

Urban Planning Committee
Meeting Notes
July 8, 1996

Members Present: R.T. Mantlo, Ron Maupin, David Graham, Janet Terry

Also Present: Jim Shanks, Stephanie Nye, Kathy Portner, Dave Thornton, Mike Pelletier, Kristen Winn, Claudia Hazelhurst, Mark Achen, Lt. Jim Hall, Dan Wilson, Mary Huber, Laurena Davis, Dave Dearborn

1. Discussion on a partial moratorium on certain annexation practices and policies

David Graham summarized his proposal for a moratorium on forced annexation . R.T. Mantlo suggested that it be discussed at the upcoming Council retreat.

2. Consideration to de-annex James R. Rooks' property at 674 30 Road

Staff was directed to write a letter to Jim and Peggy Rooks indicating that Council would not consider the request to de-annex until after the election for the annexation of the Fruitvale to Peachtree area.

3. Presentation of voting district options if eastern area is annexed

Stephanie Nye presented four possible options for Council Districts if the Fruitvale to Peachtree annexation proceeds. After some debate, the group agreed that it was premature to make a decision now. It also prompted some discussion as to whether the City would automatically annex the area if the vote was positive. The members agreed that should also be discussed at the retreat.

4. Other

Ron Maupin initiated a discussion on how the City can annex commercial development just outside the City limits. He felt those businesses presented unfair competition to the businesses inside the City limits. He asked that staff identify such areas that could be annexed.

Ron also asked that staff prepare information on the cost of annexing the Redlands. Mark Achen suggested that information could be presented at the Council retreat.

David Graham requested a written summary of the previous Growth Committee's direction to staff for annexation priorities.

Ron Maupin asked what role the committee could play in getting the Growth Plan adopted. Kathy Portner suggested the committee could take an active role in the

implementation of the plan, specifically the IGA and Zoning and Development Code rewrite.

David Graham suggested the City distribute a pamphlet on the advantages of being annexed into the City.

David Thornton stated that the current annexation schedule has been updated and will be distributed with the meeting notes. Copy of schedule is attached.

(annsched)

ANNEXATION & ZONING SCHEDULE
July 17, 1996

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.

Petition submitted to Council April 17th, 1996
1st Reading & accept petition June 5, 1996
2nd Reading Sept 4, 1996
Annexation Effective Oct 6, 1996
Zone of Annexation - To PC - June 11, 1996, to CC - 7/3 & 7/17 & 9/4
Zone Effective: October 6, 1996

3. 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 - Aug 6, 1996, to CC - 8/21 & 9/4
Zone Effective: October 6, 1996

4. BOOKCLIFF TECHNOLOGICAL PARK (Benson Ranch) (#ANX-96-128)

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
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 - Aug 6, 1996, to CC - 8/21 & 9/4
Zone Effective: October 6, 1996

5. 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

6. 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 21, 1996???

1st Reading & accept petition October 2, 1996

2nd Reading October 16, 1996

Annexation Effective November 17, 1996

Zone of Annexation - To PC - October 1, 1996, to CC - 10/16 & 11/6

Zone Effective: December 8, 1996

7. 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	

8. 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.

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	

9. 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	

10. 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	

11. 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	

12. 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:

13. 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.

14. 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

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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.

26. BASS/RACQUET CLUB APARTMENTS/BOOKCLIFF MIDDLE SCHOOL

Located on Orchard Avenue east of 29 Road

Third Priority List:

27. 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.

28. 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.

29. 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.

30. 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.

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

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

32. 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.

33. 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.

34. 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)

(annex796.scd)