

Grand Junction 201 Sewer Service Boundary - Possible Expansion **Frequently Asked Questions (FAQ's)**

This is just a small sampling of some of the more basic questions you may have.

1. What is causing the City/County to consider changing the boundary?

We have had significant growth in the Grand Valley over the last 30 years. We have accommodated this growth through joint planning between the City and County via the 1998 Persigo "201" Sewer Service Agreement, which addresses areas where urban service levels, namely sewer service, will be provided. Growth in the Grand Valley in the next 30 years is anticipated to more than double the existing population. We know we are going to grow. As a result we need to figure out where that growth will happen, and plan for it.

2. Why are the northwest and Orchard Mesa areas the focus?

During initial Comprehensive Plan meetings, the areas that have been identified as being the best suited to accommodate new growth are Orchard Mesa and the area north of I-70 between 21 Rd and 26 Road. Two additional areas, Whitewater and the area northeast of Clifton, were also identified and will be assessed separately.

3. What is the "201" sewer service area?

It is a planning area that anticipates the extension of sewer service which allows for higher densities and intensity of development. Any development within this boundary will be in accordance with urban development standards as outlined in the existing Persigo agreement. 201 refers to Section 201 of the Clean Water Act of 1972.

a. How was it arrived at originally?

The original boundary was developed to plan for the construction of the Persigo Wastewater Treatment Plant in the early 1980s.

b. Has it been changed?

In the last 10 years, small portions of the boundary have been changed at the annual Persigo Meeting.

c. How is this done?

The City Council and Board of County Commissioners, who serve as the Persigo Board of Directors, make these decisions.

4. Is the boundary going to move for sure?

No. The open houses are designed to gather feedback from the public regarding their thoughts on these proposed moves. Questionnaires will be distributed at the meetings, and we will be providing an online tool for those who can't make it to one of the meetings to offer their feedback. The feedback will then go to the elected officials to assist them in making their decision on whether to move the boundary and/or where to move the boundary.

5. If the boundary does move, will these property owners be forced to annex into the City?

Residents would not be required to annex unless they develop or redevelop their property, are fully surrounded by city properties, or they request to be annexed.

6. If the boundary does move, will this mean all properties in these areas must hook up to sewer?

No. Property owners are not required to hook up to sewer unless:

- a.** The septic system fails and the property is within 400 feet of public sewer system through platted rights-of-way or easements.
- b.** The property is developed or redeveloped.

7. If a property hooks up to sewer, who pays for it?

The cost is paid by those that request the service. For existing properties on septic, the City/County does have a Septic System Elimination Program that will pay up to 30% of the cost to construct sewer into an area. New development is required to extend sewer to and throughout the development. Their cost is recovered through the sale of the new lots.

8. What City services could I expect to receive?

There are a wide range of “urban” services that include street sweeping, spring cleanup, street lighting, leaf pickup program, neighborhood watch, and neighborhood services.

9. If the Persigo Board (City Council and County Commissioners) votes to move the boundary on February 13, what happens next?

The area will be included in the City’s Comprehensive Plan. Property owners in those areas will be invited to participate in the Comprehensive Planning process. Concerned residents are encouraged to get involved. For more Comprehensive Plan information, visit the City’s Web site at www.gjcity.org and click on the Comprehensive Plan logo on the left side of the home page. The next public meetings for the Comprehensive Plan will be held in March where four alternatives will be presented for public comment.