

LAFFERTY ANNEXATION

- FINDINGS OF FACT RESOLUTION
- ANNEXATION ORDINANCE
- ANNEXATION AGREEMENT RESOLUTION

INITIAL ZONING

- INITIAL ZONING ORDINANCE

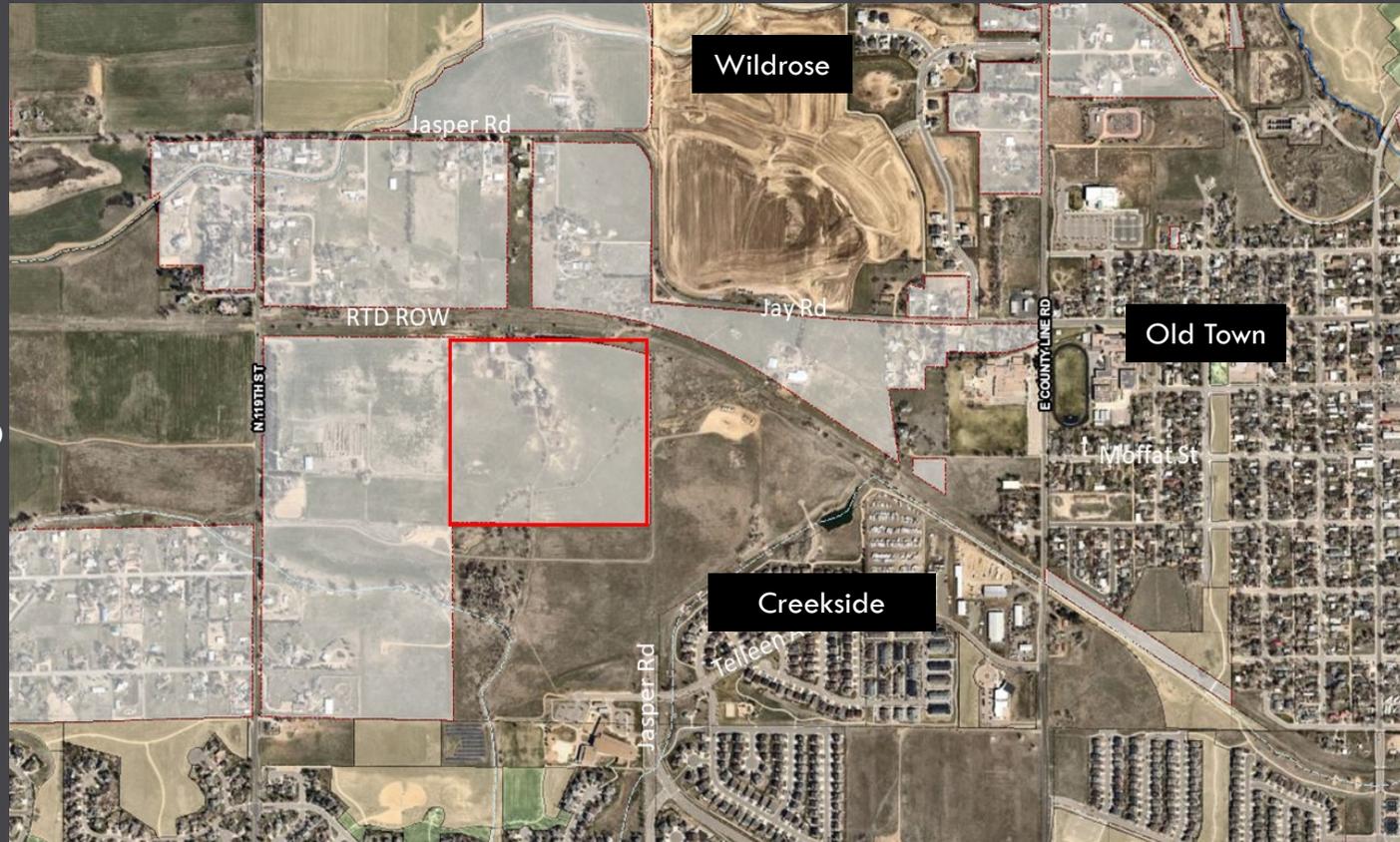
SPECIAL REVIEW USE

- SRU RESOLUTION

Board of Trustee- July 14, 2020

Location

- Unincorporated Boulder
 - 39.665 acres
- Within Town growth boundary
- Currently used for SFD & Agricultural
- Served by septic & Left Hand Water



Background

- If annexed: future subdivision applications for residential uses
- After annexation & before recordation of 1st Final Plat; owner would like continue historical farming activities

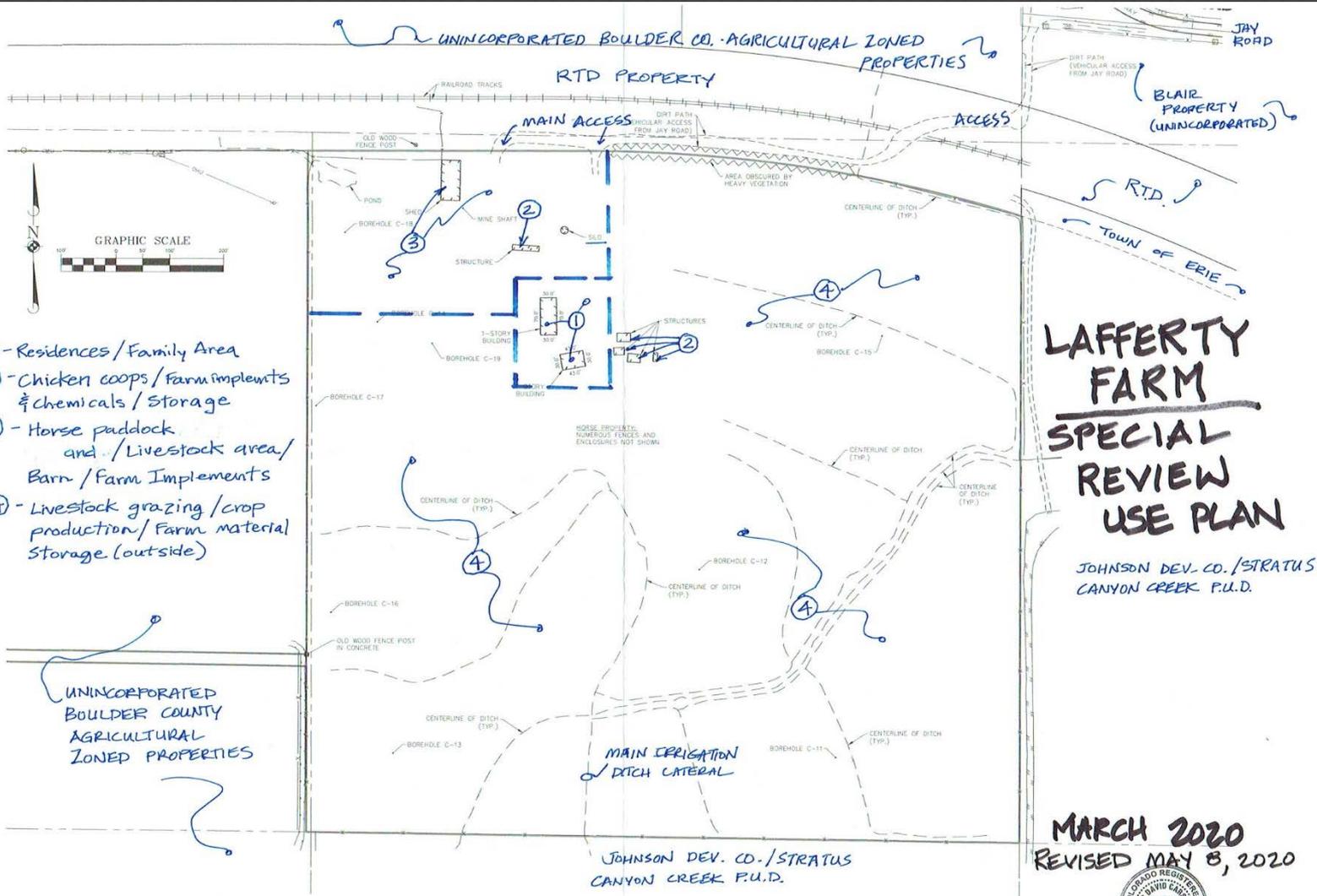
Annexation Agreement

- Property can remain on Left Hand Water & septic until development (requires Town water & sewer)
- Reimbursements for sewer improvements
- Road improvements to Jasper & Jay Roads

SRU

- 3/24/20 UDC Amendment approved by BOT:
 - Allows SRU for agricultural uses on 5 acres or more
- Existing uses to continue:
 - Irrigated & non-irrigated fields up to 30 acres for hay, grasses, alfalfa, etc.
 - Livestock:
 - Horses up to 20 animals
 - Cattle up to 20 animals
 - Sheep up to 20 animals
 - Goats up to 10 animals
 - Chickens up to 50 animals
 - Ducks & Geese up to 10 animals
 - Customary farm equipment would continue to be utilized.

Site Layout



- ① - Residences/Family Area
- ② - Chicken coops/Farm implements & chemicals/Storage
- ③ - Horse paddock and/Livestock area/Barn/Farm Implements
- ④ - Livestock grazing/crop production/Farm material Storage (outside)

LAFFERTY FARM SPECIAL REVIEW USE PLAN

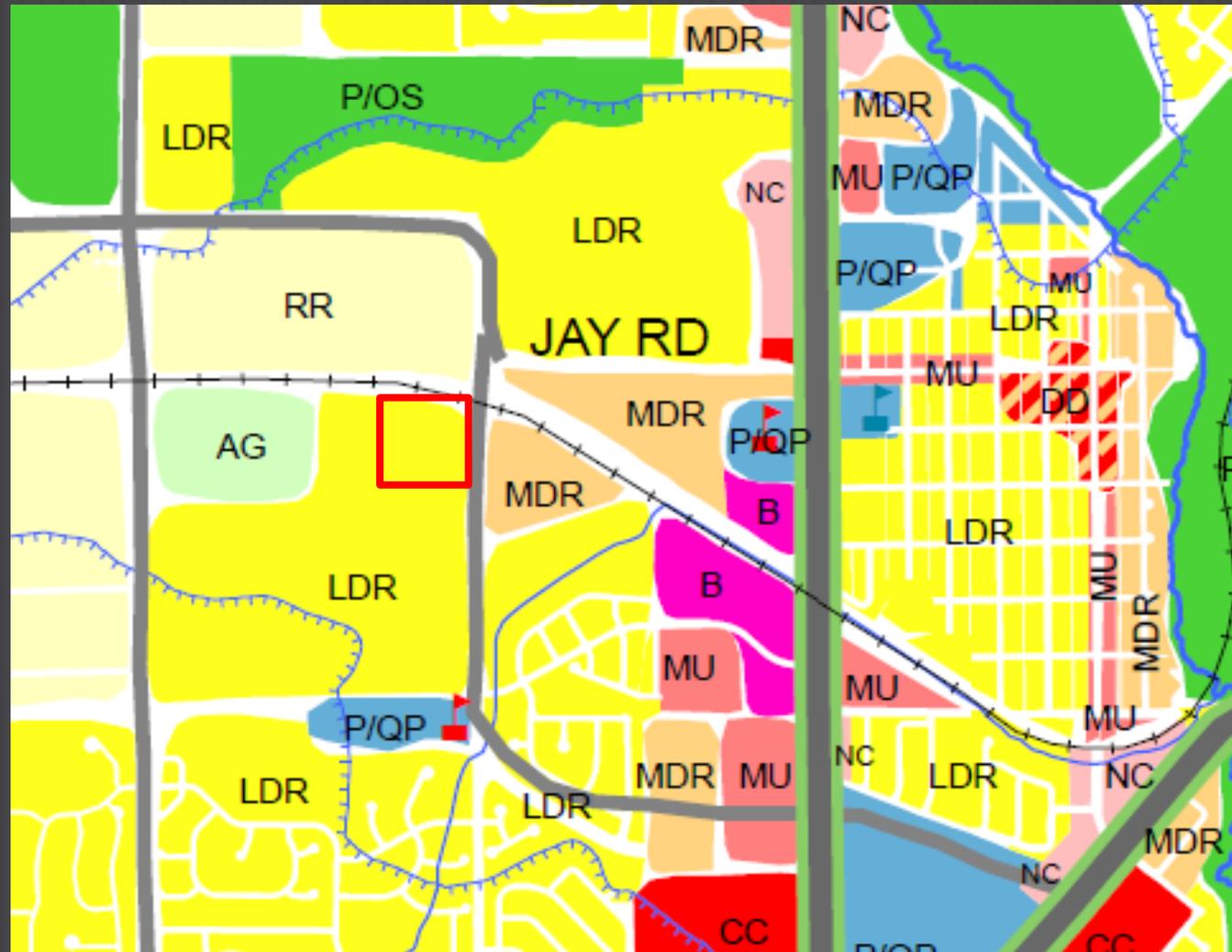
JOHNSON DEV. CO./STRATUS
CANYON CREEK P.U.D.

MARCH 2020
REVISED MAY 8, 2020



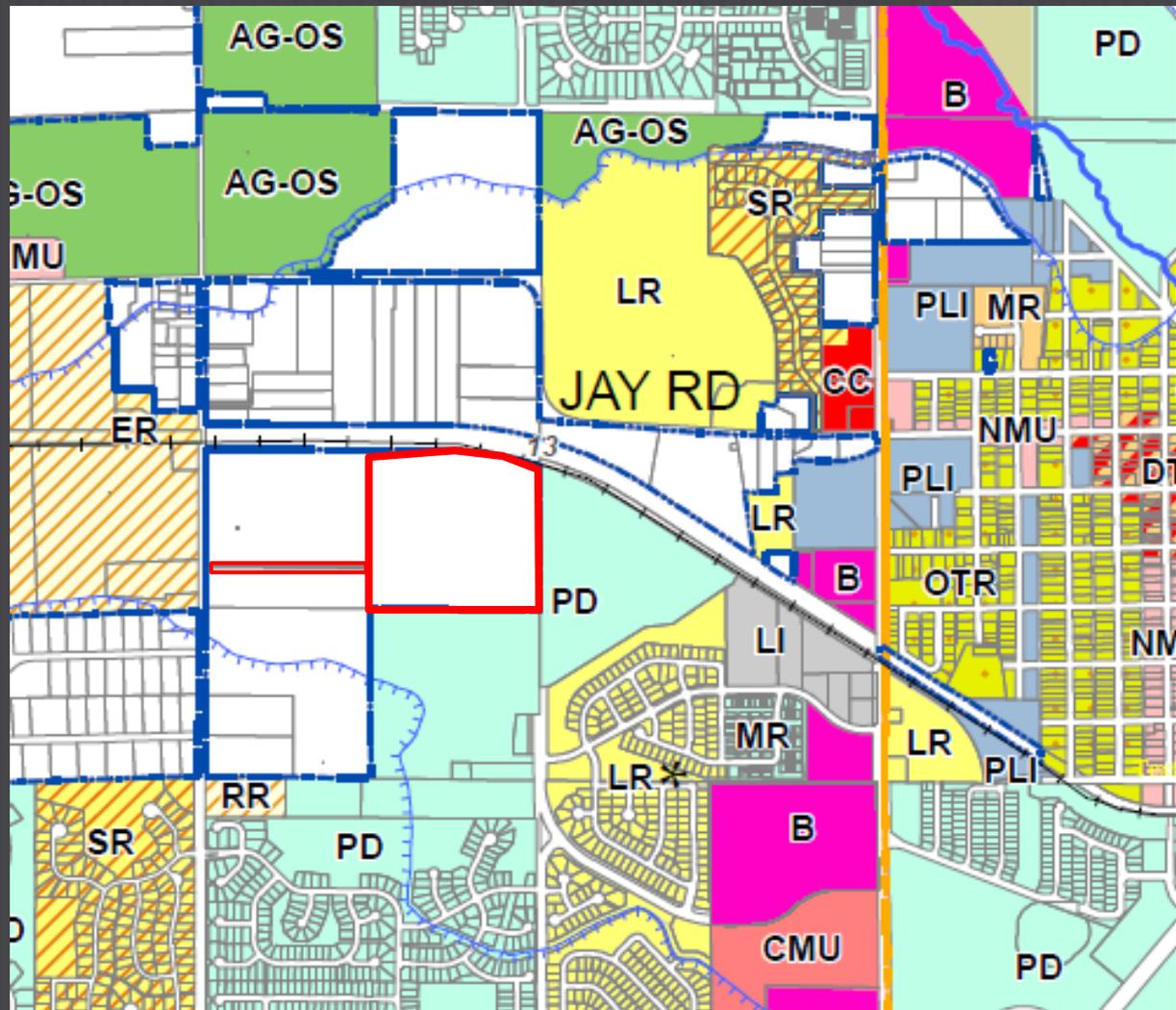
Comprehensive Plan

- LDR: 2 to 6 DUA
- Proposed LR consistent
- Agricultural Uses permitted by SRU & is an interim use
- Consistent with Comprehensive Plan



Town of Erie Zoning Map

- AG – Agriculture in Boulder County
- Proposed zoning is LR
- Agricultural Uses permitted by SRU & is an interim use
- Use is consistent



Approval Criteria - Annexation

Annexation Criteria (Section 7.3 of the UDC)

- a. The Annexation is in compliance with the Municipal Annexation Act of 1965 (C.R.S. 31-12-101, et seq., as amended).

Approval Criteria – Initial Zoning

Initial Zoning Criteria (Section 7.4 of the UDC)

- a. The initial zoning will promote the public health, safety, and general welfare.
- b. The initial zoning is generally consistent with the town's comprehensive master plan and the purposes of this UDC.
- c. The initial zoning is generally consistent with the stated purpose of the proposed zoning district.
- d. Adequate facilities and services (including streets and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.
- e. The initial zoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be significantly mitigated.
- f. the initial zoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property.
- g. future uses on the subject tract will be compatible in scale with uses on the other properties in the vicinity of the subject property.
- h. The initial zoning is generally consistent with the Towns' economic development goals and objectives in bringing positive growth and sustainable revenues to the Town.

Approval Criteria: Special Review Use

- a. The proposed use is generally consistent with the Town's Comprehensive Master Plan and all applicable provisions of this UDC and applicable State and Federal regulations;
- b. The proposed use is generally consistent with the purpose and intent of the zoning district in which it is located;
- c. The proposed use is generally consistent with any applicable use-specific standards set forth in Section 3.2;
- d. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
- e. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable;
- f. Facilities and services (including sewage and waste disposal, water, gas, election, police and fire protection, and streets and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;
- g. Adequate assurances of continuing maintenance have been provided; and
- h. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent reasonably practicable.

Public Notice

Annexation Public Notice:

The Annexation is in compliance with the required noticing requirements of C.R.S. 31-12-108; with published notice in the Colorado Hometown Weekly, on June 3, 2020; June 10, 2020; June 17, 2020; June 24, 2020; and July 1, 2020.

PUBLIC NOTICE for Initial Zoning & SRU:

The required notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly:	June 24, 2020
Property Posted:	May 21, 2020
Letters to Adjacent Property Owners:	June 26, 2020

Staff Recommendations - Approval

1. FINDINGS OF FACT - Resolution
2. ANNEXATION – Ordinance
3. ANNEXATION AGREEMENT - Resolution
4. INITIAL ZONING – Ordinance
5. SRU – Resolution
 - a) The Annexation & Initial Zoning of the property, if approved, shall be & recorded before the SRU approval is effective.
 - b) The SRU shall expire automatically & without further action by the Town upon recordation of the first final plat for development on the property.
 - c) The approved SRU is limited to the number and types of animals & the processes permitted on the property as detailed in the application.
 - d) Except for the approved SRU, applicants shall comply with all generally applicable Town ordinances and regulations, including without limitation business license requirements.

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