



FRUITA
COLORADO

AGENDA ITEM COVER SHEET

TO: Fruita City Council and Mayor

FROM: Planning & Development Department

DATE: September 20, 2022

AGENDA TEXT: ORDINANCE 2022-22, FIRST READING, An introduction of an Ordinance annexing approximately 1 acre of property located at Parcel # 2697-213-00-078 into the City of Fruita for publication of public hearing on October 18, 2022.

BACKGROUND

Originally, the public hearing was set for October 4, 2022, with the 1st Reading on September 6th, however, due to unforeseen scheduling conflicts at the beginning of the annexation process the October 4th meeting agenda items needed to be moved to a different date and re-noticed. Original legal notice invited the public to the October 4th meeting, in response to the meeting change, Staff has sent out new legal notice informing the public for a public hearing on this item for October 18th. The scope of the legal notice included the site posting, postcards, city hall, and in the newspaper.

The property owner of Parcel # 2697-213-00-078, Connie & Jose B Marquez c/o Dogleg LLC, applied to annex the property. In August 2021, Eric Marquez was made the personal representative of the Estate of Connie Marquez and granted the property to Dogleg LLC. Staff has reviewed this annexation request and finds that the property meets the city and state laws that must be met to find a property eligible for annexation.

The property has at least 1/6th of its perimeter contiguous with existing city limits and it is within the city's Urban Growth Boundary. Urban development exists north and northwest of the property and is identified for urban development by the city's Master Plan. The City Council approved Resolution 2022-16 on July 5, 2022, which set a public hearing date to determine the eligibility for this application. This Resolution is required by section 31-12-107 of the Colorado Revised Statutes.

At their July 12, 2022, public meeting the Planning Commission recommended approval of the annexation petition by a vote of 6-0 to the Fruita City Council. No public comments have been received nor were there any public comments made at the Planning Commission meeting.

FISCAL IMPACT

Annexation of property requires that the city provide it with city services (such as police protection and sewer service). The cost of providing services varies with each annexation.

There will be services extended with this annexation. Conditions of approval are explained in the Staff Report.

APPLICABILITY TO CITY GOALS AND OBJECTIVES

The city's primary goal is to protect the health, safety and welfare of the city's residents. Annexation ensures that the city has some control over development which might otherwise occur outside the city limits and drain city resources and infrastructure.

OPTIONS AVAILABLE TO THE COUNCIL

1. Publish a synopsis of Ordinance 2022-22, An introduction of an Ordinance annexing approximately 1 acre of property located at Parcel #2697-213-00-078 into the City of Fruita for publication of public hearing on October 18, 2022.
2. Deny Ordinance 2022-22.

RECOMMENDATION

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

PUBLISH A SYNOPSIS OF ORDINANCE 2022-22 ANNEXING APPROXIMATELY 1 ACRE OF PROPERTY LOCATED AT PARCEL #2697-213-00-078 INTO THE CITY OF FRUITA FOR PUBLICATION OF PUBLIC HEARING ON OCTOBER 18, 2022.