



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date:	Nov. 14, 2022
Department:	Planning and Economic Development
Agenda Section:	Regular
Public hearing:	No
Date of public hearing:	N/A

PRESENTER/INFORMATION CONTACT

Planning and Economic Development Manager Shannan Campbell

ITEM TO BE CONSIDERED

Subject: Letter of interest for contiguous annexation - Gatewood Property

Attachments:

1. Annexation interest letter
2. Parcel map
3. 2015 expired Gatewood masterplan

Summary:

In September 2015, the Gatewood property was rezoned to ESU (Entryway Special Use) and master planned to include a 5,000 square foot restaurant (main/big house), a 3,000 square foot restaurant (blue house), a 6,000 square foot distillery, a 4,500 square foot specialty retail store, a 12,000 square foot event center/brewery connected by various walking trails, sidewalks and parking areas. In September 2017 a Special Use Permit was obtained for two-phased construction of the conversion of the existing single-family dwelling into a restaurant with a 2,000 square foot, one story addition and construction of the 6,000 square foot, two story distillery building and subsequent parking areas. The remainder of the master plan improvements were never submitted for review. Although discussed at the public hearing, annexation was not required with the first phase of development. Since 2015 the town board has adopted policy and town code language that requires annexation for water and sewer utility extensions.

The existing single-family dwelling was converted into a restaurant without the 2,000 square foot addition, however the other site elements such as parking to support the use were constructed. The development approvals for the project have now expired. The current owners want to now explore developing multi-family apartments on the site. This requested change in use requires improvements to the utility system that qualify as an extension. The town code requires annexation at the time of utility extension. Given the requested change in land uses, the owner has been advised to inquire about annexation as the first step for this new development plan.

Financial impacts:

Unknown. A fiscal impact analysis has not been completed for this project.

Staff recommendation and comments:

As part of the 2015 project approval, the future land use plan was amended to show these parcels as "Retail Services". The current zoning of ESU and masterplan approval, now expired, would not support the proposed uses and the property will require a rezoning.

Sewer capacity in this sewer basin is extremely limited and cannot support the number of units described at this time. Utilities staff is working on developing ways to increase capacity that will take time and funding.

Action requested:

Direction to staff and potential petitioner on whether annexation should move forward, if more information such as a staff fiscal analysis is needed, or if annexation should not move forward at this time.