



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date:	March 27, 2023
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:

Annexation interest letter

Summary:

In September 2015, the Gatewood property was rezoned to Entranceway Special Use (ESU) 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 development 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.

In late 2022 the property owner approached the town board with an annexation interest inquiry for commercial and 300 multi-family units. This proposal would have required a rezoning and future land use plan amendment. The town board was not in support of the applicant moving forward with annexation or rezoning for a multi-family use.

The property owners now want to explore annexation and general use rezoning to General Commercial (GC) for some future commercial use of the property.

Financial impacts:

Unknown. A fiscal impact analysis has not been complete 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 proposed rezoning to General Commercial (GC) is consistent with the Future Land Use Plan.

Sewer capacity in this sewer basin is extremely limited and it is unknown what the future commercial uses will be with a general use rezoning. Utilities staff is working on developing ways to increase capacity in the area of town 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.