

City of Golden  
Annexation Study Area Report  
2022



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# Executive Summary

**Introduction:** This Annexation Study Area Report Update is submitted in conformance with the requirements of Colorado Revised Statutes, 31-12-105 (1)(e) in anticipation of potential annexation requests to the City of Golden. Based upon these requirements, this document contains information about the proposed location, character, and extent of streets, parkways, major parks, open space, utility services, and the proposed land uses for the areas included in the plan. This document will update the Annexation Study Area Report, adopted in 2021 by City Council, Resolution No. 2817. The potential annexation areas subject to this plan are identified in Figure 2. This document and the potential annexation areas shown are also based, in part, on a 1989 Inter-Governmental Agreement between the City of Golden and the City of Arvada, and a 1997 Inter-Governmental Agreement between the City of Golden and the City of Lakewood. These agreements set forth growth and influence areas for the communities. Figure 2 does not include any areas within the Arvada or Lakewood areas of influence.

**How this Report Is Used in Evaluating Annexation Requests:** Identification of an area as a potential annexation area in this report does not imply that the City of Golden is actively pursuing annexation of such an area. Many areas are listed due to their proximity and prior requests for consideration of annexation. Based upon current State statutes, annexation can typically only occur by request of individual property owners or a majority of the property owners of an area. The City also seeks certain annexations that help eliminate awkward boundary lines that complicate the provision of City services, such as utilities and emergency responses.

While this state mandated report contains general and site-specific information pertaining to many potential annexation requests, it is not intended to be the primary source for policy evaluation of annexations. Rather the City Planning Commission and City Council will primarily utilize the City Comprehensive Plan and, when available, the adopted Neighborhood Plan to evaluate the desirability and feasibility of annexation for a specific parcel or group of parcels. As part of such review, Planning Commission and City Council will also utilize separately adopted transportation and parks and recreation master plans as they are prepared under the guidance of Golden Vision 2030 and the Comprehensive Plan. Taken in conjunction, these adopted land use and community policy documents will help the community determine whether to approve an individual annexation request.

**General City Annexation Policies:** Golden Vision 2030 and the Comprehensive Plan of the City of Golden have historically made several general recommendations regarding when annexation of properties to the City should be considered. Some of these recommendations include the policy that the City should annex lands in order to:

1. Control and manage the location and character of future growth and development
2. Make the City boundaries more cohesive, organized and logical
3. Achieve economic development goals
4. Protect and control the environment of the City and its perimeter.

In evaluating individual annexation requests, however, it may be appropriate for the City to identify certain conditions under which annexation would be considered more favorably than others.

It is also appropriate for the City to clearly identify the requirements to be imposed upon areas of annexation to the community. While the requirements for certain areas may be specific only to individual

annexation requests, there are other more general requirements that can be incorporated in this annexation plan. These general requirements, which should be considered as appropriate with each annexation request, include the following:

- For any significant residential or mixed-use area, which would involve a measurable extension of municipal services, a fiscal impact analysis of the annexation area should be completed prior to consideration by City Council.
- For any area where an existing utility system is proposed to be incorporated into the City's water and wastewater system, the annexation request should include a physical and economic assessment of the existing utility system including recommendations regarding necessary upgrades and/or adjustments.

**Summary of Significant Changes from Prior Plan and New Information:** This 2022 Annexation Study Area Report reflects no significant areas of change from 2021. As Comprehensive Plan revisions occur, a general review for consistency between the annexation plan and the comprehensive plan may result in future changes. In 2022, the City began discussions for the potential Annexation for properties in the North Valley area. Only one annexation occurred in the City in 2022.

#### Annexations Occurring in the City 2022

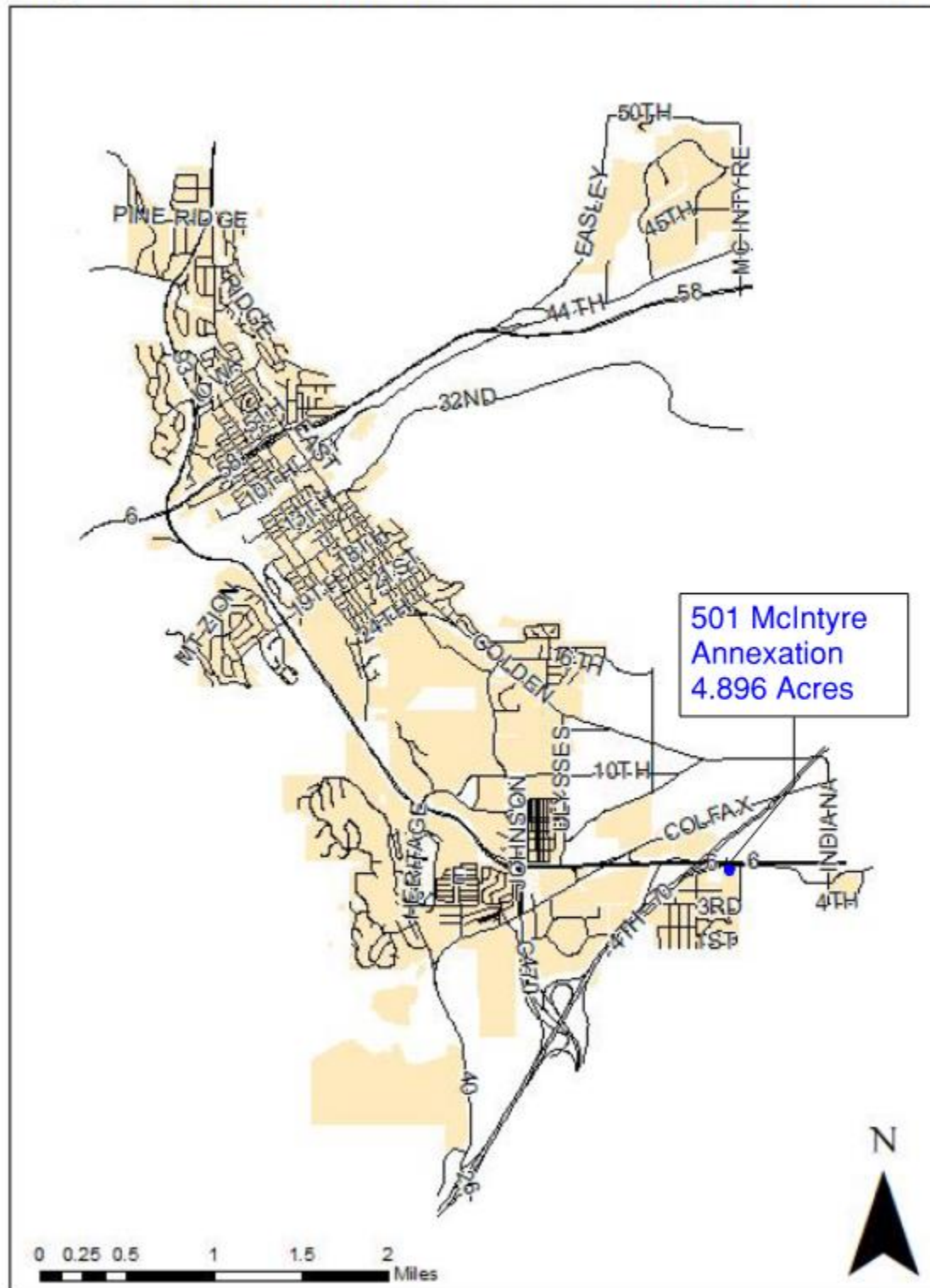
Annexation Location	Date Approved	Acreage	Reason for Annexation
501 McIntyre Street	March 15, 2022	4.896	Development

The City's Transportation Master Plan (TMP) was updated in 2019 and approved in early 2020. Implementation of that plan is underway, and staff has initiated a Bicycle and Pedestrian Master Plan, which has begun with a public engagement process.

In 2021, the City updated the residential portion of the zoning code to a form-based approach. The adopted forms encourage more diversity of housing types and small lot/structure development. In early 2023, the commercial component is expected to be adopted.

Figure 1.

## City of Golden Annexations & Deannexations 2022



### **Summary of Areas of Influence and Areas of Change**

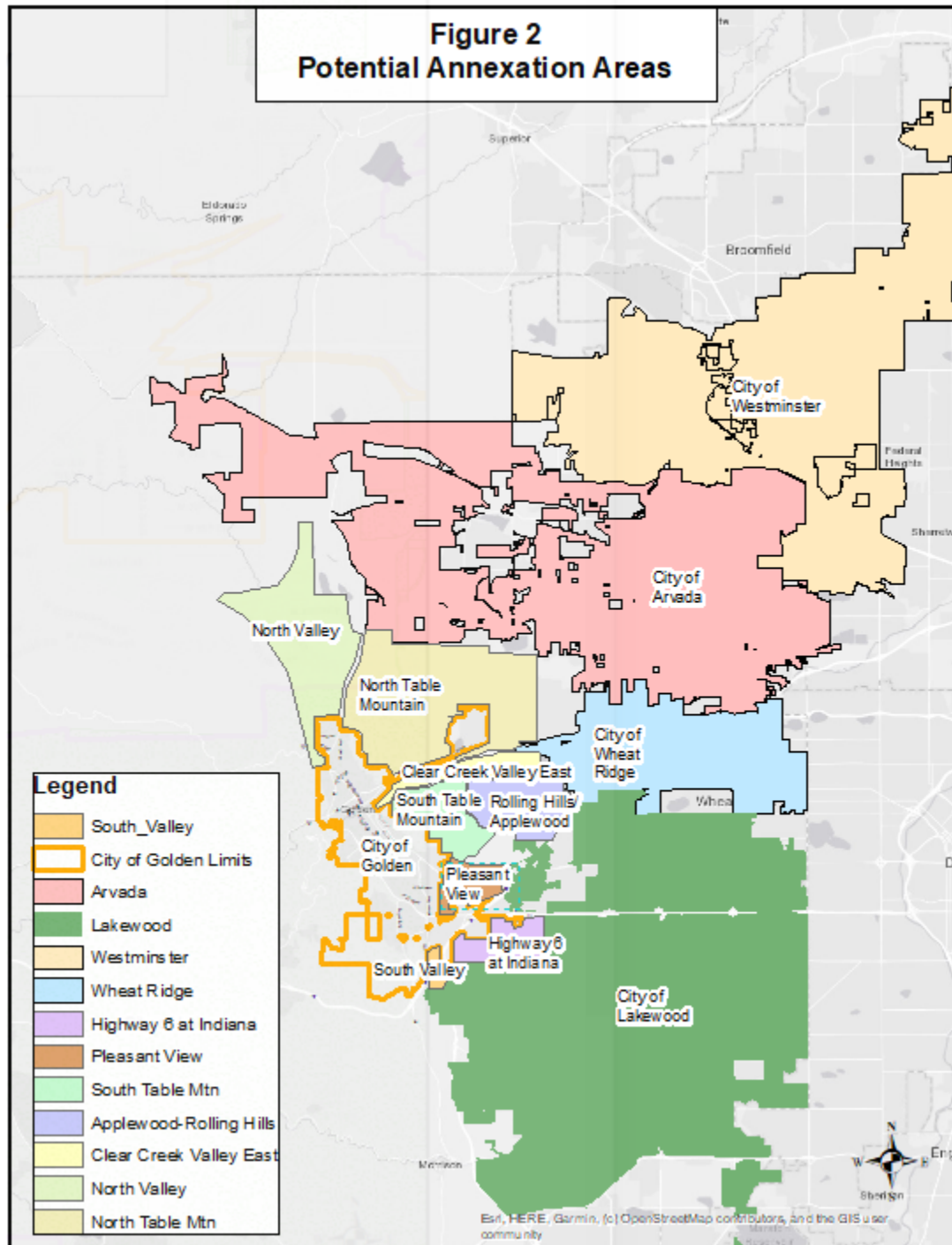
The Comprehensive Plan of the City of Golden addresses the annexation of certain unincorporated areas near Golden as “Areas of Influence.” These are areas located outside the City limits and are adjacent to potential “Areas of Change” within City limits. The Comprehensive Plan 2011 revision does not specifically address any policies or goals for annexations into the City, but does provide policy guidance by means of the Golden Vision guiding principles and community values.

All annexation proposals will be measured against their ability to comply with all sections of the Comprehensive Plan, and meet the Goals and Strategies associated with the value themes created by Golden Vision 2030. These annexation goals and strategies will continue to guide annexations during the period of this plan. However, analyses of the costs and benefits of annexations in this period will carefully examine issues that may be of increased interest in the future.

This analysis will consider both the immediate and long-term benefits to the City, and any constraints presented by current conditions, including the comprehensive plan and natural conditions. Specific areas to examine may include but are not limited to timing, water supply issues, fiscal impact in both the near and long term, effect of the annexation on future transportation options, and differences in potential water and fire service responses based upon the servicing entity.

The following sections of this Annexation Plan address general transportation systems, and specific policies and actions for each geographic area. In each section, the proposed land uses for areas eligible for annexation are addressed keeping in mind the area’s geography.

Figure 2. Potential Annexation Areas Map-with current area city boundaries

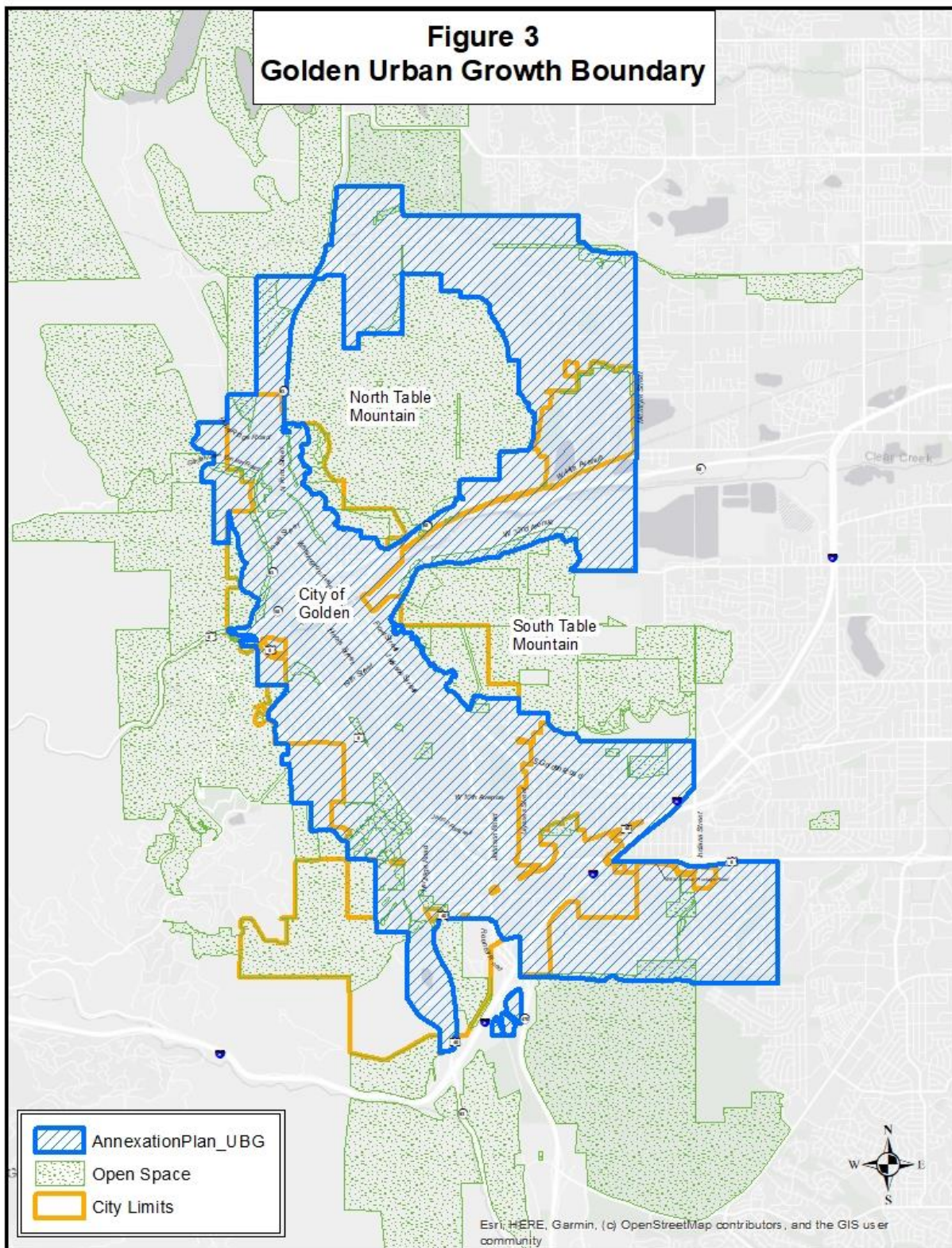


## **Summary of Transportation Master Plan**

The 2019 updated Transportation Master Plan set forth a multimodal transportation vision with a functional “road map” for future transportation investments in the City. The bulk of this plan focuses on areas already within the City for roadways, bicycle infrastructure and pedestrian routes. A key component of the plan outlines potential regional network improvements to Highway 93, operation and number of lanes, realignment of Highway 93 through north Golden and improvements to the Heritage Road and US 6 interchange. Transit and multi-modal improvements in those areas would enhance the regional network to and from potential annexation areas outlined in this plan. The Bike and Pedestrian Master Plan is not expected to change any of the major multi-modal and transit routes through Golden.



Figure 3 Map-Golden Urban Growth Boundary



## **SPECIFIC AREA RECOMMENDATIONS**

This section contains recommendations for specific unincorporated areas outside the City of Golden. Noted for each specific area are the land use, utility service, transportation, municipal services, and policy implications and serves as the primary city policy regarding potential annexations. Since some of the areas shown as potential annexation areas to the City of Golden are located within special districts urban services, the limits of all nearby special districts should also be investigated as a part of any serious consideration for annexation. Whether or not parcels or their specific use areas change designation during future revisions to the Comprehensive Plan land use map, the concerns currently associated with those areas will remain.

### **North Valley**

The North Valley area is shown on Figure 4. It consists of primarily vacant land and rural development extending north from Golden to the growth limits established by the 1989 Inter-Governmental Agreement between Golden and Arvada. On the east, this area extends to the west side of the Apple Meadows Subdivision and is generally bound by the westerly limits of the North Table Mountain Water and Sanitation District. On the west and northwest, the area extends to Bear Tooth Ranch, a rural density residential development. Much of the rest of this area is owned by Jefferson County Open Space.

**Policy Issues:** In the past, it has not been the intention of the City of Golden to encourage the development of most of this vacant and ranching land, however, since the Jefferson County owned land directly adjacent to the City boundary at Brickyard Circle will likely be sold to a developer, the City should review potential development scenarios for that area in order to have desirable and compatible development. Due to the area's location next to an existing office and industrial park and US Highway 93, a similar use with some retail may be appropriate for that area. A development that creates a new controlled vehicular access condition off of Highway 93 directly across from the North Table Mountain trail access could create safer pedestrian and bicycle access as well, and overflow parking for the North Table Mountain trails and park could potentially be accommodated on the site.

Over the last several years, Jefferson County has acquired significant portions of the valley immediately north of the City as Open Space. In 1999, the City of Golden also approved a Comprehensive Plan Amendment enacting an Urban Growth Boundary (Figure #3) that shows much of the North Valley area as non-urban uses for the future.

In 2012, Jefferson County adopted a North Plains sub-area plan, and a subsequent rezoning changing over 1200 acres, primarily north of W. 56th Avenue and west of State Highway 93, into a "major activity center." The City of Golden does not agree with this change. This plan continues to show low density, rural uses for all of the Keller Farms Area.

For the period of this plan, annexations outside the Urban Growth Boundary, as shown in the Comprehensive Plan, would be discouraged. Annexations of properties within the current Urban Growth Boundary would be evaluated according to the recommendations herein and in the Comprehensive Plan and applicable neighborhood plan. Due to the complexity of potential future changes for the agricultural portions of the North Valley, the City may decide that no significant annexations should be considered until an amendment to the applicable neighborhood plan element of the Comprehensive Plan has been

approved by Planning Commission and City Council. In this instance, the 2008 North Neighborhoods Plan would currently be the most applicable document for this area.

**Transportation:** The primary transportation issues in this area involve State Highway 93, and the current and future design and access issues associated with the primary intersections, including Golden Gate Canyon Road, Pine Ridge Road, 56th, and 58th Avenues.

In association with the Kilgroe annexations in 2001, right-of-way was acquired for a potential future relocation of a portion of State Highway 93 from Golden Gate Canyon Road to north of Pine Ridge Road. The reservation of a potential right-of-way in the area south of Golden Gate Canyon Road should continue to be investigated. Transportation improvements necessitated by development will be the responsibility of the developer, while regionally generated improvements will be addressed separately. Transportation impacts of any future development of this area should focus on State Highway 93 and ensuring that overflow trail parking and access can be accommodated on the other side of the highway from North Table Mountain.

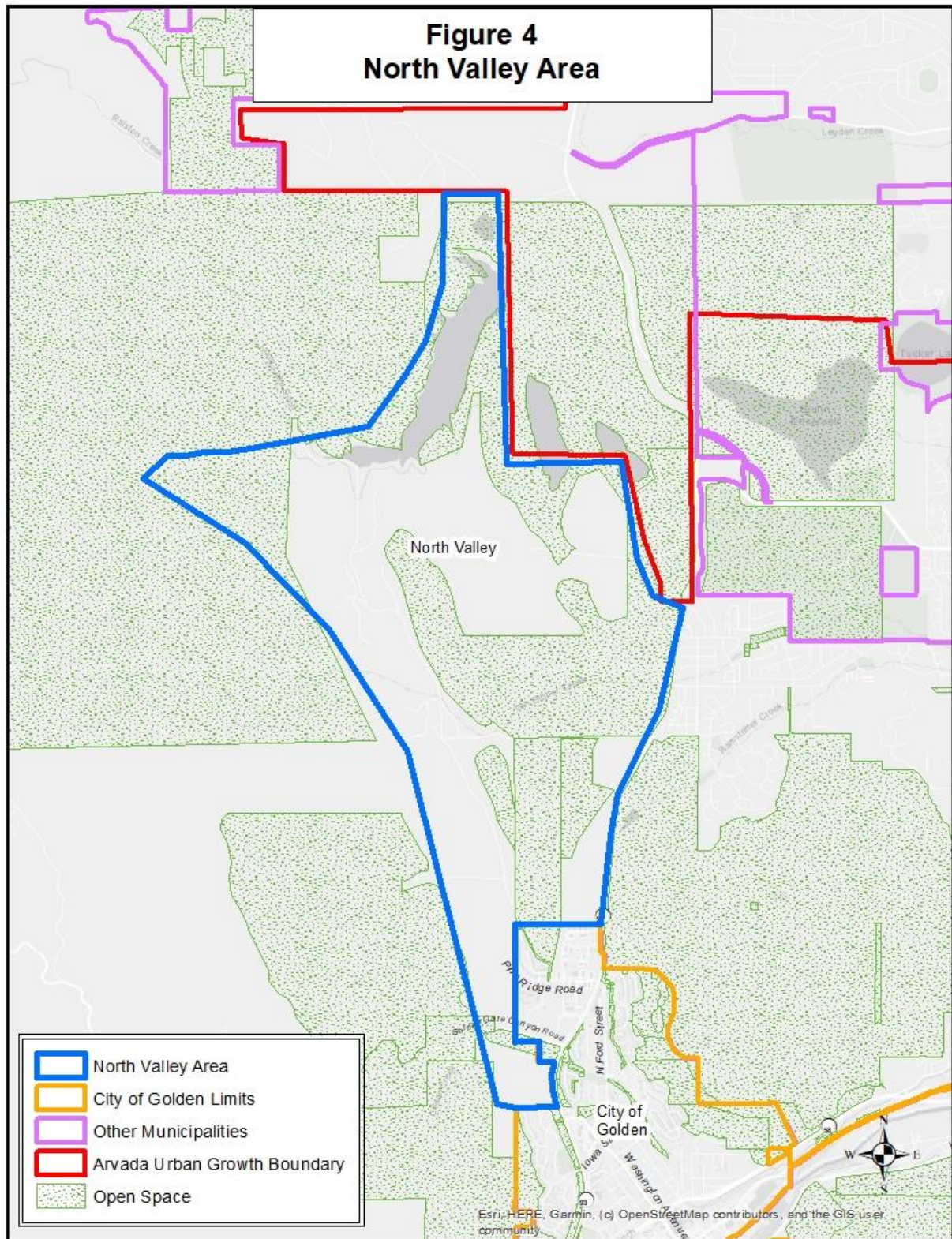
**Utility Service:** The City of Golden has potential capacity to provide domestic water service to portions of the North Valley area. Upgrades to the existing distribution system (pump station/storage) would be necessary. Based upon City policy, annexing properties should be required to provide adequate water rights to serve proposed development, or pay cash fees in lieu of water rights and construct necessary improvements.

Capacity to provide wastewater service to this area also exists, however, development of transmission facilities to return wastewater flows to the existing Coors Plant near Clear Creek may be phased over several years. As an alternative, water and/or wastewater service may be handled by contract with the North Table Mountain Water and Sanitation District.

**Land Use:** Land uses in the North Valley area will be based upon the City Comprehensive Plan and Golden Vision 2030. Future development opportunities in the North Valley should take advantage of the close proximity to existing office and employment land uses in the Canyon View Business Park visible from the highway. New development should not include auto-oriented services, residential uses, or land uses associated with significant traffic impacts. Clay mine operations in the North Valley area are largely outside of the City's control due to state permitting for those operations on state land, however, new mining operations should keep in mind the proximity to residences and other natural features found in the North Valley. Due to the unique qualities of the land, certain significant areas should be reserved for ranching, conservation, and open space purposes. These areas may include drainage ways, wildlife corridors, hillside slopes, buffers, and sensitive visual, palaeontologic, and geologic features.



Figure 4. North Valley Area Map



## **North Table Mountain, Easley Road Residential**

This potential annexation area is depicted in Figure 5, and extends east from Golden to about Indiana Street and north from SH 58 to approximately Van Bibber Creek between Indiana and Easley and West 60th/58th Avenue between Easley and Highway 93.

**Policy Issues:** North Table Mountain has been identified as a conservation or open space area by both city and county plans for a number of years. Jefferson County Open Space has acquired properties comprising the top and many of the slopes of North Table Mountain. The potential for annexation of open space parcels would depend primarily on whether annexation would prove beneficial to Golden and Jefferson County in terms of open space management.

The agricultural, residential and employment land uses north and east of North Table Mountain in this area are currently receiving some urban services through special districts, including the Fairmount Fire Protection District and the North Table Mountain Water and Sanitation District. Golden's only annexation in the area was the annexation of the Coors Technology Center to Golden in late 1998. Golden anticipates that additional areas may petition the city for annexation in order to address land use and development issues and improve all levels of municipal service. Such requests from residential areas would require significant evaluation regarding the impact on the city to assume the responsibility for providing urban services. Such requests for residential areas would also require an evaluation of the impact to existing special districts. In part, the results of this evaluation may vary based upon the size, location and land use associated with the property requesting annexation.

At the time of the annexation of the Coors Technology Center business park in late 1998, it was determined that it was in the City's best interest to allow the property to remain in the Fairmount Fire Protection District and for those properties to receive fire protection services from that special district. However, there is currently an effort to exclude the Coors Tech Business Park from the Fairmount Fire District, and for the City to take over fire protection, and this may be completed as early as the first quarter of 2023.

**Transportation:** The primary transportation issue for this area is the current and anticipated traffic on McIntyre Street. The area is also impacted by new developments east of McIntyre Street in unincorporated Jefferson County and south of SH 58 as recently approved by the City of Wheat Ridge. Future improvements to Indiana Street, McIntyre Street and West 44th Avenue may be necessary as this area experiences additional development. Residential development has been occurring north and east of the Coors Technology Center in unincorporated Jefferson County, and Jefferson County has made this section of McIntyre Street into a multimodal street, with bike lanes sidewalks and other amenities added to this once rural roadway. The City has also added a shared use path along 44<sup>th</sup> Avenue that links downtown Golden with the Coors Technology Center and Tony Gramsas Park.

Another factor that could impact both transportation and land use is the possible extension of the RTD Gold Line from Wheat Ridge to Golden through the Coors Valley using RTD and railroad right-of-way. Such an extension could bring Transit Oriented Development to the North Table and Fairmount areas, as well as tie into the Heart of Golden project. RTD has not added this extension to their long-term goals, but

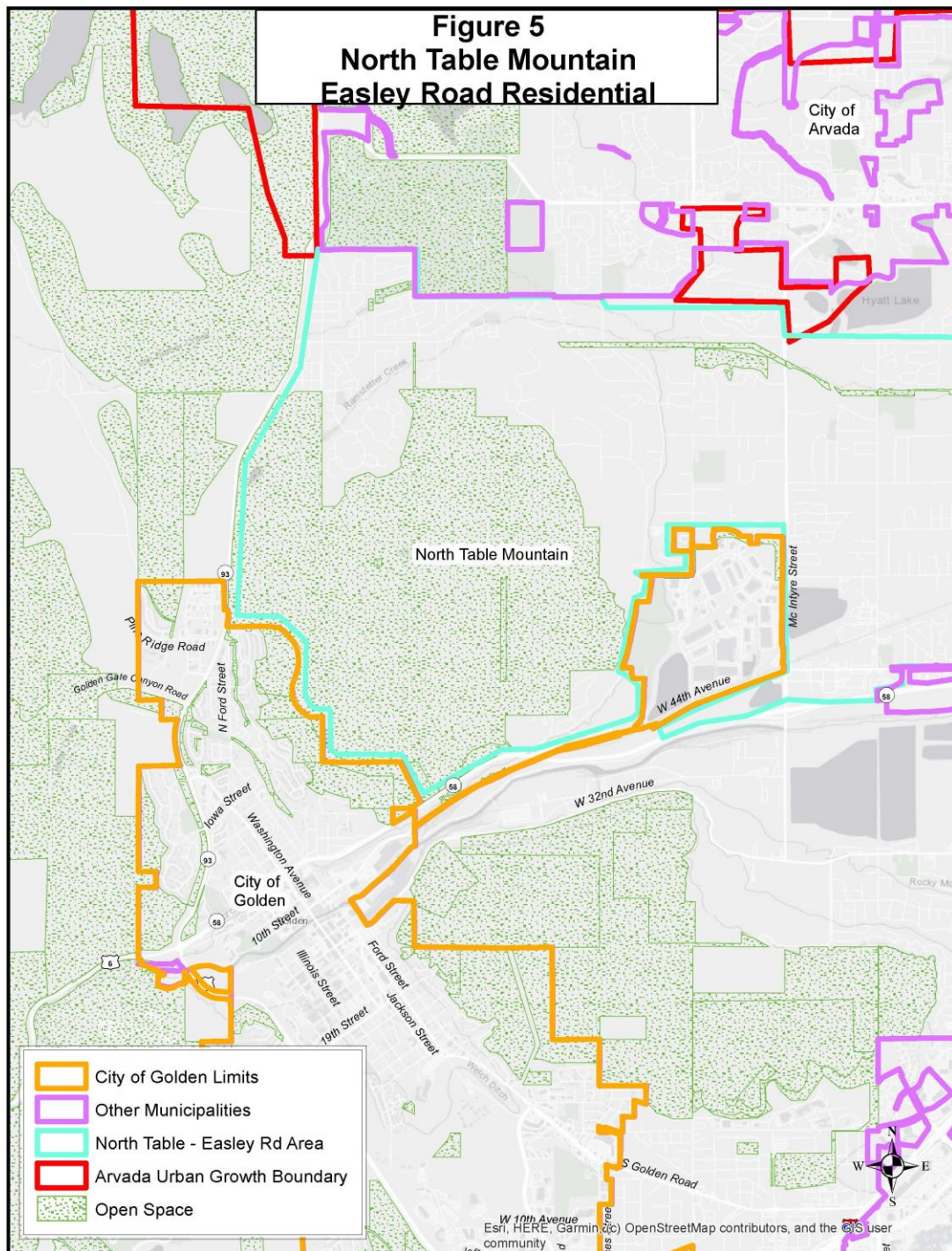
the City continues to advocate for this future project and, in the short to medium term, is pursuing potential bus service to link Ward Road rail station to downtown Golden.

Utility Service: Water and wastewater service, in the developed areas north and east of North Table Mountain, is currently provided by the North Table Mountain Water and Sanitation District. The City of Golden would not anticipate serving these areas unless requested by both the landowners and the existing district as providing utilities would be costly to the City. If municipal water and wastewater service were requested, the annexing properties would need to follow applicable state statutes relative to procedures and costs for exclusion from special districts.

Land Use: Land use patterns in the area east of North Table Mountain are already established, with residential uses in the general Fairmount area, and commercial and industrial uses in the Coors Tech Center and immediately east. The slopes and top of North Table Mountain should be preserved as open space.



Figure 5-North Table Mountain/Easley Road Residential Map



## **Clear Creek Valley East**

This industrial area is bound by North and South Table Mountains at Golden's current city limits, and extends along Clear Creek south of Highway 58 to existing Wheat Ridge city limits as shown in Figure 6.

**Policy Issues:** Certain urban services (fire protection and domestic water) are provided to these areas by contract with the City of Golden. Other urban services such as police protection are provided by the landowner and Jefferson County. The City of Golden will continue to encourage the landowner to consider the benefits of provision of urban services by Golden. It is anticipated that the Clear Creek Valley will continue to be dominated by the operations of Miller Coors Brewing, which has recently committed to their G150 project, representing a major expansion to their operations in this area. The City will continue to pursue partnerships with this landowner, such as the recent Kinney Run drainage and street improvement project, which are of mutual benefit to both entities.

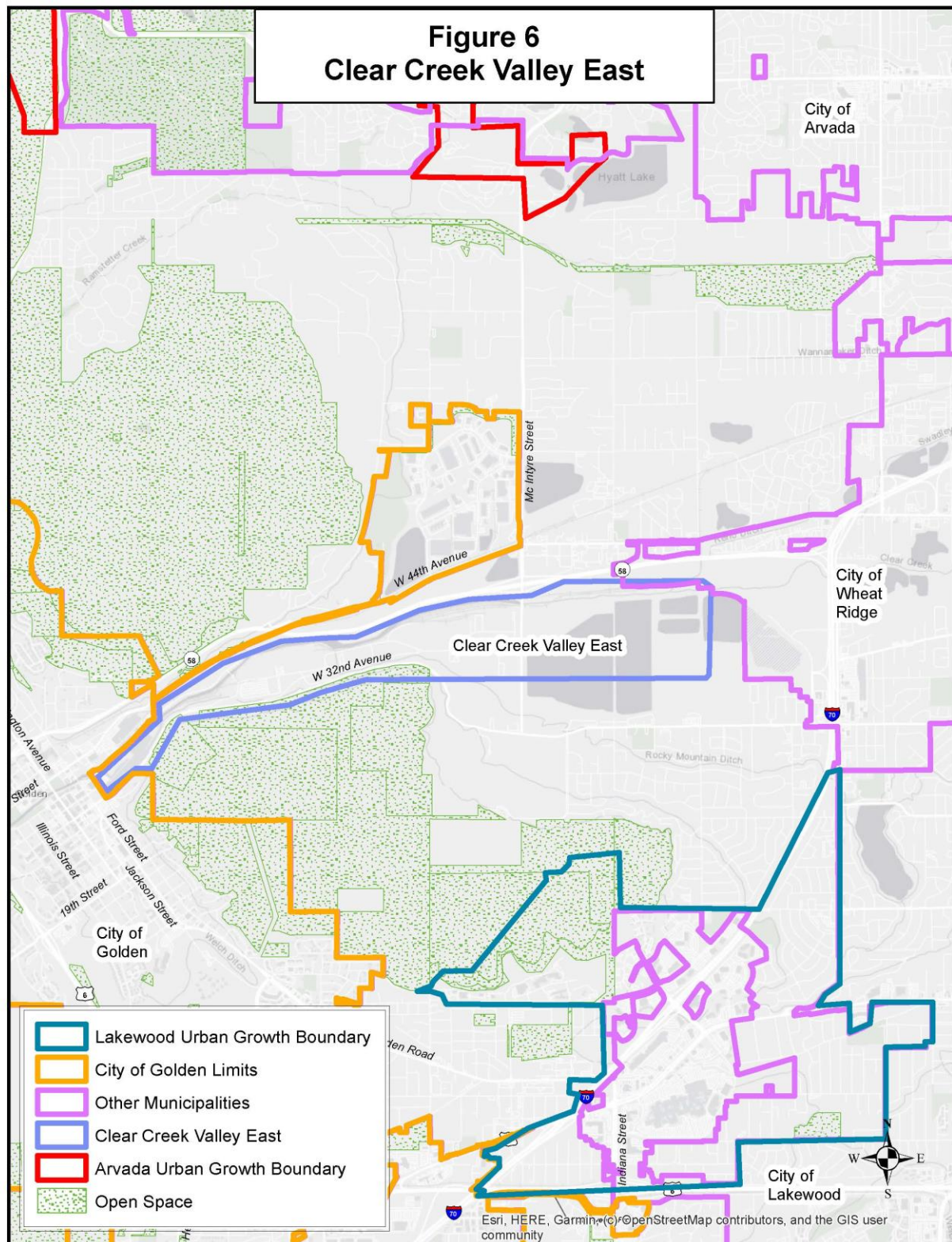
**Transportation:** The primary transportation issue in this area involves the two minor arterials, West 44th Avenue and West 32nd Avenue, as well as McIntyre Street, which connects them together. Bike lane and shoulder improvements are planned in the near term along 32<sup>nd</sup> Avenue, which is a popular and scenic bike route that links downtown through unincorporated Jefferson County to Wheat Ridge, representing a significant improvement to cycling safety. The Colorado Department of Transportation completed the interchange of Highway 58 and I-70, and this area of Wheat Ridge has seen a master planning effort and new construction at this location.

**Utility Service:** Some water service in this area is provided by contract with Golden, while MillerCoors or Consolidated Mutual provides others. Wastewater service is provided by the Coors Sewage Treatment Facility west of McIntyre Street at Clear Creek. Both of these arrangements could be adjusted, if desired, through contract or annexation.

**Land Use:** This area is described as an Industrial Employment Center. The plan recommends that a master plan for the valley, prepared by the landowner, Golden, and perhaps the county, be developed. Such a plan would set goals for improvements to existing development, and for the quality of any new development.



Figure 6-Clear Creek Valley East Map



## **South Table Mountain**

The top of South Table Mountain and the upper mountain slopes represent an area of great interest to the city and citizens of Golden. This potential annexation area is shown in Figure 7.

**Policy Issues:** This undeveloped area is not currently receiving any urban services. Potential private land use proposals for this area have been very controversial in the past. Jefferson County Open Space (JCOS) has acquired ownership of a large portion of the top of the mountain. South Table Mountain has been identified as a conservation or open space area by both city and county plans for a number of years, and continued efforts to acquire this land as open space are anticipated. JCOS has been working on trail and access improvements, as the area continues to draw more recreational users.

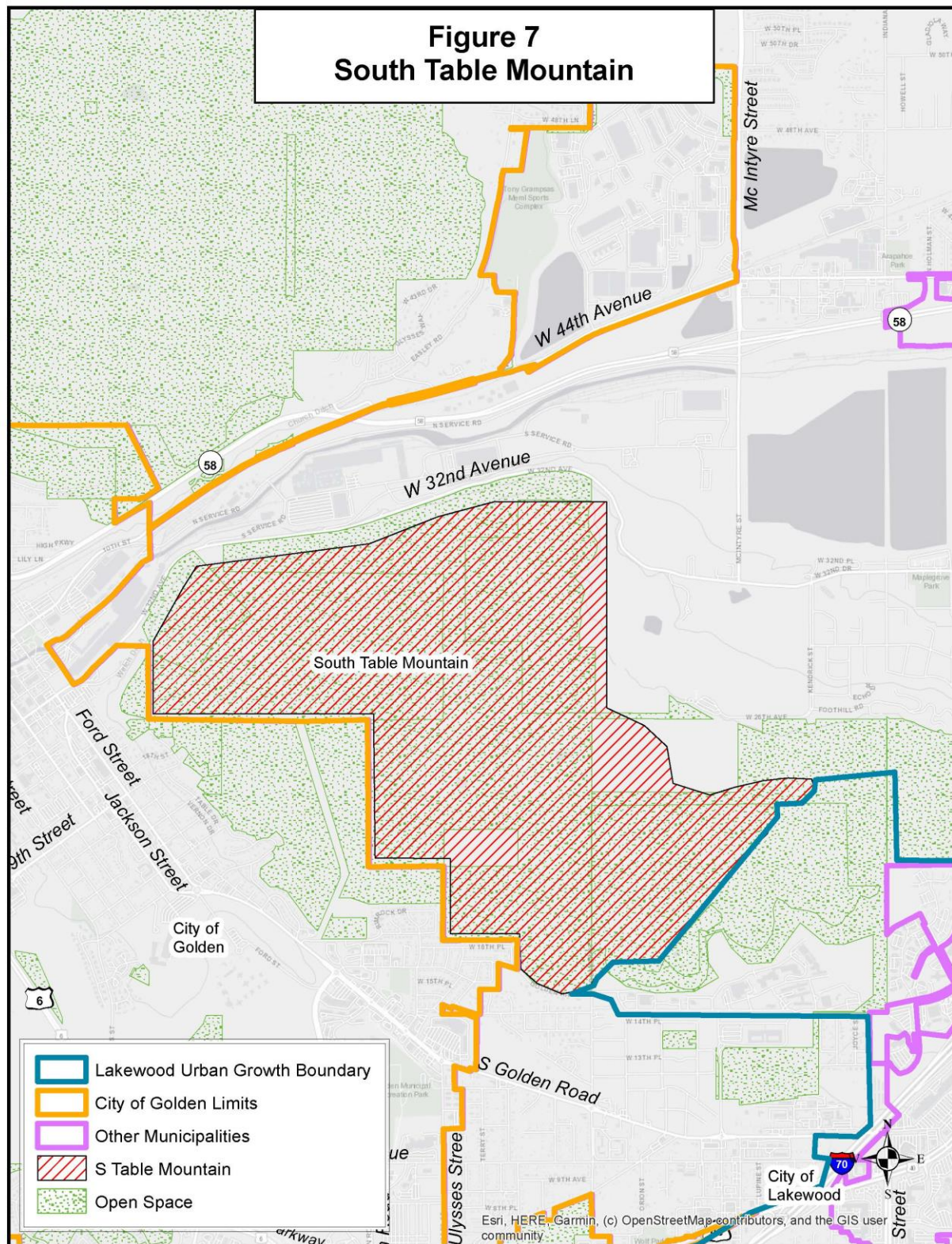
**Transportation:** The primary transportation issue for this area involves the provision of access to any potential development or open space areas. The locations for improved access include Quaker Street, Golden Hills Road and Rimrock Drive on the south, with topographic and geologic constraints likely for other locations along the north and east sides of the mountain.

**Utility Service:** Water and wastewater service is not currently available to South Table Mountain. In 1999, City Council adopted a resolution stating that the City would not fund any infrastructure to serve development of South Table Mountain.

**Land Use:** The land use for South Table Mountain is designated as conservation/open space. This continues to be the recommendation of Golden for the slopes, and mesa.



Figure 7-South Table Mountain Map



## **Pleasant View, Camp George West**

These areas directly east of Golden (see Figure 8) have long been seen as an important area for Golden's future. It may be desirable in the future for the City of Golden to work with the landowners in Pleasant View to complete a neighborhood study and to clarify annexation issues associated with this area.

**Policy Issues:** The City has clearly anticipated that Pleasant View, as an urbanized unincorporated area, could become a part of Golden. However, Golden has no intention, by this plan or any other action, to dictate whether Pleasant View ever annexes to Golden. Rather, in order for potential annexation of the residential portions of Pleasant View to be feasible, substantial portions of the commercial properties should also be annexed to Golden. The consideration of both the residential and commercial portions of this area together is critical to the economic health and provision of services for this area. The City should continue its case specific analysis of annexations using the values of the Comprehensive Plan. The City remains open to the opportunity to discuss plans for the area with citizens, special districts, or Jefferson County. Urban services are currently provided in this area through a combination of special districts (Pleasant View Metro District, Consolidated Mutual Water, and Pleasant View Sanitation District) and by Jefferson County. The City has annexed properties in the area, and in some cases has agreed to have utility service continue to be provided by the Pleasant Sanitation District.

In 2015, there was an annexation request in this area that was needed to unify a property under one jurisdiction. Instances such as this can occur in specific isolated annexation cases when warranted.

**Transportation:** Several transportation issues are associated with this area addressing upgrades to the existing street system, and access, design, and mitigation for I-70, Highway 6, the Highway 6/West Colfax Avenue interchange and the Ulysses and Johnson Road connections to Highway 6. Local issues include improved access from the west side of I-70 portion of Denver West to South Golden Road, and improvements to all arterial streets in the area. A cohesive multimodal street design along the entire length of South Golden Road is a goal of both the County and the City jurisdictions.

**Utilities:** Primarily Consolidated Mutual and the Pleasant View Sanitation District provide water and wastewater service. The Camp George West and Federal properties' utilities are provided by contract with nearby districts, including Consolidated Mutual Water Company. As was noted in the area east of North Table Mountain, procedures and costs for exclusion from applicable special districts must be addressed.

**Land Use:** Policy recommendations for land uses in this area are currently based upon the Jefferson County Central Plains Plan, using the Golden Vision 2030 values and the comprehensive plan for additional guidance. New mixed use and multifamily development has been occurring along South Golden Road, some of which is fairly urban in character, and this area is expected to continue to become less rural in character over time. The City and County will continue to collaborate on long range planning efforts in both jurisdictions, in order to provide as much cohesiveness as possible along the length of the South Golden Road corridor.

**Recommendations:** The Old Golden Road corridor, Camp George West area and associated Governmental uses provide several opportunities for development and redevelopment. Future development and redevelopment proposals associated with annexation will be evaluated based upon the Comprehensive Plan, South Golden Road Neighborhoods Plan, and Golden Vision 2030.



**Figure 8  
Pleasant View Area**

This map illustrates the Pleasant View Area, highlighting the Lakewood Urban Growth Boundary (indicated by a blue hatched pattern) and the City of Golden Limits (indicated by a yellow outline). Other municipalities shown include the City of Arvada, City of Golden, and City of Lakewood. The map also identifies Open Space areas (indicated by a green stippled pattern). Key roads shown include W 10th Avenue, Johnson Road, Ulysses Street, S Golden Road, Indiana Street, and W 6th Avenue Frontage Road. The map includes a legend, a north arrow, and a scale bar.

## Highway 6 at Indiana

The area south of 6th Avenue from the Golden city limits and I-70 east to the Lakewood city limits (see Figure 9) shares several land use, and service issues with the Golden Hills/Golden Heights neighborhood of Golden. This area also includes the Jefferson County Fairgrounds. The property at the southeast corner of US 6 and Indiana Street is within City limits, and developed with office, commercial, and lodging uses.

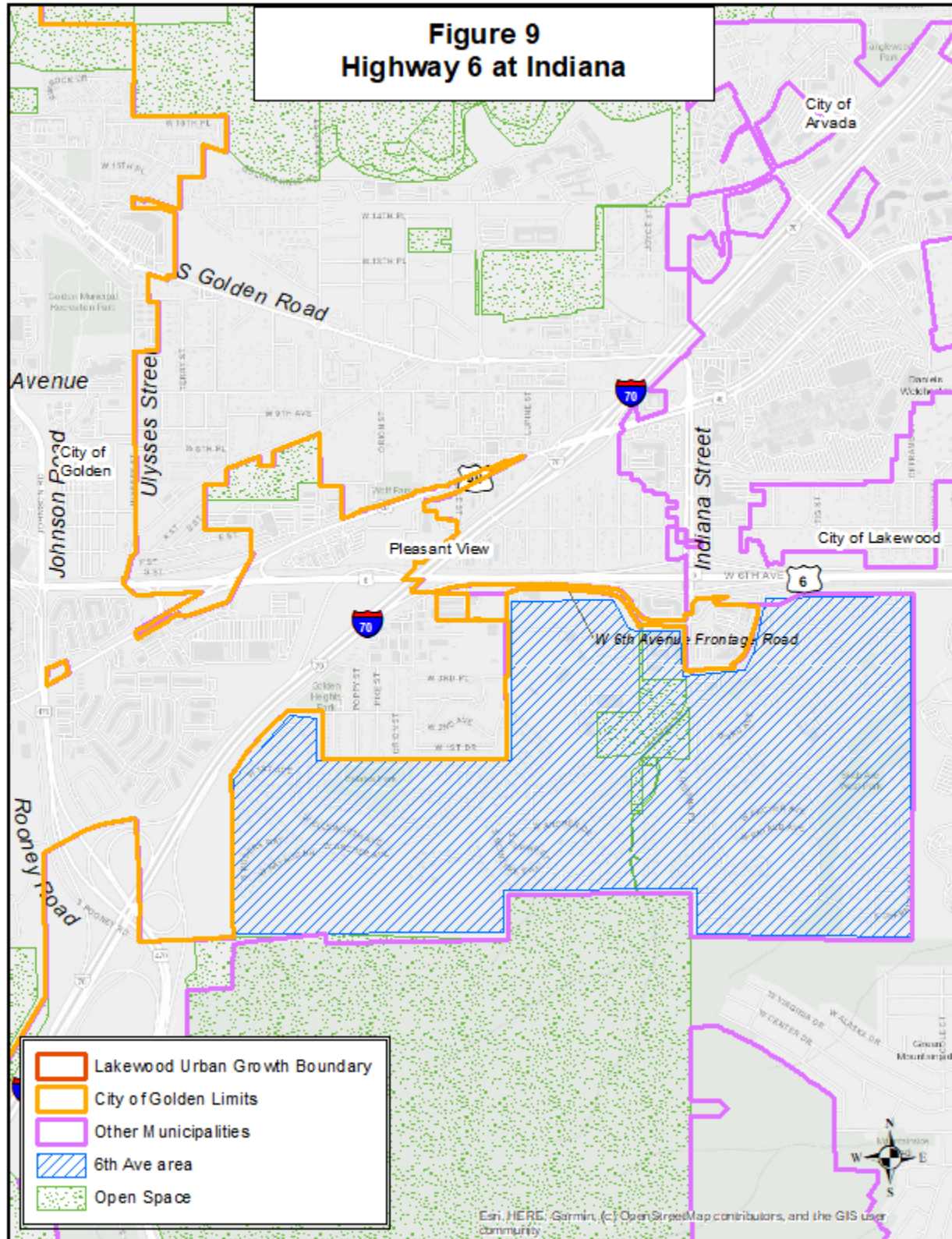
**Policy Issues:** Several special districts and Jefferson County currently provide urban services in this area. These special districts include the West Metro Fire Protection District, Consolidated Mutual Water, Pleasant View Sanitation District, and the College Park Water and Sanitation District. While there are many issues concerning special districts and county provided urban services, Golden anticipates that annexation requests will be made in this area. The City will consider such requests, and address various properties individually. Much of this will revolve around fiscal impact, slope issues, and service provision.

**Transportation Issues:** The primary transportation issues in this area are the limited access west of Indiana Street and the U.S. 6/Indiana Street interchange. Given the level of development, provision of additional access across Highway 6 and I-70 would be very difficult and would require regional funding, and likely would need to occur in conjunction with a major CDOT highway project in the area. Other transportation issues and improvements to collector and arterial streets should be handled based upon jurisdiction. The City of Golden contributed to the US 6/ Indiana Street interchange improvements that were previously undertaken by the City of Lakewood and the Denver West developer. Pedestrian improvements along West 4<sup>th</sup> Avenue, in association with a planned development near Golden Heights Park, will more safely connect the park and regional trail with the Golden Hills and Golden Heights neighborhoods.

**Utility Service:** Changes in utility service would most likely take the form of consolidation of special districts; however, the potential for individual properties to request exclusion from an existing district exists, subject to statutory requirements.

**Land Use:** Land use patterns in this area are primarily established, and are based upon the Jefferson County Central Plains Plan. Golden anticipates that these land use patterns will continue. Depending on the future plans for the Jefferson County Fairgrounds, redevelopment of that property remains an eventual possibility.

Figure 9-Highway 6 at Indiana Map



## **Rolling Hills/ Applewood**

This area east of South Table Mountain (see Figure 10) shares several land use, and service issues with the 6th and Indiana area and Fairmount. Land use patterns and service provision is established through the County and special districts.

**Policy Issues:** Urban services in this area are currently provided by several special districts and Jefferson County. These special districts include the West Metro Fire Protection District, Consolidated Mutual Water Company, Prospect Recreation District and various sanitation districts. It is uncertain whether annexation requests will be made in this area in the future. The City will consider such requests, and address various properties individually. The part to be carefully examined at the time of any annexation request is the policies that will apply regarding how and when annexation of parcels within the area is appropriate. Much of this will revolve around fiscal impact and service provision.

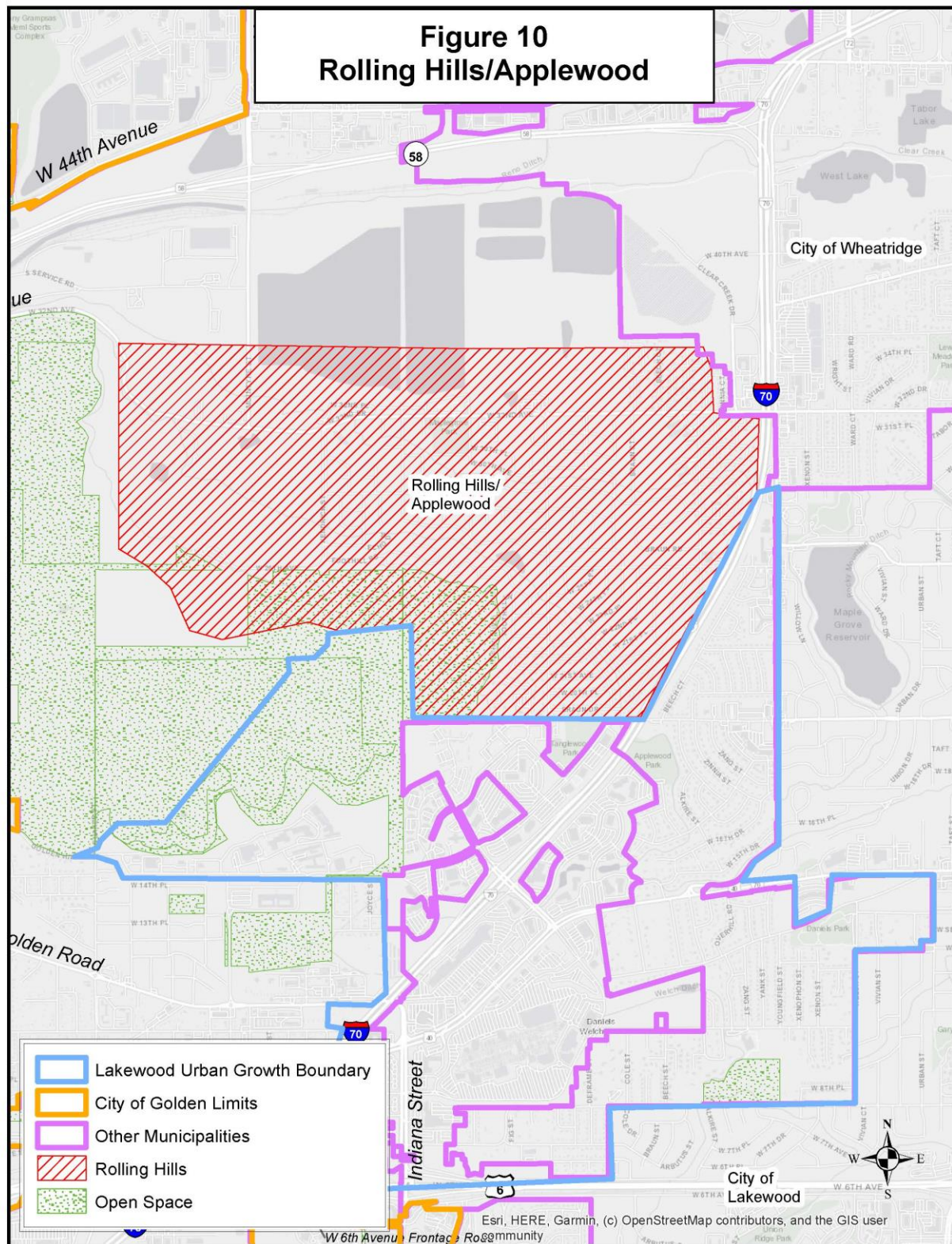
**Transportation Issues:** The primary transportation issue in this area has been West 32nd Avenue, which now has planned bicycle improvements in the near future. There may also be significant impacts associated with the new Wheat Ridge retail development immediately west of I-70.

**Utility Service:** Changes in utility service would most likely take the form of consolidation of special districts; however, the potential for individual properties to request exclusion from an existing district exists, subject to statutory requirements.

**Land Use:** Land use patterns in this area are primarily established, and are based upon the Jefferson County Central Plains Plan. Golden anticipates that these land use patterns will continue.



Figure 10-Rolling Hills/Applewood



## **Infill Parcels**

In addition to the potential annexation areas detailed above, there are other smaller parcels, primarily adjacent to and surrounded by current city limits, which may request annexation.

The primary infill parcels identified (see Figure 2) include two Colorado School of Mines (CSM) owned parcels south and west of US 6, and the Bachman Farm parcel near the intersection of Heritage Road and W. Colfax Avenue, which will likely be deeded to the City by Jefferson County Open Space in 2023. If this remaining Bachman parcel does get transferred to the City, it is a likely candidate for annexation. However, there may be other parcels that the City will be asked to consider for annexation in the future that are currently unknown.

**Policy Issues:** For most of these parcels, there are no official urban services. The two CSM parcels are accessed from either city streets or US 6, and receive sheriff services from the County. Similarly, the Bachman parcel is not currently in any utility or fire protection district, and only receives sheriff and road services (in part) from the County. It is uncertain as to what annexation requests for other sites adjacent to City limits will be made in the future. The City will consider such requests, and address various properties individually.

**Utility Services:** For some areas, utility service may not be feasible by Golden or any other provider. This evaluation would need to occur with any request to annex or develop under County requirements.

**Bibliography** - The following documents were used in preparation of the annexation plan update.

Golden Vision 2030  
City of Golden Comprehensive Plan (2011)  
City of Golden Transportation Master Plan (2019)  
City of Golden Utility Plan  
Jefferson County North Plains Plan  
Jefferson County Central Plains Plan  
Jefferson County General Land Use Plan  
DRCOG 2040 Metrovision Plan