



PLANNING COMMISSION STAFF REPORT

MEETING DATE: November 08, 2022

AGENDA ITEM TITLE: Recommendation on Proposed Annexation – Stringer Annexation

AGENDA SECTION: Public Hearing

REQUEST / BACKGROUND:

Property owner, Paul and Rebecca Stringer submitted a Major Impact Review application to annex and zone their 0.17 acre property located at 1730 Holman Avenue.

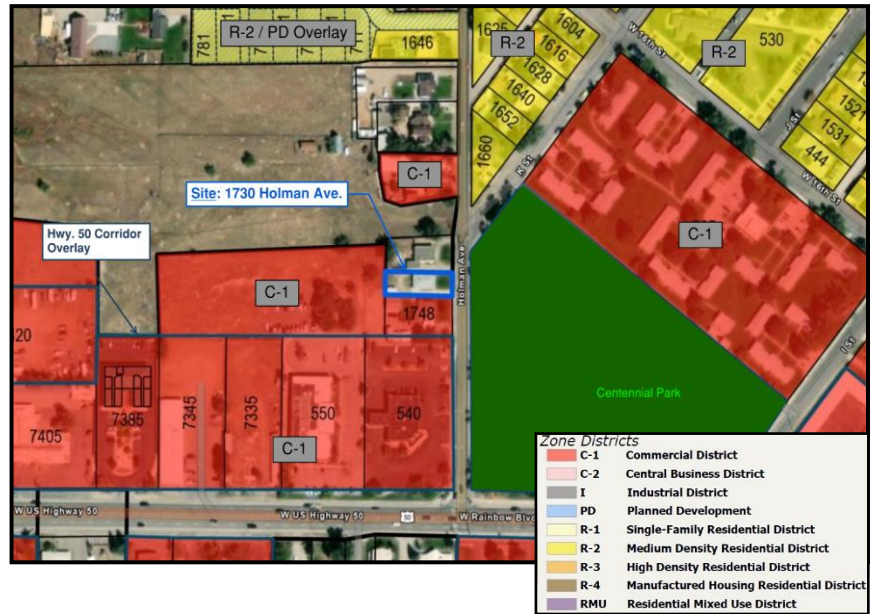
The site adjoins the Salida Hospital District property to the west and is directly across the street from Centennial Park. The well for water is located on the property to the north at 1724 Holman Avenue. The owners plan to continue to use the well for irrigation purposes only. On the other hand, the property's septic has been failing and the owners are in need of connecting to municipal services. Per the Public Works Director, as of summer 2022 both municipal water and sewer are available along Holman Avenue. There is a roughly 1,300 square feet detached single-family residence built in 1957 on the 0.17 acre property.

A conceptual review work session with the Planning Commission and City Council was held on September 06, 2022.



Surrounding Land Use and

Zoning: The site is currently zoned RES (Residential Zone District) in Chaffee County. The property immediately to the north remains in Chaffee County and is also zoned RES. The properties to the south and west are within the city limits and are zoned Commercial District (C-1). Directly across Holman Avenue is Centennial Park, with a zoning designation of Commercial District (C-1). Properties going north along Holman Avenue are a mix of Commercial District (C-1) and Medium Density Residential District (R-2).



PROCESS:

An application for annexation is a multi-step process. When annexing a property, the City must follow state statutes for contiguity and procedural requirements. The steps and standards include:

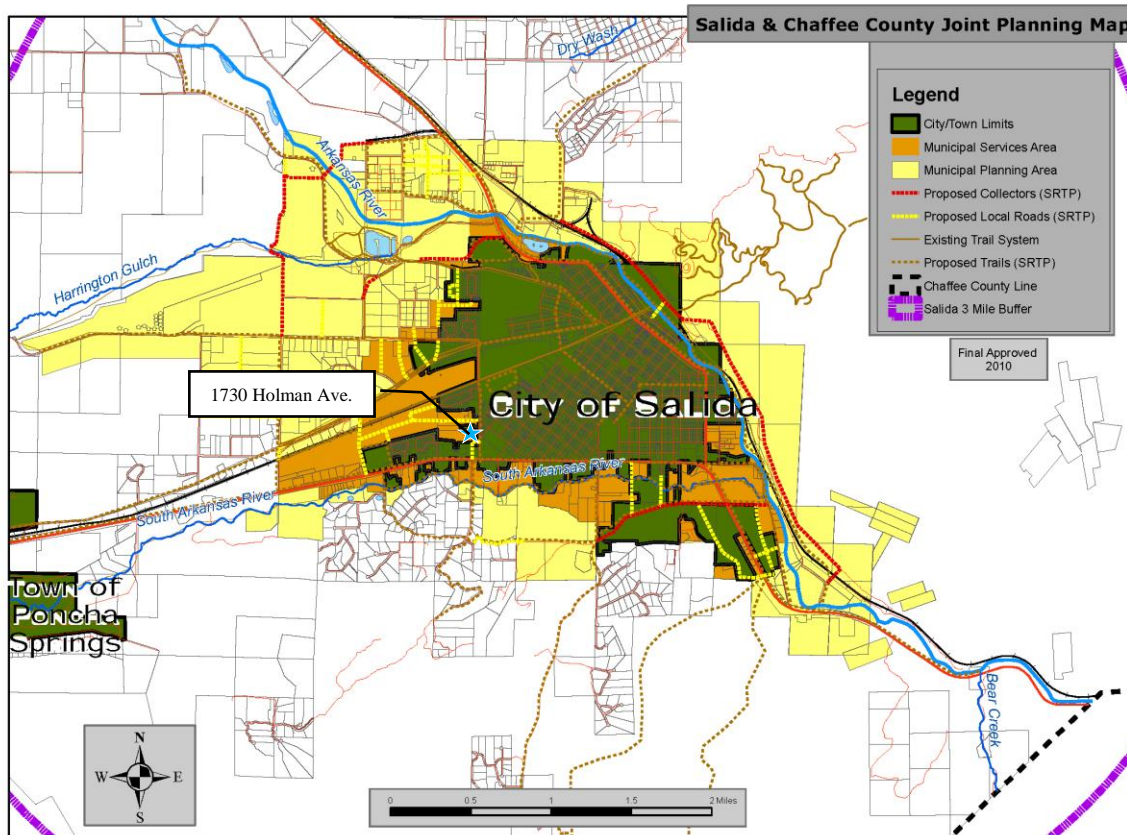
- 1/6th of the perimeter of a proposed annexation must be contiguous with the City of Salida;
- Staff reviews the petition for compliance with city and state statutes and Council adopts a resolution stating the petition is valid and sets a public hearing date that is no less than 30 days and no greater than 60 days from the resolution date;
 - On October 18, 2022 City Council adopted Resolution 2022-51 finding the Annexation petition in compliance with city and state statutes and set the public hearing date for December 06, 2022.
- The (City Council) public hearing is advertised in the newspaper for four consecutive weeks;
- The Planning Commission holds a public hearing to review the annexation and recommend the zoning designation of the property;
- Council holds the public hearing on the annexation petition;
- Council reviews and possibly approves an annexation agreement; and
- Council holds a public hearing to review and possibly approves the proposed zoning.



FINDINGS OF FACT:

As explained above, the annexation shall be considered by the Commission as a required step prior to the zoning of the property. The following findings of facts are required for annexation:

1. The proposed annexation meets the required 1/6th contiguity with the municipal boundary of the City of Salida as shown on the annexation plat.
2. All applicable owners of the property are party to the annexation.



3. The annexation property is within the Municipal Services Area (MSA) of the City of Salida, as defined in the City's Comprehensive Plan and the intergovernmental agreement (IGA) with Chaffee County approved in 2010. According to the Comprehensive plan, the MSA "Is an area adjacent to the city's boundary that is eligible for annexation and can be served by city utilities and infrastructure."

The annexation of the property is consistent with the vision and goals set forth in the Comprehensive Land Use Plan. Specifically, to promote infill / redevelopment projects that contain a variety of uses, housing, including affordable units. The applicant will be required to meet the Inclusionary Housing Ordinance with any new development on the property.

In addition, the proposal will provide for a logical extension of the City boundary to support the demand for commercially-zoned land, which will provide potential for both commercial and residential opportunities.

4. The property may be efficiently served by City fire and police departments.
5. The property is a natural extension of the City's municipal boundary and meets the legal requirements for annexation.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- Salida Fire Department: Assistant Fire Chief, Kathy Rohrich, responded "No concerns."
- Salida Police Department: Police Chief, Russ Johnson, responded "No issues from PD."
- Chaffee County Planning & Zoning: Planning Director, Miles Cottom, responded "Planning & Zoning does not have any comments or concerns about this proposed annexation/zoning application."
- Salida Public Works Department: Public Works Director David Lady, responded "No concerns, Coordinate necessary permits and service line installations with Public Works."
- Salida Utility Finance Department: Staff Account Renee Thonhoff, responded "The system development fees required for 1730 Holman Avenue are as follows, water \$8,512, high zone fee \$1,936, sewer \$5,206, meter \$352 for a total of \$16,006."

STAFF RECOMMENDATION:

Staff recommends the Planning Commission recommend City Council approve the proposed Stringer Annexation, subject to the conditions listed below.

RECOMMENDED MOTIONS:

"I make a motion to recommend City Council approve the proposed Stringer Annexation as it meets the findings of fact for annexation, subject to the following recommended conditions to be included in the annexation agreement:

1. Owner shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of building permit submittal for additional units constructed on the property.
2. Owner agrees to pay at the time of building permit all applicable fees for the property in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the building plan review; water and sewer system development fees; and the Fair Contribution to School Sites per Section 16-6-140 of the Salida Municipal Code (SMC)).
3. Fees in lieu of open space shall be provided, in an amount then in effect, at the time of issuance of a building permit for new residential units constructed on the property.

Attachments: Stringer Annexation Application and Plat Submittal
Agency Review
Proof of publication