

**AGENDA  
JOINT PERSIGO MEETING  
CITY OF GRAND JUNCTION, CITY COUNCIL  
MESA COUNTY, BOARD OF COUNTY COMMISSIONERS  
CITY HALL AUDITORIUM  
250 N. 5TH STREET  
GRAND JUNCTION, COLORADO  
THURSDAY, AUGUST 17, 2017, 3:00 P.M.**

Mesa County Commissioner Chair Scott McInnis

- 1. Call to Order – Pledge of Allegiance**
- 2. Minutes of the Last Persigo Board Meeting – October 20, 2016**
- 3. 201 Boundary Adjustments (Persigo Boundary vs Urban Dev. Boundary–UDB)**

**See Attached Map of Proposed Boundary Changes**

Area being considered for Exclusion from the Persigo 201 sewer service area:

- a. **Area 2:** Complete Exclusions. A few properties were excluded in 2012. Additional exclusions were approved in 2015 and 2016. Nine properties remain. The Future Land Use is RUR – Rural. Extension of sewer north of the canal is not anticipated.
- b. **Area 4:** Exclude the area outside the UDB. The Future Land Use for the area outside the UDB is RUR – Rural. The UDB does split two properties, located at 2373 I Road and 863 24 Road. The portions of those properties located within the UDB have a FLU of RL – Residential Low.

Areas being considered for Inclusion into the Persigo 201 sewer service area:

- c. **Area 7:** Include the omitted parcel in the 201 Boundary. This is a single property located at 2627 H <sup>3</sup>/<sub>4</sub> Road. Although in the UDB, it is not in the 201 Service Area. The Future Land Use is RML – Residential Medium Low. The adjoining property is already annexed to the City.
- d. **Area 10:** Include the omitted parcel in the 201 Boundary. This is a single property located at 774 23 Road. Although in the UDB, it is not in the 201 Service Area. The Future Land Use is RM – Residential Medium. The adjoining properties to the south and east are already annexed to the City.
- e. **Area 11:** Expand the Persigo boundary to match the UDB. The Future Land Use is RML – Residential Medium Low. The majority of the area is Monument View Lake.

- f. **Area 1:** Expand the Persigo boundary to match the UDB. Future Land Use for the area is RL – Residential Low south of I ¼ Road and URR – Urban/Residential Reserve north of I ¼ Road
- g. **Area 3:** Expand the Persigo boundary to match the UDB. The Future Land Use includes NCMU – Neighborhood Center Mixed Use; RM – Residential Medium; RML – Residential Medium Low; and RL – Residential Low.
- h. **Area 6:** Expand the Persigo boundary to match the UDB. The Future Land Use is RM- Residential Medium and RML – Residential Medium Low.
- i. **Area 8:** Expand the Persigo boundary to include the airport and the land north to the UDB. A significant portion of this area has already been annexed to the City. The Future Land Use is Airport. While the northern property is BLM land, there have been discussions regarding sale or trade of the land for additional airport and industrial uses; the Comprehensive Plan allows for that possibility.
- j. **Area 9:** Expand the Persigo boundary to 30 ½ Road based on the 2009 Black and Veatch Sewer Basin Study. The Future Land Use in this area is IND – Industrial.

#### 4. Other Business

#### 5. Adjourn



**PERSIGO & URBAN DEVELOPMENT BOUNDARY RECONCILIATION - DRAFT**

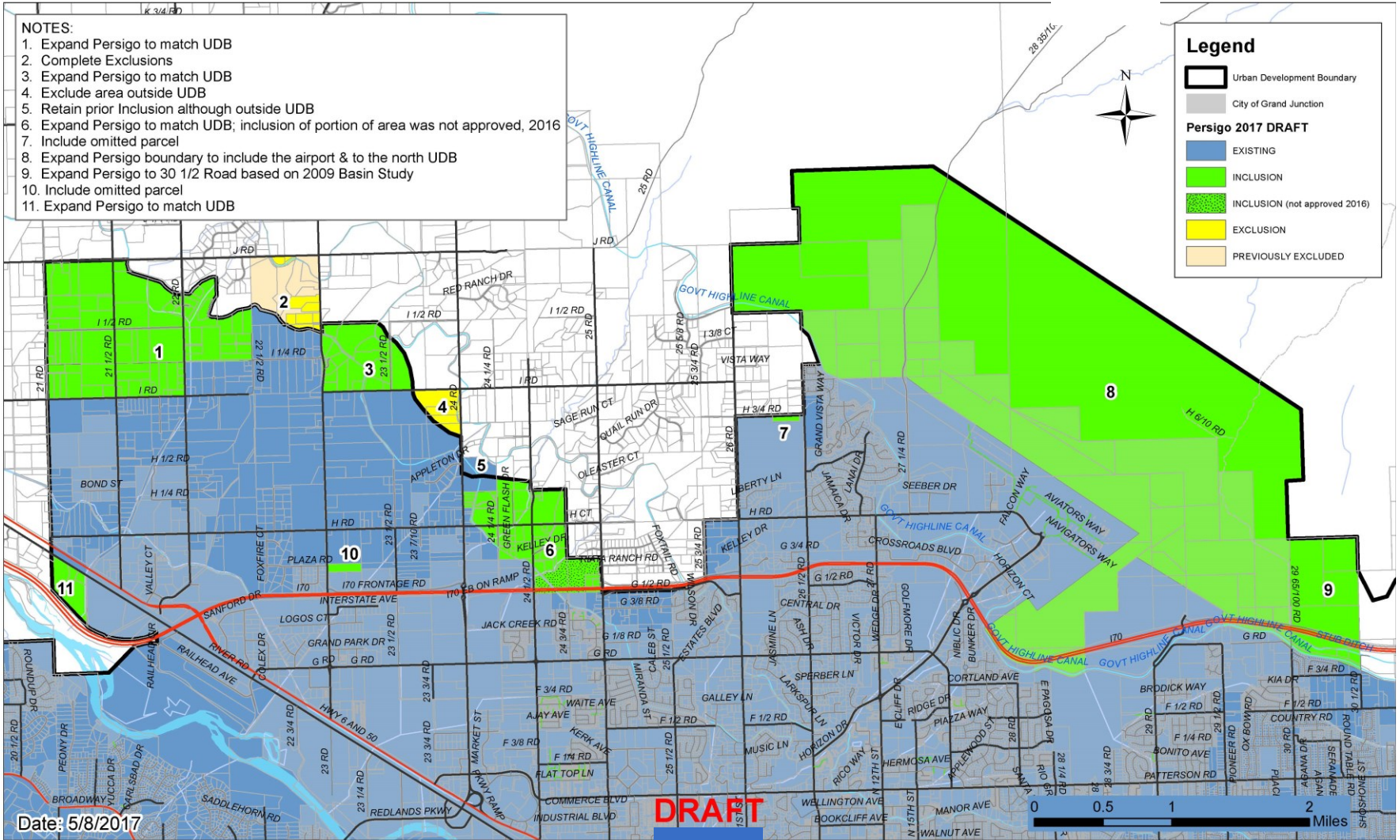


**NOTES:**

1. Expand Persigo to match UDB
2. Complete Exclusions
3. Expand Persigo to match UDB
4. Exclude area outside UDB
5. Retain prior Inclusion although outside UDB
6. Expand Persigo to match UDB; inclusion of portion of area was not approved, 2016
7. Include omitted parcel
8. Expand Persigo boundary to include the airport & to the north UDB
9. Expand Persigo to 30 1/2 Road based on 2009 Basin Study
10. Include omitted parcel
11. Expand Persigo to match UDB

**Legend**

- Urban Development Boundary
- City of Grand Junction
- Persigo 2017 DRAFT**
- EXISTING
- INCLUSION
- INCLUSION (not approved 2016)
- EXCLUSION
- PREVIOUSLY EXCLUDED



Date: 5/8/2017

**DRAFT**



**GRAND JUNCTION CITY COUNCIL  
&  
MESA COUNTY BOARD OF COUNTY COMMISSIONERS  
JOINT PERSIGO MEETING MINUTES**

**October 20, 2016**

Video is available upon request

**1.0 CALL TO ORDER – PLEDGE OF ALLEGIANCE**

At 2:03 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. Those in attendance from Mesa County were Chair Rose Pugliese, Commissioner John Justman, Frank Whidden, County Administrator; J. Patrick Coleman, County Attorney; Kaye Simonson, Senior Planner; Linda Dannenberger, Planning Division Director; and Lori Westermire, Clerk to the Board. Minutes prepared by Lori Westermire. Commissioner Scott McInnis was excused from the meeting.

In attendance from the City of Grand Junction were Mayor Phyllis Norris, Mayor Pro Tem Marty Chazen; Councilmembers Duncan McArthur, Barbara Traylor Smith and Rick Taggart; Greg Caton, City Manager; John Shaver, City Attorney; Greg Lanning, Public Works Director; Dan Tonello, Wastewater Services Manager; and Stephanie Tuin, City Clerk. Councilmembers Bennett Boeschstein and Chris Kennedy were absent.

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

**APRIL 14, 2016**

Motions were made by the Joint Board as follows:

Grand Junction City Council

MAYOR PRO TEM MARTY CHAZEN MOVED TO APPROVE; COUNCILMEMBER BARBARA TRAYLOR SMITH SECONDED; THE MINUTES WERE ACCEPTED. Mayor Norris requested Stephanie Tuin call roll of the Councilmembers: Those also in favor of the motion included Councilmembers Duncan McArthur, Rick Taggart, Barbara Traylor Smith, Mayor Pro Tem Marty Chazen, and Mayor Phyllis Norris. The meeting minutes were approved.

Board of County Commissioners

COMMISSIONER JOHN JUSTMAN MOVED TO APPROVE THE MINUTES AS SENT OUT; CHAIR ROSE PUGLIESE SECONDED, MOTION PASSES.

**3.0 201 BOUNDARY ADJUSTMENTS**

**A. Requested Exclusion from the Persigo 201 Service Area – Properties owned by 166 Edlun, LLC, Bureau of Land Management (BLM) and Mesa County**

The request is 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

Kaye Simonson briefed the Joint Board on the request and entered into the record the Mesa County Land Development Code, the Grand Junction Development Code, the Grand Junction Comprehensive Plan, along with the Project Files and PowerPoint presentations for each exclusion request on today's agenda. She discussed the site location, current zoning, future land uses, surrounding land uses and ownership, right-of-ways and easements, and sewer lines in the project area.

Public Comment

Vicki Felmlee, Colorado Director of the Old Spanish Trail Association, commented on gravel operations, and the location of the Old Spanish Trail along easements in the area.

Board Action and Motions

Mayor Phyllis Norris requested clarification on the establishment of the 201 Boundary and the consequences of changing it. John Shaver explained the purpose and history of the 201 Boundary.

Mayor Pro Tem Marty Chazen requested staff explain why the request included public and privately owned parcels. Ms. Simonson explained the process to include public land following the request by 166 Edlun, LLC.

CHAIR ROSE PUGLIESE MOVED THAT WE GRANT THE REQUEST FOR AN EXCLUSION FROM THE PERSIGO 201 SERVICE BOUNDARY FOR THAT EDLUN PROPERTY; COMMISSIONER JOHN JUSTMAN SECONDED, MOTION PASSES.

COUNCILMEMBER BARBARA TRAYLOR SMITH MOVED THAT WE APPROVE THE REQUEST FOR THE EXCLUSION FROM THE PERSIGO 201 SERVICE AREA FOR THE EDLUN PROPERTY 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; MAYOR PRO TEM MARTY CHAZEN SECONDED. Mayor Norris requested Stephanie Tuin take a roll call of the Councilmembers: Those in favor of the motion included Councilmembers Duncan McArthur, Rick Taggart, Barbara Traylor Smith, and Mayor Pro Tem Marty Chazen; Mayor Phyllis Norris was not in favor. The motion passed.

**B. Requested Exclusion from the Persigo 201 Service Area – Two parcels owned by the BLM**

The request is 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

Ms. 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 comments. She discussed the site location, current zoning, and surrounding uses.

Public Comment

There were no comments.

Board Action and Motions

The Joint Board made the following motion:

COUNCILMEMBER RICK TAGGART MOVED TO APPROVE THE REQUEST FOR EXCLUSION FROM THE PERSIGO 201 SERVICE AREA FOR THE BLM PROPERTY, TWO PARCELS, ONE NEAR THE GUNNISON RIVER, AND ONE ADJACENT TO THE COLORADO NATIONAL MONUMENT; MAYOR PRO TEM MARTY CHAZEN SECONDED. Mayor Norris requested Clerk Tuin take a roll call of the Councilmembers. In favor of the motion were Councilmembers Rick Taggart and Barbara Traylor Smith, and Mayor Pro Tem Chazen. Those not in favor of the motion included: Councilmember Duncan McArthur and Mayor Phyllis Norris. The vote was not passed by the Councilmembers and therefore, the Mesa County Commissioners did not make a motion. The item was not approved by the Joint Board.

**C. Requested Exclusion from the Persigo 201 Service Area – Ferris Property**

The request is to have the Ferris property, located at 2269 J Road, removed from the 201 Service Boundary. Kaye Simonson briefed the Board on the request and discussed the site location, zoning, future land uses, history of sewer service, and summarized public comments.

John Shaver added information on procedures for application and notification, and the need to reconcile the Urban Development Boundary with the 201 Service Boundary. Linda Dannenberger explained the location of the 201 Service Boundary was due to terrain, zoning, and population projections that

determined the capacity of the sewer treatment plant. Patrick Coleman commented on the need and process to bring together the Urban Development and 201 Boundaries.

#### Public Comment

Dave Roper, adjacent property owner, spoke regarding changes to the 201 Boundary in the project area.

#### Board Action and Motions

The Joint Board made the following motions:

COUNCILMEMBER BARBARA TRAYLOR SMITH MOVED TO APPROVE THE REQUEST FOR EXCLUSION FROM THE PERSIGO 201 SERVICE AREA FOR THE FERRIS PROPERTY LOCATED AT 2269 J ROAD, MAYOR PRO TEM MARTY CHAZEN SECONDED. The Joint Board continued to discuss the item with staff. Mayor Norris requested Stephanie Tuin take a roll call of the Councilmembers. Those also in favor of the motion included: Councilmembers Barbara Traylor Smith, Duncan McArthur, Rick Taggart, Mayor Pro Tem Marty Chazen, and Mayor Phillis Norris. All agreed.

COMMISSIONER JOHN JUSTMAN MOVED TO REQUEST EXCLUSION FROM THE PERSIGO 201 BOUNDARY SERVICE AREA OF THE FERRIS PROPERTY; CHAIR ROSE PUGLIESE SECONDED, MOTION PASSES.

#### **4.0 2017 BUDGET PRESENTATION**

Greg Lanning presented details of the 2017 proposed budget. Greg Caton and Dan Tonello added additional information pertaining to revenue and expenditures in the proposed budget.

#### **5.0 GENERAL REPORTS**

##### **A) Orchard Mesa Sanitation District Dissolution**

Dan Tonello reported on the status of the Dissolution.

##### **B) Other**

Mr. Tonello briefed the Board on the status of the CNG facility and discussed REN credits, revenue from fuel usage, and storage requirements.

#### **6.0 OTHER BUSINESS**

Mayor Norris and Chair Pugliese discussed the need with staff to review the Persigo Agreement and to have a Joint Board meeting in January 2017.

#### **7.0 ADJOURN**

With no further business to come before the Persigo Board, Mayor Norris adjourned the meeting at 4:15 p.m.

Sheila Reiner,  
Mesa County Clerk and Recorder

Stephanie Tuin, MMC  
City Clerk

DRAFT





Date: August 11, 2017

Authors: David Thornton, Grand Junction Planning and Kaye Simonson, Mesa County Planning

Meeting Date: August 17, 2016

### CITY /COUNTY PERSIGO BOARD AGENDA ITEM

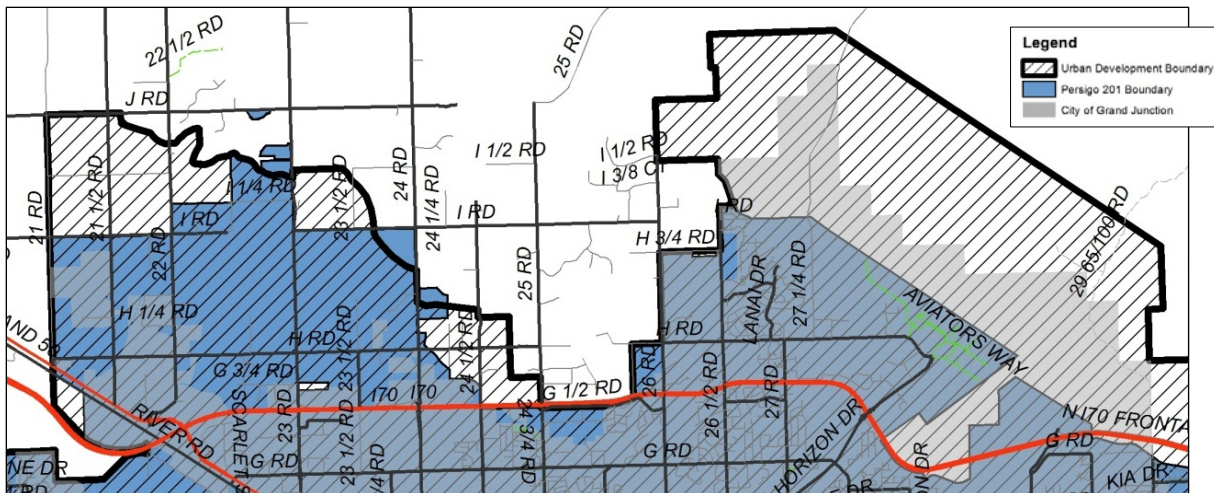
#### 201 Sewer Service Boundary Adjustments

<b>Subject:</b> Persigo 201 Service Area Proposed Amendments
<b>Action Requested/Recommendation:</b> Review and consider adjusting the 201 boundary at the August 17, 2017 Persigo Board Meeting.
<b>Presenter(s) Name &amp; Title:</b> Kaye Simonson, Lead Senior Planner, Mesa County David Thornton, Principal Planner, City of Grand Junction

### I. Executive Summary:

Consider amending the Persigo 201 Service Area boundary to align with the Urban Development Boundary in order to make land use and sewer service policies consistent.

**II. Project Description:** The purpose of the proposal is to align the Persigo 201 Service Area Boundary with the Urban Development Boundary (UDB). The proposed action involves 233 parcels in the area lying north of I-70 and between 22 Road on the west and 30 1/2 Road on the east. Of those properties, 218 are proposed for inclusion in the Persigo 201 Service Area and 15 are proposed for exclusion.

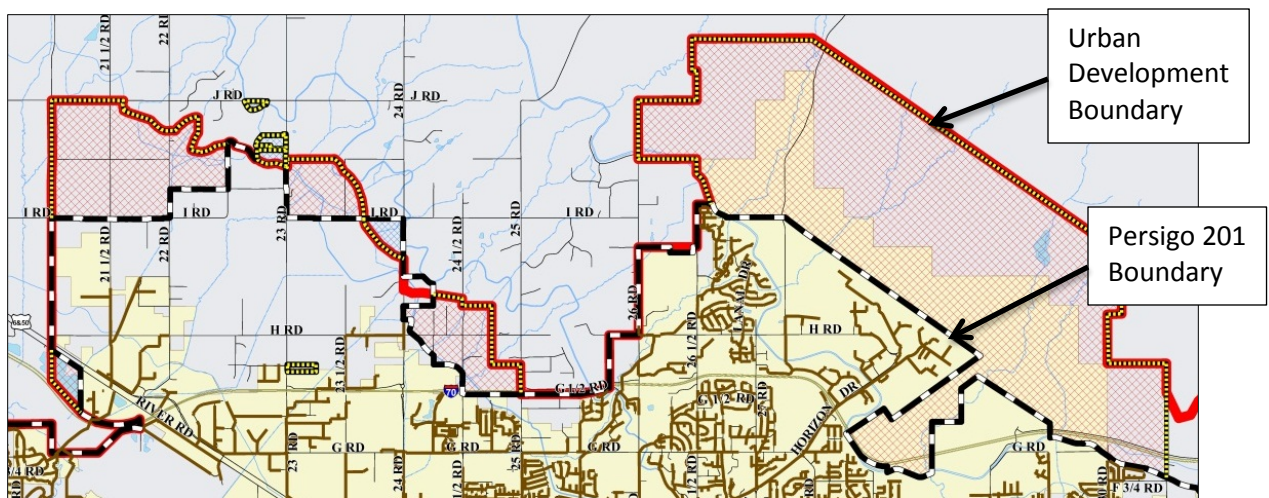


The intent in aligning the Persigo 201 Service Area and the Urban Development Boundary is to have consistent land use and sewer service policies. Additionally, it will help provide clarity and predictability for landowners, neighbors, the development community, and the City and County with regards to the limits of urban-level growth. By aligning the boundaries, infrastructure needs can be better anticipated by predicting the amount and location of future growth.

**III. Background:** The current Persigo 201 Service Area was established in 2008. At that time, the Grand Junction area was experiencing significant growth and there were concerns from developers and officials that there was not adequate available land. In 2009, the Black and Veatch Sewer Basin Study was completed, identifying where and how sewer service could be extended. The Grand Junction Comprehensive Plan was subsequently adopted in 2010, establishing the Urban Development Boundary (UDB). The Comprehensive Plan also includes the Future Land Use Map, identifying a range of densities and types of land uses. Urban land uses are those within the Urban Development Boundary that are expected to be served by urban levels of service, including sewer. The location of this boundary was heavily informed by the Black and Veatch study that identified where sewerage could occur and thus where urban level of development could be feasibility constructed. It was also the result of many community meetings and input from citizens.

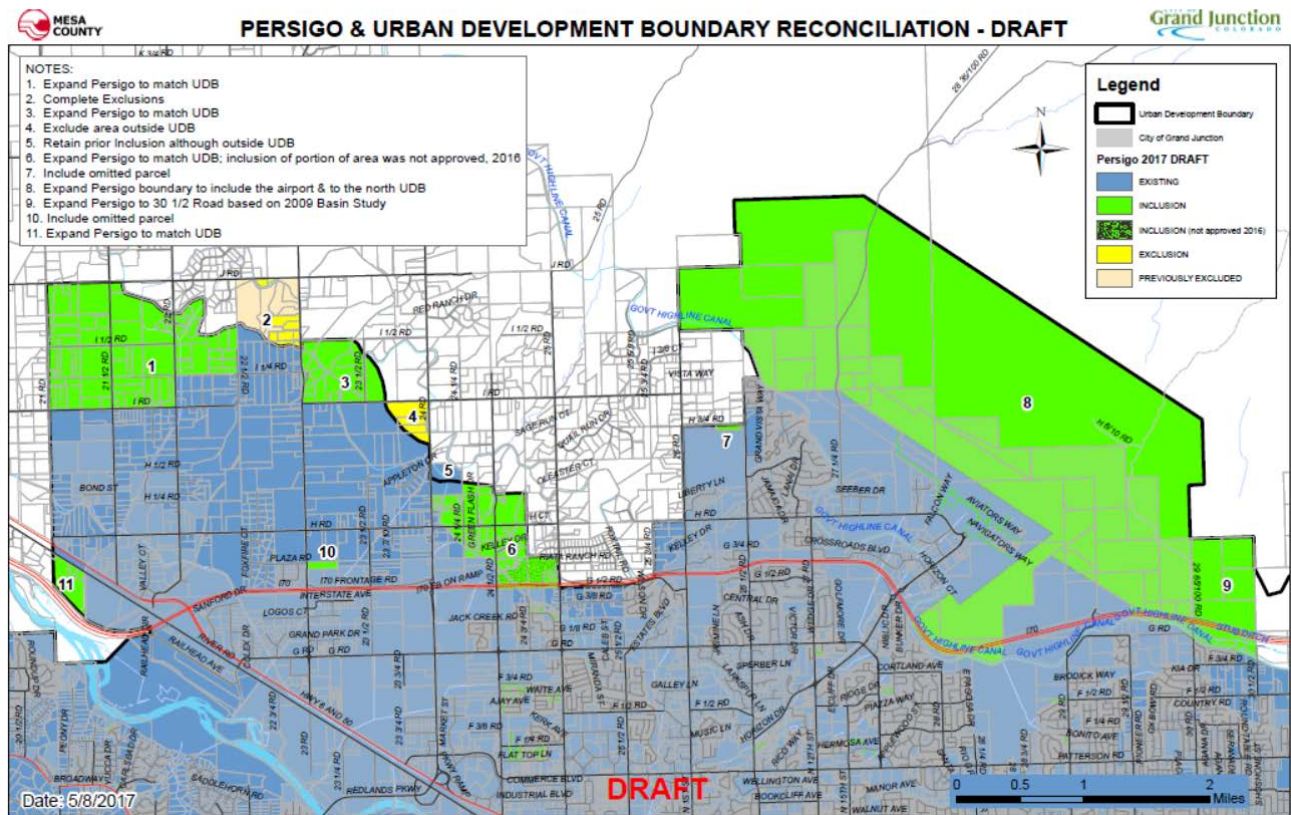
In the 1998 Intergovernmental Agreement, also known as the Persigo Agreement, it is agreed the Urban Growth Area (UGA; now UDB) and 201 boundary should be the same. However, today the UDB does not match the 201 boundary in several areas.

Since 2010, the Persigo Board has considered a number of inclusions and exclusions in the area. For example, most of the properties north of the Grand Valley Mainline Canal and west of 23 Road have been excluded on a property-by-property basis, but a few properties remain in the 201 service area. The properties immediately north of I-70 and west of 25 Road, known as Peach Hill, were proposed for inclusion in April of 2016. At that time, the Persigo Board declined to grant the inclusion, despite the properties being located within the UDB. Following that hearing, staff was directed to assess all of the areas where the UDB and 201 Service Area did not align. The red hatched areas shown below (Map 1) indicate all of the areas where the UDB and Persigo service area are not congruent. The map also shows existing sewer lines.



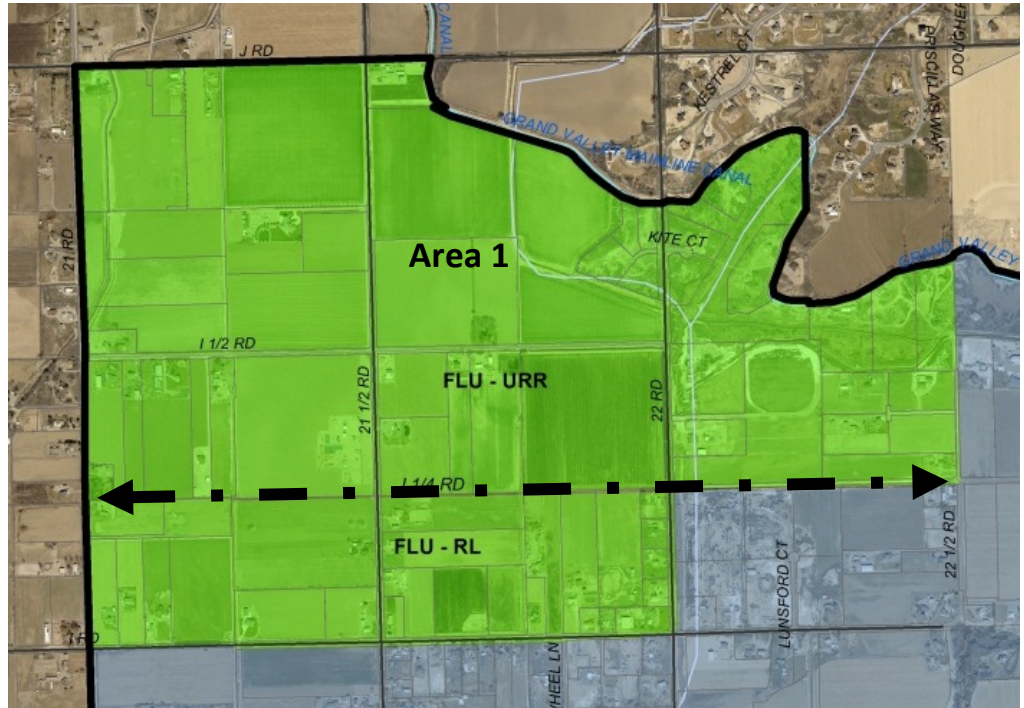
In preparation for this hearing, two Open Houses were held. Over 100 people attended. Based on feedback from the public, the primary areas of concern are the U/RR – Urban/Residential Reserve area north of I ¼ Road (indicated as Area 1 in this report and on the maps), and the area immediately north of the interstate and west of 25 Road (indicated as Area 6). Written comments and e-mails that have been received are attached to this report. Staff has also summarized the main concerns that were heard as they related to specific areas within this report.

**IV. Proposed Changes:** The areas where changes are being proposed are referenced by number to facilitate discussion. On the maps, colors indicate whether it is proposed to be included (green) or excluded (yellow). The existing Persigo 201 area is shown in blue. (See also attached Maps 2-6.)



**Area 1:** Area 1 is currently within the UDB but outside the Persigo boundary. The Future Land Use (FLU) for the area is RL – Residential Low south of the I ¼ Road alignment and U/RR – Urban/Residential Reserve north of I ¼ Road.

The U/RR future land use is intended to be used when there is longer-range potential for public sewer, but in the interim, property owners would like to undertake some level of development on larger lots. Property owners may subdivide their property while retaining at least 40% of the site in a reserve lot that can be developed at a higher density once sewer service is available.

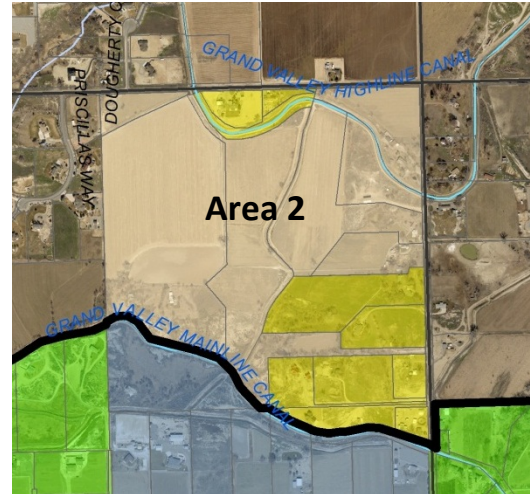


At the Open Houses, a number of property owners within the U/RR area noted that placing their properties within the Persigo boundary could result in them not being able to subdivide their property at the densities currently allowed. Specifically, the Persigo Agreement only allows the creation of one new parcel. Properties must annex to the City of Grand Junction if more lots are created. The owners noted that the Persigo Agreement does not adequately address how properties in the U/RR FLU would or should be treated if included in the 201 Service Area, given the significant distance from sewer service.

The URR – Urban Residential Reserve zoning allows a minimum lot size of one acre with a two-acre overall density. Lot sizes one acre and greater can be served by Onsite Wastewater Treatment Systems (OWTS) and do not require sewer service. The Persigo Agreement was not meant to apply to areas such as the U/RR. Inclusion of the U/RR FLU should not occur until sewer becomes available and it becomes possible to develop at urban densities. At that point, implementation would occur through a Future Land Use map amendment and by rezoning to an urban zoning district.

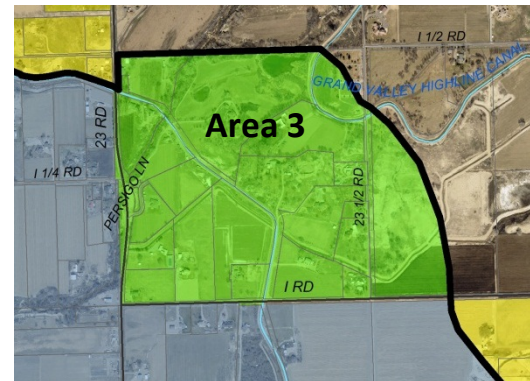
**STAFF RECOMMENDATION:** Based on input received at the Open Houses, staff is recommending that the area north of I ¼ Road (north of dashed line), with a Future Land Use of Urban/Residential Reserve (U/RR – 2-acre density) not be included in the Persigo 201 Boundary until sewer service is available and the appropriate future land use amendment and rezoning is approved. Staff recommends that the area south of I ¼ Road (south of dashed line) with a Future Land Use of Residential Low (RL – 0.5 – 2 units/acre) be included in the Persigo 201 Boundary.

**Area 2:** Area 2 is currently outside of the UDB but within the Persigo service area. A number of individual properties were excluded in 2012. Additional exclusions were approved in 2015 and 2016. Nine properties remain, as indicated by yellow in the map to the right. The parcels in beige indicate the prior exclusions. At the Persigo Board meeting in October of 2016, the Board recommended bringing an amendment to complete the exclusions. The FLU is RUR – Rural, which has a density of five acres and can be served by Onsite Waste Water Treatment Systems (OWTS). Extension of sewer north of the canal is not anticipated.



*STAFF RECOMMENDATION: Exclusion as presented*

**Area 3:** Area 3 is currently excluded from Persigo but within the UDB. It is proposed to expand the Persigo boundary to match the UDB. The FLU includes NCMU – Neighborhood Center Mixed Use at the intersection of 23 Road and I Road, with density decreasing in concentric circles from RM – Residential Medium, to RML – Residential Medium Low, and RL – Residential Low. The eastern side of the UDB splits a large parcel located at 910 23 ½ Road. The Comprehensive Plan allows flexibility in land uses and development when a property has more than one FLU or is split by the UDB or Persigo boundary.



*STAFF RECOMMENDATION: Inclusion as presented*

**Area 4:** Area 4 is currently within Persigo but outside of the UDB. It is proposed to exclude this area from Persigo. The FLU for the area outside the UDB is RUR – Rural. The UDB does split two properties, located at 2373 I Road and 863 24 Road. The portions of those properties located within the UDB have a FLU of RL – Residential Low. The Comprehensive Plan allows flexibility in land uses when a property has more than one FLU or is split by the UDB or Persigo boundary.



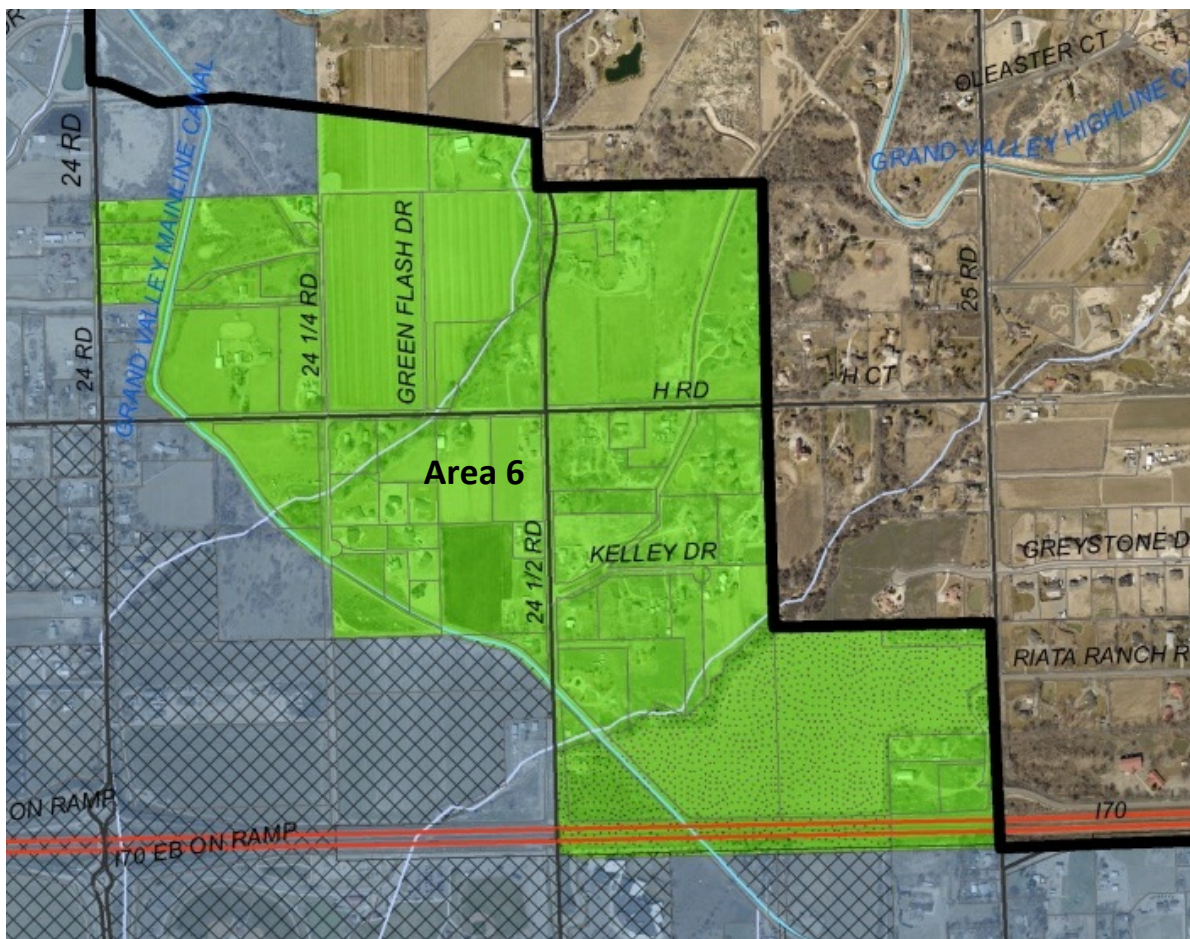
*STAFF RECOMMENDATION: Exclusion as presented*

**Area 5:** Area 5 is within Persigo but partially outside of the UDB. It is proposed to retain the inclusion that was approved by the Board in 2014. The portion of the property in the UDB has a FLU of RML – Residential Medium Low. The north half lies outside the UDB with a FLU of EST – Estate. A future development proposal for the site could include a request to amend the UDB and FLU.



*STAFF RECOMMENDATION: No change*

**Area 6:** Area 6 is currently within the UDB but outside of Persigo. It is proposed to expand the Persigo boundary to match the UDB. A request by property owners for inclusion of 4 parcels at the south end between 24 1/2 Road and 25 Road was not approved in 2016. The Persigo Board subsequently asked that all the areas where the UDB and Persigo boundary differ be examined as a whole.



The FLU is RM – Residential Medium (4-8 units/acres) and RML – Residential Medium Low (2-4 units/acre). Sewer is stubbed out to Canyon View Park, south of the interstate.

The area outside the UDB and beyond the proposed Persigo boundary has a FLU of Estate, which can have lots one acre or larger served by OWTS.

At the open houses and through calls and e-mails, a number of people from the neighborhoods to the east and north relayed to staff that they would prefer the area not be served by sewer and that it should be developed at an Estate density. Changes to Future Land Use and the Urban Development Boundary would require a Comprehensive Plan amendment, which is a separate process and outside the scope of the Persigo Board's authority. As of the writing of this report, staff has been contacted by only a few property owners located within the area proposed for amendment; only one was opposed to the proposal.

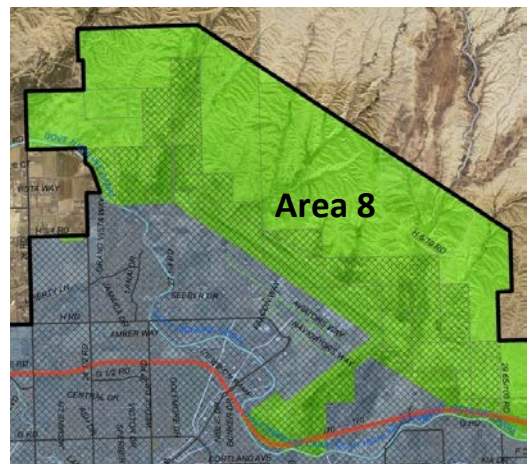
*STAFF RECOMMENDATION: Inclusion as presented*

**Area 7:** Area 7 is currently within the UDB but outside of Persigo. It is proposed to include the omitted parcel in the 201 Boundary. This is a single property located at 2627 H ¾ Road. Although in the UDB, it is not in the 201 Service Area. The FLU is RML – Residential Medium Low. The adjoining property is already annexed to the City.



*STAFF RECOMMENDATION: Inclusion as presented*

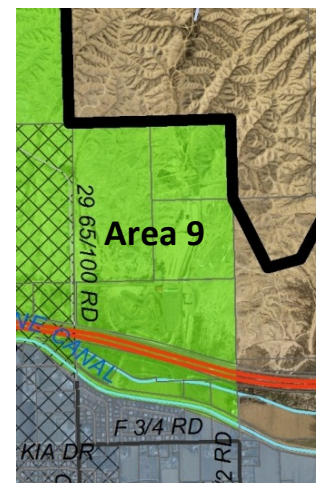
**Area 8:** Area 8 is currently within the UDB but outside of Persigo. It is proposed to expand the Persigo boundary to include the airport and the land north to the UDB. A significant portion of this area (the airport property) has already been annexed to the City. The FLU is Airport. While the northern property is BLM land, there have been discussions regarding sale or trade of the land for additional airport and industrial uses; the Comprehensive Plan allows for that possibility.



*STAFF RECOMMENDATION: Inclusion as presented*

**Area 9:** Area 9 is currently within the UDB but outside of Persigo. It is proposed to expand the Persigo boundary to 30 ½ Road based on the 2009 Black and Veatch Sewer Basin Study. The future land use in this area is IND – Industrial.

*STAFF RECOMMENDATION: Inclusion as presented*



**Area 10:** Area 10 is currently within the UDB but outside of Persigo. It is proposed to include this parcel in the 201 Boundary. This is a single property located at 774 23 Road. The FLU is RM – Residential Medium. It is surrounded by the Persigo 201 area. The adjoining properties to the south and east are already annexed to the City. With the 23 Road sewer trunk line extension, sewer service will be near the property.

*STAFF RECOMMENDATION: Inclusion as presented*



**Area 11:** Area 11 is currently within the UDB but outside of Persigo. It is proposed to expand the Persigo boundary to match the UDB. The FLU is RML – Residential Medium Low. The majority of the area is Monument View Lake. The west portion of the subdivision is in the Cooperative Planning Area (Fruita Buffer).

*STAFF RECOMMENDATION: Inclusion as presented*



## V. Zoning and Future Land Use

### Zoning:

Zoning is shown on Map 8, attached. The majority of the properties in the affected areas are zoned AFT – Agricultural Forestry Transitional (five-acre density, one-acre minimum lot size), or RSF-R – Residential Single Family Rural (five-acre density, five-acre minimum lot size). A few properties in the U/RR FLU (Area 1) have been rezoned to URR – Urban Residential Reserve. Several properties in Area 6 have been zoned RSF-E – Residential Single Family Estate. As properties are developed and annexed, they would be rezoned in accordance with their Future Land Use.

### Future Land Use (FLU) Map:

The Grand Junction Comprehensive Plan Future Land Use Map (Map 7, attached) indicates a range of land uses, including RL – Residential Low (0.5-2 units/acre); RML – Residential Medium Low (2-4 units/acre); RM – Residential Medium (4-8 units/acre); and U/RR – Urban/Residential Reserve (2 acres/unit). The eastern area includes IND –



Industrial and AIRPT – Airport. With the exception of the U/RR, sewer service is necessary to develop at these densities.

## **VI. Public Notice and Comments**

### **Notice**

Open House: Postcards were mailed on July 1<sup>st</sup> to all owners of affected properties plus all property owners within five hundred (500) feet of areas proposed for change.

Legal notice was published on July 17<sup>th</sup> and 24<sup>th</sup>.

Hearing: Letters were mailed to all owners of affected properties on August 2<sup>nd</sup>, indicating the parcel number and whether the proposal was inclusion or exclusion. Additionally, letters were mailed to all property owners within five hundred (500) feet of areas proposed for change, advising them that they were in the notification area but no changes were proposed for their properties.

### **Public Comments Received:**

#### Open Houses

Open houses were held on July 12 and August 1, 2017 at the Appleton Christian Church to allow interested parties to view maps and speak to City and County staff. Approximately 65 people attended the July 12 open house, and about 40 people attended the August 1 open house. Attendees were provided forms on which to provide written comments. Many of the verbal comments were related to understanding when and how sewer service is extended and when connection is required. A summary of all received comments is attached.

As of August 10:

#### Phone Calls

The City and County have received twenty-six (26) phone calls representing owners distributed throughout the affected areas and from the adjoining notification areas. The majority of callers were requesting information on how the proposal would affect their properties.

#### Emails:

Six (6) emails were received by the City of Grand Junction and Mesa County. They are attached.

#### Letters:

One (1) letter was received by Mesa County. It is attached.

## **VII. Recommendation:**

The purpose of this proposal is to align the Persigo 201 Service Area boundaries with the Urban Development Boundary so that growth policies and sewer service policies are consistent.

Staff recommends approving the amendments to the Persigo 201 Service Area boundaries as follows:

Area 1 – Inclusion of the portion within the Residential Low Future Land Use, to the I ¼ Road alignment, with the portion in the Urban/Residential Reserve Future Land Use north of I ¼ Road remaining outside the Persigo 201 Boundary

Area 2 – Exclusion of all remaining properties from the Persigo 201 Boundary

Area 3 – Inclusion within the Persigo 201 Boundary

Area 4 – Exclusion from the Persigo 201 Boundary

Area 5 – Retain existing inclusion; no action required

Area 6 – Inclusion within the Persigo 201 Boundary

Area 7 – Inclusion within the Persigo 201 Boundary

Area 8 – Inclusion within the Persigo 201 Boundary

Area 9 – Inclusion within the Persigo 201 Boundary

Area 10 – Inclusion within the Persigo 201 Boundary

Area 11 – Inclusion within the Persigo 201 Boundary

These recommendations are based on the following:

1. The proposal is consistent with Paragraph 14(a) of the 1998 Intergovernmental Agreement, which states in part, “The parties agree that the [UDB] and the 201 should be the same, although amendments are required to accomplish this consistency.”
2. The Future Land Uses within the Urban Development Boundary are urban densities, which will require sewer service when developed.
3. Aligning the two boundaries provides clarity and predictability for landowners, neighbors, the development community, and the City and County.
4. Aligning the boundaries will help the City and County plan for more efficient infrastructure and provision of services.

## OPEN HOUSE COMMENT SUMMARY

Name	Comments
July 12, 2017	
Ren Pirtle	If it costs us extra money or forces others onto sewer we are against it. Is there more to this than what you have shown or told us?
Bonny Collins	Interested in finding out about hooking into sewer. Also interested in discussing development potential for her property.
D. T. Duffy	I am strongly opposed to proposed amendment. I have lived at 2489 H Road for 30 years and do not want to see the density of home that the sewer service would promote. This question is asked every six months. Do not do this to our community.
Bob Fuoco	Do not expand North of I-70. The roads and utilities will not support the high density caused by the expansion.
Sandra Hastings	For what difference does it make for a wedding venue at our home?
Pamela Fox	I have property at 901 26 1/2 Road that has sewer in the 26 1/2 Road right by my house. I want my 44 acres to be included in the Persigo service center. You have developed it north of property, east of my property and south of my property. I do not understand the exclusion of 901 26 1/2 Road.
August 1, 2017	
Unknown	Re #6: Please do not move the Black line to Red line. 25 Road is extremely busy and it's difficult to drive both ways. Please make no changes. We want North of I-70 to be quiet and 1 home per 3 acres or as is.
Patrick Page	Move the urban boundary back to the current Persigo 201 Boundary, between 24 and 25 Road to I-70.
Margi Baleztana	We own property zoned URR. We would prefer the Persigo line not be moved until a review on how the sewer would be extended to or through our property. What rights would we have in this zone district under the Persigo Agreement?
Bret Pomrenke	Area 6 - Please keep old Persigo boundary. Estate is in place. Please keep it!
John Kelleher	All of the area north and east of area 6 is zoned Estate. Most of the lots in Area 6 are built as Estate housing. Please do not extend the service area boundary. Extending the service area boundary will only help a few developers at the expense of existing landowners. The cost of the sewer extensions and required road improvements will wind up being borne by the citizens with only a few developers being helped. The existing landowners will see property values fall as people wanting quiet move further out.
Dick and Mary Jones	We live in the area of 25 Road and H Road. If sewer is brought north of the interstate, high density housing will follow. The 25 Road infrastructure cannot handle the traffic. My neighbors and ourselves do not want the noise or the traffic that busy neighborhoods have. We like our quiet country area and wish to keep it that way! Move the Urban Development Boundary in the Comprehensive Plan to remain south of the interstate in area 6.

## E-MAIL COMMENTS:

**From:** Main Street Bagels [redacted]  
**Sent:** Saturday, July 08, 2017 11:44 AM  
**To:** citymanager <citymanager@gjcity.org>  
**Subject:** persigo

To: Grand Junction City Council members  
And to; Mesa County Board members,

Concerning the Community Open House at Appleton Christian Church about the Persigo boundary.

My wife, Missy & I will be unable to attend either date due to a surgery and then visiting family. Our position is that we urge you to permanently designate that all residential development North of I-70 be forever rural. (Minimum of one acre lots.) If enlarging the Persigo boundary hampers this designation, we urge you to not enlarge the boundary.

Thank you!  
Mark & Missy Smith

822 24 ½ Rd GJ

**From:** Dorothy Cogburn [redacted]  
**Sent:** Monday, July 17, 2017 6:03 AM  
**To:** David Thornton <davidt@gjcity.org>  
**Subject:** Sewer

When will this be passed and will there be a sewer line up 21 Road, hope so, when is Brookfield subdivision starting?  
Will H1/2 road be put in?  
I live at 850 21 road

Sent from my iPad  
Dot

**From:** Mark Madsen <mm@brosnan.net>  
**Sent:** Monday, August 7, 2017 2:35:55 PM  
**To:** David Thornton; mclrange@mesacounty.us  
**Subject:** persigo service area proposed amendments

Dear Sirs- I request that 24rd to 25rd between I-70 and I road should remain "estate" zoned. Please move the urban boundary back to the current Persigo 2001 boundary (city sewer) line between 24 and 25 roads to I-70. Sincerely- Mark Madsen 2484 Sage Run Ct., Grand Jct.

**From:** bfuoco@  
**Sent:** Tuesday, August 08, 2017 1:55 PM  
**To:** Belinda White <belindaw@gjcity.org>  
**Subject:** Persigo expansion

Dear Mesa County Commissioners, Grand Junction City Council, and Dave Thornton,

Please vote NO on the 201 Sewer Service Area Boundary Amendment for Area 6 into the Persigo 201 Service area. Please exclude this area from the Persigo 201 service area and pursue adjustment of the long range planning to keep this area zoned as estate.

My wife and I moved to our current location at 2467 H Road in 1984. At that time the zoning was one unit per 5 acres. Over the years we have seen it shrink to one unit per acre. The expansion of the Persigo boundary could potentially create a scenario of up to eight units per acre. This density would be incompatible with the current home owners reasons for living in our neighborhood. In addition it would strain the existing infrastructure to a point it would affect our current quality of life. The roads are already over crowded, irrigation water is no longer plentiful and internet is spotty at best.

It is my understanding the existing master plan was altered from its original design to include our area in the Persigo expansion plan contrary to the wishes of the current residents. I hope you will listen to them this time and remove it from the future master plan.

Thank you for consideration of our request.

Sincerely,

Bob and Anna Maria Fuoco

Yenter <[REDACTED]>  
To: kaye.simonson@mesacounty.us

Tue, Aug 8, 2017 at 10:46 AM

Good afternoon Ms. Simonson,  
Would you please ensure that the commissioner's and council member receive my plea.

I am writing to you today to encourage your vote against the inclusion of my property into the boundary ! We moved specifically to be in the county. We do not want to be one step closer to being absorbed by the city. We love our rural location. We do not plan to subdivide and fear that the rural feel of the area will no longer be that. We farm hay and have animals. We do not want to be told what to do with our property by the city. Most of the council members do not live in this area and I fear that no one is looking out for my best interests. With past experience of additional sewer line on 21 1/2 road we still are reminded daily that it was put in. The road is a mess still, potholes and dips that have never been fixed. Just forgotten, as the way of rural life will be if this passes. Please represent us the small guys!

Thank you,

Dee Yenter  
2102 I road

[REDACTED]  
Dee Yenter

Sue Magee <s[REDACTED]>  
To: mclrange@mesacounty.us

Wed, Aug 9, 2017 at 6:07 PM

Please vote **NO** on the 201 Sewer Service Area Boundary Amendment for Area 6 into the Persigo 201 Service area. Please exclude this area from the Persigo 201 service area and pursue adjustment of the long-range planning to keep this area zoned as estate.

We moved to the North Grand Junction area in 1998 after living elsewhere in the valley since 1980. We paid a premium for our property as did all our neighbors who chose to buy estate lots. We bought here based on the zoning at the time. There are few areas in the valley that are close to jobs in town that offer acreage so this is an asset to the community. There is land to be developed into high density lots that can be done without betraying the trust in zoning that the owners north of town were told was set when they purchased. This issue has come up before and has failed because the elected officials realized that it was not appropriate and representative to their constituents to change the zoning after homes were built.

Changing the zoning from estate to higher density devalues our property.

I appreciated the support of the County Commissioners and City Council Members when this change was proposed and was defeated a few years ago. I hope that you continue to support your constituents and vote NO on the 201 Sewer Service Area Boundary Amendment when it is discussed, Thursday, August 17<sup>th</sup> at 3:00 PM. I will not be able to attend but would appreciate your being my voice in presenting my concerns in this discussion.

Thank you for time and consideration in this matter.

Sincerely,

Sue Magee

[REDACTED]

[REDACTED]

2517 Oleaster Court

## LETTERS:

August 10, 2017

Mesa County Planning Division  
200S Spruce Street  
Grand Junction, CO 81501

RE: Persigo service area proposed amendments

To whom it may concern,

This letter is to advise you of my opposition to the proposed changes to the current Persigo Wastewater Treatment Plant service boundary. This proposal does not benefit any of my neighbors or myself the way it is currently presented. The additional cost that would be imposed to the land owner or developer would be astronomical and would outweigh any benefit offered by the city. Below are a few observations I have about the proposal.

- Currently my area enjoys the opportunity to develop on an average basis of 2 acre lots without having to incur the cost of running a sewer main to our properties. I personally would have to run a sewer main of up to 1.25 miles minimum in order to develop my property if under the control of the City of Grand Junction. This would be if I could run it on 21.5 rd and not on 21 rd.
- This particular area has enjoyed a rural style of development in the past years which is represented by the developments that have occurred in areas such as the 22rd and J Road. These developments average around a 2 acre density. Any higher development would be met with a great deal of resistance from the surrounding residents.
- It is a very well known issue that there is a shortage of larger lots available in this community and the proposed changes would not allow this lesser density since the development cost would require an extreme high density development in order to make it feasible.
- If this proposal were to be implemented the main people hurt by this would be the land owner. In order to sell their property to a developer they would have to greatly reduce the selling price of the current values enjoyed in order for any development to be feasible.
- This issue comes down to feasibility and benefits to the land owners. Just like the city when making decisions about costs, a developer and a land owner needs to look at the same issues. I personally asked at the workshops recently held, about the City's intentions to expand any main sewer lines that were shown on the map, and simply asked if the yellow lines were actually extensions that were in the works or simply lines on a map. I was told by the city staff that they are not currently planning on any extensions at this time and the areas where the yellow lines are on the map would have to undergo a study to see if it would be feasible for them to expand the line. I ask you then if the city cannot tell me that it would be feasible for them to expand a line on 21.5 road around 1/3 of a mile, how can they ever expect me or my neighbors to expand the line for them up to 1.5 miles, and be feasible.
- Under the current proposal this is nothing but a freeze on any development in my area, only to help the city to achieve their 50 year growth plan. I for one do not believe it is right to hold any landowner hostage on their development rights they currently enjoy for a government plan that may or may not ever come to light.
- For years there has been a concern about rural sprawl. After spending ten years of serving on the county planning commission, I feel confident in saying these plans are not working. The way

the current plans are now, they simply promote rural sprawl due to the unintentional consequences of well intended planning. By making it too costly to develop in the urban areas of the city, and also for the URR areas in the county, it has forces development into the more rural areas where it is cheaper to develop without the costs for infrastructure required by the governing agencies. A good example is the URR areas. Even though my signature is on these plans, I was opposed to the idea that we needed to force land owners to reserve portions of their land for future development by a city that cannot be guaranteed it will ever happen. Also to require a land owner to provide curb gutter and sidewalks on developments with lesser density is too costly, which is evident by the lack of development in these areas. I have witnessed my neighbors try to develop their properties under this plan and simple cannot make the numbers work, they simply cannot develop under the URR criteria, it is too costly.

The above is only a few observations and concerns that I have, and share with many of my neighbors. I would respectfully request that the county not approve this change, and in fact look at moving the current lines around 21.5 Rd. and 22 Rd. for the Urban Development Boundary south to align with the current Persigo Wastewater Treatment Plant service boundary. You should then change the URR zoning to estate zoning allowing 2 acre densities in this area, which is more appropriate for this area, and in reality is what is allowed now.

If the City of Grand Junction feels they need more higher density growth, then they need to expand the current boundaries where the growth is beginning to happen, in such areas as the 24 rd. to 26 rd. north to I road. This area is closer to all the current city infrastructure and city services.



Thank for your time and service. I hope you will continue to look out for the best interest of the land owners who you represent, and not allow this proposal to go through.

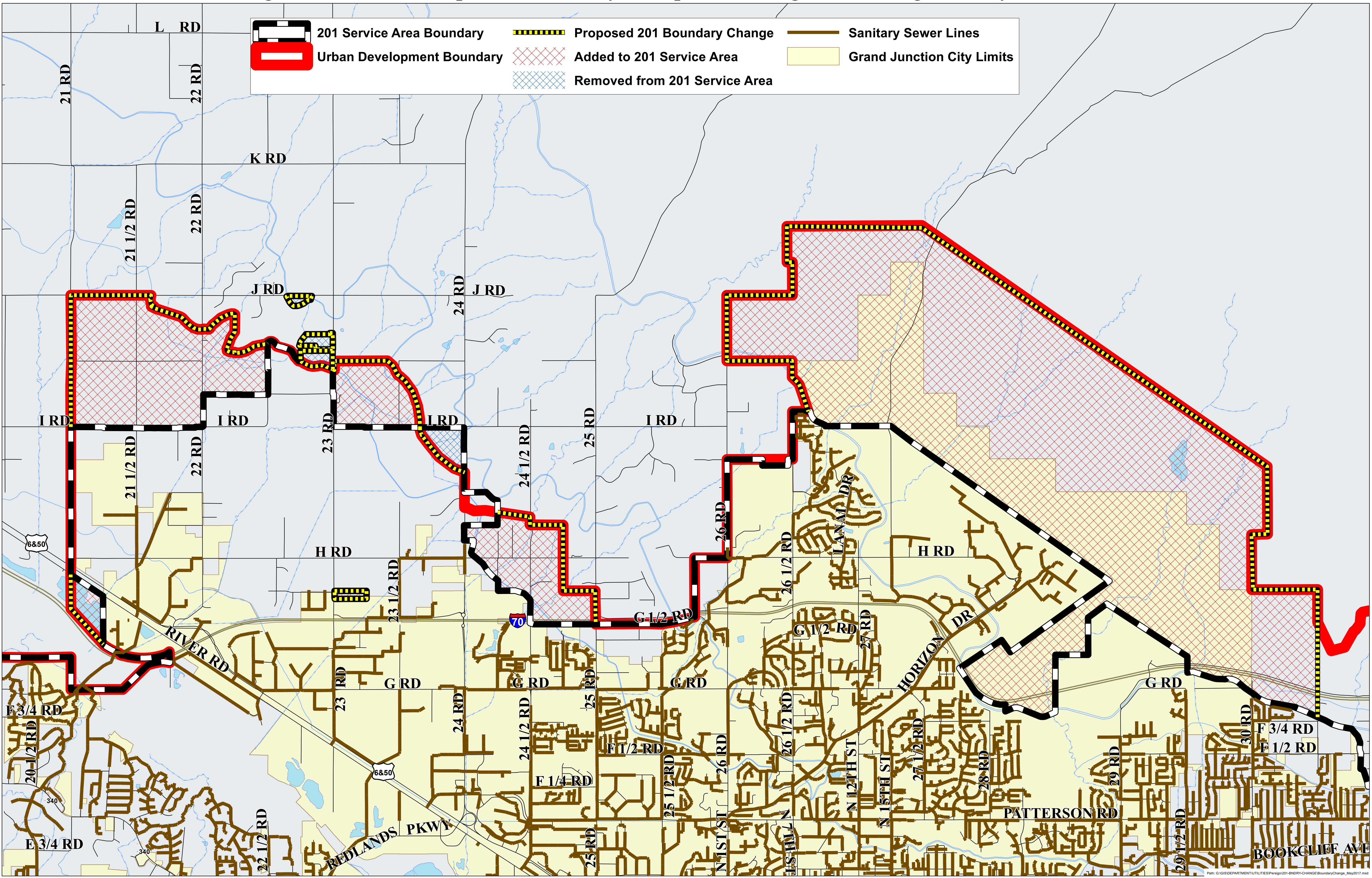
Sincerely,



Mark Bonella  
973 21.5 Rd.  
Grand Junction, CO 81505  
(970) 241-0000



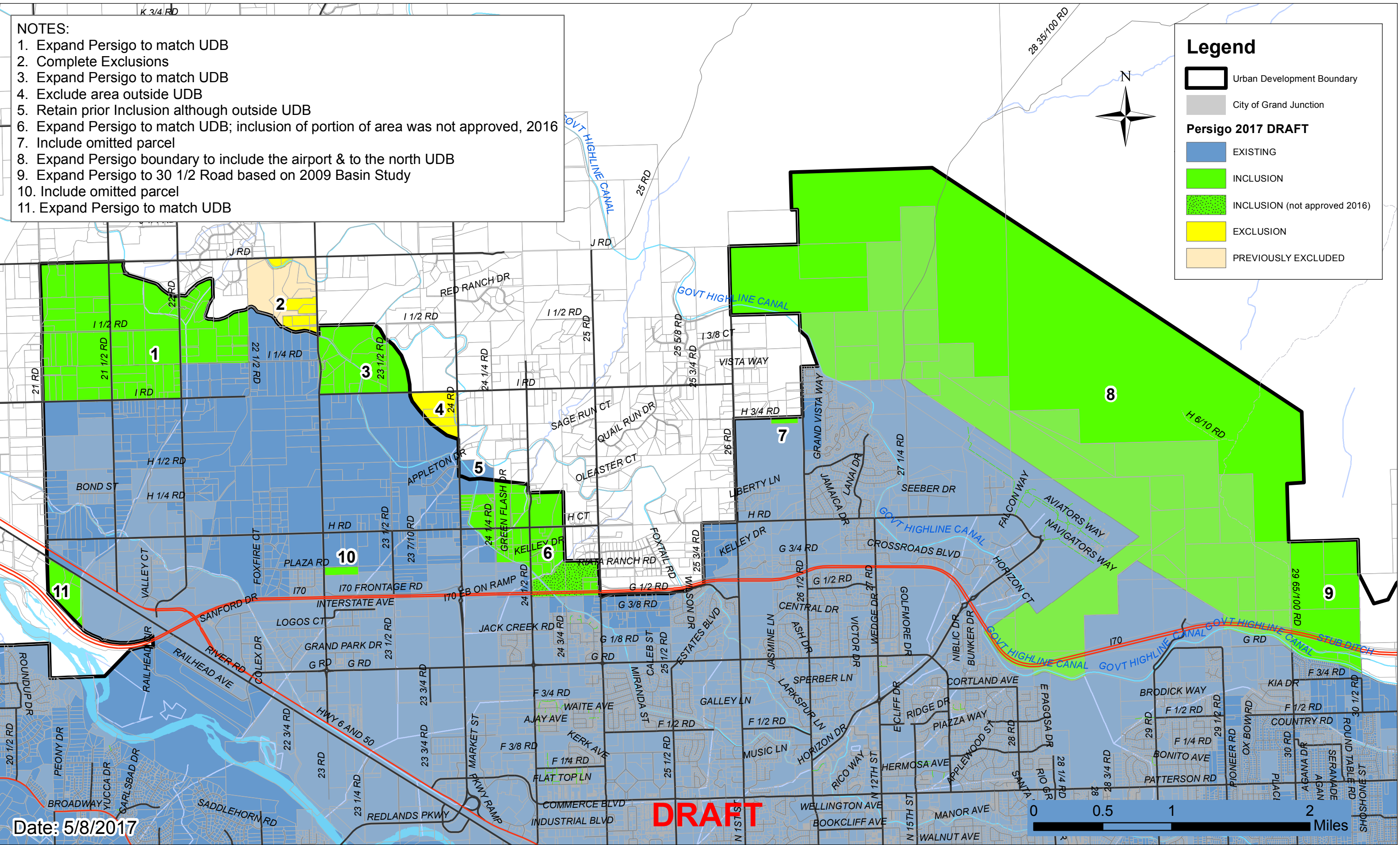
	201 Service Area Boundary		Proposed 201 Boundary Change		Sanitary Sewer Lines
	Urban Development Boundary		Added to 201 Service Area		Grand Junction City Limits
			Removed from 201 Service Area		



- NOTES:**
1. Expand Persigo to match UDB
  2. Complete Exclusions
  3. Expand Persigo to match UDB
  4. Exclude area outside UDB
  5. Retain prior Inclusion although outside UDB
  6. Expand Persigo to match UDB; inclusion of portion of area was not approved, 2016
  7. Include omitted parcel
  8. Expand Persigo boundary to include the airport & to the north UDB
  9. Expand Persigo to 30 1/2 Road based on 2009 Basin Study
  10. Include omitted parcel
  11. Expand Persigo to match UDB

**Legend**

- Urban Development Boundary
- City of Grand Junction
- Persigo 2017 DRAFT**
  - EXISTING
  - INCLUSION
  - INCLUSION (not approved 2016)
  - EXCLUSION
  - PREVIOUSLY EXCLUDED



**DRAFT**

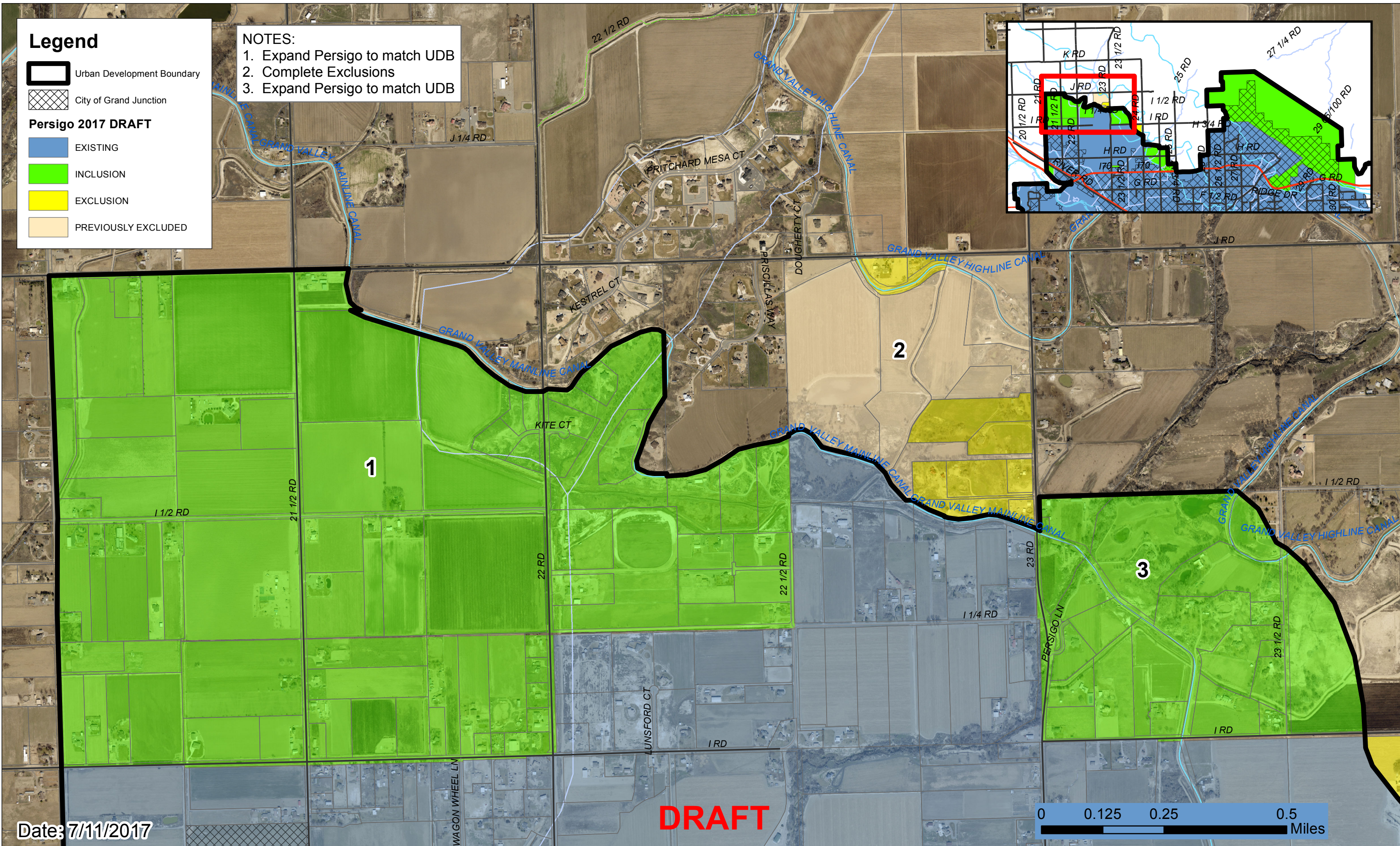
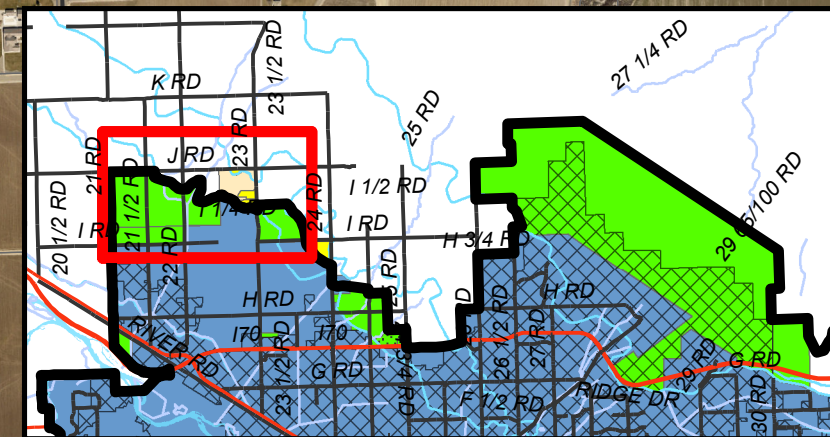
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## Legend

-  Urban Development Boundary
-  City of Grand Junction
- Persigo 2017 DRAFT**
-  EXISTING
-  INCLUSION
-  EXCLUSION
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### NOTES:

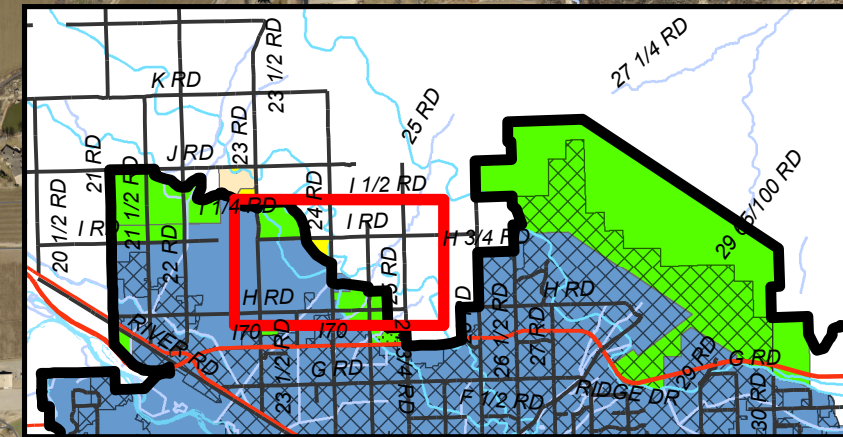
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**DRAFT**



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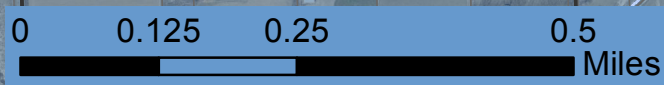
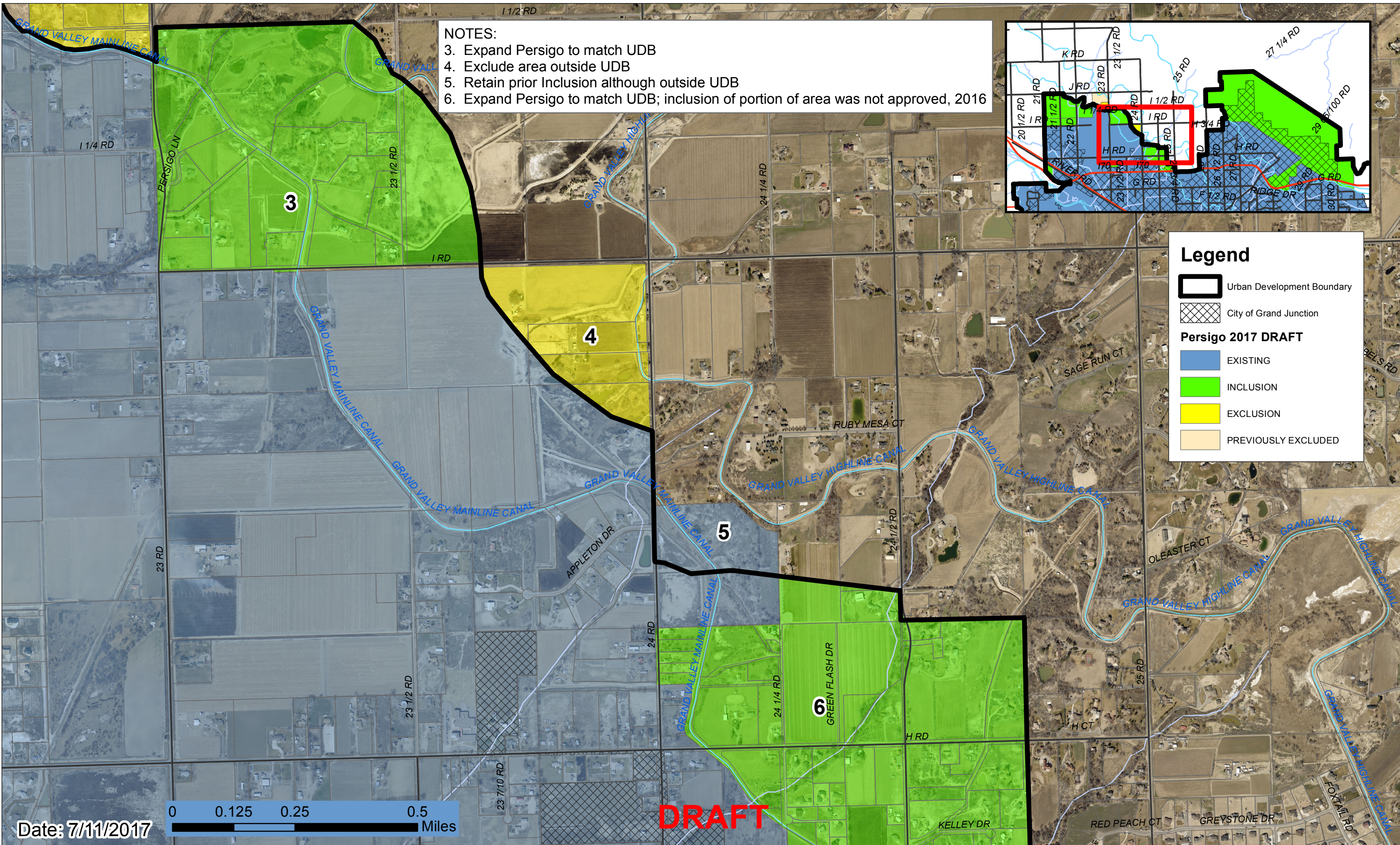


**Legend**

- Urban Development Boundary
- City of Grand Junction

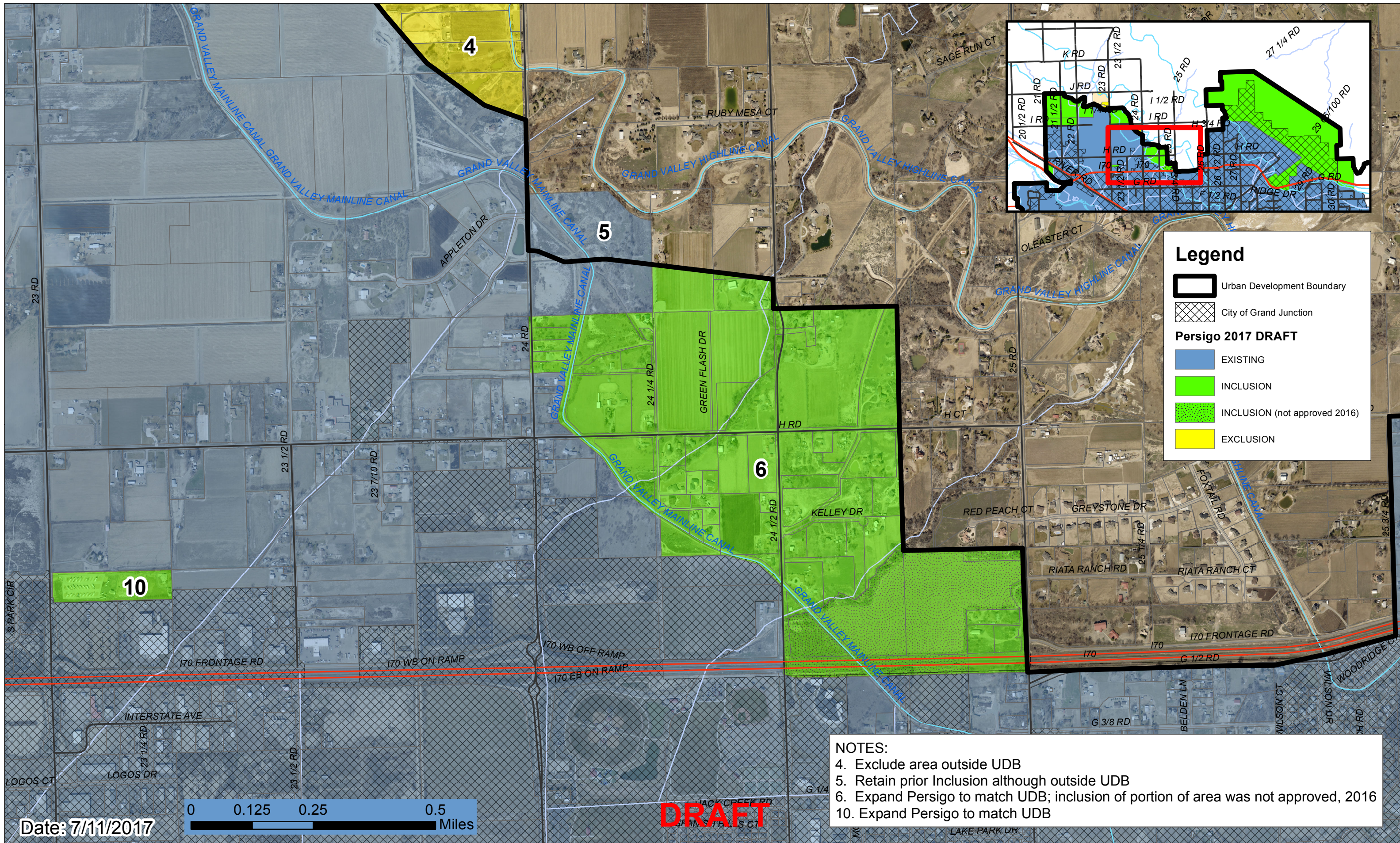
**Persigo 2017 DRAFT**

- EXISTING
- INCLUSION
- EXCLUSION
- PREVIOUSLY EXCLUDED



Date: 7/11/2017

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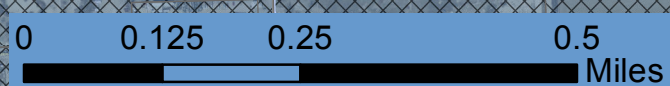


**Legend**

- Urban Development Boundary
- City of Grand Junction
- Persigo 2017 DRAFT**
  - EXISTING
  - INCLUSION
  - INCLUSION (not approved 2016)
  - EXCLUSION

**NOTES:**

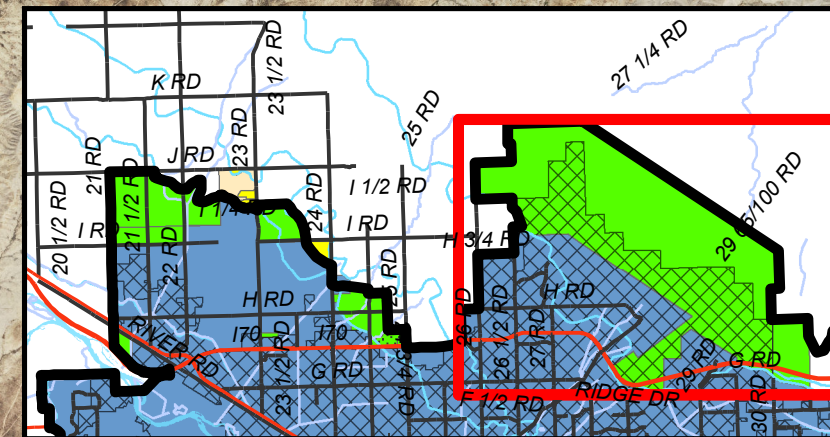
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Date: 7/11/2017

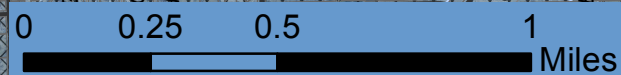
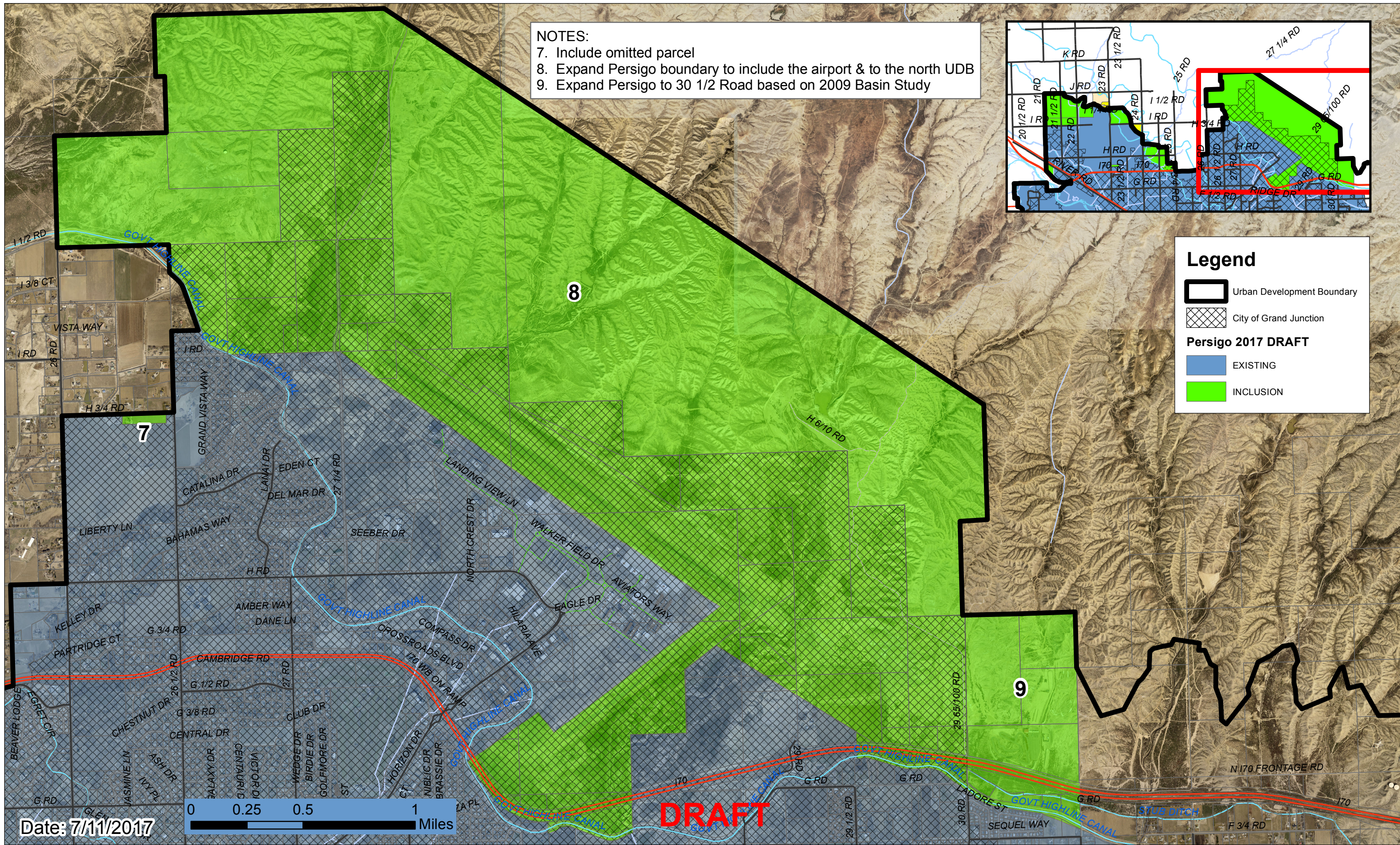
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**NOTES:**  
 7. Include omitted parcel  
 8. Expand Persigo boundary to include the airport & to the north UDB  
 9. Expand Persigo to 30 1/2 Road based on 2009 Basin Study



**Legend**

- Urban Development Boundary
- City of Grand Junction
- Persigo 2017 DRAFT**
- EXISTING
- INCLUSION



Date: 7/11/2017

**DRAFT**

# Persigo & Urban Development Boundary - Comprehensive Plan Future Land Use

201 Service Area Boundary Urban Development Boundary Proposed 201 Boundary Change

