

Urban Planning Committee: Janet Terry, David Graham, RT Mantlo, Ron Maupin

City Staff: Mark Achen, Jim Shanks, Dan Wilson, Ron Lappi, Rick Beaty, Kathy Portner, Dave Thornton, Mike Pelletier, Kristin Winn.

Public: Paul Lloyd-Davies from the Daily Sentinel.

The committee discussed the memo on Annexation policies from August 13th Workshop Retreat (see attached memo). Janet Terry brought up her concern regarding the City requiring annexation petitions to be signed as a part of the utility hookup agreement for sewer service. The petition must be acted on within 180 days. Acting on these petitions could result in annexation of individual properties rather than waiting to assemble larger areas for annexation.

There was some discussion on the pros and cons of accepting POAs vs. annexation petitions. The committee suggested that they review petitions as they are received to decide whether to act on the petition or take the POA.

The Committee discussed policy #6 of the memo and concluded that when an annexation is initiated with a POA that an attempt should be made by staff to contact all current property owners and try to obtain consensus with them by having them sign the annexation petition.

The Committee asked staff to bring to them drafts of the POA letter and the Enclave letter for their review prior to sending them out.

Dave Thornton went over the annexation schedule with committee members (see attached annexation schedule, revised as per discussion with committee). The following requests were made by committee members:

- 1) send out the annexation schedule with the agenda prior to Urban Planning Committee meetings;
- 2) identify in some fashion all new items on the annexation schedule;
- 3) move the Tiara Rado golf course and associated undeveloped City property annexation to the 1st priority list;
- 4) include a list of signed utility connection annexation petitions with the schedule;
- 5) move the Country Meadows annexation to the 1st priority list and annex after the Stassen annexation. Approach new owners in the Country Meadows subdivision filing #1 about signing an annexation petition and report back to the Committee;
- 6) regarding the proposed Railhead Annexation, contact Ken Nesbitt, United Companies, about annexation of their Railhead Industrial Park property currently being mined for gravel and inform committee of outcome;
- 7) regarding the proposed Arrowhead Acres annexation, contact current developer about annexation and inform committee of outcome. (upc.min)

ANNEXATION & ZONING SCHEDULE
September 11, 1996
Revised as per Urban Planning Committee discussion

**** Items that are either new or have been re-prioritized and moved**

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 Nov 20, 1996
Annexation Effective December 22, 1996
Zone of Annexation - To PC - May 14, 1996, to CC - 6/5 & 11/20
Zone Effective: December 22, 1996

2. 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 preliminary plan/plat and zoning as well as the final plat for the first filing are approved by the City in an acceptable manner to the developer. The first development proposal for 7.6 units per acre was turned down by Planning Commission and City Council. A new proposal for 3.5 units per acre is now in the development process with the City.

Petition submitted to Council April 17th, 1996
1st Reading & accept petition June 5, 1996
2nd Reading Oct. 2, 1996
Annexation Effective Nov 17, 1996
Zone of Annexation - To PC - Sept 10, 1996, to CC - 9/18 & 7/17 & 10/2
Zone Effective: November 3, 1996

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

3D Systems is located 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 - Aug 6, 1996, to CC - 8/21 & 10/2

Zone Effective: November 3, 1996

4. FLORAL (#ANX-96-163)

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 = 1 # of Dwelling Units = 1
Petition submitted to Council July 17, 1996
1st Reading & accept petition August 21, 1996
2nd Reading September 4, 1996
Annexation Effective October 6, 1996
Zone of Annexation - To PC - September 3, 1996, to CC - 9/18 & 10/2
Zone Effective: November 3, 1996

5. FRUITVALE TO PEACHTREE ANNEXATION ELECTION (#ANX-96-167)

In November residents and property owners within the Fruitvale to Peachtree Annexation area will vote whether to be annexed or not.

Petition submitted to Council July 17, 1996
Accept petition August 21, 1996
If voters approve this annexation on November 5th, then
1st Reading November 6, 1996
2nd Reading November 20, 1996
Annexation Effective December 23, 1996
Zone of Annexation - To PC - January 7, 1997, to CC - 1/15 & 2/5
Zone Effective: March 9, 1997

6. HIGH COUNTRY BUSINESS PARK (#ANX-96-192)

Located on High Country Court off of River Road and west of City Shops. POA's have been signed for annexation for all 7 original lots. A parcel of land was dedicated to the City for a portion of the Blue Heron riverfront trail from 2 of the lots in the original subdivision, thereby making a total of 8 parcels included in the annexation. 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
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

7. MATCHETT PARK

The City has purchased approximately 200 acres north of Patterson Road and east of 28 1/4 Road known as the Matchett property for a future park and School District 51 has purchased 14 acres adjacent to the City property. This property is currently within a larger area enclaved by the City and eligible as an enclave annexation in October of 1997. These properties should be annexed as soon as possible rather

than waiting for the entire enclave to be annexed. The School District must sign the petition to annex. Their next board meeting is October 1st. We anticipate their approval for the inclusion of their 14 acres in the annexation at that meeting and have scheduled the annexation to occur beginning in October.

PRELIMINARY SCHEDULE

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	

8. STASSEN ANNEXATION

Location: 20 1/2 Road and F 3/4 Road. Leatha Jean Stassen is selling her approximately 128 acres to a developer (Hans Brutche) for a residential development. Mr. Brutche has asked that he be allowed to annex and develop under the City's development review process. This annexation will consider only the Stassen property which the City has had a POA to annex for about one year now and was included in the proposed Independence Valley Annexation in 1995.

PRELIMINARY SCHEDULE

# of Parcels = 3	# of Dwelling Units = 1
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	

9. 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	

10. 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	

11. RAILHEAD

Thus far, the City has received POA'S for 4 parcels in the Railhead Industrial Park located at River Road and G Road.

of Parcels = 4 # of parcels developed = 3

PRELIMINARY SCHEDULE

Petition submitted to Council	November 20, 1996???
1st Reading & accept petition	January 1, 1997
2nd Reading	January 15, 1997
Annexation Effective	February 16, 1997
Zone of Annexation - To PC - January 7, 1997, to CC - 1/15 & 2/5	
Zone Effective: March 9, 1997	

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.

of Parcels = 12 # of Dwelling Units = 0

PRELIMINARY SCHEDULE

Petition submitted to Council	December 4, 1997???
1st Reading & accept petition	January 15, 1997
2nd Reading	February 5, 1997
Annexation Effective	March 9, 1997
Zone of Annexation - To PC - January 5, 1997, to CC - 1/15 & 2/5	
Zone Effective: March 9, 1997	

13. 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. Another portion of the trail at High Country Court is being included in the High Country Business Park 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	December 18, 1997???
1st Reading & accept petition	February 5, 1997
2nd Reading	February 19, 1997
Annexation Effective	March 23, 1997
Zone of Annexation - To PC - February 4, 1996, to CC - 2/19 & 3/5	
Zone Effective: April 6, 1997	

**14. COUNTRY MEADOWS

Ron Abelo, developer has entered into an annexation agreement with the City and has signed a POA for Country Meadows Subdivision, a 49.53 acre, 132 lot development east of Independence Valley. At the September 11th Urban Planning

Committee meeting, this annexation was moved to the first priority list. The Committee also directed staff to approach owners in filing #1 to see if they will sign the annexation petition.

PRELIMINARY SCHEDULE

This annexation will occur after the Stassen Annexation. Staff will bring this back to UP Committee following their contact with property owners

****15. TIARA RADO GOLF COURSE AREA**

Current City boundaries about the Golf Course. At the September 11th Urban Planning Committee meeting this annexation was moved to 1st priority and will include only the golf course and associated City properties.

Second Priority List:

16. 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.

17. 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

18. 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.

19. 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 the Urban Planning Committee.

20. 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 FRUITVALE TO PEACHTREE ANNEXATION ELECTION AREA AND WILL BE VOTING AT THE BALLOT IN NOVEMBER WHETHER TO BE ANNEXED.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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.

26. 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.

27. 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.

28. BASS/RACQUET CLUB APARTMENTS/BOOKCLIFF MIDDLE SCHOOL

Located on Orchard Avenue east of 29 Road

Third Priority List:

29. 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.

30. 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.

31. 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.

32. 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.

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

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

34. 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.

35. 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.

36. 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)
-