

**WORKSHOP AGENDA
JOINT PERSIGO MEETING
CITY OF GRAND JUNCTION, CITY COUNCIL
MESA COUNTY, BOARD OF COUNTY COMMISSIONERS
MESA COUNTY OLD COURTHOUSE, 544 ROOD AVENUE
TRAINING ROOM A, 3RD FLOOR
GRAND JUNCTION, COLORADO
THURSDAY, MAY 17, 2018, 2:00 P.M.**

- 1. Call to Order**
- 2. Discuss and provide direction regarding the reconciliation of the Persigo 201 Service Area Boundary with the Urban Development Boundary**
- 3. Internal Service Fee Study Update**
- 4. Other Business**
- 5. Adjourn**

CITY /COUNTY PERSIGO BOARD WORKSHOP AGENDA ITEM

1. Discuss and provide direction regarding the reconciliation of the Persigo 201 Service Area Boundary with the Urban Development Boundary

- *Persigo Agreement Section D, Paragraph 14(a) states in part, "Over time all properties within either the UGA or the 201, as those boundaries are adjusted and amended pursuant to this Agreement, will be annexed by the City. The parties agree that the UGA and the 201 should be the same. . ." (emphasis added)*

The purpose is to align the Persigo 201 Service Area boundaries with the Urban Development Boundary so that growth policies and sewer service policies are consistent. There are 17 areas that do not currently have consistent boundaries, as shown on the maps provided. Potential Persigo Board action includes amendments to the sewer service area for areas where the boundaries do not currently coincide. Some of these are areas that may not be expected to be served by sewer.

Area 1: Area 1 is currently within the UDB but outside the Persigo boundary. The Future Land Use (FLU) for the area is 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. The Persigo Agreement was not meant to apply to areas such as the U/RR.

Area 2: Area 2 is currently within the UDB but outside the Persigo boundary. The Future Land Use (FLU) for the area is RL – Residential Low. The area will soon be within a short distance of a sewer line that is currently under construction in 21 ½ Road that will be constructed to approximately H 7/8 Road.

Area 3: Area 3 is currently excluded from Persigo but within 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.

Area 4: Area 4 is within Persigo but partially outside of the UDB. The inclusion 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. The UDB boundary line can be amended with the proposed 2019/2020 Comprehensive Plan update.

Area 5: Area 5 is currently within the UDB but outside of Persigo. 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.

Area 6: Area 6 is currently within the UDB but outside of Persigo. 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. Should the existing onsite wastewater treatment system (OWTS) fail, and if sewer were available within 400 feet, state statute would require connection to sewer regardless of inclusion in the district.

Area 7: Area 7 is currently within the UDB but outside of Persigo. This is a single property located at 2627 H $\frac{3}{4}$ 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.

Area 8: Area 8 is currently within the UDB but outside of Persigo. 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. The UDB was purposely established to fully accommodate any future expansion of the airport, while understanding BLM property would have no need of sewer service.

Area 9: Area 9 is currently within the UDB but outside of Persigo. Expansion of the Persigo boundary to 30 $\frac{1}{2}$ Road is based on the 2009 Black and Veatch Sewer Basin Study. The future land use in this area is IND – Industrial.

Area 10: Area 10 is located at the Southeast corner of A $\frac{1}{2}$ Road and 30 Road. This area is shown as VC - Village Center on the FLU Map.

Area 11: Area 11 is located west of Valle Vista subdivision on Orchard Mesa and has land use designations of RMH – Residential Medium High and RM – Residential Medium on the FLU Map.

Area 12: Area 12 includes the Parkerson Gravel Pit on the NW corner of C $\frac{1}{2}$ Road and 31 Road that was removed from the Persigo 201 Boundary in 2017.

Area 13: Area 13 is an area along the Gunnison River Bluffs owned by the County and the BLM that was removed from Persigo in 2017. It is an area that would be very costly to sewer due to topography issues. There is no water service to the area. It is identified as conservation on the FLU Map.

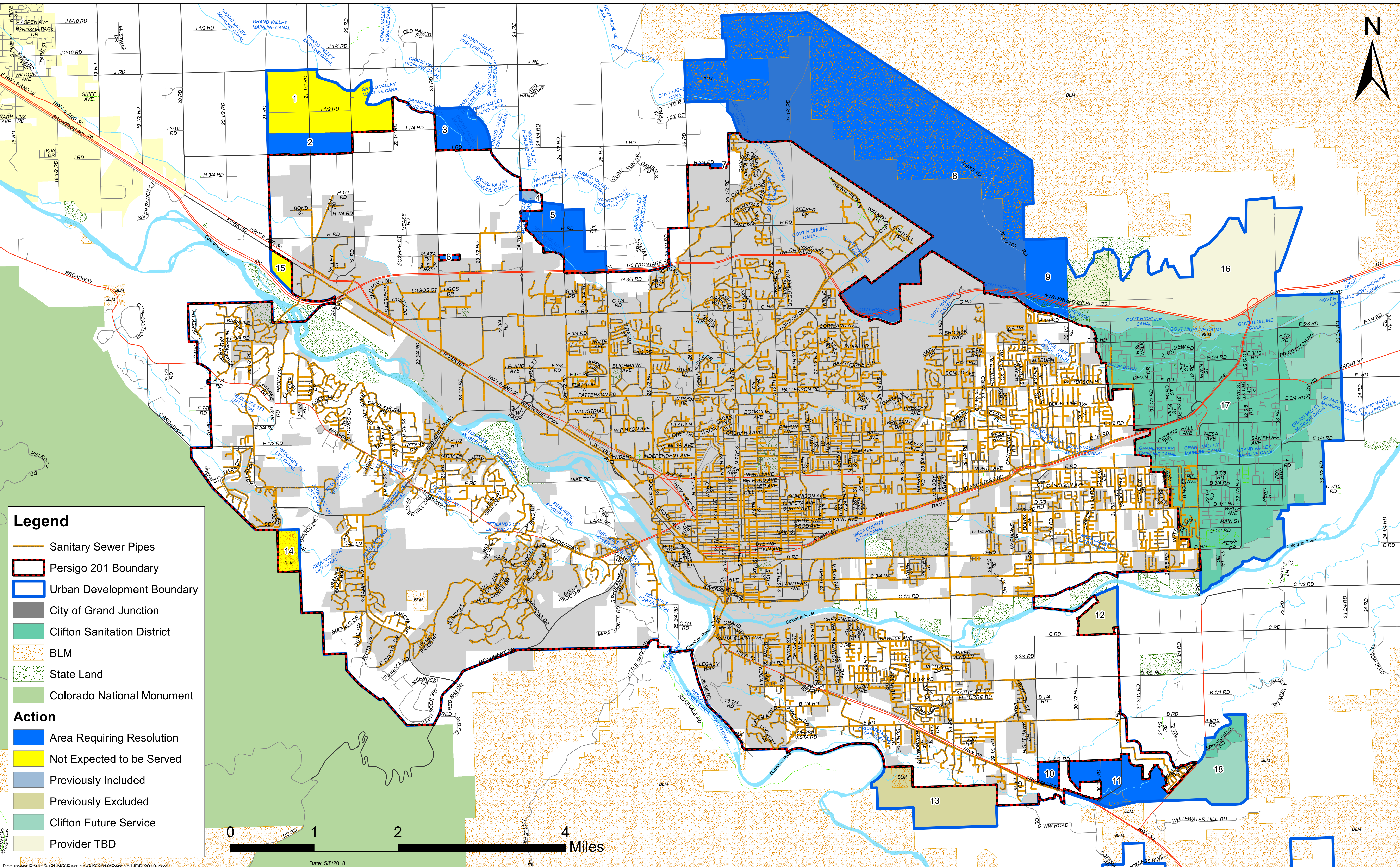
Area 14: Area 14 is accessed from Wildwood Drive on the Redlands and is owned by the BLM. Current plans are to transfer this acreage to the Colorado National Monument. Future need for sewer service to this area is not anticipated.

Area 15: Area 15 is currently within the UDB but outside of Persigo. The FLU is RML – Residential Medium Low. Most of the area is Monument View Lake. The west portion of the subdivision is in the Cooperative Planning Area (Fruita Buffer).

Area 16: Area 16, located north of I-70, is an area north of the Clifton Sanitation Master Plan boundary and east of the Persigo 201 boundary. It has not been identified yet for future sewer service by either Persigo or Clifton.

Area 17: Area 17 is the Clifton 201 Sewer Service Boundary as identified by their Master Plan.

Area 18: Area 18 is east of Hwy 141 and includes the Springfield Road area. The area could be served by the Clifton Sanitation District.

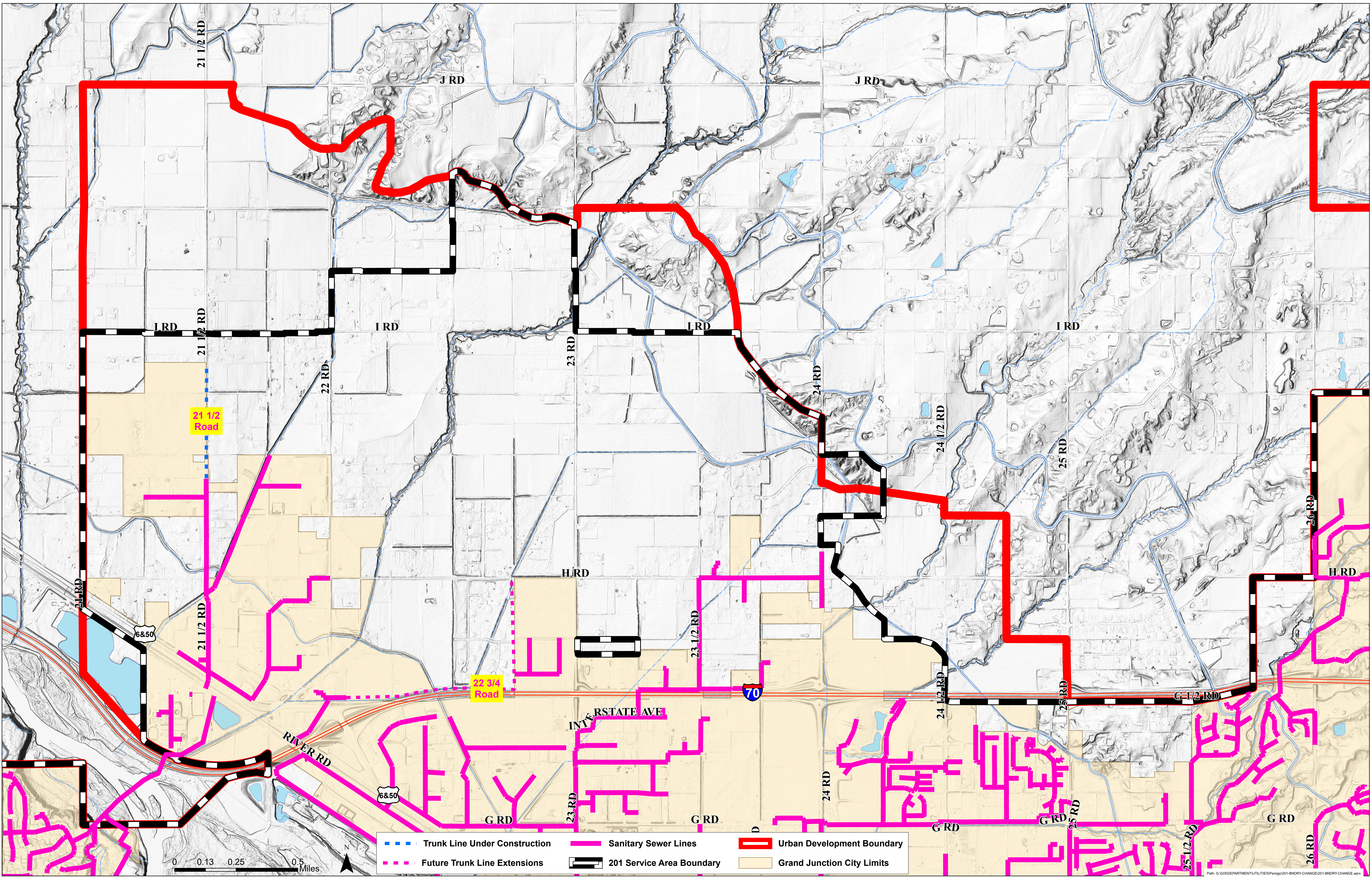


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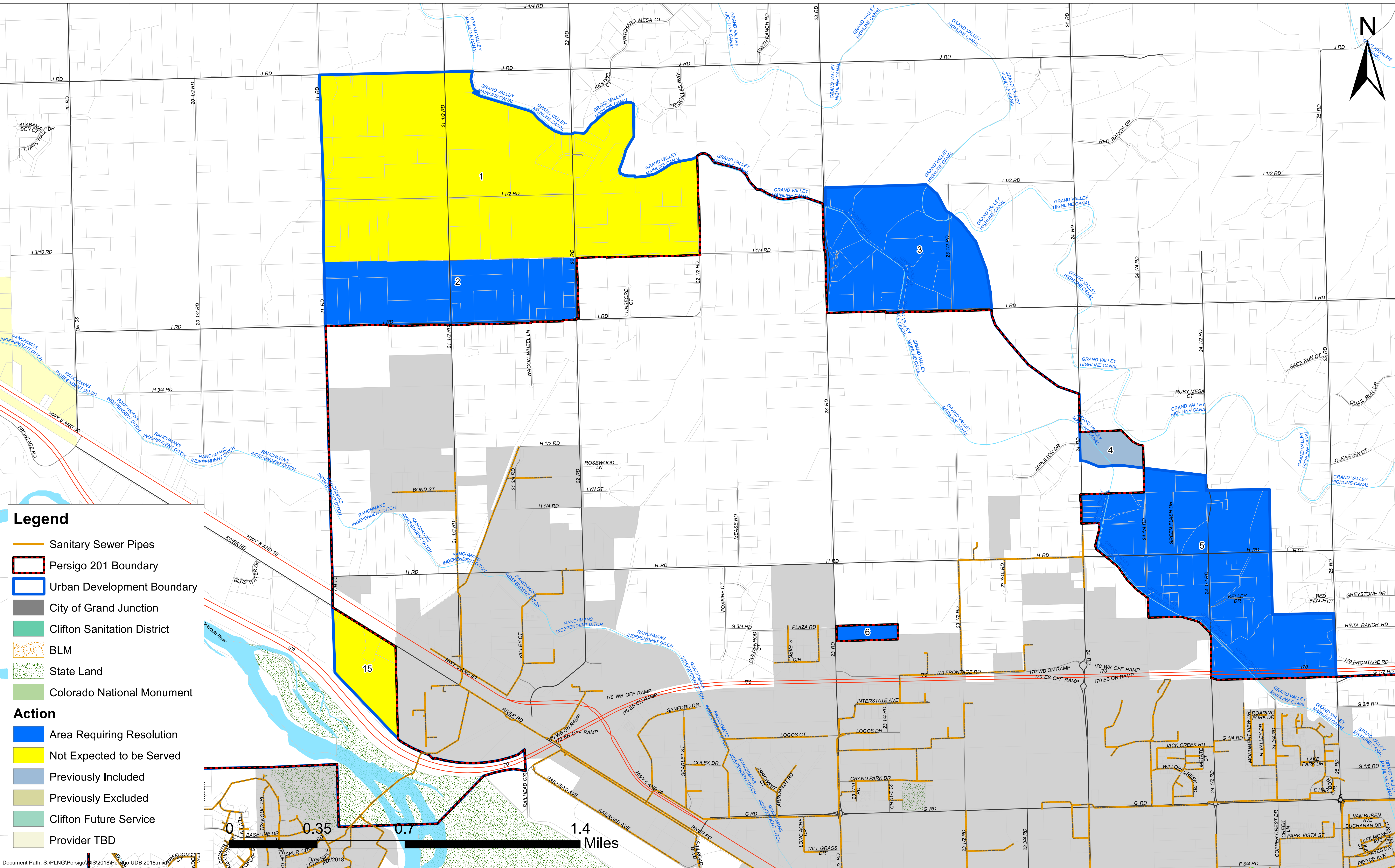
- Sanitary Sewer Pipes
- Persigo 201 Boundary
- Urban Development Boundary
- City of Grand Junction
- Clifton Sanitation District
- BLM
- State Land
- Colorado National Monument

Action

- Area Requiring Resolution
- Not Expected to be Served
- Previously Included
- Previously Excluded
- Clifton Future Service
- Provider TBD



	Trunk Line Under Construction		Sanitary Sewer Lines		Urban Development Boundary
	Future Trunk Line Extensions		201 Service Area Boundary		Grand Junction City Limits

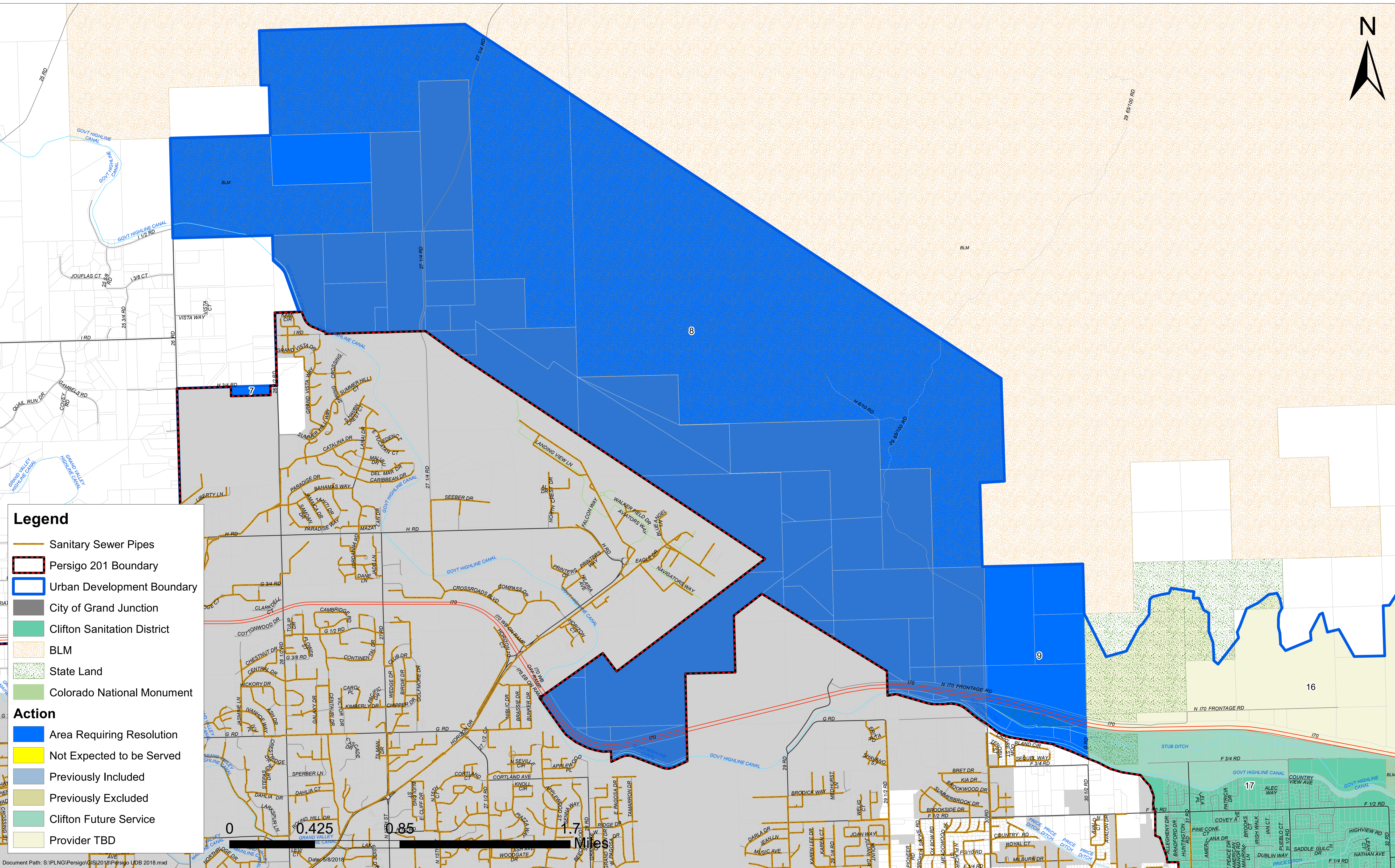
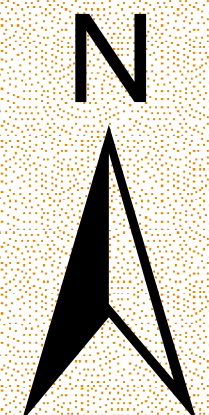


Legend

- Sanitary Sewer Pipes
- Persigo 2011 Boundary
- Urban Development Boundary
- City of Grand Junction
- Clifton Sanitation District
- BLM
- State Land
- Colorado National Monument

Action

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- Not Expected to be Served
- Previously Included
- Previously Excluded
- Clifton Future Service
- Provider TBD

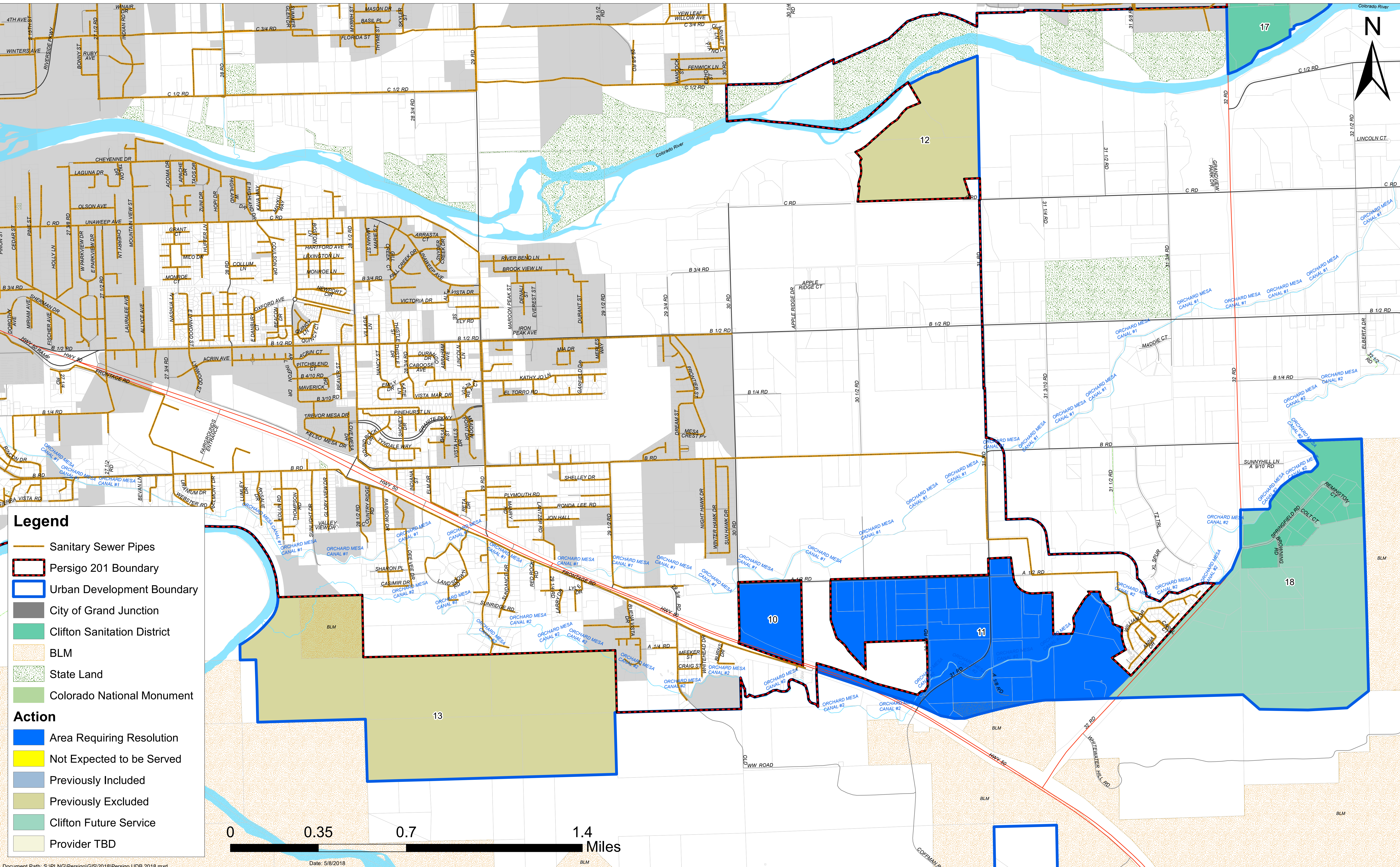


Legend

- Sanitary Sewer Pipes
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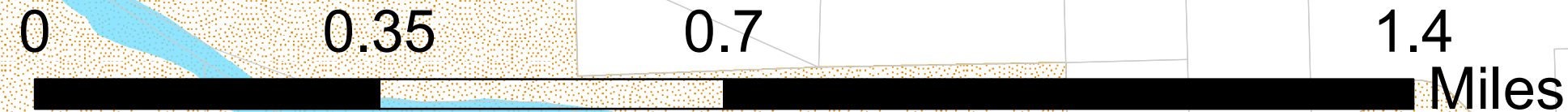


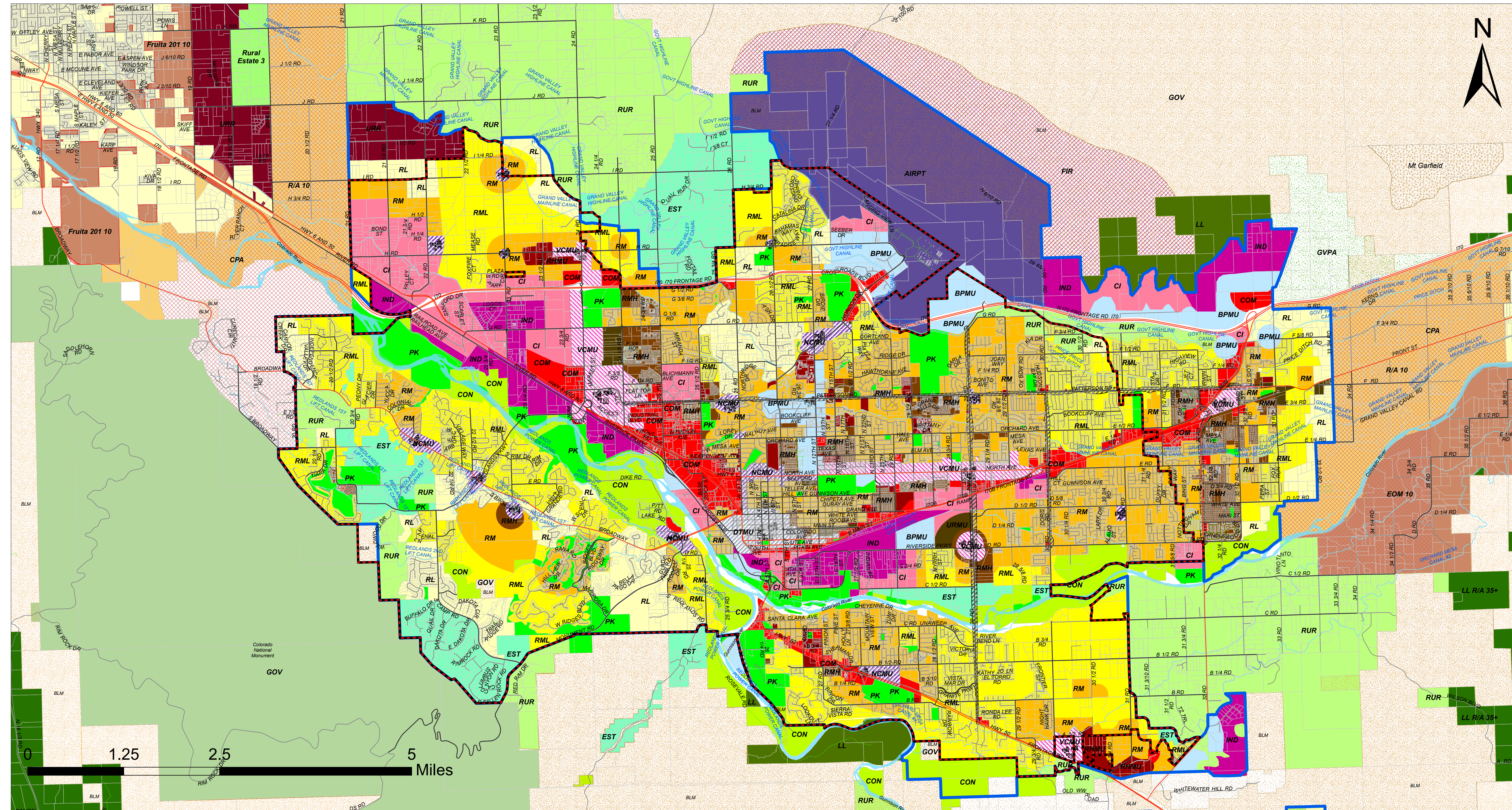
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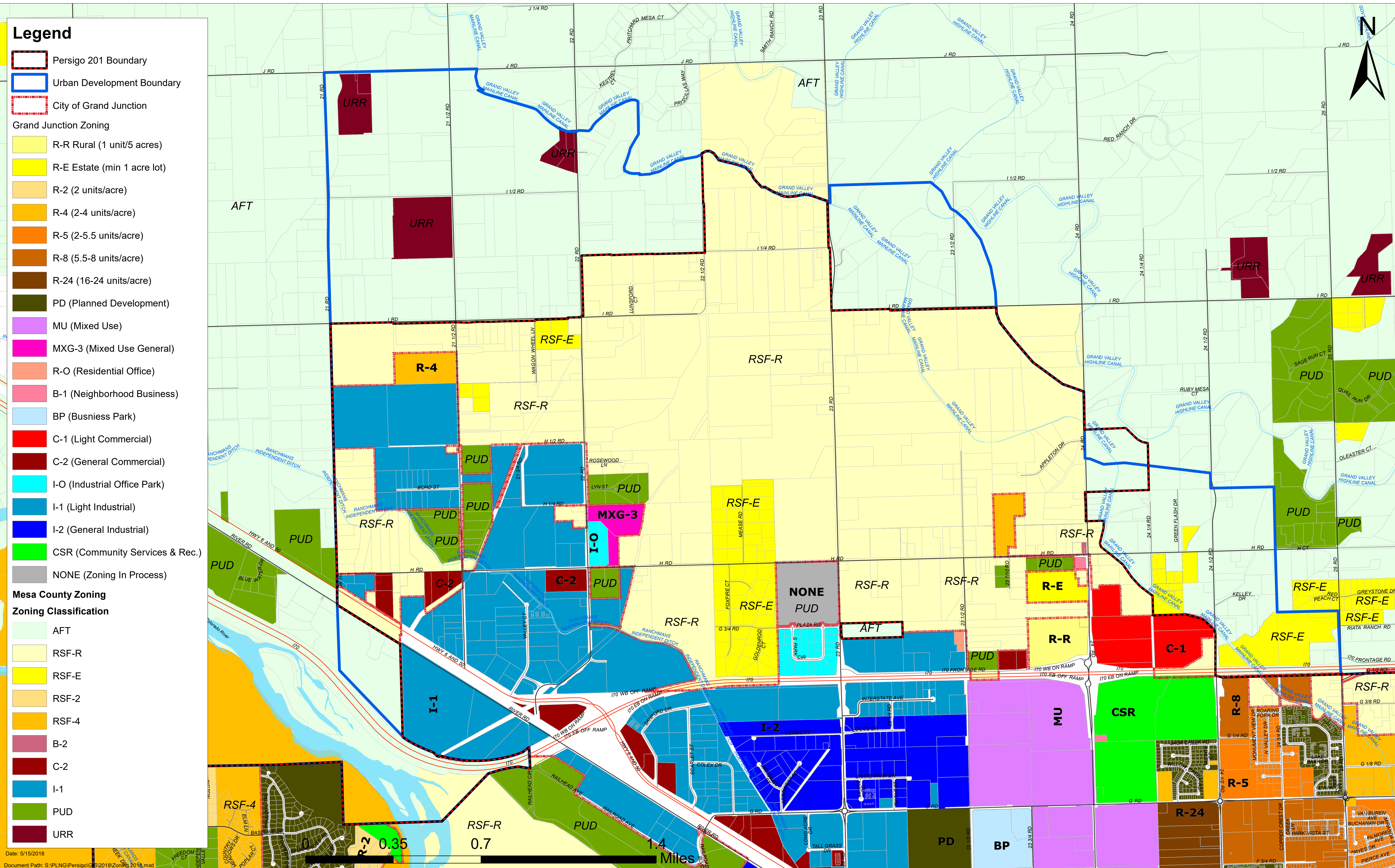
Action

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- Not Expected to be Served
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Legend		Description	
	Persigo 201 Boundary		Conservation/Mineral Extraction (CON) (1 DU/5 Acres)
	Urban Development Boundary		Mt. Garfield View Protection Area (GVPA)
Grand Junction Comprehensive Area FLU			Federal State County (GOV)
Description			Cooperative Planning Area (CPA) (Average 5 Acres)
	Park (PK)		Estate (EST) (1-3 Acres)
	Urban Residential Reserve (URR) (1 DU/2 Acres)		Residential Low (RL) (.5 - 2 DU/Acre)
	Large Lot 35+ (LL)(35+ Acres)		Residential Medium Low (RML) (2 - 4 DU/Acre)
	Rural (RUR) (5 - 10 Acres)		Business Park Mixed Use (BPMU) (8 DU/Acre)
	Residential Medium (RM) (4 - 8 DU/Acre)		Future Industrial Reserve (FIR)
	Residential Medium High (RMH) (8 - 16 DU/Acre)		Downtown Mixed Use (DTMU) (24+ DU/Acre)
	Residential High Mix Use (RHMU) (16 - 24 DU/Acre)		Neighborhood Center-Mix Use (NCMU)(6 DU/Acre)
	Urban Residential Mix Use (URMU) (24+ DU/Acre)		Village Center - Mixed Use (VCMU) (7 DU/Acre)
	Commercial (COM)		Downtown
	Commercial Industrial (CI)		Mesa Mall
	Industrial (IND)		Village Center
	Airport (AIRPT)		Neighborhood Center



Legend

- Persigo 201 Boundary
- Urban Development Boundary
- City of Grand Junction

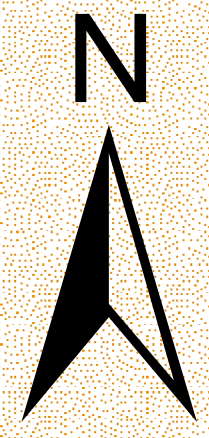
Grand Junction Zoning

- R-R Rural (1 unit/5 acres)
- R-E Estate (min 1 acre lot)
- R-2 (2 units/acre)
- R-4 (2-4 units/acre)
- R-5 (2-5.5 units/acre)
- R-8 (5.5-8 units/acre)
- R-24 (16-24 units/acre)
- PD (Planned Development)
- MU (Mixed Use)
- MXG-3 (Mixed Use General)
- R-O (Residential Office)
- B-1 (Neighborhood Business)
- BP (Business Park)
- C-1 (Light Commercial)
- C-2 (General Commercial)
- I-O (Industrial Office Park)
- I-1 (Light Industrial)
- I-2 (General Industrial)
- CSR (Community Services & Rec.)
- NONE (Zoning In Process)

Mesa County Zoning

Zoning Classification

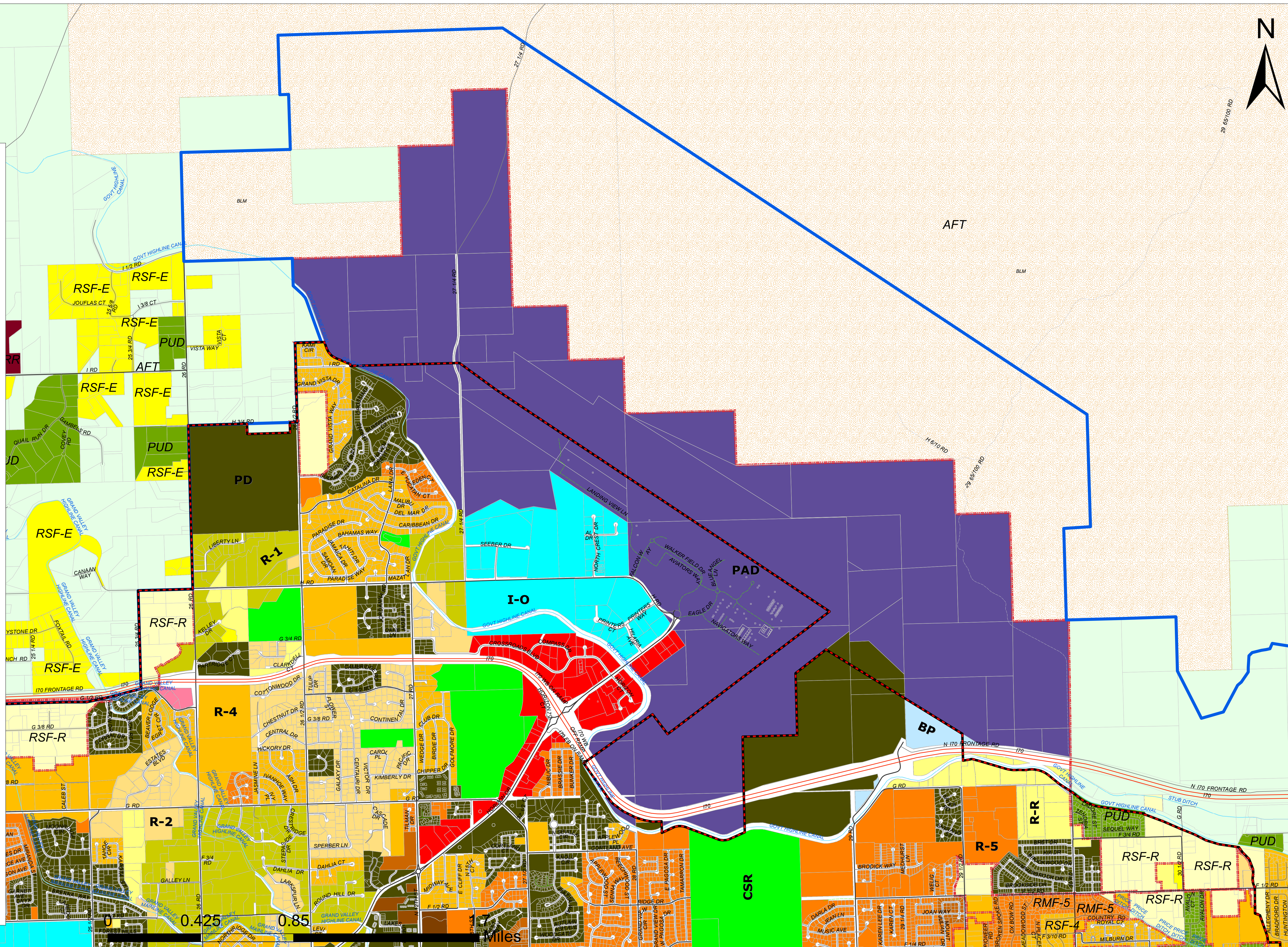
- AFT
- RSF-R
- RSF-E
- RSF-2
- RSF-4
- B-2
- C-2
- I-1
- PUD
- URR

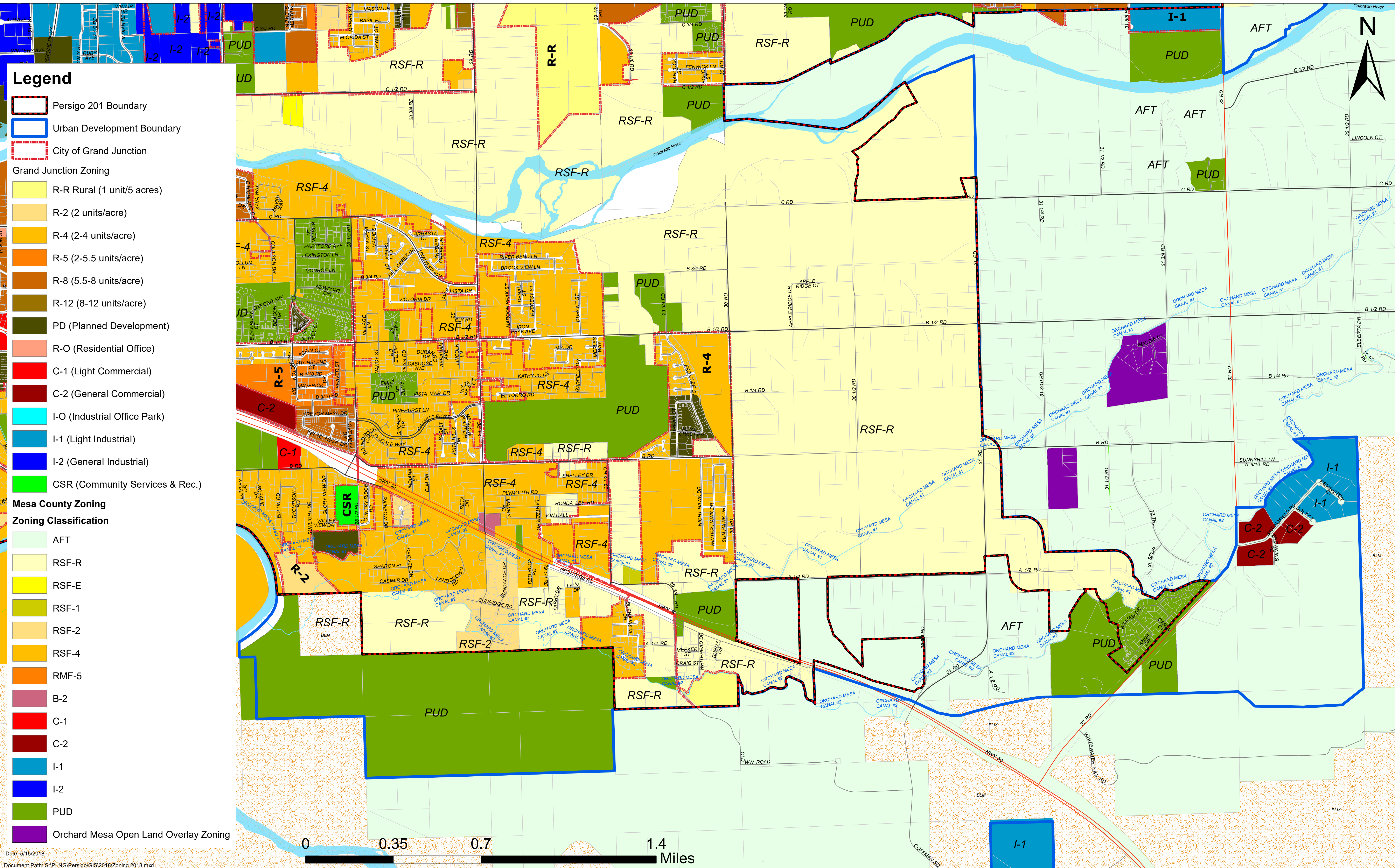


Legend

- Persigo 201 Boundary
- Urban Development Boundary
- City of Grand Junction
- Grand Junction Zoning**
- R-R Rural (1 unit/5 acres)
- R-E Estate (min 1 acre lot)
- R-1 (1 unit/acre)
- R-2 (2 units/acre)
- R-4 (2-4 units/acre)
- R-5 (2-5.5 units/acre)
- R-8 (5.5-8 units/acre)
- R-12 (8-12 units/acre)
- R-16 (12-16 units/acre)
- R-24 (16-24 units/acre)
- PD (Planned Development)
- MU (Mixed Use)
- B-1 (Neighborhood Business)
- BP (Business Park)
- C-1 (Light Commercial)
- I-O (Industrial Office Park)
- CSR (Community Services & Rec.)
- PAD (Planned Airport Development)

- Mesa County Zoning Classification**
- AFT
- RSF-R
- RSF-E
- RSF-4
- RMF-5
- PUD
- URR





Legend

- Persigo 201 Boundary
- Urban Development Boundary
- City of Grand Junction

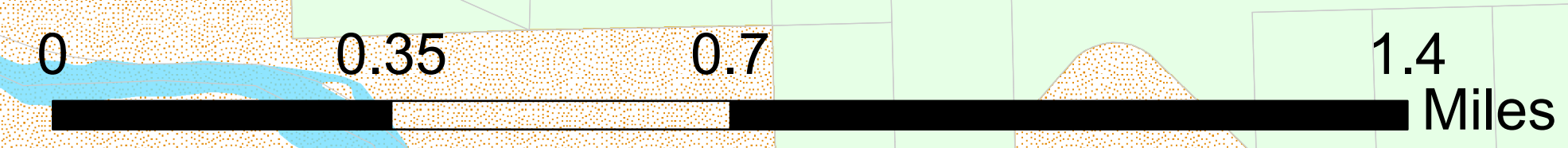
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- R-O (Residential Office)
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- I-O (Industrial Office Park)
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- CSR (Community Services & Rec.)

Mesa County Zoning

Zoning Classification

- AFT
- RSF-R
- RSF-E
- RSF-1
- RSF-2
- RSF-4
- RMF-5
- B-2
- C-1
- C-2
- I-1
- I-2
- PUD
- Orchard Mesa Open Land Overlay Zoning



Memorandum

TO: Persigo Board
FROM: Greg Caton, City Manager
Randi Kim, Utilities Director
DATE: May 17, 2018
SUBJECT: Internal Service Fee Study

The City awarded a consultant services contract to Raftelis Financial Consultants, Inc. to develop a methodology to calculate the cost of internal services provided by the City's General Fund to the Persigo Wastewater Enterprise Fund. The contract amount is \$32,935. The intent is to develop a methodology that is designed to fairly identify and recover the cost of services provided and that is consistent with accepted utility industry practices. The consultant will ensure that the charges equitably recover the costs of services provided by the General Fund.

Raftelis was selected through a competitive procurement process by a selection committee comprised of City and County staff. Raftelis staff have provided financial consulting services to more than 500 utilities in the U.S., including many Colorado communities, and completed the 2016 water and wastewater rate study for the City of Grand Junction.

Raftelis kicked off the project on April 9th. Initial data collection has been completed and interview with City staff are scheduled for May 30-31. The study is expected to be complete by mid-July. Results and recommendations will be presented to the Persigo Board during the August/September meeting.