



ERIE
COLORADO

Erie West Annexation

Town Council

Harry Brennan, Senior Planner

Jan. 28, 2025

Continued to **Feb. 25, 2025**



Request

Annexation, Initial Zoning, and Annexation Agreement

- **Area:** 86.65 acres
- **Existing Zoning:** Agriculture (Boulder County)
- **Existing Use:** Single Family Dwelling (SFD) & Agricultural
- **Proposed Zoning:** Agricultural Holding (AGH)
- **Proposed Use:** Same as existing - Single Family Dwelling (SFD) & Agricultural



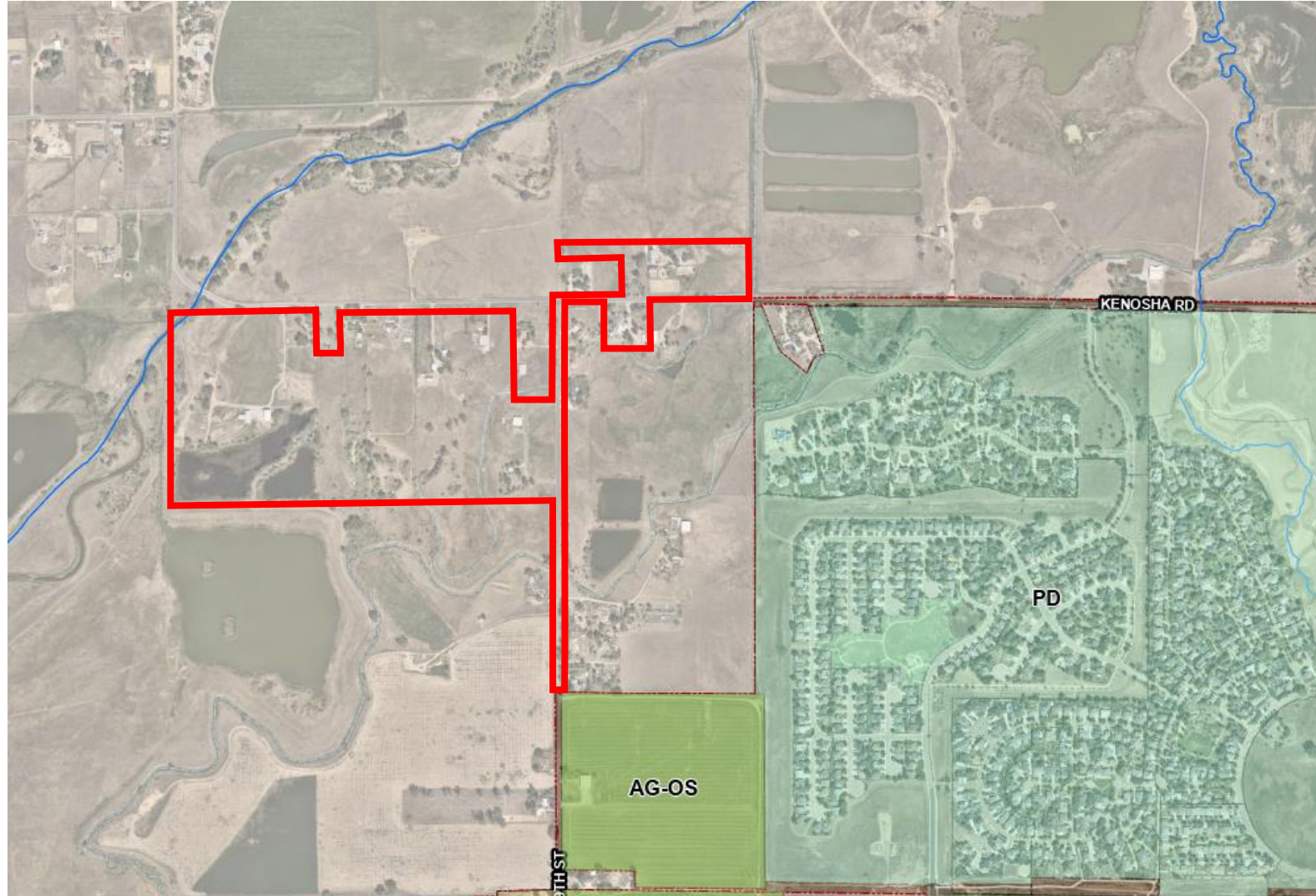
Overview

- **Background**
- Proposal
- Decision



Location

Around the intersection of N 119th St and Kenosha Road



Location



Location

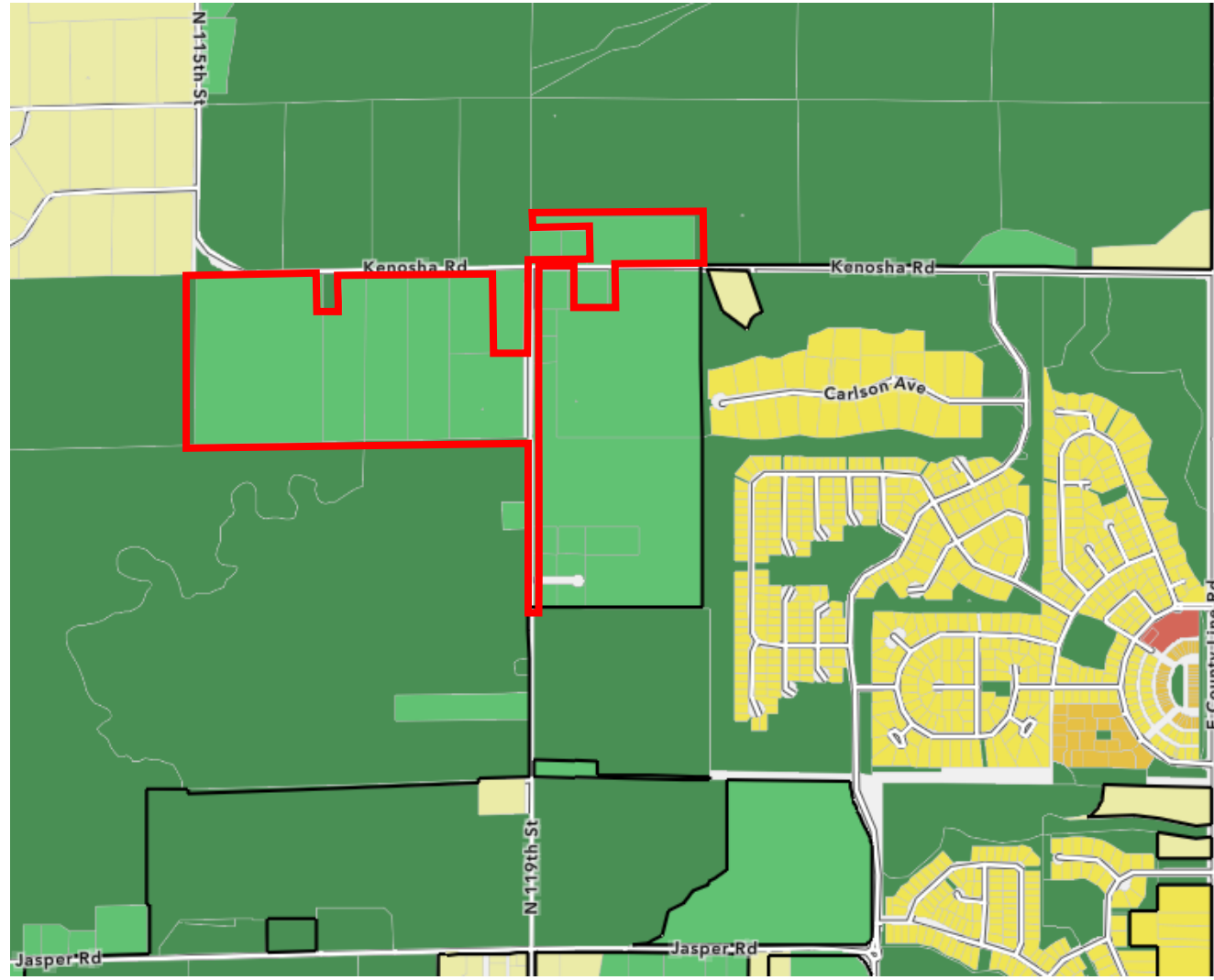


Comprehensive Plan

Designated: Agriculture

Uses: Farms,
agricultural operations,
large lot residential

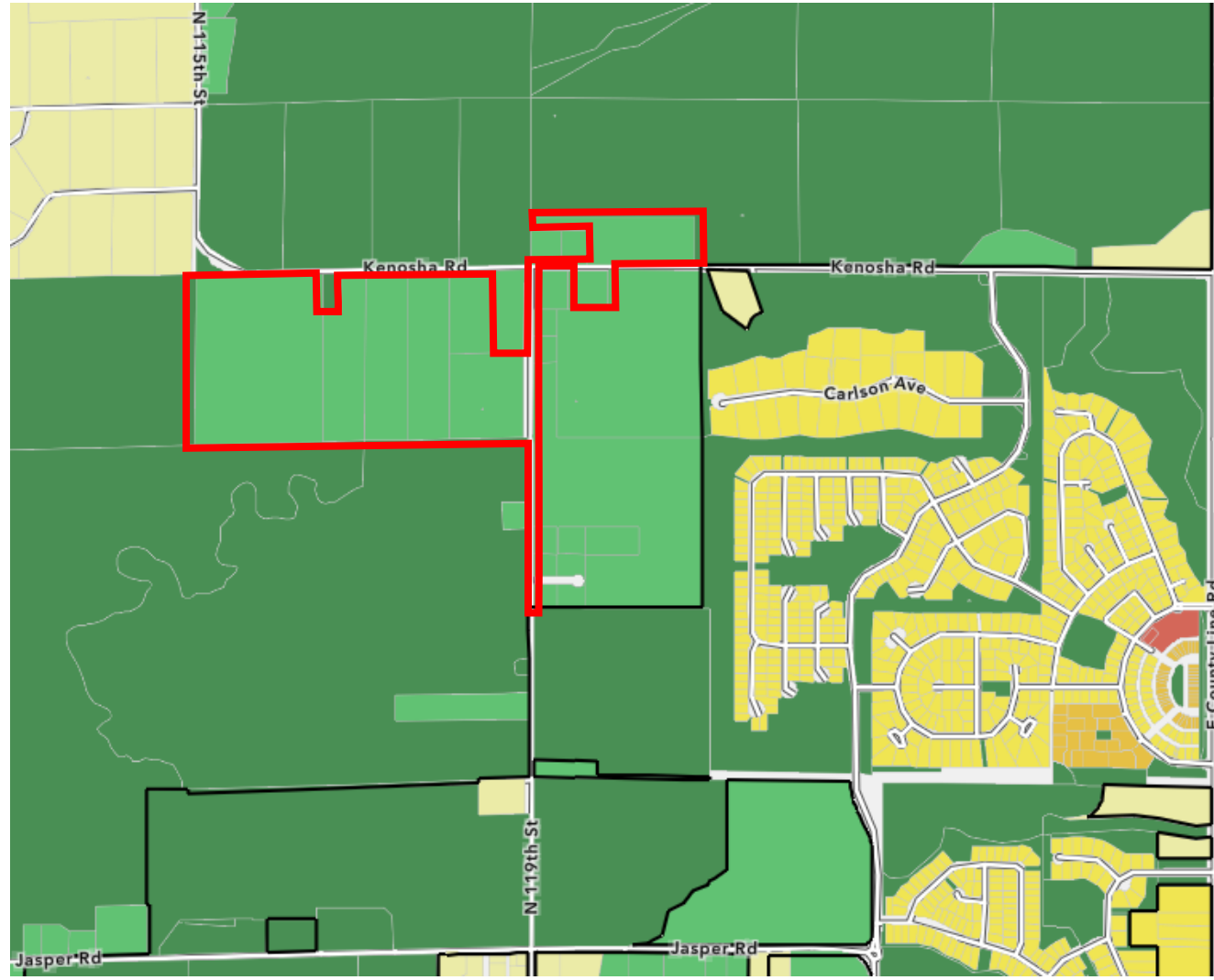
Location: Edges of
Town boundaries,
particularly to the
north



Comprehensive Plan & Historic Resources

C.4.2 Ensure Erie retains a mix of built and rural environments that reflect the Town's history and geography.

- Historically significant structure at 11975 Kenosha Road, eligible for Historic Landmark designation (if annexed)



Utilities

Water: Left Hand Water District

Sewer: Private Septic

Future connections
responsibility of property
owners

Allo: Franchise agreement
allows installation within
ROWs



Transportation

Annexations of ROW

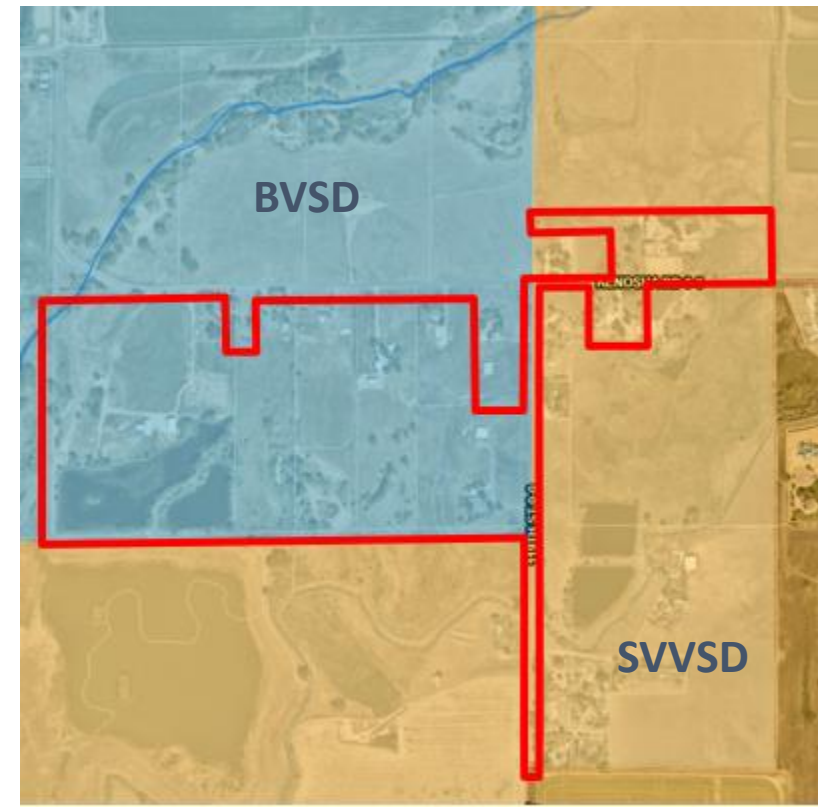
- 2,000 feet of N 119th Street
- 1,300 feet of Kenosha Road
- Fair condition
- Road resurfacing needed in 5 years



Schools & Library Districts

Library: Properties are not within High Plains Library District. Property owners would need to petition the Library Board for inclusion in the Special District.

School Districts: Served by both Boulder Valley and St Vrain Valley School Districts – no changes

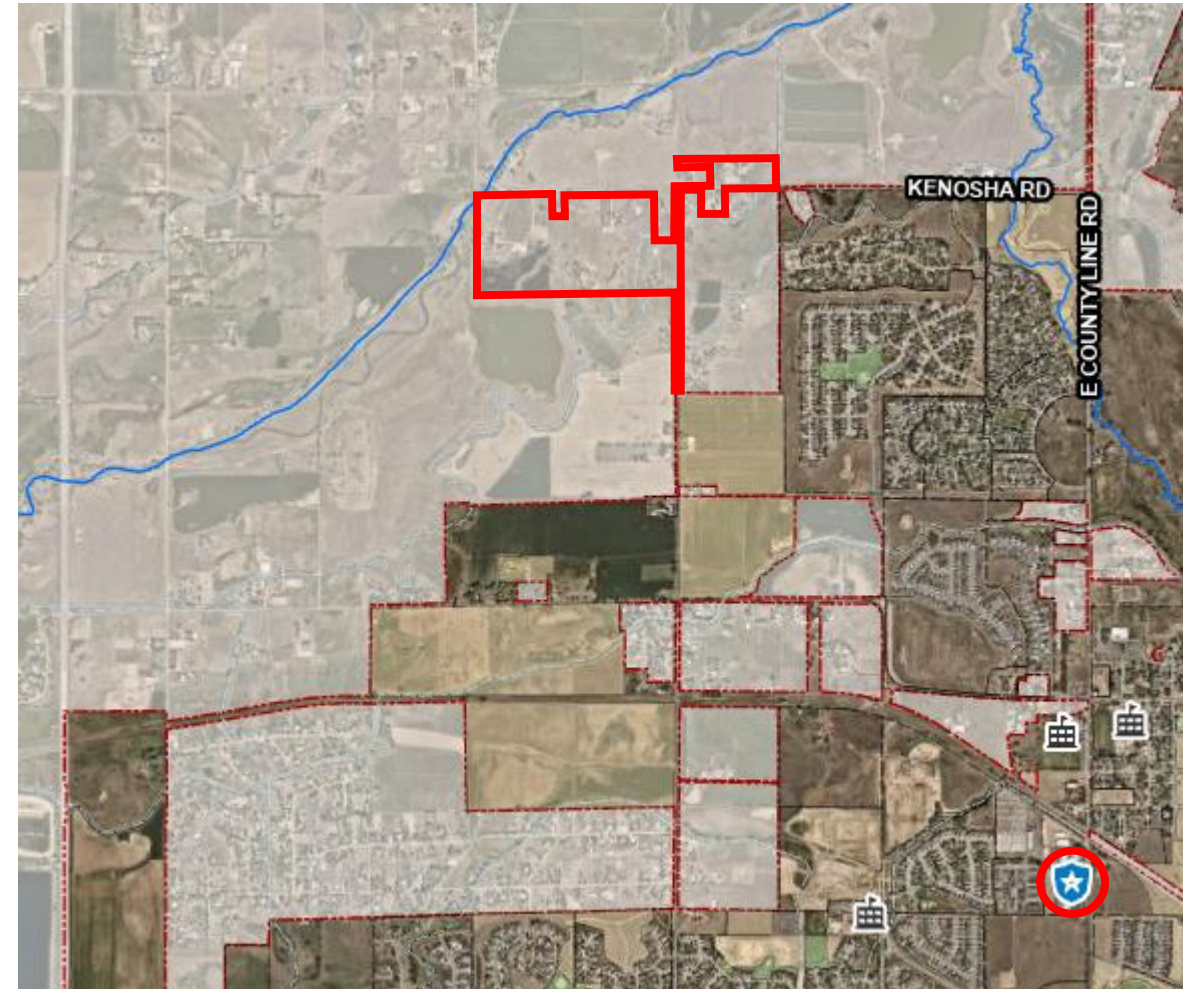


Emergency Services

Fire: Currently served by Mountain View Fire Protection District – No Changes

Police: Currently served by Boulder County (~6 miles away)

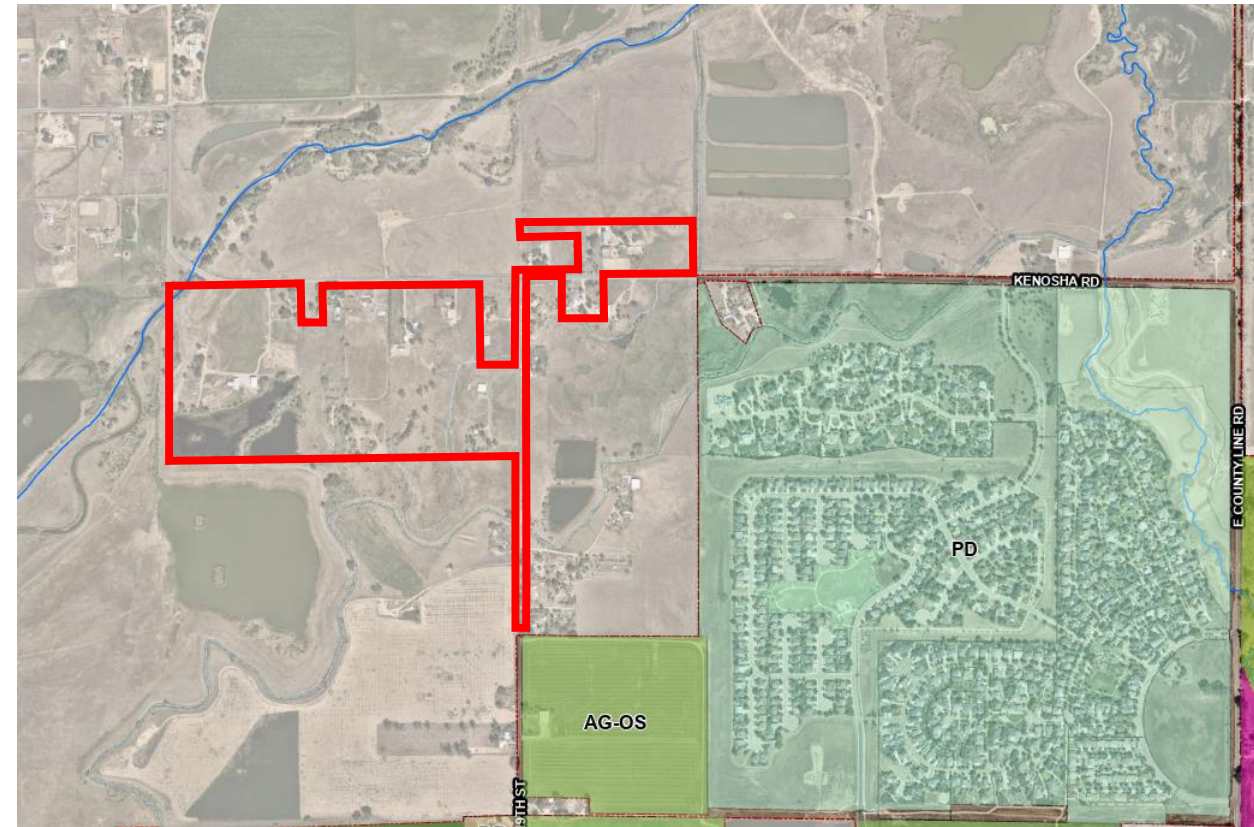
- If annexed EPD would serve (~2.9 miles away)



Fiscal Impacts

Road Resurfacing: Needed in approximately 5 years, cost of ~\$150,000

Estimated Tax Revenue:
Property and internet sales tax ~\$9,000/year

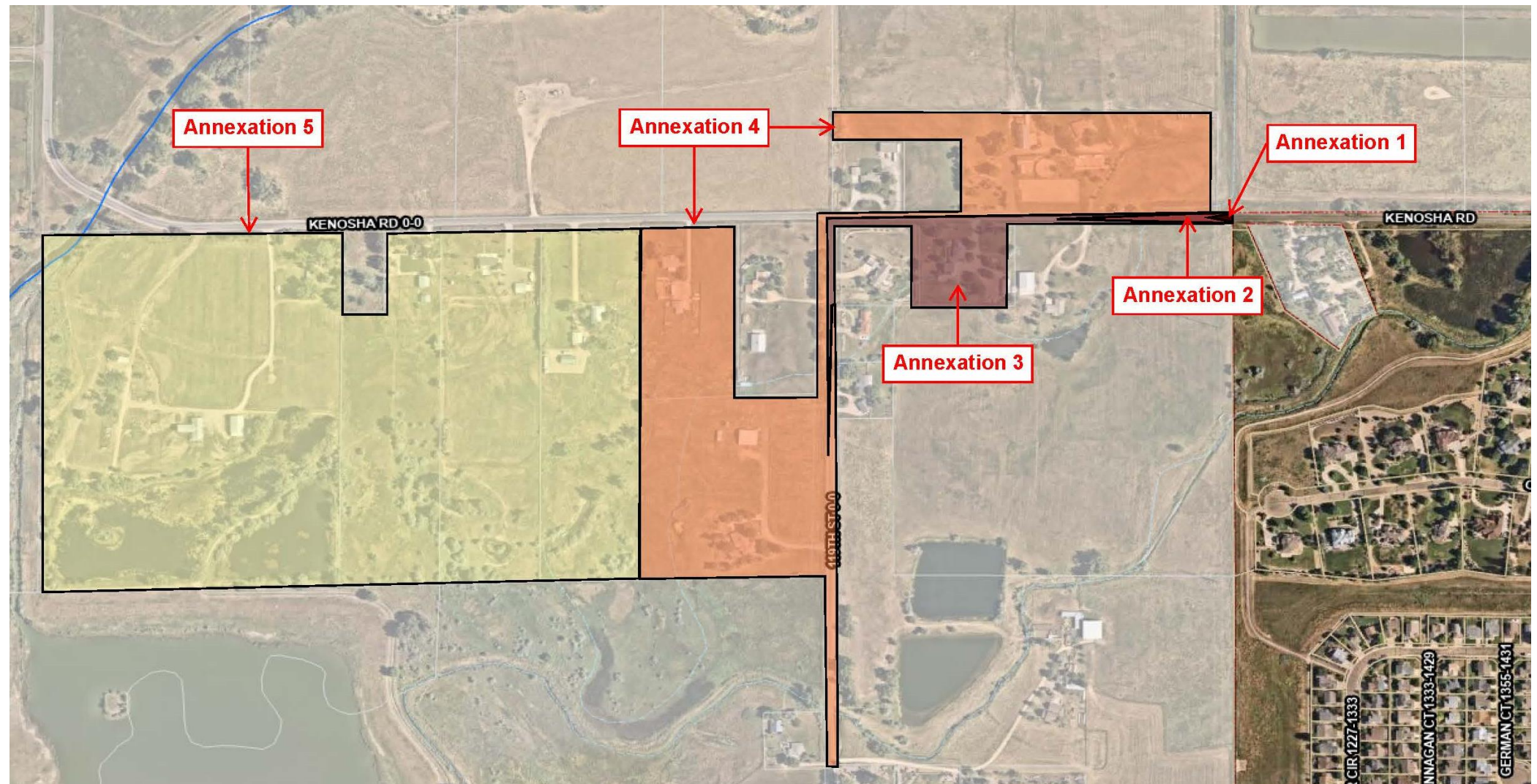




Overview

- ✓ Background
- **Proposal**
- Decision

Annexation Maps & Sequence





Annexation Agreement

For one property, to allow subdivision of two dwelling units onto two separate lots



Overview

- ✓ Background
- ✓ Proposal
- **Decision**



Approval Criteria - Annexation

The application has been found to be in compliance with C.R.S. 31-12-101 and C.R.S. 31-12-108.

- The properties meet the one-sixth contiguity requirements,
- No other annexation proceedings have started,
- The properties will not be detached from a school district,
- The Town's boundary will not be extended more than three miles, and
- Where streets are in the annexation the entire width of the rights-of-way are included in the annexation.



Public Notice

ANNEXATION PUBLIC NOTICE:

Published notice in the Colorado Hometown Weekly, on Dec. 25, 2024, Jan. 1, 8, 15, and 22, 2025



Additional Considerations

Pros

- Historic barn could become local Historic Landmark if property owner chooses
- Extension of Town's jurisdiction for land use policy & control
- Property and internet sales tax revenue ~9,000/year

Cons

- New road ROW to be maintained including snow removal and approx. ~\$150,000 resurfacing in five years
- All properties sit within the 100-year flood zone which means future construction would require a Floodplain Permit



Staff Recommendation

Staff recommends adopting the resolutions and ordinance for the Erie West Annexation and Annexation Agreement.

1. Findings of Fact – Resolution No. 25-019
2. Annexation Agreement– Resolution No. 24-017



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