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**TO:** Fruita City Council and Mayor

**FROM:** Planning & Development Department

**DATE:** September 17, 2024

**AGENDA TEXT:** ORDINANCE 2024-14, SECOND READING, An Ordinance annexing approximately 53.59 acres of property located at 958 17 ½ Road and 17 ½ Road right-of-way into the City of Fruita.

(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.

At their August 13, 2024, 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. This step in the annexation process simply finds the property eligible or ineligible for annexation.

## **OPTIONS AVAILABLE TO THE COUNCIL**

1. Adopt Ordinance 2024-14, 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.
2. Deny Ordinance 2024-14.

## **RECOMMENDATION**

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

**ADOPT 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.**