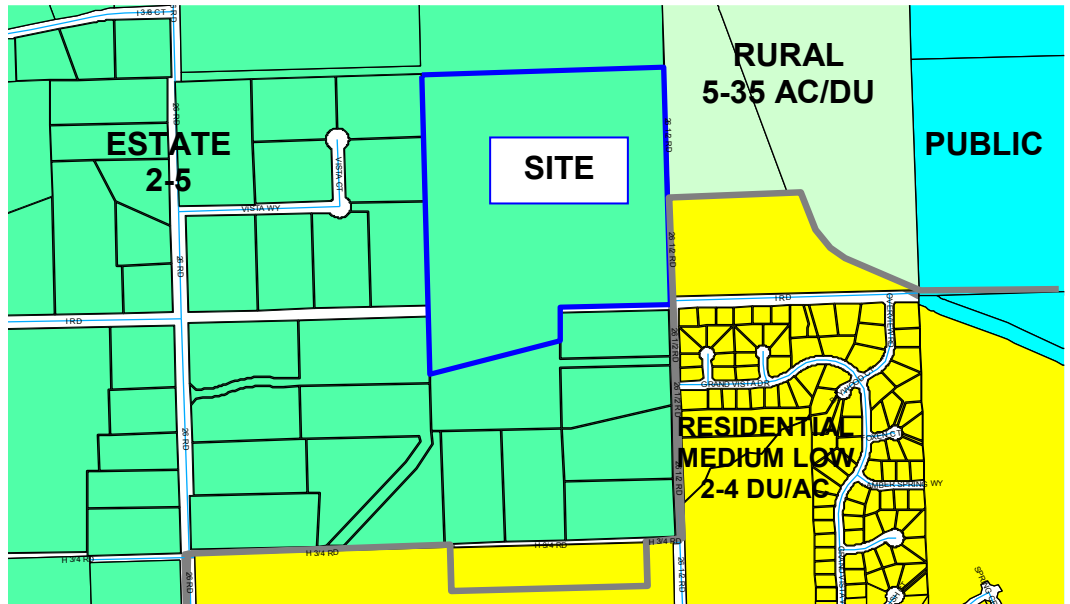
As noted in the previous amendment request, adoption of the North Central Valley Plan specifically limited the Urban Growth Boundary (201 Boundary) to an area anticipated, at that time, to be able to be served by the Persigo plant. It is staff's recommendation that this request is also premature. Continued piecemeal amendments without consideration of the larger policy assumptions is inappropriate and erodes efforts for more compact growth opportunities within the Urban Growth Area. If amendments continue north of I-70, a logical boundary such as the Highline Canal should be established. The area north of I-70 should remain in low-density residential development currently supported by the North Central Valley Plan.

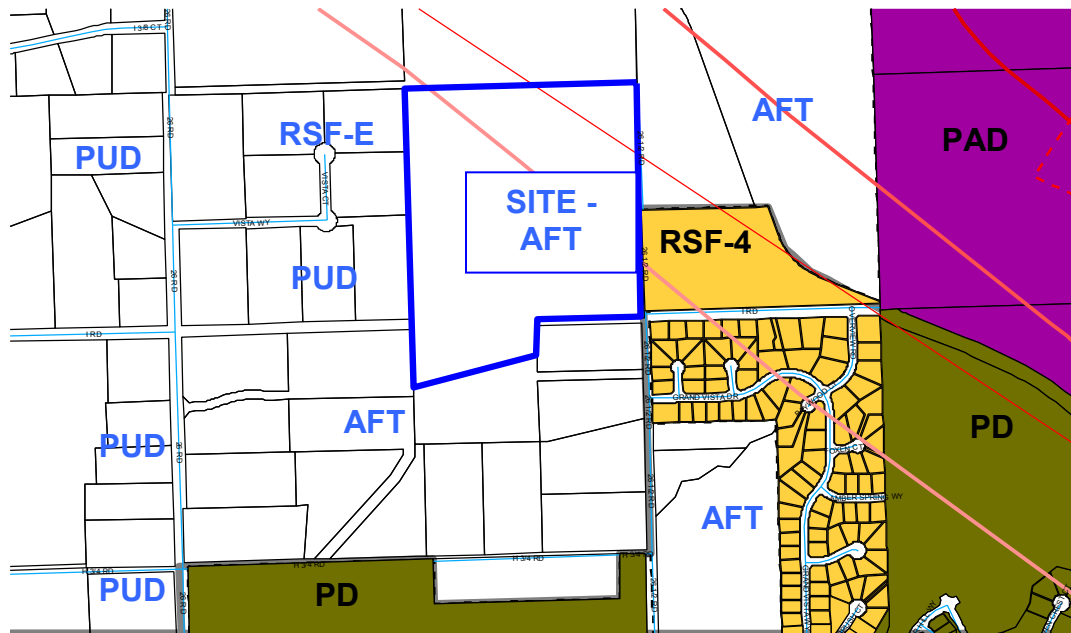
Area 1E

Fox Amendment Request
Parcel #2701-233-00-562

Land Use Analysis

This property is located at the northwest quadrant of I Road and 26 ½ Road and is designated Estate on the City’s Growth Plan and County’s Land Use Plan. This designation establishes a residential density of two to five acres per dwelling unit. The North Central Valley Plan map shows this property located within an area identified as Estate, 2 – 5. County zoning is AFT, Agriculture, Forestry, Transitional. The property is bordered by Del’s Country Estates on the south (a 5 acre subdivision), Autumn Brook Farms to the southwest (a 5 acre subdivision) and North Valley Subdivision (RSF-E) directly to the west. The subject property is partially constrained in the northeast corner by the Airport Critical Zone. Where possible no residential development is permitted within the Critical Zone and if property is wholly or substantially burdened with this designation, residential densities are limited to one unit per five acres.





Adoption of the North Central Valley Plan specifically limited the Urban Growth Boundary (201 Boundary) to an area anticipated, at that time, to be able to be served by the Persigo plant. While property to the east, known as the Manor Road Subdivision, directly north of the Grand Vista Subdivision, was added to the 201 area last year, that particular property was considered a relatively unique parcel: It could be served by the existing sewer in I Road; and, The property to the north is constrained by the Airport Critical Zone.

Sewer Service to Property

1. Gravity service is not currently available. Gravity outfall would be to the 24½ & I-70 future outfall that would likely be constructed if the 201 boundary is amended to include areas north of I-70 from 24¼ Road to 26 Road. 2.4 miles of sewer infrastructure is needed for gravity service to this property.

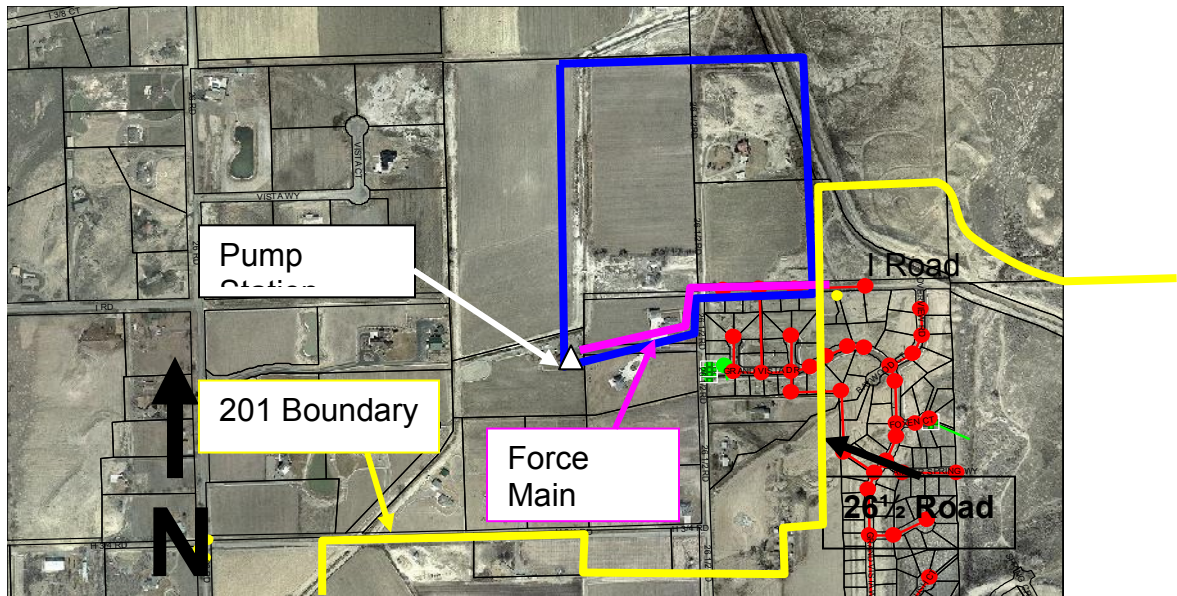
2. A Lift Station would be required if the property is to be served at this time. A lift station impact fee of \$248,400 would need to be paid at time of platting if a lift station was utilized.

Paradise Hills Interceptor Capacity

1. The Paradise Hills interceptor is currently operating at 28% capacity (1.18 MGD). Just upstream of outfall to River Road interceptor.

The interceptor is operating at 8.6% capacity higher in the basin at Kelly Drive. Capacity does not appear to be an issue in the upper portion of the basin.

2. HDR Identifies the Paradise Hills interceptor basin at build out will produce 4.17 MGD. The lower portions of the interceptor were constructed with a capacity of 4.17 MGD. If the 201 boundary is amended causing impact to the Paradise Hills interceptor basin, this will likely cause the need for upgrades to the lower portion of the interceptor at some point in the future.



Construction cost estimate to provide service to the property.

Fox Property Construction Cost Estimate

4" force Main (1,700 lineal feet) =	\$25,500
Pump Station and Wet Well =	\$80,000
Engineering/Construction Contingency =	\$21,100
Total estimated cost. =	\$126,600

Recommendation

Given that gravity sewer is not available to this property; in light of the North Central Valley Plan assumptions regarding the 201 boundary; and, recognizing that extension of the sewer may create a larger demand for urban level development, it is staff's recommendation that the requested amendment to the 201 boundary is premature and should be denied at this time. There is land south of H-3/4 Road and I Road east of 26-1/2 Road within the 201 boundary that should be developed before further expansion of the 201 is approved in this area.

Notes

Persigo Boundary Amendment Meeting
August 19, 2005

Present:

Mesa County: Janet Rowland, Jon Peacock, Kurt Larsen, Valerie Robison, Linda Dannenberger, Pete Baier

Grand Junction: Bonnie Beckstein, Jim Spehar, Kelly Arnold, John Shaver, Bob Blanchard, Greg Trainor

It was discussed that the Board and Council should meet in late September/early October to finish the Annual Persigo meeting business.

First Assembly of God Church should be contacted to let them know that they are in the buffer and will not be included in the Persigo district. Alex Mirrow should also be contacted to find out his status on the zone map amendment process in the County.

Jim Spehar requested that a step be added in order to study the amount of vacant commercial land.

A boundary for the Persigo district amendment study was agreed upon to include:

The square mile bounded by H Road on the south, I Road on the north, 21 Road to the west and 22 Road to the east
Land south of H Road between 21 and 26 Roads
A corridor including the Fox annexation request south to H-3/4 Road

The steps to define the problem are:

1. Review the commercial and industrial land inventory.
2. Have several commercial realtors review the map with the committee.
3. Define where the development pressure is outside the current boundary.
4. Prioritize the study from west to east (Fox annexation area in first group also)
5. Hold open houses by area
 - Get land use feedback
 - Have video presentation to play continuously during open house

Next meeting will be held 2-1/2 weeks out. Purpose is to discuss the inventory map and other issues.

A bus tour was thought to be beneficial.

Persigo 201 Meeting with Realtors—10/24/05

Attendees: Larry Rasmussen, Greg Schaefer, Dale Beede, Chris Motz, Linda Dannenberger, Kathy Portner

Following is the discussion regarding the amount of land still available within the Persigo 201 boundary that is zoned Commercial or Industrial, and what additional acreage might be needed in the immediate future.

- The acreage available in the Fruita Business Park currently has not access and has major expenses related to extension of infrastructure. The bulk of the refinery site is privately owned and not available for development.
- There is not a market for the I-O (Industrial-Office) zone district. The demand is for one acre sites for large industrial buildings and storage yards.
- Much of what is shown on the maps has already sold and/or developed. Or, it is large acreage that is not subdivided yet with all needed infrastructure.
- There is a need for high quality industrial parks and there should be incentives for those to be built.
- There are not enough large parcels for commercial development. It is too difficult to aggregate parcels.
- DeBeque would be a good area to have industrial land for the oil and gas service industry.
- The biggest demand right now is for oil and gas support service facilities with outdoor storage yards.
- Foresight Park is sold out.
- Most of the land along River Road is developed or being gravel mined. Railhead lots will be soon all sold.
- Area around the airport would be much more desirable for office/manufacturing park development if we had regular jet service.
- D Road area is good for industrial but not commercial.
- Retailers want Highway 6 & 50 frontage for traffic visibility.
- Of the study areas, Area 3, west of 24 ½ Road; the east end of 1W; and the west end of 2 make the most sense for additional industrial development.

Public Comments

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

- If there are enough new people (houses) to absorb the cost.
- 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..
- 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.
- 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.
- 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 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.*
- 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.*
- 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. The proposal on the table makes a lot of sense and tracks with the pressures and needs for development.
- Yes on 1E, 1W, 2 and 3. *Christin Dufefy, 2489 H Rd.*
- 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.*
- 1E – I support sewer going into 1E. *Cherry Freeman.*
- 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.
- 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.
- No, the system works fine and is already paid for.
- 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.
- 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.*
- 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.
- 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.

- 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.

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.

- NO, area 3. We don't have the facilities in this area.
- 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 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.)
- 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.*
- 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*
- 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.
- 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.

If the sewer service boundary is expanded, what is the appropriate land use...?.

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.

- 1 house per acre. Or 2 houses.
- 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.
- If expanded, density should remain as it is.
- #3 is already residential and everyone is living as they want. The intrusion of others lifestyles will be the end of another beautiful community.
- 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.
- 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 acre. 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.*
- 1E, residential – RSF4. *Mary Brinton.*
- 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.*
- Area 3, residential, 4 units per acre. We certainly wouldn't want sewer available without an increase in density.
- 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.*
- 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.*

- 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.
- 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.
- 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.
- 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*
- 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.
- Areas 1W and 2 – residential at a density of 2 acres minimum. *John Davis, 2268 Paintbrush Ct.*
- 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.
- Retain existing density for Section 1E.
- 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?
- 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 Crt.
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- 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.)
- 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 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.

