

April 12, 1996

Memorandum

To: City Council
Mark Achen
Dave Varley
Kristin Winn
Dept. Heads

Fm: Larry Timm

Re: Meeting Notes
Growth Committee Meeting of April 11, 1996

Present were: Linda Afman, R.T. Mantlo, Reford Theobold, Mark Achen, Dan Wilson, Jim Shanks, Ron Lappi, David Thornton, Mike Pelletier, Kristin Winn, Jim Hall, and Larry Timm. Guests present were Lorena Davis, Mary Huber, and Dave Dearborn.

The only agenda item was the discussion of the draft Annexation Schedule, dated April 11, 1996. The direction provided by the Growth Committee was to change the draft schedule as follows:

- A. From the "First Priority List", move item 9 (Bookcliff Technological Park) up with item 6 (3D Systems) and process them together if possible. Process the remainder of items 7 through 13 in the order that the POA was received.
- B. From the "Second Priority List", move item 1 (Pine Terrace/Park Ridge Townhomes) and item 3 (Blue Heron II) up to the "First Priority List". Contact the School District and find out if it is possible to get a POA for Broadway Elementary School and, if so, process that annexation along with Pine Terrace.

The revised April 12, 1996 Annexation Schedule is attached.

GC41196

(annsched)

ANNEXATION & ZONING SCHEDULE
April 12, 1996

First Priority List:

1. VALLEY MEADOWS EAST (#ANX-96-40)

G.W.H.C. Inc., developers of Valley Meadows Subdivision on 25 1/2 Road are looking at developing the 15 acre property across 25 1/2 Road from their current development. This property is not currently in the City limits. They are requesting annexation and subdivision review through the City's development review process. Total acreage is 16.2 acres.

Petition submitted to Council March 6th, 1996
1st Reading & accept petition April 17, 1996
2nd Reading May 1, 1996
Annexation Effective June 2, 1996
Zone of Annexation - To PC - April 2, 1996, to CC - 4/17 & 5/1
Zone Effective: June 2, 1996

2. EULER (#ANX-96-41)

George and Carrie Euler are planning to develop their property at 720 24 3/4 Road. Their property is currently enclave by the City. The Euler's are asking that the annexation occur now rather than when the 3 years is up. They are in the process of submitting a subdivision application with the City and would like to do it concurrently with the annexation. Total area of annexation is 4.09 acres.

Petition submitted to Council March 6th, 1996
1st Reading & accept petition April 17, 1996
2nd Reading May 1, 1996
Annexation Effective June 2, 1996
Zone of Annexation - To PC - April 2, 1996, to CC - 4/17 & 5/1
Zone Effective: June 2, 1996

3. COUNTRY CLUB PARK WEST #2 (#ANX-96-68)

Two additional properties have been added to the amended Special Sewer Improvement District for the Country Club Park Sewer Improvement District. The remainder of the proposed district has already been annexed.

Petition submitted to Council April 3, 1996
1st Reading & accept petition May 15 1996
2nd Reading June 5, 1996
Annexation Effective July 7, 1996
Zone of Annexation - To PC - May 7, 1996, to CC - 5/15 & 6/5

Zone Effective: July 7, 1996

4. EDWARDS (#ANX-96-69)

Cynthia Edwards is to subdivide her property at 383 South Redlands Road in the Redlands. Her property is currently surrounded on three side by City limits. She is in the process of submitting an subdivision request with the City and would like to do it concurrently with the annexation.

Preliminary Schedule:

Petition submitted to Council April 3, 1996
1st Reading & accept petition May 15 1996
2nd Reading June 5, 1996
Annexation Effective July 7, 1996
Zone of Annexation - To PC - May 7, 1996, to CC - 5/15 & 6/5
Zone Effective: July 7, 1996

5. HETZEL (#ANX-96-58)

John Davis, developer, is looking at developing 30 acres of undeveloped property currently located in unincorporated Mesa County as part of a larger 40 acre development at 25 1/2 Road and F 1/2 Road. Mr. Davis has entered into an annexation agreement with the City where the annexation will be completed by the City if the development is approved by the City in an acceptable manner by the developer.

Petition submitted to Council April 17th, 1996
1st Reading & accept petition June 5, 1996
2nd Reading June 19, 1996
Annexation Effective July 21, 1996
Zone of Annexation - To PC - May 7, 1996, to CC - 6/5 & 6/19
Zone Effective: July 21, 1996

6. 3D SYSTEMS

3D Systems is currently under construction at the corner of H Road and Falcon Way. A power of attorney has been signed for annexation. The site is approximately 23 acres.

PRELIMINARY AGENDA:

Petition submitted to Council May 1st, 1996
1st Reading & accept petition June 5, 1996
2nd Reading June 19, 1996
Annexation Effective July 21, 1996
Zone of Annexation - To PC - June 4, 1996, to CC - 6/19 & 7/3
Zone Effective: August 4, 1996

7. BOOKCLIFF TECHNOLOGICAL PARK (Benson Ranch)

Located on the NE corner of H Road and 27 1/4 Road. This site was approved as the Benson Ranch Residential Subdivision by Mesa County, but is now proposed as an industrial park development.

8. MACK AND CHERYL ROBERTS PROPERTY

Locate at 2570 G Road. This site has had one single family home constructed on it within the past 18 months. The home has connected to sewer and a POA has been signed.

9. PROPERTY OWNED BY WESTERN COLORADO FLORAL COMPANY

Located at 264 Canon Street. This property has signed a POA for sewer. (Tax parcel #2945-262-00-036).

10. HIGH COUNTRY BUSINESS PARK

Located on High Country Court off of River Road and west of City Shops. POA's have been signed for annexation. There are 7 existing lots.

11. RAILHEAD

The City has received POA'S for a majority of the Railhead Industrial Park located at River Road and G Road.

12. ARROWHEAD ACRES SUBDIVISION

Located on the south side of B 1/2 Road just west of 28 1/2 Road, Orchard Mesa. This subdivision has been approved by Mesa County for phase 1 with 11 lots on 2.1 acres. Total acreage is 8.751 acres

13. PINE TERRACE/PARK RIDGE TOWNHOMES

This area was formerly a part of the Loma Rio Annexation, but was excluded by City Council during the process when it was determined that the City was not going to annex Tiffany Park Subdivision at this time. A POA for the Broadway Elementary School is needed to complete the remainder of the Loma Rio annexation. Notice was sent to those property owners when the Loma Rio annexation was downsized telling them that the City would come back in a few months and propose a second annexation for their area. Both Pine Terrace and Park Ridge Townhomes have POA's signed for all their lots. This proposed annexation would only include those two subdivisions.

14. BLUE HERON II (TRAIL)

The Riverfront Commission is requesting that the trail right-of-way for the Blue Heron II section be annexed to allow for Police Department jurisdiction and patrol. A portion of the trail was annexed as part of the Blue Heron Enclave Annexation.

Second Priority List:

1. ANNEXATION OF NEW DEVELOPMENT AS POA'S ARE SIGNED

This would include all new subdivisions and new homes on single parcels or multiple parcels as soon as possible following the receipt of the POA.

2. INDEPENDENCE VALLEY

Located on the NE corner of 20 Road and Hwy 340. A POA has been executed for the entire development. There are 63 lots on 85.63 acres in the Independence Valley Subdivision. The City has recently received a POA from Leatha Stassen for her 130 acres of land at 20 1/2 Road and F 3/4 Road and a POA for Country Meadow, a 49.53 acre, 132 lot development east of Independence Valley.

5. SCENIC ELEMENTARY SCHOOL AREA

Now that the Scenic sewer interceptor is available for sewer hook-ups, Staff will monitor received POA's for various properties being served by the interceptor and when a sufficient number of POA's are obtained to annex the area, strategies will be discussed with Growth Committee.

6. TIARA RADO GOLF COURSE AREA

The South Camp Annexation 1, 2 & 3 abuts the Golf Course. No boundaries have been identified for additional annexations at this time.

7. ENCLAVES (eligible after 1996)

The following areas have been enclaved. These annexations will be scheduled so that the annexation is effective at or very shortly after the expiration date.

a) Bookcliff Country Club Enclave-East of 12th Street and North of G Road Eligible January 2, 1997.

b) Airport West Enclave- East of 12th Street, North and South of H Road. Eligible January 2, 1997.

c) Darla Jean Enclave (Matchett) - Area enclaved by the Darla Jean Annexation. Eligible October 23, 1997.

d) 29 Road Enclave - located at ___ 29 Road. Eligible October 23, 1997.

e) Pomona Park #1 - located along 24 1/2 Road north of G Road. Eligible June 4, 1998.

f) Pomona Park #2 - located along F 1/2 Road east of 25 Road. Eligible June 4, 1998.

- g) Pomona Park #3 - located between F Road and H Road & 25 Road and 26 1/2 Road. Eligible June 4, 1998.
- h) South Camp Enclave - located east of South Camp Road. Eligible August 25, 1998.

THE FOLLOWING AREAS ARE PART OF THE EASTERN "WEDGE" ANNEXATION AREA AND WILL BE VOTING AT THE BALLOT IN NOVEMBER WHETHER TO BE ANNEXED.

8. VILLA CORONADO #4

This annexation will consist of Lot 5 of Villa Coronado Subdivision. Dean Gray, owner, is requesting annexation of his property at 563 Villa Street. At the time of the original Villa Coronado Annexation, he was opposed to signing a POA for his property. He has now change his mind and wants to be part of the City.

9. ROSE PARK MOBILE HOME VILLAGE

Owners of the Rose Park Mobile Home Village at 2910 North Avenue are requesting that their entire park be annexed into the City limits. As part of the Eastern Commercial/Fruitwood annexation, only the southern half or their trailer village was annexed.

10. KAREN LEE

The Karen Lee Subdivision has a power of attorney for annexation given under the county R2T (transitional) zoning. The subdivision contains 88 single family residential lots. This annexation may include adjacent properties to enclave an area between 29 Road and 29 1/4 Road.

11. CHRIS MAR/MORNING GLORY

City staff met with residents from the Chris Mar Subdivision and Morning Glory Subdivision on November 15, 1994. There is at least some support for annexation of this neighborhood.

12. CHRISTINA MEADOWS

Located at E 1/4 Road and Shanne Street. Residents have expressed interest in annexation of their subdivision and have stated they do not want to remain unincorporated Mesa County nor become part of Clifton. According to a straw poll taken by a couple of residents, the majority of residents are in favor.

13. STONEGATE (Filing #3)

Located just west of Thundermountain School on F 1/2 Road and 30 1/2 Road - A POA has been signed by the developer for all but 31 lots within this filing of Stonegate Subdivision.



Other Possible Annexation Areas Under Discussion

1. HUNT (#148-94)

Mr. Hunt has requested sewer service for and annexation of their 11 acre property located North of G Road and west of Sunset Terrace Subdivision. A pre-annexation agreement is in the hands of Mr. Hunt. The annexation plat has been completed and the petition will go to City Council once the pre-annexation agreement is finalized.

2. VILLAGE 9

Village 9 is a high density subdivision on Orchard Mesa surrounded by the City on three sides. No powers of attorney have been given for this development but parks improvements on the existing public site at Oxford and Arlington could be an incentive for voluntary annexation. This site was one of the 8 park sites recently designed by the City. Infrastructure should be reviewed to identify inadequate or substandard facilities. One subdivision adjacent to Village 9 (C Road Limited Sub.) is subject to power of attorney for annexation as a R2T county approval, as well as Spring Pointe (at Village Nine) executing POA's for sewer.

3. ROSEVALE AREA

There is a portion of the Rosevale area that will soon have sewer available. Discussion to date has centered around issues such as sewer, water, street, flood protection, etc. and the funding needed to provide adequate infrastructure to the area. It may make sense for annexation to occur if the County is willing to upgrade infrastructure within the area.

4. D ROAD AREA EAST OF EXISTING CITY LIMITS

There have been discussions surrounding the idea that the City needs to consider additional areas in the City where Industrial zoning is appropriate. The area east of the current City limits along the D Road corridor may be an option.

5. CITY OWNED PROPERTIES

a) Berry Park (aka Bryce/Berry property) located at H 1/4 and 24 roads. This property is outside the 201 facilities area and would require a flagpole annexation.

b) Burkey Park, located north of Patterson road between 29 1/2 and 30 roads, is currently undeveloped but identified as a future park site. Development of this site could be used as an incentive for annexation of the surrounding residential neighborhoods. The Burkey Park property is one of eight park sites the City recently had designed by a consultant.

6. B & G INVESTMENT and OTHERS ENCLAVE ANNEXATION(S)

This annexation would annex properties inside the enclave created by the Darla Jean Annexation.

7. YOUNG ST./GALLEY LN.

At one point Public Works looked at sewer alternatives for those who desire sewer service in this area. The residents rejected the cost proposal and talks have been discontinued at this point.

8. PANORAMA

As of 6/29/94, Al Freeman reports that the homeowners have approved a tax increase for the District which enables it to raise as much as \$22,000 a year for the next 10 years. At this time no additional talks are planned between the City and the District.

9. OTHERS

From time to time various other areas have been discussed as possible future annexations. For various reasons these are not currently considered a priority but should be listed to facilitate identification for future opportunities.

- a) Bass/Racquet Club apartments and/or Bookcliff Middle School
- b) Larkspur sewer extension.
- c) Saxe property (Redlands)

(annex)