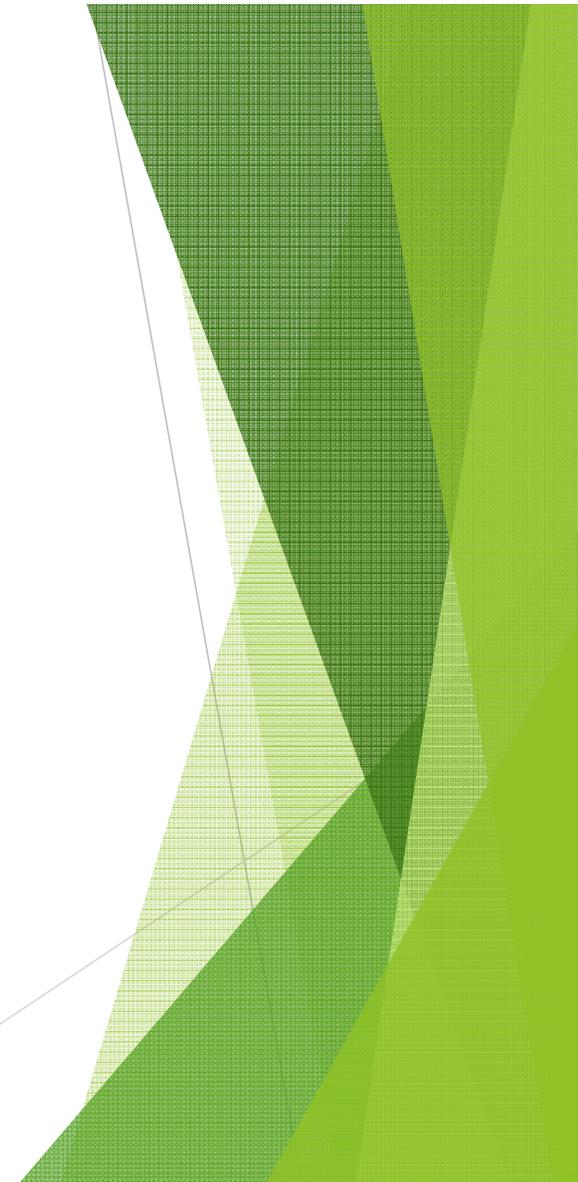


55th and Arapahoe Annexations

Timeline

- ▶ 8/2/16 - city staff starts calling owners and tenants to let them know first reading to annex will be 8/16
- ▶ 8/7, 14, 21, 28 - notices of annexation hearing on 9/2 published
- ▶ 8/5 - notices mailed to all owners of record
- ▶ 8/16 - First reading by council
- ▶ 8/18/16 - Planning Board recommends annexation
- ▶ 8/28-9/4, 11, 18 - notice of change of hearing published
- ▶ 8/25 - notices mailed to owners of record that annexation hearing on 10/4 rather than original date of 9/2
- ▶ Neither individual notices or posting of properties required and no permission from property owners to post properties

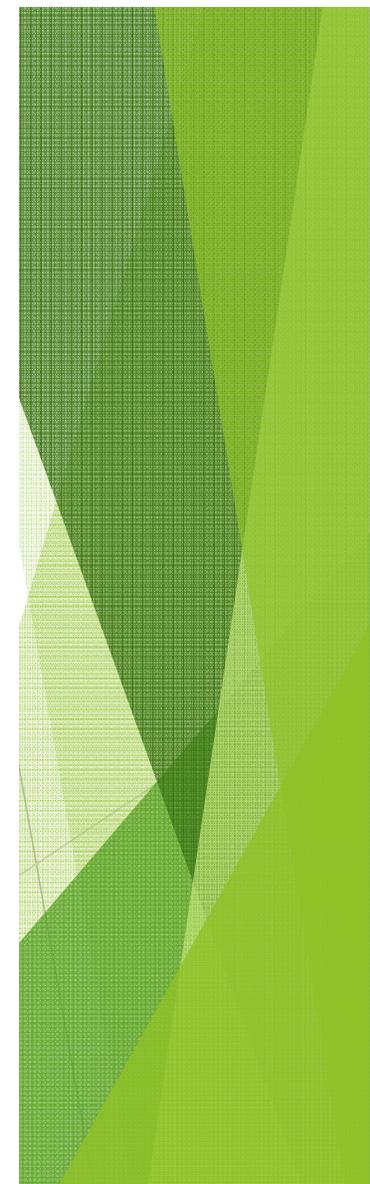
City of Boulder Vicinity Map



Key Issues

- ▶ Is the proposed annexation consistent with State of Colorado statutes pertaining to the annexation of a property into the City of Boulder?
- ▶ Is the proposed annexation consistent with the BVCP?
- ▶ Is the initial zoning consistent with the BVCP?

	Individual Property Applicant	Group Association	Flood Response Association	Unilateral Association
Application Fees	Yes	Sometimes waived	Waived	Waived
Annexation Maps, Title Work, NISWCD inclusion fees	Paid by Applicant	Paid by Applicant	Paid by Applicant	Paid by City
Development Excise Taxes (if applicable)	Yes	Sometimes waived	Waived	Waived
Utility Plant Investment Fees and Tap fees	Yes	Yes	Yes - three options (Pay in full, finance, or defer to time of connection)	Yes - Deferred to time of connection
Annexation Agreement with terms and conditions (sewerment dedications, ditch rights, public improvements, etc.)	Yes	Yes	Yes	No
Utility Financing Agreements	No	Sometimes partial financing	Yes - all costs financeable due to flood	Possible with proposed language in Ord. 8190



Why Now?

- ▶ The Separation Plan submitted to the Colorado Public Utilities Commission includes these properties as City customers
- ▶ Consistent with the Boulder Valley Comprehensive Plan to annex enclaves, particularly those that are substantially developed
- ▶ Consistent with the Planning Board Recommendation
- ▶ All legal requirements for annexation of enclaves have been met
- ▶ Uniform application of laws
- ▶ Prevents Boulder citizens from having to build and pay for \$3.3 million of duplicate electric facilities
- ▶ Prevent county approvals with direct impact on city from occurring without city input

Impact on Property Owners

- ▶ Property taxes should go down since the city mil levy is lower than the Rocky Mountain Fire District's
- ▶ Existing uses can continue regardless of city zoning requirements
- ▶ No requirement for connection to city utilities until redevelopment; connection should be required whether developed in county or city annexed or not

Changes for Property Owners and Marijuana Businesses

- ▶ Fire Suppression systems are not required unless the Fire Category of the building is changed to a more hazardous Fire Category
- ▶ Developments that were in the process of approvals with the county and state Marijuana Enforcement Division are including in the grandfathering
- ▶ City restrictions on marijuana business size, location, and amount of marijuana are waived for existing businesses

Changes for Property Owners and Marijuana Businesses - cont'd

- ▶ The time for completion of applications or meeting conditions for obtaining a marijuana license can be extended by the city manager if there are delays not caused by the business.
- ▶ Tenant improvements can be made up to 25% of the value of the building without triggering compliance requirements
- ▶ Maintenance (roof repairs/replacement, HVAC, etc) do not trigger compliance requirements

Requests of Potential Purchasers of Properties and Businesses Have Not Met

- ▶ Lower sales and use taxes than other city businesses
- ▶ No city laws applicable for ten years