

AGENDA
ANNUAL PERSIGO BOARD MEETING
CITY OF GRAND JUNCTION, CITY COUNCIL
MESA COUNTY, BOARD OF COUNTY COMMISSIONERS
CITY HALL AUDITORIUM
250 N. 5th STREET
GRAND JUNCTION, COLORADO
TUESDAY, SEPTEMBER 18, 2012, 2:00 P.M.

- I. Public Hearing – Consideration of Exclusion for:
 - a. at least five specific properties, 959 23 Rd., 973 23 Rd., 977 23 Rd., 2251 J Rd. and 2271 J Rd., or,
 - b. the entire area between the Grand Valley Irrigation Company High Line Canal, north to J. Rd., between 22 ½ Rd. to 23 Rd.

[Attach 1](#)
- II. System updates:
Dan Tonello, Manager, Persigo Sewer System
Greg Trainor, Utility, Streets, and Facilities Director
 - a. Compressed Natural Gas Project
 - b. Additional Solar at Persigo
 - c. UV Disinfection and other Plant Improvements
 - d. Future Nutrient Standards and Responses to Comply with Standards
 - e. Dissolution of Central Grand Valley Sanitation District
- III. Review of Draft Financial Plan and Sewer Rate Recommendations
- IV. Schedule for Budget Review and Adoption
- V. Other Business
- VI. Adjournment

**Attach 1
Boundary Exclusions**

**GRAND JUNCTION CITY COUNCIL
AND
MESA COUNTY BOARD OF COMMISSIONERS
PERSIGO BOARD MEETING
SEPTEMBER 18, 2012**

CITY/COUNTY PERSIGO BOARD AGENDA ITEM

Subject: 201 Sewer Service Boundary Adjustments

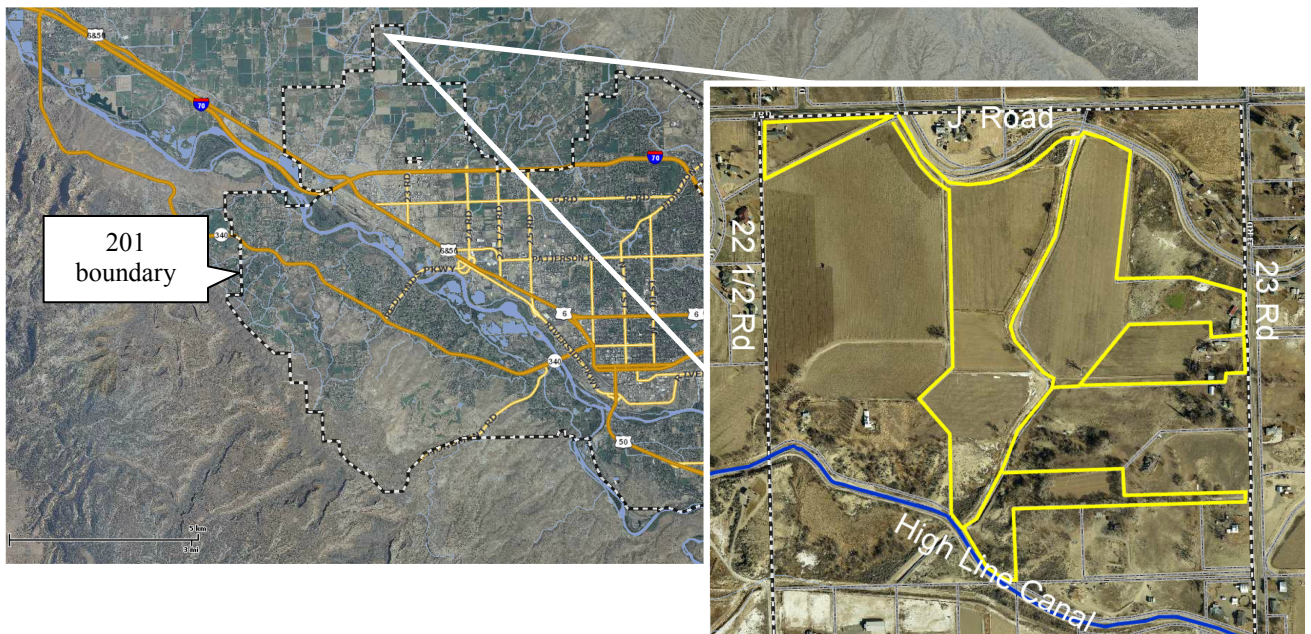
Action Requested: Review and consider adjusting the 201 boundary at the September 2012 Persigo Board Meeting

Presenters Name & Title: Greg Trainor, Utilities, Streets and Facilities Director

Project Description: Five property owners have made a request to have their properties removed from the Persigo 201 Sewer Service Boundary. The properties are shown with yellow border in the air photo below. Staff is considering this request as Item 1(a) of this agenda.

Staff is has also reviewed the opportunity to take into consideration current land use, proposed future land use, and recommendations included in the Comprehensive Plan as Item 1(b) of this agenda.

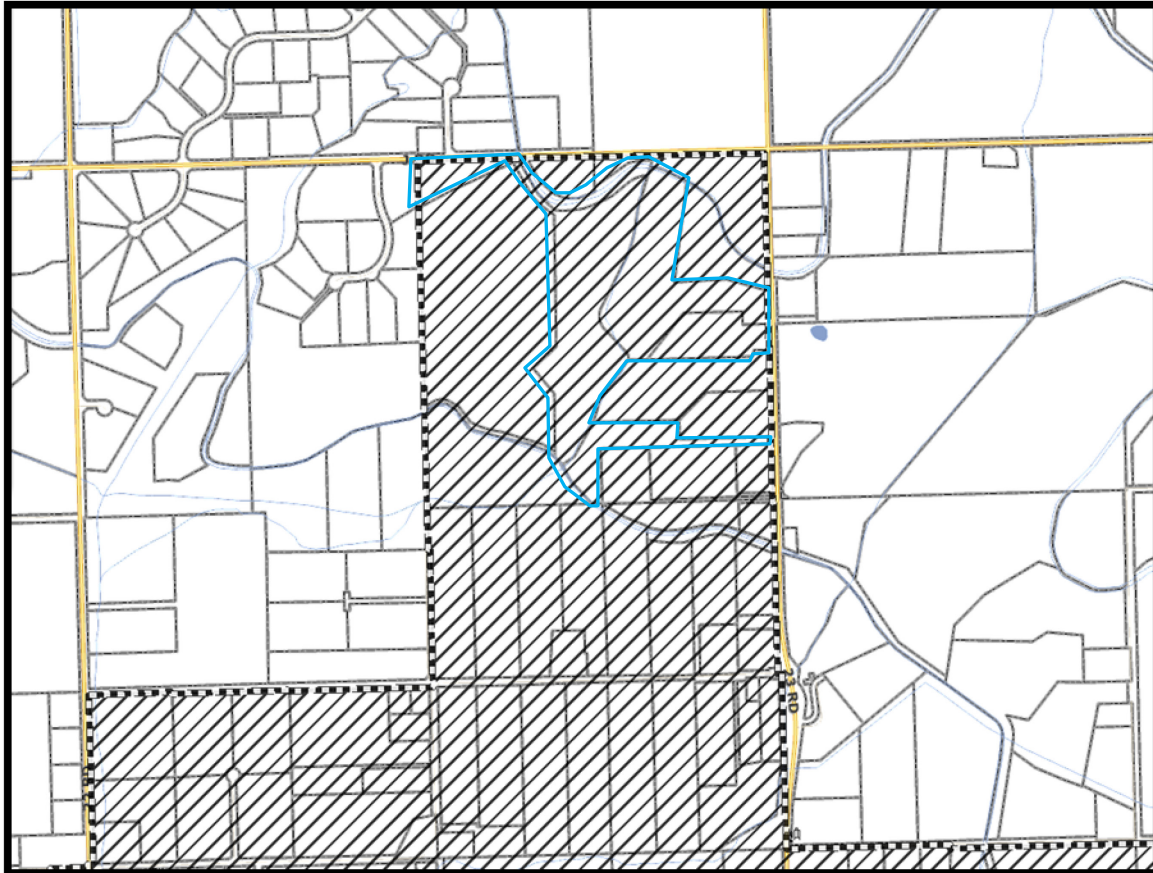
Background: Information on future land use, zoning, drainage basin



Area Map - Properties requesting to be removed from Persigo 201 Boundary

Existing 201 Boundary:

The map below displays the current limits of the Persigo 201 Boundary. This boundary was established during the 2010 Joint Persigo meeting. Sewer is currently 1.8 miles south west of the subject area.



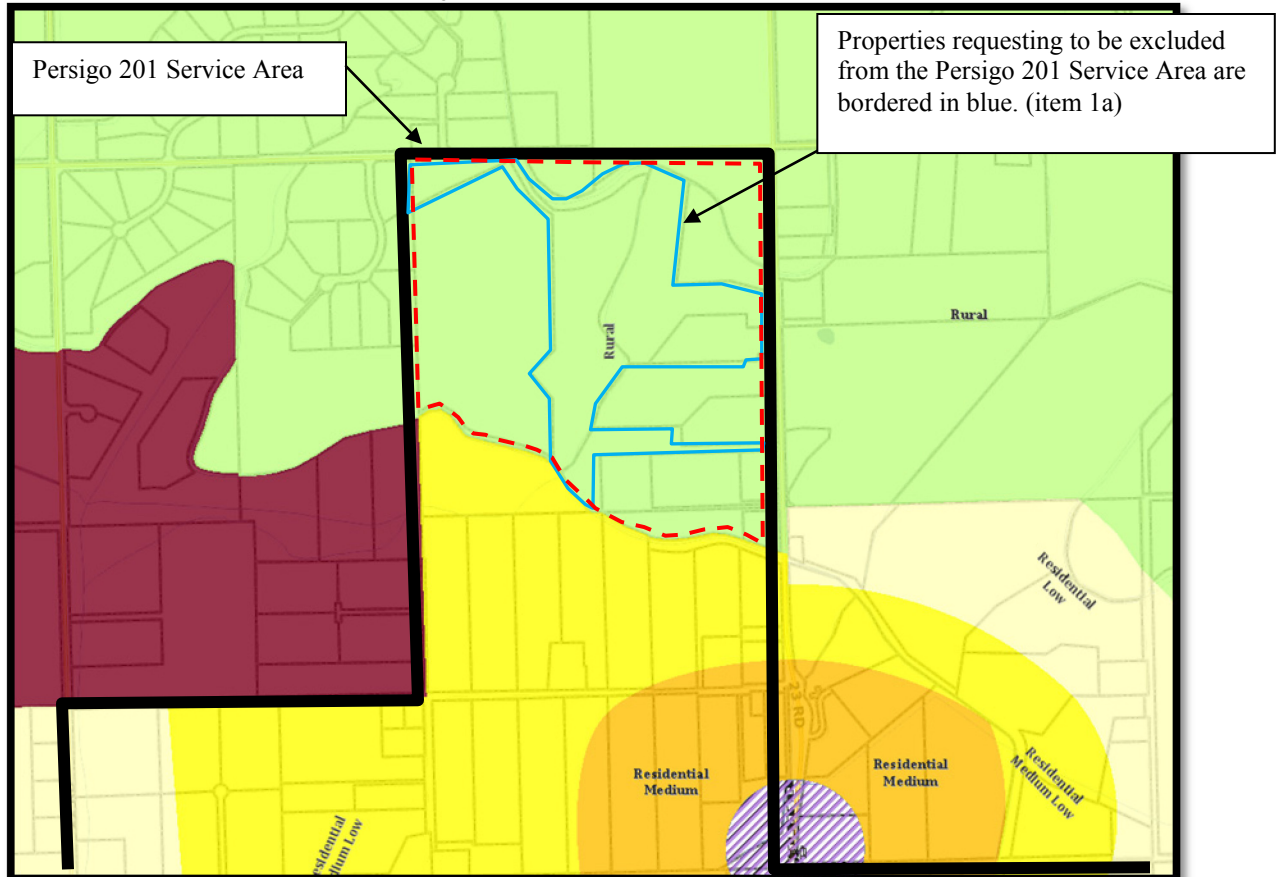
201 Boundary

Land Use Analysis

Zoning:

The properties included with this request are located south of J Road and west of 23 Road in the northwest portion of the Persigo service area. Current Mesa County Zoning for the area north of the canal is RSF-R (minimum lot size of 5 acres).

The proposed future land use zone for the area, as defined in the Comprehensive Plan Narrative, calls for Rural density (5 – 10 acres per unit).



Future Land Use Map

Recommendations:

The existing and recommended future zoning for this area identifies land use based on rural densities. This is not consistent with the typically more urban areas that are included within the 201 boundary.

Item 1(a): Staff agrees that the five properties requesting exclusion from the 201 Boundary are located in an area that is not likely to be sewered in the future, and that this request be approved.

Item 1(b): Staff recommends that the entire area north of the canal, bounded by 22 ½ Road on the west, 23 Road on the east, and J Road on the north, be removed from the 201 Boundary.