

May 16, 1996

Memorandum

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

Fm: Larry Timm

Re: Meeting Notes  
Growth Committee Meeting of May 13, 1996

Present were: Linda Afman, Reford Theobald, R.T. Mantlo, Mark Achen, Ron Lappi, Dan Wilson, Jim Hall, Jim Bright, Mark Relph, Stephanie Nye, Mike Pelletier, David Thornton, and Larry Timm. Also present were Lorena Davis and Mary Huber. Arriving at the end of the meeting were Kathleen Sellman and Matt Osborne.

1. Discussion regarding City Council district boundaries

Linda Afman stated that she wanted to discuss potential City Council district boundary changes in order to get a better idea of the options available in case the eastern area "wedge" annexation is approved by voters in November. Following discussion, staff was directed to create a draft map of possible future district boundaries for further discussion by the Committee.

2. Discussion regarding request by property owners for annexation at the northwest corner of 26 and I Roads.

Committee members agreed that they will listen to a request for annexation of this area, but that the reaction of neighbors in the area and how this proposal "fits" the Appleton Area Plan and current City/County planning efforts will be important. It was noted that the City's Municipal Annexation Plan would need to be amended should the City Council favor this annexation.

3. Annexation Schedule

Committee members were given the latest copy of the City's annexation schedule. A few revisions were made and are incorporated in the attached copy, dated May 13, 1996 REVISED.

NOTE: Future Meetings of the Committee will be held at 3:00 PM on the second Wednesday of each month in conference room A of City Hall.

(annsched)

ANNEXATION & ZONING SCHEDULE  
May 13, 1996 Revised

**First Priority List:**

**1. 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 14, 1996, to CC - 6/5 & 6/19  
Zone Effective: July 21, 1996

**2. 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 14, 1996, to CC - 6/5 & 6/19  
Zone Effective: July 21, 1996

**3. 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 July 3, 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

**4. 3D SYSTEMS (#ANX-96-104)**

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 20 acres.  
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 - July 2, 1996, to CC - 7/17 & 8/7  
Zone Effective: September 8, 1996

**5. BOOKCLIFF TECHNOLOGICAL PARK (Benson Ranch)**

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

# of Parcels = 2 # of Dwelling Units = 0

PRELIMINARY SCHEDULE

Petition submitted to Council June 5, 1996  
1st Reading & accept petition July 17, 1996  
2nd Reading August 7, 1996  
Annexation Effective September 8, 1996  
Zone of Annexation - To PC - July 2, 1996, to CC - 7/17 & 8/7  
Zone Effective: September 8, 1996

**6. ROBERTS**

Mack and Cheryl Roberts own property located 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.

# of Parcels = 1 # of Dwelling Units = 1

PRELIMINARY SCHEDULE

Petition submitted to Council June 19, 1996???  
1st Reading & accept petition August 7, 1996  
2nd Reading August 21, 1996  
Annexation Effective September 22, 1996  
Zone of Annexation - To PC - August 6, 1996, to CC - 8/14 & 9/4  
Zone Effective: October 6, 1996

**7. W C FLORAL**

Western Colorado Floral Company owns property located at 264 Canon Street. This property has signed a POA for sewer. (Tax parcel #2945-262-00-036).

# of Parcels = ?? # of Dwelling Units = ??

PRELIMINARY SCHEDULE

Petition submitted to Council July 3, 1996???  
1st Reading & accept petition August 7, 1996  
2nd Reading August 21, 1996  
Annexation Effective September 22, 1996  
Zone of Annexation - To PC - August 6, 1996, to CC - 8/14 & 9/4  
Zone Effective: October 6, 1996

**8. 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 for all 7 lots. There are three lots with existing businesses (Colorado Beverage at 2557 River Road and businesses at 2523 High Country Court and 2529 High Country Court). Four lots are currently vacant.

# of Parcels = 7 # of parcels developed = 3

PRELIMINARY SCHEDULE

Petition submitted to Council August 7, 1996???  
1st Reading & accept petition September 18, 1996  
2nd Reading October 2, 1996  
Annexation Effective November 3, 1996  
Zone of Annexation - To PC - September 3, 1996, to CC - 9/18 & 10/2  
Zone Effective: November 3, 1996

**9. RAILHEAD**

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

# of Parcels = ?? # of parcels developed = ??

PRELIMINARY SCHEDULE

Petition submitted to Council September 4, 1996???  
1st Reading & accept petition October 16, 1996  
2nd Reading November 6, 1996  
Annexation Effective December 8, 1996  
Zone of Annexation - To PC - October 1, 1996, to CC - 10/16 & 11/6  
Zone Effective: December 8, 1996

**10. 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.

# of Parcels = 12 # of Dwelling Units = 0

PRELIMINARY SCHEDULE

Petition submitted to Council September 18, 1996???  
1st Reading & accept petition November 6, 1996  
2nd Reading November 20, 1996  
Annexation Effective December 22, 1996  
Zone of Annexation - To PC - November 5, 1996, to CC - 11/20 & 12/4  
Zone Effective: January 5, 1997

**11. 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. Staff will approach Riverfront Commission and ask them to circulate an annexation petition that is prepared by staff.

# of Parcels = ??

PRELIMINARY SCHEDULE

Petition submitted to Council October 2, 1996???

1st Reading & accept petition November 6, 1996  
2nd Reading November 20, 1996  
Annexation Effective December 22, 1996  
Zone of Annexation - To PC - November 5, 1996, to CC - 11/20 & 12/4  
Zone Effective: January 5, 1997

**12. BOOKCLIFF COUNTRY CLUB ENCLAVE**

Located East of 12th Street and North of G Road. Eligible January 2, 1997.

# of Parcels = 13 # of Dwelling Units = 9  
Petition submitted to Council October 16, 1996  
1st Reading & accept petition November 20, 1996  
2nd Reading December 4, 1996  
Annexation Effective January 5, 1997  
Zone of Annexation - To PC - November 5, 1996, to CC - 11/20 & 12/4  
Zone Effective: January 5, 1997

**13. AIRPORT WEST ENCLAVE**

Located East of 12th Street, North and South of H Road. Eligible January 2, 1997.

# of Parcels = 25 # of Dwelling Units = 13  
Petition submitted to Council October 16, 1996  
1st Reading & accept petition November 20, 1996  
2nd Reading December 4, 1996  
Annexation Effective January 5, 1997  
Zone of Annexation - To PC - November 5, 1996, to CC - 11/20 & 12/4  
Zone Effective: January 5, 1997

---

**Second Priority List:**

**14. 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.

**15. 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. 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 and NOT Broadway School. Currently, School District 51 is concerned about incurring water upgrade costs when annexed.

PINE TERRACE  
# of Parcels = 14 # of Dwelling Units = 11  
  
PARK RIDGE TOWNHOMES  
# of Parcels = 11 # of Dwelling Units = 7

**16. 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.

**17. 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.

**18. 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.

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

b) 29 Road Enclave - located at \_\_\_ 29 Road. Eligible October 23, 1997.

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

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

e) Pomona Park #3 - located between F Road and H Road & 25 Road and 26 1/2 Road. Eligible June 4, 1998.

f) 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.

**20. 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.

**21. 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.

**22. 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.

**23. 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.

**24. 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.

**25. 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.

**26. BURKEY PARK**

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.

**27. BASS/RACQUET CLUB APARTMENTS/BOOKCLIFF MIDDLE SCHOOL**

Located on Orchard Avenue east of 29 Road

---

**Third Priority List:**

**28. 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.

**29. 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.

**30. 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 Heavy Industrial zoning is appropriate for salvage yards, etc.. The area east of the current City limits along the D Road corridor may be an option.

**31. CITY OWNED BERRY PARK PROPERTY**

Berry Park (aka Bryce/Berry property) located at H 1/4 and 24 roads. This property is outside the 201 facilities area. This property is to be sold by the City. A POA has already been signed.

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

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

**33. YOUNG ST./GALLEY LN.**

During 1994, Public Works looked at sewer alternatives for those who desired sewer service in this area. The residents rejected the cost proposal and talks have been discontinued at this point.

**34. 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.

**35. 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) Larkspur sewer extension.
- b) Saxe property (Redlands)