



**AGENDA  
JOINT PERSIGO MEETING  
CITY OF GRAND JUNCTION, CITY COUNCIL  
MESA COUNTY, BOARD OF COUNTY COMMISSIONERS  
CITY HALL AUDITORIUM  
250 N. 5<sup>TH</sup> STREET  
GRAND JUNCTION, COLORADO  
THURSDAY, OCTOBER 20, 2016, 2:00 P.M.**

Chaired by City Council President Phyllis Norris

**1. Call to Order – Pledge of Allegiance**

**2. [Minutes of the Last Persigo Board Meeting – April 14, 2016](#)**

**3. 201 Boundary Adjustments**

**A. [Requested Exclusion from the Persigo 201 Service Area:](#)**

Edlun Property – A request to have several parcels owned by the 166 Edlun LLC in the southern portion of the 201 boundary area, and adjacent parcels owned by Mesa County, and the BLM, removed from the 201 Service Boundary.

**B. [Requested Exclusion from the Persigo 201 Service Area:](#)**

BLM Property - A request to have two parcels (one near the Gunnison River, and one adjacent to the Colorado National Monument) removed from the 201 Service Boundary.

**C. [Requested Exclusion from the Persigo 201 Service Area:](#)**

Ferris Property - A request to have the Ferris property, located at 2269 J Road removed from the 201 Service Boundary.

**4. [2017 Budget Presentation](#)**

**[Supplemental Documents](#)**

**5. General Reports:**

Orchard Mesa Sanitation District Dissolution  
Other

**6. Other Business**

**7. Adjourn**



Attach 1

**MINUTES OF THE  
JOINT PERSIGO MEETING  
APRIL 14, 2016  
GRAND JUNCTION CITY COUNCIL  
&  
MESA COUNTY BOARD OF COUNTY COMMISSIONERS**

Video/Audio is available upon request.

**1.0 CALL TO ORDER**

At 2:05 p.m. Mayor Phyllis Norris called to order the Joint Persigo meeting between the Grand Junction City Council and the Mesa County Board of County Commissioners at the Grand Junction City Hall Auditorium, 250 North 5th Street, Grand Junction, Colorado. Chair Rose Pugliese arrived at approximately 2:06 p.m. Those in attendance from Mesa County were Commissioner John Justman, Commissioner Scott McInnis, Frank Whidden, County Administrator; J. Patrick Coleman, County Attorney; Sheila Reiner, Clerk & Recorder; Pete Baier, Director-Public Works; Kaye Simonson, Senior Planner; Linda Dannenberger, Planning Division Director; and Lori Westermire, Clerk to the Board. Minutes prepared by Lori Westermire.

In attendance from the City of Grand Junction were Mayor Pro Tem Marty Chazen; Councilmembers Duncan McArthur, Chris Kennedy, Bennett Boeschstein, Barbara Traylor Smith and Rick Taggart; Tim Moore, Interim City Manager; John Shaver, City Attorney; Greg Lanning, Public Works Director; Bret Guillory, Utility Engineer; Dan Tonello, Wastewater Services Manager; David Thornton, Principal Planner; Greg Moberg, Development Services Manager; Sam Rainguet, Communications Manager; and Stephanie Tuin, City Clerk.

**2.0 MINUTES OF THE LAST PERSIGO BOARD MEETING**

**October 22, 2015**

Motions were made by the Joint Board as follows:

Board of County Commissioners

COMMISSIONER JOHN JUSTMAN MOVED TO APPROVE THE MINUTES OF THE OCTOBER 22, 2015 MINUTES AS SENT OUT; COMMISSIONER SCOTT MCINNIS SECONDED, MOTION PASSES.

## Grand Junction City Council

COUNCILMEMBER BARBARA TRAYLOR SMITH MOVED TO ACCEPT THE MINUTES AS POSTED; COUNCILMEMBER BENNETT BOESCHENSTEIN SECONDED; THE MINUTES WERE ACCEPTED.

### **3.0 201 BOUNDARY ADJUSTMENTS**

#### **A. Requested Inclusion into the Persigo 201 Service Area – Peach Hill Property**

Commissioner Justman announced a possible conflict of interest with this item. He recused himself and left the Auditorium at approximately 2:08 p.m.

The request is to add 763 25 Road, 765 25 Road, 773 25 Road, 758 24 ½ Road to the 201 Sewer Service Area Boundary. Kaye Simonson briefed the Board on the request and entered into the record the Project Report, the PowerPoint Presentation, the Persigo Agreement, the Grand Junction Comprehensive Plan, and public comment letters. She discussed the site location, zoning, future land uses, history of sewer service, and existing sewer lines and capacity in the project area. Staff recommends approval of the request.

David Thornton summarized the history of the Comprehensive Plan and discussed the review and approval process, future growth and urban development, boundary changes to the 201 service area, and exclusion and inclusion requests.

Rich Livingston, Applicant Representative, spoke regarding the application.

#### Public Comment

Those speaking on this item included Mesa County residents: Mary Jones, Diane Gallegos, Glen Gallegos, Tom Harding, Bob Fuoco, Bret Pomrenke, Chuck Keller, Dave Zollner, Mary Coombs, Whitney Sutton, Steve Castor, James Young, Chelsi Reimer, and Christopher Lepisto.

#### Board Discussion and Motions

The City Councilmembers and Board of County Commissioners individually commented and the following motions were made:

COMMISSIONER SCOTT MCINNIS MOVED DENIAL OF THE APPLICATION; CHAIR ROSE PUGLIESE SECONDED, MOTION PASSES.

COUNCILMEMBER BENNETT BOESCHENSTEIN, WITH REGARD TO THE REQUESTED INCLUSION INTO THE PERSIGO 201 SERVICE AREA OF THE PEACH HILL PROPERTY A REQUEST TO HAVE PROPERTIES ON THE NORTH SIDE OF I-70 BETWEEN 24.5 ROAD AND 25 ROAD INCLUDED INTO

THE PERSIGO 201 SEWER SERVICE BOUNDARY SPECIFIC PROPERTIES BEING CONSIDERED ARE 758 24 ½ ROAD, 763 25 ROAD AND 765 25 ROAD AND 773 25 ROAD, I MOVE THAT WE DENY THIS REQUEST; COUNCILMEMBER RICK TAGGART SECONDED. Mayor Norris requested Stephanie Tuin take a roll call of the Councilmembers. Those also in favor of the motion included: Mayor Pro Tem Marty Chazen; Councilmember Chris Kennedy, Councilmember Barbara Traylor Smith, Councilmember Bennett Boeschstein, Councilmember Rick Taggart, and Mayor Phyllis Norris. Voting in favor of the application and against the motion was Councilmember Duncan McArthur. The proposal was denied.

The Board took a recess at 4:02 p.m. and reconvened at 4:08 p.m. Commissioner John Justman rejoined the meeting at 4:08 p.m.

#### **4.0 MANAGER REPORT**

Chair Pugliese announced the Manager Report would be skipped. Dan Tonello informed the Joint Board that everything was great, and Chair Pugliese requested he send his presentation to the members.

#### **5.0 OTHER BUSINESS**

There was no Other Business before the Joint Board.

#### **6.0 ADJOURN**

With no further business to come before the Joint Persigo Board, Chair Pugliese adjourned the meeting at approximately 4:10 p.m.

Sheila Reiner,  
Mesa County Clerk and Recorder

Stephanie Tuin, MMC  
City Clerk



Date: October 10, 2016  
 Authors: David Thornton, Grand Junction Planning and Kaye Simonson, Mesa County Planning  
 Meeting Date: October 20, 2016

Attach 2

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

<b>Subject:</b> <u>166 Edlun LLC Property, BLM Property &amp; Mesa County Property - Requested Exclusion from the Persigo 201 Service Area</u>
<b>Action Requested/Recommendation:</b> Review and consider adjusting the 201 boundary at the October 20, 2016 Persigo Board Meeting.
<b>Presenter(s) Name &amp; Title:</b> Kaye Simonson, Lead Planner, Mesa County

**Executive Summary:**

Consider a request to amend the 201 Sewer Service Area Boundary to exclude the following properties:

166 Edlun LLC:

1. Parcel No. 2943-313-00-021, 92.77 acres
2. Parcel No. 2943-314-00-092, 80.02 acres
3. Parcel No. 2943-323-00-132, 78.10 acres
4. Parcel No. 2967-061-00-159, 98.01 acres

Bureau of Land Management:

5. Parcel No. 2943-313-00-914, 39.29 acres

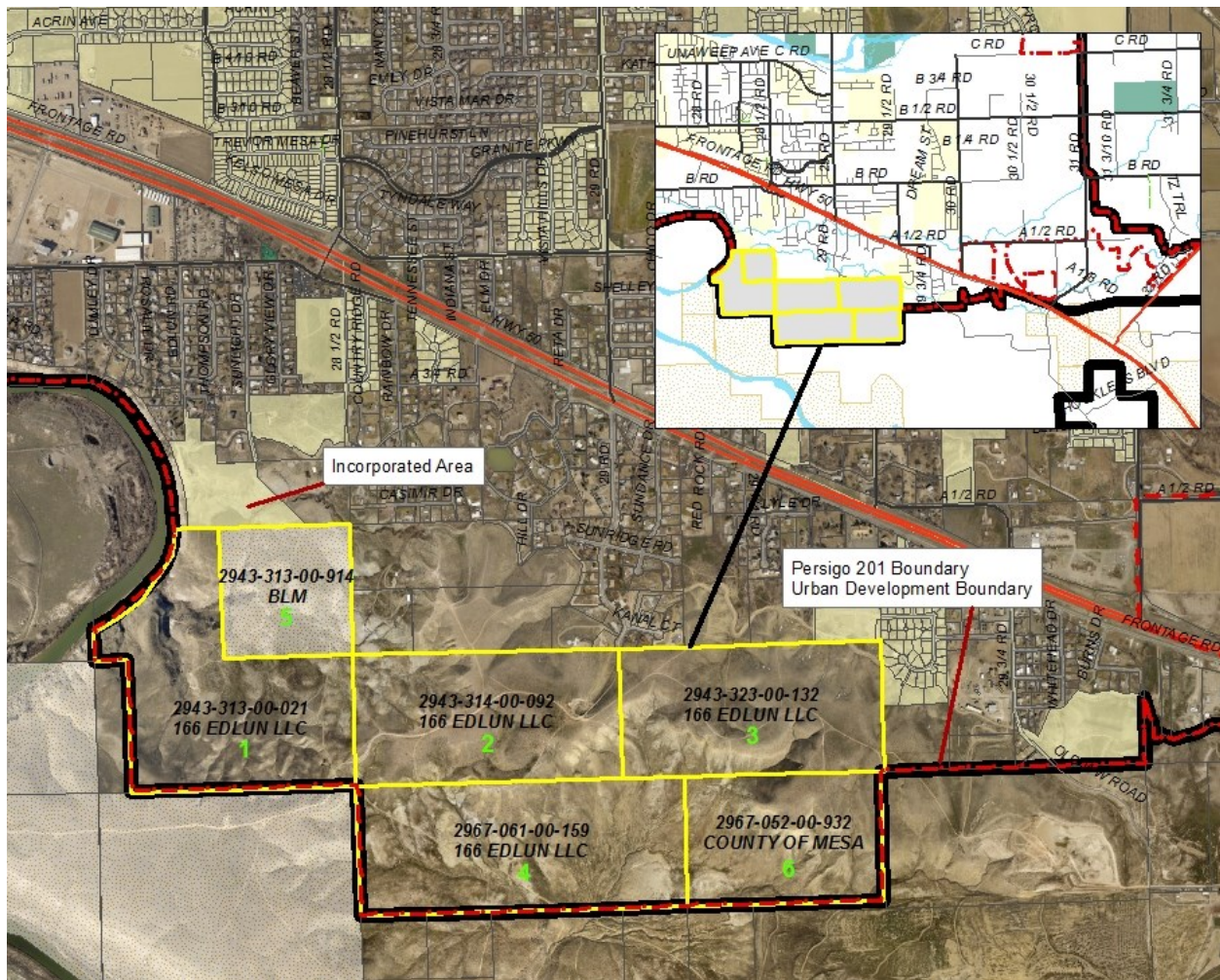
Mesa County:

6. Parcel No. 2967-052-00-932, 58.45 acres

**Project Description:** 166 Edlun LLC, property owner, has submitted a request to have the 4 above-described properties totaling 348.9 acres on Orchard Mesa excluded from the Persigo 201 Sewer Service Boundary. Mesa County (58.45 acres) and the BLM (39.29 acres) have also requested that their respective parcels be removed.



The six parcels of land are shown on the following Area Map.



**Background:** The properties are located within the Persigo 201 boundary and the Urban Development Boundary (UDB), with a Future Land Use (FLU) of Conservation (CON; 1 unit per 5 acres) on the 166 Edlun LLC parcels and Government (GOV) on the BLM and Mesa County properties. The parcels are undeveloped. The Old Spanish Trail and Gunnison River Bluffs Trail cross 166 Edlun LLC Parcels 1 and 4 (as annotated above) and the BLM parcel. 29 Road ends at the north edge of 166 Edlun Parcels 2 and 3. There are no County-maintained roads on the properties. The area is closed to motorized travel by the general public.

The Comprehensive Plan identifies this area as Conservation, due to terrain, access, and the presence of mineral resources. Specifically, gravel resources have been mapped on 166 Edlun LLC Parcels 2 and 3, and the Mesa County parcel. C.R.S. 34-1-305 and Mesa County Land Development Code Section 3.1.16 prohibit any development that would permanently preclude or interfere with the present or future



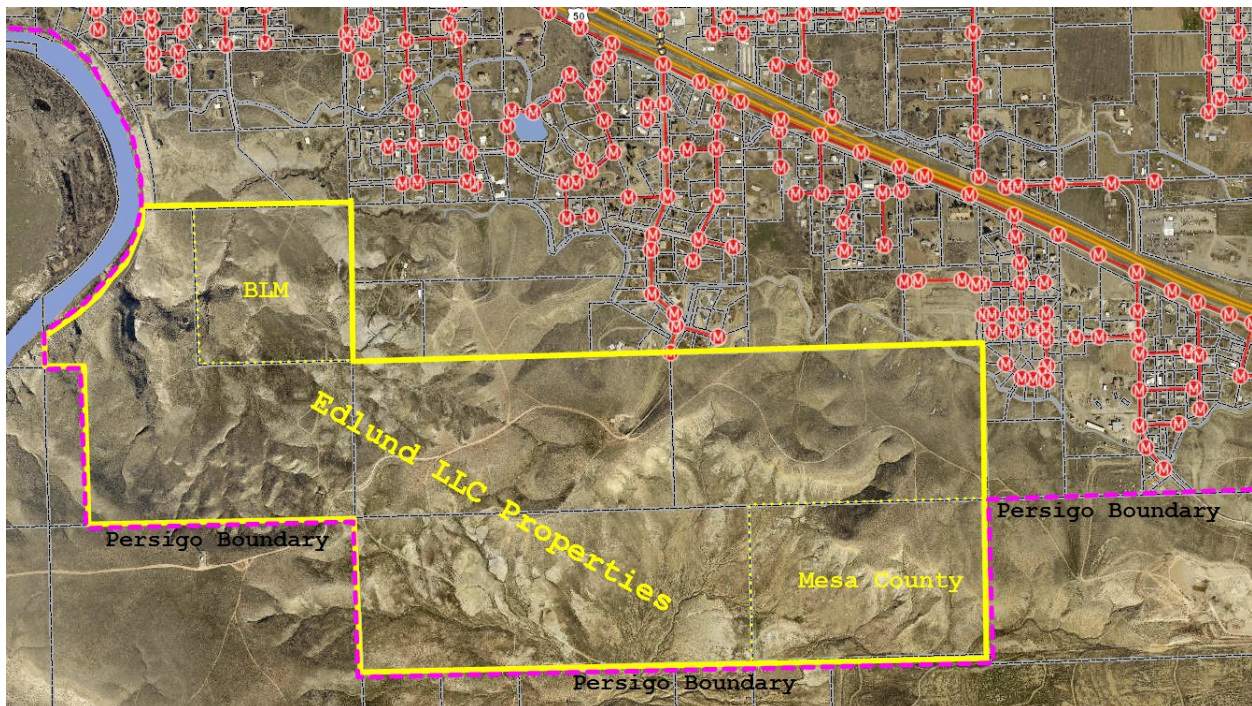
extraction of a known commercial mineral deposit. In the early 1980s a large planned residential development was proposed for much of this area with its primary access coming from 29 Road. The Planned Unit Development never materialized during either oil and gas boom that occurred during the 1980s or 2007/2008

The Mesa County parcel is not currently used by the landfill. It serves as a buffer between the landfill and other properties. The parcel owned by the BLM is isolated from other BLM land in Mesa County with no plan for development requiring urban services on the property.

## 201 Boundary and Existing Sewer Service

The map below shows where existing sewer service is provided. Sanitary sewer serves developed properties to the north of Orchard Mesa Canal #2 and stubs to two of the four Edlund Properties at 29 Road. An 8-inch sewer line is located in 29 Road, adjacent to the north property line of the Edlund properties. Approximately 800 homes can be served from this line. However, due to topography this area is not easily served by a gravity sanitary sewer system. A number of lifts would be needed, making it more expensive to develop and to maintain future infrastructure.

With a density of one unit per five acres over most of the area, sewer service is not necessary. The minimum lot size for Onsite Wastewater Treatment Systems (OWTS) is one acre. There is no intent to develop the BLM or Mesa County properties in a way that would require sewer service.



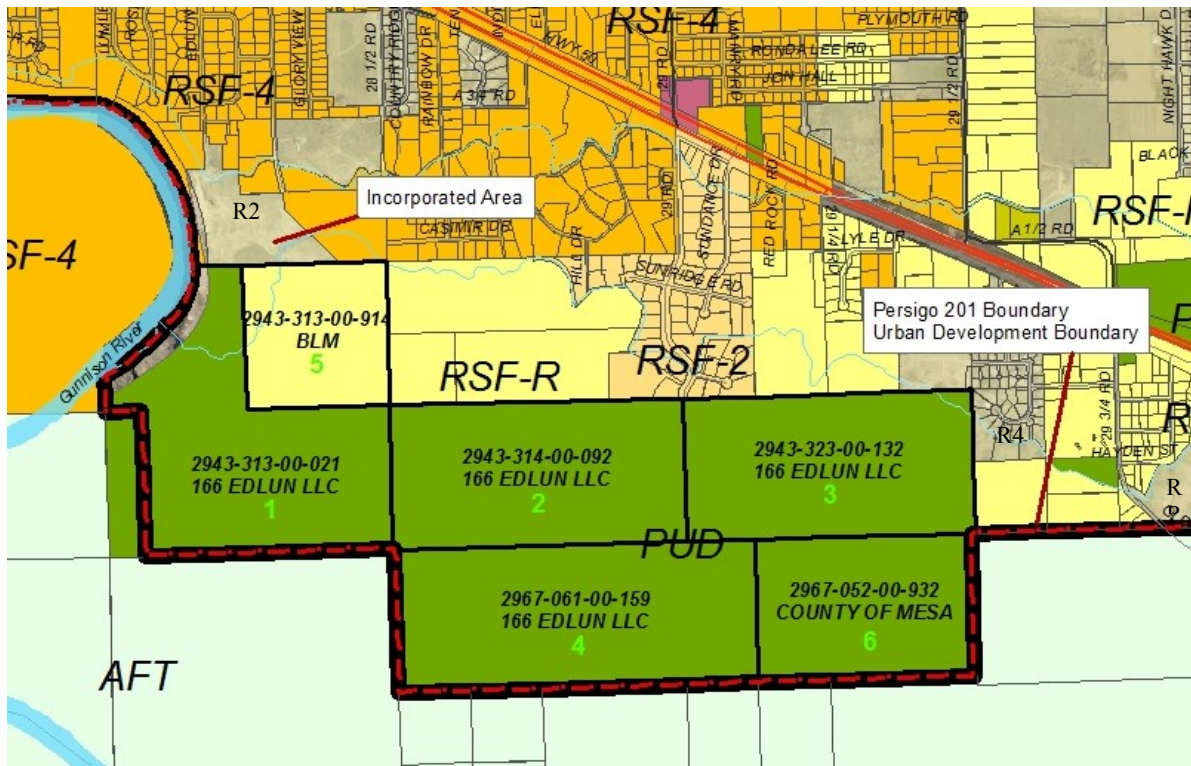
## **Land Use Analysis - Zoning and Future Land Use**

### **Zoning:**

The 166 Edlun LLC and Mesa County parcels are zoned PUD – Planned Unit Development. The BLM property is zoned RSF-R – Residential Single Family Rural (1 unit per 5 acres). Zoning on adjacent parcels includes AFT – Agricultural, Forestry, Transitional (average 1 unit per 5 acres) to the south, and RSF-R and RSF-2 – Residential Single Family (2 units per acre) in the unincorporated area to the north. Zoning of adjacent parcels within the city limits include R-2 (2 units per acre) and R-4 (2-4 units per acre).

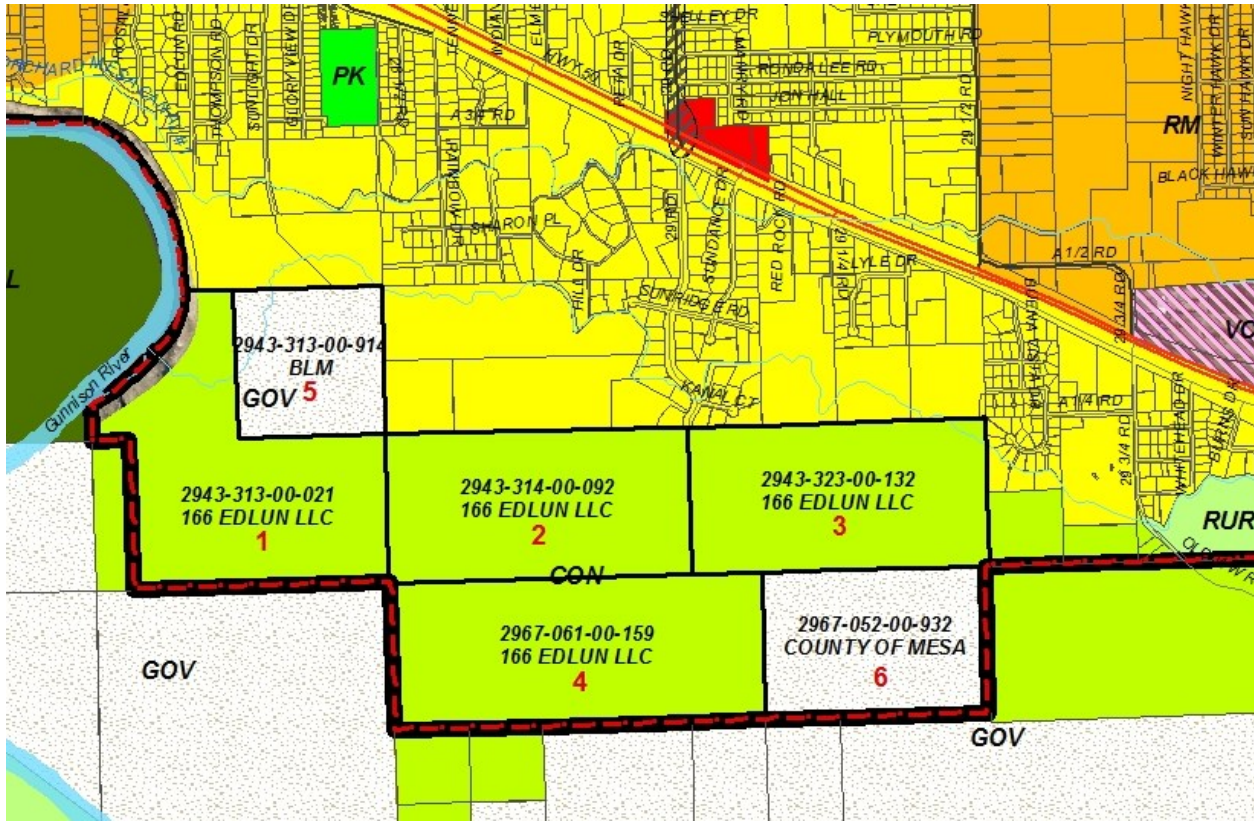
The development plan for the PUD, which proposed residential uses, was approved in 1977 and is now lapsed. Development of the properties would require a new development plan; rezoning would be likely. If the properties were not included in the 201 Boundary but water service was extended to the properties, the minimum allowable lot size would be 1 acre and each parcel would be served by onsite wastewater treatment systems (septic). Under the Persigo Agreement, annexation would be required, even though there would not be sewer service. Alternatively, 166 Edlun LLC could divide their property into 35-acre parcels, which would not result in annexation. Such parcels could be served by domestic wells or cisterns instead of domestic water service.





**Future Land Use (FLU):**

The Grand Junction Comprehensive Plan Future Land Use Map designates the 166 Edlun LLC parcels as Conservation, which has a density of one unit per five acres. Sewer service is not necessary to develop parcels larger than one acre. The Mesa County and BLM properties are designated as GOV – Government. Development requiring sewer service is not expected on those parcels. Properties to the north have a future land use of RML – Residential Medium Low (2-4 units per acre).



**Recommendation:**

The purpose of this request for exclusion from the 201 area by the private property owners is to allow development consistent with the densities contained within the Future Land Use plan without requiring annexation. For the publicly owned properties, the intent is to remove public lands that are not intended to be served by urban services from the sewer service area.

Staff recommends approving this request for the following reasons:

1. The Comprehensive Plan FLU Map identifies future densities for these properties that will not need sanitary sewer service.
2. C.R.S. 34-1-305 and Mesa County Land Development Code Section 3.1.16 prohibit any development that would permanently preclude or interfere with the present or future extraction of a known commercial mineral deposit.

**Exclusion Request:**

1. Edlun LLC

6/8/2016

Mesa County Mail - Re: Removal from Persigo 201



Kaye Simonson <kaye.simonson@mesacounty.us>

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**Re: Removal from Persigo 201**

1 message

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**Bret Guillory** <brtg@ci.grandjct.co.us>

Tue, Jun 28, 2016 at 11:50 AM

To: [dforenza@gmail.com](mailto:dforenza@gmail.com)

Cc: David Thornton <davidt@ci.grandjct.co.us>, Greg Lanning <gregl@ci.grandjct.co.us>, Nate Richardson <independencerealestate@gmail.com>, Kaye Simonson <kaye.simonson@mesacounty.us>

Hello Dave,

Thank you for the formal request. We will try to get this in front of the Persigo Board sooner than this fall if possible. Right now we are looking at this October for the Board to consider your request.

Thank you, Bret

Bret Guillory, PE, CFM  
Utility Engineer  
250 N 5th Street  
City of Grand Junction, CO 81501  
(970) 244-1590

>>> <[dforenza@gmail.com](mailto:dforenza@gmail.com)> 6/28/2016 10:54 AM >>>

Hi Bret,

As the owner and managing member of 166 Edun LLC. Please accept this email and forward it on to the board to consider the request for removal of parcels #R050037 #R049841 #R076325 & #R049849 from the Persigo 201 area. Thank you.

Dave Forenza  
[970-390-2332](tel:970-390-2332)

## 2. BLM

9/8/2016

Mesa County Mail - Re: Exclusion of parcels from Persigo District



Keye Simonson <[keye.simonson@mesacounty.us](mailto:keye.simonson@mesacounty.us)>

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### Re: Exclusion of parcels from Persigo District

1 message

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Stevens, Kathryn (Katie) <[kstevens@blm.gov](mailto:kstevens@blm.gov)>

Thu, Sep 8, 2016 at 7:06 AM

To: Keye Simonson <[keye.simonson@mesacounty.us](mailto:keye.simonson@mesacounty.us)>

Cc: David Thomson <[davidt@ci.grandjct.co.us](mailto:davidt@ci.grandjct.co.us)>, "Beier, Peter" <[peter.beier@mesacounty.us](mailto:peter.beier@mesacounty.us)>, "Dannerberger, Linde" <[linda.dannerberger@mesacounty.us](mailto:linda.dannerberger@mesacounty.us)>

Keye, the Grand Junction Field Office of the Bureau of Land Management would also request that three BLM parcels:

2943-313-00-914 (Gunnison River Bluffs)  
2945-352-00-914 (Gunnison River/29 3/8 Road)  
2947-274-00-914 (Wildwood)

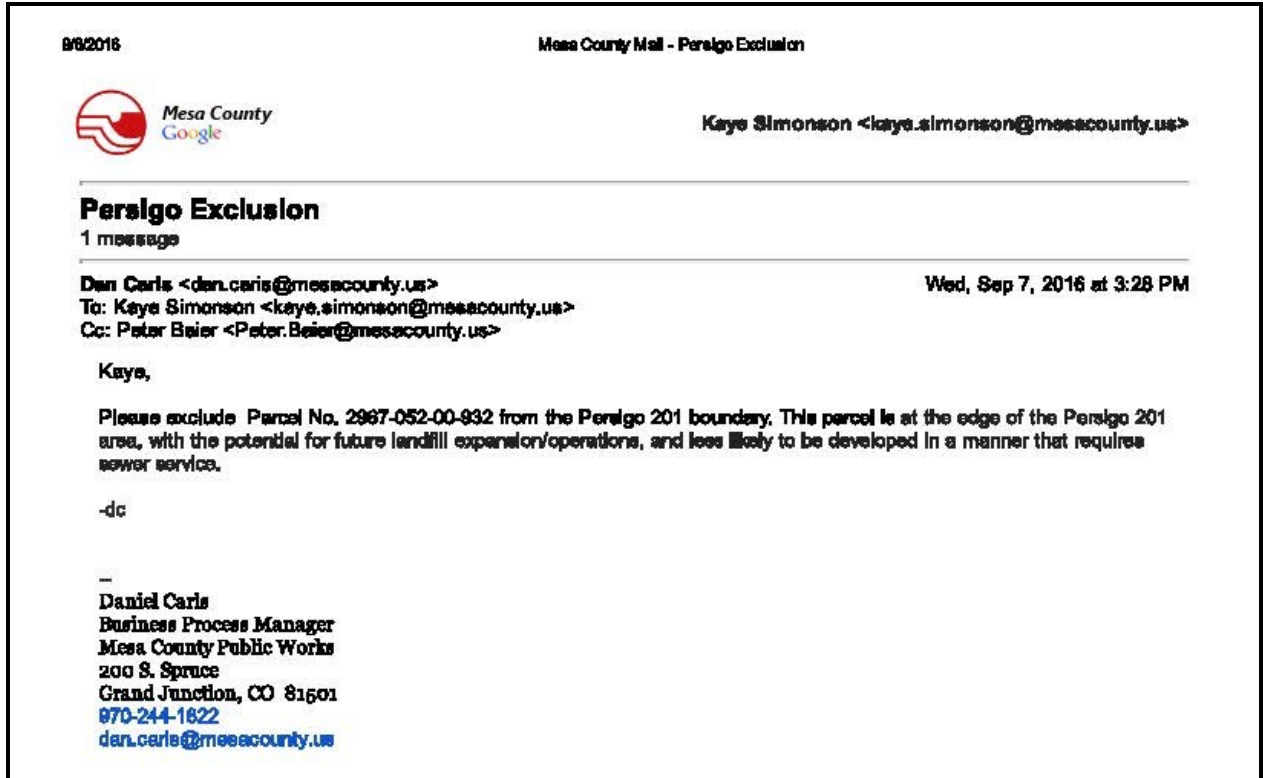
be excluded from the Persigo 201 boundaries. Since these parcels are public land and would not be developed, it would seem to make sense that they not be included in an area to be potentially annexed into the city.

If you have any questions, please contact Wayne Werkmeister ([970-244-3037](tel:970-244-3037)) or Robin Lacy ([970-244-3028](tel:970-244-3028)) on our staff.

Thank you,  
Katie

Katie Stevens  
Field Manager  
Grand Junction Field Office  
2815 H. Road  
Grand Junction, CO 81506  
[970-244-3010](tel:970-244-3010)  
[kstevens@blm.gov](mailto:kstevens@blm.gov)

### 3. Mesa County



### Public Comments Received:

#### Phone Calls:

The County and City received one phone call:

1. Vicki Felmlee – asked general information questions, impacts on Old Spanish Trail

#### Emails:

None

#### Meetings with staff:

1. Kim Cole – asked general information questions

#### Letters:



None



Date: October 10, 2016  
 Authors: David Thornton, Grand Junction Planning and Kaye Simonson, Mesa County Planning  
 Meeting Date: October 20, 2016

Attach 3

**CITY /COUNTY PERSIGO BOARD AGENDA ITEM**

201 Sewer Service Boundary Adjustments

<b>Subject:</b> <u>BLM Parcels</u> - Requested Exclusion from the Persigo 201 Service Area
<b>Action Requested/Recommendation:</b> Review and consider adjusting the 201 boundary at the October 20, 2016 Persigo Board Meeting.
<b>Presenter(s) Name &amp; Title:</b> Kaye Simonson, Lead Planner, Mesa County

**Executive Summary:**

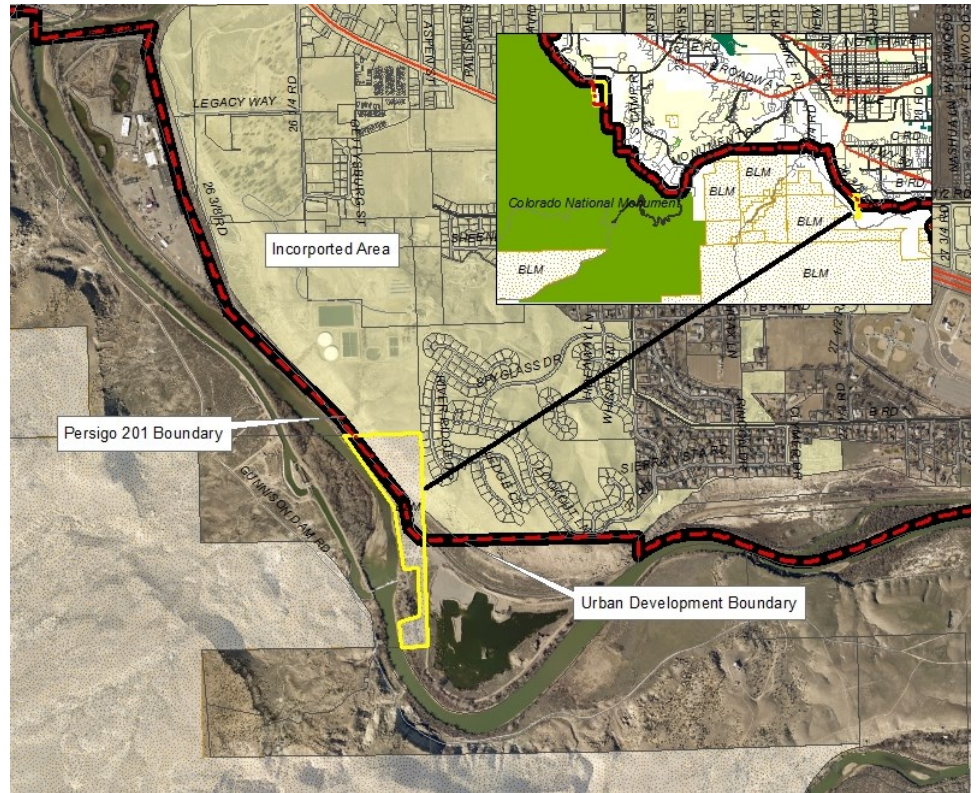
Consider a request to amend the 201 Sewer Service Area Boundary to exclude the following properties:

1. Parcel No. 2945-352-00-914 (Gunnison River at 26 3/8 Road) – 22.42 acres
2. Parcel No. 2947-274-00-914 (Wildwood Drive) – 82.68 acres

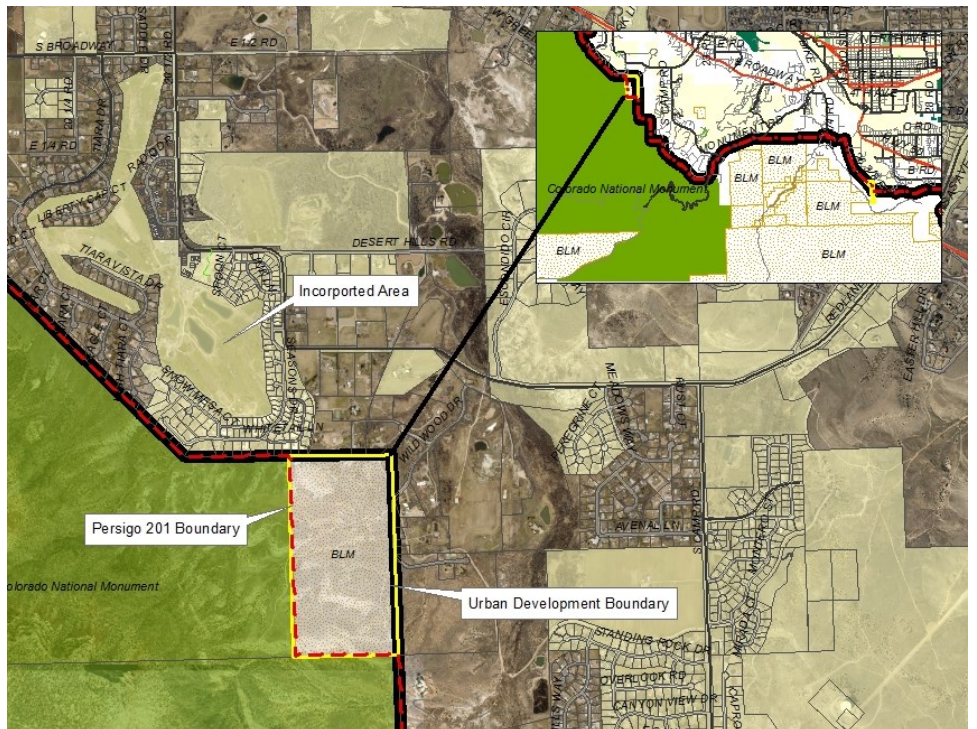
**Project Description:** The Bureau of Land Management (BLM) has submitted a request to have the above-described properties excluded from the Persigo 201 Sewer Service Boundary. The Gunnison River parcel lies partially in the Persigo 201 Boundary and Urban Development Boundary. The Wildwood Drive parcel is at the base of the Colorado National Monument. It is within the Persigo 201 Boundary but outside the Urban Development Boundary. Development requiring sewer service is not expected for either property.

## Background:

The Gunnison River property is located partially within the Persigo 201 boundary and the Urban Development Boundary (UDB). It is accessed by 26 3/8 Road, and the railroad crosses the property. It is south of the City of Grand Junction Filtration Plant and east of the Redlands Diversion Dam. The lower portion of the property is in a flood zone, and there are gravel resources on the property.



The Wildwood Drive property is located in the Persigo 201 boundary but outside the UDB. The lower trailhead for the Liberty Cap and Ute Canyon trails is located on the property. The BLM is in the process of transferring the parcel to the National Park Service (NPS). The Superintendent of the Monument has submitted an e-mail in support of the request, noting that upon transfer, the property will be withdrawn from all resource-disturbing

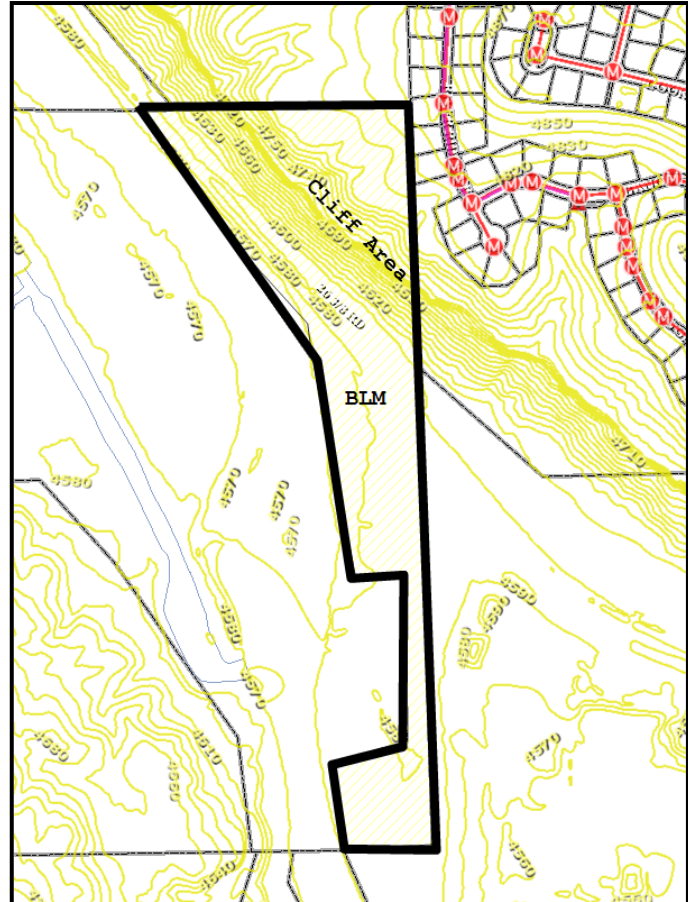




activities, including utility rights-of-way.

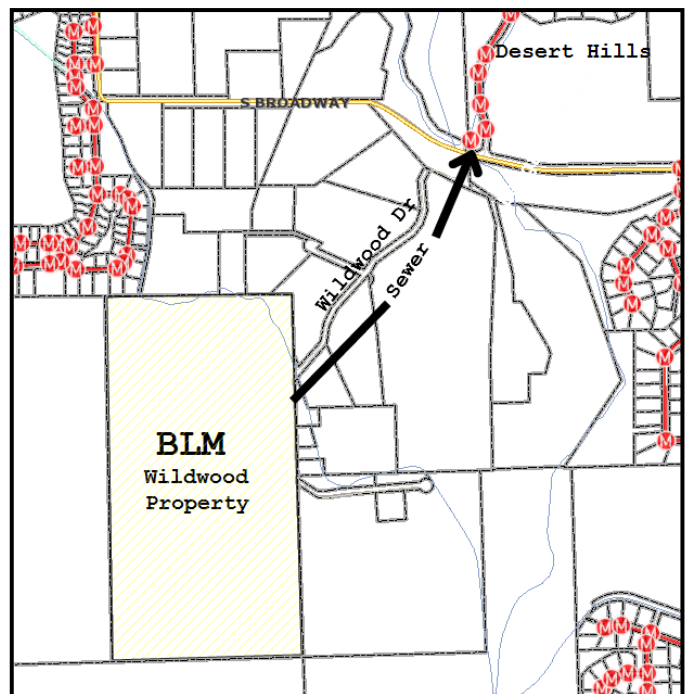
## Existing Sewer Service

Gunnison River: The BLM Colorado River property lies over 200 feet below the bluff (cliff area) where sewer infrastructure exists. Providing sewer to this BLM property along the Gunnison River would be problematic.



Wildwood Drive: The map to the right shows where existing sewer service is provided. Sanitary sewer serves Desert Hills Subdivision to the north and would serve this area via Wildwood Drive. An 8-inch sewer line is located near Desert Hills Drive and South Broadway, less than one half mile north.

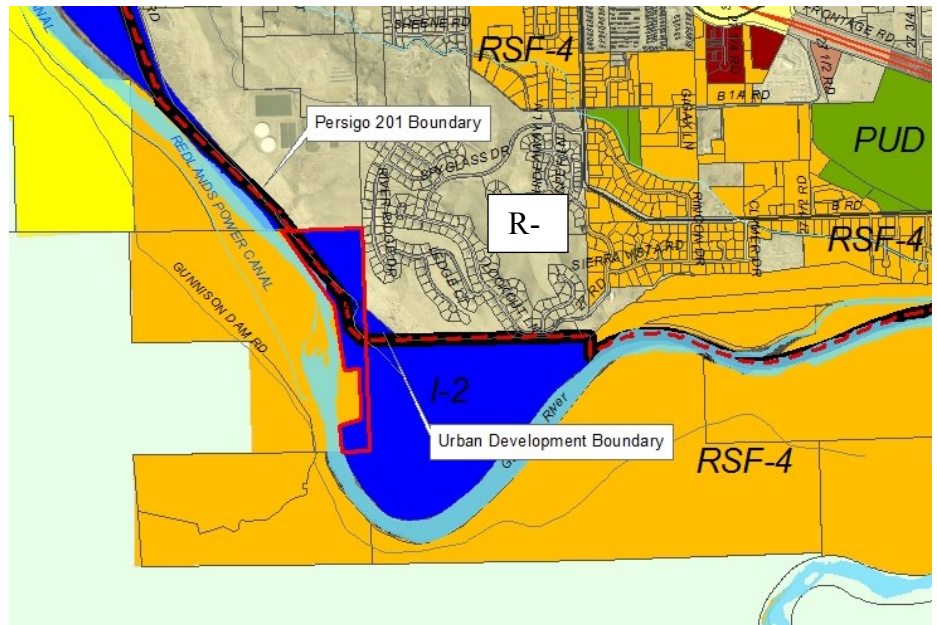
There is no intent to develop either of the BLM properties in a way that would require sewer service.



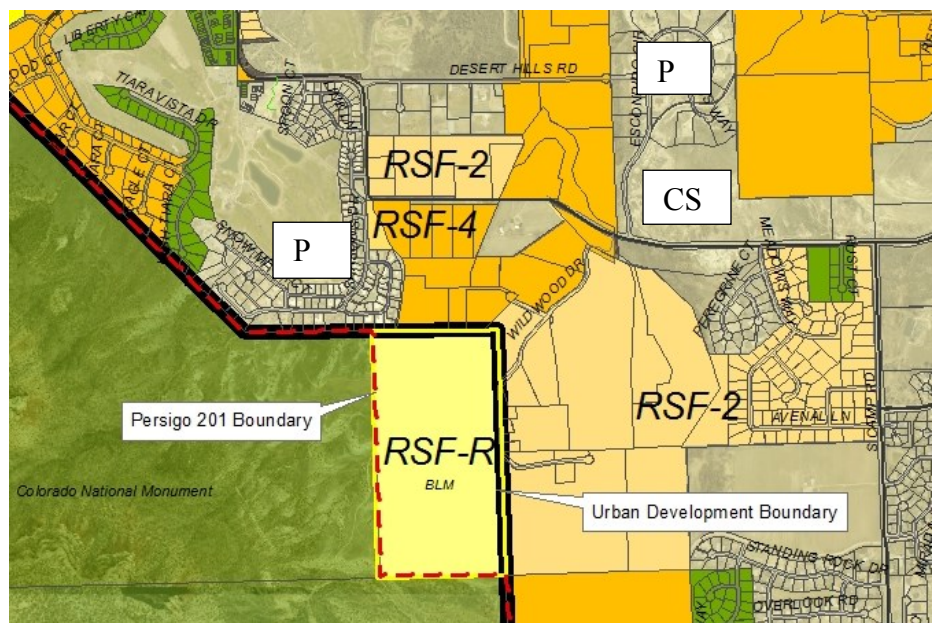
## Land Use Analysis - Zoning and Future Land Use

### Zoning:

Gunnison River: The subject property is zoned I-2 – General Industrial. Zoning on the adjacent parcel to the east is also I-2. Other parcels in the unincorporated area are zoned RSF-4 – Single Family (4 units per acre). Zoning in the incorporated area to the north is CSR – Community Services and Recreation, and R2 – Single Family (2 units per acre) with a Cluster Development Overlay.



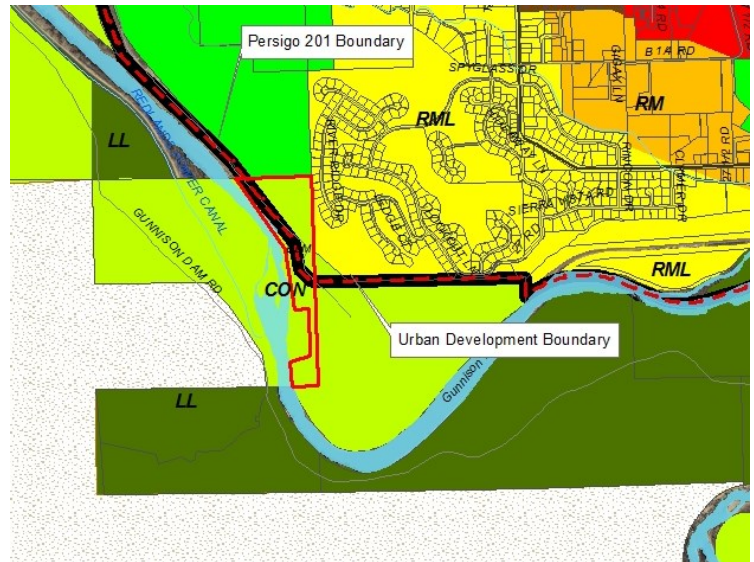
Wildwood: The subject property is zoned RSF-R – Single Family (1 unit per 5 acres). Zoning on adjacent parcels in the unincorporated area includes RSF-4 – Single Family (4 units per acre) and RSF-2 – Single Family (2 units per acre). Nearby zoning in the incorporated area includes PD – Planned Development, and CSR – Community Services and Recreation.



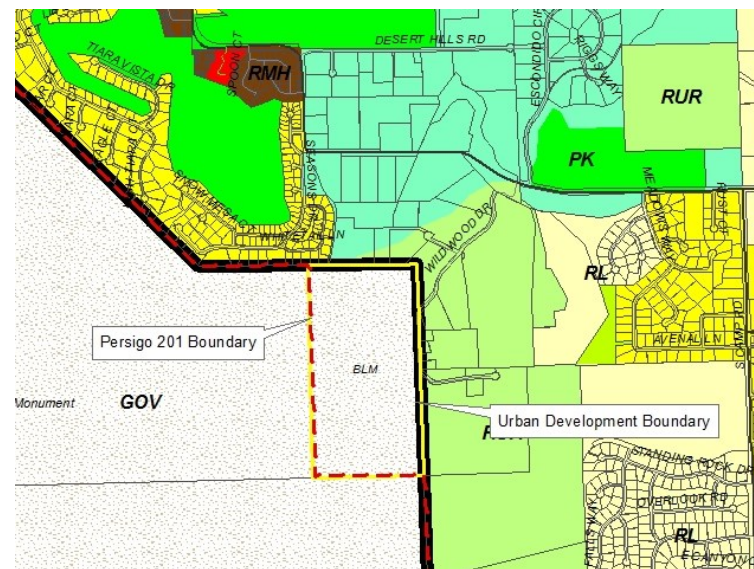


**Future Land Use (FLU):**

The Grand Junction Comprehensive Plan Future Land Use Map designates Gunnison River parcel as CON – Conservation (5 acres per unit). Future land uses near the Gunnison River parcel include CON, RML – Residential Medium Low ( 2-4 units per acre), and PK – Park



The Wildwood parcel has a future land use of GOV – Government. Properties near the Wildwood parcel have a future land use of RML – Residential Medium Low (2-4 units per acre), Estate (1-3 acres per unit), and Rural (5 acres per unit).



**Recommendation:**

The purpose of this request for exclusion from the 201 area by the BLM (property owner) is to remove public lands from areas served by urban services normally


anticipated within a sewer service area. Future development will only allow uses that don't require sewer or annexation into the City of Grand Junction.

Staff recommends approving this request for the following reasons:

3. As public lands, these properties will not need sanitary sewer service.
4. The Wildwood parcel is not within the Urban Development Boundary and upon transfer to the National Park Service, will be withdrawn from all resource-disturbing activity. Its removal from the Persigo 201 boundary is consistent with the Comprehensive Plan, which did not include this parcel in the Urban Development Boundary.
5. The Gunnison River parcel is partially in and partially out of the Persigo 201 Boundary. The full exclusion of the parcel will resolve that conflict.

## Exclusion Request:

9/8/2016 Mesa County Mail - Re: Exclusion of parcels from Persigo District

 Kays Simonson <kays.simonson@mesacounty.us>

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**Re: Exclusion of parcels from Persigo District**  
1 message

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Stevens, Kathryn (Katie) <kastevens@blm.gov> Thu, Sep 8, 2016 at 7:06 AM  
To: Kays Simonson <kays.simonson@mesacounty.us>  
Cc: David Thomson <davidt@ci.grandjct.co.us>, "Beier, Peter" <peter.beier@mesacounty.us>, "Dennerberger, Linda" <linda.dennerberger@mesacounty.us>

Kays, the Grand Junction Field Office of the Bureau of Land Management would also request that three BLM parcels:

2943-313-00-914 (Gunnison River Bluffs)  
2945-352-00-914 (Gunnison River/28 3/8 Road)  
2947-274-00-914 (Wildwood)

be excluded from the Persigo 201 boundaries. Since these parcels are public land and would not be developed, it would seem to make sense that they not be included in an area to be potentially annexed into the city.

If you have any questions, please contact Wayne Werkmeister (970-244-3037) or Robin Lacy (970-244-3028) on our staff.

Thank you,  
Katie

Katie Stevens  
Field Manager  
Grand Junction Field Office  
2815 H. Road  
Grand Junction, CO 81508  
970-244-3010  
[kastevens@blm.gov](mailto:kastevens@blm.gov)

## Public Comments Received:

Phone Calls:

The County and City have received 3 phone calls.


1. Patty Chamberlain – 2073 S. Broadway – asked general information questions.
2. Paul Cooper – 2095 Wildwood Court – asked general information questions.
3. Terry Dixon – 423 Wildwood Drive

Emails:

The following 2 letters received by email.

1. Ken Mabery, Superintendent, Colorado National Monument – in support of exclusion of Wildwood property

8/1/2016 Mesa County Mail - Re: Wildwood Persigo Exclusion

 Kaye Simonson <kaye.simonson@mesacounty.us>

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**Re: Wildwood Persigo Exclusion**  
1 message

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Mabery, Ken <ken\_mabery@nps.gov> Wed, Aug 31, 2016 at 3:19 PM  
To: Kaye Simonson <kaye.simonson@mesacounty.us>

Kaye,

When the transfer of this tract occurs, from BLM's jurisdiction to the National Park Service, it will be withdrawn from all resource-disturbing activities, including utility rights-of-ways. We, therefore strongly support BLM's exclusion from the Persigo boundary.

**Ken Mabery**  
Superintendent  
Colorado National Monument  
1750 Rim Rock Drive  
Fruita, CO 81521  
870-858-3817 x301  
(cell: 970-270-4382)  
Fax -858-0372

2. Patti Chamberlain – requesting information on the reason for the request

Linda:

Good morning. I received the notification of the meeting on 10/20 regarding the 82.68 acres that the BLM owns by Wildwood. I was confused as to why this was being brought to our attention for an undeveloped parcel(29247-274-00-914) that is currently owned by the BLM. I know it was being looked at to be included in the Colorado National Monument but did not know if someone was trying to purchase it or why this was being addressed? Thanks for the clarification. I hope this finds that all is well.

Sincerely,

Patti Chamberlain

Meetings with staff:

None

Letters:

None



Date: October 10, 2016

Authors: David Thornton, Grand Junction Planning and Kaye

Simonson, Mesa County Planning

Meeting Date: October 20, 2016

Attach 4

**CITY /COUNTY PERSIGO BOARD AGENDA ITEM**

**201 Sewer Service Boundary Adjustments**

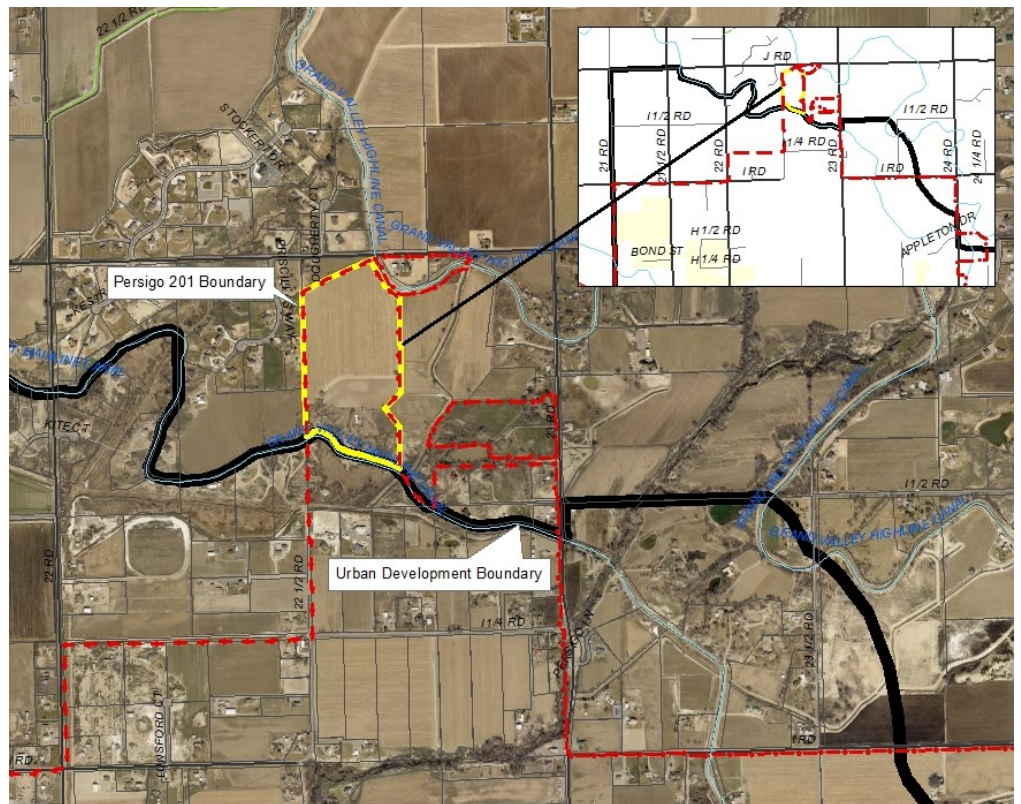
<b>Subject:</b> <u>Ferris Property</u> - Requested Exclusion from the Persigo 201 Service Area
<b>Action Requested/Recommendation:</b> Review and consider adjusting the 201 boundary at the October 20, 2016 Persigo Board Meeting.
<b>Presenter(s) Name &amp; Title:</b> Kaye Simonson, Lead Planner, Mesa County

**Executive Summary:**

Consider a request to amend the 201 Sewer Service Area Boundary to exclude the Robbyn Ferris property located at 2269 J Road, Parcel No. 2701-191-00-062, 40.67 acres, from the Persigo 201 Boundary.

**Project Description:**

Robbyn Ferris, owner of 2269 J Road, has submitted a request to exclude the above-described property from the Persigo 201 Sewer Service Boundary. The intent is to subdivide the property, along with the parcel to the east that was previously excluded in 2012. The property is shown in the Area Map to the right.





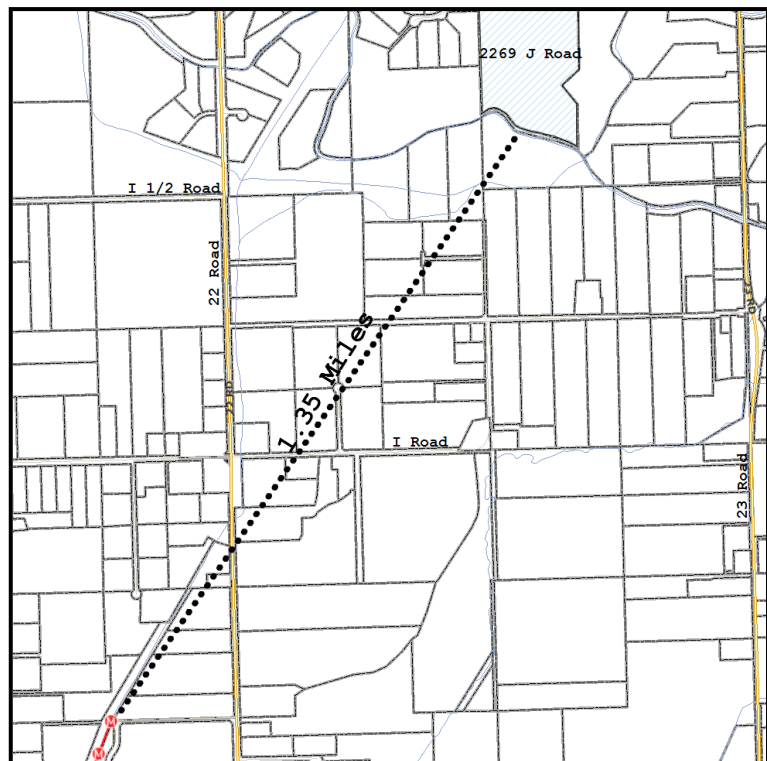
**Background:** 2269 J Road is located within the Persigo 201 boundary but outside the Urban Development Boundary (UDB), with a Future Land Use (FLU) of Rural (RUR; 1 unit per 5-10 acres). The closest incorporated area is about 1.25 miles to the southwest, at 21 ½ Road and H ¾ Road. Properties to the east of the Ferris property have already been removed from the Persigo 201 Boundary, the most recent being the Clevinger property, 995 23 Road, which was excluded in June of 2015. Exclusion of the immediately adjacent property at 2271 J Road was approved in 2012 along with a number of other parcels.

There is a house on the south end of the property. The majority of the property is irrigated farm land. The property is bounded on the south by the Grand Valley Mainline Canal. The Highline Canal is adjacent to the northeast side of the property. The site is accessed from J Road, although it does not have direct frontage. The Comprehensive Plan identifies this area as Rural. Uses in the area are a mix of farmland and large estate-style lots.

A subdivision application for this property and 2271 J Road, to the east, has been initiated with Mesa County. There would be difficulties with the subdivision if the Persigo Boundary is not revised to either exclude or include both parcels. Since 2271 J Road has already been excluded from the 201 boundary, exclusion of 2269 J Road would be logical. In 2012, staff recommended that the entire area north of the Mainline Canal be excluded. However, the Persigo Board preferred to only take action on those properties for which a request had been submitted by the owner.

## 201 Boundary and Existing Sewer Service

The map to the right shows where existing sewer service is provided. The nearest sanitary sewer is 1.35 miles away, at 21 ¾ Road and H ½ Road. With a density of one unit per five to ten acres over most of the area, sewer service is not required. The minimum lot size for Onsite Wastewater Treatment Systems (OWTS) is one acre. As was noted in the 2015 Clevinger Exclusion, extension of sewer service north of the Grand Valley Mainline Canal would be many decades into the future, well beyond the 2040 planning

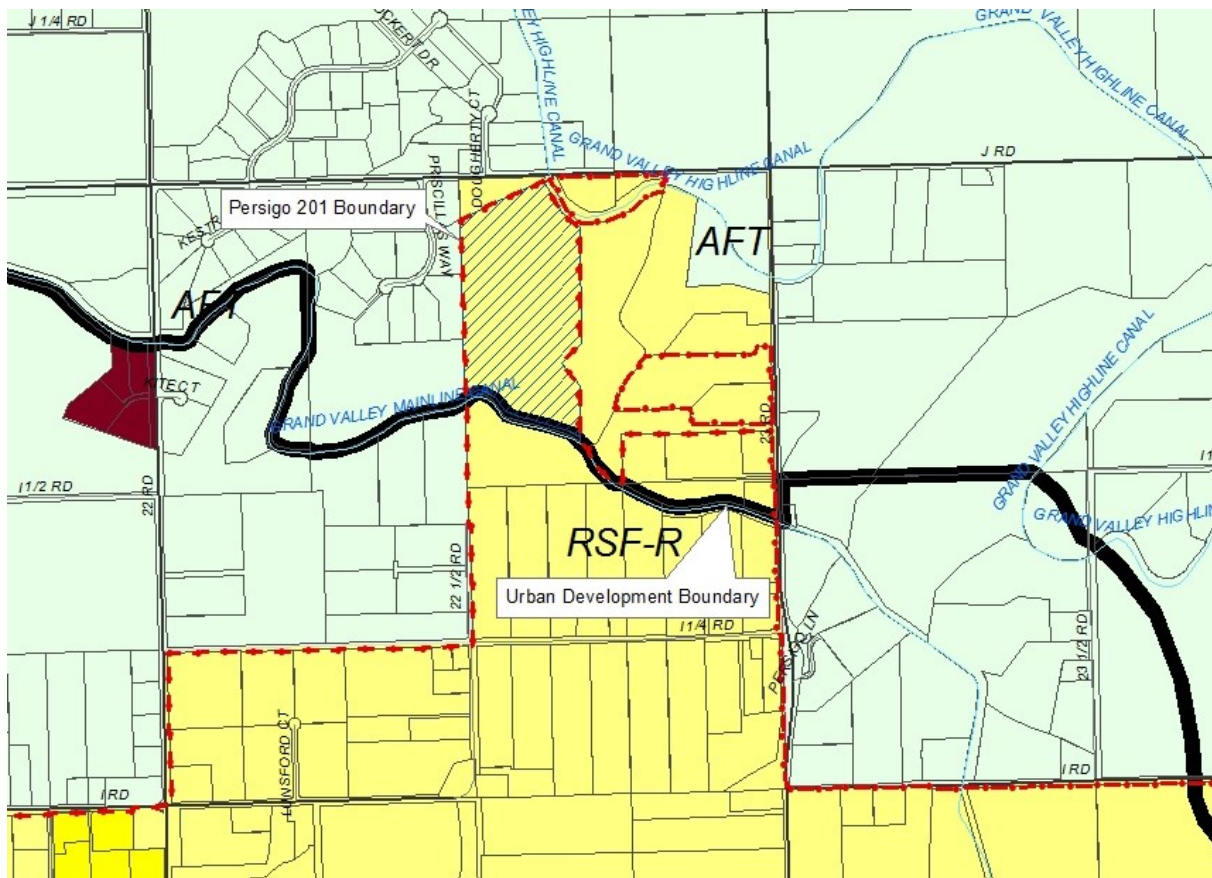


time frame of the 2010 Comprehensive Plan.

## Land Use Analysis - Zoning and Future Land Use

### Zoning:

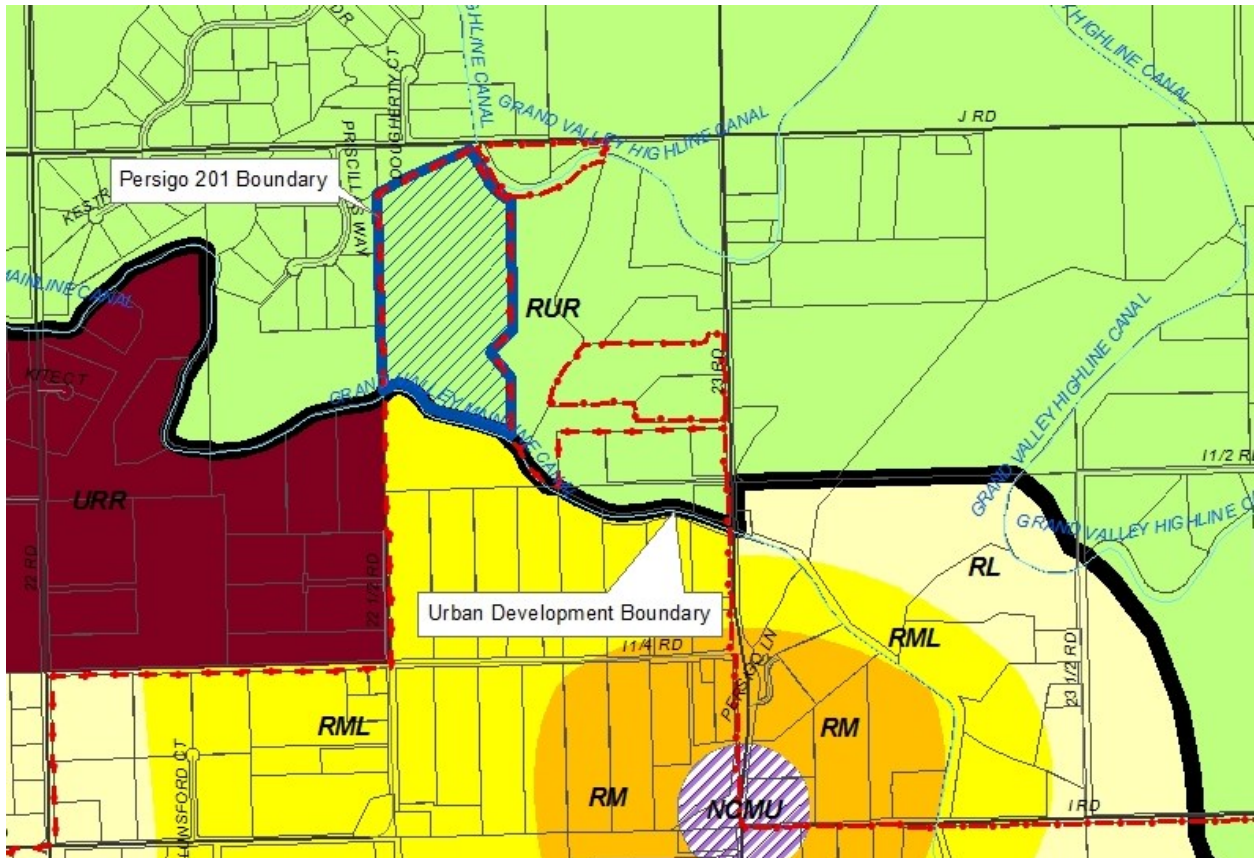
The Ferris property is zoned RSF-R (Single Family, Rural, one unit per 5 acres). The minimum lot size is 5 acres. Other properties in the area are zoned AFT (Agricultural, Forestry, Transitional, one unit per 5-35 acres based on FLU). The minimum lot size in the AFT zoning district is one acre, the minimum allowed for Onsite Wastewater Treatment Systems. The allowed density in the AFT zoning district would be one unit per 10 acres, or one unit per 5 acres if a cluster subdivision is proposed.



### Future Land Use (FLU):

The Grand Junction Comprehensive Plan Future Land Use Map designates the Ferris property as RUR - Rural, which has a density of one unit per five to ten acres. Sewer service is not necessary to develop parcels larger than one acre. The area to the south of the Grand Valley Mainline Canal includes RL (Residential Low, 0.5 to 2 units per

acre), RML (Residential Medium Low, 2-4 units per acre) and RM Residential Medium (4-8 units per acre), arranged concentrically around a Village Center at 23 Road and I Road. To the southwest, the FLU is URR – Urban Residential Reserve (2 units per acre).



**Recommendation:**

The purpose of this request for exclusion from the 201 area by the property owner is to allow development consistent with the densities contained within the Comprehensive Plan.

Staff recommends approving this request for the following reasons:

- 6. The property is outside the Urban Development Boundary.
- 7. The Comprehensive Plan Future Land Use Map identifies future densities for this property that will not need sanitary sewer service.

8. There is no intention to extend sanitary sewer service north of the Grand Valley Mainline Canal as supported by the Comprehensive Plan, which shows this area outside the Urban Development Boundary.

## Exclusion Request:

September 7, 2016

Mesa County Planning Department

Mesa County, CO

ATT: Kaye Simonson

Please remove parcel #2701-191-00-062 from the Persigo Sewer boundary as the parcel is north of the canal.

Thank you for your immediate attention to this matter.

Robbyn Ferris

Owner

2269 J Road

Grand Junction, CO 81505

## Public Comments Received:

### Phone Calls:

The County and City have received 1 phone call.

4. Kevin Konicek – Wishes to have his property at 969 23 Road excluded from the Persigo 201 boundary too

### Emails:

The following one letter was received by email.

Mr. David Thornton,

Thank you for returning my phone call on 09/29/2016 regarding the Public Hearing on 10/20/2016. My purpose in writing this note is to notify the Board of County Commissioners and the Grand Junction City Council members of my desire to also be excluded from the 201 Sewer Service Area at this time. With full understanding that the deadline for consideration has passed. I was



unable to attend the last meeting and have been under the impression that the boundary was set and would not be considered for re-adjustment any time soon.  
Thank you.

Kevin Konicek  
969 23 Road Grand Junction, Co. 81505  
Parcel #2701-191-00-105

Meetings with staff:

None

Letters:

None

Attach 5

Budget Year Calendar 2017 As of October 12th, 2016  
 Organization 900 Sewer Funds

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Interfund Revenue	140,000	140,000	140,300	300	300
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**2017 CIP**

## Proposed CIP

**Plant Backbone**

902-615-620-380-8430	Replace incoming electrical switch gear	\$220,000
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902-615-620-380-8430	3- FLO-DAR Flow measurement meters	\$44,500
902-615-620-380-8431	Fence for Orchard Mesa Facility	\$6,500

**\$322,000****Lab**

902-625.8100-03	ICP for Lab	\$150,000
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**\$160,000****Collection Equipment**

902-615-620-380-8430	Hearing Protection/Communication Equipment (F0010-F001011)	\$31,500
902-615-090.8425	Collection System Equipment	\$25,750

**\$57,250****Collection System Pipe Replacement**

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**\$4,892,155****CNG Storage**

904-615-620-380.8430	High Pressure CNG Storage	<b>\$105,030</b>
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<b>902 CIP</b>	<b>\$4,681,405</b>
<b>904 CIP</b>	<b>\$855,030</b>
<b>Total CIP</b>	<b>\$5,536,435</b>

## ***Persigo***

### **TREATMENT PLANT MAIN POWER DISCONNECT**

### **2017 PROPOSED PROJECT HIGHLIGHTS**

**Budget:** \$220,000



**Description:** The Persigo Treatment Facility has an incoming power supply of 1,302 volts. Power enters the treatment facility through a main control panel which can be used to disconnect power from entering the treatment plant to facilitate repairs.

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## 23 Road Trunk Extension

**Budget:** \$750,000

**Description:** The City has been approached by a development group that owns 70 acres within the city limits and the Persigo 201 boundary at the southwest corner of 23 Rd and H Road known as 789 23 Rd and the Twenty Three Park Plaza Subdivision. The area was approved for development several years ago, but was unable to proceed during for economic reasons. The area is within a sewer master planned area and is eligible to be considered for the trunk extension program.

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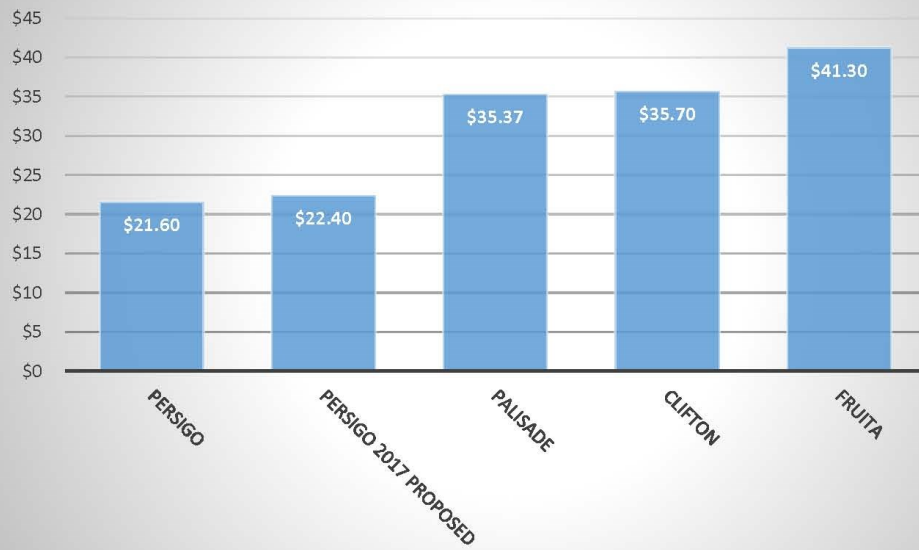
**Budget:** \$31,000

**Description:** The Persigo Collections staff works with extremely loud equipment. As a result of a recent CIRSA inspection it has been determined that staff be required to wear hearing protection when operating their sewer line maintenance equipment.

The problem with wearing hearing protection only designed to eliminate noise is that it makes communication very difficult, which in itself can create another hazard by not being able to communicate while working in busy traffic areas. The requested equipment will allow workers to communicate while protecting their hearing.



### Area Wastewater FY2016 Rates



OCTOBER 20, 2016

PERSIGO  
Joint Board

2017 PROPOSED BUDGET

SD

Budget Year Calendar 2017 As of October 12th, 2016  
 Organization 900 Sewer Funds

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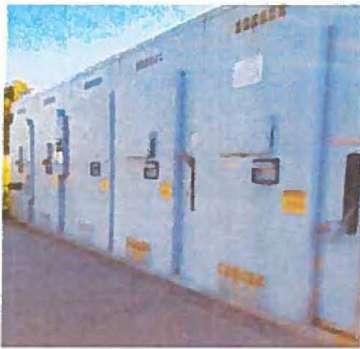
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## **Persigo**

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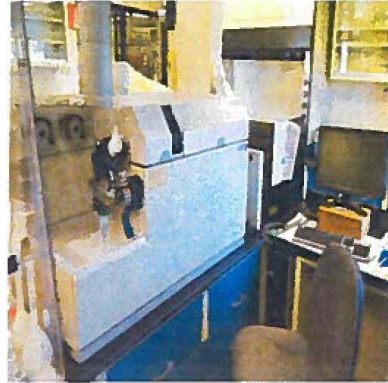
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## **HEARING PROTECTION and COMMUNICATION EQUIPMENT**

**Budget:** \$31,000

**Description:** The Persigo Collections staff works with extremely loud equipment. As a result of a recent CIRSA inspection it has been determined that staff be required to wear hearing protection when operating their sewer line maintenance equipment.

The problem with wearing hearing protection only designed to eliminate noise is that it makes communication very difficult, which in itself can create another hazard by not being able to communicate while working in busy traffic areas. The requested equipment will allow workers to communicate while protecting their hearing.



### Area Wastewater FY2016 Rates

