

**JOINT PERSIGO MEETING AGENDA
CITY OF GRAND JUNCTION, CITY COUNCIL
MESA COUNTY, BOARD OF COUNTY COMMISSIONERS
CITY HALL AUDITORIUM
250 NORTH 5TH STREET
GRAND JUNCTION, COLORADO
THURSDAY, AUGUST 23, 2018
3:30 PM**

To become the most livable community west of the Rockies by 2025

- 1. Call to Order - Pledge of Allegiance**
- 2. Approval of Minutes**
 - a. Minutes of the August 17, 2017 Persigo Board Meeting
- 3. Discussion Topics**
 - a. Public Hearing to Consider a Request by GJ Maverick Investments, LLC to Include 17.71 Acres of Property Located at 2428 H Road into the Persigo 201 Sewer Service Area
- 4. Next Meeting Topics**
- 5. Other Business**



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

August 17, 2017

Video is available upon request

1.0 CALL TO ORDER – PLEDGE OF ALLEGIANCE

At 3:03 p.m., Chair Scott McInnis called to order the Joint Persigo meeting conducted by 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 Scott McInnis, Commissioner Rose Pugliese, Commissioner John Justman, Frank Whidden, County Administrator; J. Patrick Coleman, County Attorney; Kaye Simonson, Senior Planner; Linda Dannenberger, Planning Division Director; Dan Caris, Development Services Manager; and Janika Harris, Clerk to the Board. Minutes prepared by Janika Harris and Lori Westermire, Clerk to the Board.

In attendance from the City of Grand Junction were Mayor Rick Taggart; Councilmembers Duncan McArthur, Duke Wortmann, Phyllis Norris, and Chris Kennedy. Councilmember Bennett Boeschstein entered the meeting at 4:12 p.m. Also present were Greg Caton, City Manager; John Shaver, City Attorney; Trent Prall, Interim Public Works Director; Dan Tonello, Interim Utilities Director; David Thornton, Principal Planner; and Debbie Kemp, Interim City Clerk.

1.5 ADDITIONS AND/OR DELETIONS FROM THE AGENDA

Joint Board Discussion and Motions

Chair McInnis inquired if the Joint Board members had any additions or deletions from the agenda. COMMISSIONER PUGLIESE MOVED THAT WE MAKE A DELETION TO THE AGENDA TODAY, ACTUALLY A MODIFICATION, SO THE AREAS BEING CONSIDERED FOR INCLUSION INTO THE PERSIGO 201 SEWER SERVICE AREA ITEMS C THROUGH J, I WOULD LIKE TO DELETE THIS FROM THE AGENDA AS AN ACTION ITEM AND INSTEAD ASK THAT OUR BOARD, COLLECTIVE BOARDS, APPROVE IT AS AN INFORMATIONAL ITEM ONLY, NO VOTES WOULD BE TAKEN TODAY, AND THAT WE CAN HEAR THE COMMUNITY INPUT

THAT WAS RECEIVED FROM OUR STAFFS AS THEY WENT OUT AND TALKED TO THE COMMUNITY AND PUBLIC COMMENTS, COUNCILMEMBER DUKE WORTMANN SECONDED. The Joint Board Members discussed Commissioner Pugliese's request to delete the item from the agenda. Chair McInnis requested Commissioner Pugliese repeat her motion.

COMMISSIONER PUGLIESE MOVED TO DELETE FROM AN ACTION ITEM FOR TODAY'S MEETING THE AREAS BEING CONSIDERED FOR INCLUSION INTO THE PERSIGO 201 SEWER SERVICE AREA ITEMS C, D, E, F, G, H, I AND J, SO ALL OF THOSE ITEMS WILL BE CHANGED FROM ACTION ITEMS TODAY TO INFORMATIONAL WORKSHOP ITEMS SO WE CAN TAKE INFORMATION, BUT THERE WILL BE NO VOTES ON THOSE ITEMS TODAY; COMMISSIONER JOHN JUSTMAN SECONDED.

Chair McInnis requested a roll call vote and those in favor of the motion included: Commissioners John Justman and Rose Pugliese and Chair Scott McInnis. Mayor Taggart requested Debbie Kemp call roll of the Councilmembers: Those in favor of the motion included Councilmember Duncan McArthur and Mayor Taggart. Those opposed included: Councilmembers Chris Kennedy, Phyllis Norris, and Duke Wortmann. Chair McInnis explained it was a tie vote.

Councilmember Kennedy offered an amended motion: THAT WE TAKE AREAS C THROUGH J INDIVIDUALLY AND DECIDE WHETHER WE WANT TO VOTE ON THOSE TO INCLUDE OR INFORMATION PER PARCEL AS IDENTIFIED IN THE ATTACHMENTS; Chair McInnis sought clarification on whether the motion is to take individual votes on each one. Councilmember Kennedy confirmed and added additional details to explain his motion. Further discussion occurred by the Joint Board Members and Mr. Shaver added procedural direction concerning the vote. Councilmember Kennedy repeated his motion as follows: THE MOTION IS TO TREAT EACH AREA LABELED C THROUGH J INDIVIDUALLY ON EITHER AN INFORMATIONAL OR A VOTE TO INCLUDE; COUNCILMEMBER NORRIS SECONDED. Mayor Taggart requested Mr. Shaver explain the procedural process the Board should take to consider each area. Mr. Shaver suggested several options and the Board members discussed possible procedures and necessary votes. After further discussion, Councilmember Kennedy withdrew his motion, and Councilmember Norris withdrew her second.

Board members continued to discuss procedures and COUNCILMEMBER CHRIS KENNEDY MOVED TO REINTRODUCE THE MOTION THAT WAS DEFEATED BY COMMISSIONER PUGLIESE TO TAKE ITEMS C THROUGH J AS INFORMATIONAL DISCUSSION WITH A NO VOTE; COUNCILMEMBER NORRIS SECONDED. Chair McInnis sought clarification on the motion.

Ms. Kemp called roll of the Councilmembers. Those in favor of the motion included: Councilmembers Duncan McArthur, Phyllis Norris, Duke Wortmann, Chris Kennedy, and Mayor Taggart. None opposed.

Chair McInnis called roll of the Commissioners. Those in favor of the motion included: Commissioners John Justman and Rose Pugliese and Chair Scott McInnis. None opposed and Chair McInnis confirmed the motion passed.

2.0 MINUTES OF THE LAST PERSIGO BOARD MEETING

OCTOBER 20, 2016

Commissioner Pugliese noted Chair McInnis was not in attendance at the Joint Board meeting on October 20, 2016.

Board Action and Motions

The Joint Board made the following motion:

COMMISSIONER ROSE PUGLIESE MOVED APPROVAL OF THE MINUTES; COMMISSIONER JOHN JUSTMAN SECONDED; PASSED BY ACCLAMATION WITH A UNANIMOUS VOTE.

3.0 201 BOUNDARY ADJUSTMENTS (PERSIGO BOUNDARY VS URBAN DEVELOPMENT BOUNDARY- (UDB)

Areas 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 Urban Development Boundary (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.

Kaye Simonson presented the item and entered into the record the project report, a PowerPoint presentation, the Grand Junction Comprehensive Plan, the Mesa County Master Plan, the Mesa County Land Development Code, the Grand Junction Municipal Code, the Persigo Agreement, and Exhibit 1, which are additional emails received since the project report was prepared. Exhibit 1 is on-file at the Mesa County Clerk and Recorder's Office and City of Grand Junction City Clerk's Office. Ms. Simonson discussed the background of the Persigo Agreement and history of the areas to be considered for exclusion/inclusion in the agreement. Ms. Simonson described the boundaries of Areas considered, summarized the current zoning and future land use of the areas based on the UDB plan. She discussed the community open houses and public comments that have been received.

Public Comment

Mike Carnes, Mesa County resident, requested information on being excluded.

Board Discussion

Councilmember Phyllis Norris requested clarification of the map to determine which parcels are being excluded.

Area 2

Board Action and Motions

The Joint Board made the following motions:

COUNCILMEMBER CHRIS KENNEDY MOVED TO APPROVE THE EXCLUSION OF 9 PROPERTIES LOCATED OUTSIDE THE AREA OF THE UDB FROM THE PERSIGO 201 SEWER SERVICE BOUNDARY AS SHOWN IN AREA 2; COUNCILMEMBER PHYLLIS NORRIS SECONDED. Mayor Taggart requested that roll to be taken. Those in favor of the motion included: Councilmembers Phyllis Norris, Duke Wortmann, Chris Kennedy, Duncan McArthur, and Mayor Taggart. None opposed.

COMMISSIONER ROSE PUGLIESE MOVED TO EXCLUDE THE 9 PROPERTIES IN THE FUTURE LAND USE RUR AREA; COMMISSIONER JOHN JUSTMAN SECONDED. Chair McInnis conducted a roll call and the vote was unanimous to adopt the motion.

Area 4

Ms. Simonson provided additional information pertaining to the boundaries of Area 4 and explained the proposed action would provide uniformity of sewer policy and future land use. Councilmember Norris commented on the need for sewer versus septic systems in the area as it developed.

Board Action and Motions

The Joint Board made the following motions:

COUNCILMEMBER CHRIS KENNEDY MOVED TO APPROVE THE EXCLUSION IN THE AREA LOCATED OUTSIDE THE UDB FROM PERSIGO 201 SEWER SERVICE AREA AS SHOWN IN AREA 4; COUNCILMEMBER DUNCAN MCARTHUR SECONDED. Mayor Taggart requested that roll be taken. Those in favor of the motion included: Councilmembers Duke Wortmann, Chris Kennedy, Duncan McArthur, and Mayor Taggart. Those opposed included: Councilmember Phyllis Norris.

COMMISSIONER ROSE PUGLIESE MOVED TO EXCLUDE THE AREA OUTSIDE THE UDB KNOWN AS AREA 4; COMMISSIONER JOHN JUSTMAN SECONDED. Chair McInnis conducted a roll call and the vote was unanimous. Chair McInnis confirmed the County and City voted in favor and it was adopted.

JOINT COUNTY AND CITY WORKSHOP

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

- a. **Area 7:** Include the omitted parcel in the 201 Boundary. This is a single property located at 2627 H ¼ 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.
- b. **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.
- c. **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.
- d. **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
- e. **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.
- f. **Area 6:** Expand the Persigo boundary to match the UDB. The Future Land Use is RM-Residential Medium and RML – Residential Medium Low.
- g. **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.
- h. **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.

Kaye Simonson and David Thornton briefed the Joint Board and discussed boundaries, zoning, existing and future land use, and other aspects associated with the subject areas. Comments made by the Joint Board members pertained to zoning and future land use planning, private and public land boundaries, public comments, future review of Area 10 and development within the buffer zone of Area 11.

Public Comment

Mesa County residents identifying themselves and speaking during the workshop included: Loren Mullen, Mark Bonella, Jack Fry, Philip Morrow, Don Larson, Christine Richmond Gallegos, Lois Dunn, Dan Komlo, Doug Colaric, John Kelleher, Diana Gallegos, Esther Castor, Nick Flanagan, Shyla White, and Dave Zollner.

Note: Councilmember Duke Wortmann excused himself from the meeting at approximately 5:00 p.m.

4.0 OTHER BUSINESS

Councilmember Boeschstein suggested staff consider where septic systems are failing within the 201 Boundary, and Chair McInnis requested staff forward the information to himself and Councilmember Boeschstein as it is obtained. Commissioner Pugliese requested a future agenda include discussions

pertaining to Area 7, areas of Pear Park, Redlands and along the Patterson Road corridor. Commissioner Justman requested the Joint Board have a future discussion regarding the name change of North Avenue, and City/County jurisdiction of sections along Orchard Avenue.

5.0 ADJOURN

With no further business to come before the Persigo Board, Chair McInnis adjourned the meeting at approximately 5:30 p.m.

Sheila Reiner,
Mesa County Clerk and Recorder

Debra M. Kemp, MMC
Interim City Clerk

DRAFT



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

Item #3.a.

Meeting Date: August 23, 2018
Presented By: Randi Kim, Utilities Director
Department: Public Works - Utilities
Submitted By: Randi Kim

Information

SUBJECT:

Public Hearing to Consider a Request by GJ Maverick Investments, LLC to Include 17.71 Acres of Property Located at 2428 H Road into the Persigo 201 Sewer Service Area

RECOMMENDATION:

Staff recommends modifying the boundary of the 201 Sewer Service Area to include 17.71 acres of property located at 2428 H Road.

EXECUTIVE SUMMARY:

The applicant, GJ Maverick Investments, LLC, is the owner of the 17.71-acre property located at 2428 H Road and has requested inclusion of the property into the 201 Sewer Service Area Boundary. The applicant is also requesting annexation into the City of Grand Junction. The property is located within the Urban Development Boundary (UDB) with a Future Land Use of Residential Medium Low (RML; 2-4 units per acre). Section 4.11 of the Sewer Rules and Regulations Governing the Management and Operation of the Joint City-County Sewer System provides the criteria for considering modifications to the 201 Sewer Service Area. In accordance with this Rule, Staff have found the information sufficient to make an informed decision on the request. Staff have determined that the subject property meets all of the criteria for inclusion into the 201 Sewer Service Area Boundary. Development of this property to urban residential densities consistent with the Future Land Use of Residential Medium Low will require sanitary sewer service. The Persigo wastewater collection and treatment system has sufficient plant capacity to serve this property, has the ability to serve this area, the City has the necessary ability to control the infrastructure standards, and continued compliance with applicable federal and state law will be ensured. Therefore, Staff

recommends approving the request by the property owner to include the property at 2428 H Road into the 201 sewer service area.

BACKGROUND OR DETAILED INFORMATION:

GJ Maverick Investments, LLC, property owner, has made a request to have their 17.71-acre property at 2428 H Road included in the Persigo 201 Sewer Service Area Boundary. This property is also known as Lot 1 of the Venegas Minor Subdivisions No. 2. The property is currently outside the Persigo 201 Sewer Service Area Boundary. The applicant is also requesting annexation into the City of Grand Junction. The parcel of land is shown within a red border on **Figure 1 - Area Map**.

The property is located within the Urban Development Boundary (UDB) with a Future Land Use of Residential Medium Low (RML; 2-4 units per acre) as shown in **Figure 2**. The Comprehensive Plan identifies this area as one that can be developed at urban densities. The 2010 Comprehensive Plan expanded the Urban Development Boundary to include more of the area north of I-70, including this parcel. This was to address growth pressures the community was facing as well as plan for the next 25+ years of community growth. Following the adoption of the Comprehensive Plan, the Persigo 201 Sewer Service Area Boundary was not changed to align with the Urban Development Boundary. The 1998 Persigo Intergovernmental Agreement provides that the City and County each acknowledge the importance of the adopted master plan and will work to both implement and comply with the adopted plan (Section 11.(a)). Further, the Persigo Agreement provides the parties agree that the Urban Development Boundary and the 201 should be the same (Section 14.(a)).

Procedure for Boundary Modification

Section 4.11 of the Sewer Rules and Regulations Governing the Management and Operation of the Joint City-County Sewer System (adopted June 1, 1994) specifies that “the decision on the question of modification shall be made by the City Council, and if required by applicable law, shall be forwarded to other agencies whose decision is required.” Further, G.38 of the Persigo Intergovernmental Agreement includes a provision for policy decisions (including changes to the boundaries of the 201) to be made at joint Persigo Board meetings.

In accordance with Rule 4.11, a public hearing shall be scheduled with prior notice of such hearing to be published at least twice, 10 days prior to such hearing. The decision on the question of modification shall be made by the City Council, and if required by applicable law, shall be forwarded to other agencies whose decision is required.

Evaluation of Request for Boundary Modification

Rule 4.11 provides “Any person desiring the boundary of the 201 service area to be modified, including a political subdivision, shall begin by making application to the Manager. The application shall include information as the Manager shall require in

order to evaluate the effect of such modification on the plant capacity, the ability of the city to serve such included area, and the ability of the City to control the infrastructure standards which shall apply, and to ensure continued compliance with applicable federal and state law.”

In accordance with Rule 4.11, Staff have made the determination that the information provided is sufficient to make an informed decision on the request for modification. Also in accordance with Rule 4.11, Staff have evaluated the effect of such modification on the 1) plant capacity, 2) the ability of the city to serve such included area, and 3) the ability for the City to control the infrastructure standards, as follows:

1. Plant Capacity: Based on a Future Land Use of Residential Medium Low, this 17.71-acre property could be developed with up to 70 dwelling units. The Persigo wastewater treatment plant has sufficient capacity to accommodate this development. The current capacity of the wastewater treatment plant is 12,500,000 gallons per day. The plant currently receives approximately 8 million gallons per day. The anticipated additional flow associated with this project is 12,000 gallons per day.

Staff have determined that the wastewater treatment plant has sufficient capacity to treat the additional wastewater from this property when developed.

2. Ability to Serve Area: An existing 8-inch sanitary sewer located at H Road and 24 Road, as shown in **Figure 3 – Sewer Service Map**, would need to be extended approximately 1,400 feet to serve this property. There is capacity in the sewer line to accommodate future development of this property with 70 dwelling units.

Staff have determined that the City has the ability to serve the property if sewer is extended from H Road and 24 Road to the subject property.

3. Control of Infrastructure Standards: Adopted standards concerning development and infrastructure shall apply to sewer extended to this property and any sewer service connections to ensure continued compliance with applicable federal and State law.

Staff have determined that the City has the necessary ability to control the infrastructure standards which shall apply, and continued compliance with applicable federal and state law will be ensured.

Therefore, Staff recommends approving the request by the property owner to include the property at 2428 H Road into the 201 sewer service area for the following reasons:

1. Development of this property to urban residential densities consistent with the Future Land Use of Residential Medium Low will require sanitary sewer service.

2. The Persigo wastewater collection and treatment system has sufficient plant capacity to serve this property, has the ability to serve this area, the City has the necessary ability to control the infrastructure standards, and continued compliance with applicable federal and state law will be ensured.

FISCAL IMPACT:

Sewer system expansion to serve this property would occur at the time of subdivision or development approval. The developer would pay the costs needed to extend/expand the system to serve the subdivision or development.

Connections to the sewer system would be subject to the plant investment fee (PIF) intended to pay part of the payments due on bonds for the existing wastewater treatment plant and infrastructure.

SUGGESTED MOTION:

I move to (approve/deny) modifying the boundary of the 201 Sewer Service Area to include 17.71 acres of property located at 2428 H Road.

Attachments

1. 201 Boundary Request 2018 GJ Maverick Maps
2. GJ Maverick Letter Request
3. Persigo letter H rd

Figure 1 - Area Map

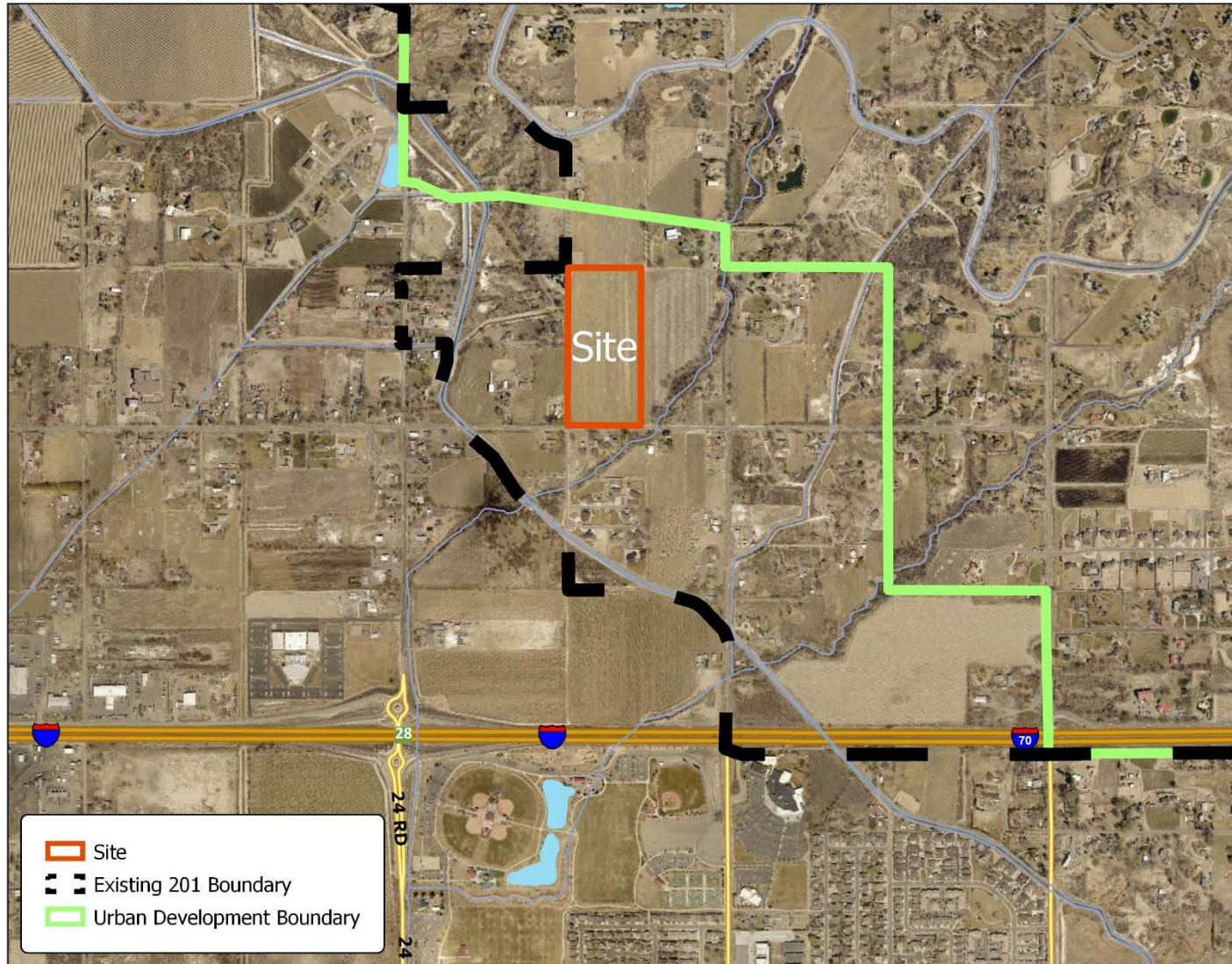


Figure 2 - Future Land Use Map

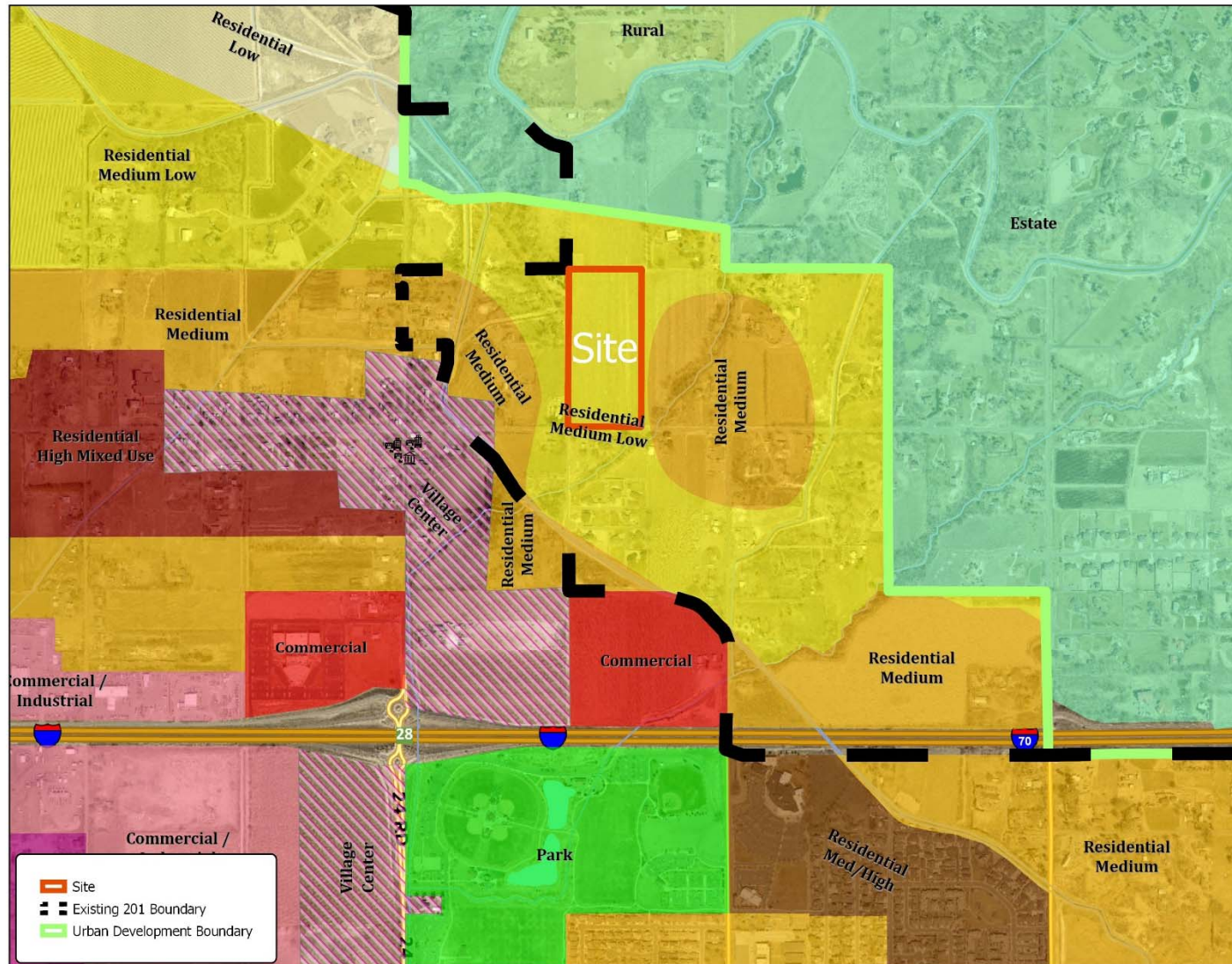
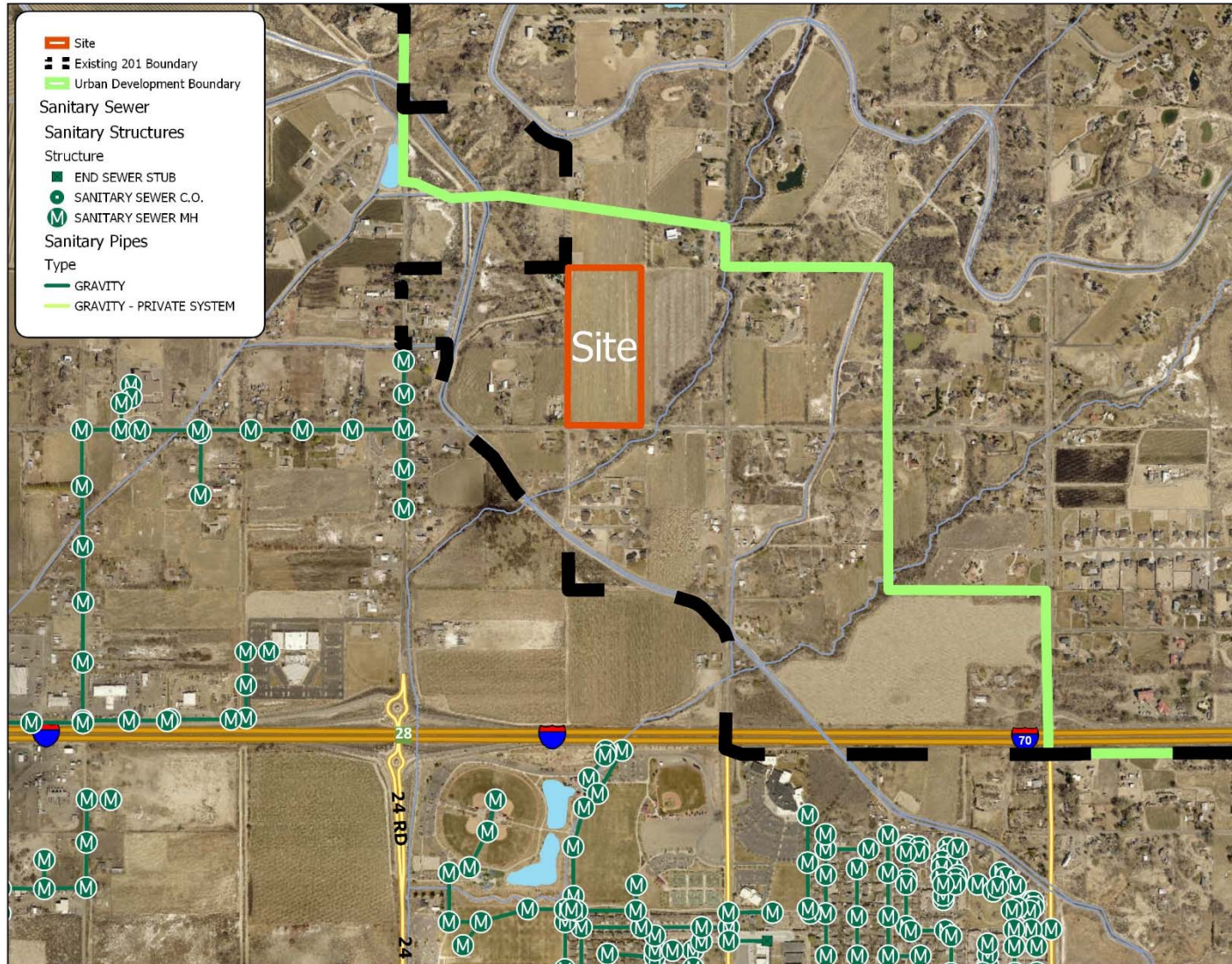


Figure 3 - Sewer Service Map



LIVINGSTON & MUMBY, LLC

Attorneys at Law

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jrl@lmgjlaw.com

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Grand Junction, CO 81506
(970) 242-7322 Fax (970) 242-0698

Keith G. Mumby
(1931-2014)

June 19, 2018

Via Email: Tamraa@gjcity.org

Tamra Allen, City Planning Director
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Re: Request for Inclusion in 201

Dear Ms. Allen:

It is my understanding no formal application exists for property owners to request the inclusion of their property within the Persigo 201 boundary for sewer service. Therefore, please consider this letter as an application on behalf of GJ Maverick, LLC.

GJ Maverick, LLC owns 17 acres at 2428 H Road, legally described as Lot 1 of Venegas Minor Subdivision No. 2, Mesa County, Colorado. The owner is applying for annexation into the City of Grand Junction and by this letter is requesting such property also be included within the 201 boundaries.

Please advise as any additional information or fees that may be needed as part of this application.

Sincerely yours,

LIVINGSTON & MUMBY, LLC



J. Richard Livingston

JRL:jlc

cc: Steven R. Hejl (via email - nwpd@msn.com)
Kathy Portner, City Planning (via email - kathyp@gjcity.org)

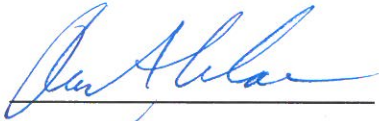
To Tamra Allen,

My Wife and I are the property owners of a parcel of land directly to the West of the North portion of this parcel (APN #270128300058). I would like to express our support for a request to extend the Persigo 201 Sewer Boundary to include 2428 H Road.

The extension of the sewer boundary will allow much needed medium density housing for the future proposed development of the 24 Road commercial corridor as well as the existing retail and commercial areas at and around the Mesa Mall. Also, the availability of a sewer extension for existing homes that have septic systems brings a welcome option to the expense of engineering and installing a replacement system when they begin to fail.

Thank You

Ron and Terri Abeloe

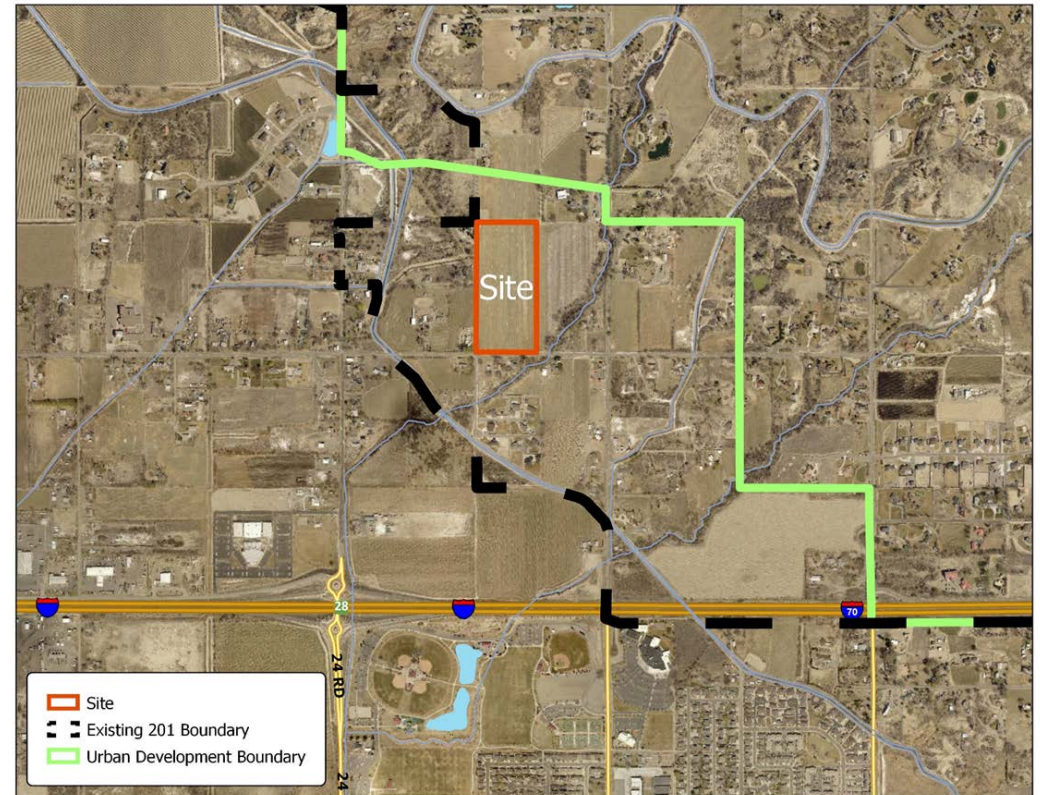
A handwritten signature in blue ink, appearing to read "Ron Abeloe", written over a horizontal line.A handwritten signature in blue ink, appearing to read "Terri Abeloe", written over a horizontal line.

Persigo Board Meeting August 23, 2018



Request for Inclusion: 2428 H Road

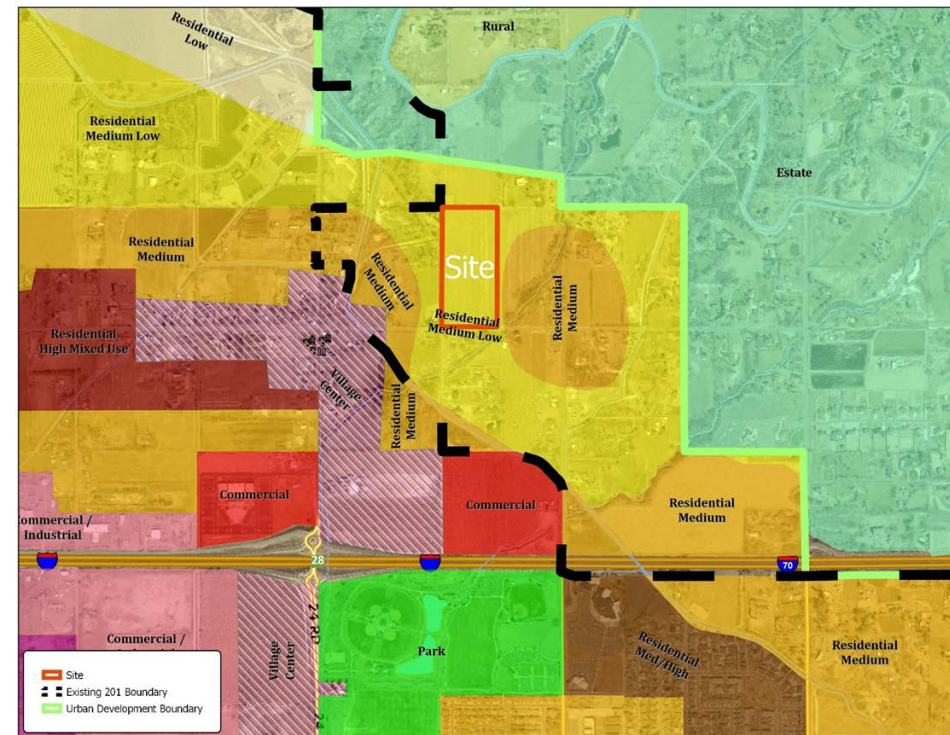
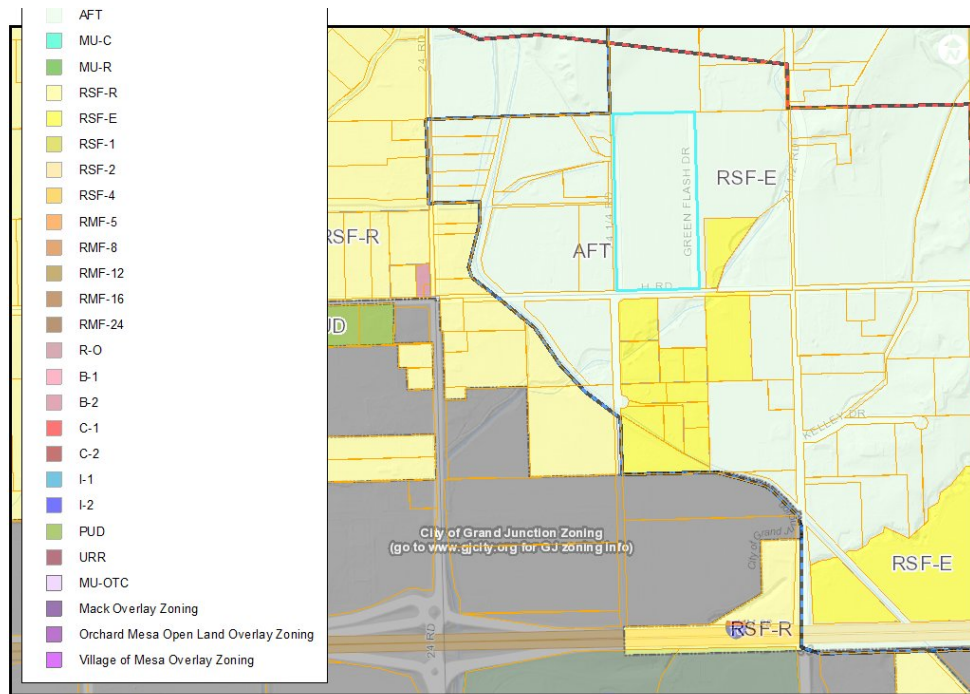
- Applicant: GJ Maverick Investments, LLC
- Lot 1 of the Venegas Minor Subdivisions No. 2
- 17.71 acres
- Intends to request annexation into the City of Grand Junction



Request for Inclusion: 2428 H Road

Current zoning: AFT (agricultural, forestry, transitional)

Future Land Use: Residential Medium Low (RML), 2-4 units per acre



Procedure for 201 Boundary Modification

- Application to the Manager
- Staff evaluation of the effect of the modification
 - **Criterion 1)** plant capacity
 - **Criterion 2)** the ability of the City to serve such included area
 - **Criterion 3)** the ability for the City to control the infrastructure standards
- Public Hearing
- Joint City-County Persigo Board decides modification to the 201 Sewer Service Area Boundary

Manager Evaluation: 2428 H Road

Criterion #1: Plant Capacity

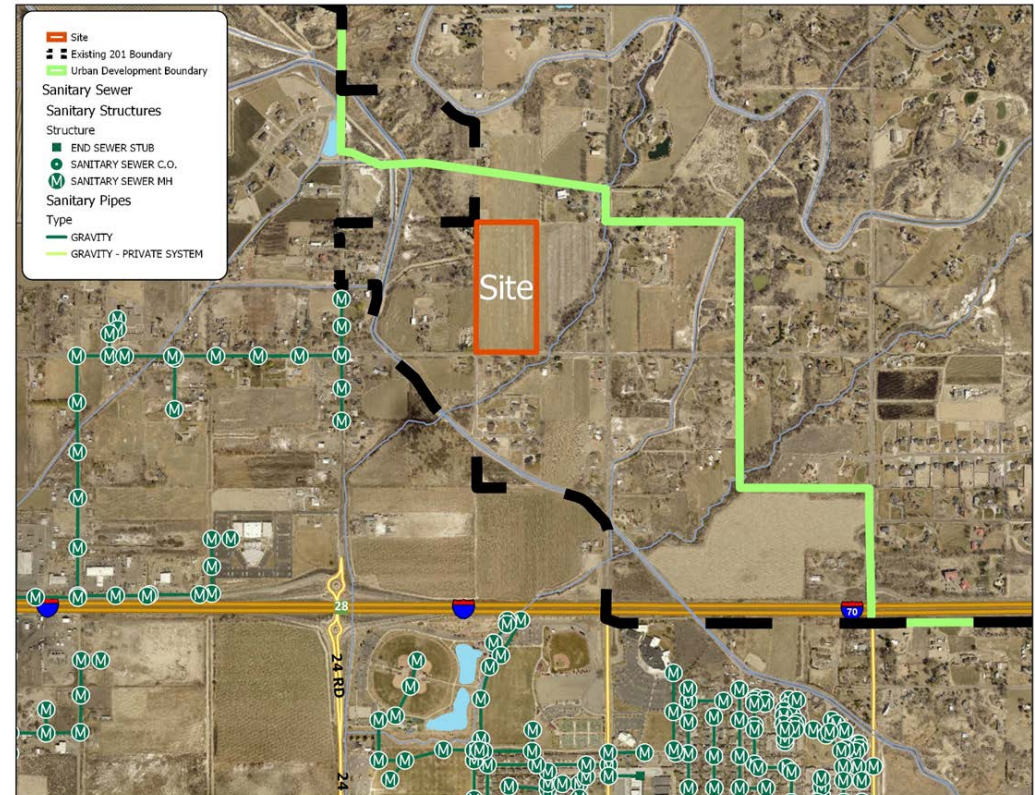
- FLU RML: up to 70 dwelling units
- Wastewater flow: up to 12,000 gallons per day
- Current plant capacity: 12,500,000 gallons per day
- Current plant flows: 8,000,000 gallons per day
- **Manager Determination**
 - Plant has sufficient capacity



Manager Evaluation: 2428 H Road

Criterion #2: Ability to Serve Area

- Can extend sewer 1,400 feet to existing 8-inch sanitary sewer line
- Sufficient capacity in existing sewer line
- **Manager Determination**
 - City/Persigo has the ability to serve property if sewer is extended



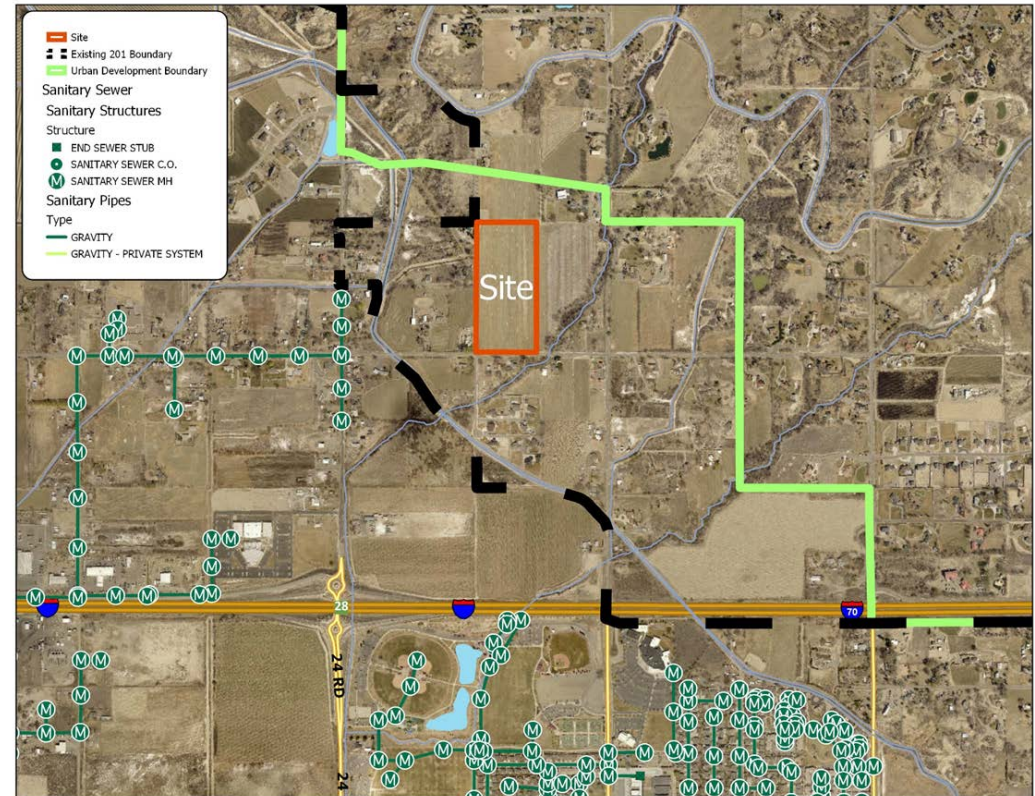
Manager Evaluation: 2428 H Road

Criterion #3: Control of Infrastructure Standards

- Development shall comply with adopted infrastructure standards for sewer service connections

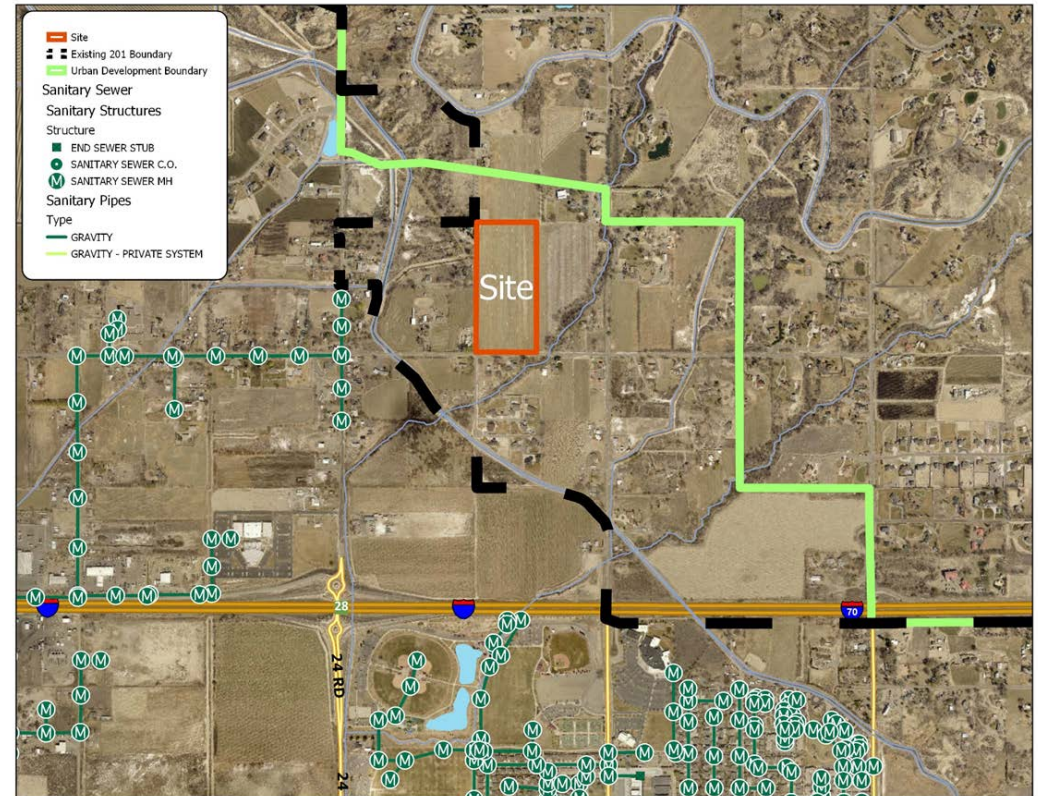
Manager Determination

- City/Persigo has ability to ensure continued compliance with applicable federal and state law



Fiscal Impact: 2428 H Road

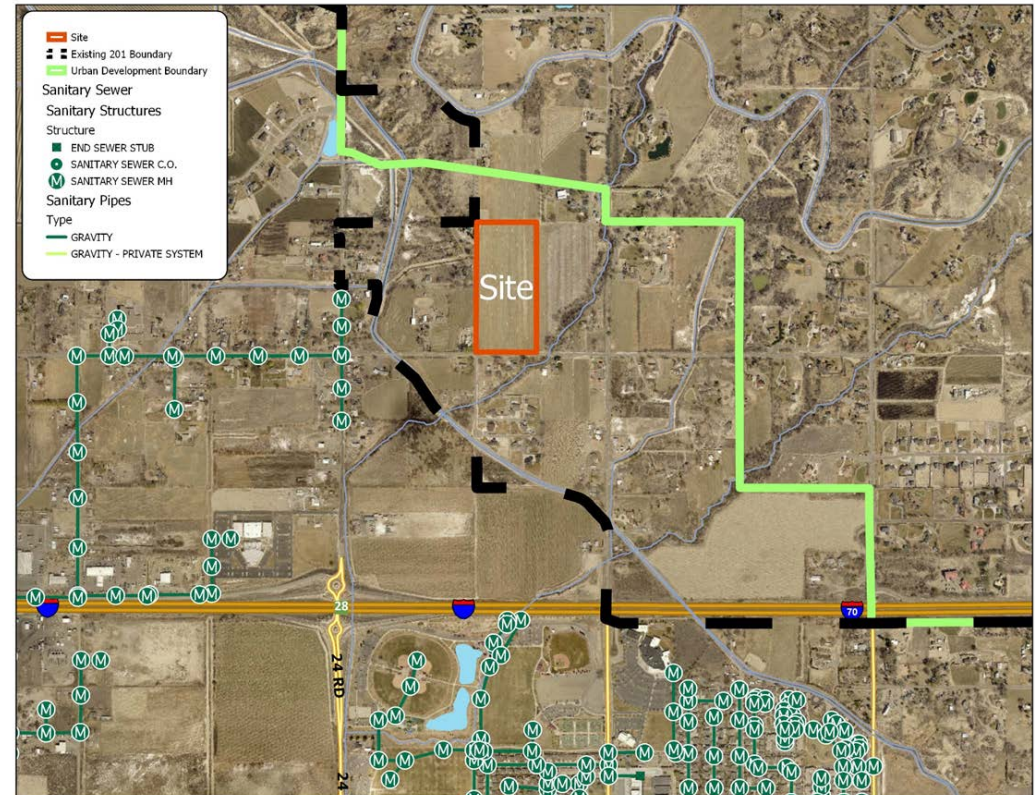
- Developer would be required to pay the costs needed to extend sewer service
- Connections to the sewer system would be subject to the plant investment fee (PIF)



Manager Recommendation: 2428 H Road

Approve inclusion of 2428 H Road into 201 Sewer Service Area, with the following findings:

- Future Land Use of Residential Medium Low will require sanitary sewer service.
- And the required criteria have been met, including
 1. The Persigo system has sufficient capacity to serve this property
 2. There is ability to serve this property
 3. The City can maintain compliance with applicable federal and state law



201 Boundary

