



Grand Lake Board of Trustees

Public Hearing (Quasi-Judicial) Ordinance 07-2023; An Ordinance Regarding the Annexation and Zoning of 8.98 Acres Parcel Known as the "Love Tract"

TO: Mayor Kudron and the Trustees

FROM: Kimberly White, Community Development Department

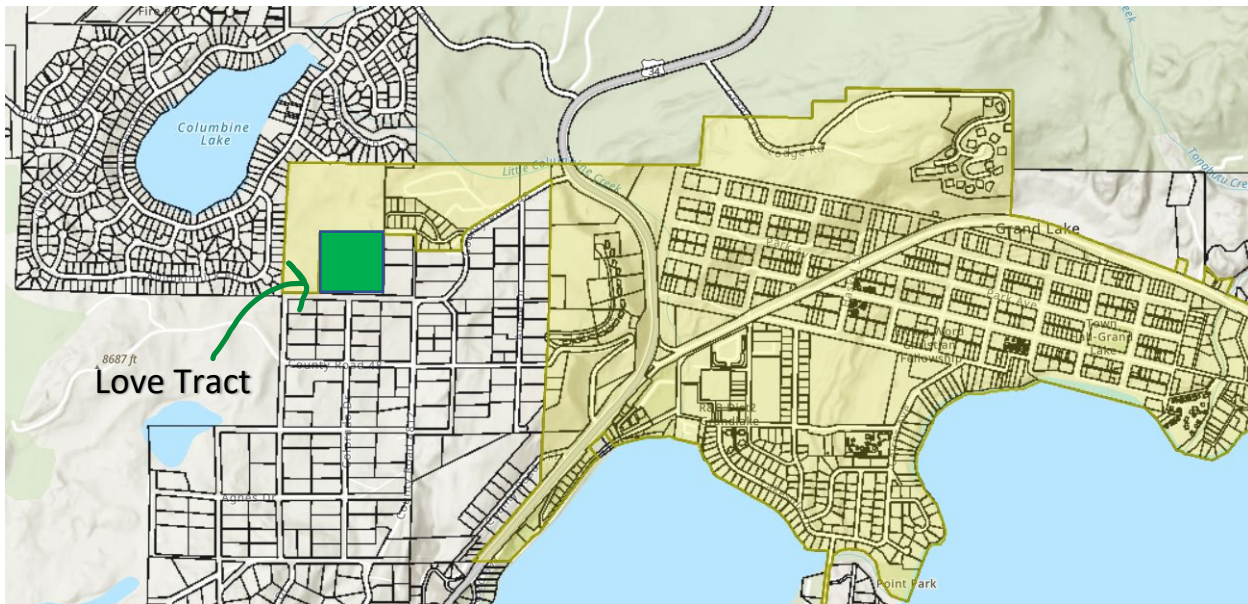
DATE: 07/24/2023

RE: **Public Hearing (Quasi-Judicial)** Ordinance 07-2023; An Ordinance Regarding the Annexation and Zoning of 8.98 Acres Parcel Known as the "Love Tract"

Public Hearing Process:

The public hearing should be conducted as follows:

1. Open the Public Hearing.
2. Allow staff to present the matter.
3. Allow the applicant to address the Board of Trustees.
4. Take all public comment.
5. Close the Public Hearing.
6. Have Trustees discuss amongst themselves.
7. Board of Trustees makes a motion.



Purpose:

Review the requirements for annexation and zoning recommendation for the 8.98 Acre parcel known as the "Love" Tract. If the property meets the requirements and the Board of Trustees is in agreement, the Board shall adopt Ordinance 07-2023 to annex this property into the Town of Grand Lake.

Background:

The Town received a petition for annexation from Genette Simpkins, Revocable Living Trust (the "Applicant") for property located adjacent to the 21-acre Matthews parcel, known as the "Love Tract" Parcel **Exhibit A** ("the Property").

- On April 24th, 2023, the Board of Trustees adopted Resolution 13-2023 acknowledging the receipt of the petition for annexation and setting the matter to a public hearing to determine eligibility.
- The Board of Trustees adopted the 3-mile plan with Resolution 20-2023 on June 26th, 2023 as part of a State requirement for annexation.
- Colorado Revised Statute 31-12 states that a public hearing before the Board of Trustees is required to determine findings of fact and conclusions as to the eligibility of the property for annexation to the Town of Grand Lake, Colorado. On June 26th, 2023, after 4 weeks of public notice in the Middle Park Times, the Board of Trustees adopted Resolution 21-2023 finding that the Property was eligible for annexation into the Town of Grand Lake.
- On April 19th, 2023, the Planning Commission recommended zoning for this parcel to be Residential Estates.

In connection with the petition for annexation, the applicant and Town staff have negotiated a proposed Annexation agreement (Exhibit B). The proposed annexation terms and conditions have been reduced to writing in the attached agreement. The agreement includes the dedication of one water tap, and the rough-in of the road from the southern property line to the northern property line up the center of the property, by the Town.

Analysis:

Staff has reviewed the application and concludes that is complete. The Board should review the annexation agreement, the annexation ordinance, the zoning and render a decision on the annexation.

Motion:

The Board of Trustees moves to adopt Ordinance 07-2023; Annexing and zoning the 8.98 Acres Parcel Known as the "Love Tract" and approving the annexation agreement related to the same property.

Or

Move to Deny the Ordinance 07-2023 due to the following deficiencies_____