



TO: Fruita City Council and Mayor

FROM: Planning & Development Department

DATE: December 3, 2024

AGENDA TEXT: ORDINANCE 2025-01 - First Reading - An introduction of an Ordinance of the City of Fruita vacating certain street right-of-way for 18 Road south of I Road located within the City of Fruita for publication of public hearing on January 7, 2025 (Lake Weedunno right-of-way vacation)

BACKGROUND

This is a request for a full right-of-way vacation of 18 Road south of I Road. This portion of 18 Road is unimproved and is shown as right-of-way from 1890 and recorded August 7, 1957 (Reception #700396, Book 714, Page 521). Based on aerial photos and records, the right-of-way has never appeared to have been improved for public transportation purposes. The property owner, Lake Weedunno LLC, owns the parcel to the east and the west of the portion of 18 Road being proposed to be vacated. From about the 1980's to the early 2000's, the property was used as a gravel pit. In 2008, the property was annexed into the City and in about 2012, a single-family dwelling unit was constructed.

Vacation of this right-of-way will not be in violation of any local or state law because it does not create any landlocked parcels, does not negatively affect adjacent properties, does not reduce quality of public services and does not violate the City's Master Plan or Circulation Plan.

At their November 12, 2024 public hearing, the Planning Commission recommended approval of the proposed right-of-way vacation by a vote of 6-0 to the Fruita City Council. There have been no written public comments at this time and there were no public comments received at the Planning Commission meeting.

FISCAL IMPACT

There are no expected negative fiscal impacts with this vacation of right-of-way.

APPLICABILITY TO CITY GOALS AND OBJECTIVES

It is important to the City Council that decisions of applications align with the three strategic outcomes of Quality of Place, Economic Health, and Lifestyle built upon a base of providing quality Core Services. Based on the review of this application, staff feels that no negative impacts to Quality of Place, Economic Health, and Lifestyle will be a result of the decision to approve this Ordinance.

OPTIONS AVAILABLE TO THE COUNCIL:

1. Publish a synopsis of Ordinance 2025-01 - First Reading – An Ordinance of the City of Fruita vacating certain street right-of-way along 18 Road south of I Road located in the City of Fruita for publication of public hearing on January 7, 2025.
2. Advise staff to revise any portion of the Ordinance.

RECOMMENDATION:

It is the recommendation of staff that the Council by motion:

**PUBLISH A SYNOPSIS OF ORDINANCE 2025-01 – FIRST READING - AN
ORDINANCE OF THE CITY OF FRUITA VACATING CERTAIN STREET RIGHT-
OF-WAY ALONG 18 ROAD SOUTH OF I ROAD LOCATED IN THE CITY OF
FRUITA FOR PUBLICATION OF PUBLIC HEARING ON JANUARY 7, 2025.**