

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested
Yes No

Date

July 26, 1983

To: (From:) Bennet Boeschstein From: (To:) Steve Johnson 57
Kurt Luers
County Planning City Utilities

RE: C176-81 THE KNOLLS

As described by your office, this proposed development will be located within an area newly-included within the Central Grand Valley Sanitation District boundary for the Persigo Wastewater Treatment Plant, but within a "fringe area" as designated by Resolution of the County Commissioners establishing Persigo Wastewater Treatment Plant Service Area.

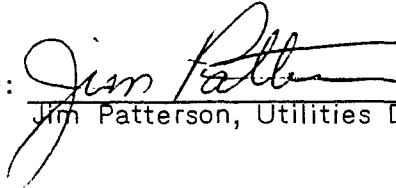
The City's position is that sewer service is not presently available to The Knolls. The mere inclusion of this development area into a connector district's boundaries cannot operate to obligate the City to approve sewer connections to the development. The master agreement between the City and the connector does not authorize the connector to deliver sewage originating outside of the 201 Service Area. Therefore, the City will not approve sewer connections, nor provide sewer clearances to this development until the 201 Service Area issues are resolved.

Although "exceptions" have recently been made to the 201 Service Area service limitations, the City would prefer to first comprehensively study the effects on the sewage collection and treatment system. As you know, the City is close to initiating the 201 facilities Update Study, which should enhance ability to designate collector capacities, monitor flow levels, and predict feasibility of serving new developments within and without the 201 Service Area. The City again requests that this study be completed before the applicant's request for development approval outside of the 201 Area is approved.

In the event, however, that action on this proposal is taken sooner, the City will first require that the applicant demonstrate both County-wide economic feasibility and full compliance with the criteria enumerated in the Resolution earlier referred to. In effect, the petitioner will be required to do part of the 201 Update Study, which itself would generate the numbers and models needed to evaluate particular proposals such as this one. (The update will not re-evaluate the service area boundary per se; a separate study of this matter by your staff from a land-use perspective may be advisable.)

As a procedural matter, the City also requests that until the 201 Update is completed, that the County Commissioners avoid making any "exceptions" to the 201 Service Area. The best procedure presently identified would "expand" or "amend" the boundary, enlarging the service area. This approach would avoid placing the City and County in the position of "serving" areas outside of the 201 Service Area, contrary to the City/County Joint Sewerage Service Agreement.

To summarize, 1) the City requests that action be delayed until the 201 Update is completed; 2) earlier action will result in the City requiring a full sewer cost analysis by the applicant; 3) the City will issue sewer taps and clearances only to customers within the 201 Service Area, as amended or enlarged; and 4) inclusion into a sanitation district's boundaries does not negate or obviate the 201 Service Area requirements.

APPROVED: 
Jim Patterson, Utilities Director