



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:

March 21, 2018

DEPARTMENT:

Community Development

DIVISION:

Community Planning

- ☒ Motion
- ☐ Resolution
- ☐ Ordinance - Introduction
- ☐ Ordinance - Adoption
- ☐ Public Hearing

TITLE:

Infrastructure & Services Report: ANEX-20377-2017 Driftwood

SUMMARY RECOMMENDATION:

Approve an Infrastructure and Services Report for Annexation Area No. ANEX-20377-2017, identified as the Driftwood Annexation, located at the southwest corner of Avenue 6E and 44th Street. (Community Development/Community Planning) (Laurie Lineberry)

REPORT:

The City of Yuma has received a request to annex six properties located at the southwest corner of Avenue 6E and 44th Street. The annexation area includes the adjacent Avenue 5½E and the “A” Canal right-of-way. The annexation area totals approximately 113.9 acres. The properties are owned by Avenue 6E Land LLC and are currently used for agriculture.

Section 9-471 of the state’s annexation law requires that, “On or before the date the governing body adopts the ordinance annexing territory, the governing body shall have approved a plan, policy or procedure to provide the annexed territory with appropriate levels of infrastructure and services to serve anticipated new development within ten years after the date when the annexation becomes final pursuant to Subsection D of this Section.”

Approval of this Infrastructure and Services Report will fulfill the statutory requirement to have an approved plan, policy or procedure to provide the annexed territory with appropriate levels of infrastructure and services to serve anticipated new development within ten years of annexation.

The 2012 General Plan (adopted June 6, 2012, R2012-29) establishes the foundational blueprint and policies for providing infrastructure and services to all property within the City of Yuma. The following policy and plans will provide the lands within newly annexed areas with an appropriate level of infrastructure and services within ten years of annexation.

Plan and Policy for Land Use

The City of Yuma General Plan identifies the land use designation for the properties as Low Density Residential and Rural Density Residential. This land use designation allows for residential development with lot sizes ranging from 1 acre to 5,000 square feet within the Low Density designation and 2 to 5 acres within the Rural Density land use designation.

The City of Yuma Growth and Development Policy (R99-30) notes that it is in the best interest of the citizens and taxpayers of the City that urban land uses in the vicinity of the City should be part of the City of Yuma. And further states that the first priority for the provision of water and sewer services will be to those properties that are within the City of Yuma. Second priority will be to those with Preannexation agreements.

Plan and Policy for Roads

City Council policy is to require the dedication of needed rights-of-way and appropriate contributions toward the construction of arterials and collectors, linear parks or pathways, when warranted by proposed development projects. The dedications and contributions will be consistent with the City of Yuma's Transportation Master Plan (October, 2014) and 2009 Bicycle Facilities Master Plan (adopted April 1, 2009, R2009-23).

Arterial Roads: Deficiencies in rights-of-way can be corrected via dedications as adjacent land is rezoned or subdivided for development, as warranted. Fair-share contributions for the improvement of existing roadways can be collected from development projects as they are approved by the City of Yuma, as warranted. The annexation area is adjacent to Avenue 6E, which is identified as a Collector and 48th Street, which is identified as a Minor Arterial.

Plan and Policy for Water and Sewer Systems

Water Systems: The property is within the service area of the Aqua Viva Water Treatment Plant but there is no current water service to the site. All development projects must have approved water systems available to serve the project, consistent with the City of Yuma's Integrated Master Plan (developed August 2008). The extension of any water mains to serve a proposed development project will be paid for by the development project seeking the water service.

Sewer Systems: The property is located within the Desert Dunes Treatment Plant service area but there is no current sewer service to the site. All development projects must have approved sewer treatment available to serve the project, consistent with the City of Yuma's 208 Wastewater Facilities Plan (adopted February 3, 1999, R99-08). The extension of any sewer mains to serve a proposed development project will be paid for by the development project seeking the sewer service.

Plan and Policy for Emergency Services

Fire and Emergency Medical Services will be provided in a manner consistent with the City of Yuma Fire Services and Facilities Plan (adopted February 20, 2008, R2008-33). The site is to be served by Fire Station No. 5.

Public Safety services will be provided in a manner consistent with the City of Yuma 2012 General Plan (adopted June 6, 2012, R2012-29). The site is within the service area of the City of Yuma Police Department Headquarters located at 1500 S. 1st Avenue.

Plan and Policy for Parks

Park sites will be acquired consistent with the City of Yuma's adopted Parks and Recreation Facility Plan (adopted July 18, 2007, R2007-38), subject to the availability of funds. City Council policy is to require the dedication of needed rights-of-way and appropriate contributions toward the construction of linear parks or pathways when warranted by the development of the parcels of land.

Plan and Policy for Stormwater Collection and Disposal

All development projects must have approved stormwater collection and disposal systems available to serve the project, consistent with that master plan, as well as the City of Yuma Drainage Policy (Ordinance Nos. 1670 and 1836) and 2003 Stormwater Management Program, as amended. The creation of new facilities or extension of any pre-existing stormwater facilities to serve a proposed development project will be paid for by the development project seeking the stormwater collection and disposal service.

The owner intends to develop a stormwater basin in coordination with the future elementary school to be located within the annexation area.

FISCAL REQUIREMENTS	CITY FUNDS:	\$0.00	BUDGETED:	\$0.00
	STATE FUNDS:	\$0.00	AVAILABLE TO TRANSFER:	\$0.00
	FEDERAL FUNDS:	\$0.00	IN CONTINGENCY:	\$0.00
	OTHER SOURCES:	\$0.00 \$0.00 \$0.00	FUNDING FOR THIS ITEM IS FOUND IN THE FOLLOWING ACCOUNT / FUND / CIP:	
	TOTAL:	\$0.00		
	FISCAL IMPACT STATEMENT:			
ADDITIONAL INFORMATION	SUPPORTING INFORMATION NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT IS ON FILE IN THE OFFICE OF THE CITY CLERK: 1. 2. 3. 4. 5.			
	IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL? <input type="radio"/> Department <input type="radio"/> City Clerk's Office <input type="checkbox"/> Document to be recorded			
SIGNATURES	CITY ADMINISTRATOR:		DATE:	
	Gregory K. Wilkinson		3/12/2018	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		3/12/2018	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
Laurie Lineberry		2/28/2018		
WRITTEN/SUBMITTED BY:		DATE:		
Jennifer L. Albers		2/28/2018		