

AnnexCOS



City Council Worksession  
13 May 2024







# Agenda



**Introductions**



**Annexation 101 (types, implications, typical structure, etc.)**



**Project Management**



**Process and Explore Early Questions**



**Next Steps**





# Introductions



City of Colorado  
Springs



Colorado Springs Utilities  
*It's how we're all connected*

Colorado Springs  
Utilities





# Annexation 101

## What is an Annexation?

**A change in jurisdiction.**

In this case, the incorporation of land within El Paso County into the City of Colorado Springs







# Annexation 101

City-Initiated

## TYPES OF ANNEXATION

### **Voluntary Petition**

A minimum of one-sixth boundary contiguity with the City.

### **Petition for Annexation Election**

The lesser of 75 qualified electors or 10% of the qualified electors may request an annexation election for a specific area.

### **Enclaves**

The unincorporated area must be completely encircled for at least three years and annexed without property owner's consent. – Needs a Annexation Committee per Statute.

### **City-owned land**

The City may annex if it meets the contiguity requirements and is the sole landowner.





# Annexation 101

## Annexation Governed by:

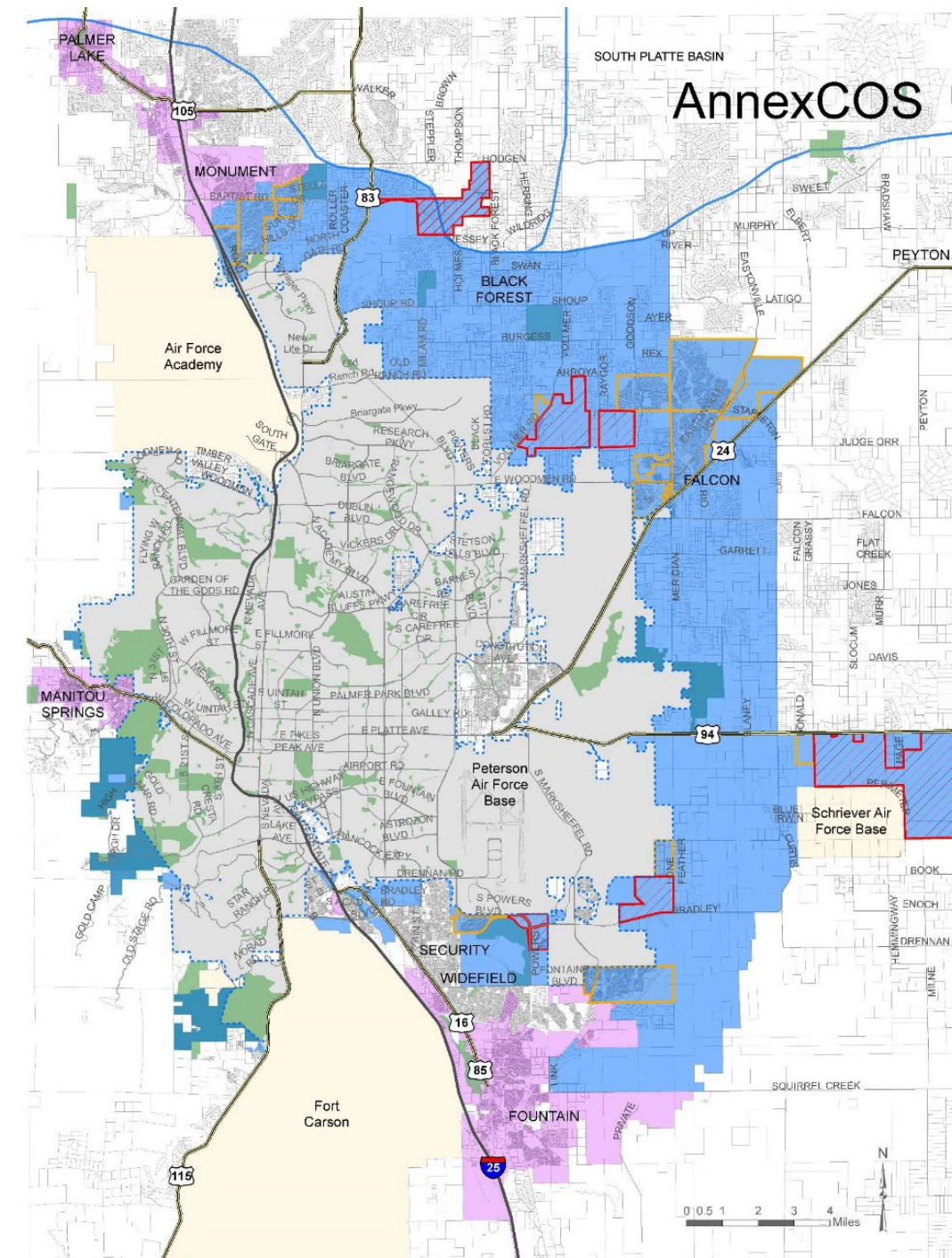
- **Colorado Constitution**
- **Colorado Revised Statutes**
- **Colorado Springs Unified Development Code (Chapter 7)**
  - Provides utility extension policies
  - Establishes potential annexation conditions to be imposed in annexation agreements
  - Sets local procedural requirements
  - Rules for utility service within and outside the City
- **Municipal Code**
  - Makes provisions for special annexation ordinances
  - Requires annexed properties to be served by City electric and gas
  - Requires surplus capacity for electric, natural gas, water, and wastewater in order to annex.
- **Checkpoint Policy (Council-adopted policy)**
- **Intergovernmental Agreement between the City of Colorado Springs and El Paso County**





# Intergovernmental Agreement (4/13/21)

- City will develop a Comprehensive Annexation Plan “Annex **COS**” including:
  - Policies that will evaluate impacts upon and inclusion of County infrastructure and services
  - Impacts can be known in advance of annexation petitions
- Annex **COS** will include an Areas of Planning Interest Map
  - Including properties within three miles of the existing City limits
  - May include properties more than three miles from existing City limits
    - Annexation and Growth Opportunity Areas
    - Limited Annexation and Growth Potential Areas
    - Enclaves and Isolated County Areas
    - County Roadways Serving Incorporated Areas
    - Other County Property





# Annexation 101

## Minimum Requirements

- Conformance with the Three-Mile Plan
- 1/6 Contiguity with City boundary
- Community of Interest
- Ability to be integrated into the community
- Conformance with HB 08-1141 (Adequate Water)
- Cannot extend more than three miles in a year







# Annexation 101

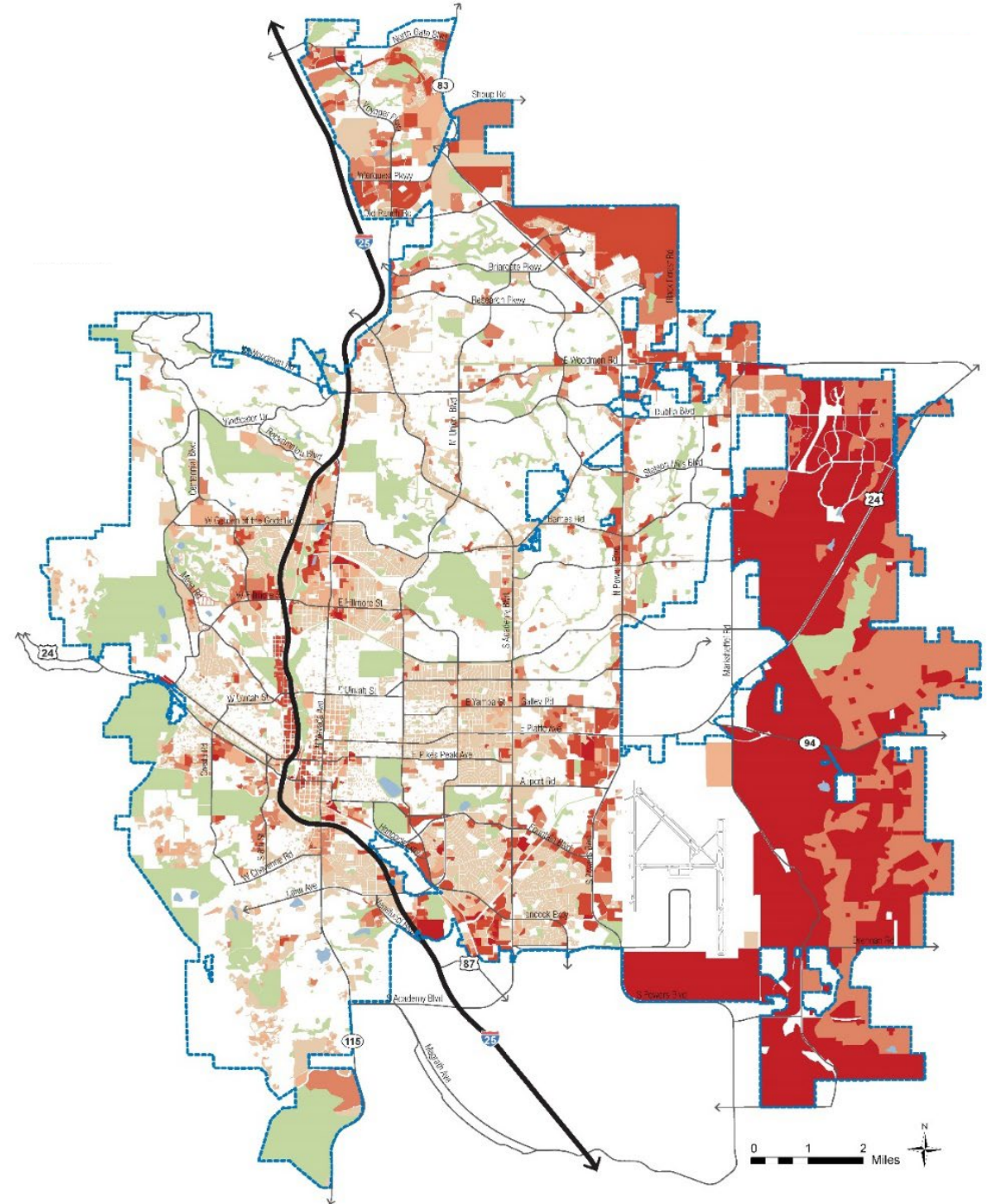
## Impact Report Must Include:

- Map of Boundaries, Infrastructure and Land use
- Pre-annexation agreement
- Municipal Service Plan
- Municipal Finance Plan
- Existing Districts within the annexation area
- Impacts on School District



# Annexation 101

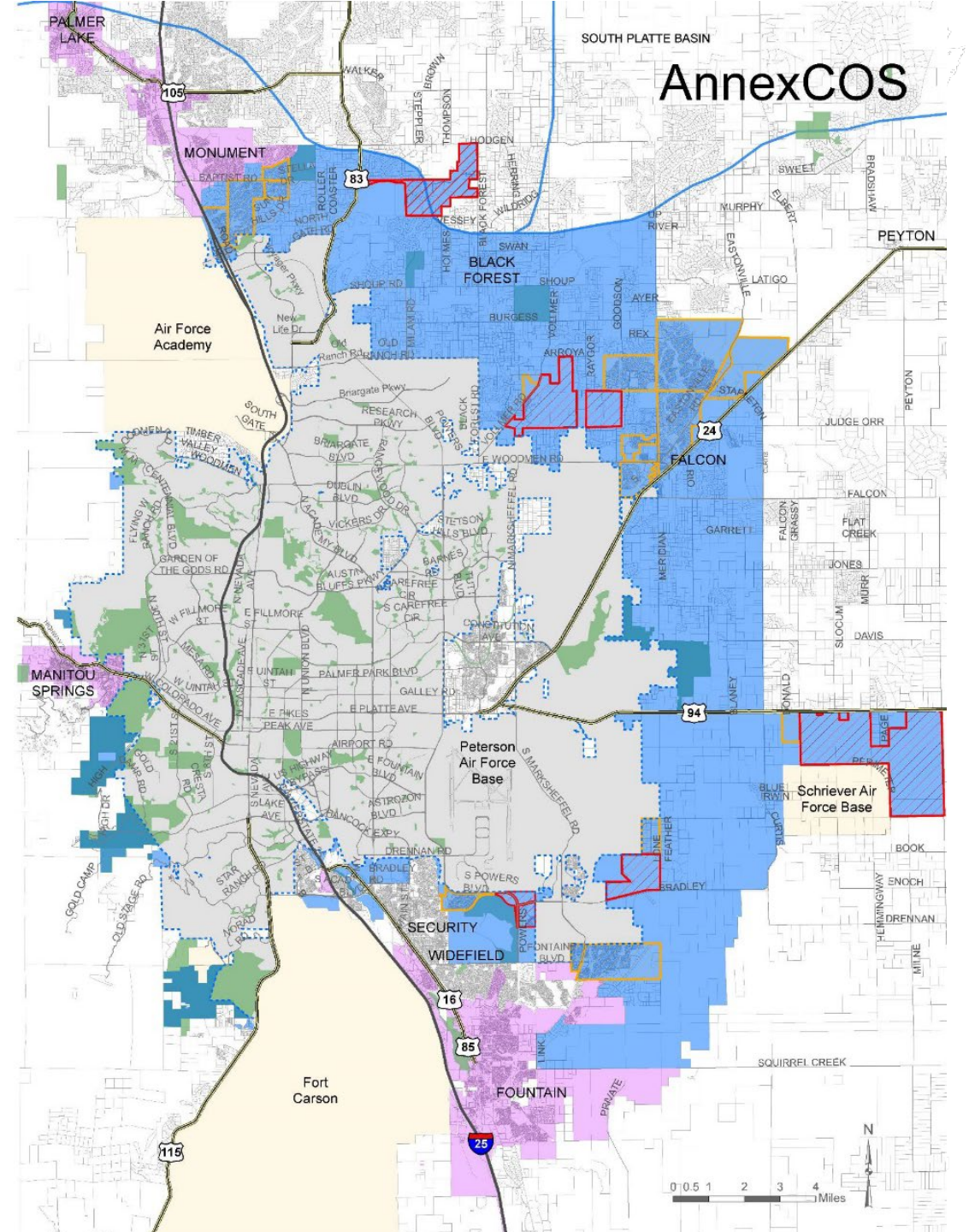
- **Areas of Change Map**, including Potential Annexation Areas (*from Plan COS*)





# Annexation 101

- Areas of Planning Interest



AnnexCOS

# PROJECT MANAGEMENT



## Committees and Team

### Internal Working Group

**Nancy Henjum**, *City Council*  
**Brian Risley**, *City Council*  
**Andrea Slattery**, *Planning Commission*  
**Colby Foos**, *Planning Commission*



### Technical Advisory

**Charae McDaniel**, *Chief Financial Officer*  
**Gayle Sturdivant**, *Public Works Interim Director*  
**Britt Haley**, *Parks Director*  
**Jessica Kimber**, *Economic Development Officer*  
**Catherine Duarte**, *Housing & Community Vitality*  
**Adrian Vasquez**, *Police Chief*  
**Brett Lacey**, *Fire Marshal*  
Meggan Herrington, *El Paso County Planning Director*  
**Johnna Reeder Kleymeyer**, *Chamber EDC*  
**Lisa Barbato**, *Colorado Springs Utilities*



### City Staff Team

**Katie Carleo**, *Land Use Planning Manager, Project Manager*  
**Bryan English**, *Development Project Manager, Colorado Springs Utilities*  
**Peter Wysocki**, *Director of Planning & Neighborhood Services*



### Consultant Team

**Logan Simpson**, *Land Use & Engagement*  
**Tischler Bise**, *Economics*  
**Matrix**, *Modeling*

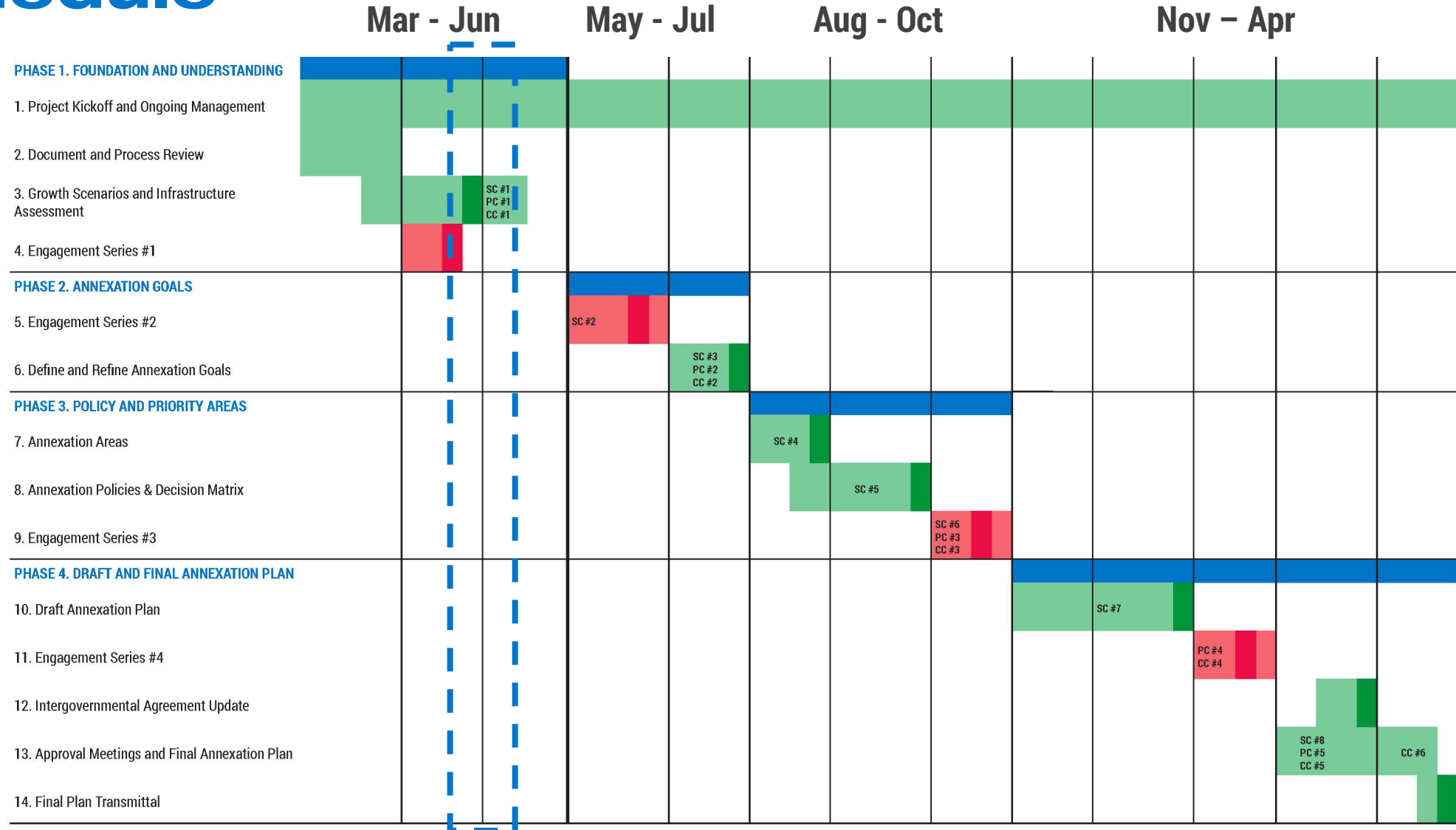




# PROJECT MANAGEMENT



## Schedule





## Key Questions

### PHASE 1:

- What Documents Should Be Reviewed?
- What Data Is Critical?
- Can We Define Annexation Areas?

### Phase 1, Outreach:

- Key Stakeholders?
- Key Objectives of Work Session?
- Key Panel Speakers?

### PHASE 2:

- What is One Goal for Annexation and Possible Criteria?



# PROJECT MANAGEMENT



## PHASE 1: FOUNDATION AND UNDERSTANDING

1. Project Kickoff and Ongoing Management
2. Document and Process Review
3. Growth Scenarios and Infrastructure
4. Engagement Series #1







## PHASE 1. FOUNDATION AND UNDERSTANDING

# DOCUMENT REVIEW



Plan**COS**



Code/  
Regulations



Infrastructure  
Policies



Annexation  
Checkpoint  
Policies,  
Agreement  
and  
Precedents



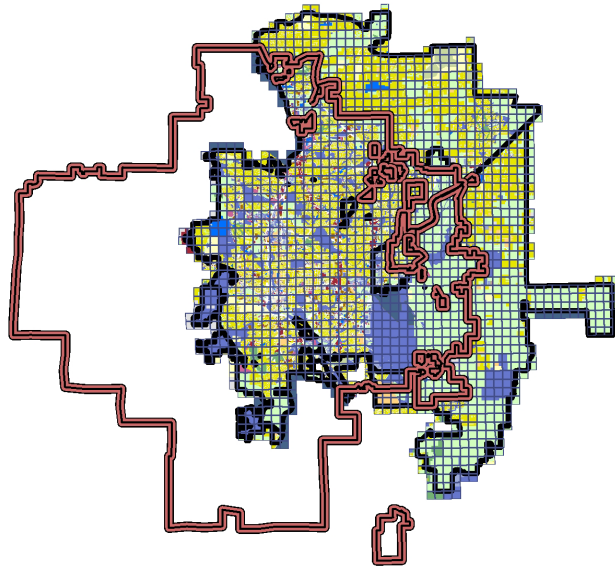
Plans and  
Regulations  
of Adjacent  
Jurisdictions



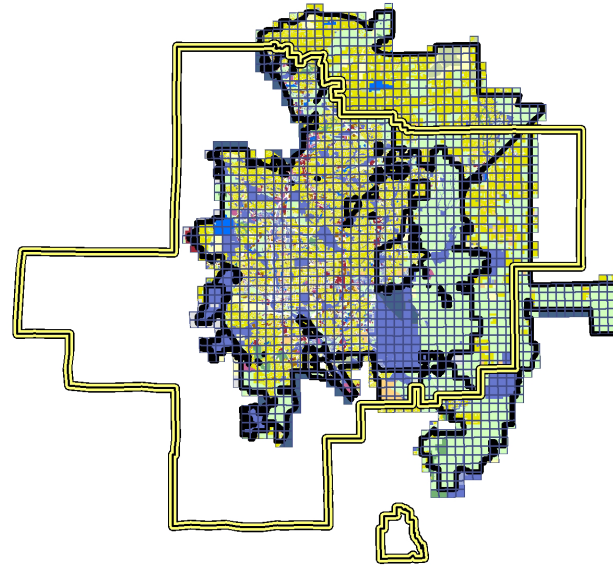


## PHASE 1. FOUNDATION AND UNDERSTANDING

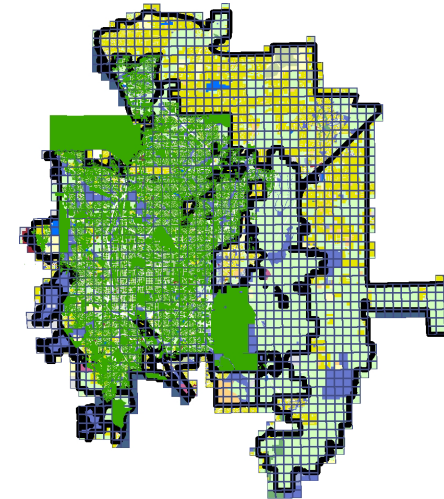
# LAND USE, INFRASTRUCTURE, FISCAL, AND STRATEGIC FIT



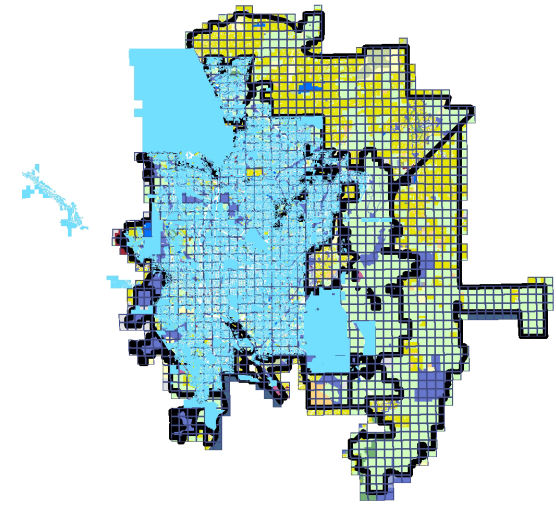
Electric Service Area



Gas Service Area



Wastewater Service Area



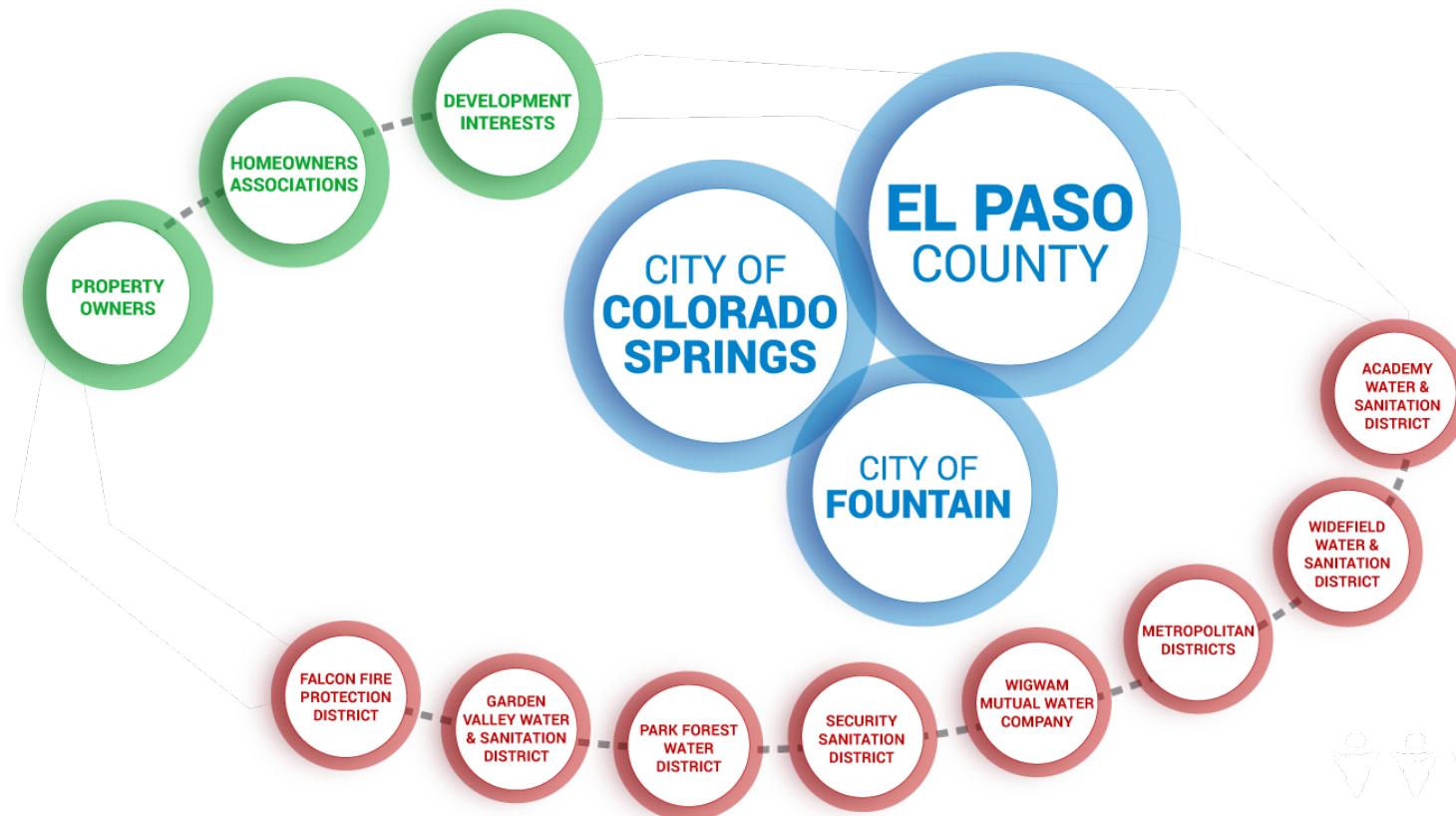
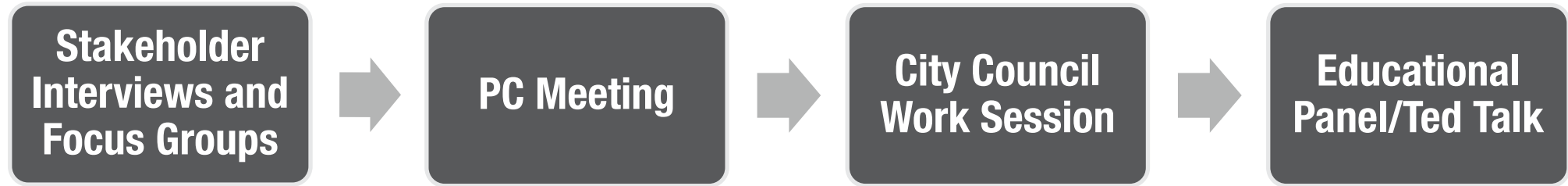
Water Service Area





## PHASE 1. FOUNDATION AND UNDERSTANDING

# ENGAGEMENT SERIES #1



### Speaker Topics:

- Economics
- Housing
- Water
- Land Use
- Academic Analysis







## PHASE 2: ANNEXATION GOALS

1. Engagement Series #2
2. Define and Refine Annexation Goals





## PHASE 2. ANNEXATION GOALS

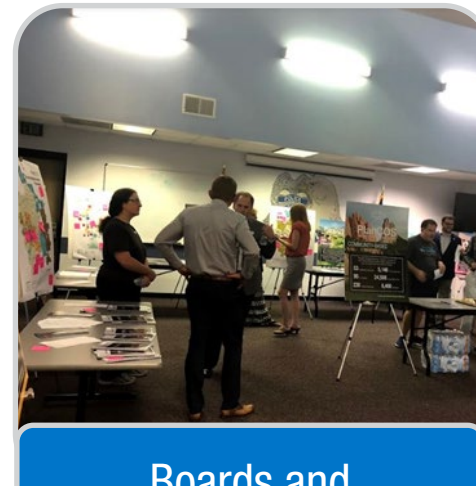
# ENGAGEMENT SERIES # 2



Community  
Event



Community  
Questionnaire



Boards and  
Commissions Meetings



City and  
County Summit



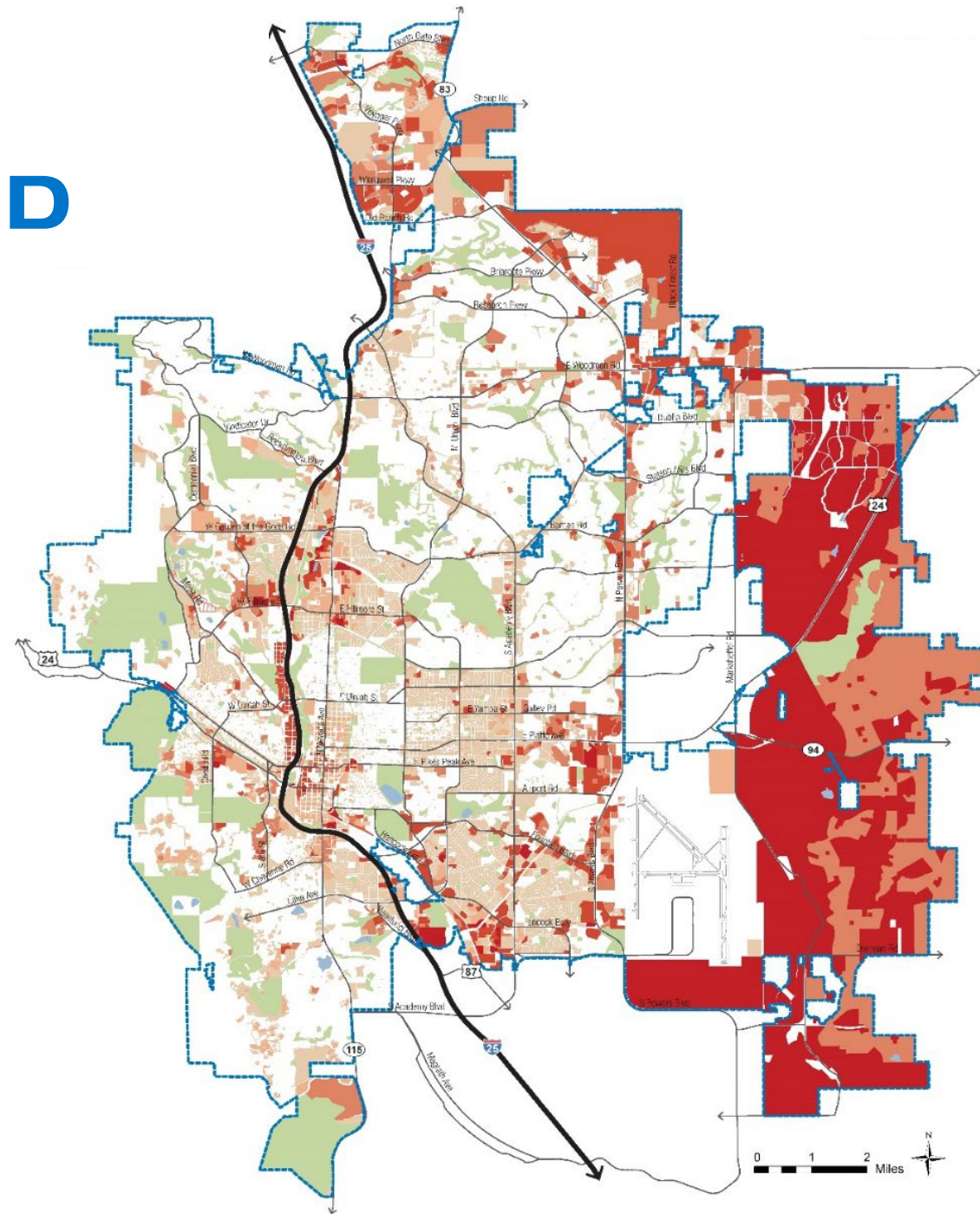


## PHASE 2. ANNEXATION GOALS

# ANNEXATION GOALS AND CRITERIA

## PlanCOS

- Plan**COS** allows for **targeted City expansion** over 20 years
- **Emphasis on redevelopment** within City limits
- Focus on **vacant lands within the City** with access to utilities
- Annex only if **fiscally beneficial** and **aligned** with City plans
- **Focus on water provision** for new annexation
- Annexation Plan has been a **City Council priority**







## PHASE 3: POLICY AND PRIORITY AREAS

1. Annexation Areas
2. Annexation Policies and Decision Matrix
3. Engagement Series #3





## PHASE 3. POLICY AND PRIORITY AREAS

# POLICIES AND DECISION MATRIX

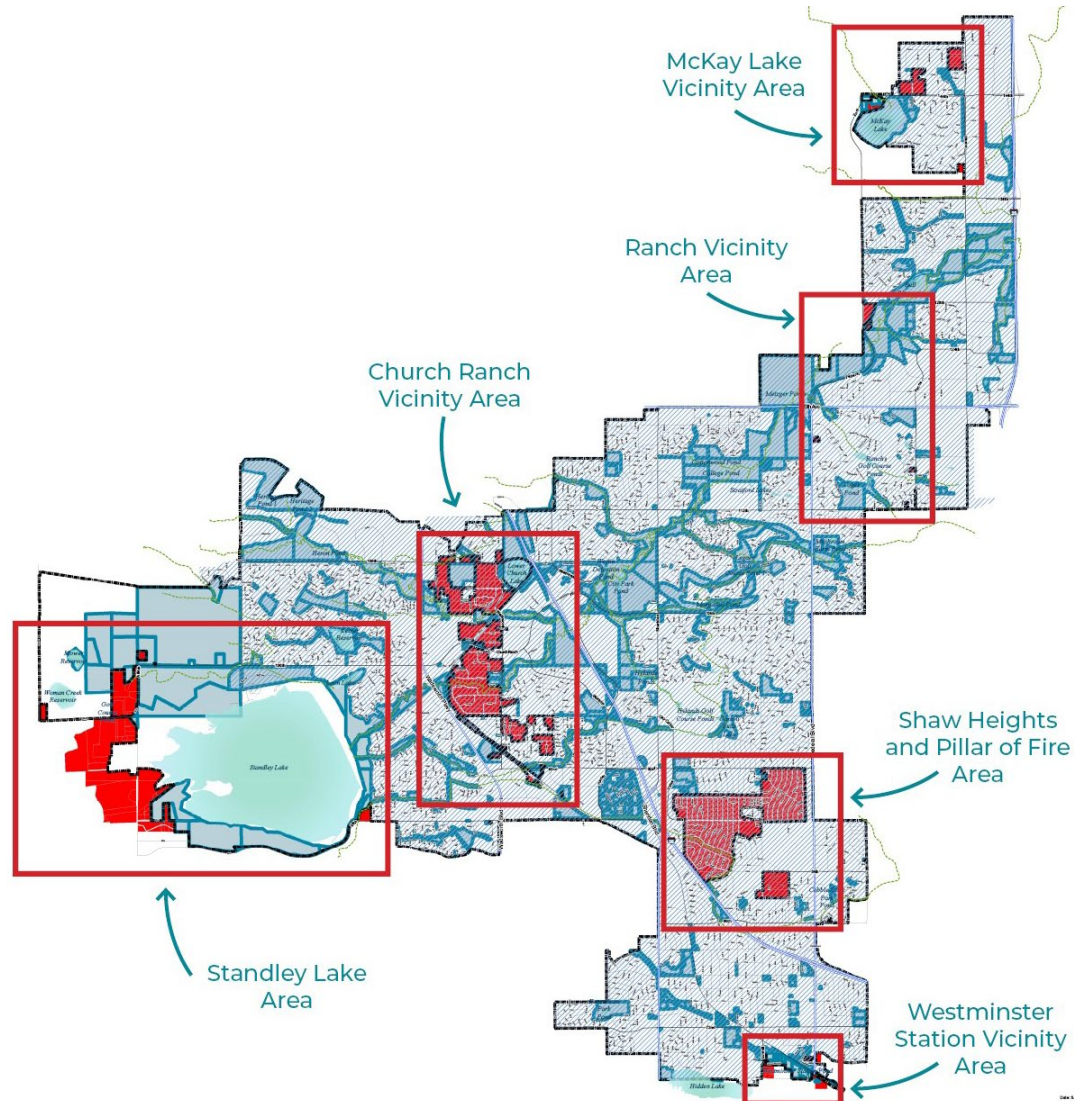


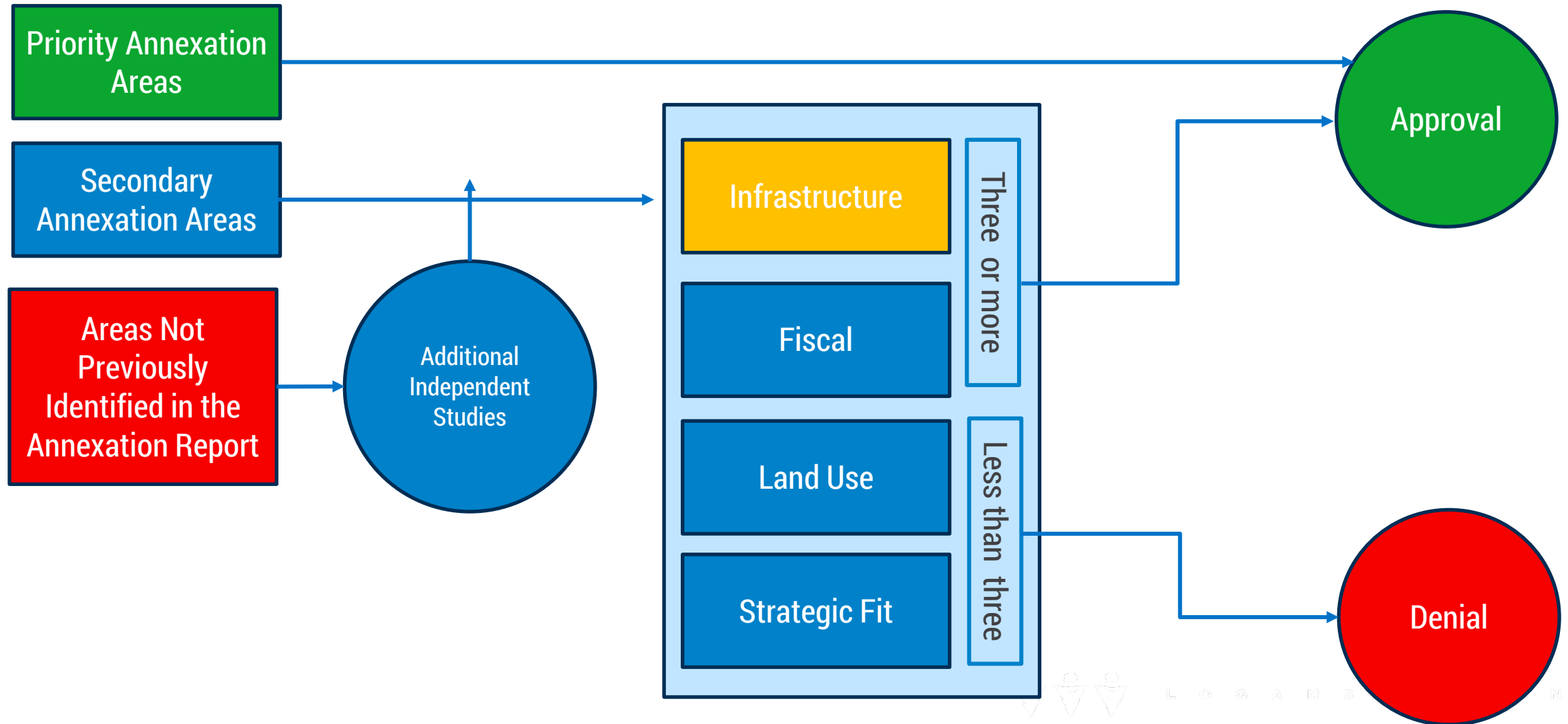
Table D-1. Evaluation Analysis with Annexation Criteria

Criteria	McKay Lake Area	Ranch Area	Church Ranch Area	Standley Lake Area	Shaw Heights and Pillar of Fire Area	Westminister Station Area
Contributes to goal attainment of the city's Strategic Plan and/or Comprehensive Plan.	✓	✓	✓	✓	✓	✓
Focus Area adjacency	✓		✓			✓
Enclave condition	✓	✓	✓		✓	
Protection of vital municipal resources				✓		
Desirability as open space or parks, or supports compatibility	✓	✓		✓		
Trail connections	✓	✓	✓	✓		✓
Westminister water service area	✓	✓	✓		✓	
Serviceable by Westminister Police, Fire and EMS	✓	✓	✓		✓	✓
Minimal addition of lane miles	✓	✓		✓		✓
Minimal impact on code enforcement	✓	✓		✓		✓
Can be used and developed consistent with the city's development standards.	✓	✓		✓		✓
Criteria Met:	9	8	6	7	4	5



### PHASE 3. POLICY AND PRIORITY AREAS

# DECISION TREE





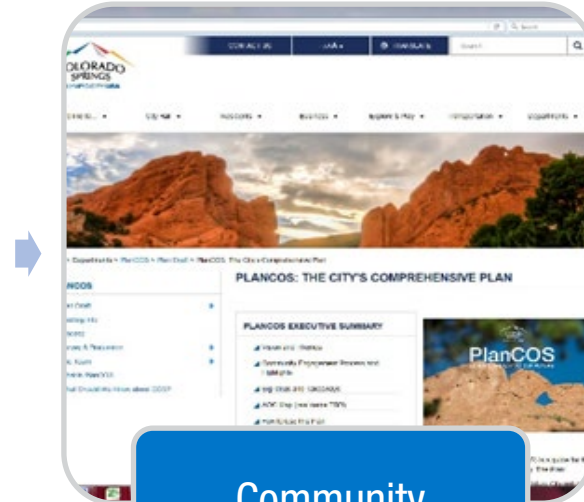


## PHASE 3. POLICY AND PRIORITY AREAS

# ENGAGEMENT SERIES #3



Community Event



Community Questionnaire



Boards and Commissions Meetings



City and County Summit



# PROJECT MANAGEMENT



## PHASE 4: DRAFT AND FINAL ANNEXATION PLAN

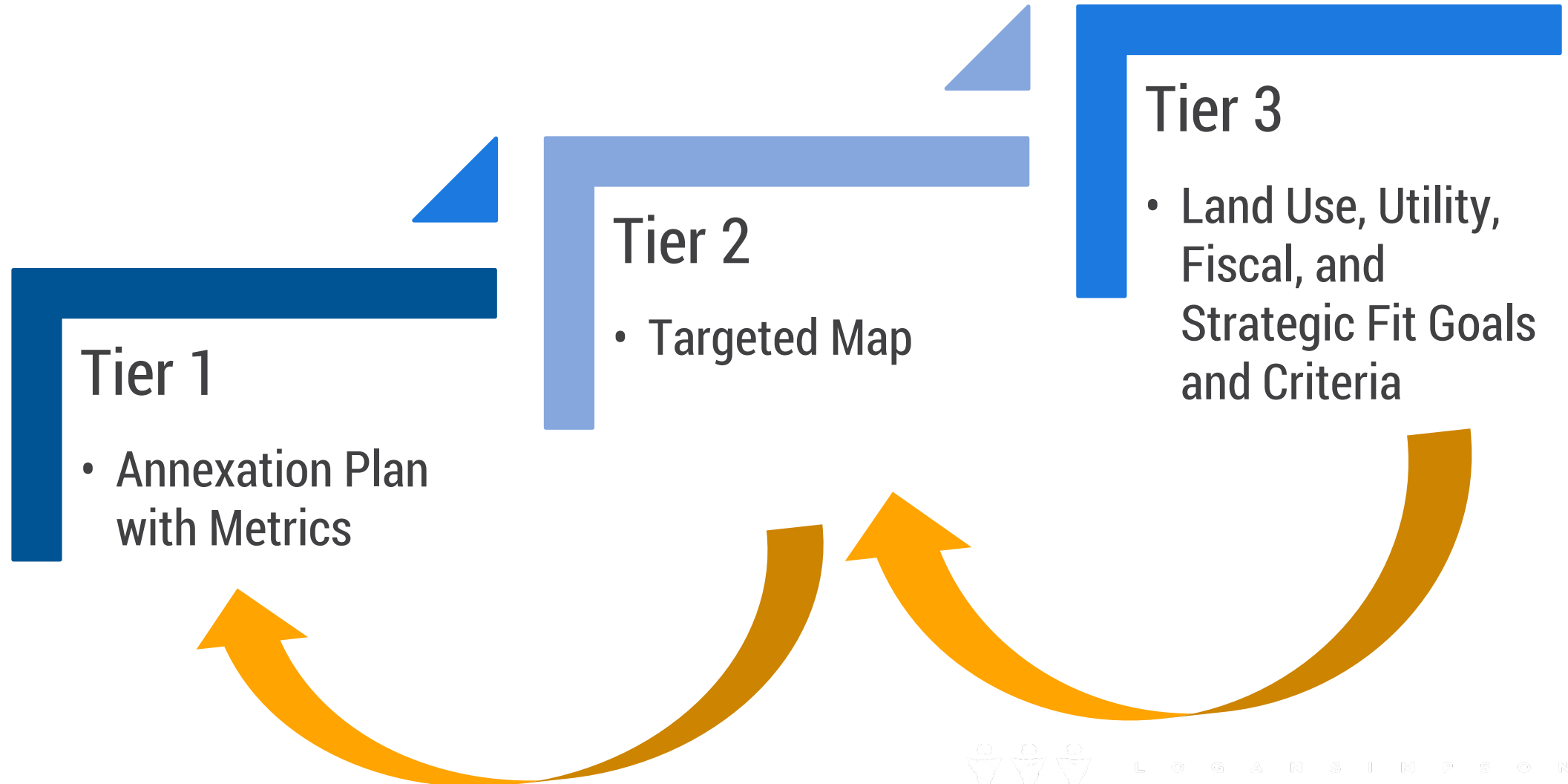
1. Draft Annexation Plan
2. Engagement Series #4
3. Intergovernmental Agreement Update
4. Approval Meetings and Final Annexation Plan
5. Final Plan Transmittal





## PHASE 4. DRAFT AND FINAL ANNEXATION PLAN

# DRAFT ANNEXATION PLAN







## PHASE 4. DRAFT AND FINAL ANNEXATION PLAN

# ENGAGEMENT SERIES #4



Community Event



Community Document Online Review



Review and Adoption Meetings



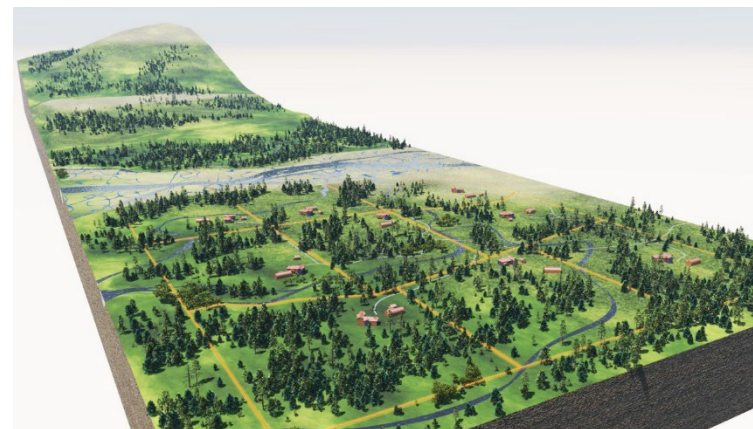




## PHASE 4. DRAFT AND FINAL ANNEXATION PLAN

# INTERGOVERNMENTAL AGREEMENT

- Jointly adopted regulations
- Joint pre-app and review
- Design standards
- Sustainability requirements
- Affordable housing
- Limited upzoning
- Utility agreements
- Universal design standards
- Subarea plans
- Conservation efforts
- Creating annexation or great edge development
- Consent to annex agreements



### RR

Rural Residential District

Single Family	Two Family	Multifamily
(A) Minimum Lot Area: 12,000 square feet	(A) Minimum Lot Area: 18,000 square feet	(A) Minimum Lot Area: 20,000 square feet
(B) Maximum Height: 25'	(B) Maximum Height: 25'	(B) Maximum Height: 25'
(C) Minimum Lot Width: 80'	(C) Minimum Lot Width: 120'	(C) Minimum Lot Width: 120'
(D) Minimum Front Yard: 35' [1]	(D) Minimum Front Yard: 35' [1]	(D) Minimum Front Yard: 35' [1]
(E) Minimum Side Yard: 10'	(E) Minimum Side Yard: 10'	(E) Minimum Side Yard: 15'
(F) Minimum Rear Yard (principal buildings): 25'	(F) Minimum Rear Yard (principal buildings): 25'	(F) Minimum Building Spacing: 30'
		(G) Minimum Rear Yard (principal buildings): 35'
(G) Minimum Rear Yard (accessory buildings): 9'	(G) Minimum Rear Yard (accessory buildings): 9'	(H) Maximum Building Coverage: 40%
		(I) Minimum Rear Yard (accessory buildings): 9'

[1] For corner lots, the front yard applies to each street side.





# FOCUS GROUPS





# SPEAKER PANEL

## Event Purpose:

- Get the word out to the larger community about the Annexation Planning process
- Educate attendees about trends on a state and local level that may inform decisions about annexing land into the City.
- Gain feedback on attendees' thoughts on *"Key Questions about Annexation"*

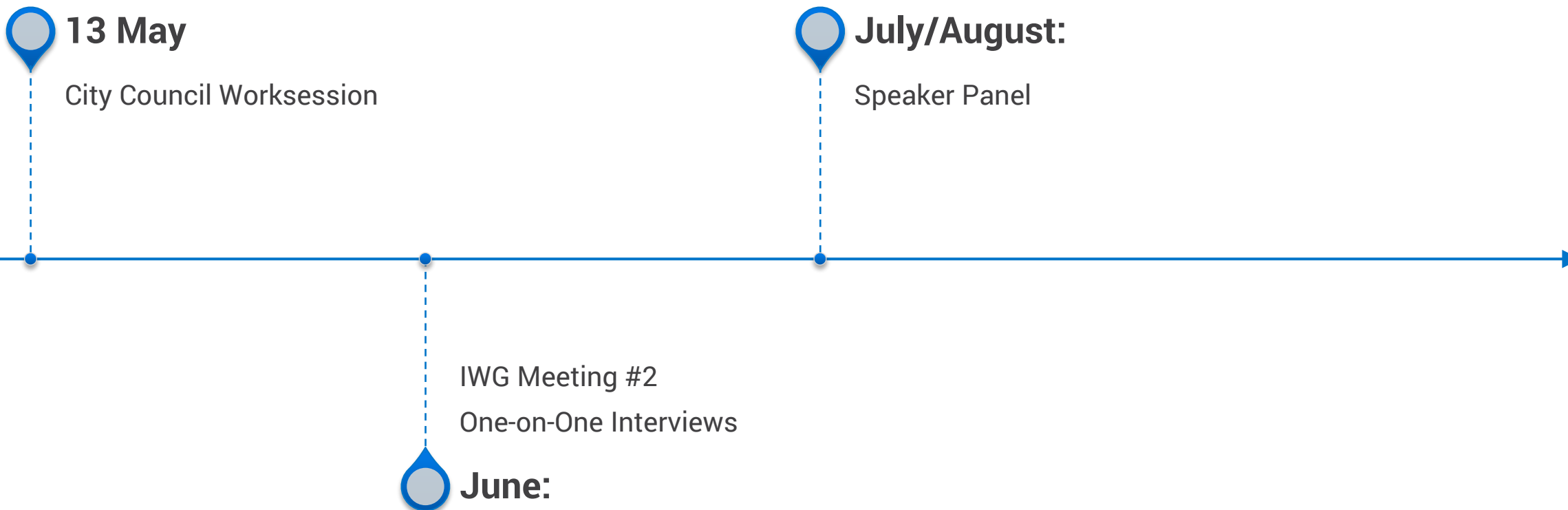
## Speaker Topics:

- Economics
- Land Use
- Housing
- Academic Analysis
- Water





# NEXT STEPS







# Questions





# QUESTIONS



Are there additional  
**key stakeholders/focus groups**  
that we need to reach out to?

Are there other **Speaker Panel topics** that you  
would recommend?





# QUESTIONS



What is **one goal** for the process?  
What will make this plan a **success**?







# QUESTIONS



What are the  
**key challenges/opportunities**  
that need to be addressed?





# QUESTIONS



What do you feel is the **public perception** about annexation?





AnnexCOS

COLORADO  
SPRINGS  
OLYMPIC CITY USA

