

RESOLUTION NO. 7-97

RESOLUTION STATING CITY COUNCIL POLICY TOWARD REDLANDS ANNEXATIONS

WHEREAS, the Redlands is an integral part of the Grand Junction community with most of its residents working, shopping and recreating here;

WHEREAS, the City Council believes the Redlands will continue to rapidly urbanize regardless of annexation;

WHEREAS, this growth is occurring without adequate provision for fire, emergency medical response, parks, traffic and drainage improvements;

WHEREAS, this hopscotch pattern of urbanization imposes long term financial burdens upon all including Grand Junction taxpayers;

WHEREAS, the City Council has received entreaties and even demands for Grand Junction tax dollars to provide public improvements to unincorporated areas of the Redlands;

WHEREAS, with annexation Grand Junction plans for and provides for urban services and facilities within its City limits and requires new development to contribute its fair share;

WHEREAS, the City Council has publicly discussed several approaches to annexations on the Redlands;

WHEREAS, these public discussions have led to public concern and uncertainty about the City's plans;

WHEREAS, the City Council wishes to make clear its annexation policies for the Redlands area;

NOW THEREFORE BE IT RESOLVED, that the Grand Junction City Council declares the following policies shall guide annexations on the Redlands:

A. the City shall continue to provide advance notice to owners whose properties are planned for annexation so that they may participate in the City's deliberations;

B. only 100% owner annexation petitions, including any applicable powers of attorney, shall be considered;

C. to avoid the controversies that powers of attorney have caused, newly developing properties shall generally be annexed as they obtain sewer service;

D. any properties that would become enclaved by a proposed annexation will be given notification so they may participate in workshops, community/neighborhood meetings and hearings on that annexation;

E. priorities for annexation will be properties:

- adjacent to Grand Junction's limits,
- undeveloped with urban densities anticipated,
- developing and connecting to sanitary sewers and
- developed with adequate infrastructure;

F. subdivisions without adequate infrastructure but wishing to annex will be provided technical assistance to arrange for improvements in a manner that does not impose a burden upon City taxpayers; and

G. Grand Junction will support the joint venture with Fruita and Mesa County to devise strategies that preserve a non-urban buffer between Grand Junction and Fruita on the Redlands.

Adopted this 15th day of January, 1997.

/s/ Linda Afman  
President of the Council

/s/ Stephanie Nye  
City Clerk