



PLANNING COMMISSION STAFF REPORT

MEETING DATE: February 28, 2023

AGENDA ITEM TITLE: Recommendation on Proposed Annexation – Groover Annexation

AGENDA SECTION: Public Hearing

REQUEST / BACKGROUND:

Property owners, Dewey and Lorita Groover submitted a Major Impact Review application to annex and zone their .65 acre property located at 7285 C.R.160.

On the North side of the site is the Heart of the Rockies Regional Medical Campus property and to the East and South are residential subdivisions.

There is a single-family residence and a detached garage on the property and the owners will be constructing an accessory dwelling unit (ADU) in the near future.

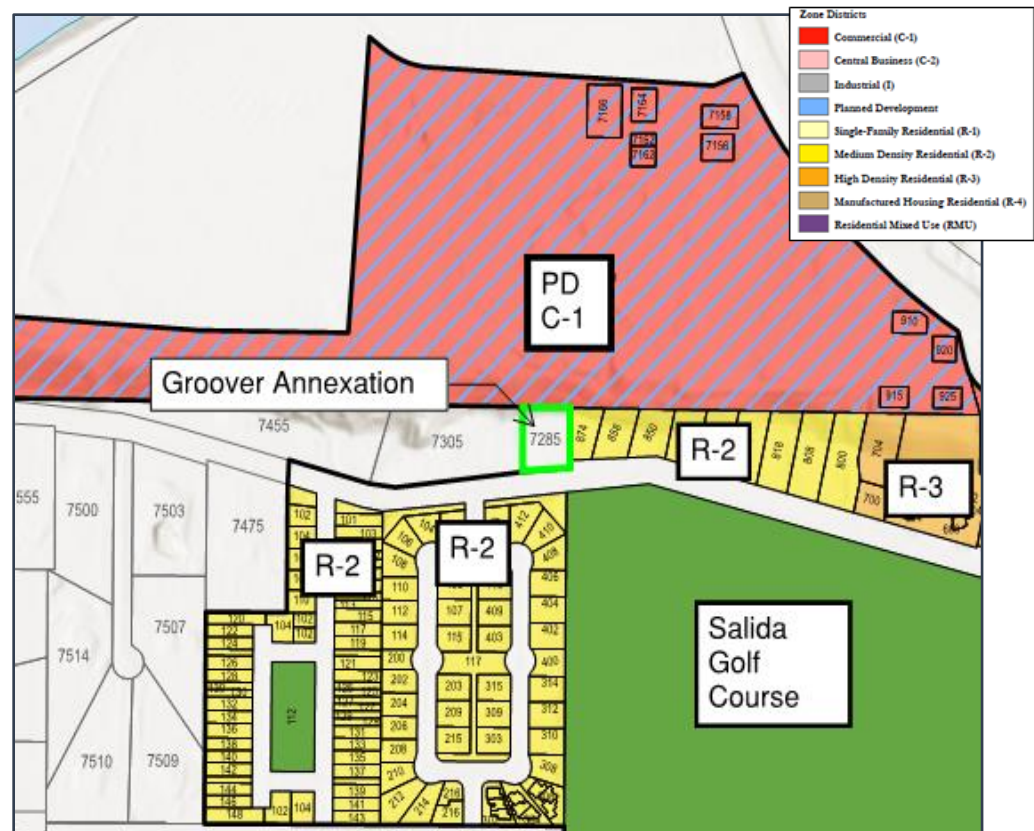


Surrounding Land Use and Zoning: The site is currently zoned RES (Residential Zone District) in Chaffee County. The properties immediately to the west remain in Chaffee County and are also zoned RES. The properties to the north and east are within the city limits.

The properties to the east and south are zoned Medium Density Residential (R-2) and the property to the north is the HRRMC campus that is zoned Commercial (C-1) with a planned development overlay.

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:

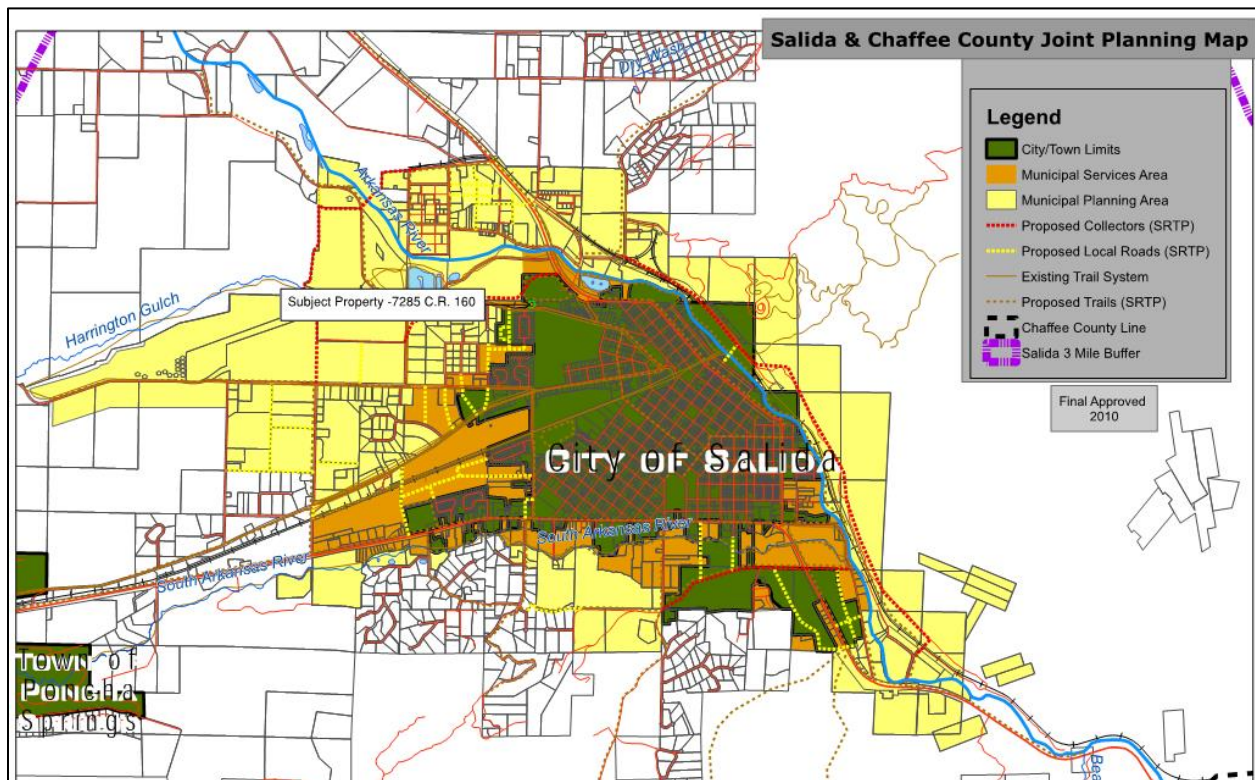


- 1/6th of the perimeter of a proposed annexation must be contiguous with the City of Salida;
- Staff reviews the petition for compliance with city and state statutes and Council adopts a resolution stating the petition is valid and sets a public hearing date that is no less than 30 days and no greater than 60 days from the resolution date;
 - On February 21, 2023 City Council adopted Resolution 2023-08 finding the Annexation petition in compliance with city and state statutes and set the public hearing date for April 04, 2023.
- 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 its intergovernmental agreement (IGA) with Chaffee County approved in 2010. According to the IGA, the MSA "encompasses properties which are eligible for annexation and extension of municipal utilities and infrastructure, within the parameters set forth in the Salida Municipal Code and Salida Comprehensive Plan, which may be amended from time to time."



The annexation of the property is consistent with the vision and goals set forth in the Comprehensive Land Use Plan. Specifically, to promote new development projects that contain a variety of 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 residentially-zoned land, which will provide housing 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: Fire Chief, Doug Bess, responded "No issues with Fire."
- Salida Police Department; Police Chief, Russ Johnson, responded "No issues from PD."
- Salida Public Works Department: Public Works Director, David Lady, responded "The adjacent properties to the east constructed curb, gutter, and sidewalk. Since this property will likely not subdivide further, we should discuss if time of connection to public infrastructure would be the best trigger for completing these."
- Salida Finance Department: Staff Accountant, Renee Thonhoff, responded 7285 County Road 160 does not have water or sewer on it at this time. Upon annexation system development fees for water & sewer will need to be paid.
- Chaffee County Planning and Zoning: Planning Director, Miles Cotton, responded "I have no concerns from the County perspective."

STAFF RECOMMENDATION:

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

RECOMMENDED MOTIONS:

"I make a motion to recommend City Council approve the proposed Groover 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 principal dwelling 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: Groover Annexation Application and Plat Submittal
Agency Review
Proof of publication