



**FRUITA**  
COLORADO

## AGENDA ITEM COVER SHEET

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**TO:** Fruita City Council and Mayor

**FROM:** Planning & Development Department

**DATE:** August 6, 2024

**AGENDA TEXT:** ORDINANCE 2024-14, FIRST READING, An introduction of an Ordinance annexing approximately 53.59 acres of property located at 958 17 ½ Road and adjacent 17 ½ Road right-of-way into the City of Fruita for publication of public hearing on September 17, 2024.

(Karp Annexation)

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### BACKGROUND

The property owners of 958 17 ½ Road have submitted an application to annex and zone the property. 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 1/6<sup>th</sup> of its perimeter contiguous with existing city limits and it is within the city's Urban Growth Boundary. Urban development exists in close proximity of the subject property and is identified for urban development by the city's Master Plan. In addition to the annexation of the 53.59 acres, the City of Fruita will also be annexing the adjacent 17 ½ Road right-of-way that is currently under the jurisdiction of Mesa County.

The Planning Commission will be hearing this application for annexation at their August 13, 2024, public hearing and will formulate a recommendation to the City Council.

### FISCAL IMPACT

The 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. It's important to keep in mind that city services such as police protection, fire protection, and Fruita's sanitary services already provide coverage to the subject property. With that said, no additional impacts are expected upon annexation.

### 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. This step in the annexation process simply finds the property eligible or ineligible for annexation.

## **OPTIONS AVAILABLE TO THE COUNCIL**

1. Publish a synopsis of Ordinance 2024-14, An introduction of an Ordinance annexing approximately 53.59 acres of property located at 958 17 ½ Road and adjacent 17 ½ Road right-of-way into the City of Fruita for publication of public hearing on September 17, 2024.
2. Deny Ordinance 2024-14.

## **RECOMMENDATION**

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

**PUBLISH A SYNOPSIS OF ORDINANCE 2024-14 ANNEXING APPROXIMATELY 53.59 ACRES OF PROPERTY LOCATED AT 958 17 ½ ROAD AND ADJACENT 17 ½ ROAD RIGHT-OF-WAY INTO THE CITY OF FRUITA FOR PUBLICATION OF PUBLIC HEARING ON SEPTEMBER 17, 2024.**