

**AGENDA  
PERSIGO BOARD MEETING  
CITY OF GRAND JUNCTION, CITY COUNCIL  
MESA COUNTY, BOARD OF COUNTY COMMISSIONERS  
CITY HALL  
250 N. 5<sup>th</sup> STREET  
GRAND JUNCTION, COLORADO  
MONDAY, MAY 10, 2010, 6:00 P.M.**

I. Introduction and Discussion – Post Comprehensive Plan Adoption

Future 201 Sewer Service Area boundary adjustments.

[\*Attach 1\*](#)

II. Public Hearing – for the following two properties:

- 135 31 Road
- Southeast corner of 30 and A ½ Roads

[\*Attach 2\*](#)

III. Other Business

IV. Adjournment



Date: April 27, 2010

Author: Greg Trainor

Title/ Phone Ext: Utilities, Streets  
Systems, and Facilities Director,  
1495

Meeting Date: May 10, 2010

**CITY/COUNTY PERSIGO BOARD AGENDA ITEM**

Future 201 Sewer Service Area Boundary Adjustments

<b>Subject:</b> Future 201 Sewer Service Area Boundary Adjustments
<b>File # (if applicable):</b>
<b>Presenters Name &amp; Title:</b> Laurie Kadrach, City manager Jon Peacock, County Administrator Tim Moore, City Public Works and Planning Director

**Executive Summary:**

County Commissioners and City Council discussion item.



Date: April 27, 2010

Author: Greg Trainor

Title/ Phone Ext: Utilities, Streets  
Systems, and Facilities Director,  
1495

Meeting Date: May 10, 2010

**CITY/COUNTY PERSIGO BOARD AGENDA ITEM**  
201 Sewer Service Boundary Adjustments

**Subject:** 201 Sewer Service Boundary Adjustments

**File # (if applicable):**

**Presenters Name & Title:** Greg Trainor, Utilities, Streets Systems, and Facilities Director  
Tim Moore, City Public Works and Planning Director

**Executive Summary:**

Consider a request to add to the 201 Sewer Service Area Boundary the following properties located at:

- 135 31 Road
- Southeast corner of 30 and A ½ Roads

**Action Requested/Recommendation:** Discuss and approve requests

**Attachments:** Subject Parcels Map

PERSIGO BOARD MEETING  
GRAND JUNCTION CITY COUNCIL  
AND  
MESA COUNTY BOARD OF COMMISSIONERS  
May 10, 2010

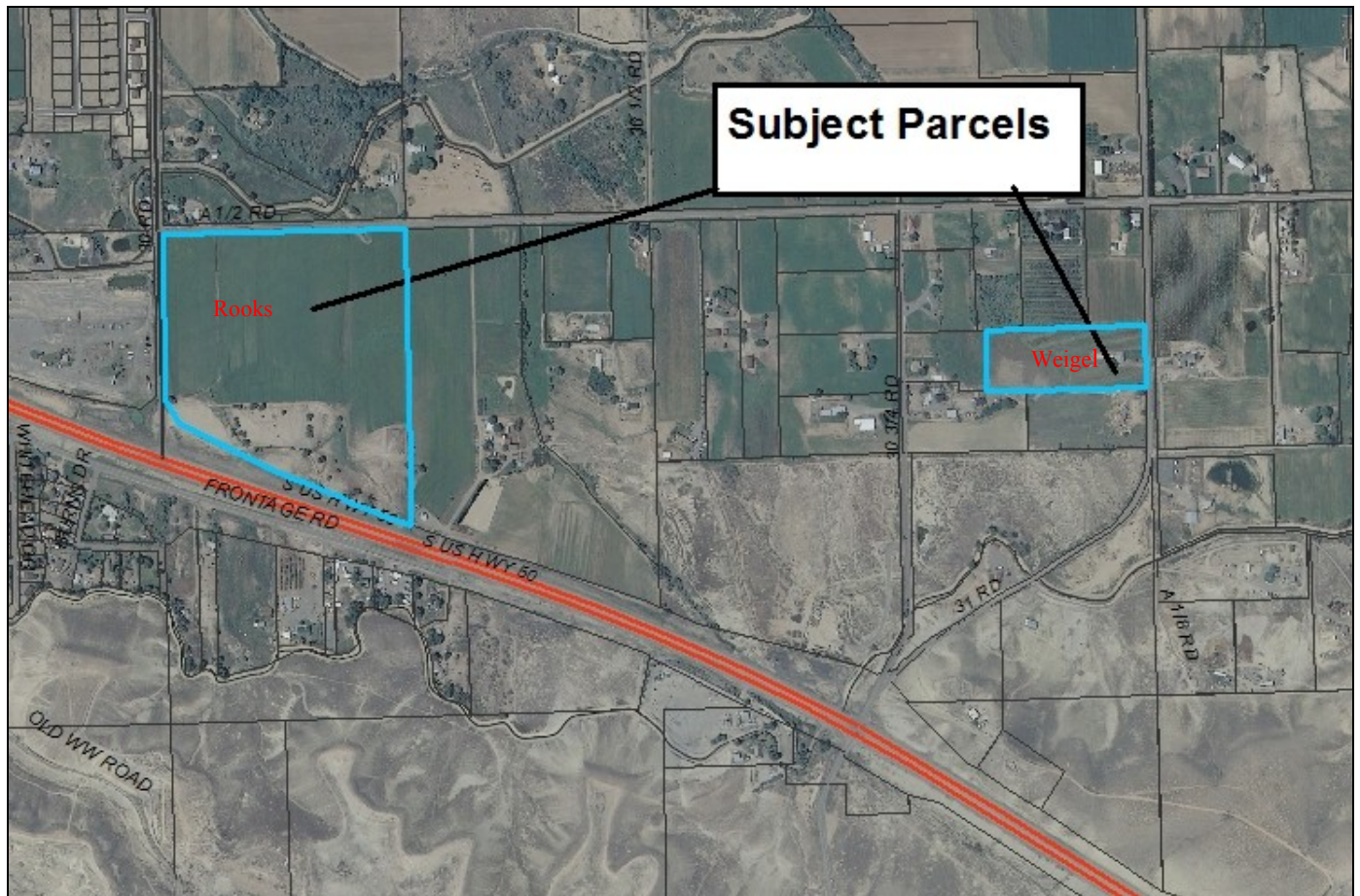
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**AGENDA TOPIC:** Requested Additions to the Persigo 201 area

**ACTION REQUESTED:** Review and consider adjusting the 201 boundary at the May, 2010 Persigo Board meeting.

**PROJECT DESCRIPTION:** There are two requests to have property included in the 201 area. The requests for inclusion are located on Orchard Mesa.

**BACKGROUND:** Information on future land use, zoning, drainage basins, and sewer capacities is included in this report.



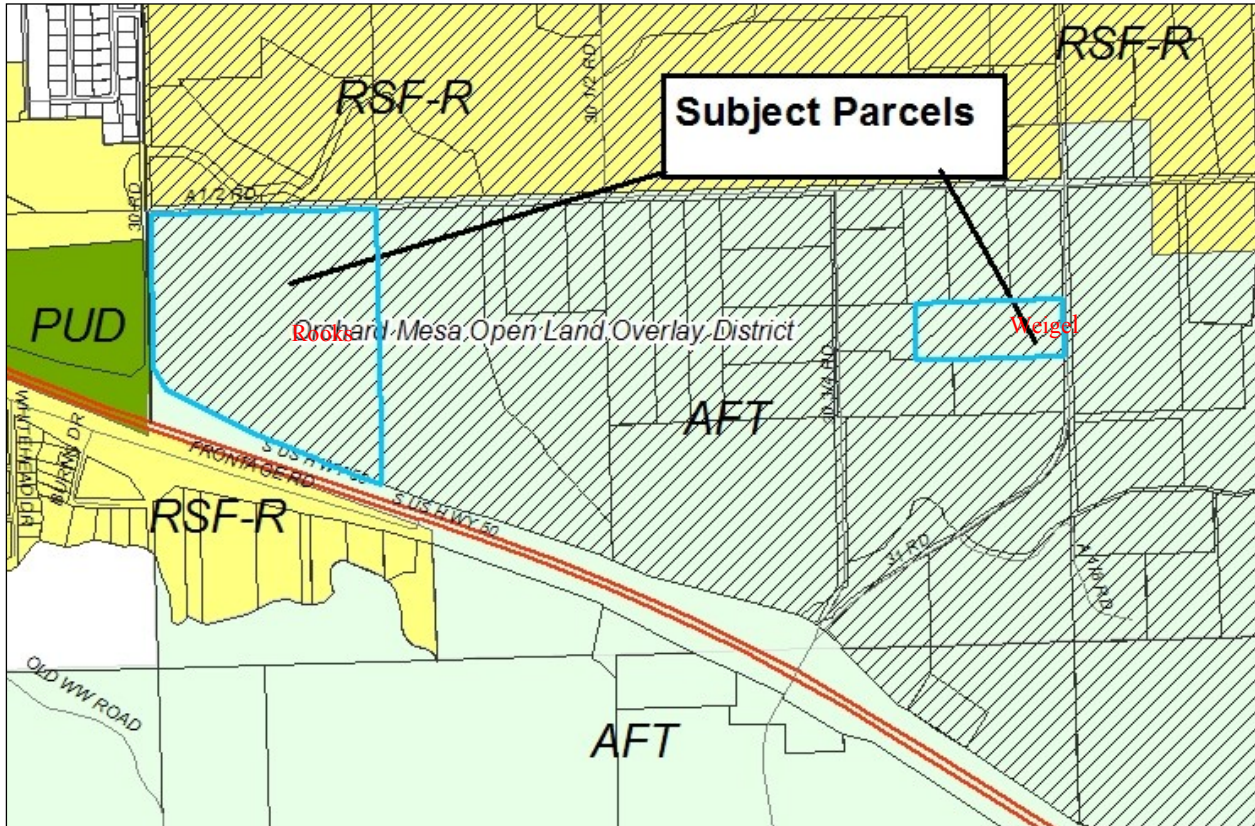


## Land Use Analysis

### Zoning

These properties are located east of 30 Road and south of A 1/2 Road on Orchard Mesa and are both zoned AFT (Agricultural Forestry Transitional) in unincorporated Mesa County.

### Mesa County Zoning



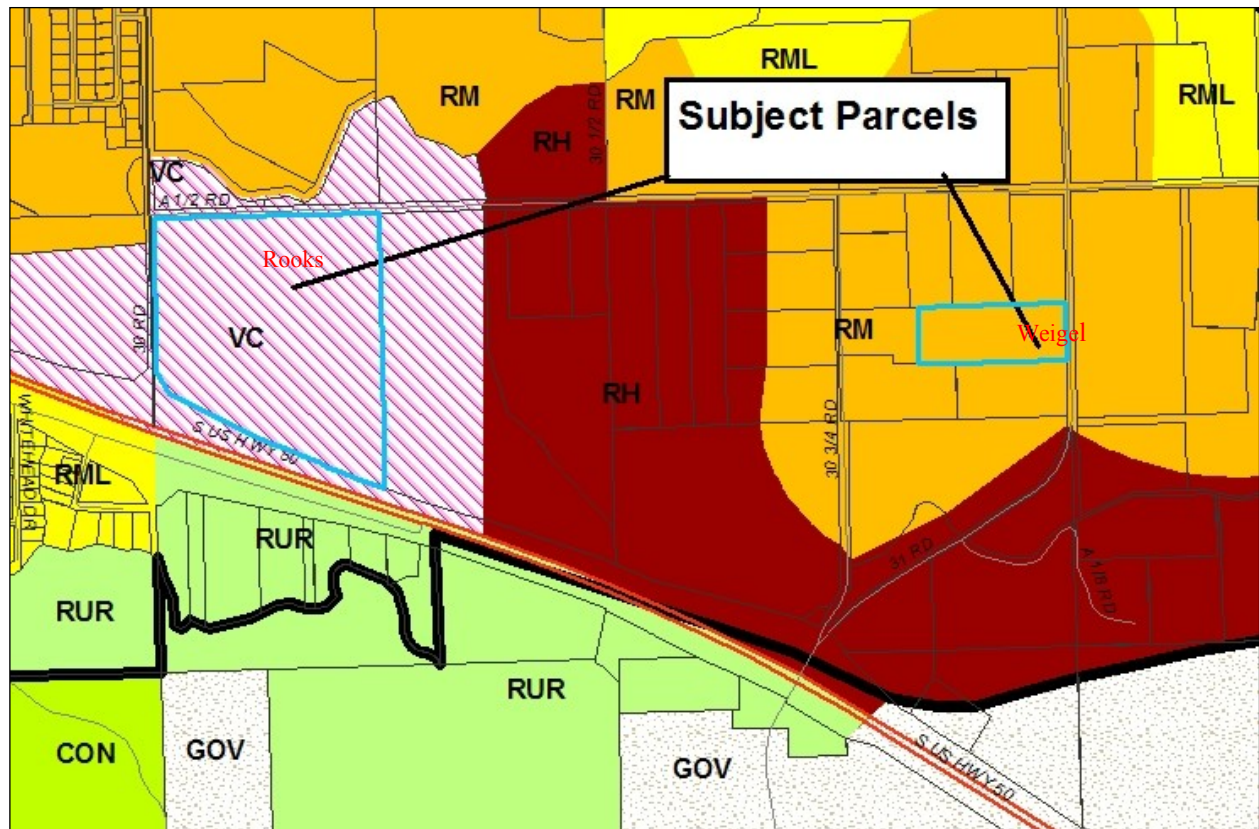
### *Future Land Use*

The Future Land Use map in the Grand Junction Comprehensive Plan designations are:

- Village Center - Rooks property (32.6 acres at the southeast corner of 30 and A ½ Rds), and
- Residential Medium 2-4 du/acre - Weigel property (6.4 acres at 135 31 Road).

These designations anticipate urban development, but are currently outside of the Persigo 201 sewer service area.

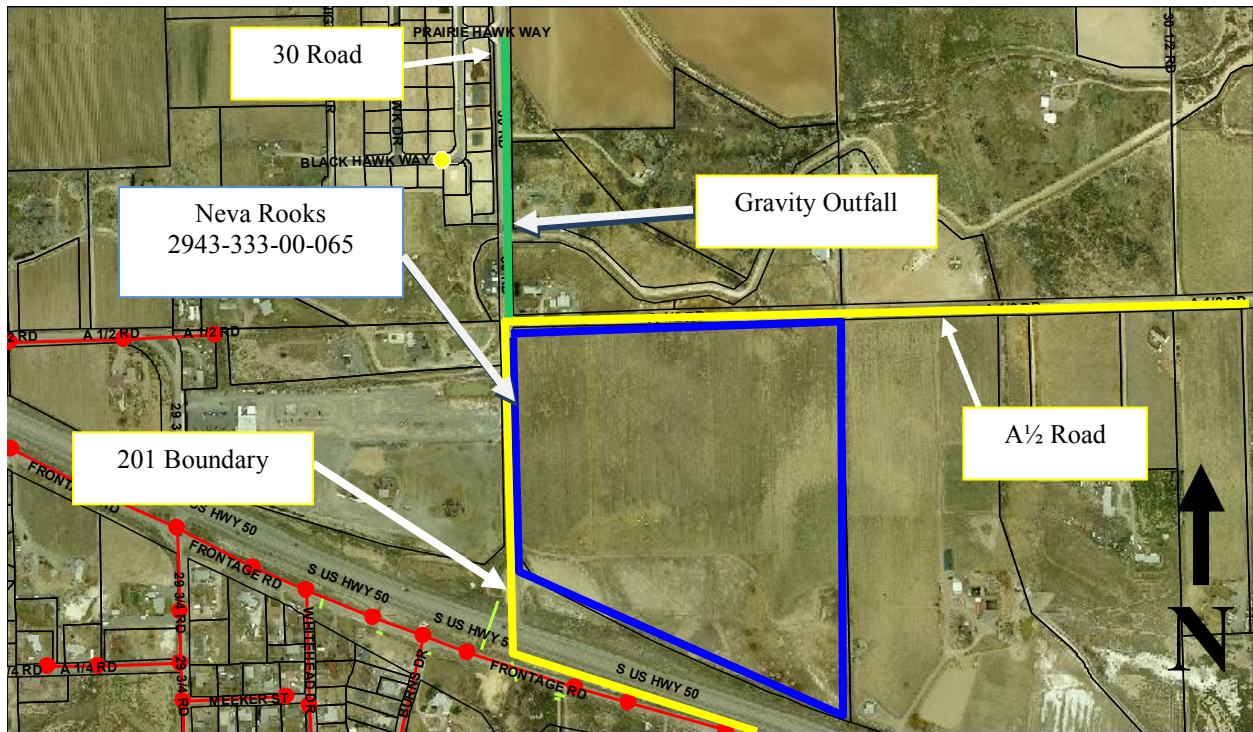
### **Future Land Use**



### **Recommendation**

The Grand Junction Comprehensive Plan supports including these properties in the Persigo 201 service area.





### Sewer Service to Property

1. Gravity service is not currently available to the Rooks property. A gravity outfall is feasible along the 30 Road alignment with a connection to the north at the Hawks Nest Subdivision.

### Interceptor Capacity

1. Black & Veatch completed a sewer basin study in 2009 as part of the Comprehensive Plan for the City of Grand Junction that identifies a future interceptor that would serve the Orchard Mesa area east of 29 Road. This interceptor would connect to the C<sup>3</sup>/<sub>4</sub> road interceptor north of the Colorado River with a river crossing at 29 Road.

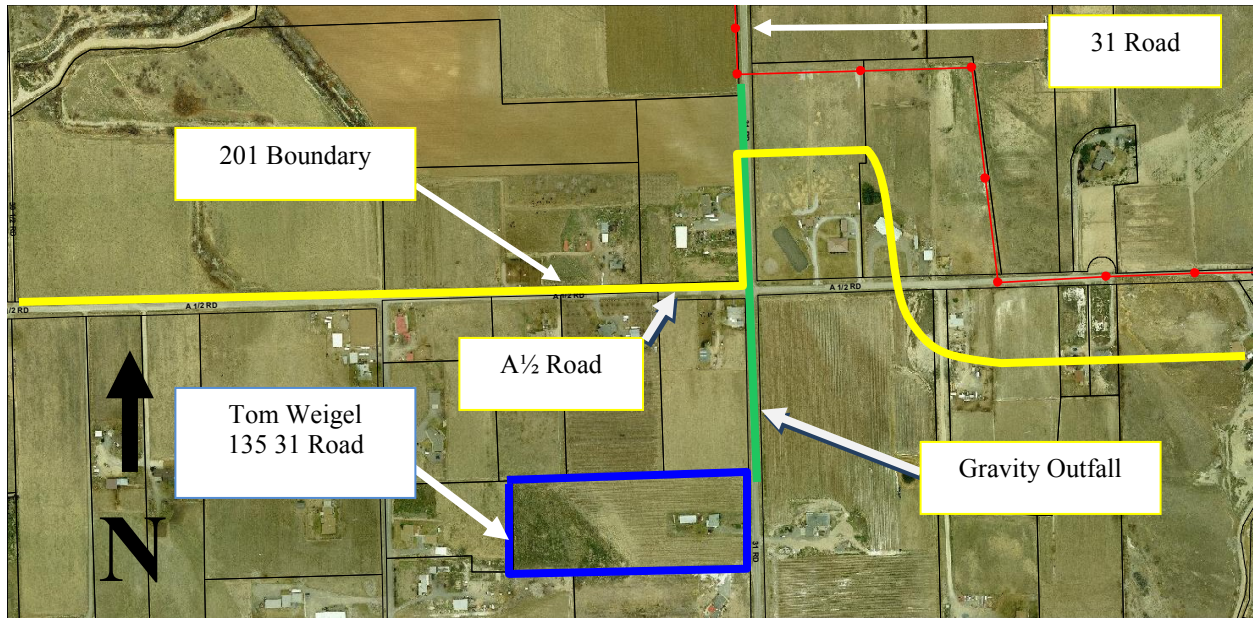
### Construction cost estimate to provide service to the property.

Rooks Property Construction Cost Estimate

8" Gravity outfall (1,200 lineal feet) =	\$120,000
Engineering/Construction Contingency =	\$24,000
<b>Total estimated cost. =</b>	<b>\$144,000</b>

### Recommendation

Given that gravity sewer is feasibly available to this property; in light of the comprehensive plan and sewer basin planning for this area, it is staff's opinion that the requested amendment to the 201 boundary meets the intent for future growth of the Orchard Mesa basin and may be approved at this time.



### Sewer Service to Property

1. Gravity service is not currently available to the Weigel property. A gravity outfall is feasible along the 31 Road alignment with a connection to the north at the outfall from Valley Vista. This outfall line would be deep.
2. A Lift Station could also service this property. A lift station impact fee of \$248,400 would need to be paid at time of platting if a lift station was utilized. Cost of a lift station is estimated at \$65,000, total upfront investment would be +/- \$313,400. The gravity alternative is preferred by staff and would likely be a more cost effective alternative.

### Interceptor Capacity

1. Black & Veatch completed a sewer basin study in 2009 as part of the Comprehensive Plan for the City of Grand Junction that identifies a future interceptor that would serve the Orchard Mesa area east of 29 Road. This interceptor would connect to the C<sup>3</sup>/<sub>4</sub> road interceptor north of the Colorado River with a river crossing at 29 Road.

### Construction cost estimate to provide service to the property.

Weigel Property Construction Cost Estimate

8" Gravity outfall (1,400 lineal feet) =	\$154,000
Engineering/Construction Contingency =	\$35,000
<b>Total estimated cost. =</b>	<b>\$189,000</b>



## **Recommendation**

Given that gravity sewer is feasibly available to this property; in light of the comprehensive plan and sewer basin planning for this area, it is staff's opinion that the requested amendment to the 201 boundary meets the intent for future growth of the Orchard Mesa basin and may be approved at this time. However, development of this parcel would be more expensive due to the hop-scotch approach of extending sewer service to the parcel.