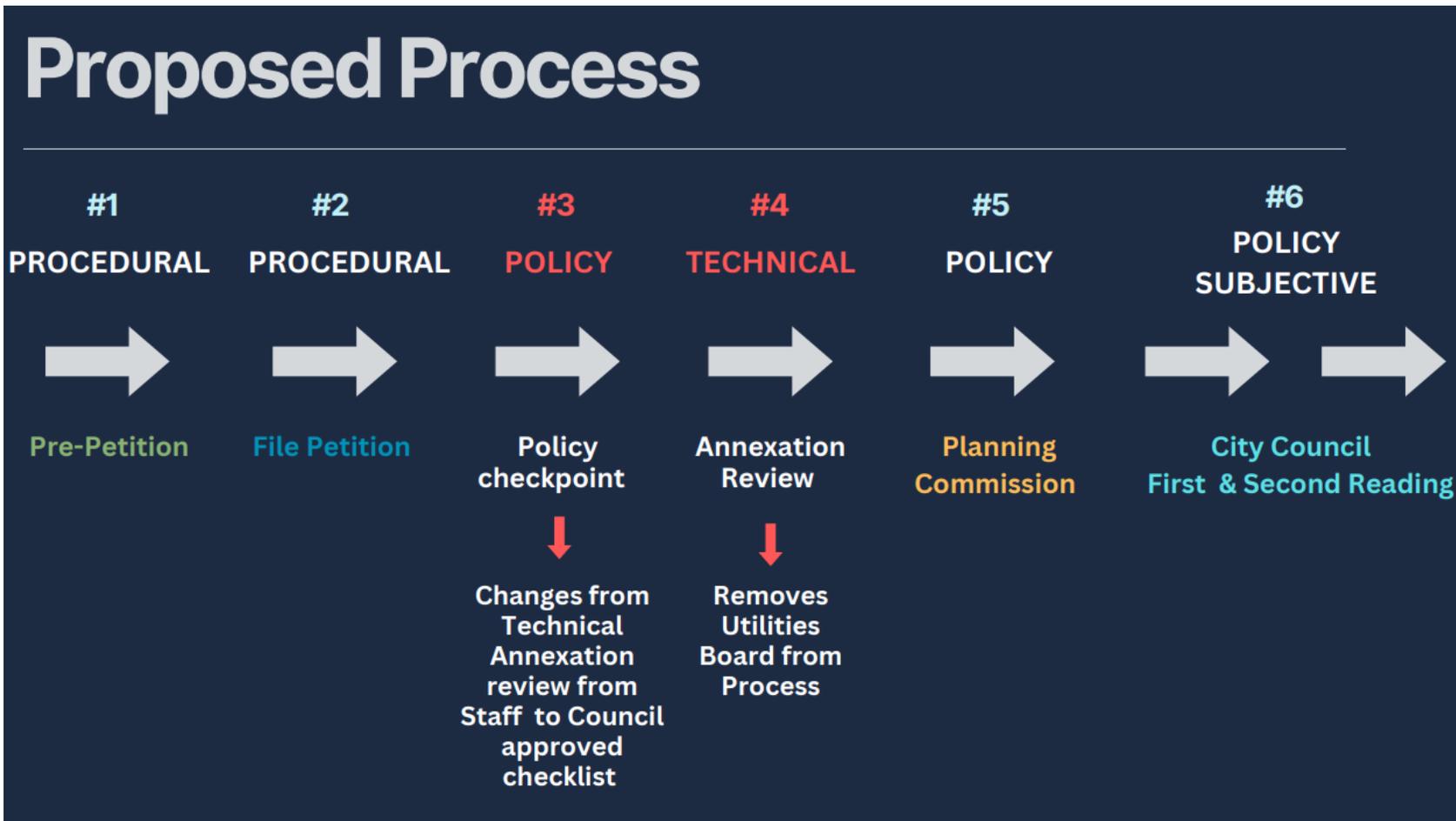


PROCESS



Adds policy checkpoint

UDC-REQUIRED CONDITIONS



Conditions for Annexation

(Applied during step 1 of proposed process)

- Logical extension of city's boundary
- Beneficial to the city (not only based on finances)
- Sufficient existing or projected utilities across all four services
- Water ordinance requirements
- Groundwater and easement requirements
- Utilities / PUC service territory requirements

GUIDELINES FOR REVIEW



Beneficial Elements “Opportunities”

(For Council consideration during step 3 of proposed process)

- Meets the needs of current and future residents
 - Provides opportunity for housing diversity to include Affordable & attainable.
 - Can reasonably be served by existing or planned public safety and public works infrastructure.
 - City has necessary staffing to provide key city services in the area.
- Improves the City’s economic environment
 - Serves military bases & other employment centers
 - Includes diverse retail/Industrial elements
 - Adds jobs beyond construction timeline
 - Has positive or net-zero impact on city budget (to include TABOR considerations)
 - Financially sustainable for utilities (cost recoup / proximity to existing or planned infrastructure)
- Positively impacts the quality of life of our residents
 - Proximity to transit or investment to build
 - Includes desirable parkland, open space or connectivity

GUIDELINES FOR REVIEW



Undesirable Elements “Risks”

- Unclear timelines create economic risk
 - Incompatible infrastructure/debt caused by utilities territory invasion
 - Production rate relative to revenue collection (police and fire fees, utility bills, tap fees)
 - Cost recovery
- Ability to serve
 - Overly onerous for utility infrastructure
 - Lack of connectivity
 - Extensive travel time or added need for public safety, public works, utilities service
- Creation of “near enclaves”
 - Lack of infill between existing city border and annexation
 - “leapfrogs” other territory such as county or other municipal boundaries

“PLAN COS” ALIGNMENT



- Align with existing and planned infrastructure (roads, utilities)
- Support economic development of the city and region
- Clear timeline for positive ROI
- Expansion of regional roadway network
- Avoid “Near Enclaves” (annexations that leapfrog non-city areas to create practical enclaves)

REQUIREMENTS AND GUIDELINES



Requirements (UDC)		<input checked="" type="checkbox"/>
Logical Extension of City Boundary <input type="checkbox"/>	Water Ordinance requirements <input type="checkbox"/>	
Beneficial to city (see guidelines) <input type="checkbox"/>	Sufficient existing or projected utilities across four services <input type="checkbox"/>	
Utilities / PUC Service Territory Requirements <input type="checkbox"/>	Groundwater / easement requirements <input type="checkbox"/>	
Guidelines & Other Considerations		<input type="checkbox"/>
Offers housing diversity <input type="checkbox"/>	Sufficiency of existing or planned roadway infrastructure <input type="checkbox"/>	
Sufficiency of existing or planned public safety staffing <input type="checkbox"/>	Proximity/opportunity to serve employment centers <input type="checkbox"/>	
Diversity of development (commercial/industrial/residential) <input type="checkbox"/>	Economic impact on city <input type="checkbox"/>	
Reasonable utilities cost recovery / ROI projections <input type="checkbox"/>	Connectivity / Proximity to transportation options <input type="checkbox"/>	
Desirable parkland/open space <input type="checkbox"/>	Ability to fund / offset costs for needed public facilities (PD/FD/Public Works) <input type="checkbox"/>	