

# Comprehensive Plan

Grand Junction



*Comp Plan Steering Committee Meeting #11  
5/19/2009*

In attendance:

Steering Committee Members:

Mel Rettig

Rick Krueger

Paul Nelson

Bill Finlay

Dave Zollner

Don Hartman

Staff:

Dave Thornton

Keith Fife

Lisa Cox

Public:

Duncan McArther

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Dave Thornton began the meeting by presenting the results from the GJ Wastewater Basin Study completed recently by consultants Black and Veatch. The Study analyzes the sewer needs for the expected growth through 2035 as projected by the Comprehensive Plan. Results of the Study show that the City of Grand Junction and Mesa County are in good shape with much of the existing infrastructure able to handle the expected growth. Some upgrades to existing lines and future expansion of trunk lines and the sewer plant itself will be needed and is expected. The sewer fund is expected to be able to pay its own way for plant expansion and for some of the system's larger lines with new development responsible for constructing others.

Fiscal Impacts of Urbanization Study completed by BBC Research was presented to the committee by Dave Thornton. This study looked at the City of Grand Junction and Mesa County's fiscal models, first analyzing how the City and County fund services. The City relies heavily on the collection of sales and use taxes and the County relies heavily on a combination of property tax revenue, sales and use tax and grants/intergovernmental funds.

The Study emphasizes the regional role that Grand Junction and Mesa County have and its importance to the fiscal health of both entities. The regional commerce that the area receives needs to be maintained for fiscal stability. This commerce includes not only retail sales and services, but also the medical community, the educational community, the regional airport, the tourist industry and many others.

Keith Fife briefed the committee on the April 21<sup>st</sup> neighborhood meeting held at Appleton Christian Church to discuss the County's URR lands use designation and the County's URR-5 zoning district. He presented staff's recommendation that was formulated following this meeting where public comments were received from many



The next Steering Committee meeting has not been scheduled yet. The Comprehensive Plan Calendar has now been expanded with Public Hearings before the City and County Planning Commissions and the Grand Junction City Council not occurring until late summer or early fall. There will be a joint Steering Committee meeting with the Planning Commission and City Council that will be scheduled for later in the summer. Details will be disseminated as soon as they are scheduled.