

Application #: 2023-14
Application Name: 1824 J 2/10 Road
Application Type: Annexation
Location: 1824 J 2/10 Road
Current Zone: Mesa County Zoning AFT
Description: This is a request to annex approximately 6.6 acre into the city limits.

Kelli McLean, Planning Technician, gave a combined Staff presentation for both the annexation and rezone applications. Although the presentation was combined, the applications would go through separate hearing processes. She stated that the annexation would go first as the rezone was contingent upon the annexation.

Slide 1 – Introduction of 1824 J 2/10 Road Annexation

Slide 2 – Application Details

Application #: 2023-14
Application Name: 1824 J 2/10 Road
Application Type: Annexation
Applicants: Pete Hitchcock & Anthony Stolarczyk
Location: 1824 J 2/10 Road
Current Zone: Mesa County Zoning AFT
Description: This is a request to annex approximately 6.6 acre into the city limits.

Slide 3 – Legal Notice

This slide showed postcards and the 350' Buffer Zone for the Annexation.

Slide 4 – Legal Notice

- Post Cards: April 19, 2023 (20 days prior)
- Sign Posting: April 12, 2023 (27 days prior)
- Newspaper: April 19, 2023 (20 days prior)

Slide 5 – Zoning Map and Aerial View

Slide 6 – Future Land Use Map

Slide 7 – Review Criteria

- Section 17.17.050 (A)
- 9 criteria to consider.
 - Must meet the requirements of State Statutes -1/6th contiguity.
 - Must be within the UGB.
 - Can be served with police and other municipal services.

- The area meets or can meet the existing infrastructure standards set forth by the City.

Slide 8 – Review Comments & Public Comments

- **REVIEW COMMENTS:**
- No reviewer expressed concerns with this annexation.
- **PUBLIC COMMENTS:**
- No written public comments have been received by Staff at this time.

Slide 9 – Suggested Motion

- Mr. Chair, I move that we recommend **approval** to City Council, of application #2023-14, the annexation of 1824 J 2/10 Road.

Slide 10 – Next Steps

- City Council on June 6, 2023
 - If approved the annexation will be effective 30 days after the Ordinance is adopted

Slide 11 – Introduction to 1824 J 2/10 Road Rezone

Slide 12 – Application Details

Application #: 2023-13
Application Name: 1824 J 2/10 Road
Application Type: Rezone
Applicants: Pete Hitchcock & Anthony Stolarczyk
Location: 1824 J 2/10 Road
Current Zone: Mesa County Zoning AFT
Description: This is a request to rezone approximately 6.6 acres from Mesa County Zoning AFT to Community Residential (CR).

Slide 13 – Legal Notice

This slide showed the post cards and buffer zone for the rezone.

Slide 14 – Legal Notice

- Post Cards: April 19, 2023 (20 days prior)
- Sign Posting: April 12, 2023 (27 days prior)
- Newspaper: April 19, 2023 (20 days prior)

Slide 15 – Zoning Map and Aerial View

Slide 16 – Future Land Use Map

Slide 17- Close up to the Future Land Use Map

Slide 18 – Review Criteria

Slide 19 Review Comments & Public Comments

- **REVIEW COMMENTS:**
- No reviewer expressed concerns with this annexation.
- **PUBLIC COMMENTS:**
- No written public comments have been received by Staff at this time.

Slide 20 – Suggested Motion

- Mr. Chair, I move we recommend **approval** of Application 2023-13, 1824 J 2/10 Road Rezone, zoning the property to Community Residential to the Fruita City Council.

Ms. McLean concluded her presentation.

Commissioner Biddle thanked her and invited the representative to speak.

Mr. Pete Hitchcock went up to speak. He stated that Ms. McLean wrapped things up. He did want to add that they did hold a neighborhood meeting, they had two people show up. One was a neighbor from a block away and his comment was that he was concerned about the City forcing him to annex. Another neighbor wanted to talk about a fence line that had fallen over and she wished them the best and thought single family homes would be good there. They are currently zoned Mesa County AFT and they are wanting to become annexed and rezoned Community Residential. He thanked them.

Commissioner Biddle asked if there was anyone online.

There was not.

Commissioner Biddle closed the public comment portion of the meeting and opened it up to Commissioner discussion.

Commissioner Miller stated that she thought this was straightforward. She asked if the City of Fruita has ever forced annexation?

Mr. Caris responded that they do not, they typically do not force annexation unless it was part of an enclave and in that scenario for consistency for utility service there has been times when they have encouraged or approached property owners to annex to be able to build out the roadways and to extend the sewer service. They have been able to with most of the 60 feet county rights-of-ways not have to do that but it is something that can happen and it is a slightly different path

than the annexation proceedings that they have experienced this evening. They can do this by resolution.

Commissioner Miller thanked him.

Mr. Caris stated that he wanted to take separate votes, one on the annexation and one on the zone for procedural purposes.

Commissioner Biddle closed Commissioner discussion and asked for a motion.

COMMISSIONER HEARNS MOVED THAT THEY RECOMMEND TO CITY COUNCIL OF APPLICATION #2023-14 THE ANNEXATION OF 1824 J 2/10 ROAD

COMMISSIONER MULDER SECONDED THE MOTION

MOTION PASSED 5-0

Application #: 2023-13
 Application Name: 1824 J 2/10 Road
 Application Type: Rezone
 Location: 1824 J 2/10 Road
 Current Zone: Mesa County Zoning AFT
 Description: This is a request to rezone approximately 6.6 acres from Mesa County Zoning AFT to Community Residential (CR).

COMMISSIONER MILLER MOVED TO RECOMMEND APPROVAL OF THE ZONE REQUEST TO ZONE THE SUBJECT PROPERTY TO COMMUNITY RESIDENTIAL WITH NO CONDITIONS TO THE FRUITA CITY COUNCIL.

COMMISSIONER HUMMEL SECONDED THE MOTION

MOTION PASSED 5-0

I. OTHER BUSINESS

1. Community Development Updates

Mr. Caris spoke about the upcoming Code amendments, potential changes for subdivision applications, and the DMU boundary line.

2. Visitors and Guests None

3. Other Business