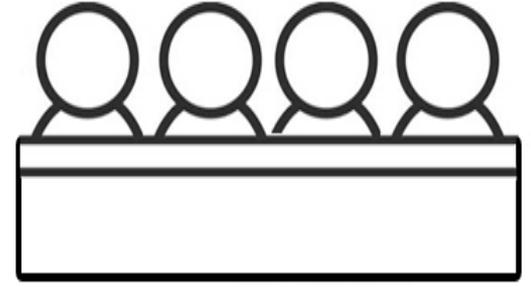
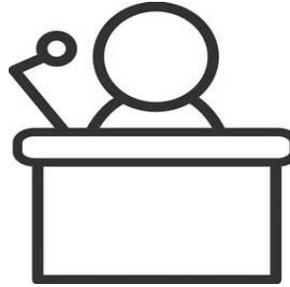


City Council
April 21, 2015

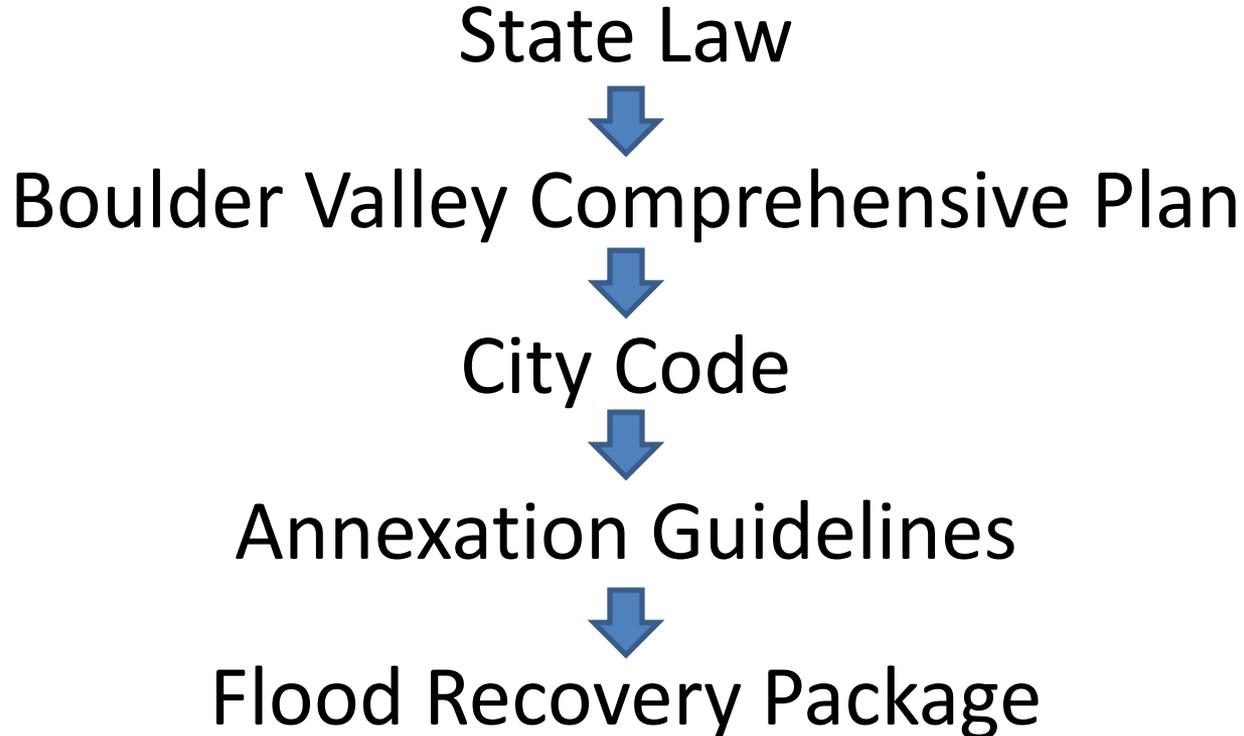
**Consideration of Ordinance No. 8039
on the Annexation and Initial Zoning
of:**

**20 properties in the Old Tale Road
Neighborhood**

AGENDA



Annexation Context



Colorado Revised Statutes (State Law)

- 1/6th Contiguity
- Minimum 50% of property owners petition
- Urban Services can be provided
- School District
- Annexation Impact Report +10 acres

Boulder Valley Comprehensive Plan

- Joint City/County Policy Document
- Defines City Urban Service Area
- “Urban Growth must provide significant value to the community”
- Annexation is required for urban services
- Annexation respect existing character

Boulder Revised Code (City Law)

- Outlines annexation procedures (9-4, B.R.C)
- Annexation requirements (9-2-16 B.R.C)
- Payment of Fees (4-20, 11-5-11, B.R.C, etc.)

11-5-11: Storm Water and Flood PIF:

(a) Any person desiring to... annex developed property into the city shall pay a storm water and flood management plant investment fee..."

Annexation Guidelines for Mostly Developed Residential Properties

- General Principles
- Principles to apply community benefit
- Framework for basic annexation conditions
- Application of community benefit
- Guidelines for specific areas

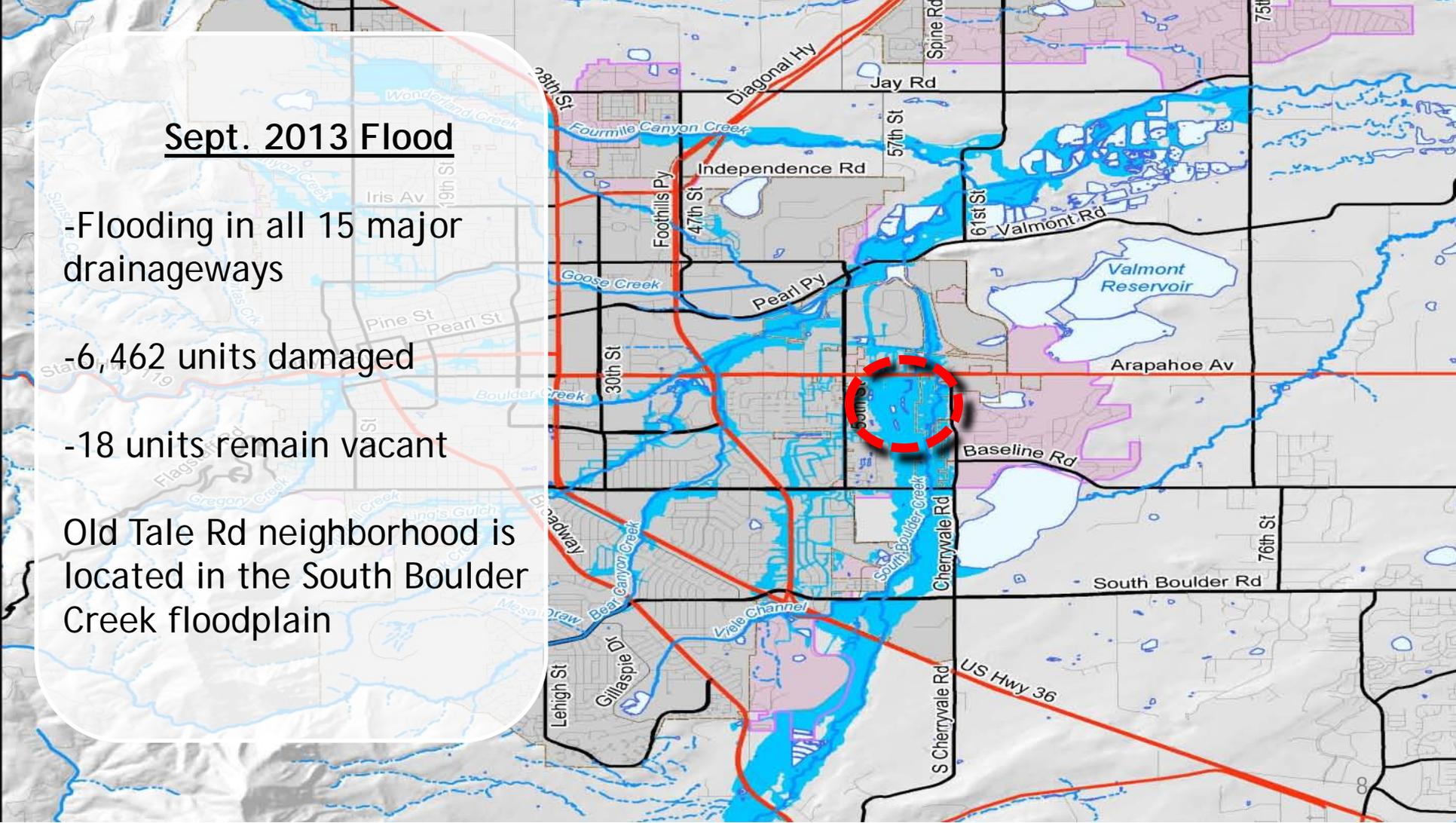
Sept. 2013 Flood

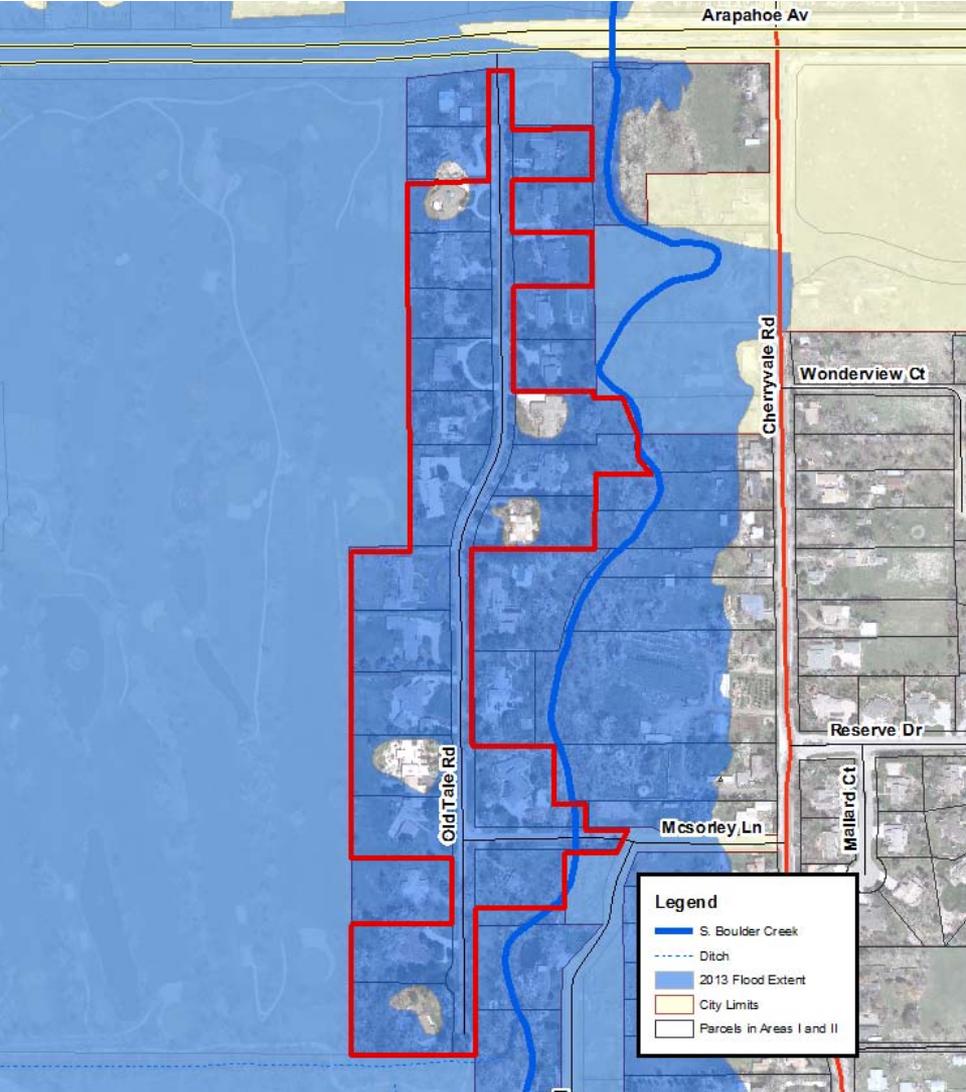
-Flooding in all 15 major drainageways

-6,462 units damaged

-18 units remain vacant

Old Tale Rd neighborhood is located in the South Boulder Creek floodplain





Flood impacted
All 28 properties

23 of 28 homes
filed FEMA or
NFIP claim



Date: 9/12/2013

Source: <https://www.youtube.com/watch?v=oKdn5I2iNZ0>

2013

Oct

- Old Tale Residents reached out to City

Nov

- Old Tale neighborhood Meeting

Dec

- Annexation issues raised to Council

2014

Mar

- Final flood annexation package to CC

Flood Annexation Package

- Waive application fees & excise taxes
- Offer financing of all connection costs
- Include deferred connection options
- Reduce flood easements

2014

July

- City applied for CDPHE Grant

Aug

- City awarded \$1,000,000 Grant

Oct

- Old Tale neighborhood awarded grant

Nov

- Neighborhood Meeting & petition

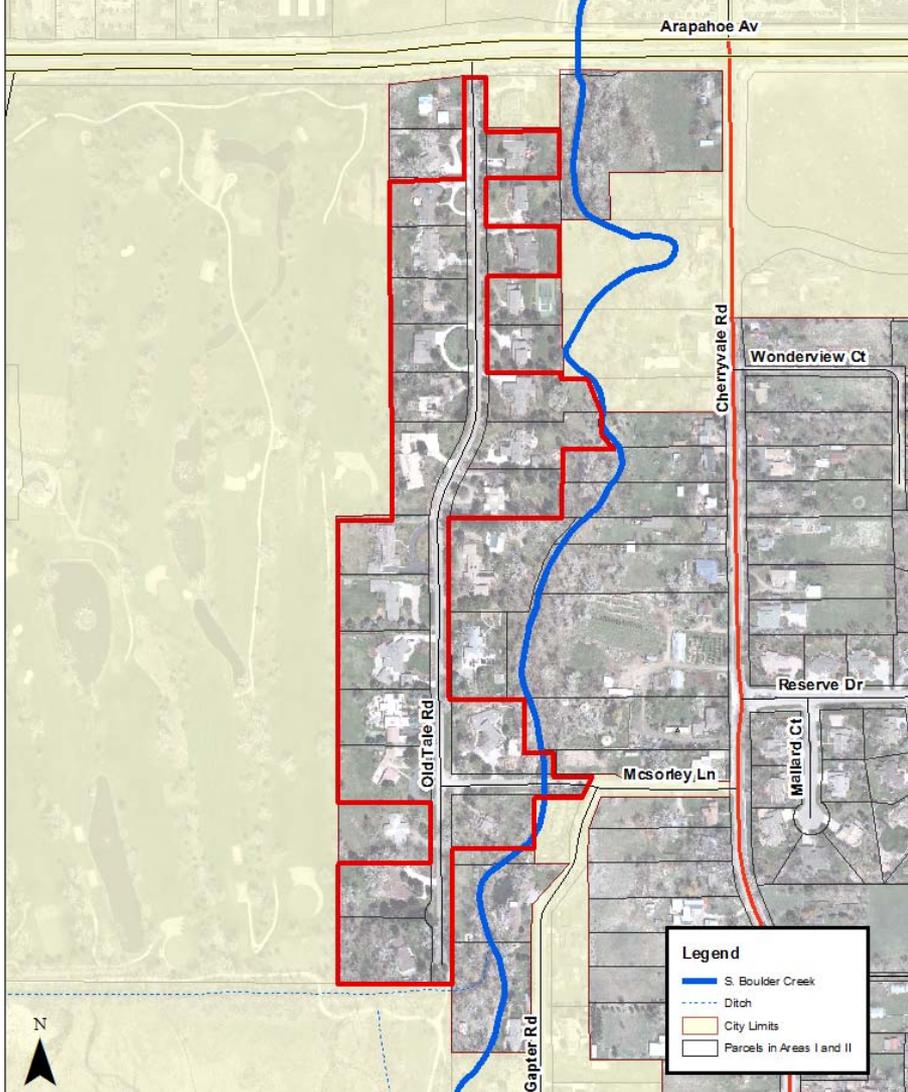
2015

Feb

- Planning Board Hearing

Planning Board Recommendation

- Change Option C trigger for time of sale
- Change Option C plumbing fixtures from 1 to 6
- Clarify expenses paid by the grant
- Clarify easement does not allow a trail



Key Issues

1

- Costs of Annexation

2

- Option C Triggers

3

- Flood Easement

Costs of Annexation

Per Property Expenses:

Water Connection Fees: \$409.00

Water PIF: \$16,807

Stormwater & Flood PIF: \$8,000 to \$27,000

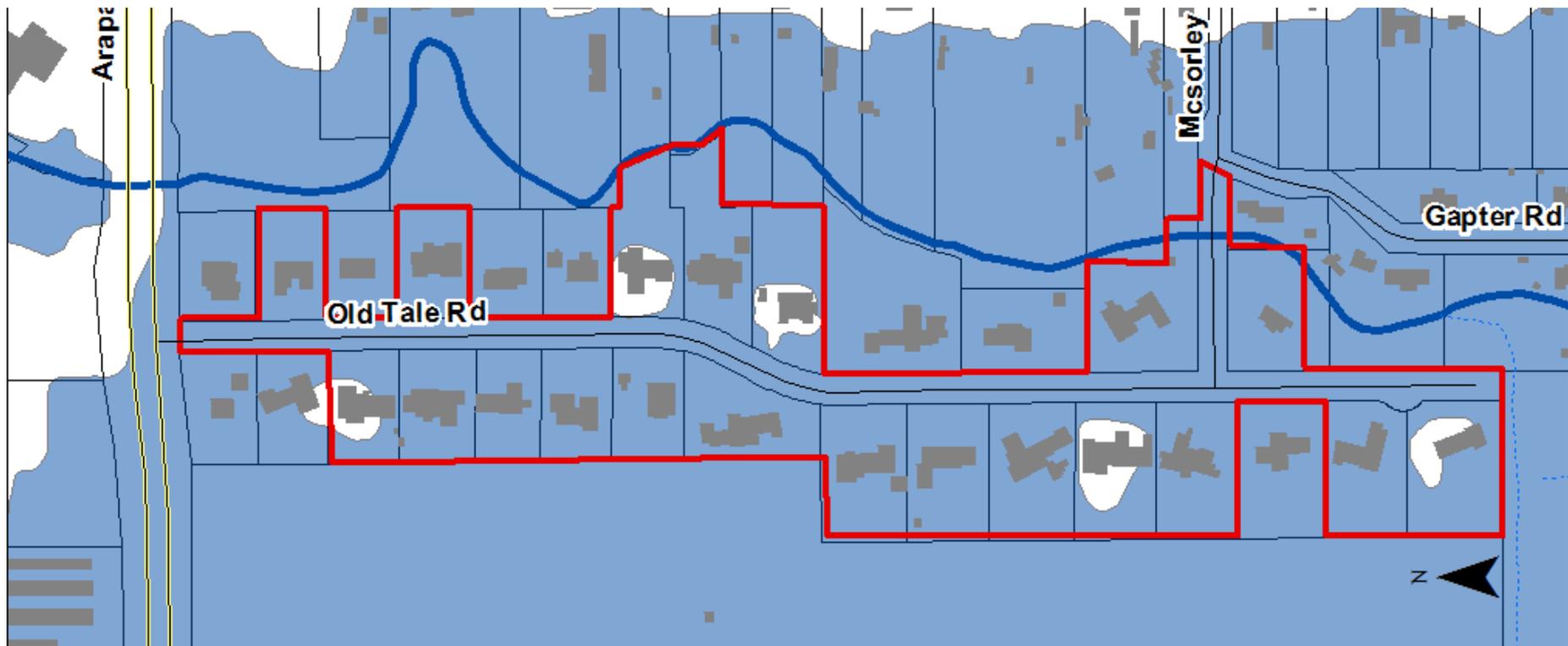
AVERAGE: \$~\$34,500

Expenses paid by City/grant: ~\$30,000

Option C Triggers – Future Connection

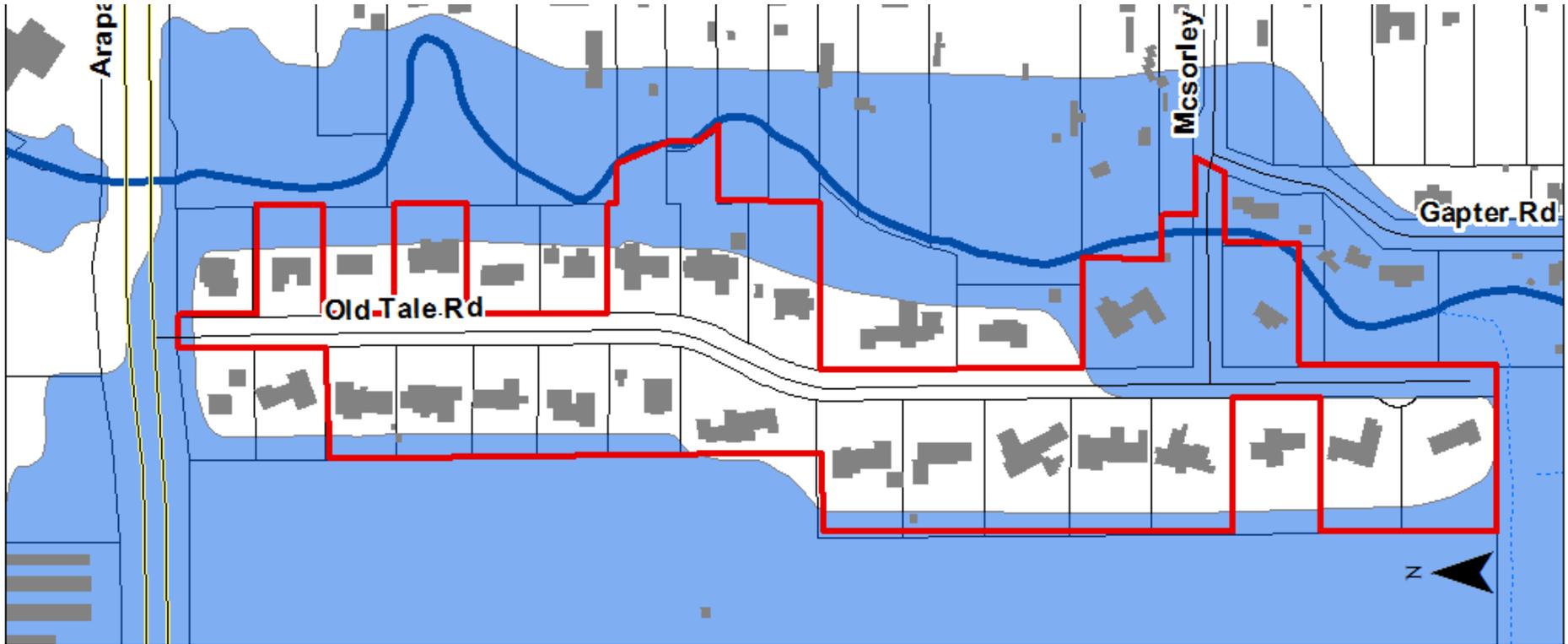
- When the property is “sold”
 - Transfer of title for money or other consideration
- At the time of “Redevelopment”
 - Subdivision
 - Building Permit for new or replacement unit
 - Addition of 3 or more plumbing fixtures

Flood Easement



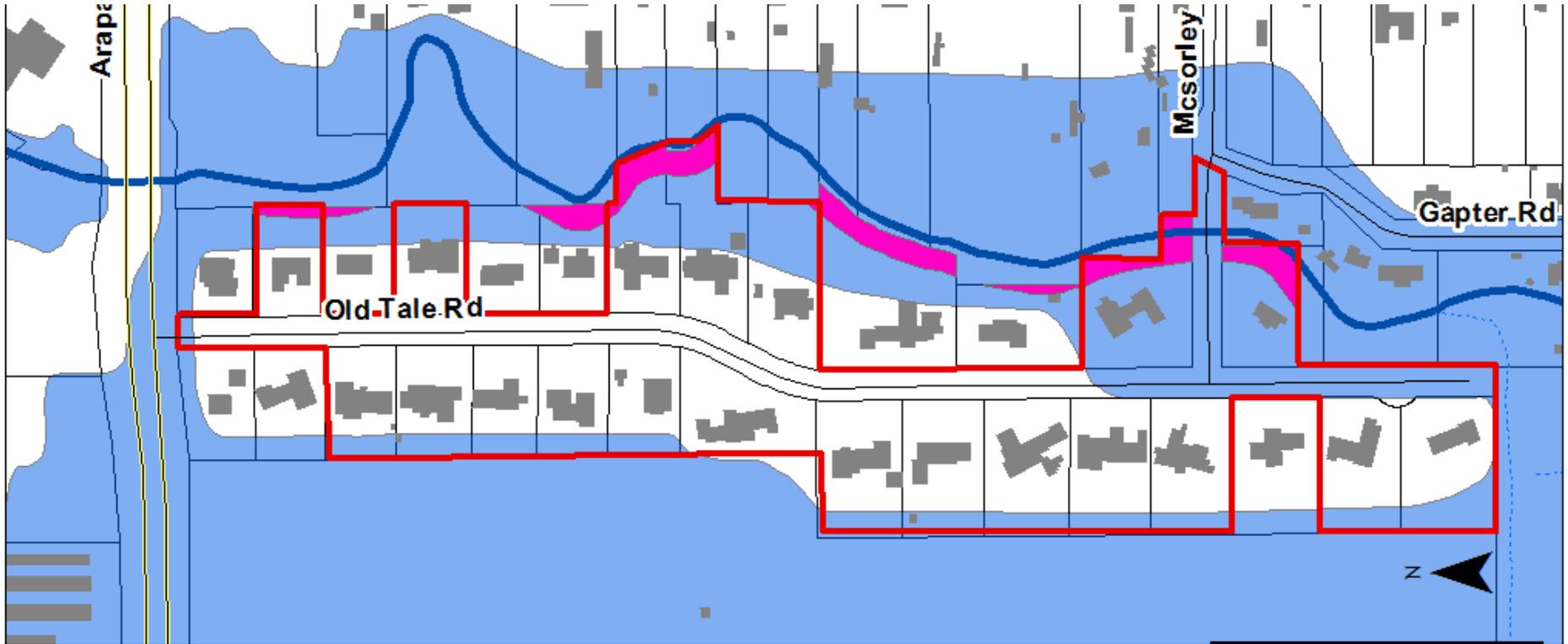
100 year floodplain

Flood Easement



Conveyance Zone (Floodway)

Flood Easement



Flood Control & Conveyance Easement - 60 Feet

Proposed Motion

Motion to adopt Ordinance No. 8039 to annex Old Tale Road, a portion of McSorley Lane and the following properties with initial zoning designation of Residential-Rural 2 (RR-2) pursuant to land use code subsection 9-5-2(c)(1)(A), B.R.C. 1981