



TO: Fruita City Council and Mayor

FROM: Planning & Development Department

DATE: September 17, 2024

AGENDA TEXT: RESOLUTION 2024-26, A Resolution of the Fruita City Council finding approximately 53.59 acres of property located at 958 17 ½ Road and adjacent 17 ½ Road right-of-way eligible to be annexed into the City of Fruita. (***Karp Annexation***)
– *City Planner Henry Hemphill*

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 1/6th of its perimeter contiguous with existing city limits and it is within the city's Urban Growth Boundary. Urban development exists on the west side of the property and is identified for urban development by the city's Master Plan. The City Council adopted Resolution 2024-22 on August 6, 2024, which set the public hearing date for September 17, 2024, to initiate annexation proceedings and determine annexation eligibility.

At their August 13, 2024, public meeting the Planning Commission recommended approval of the annexation 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. Approve Resolution 2024-26, finding the property eligible for annexation.
2. Deny Resolution 2024-26.

RECOMMENDATION

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

APPROVE RESOLUTION 2024-26, A RESOLUTION OF THE FRUITA CITY COUNCIL FINDING APPROXIMATELY 53.59 ACRES OF PROPERTY LOCATED AT 958 17 ½ ROAD AND ADJACENT 17 ½ ROAD RIGHT-OF-WAY ELIGIBLE TO BE ANNEXED INTO THE CITY OF FRUITA.