RESOLUTION PC16-11

A RESOLUTION OF THE CITY OF GOLDEN PLANNING COMMISSION RECOMMENDING APPROVAL OF AN UPDATE TO THE CITY OF GOLDEN ANNEXATION STUDY AREA REPORT

WHEREAS, Colorado Revised Statutes, 31-12-105(1)(e) requires that municipalities have in place a plan addressing annexations within three miles of city limits; and

WHEREAS, the Annexation Study Area Report Update is consistent with Golden’s Comprehensive Plan and meets the requirements of state statutes; and

WHEREAS, Planning Commission has reviewed a 2016 Update to the Annexation Study Area Report.

BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF GOLDEN, COLORADO

a. Section 1. Planning Commission recommends that City Council approve the 2016 update of the City of Golden Annexation Plan.

Resolved this 6th day of April 2016.

ATTEST:

____________________________________  ______________________________________
Don B. Cameron, Chair                  Stacy McClure, Secretary to
                                                      Planning Commission
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLDEN APPROVING AN UPDATE TO THE CITY OF GOLDEN ANNEXATION STUDY AREA REPORT

WHEREAS, Colorado Revised Statutes, 31-12-105(1)(e) requires that municipalities have in place a plan addressing annexations within three miles of city limits; and

WHEREAS, the Annexation Study Area Report adopted by Resolution 2497 is consistent with Golden’s Comprehensive Plan and meets the requirements of state statutes; and

WHEREAS, City Council desires to update the report adopted by Resolution 2257.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO

The City of Golden 2016 Annexation Study Area Report is hereby approved.

Adopted the _____ day of ___________________, 2016.

___________________________
Marjorie Sloan
Mayor

ATTEST:

___________________________
Susan M. Brooks, CMC/AAE
City Clerk

APPROVED AS TO FORM:

___________________________
David S. Williamson
City Attorney
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 March of 2013 by City Council Resolution No. 2257. 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 tentatively 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 Will Be 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. However, the City should also seek 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 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 to:

1. Control and manage the location and character of future growth and development
2. To make the City boundaries more cohesive, organized and logical,
3. To achieve economic development goals
4. To 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 2016 Annexation Study Area Report reflects no significant areas of change. As Comprehensive Plan revisions occur, a general review for consistency between the annexation plan and the comprehensive plan may result in future changes. There was one minor annexation approved since the last Annexation Study Area Report updated in 2013 (shown in Figure 1), involving a small parcel adjacent to the Camping World property between West Colfax Avenue and I-70. In 2015 this property was annexed into the City of Golden by ordinance number 2000 and zoned C2 commercial.
INTRODUCTION

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 which 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. The proposed land uses for areas eligible for annexation are addressed in the sections dealing with specific geographic areas.
Figure 2
Potential Annexation Areas
TRANSPORTATION

Balanced Multi-modal Transportation System

The City of Golden Comprehensive Plan recommends a balanced multi-modal transportation plan for the community that considers all modes of transportation, including: pedestrians, bicycles, transit, para-transit, and the use of the individual auto.

The comprehensive plan recommends, and City Council has identified “walkability” in the community as a high priority. A community Bicycle Master Plan is in place that recommends a system of bike paths, routes, and on-street bike lanes in the community to facilitate increased bicycle usage. The City is also an active participant in promoting more effective bus and rapid transit systems in the region in partnership with the Regional Transportation District and other jurisdictions.

For consideration of the issues associated with possible annexation requests to the City, however, it is the roadway network that requires the most detailed discussion.

City Thoroughfare Plan

The current Thoroughfare Plan for the City of Golden was adopted in 1992. It is based on a street by street review of the major street system in Golden and a review of current traffic volumes and future projections. The plan creates a functional street system which is consistent with functional street classification terminology in use throughout the Denver area.

The Plan shows four functional classifications of streets: freeways, principal arterials, minor arterials, and collector streets. Only the first two categories of streets are shown on DRCOG’s Regional Transportation Plan - the freeways and principal arterials. Since 1999, the City has been reviewing several design aspects of the freeway portion of the plan. The City continues to develop components of a comprehensive Integrated Transportation Plan for the community to address all relevant modes of transportation. As new transportation recommendations are developed, they will be included in future Annexation Study Area Updates.

Major Limited Access Roadways

The major limited access roadways consist of State Highway 58, Interstate 70, the C-470 ramp connection to US 6, and the portion of US 6 east of the intersection with US Highway 40. The US 6 and SH 93 corridor through the balance of the community is not currently a limited access facility. The City of Golden has long acknowledged the important regional transportation issues facing the community, including prior and potential future efforts to alter US 6 and SH 93. The City of Golden will continue to take the position that any regional transportation improvements must be designed to support the community’s Golden Vision 2030 values and goals. All new community impacts should be mitigated and, where possible, existing conditions improved. In 2013, The City reached a Memorandum of Understanding agreement with CDOT regarding a common vision for the US 6 and SH 93 corridor that addresses these community impacts.
Principal Arterials

There are six major roadway segments which form this highway category in the City of Golden:

- US 6 in Clear Creek Canyon which is in effect, an extension of State Highway 58. This is a segment of an important regional roadway.

- That portion of West Colfax Avenue (US 40) extending from the City of Lakewood to the east to US 6 in South Golden. This is also a segment of an important regional roadway.

- US 6 from the US Highway 40 intersection west to State Highway 58 (as discussed above).

- State Highway 93 north of the intersection of US 6 and State Highway 58 (as discussed above).

- McIntyre Street from State Highway 58 north to 64th Avenue.

- The principal arterial which forms a central arterial "spine" through the city, linking the C-470 off-ramp to the south to State Highway 93 to the north. A total of four named streets constitute this alignment: Washington Avenue on the north, the Ford/Jackson one-way couplet through the central part of Golden, South Golden Road between Ford/Jackson and Johnson Road, and Johnson Road from South Golden Road to US 6 (at the C-470 Ramp). This arterial system provides access to the center of Golden from four directions: (1) from the west via Interstate 70, (2) from the south via C-470, and (3) from the east via US 6 and State Highway 58, and (4) from State Highway 93 from north. Thus, the southern component of this arterial provides good access to the center of Golden from points west, south and east of the city.

Minor Arterials

The minor arterials represent the highest traffic volume roadways which still have a more "local" character. In other words, they are important roadways but are not "regional" in magnitude. Often minor arterials have four through travel lanes, but most in the Golden area have two lanes.

- 10th Street/44th Avenue route

- 13th Street/32nd Avenue route

- The portion of McIntyre Street between 32nd Avenue and State Highway 58
- Easley Road, an important north-south arterial roadway for the low density residential area northeast of Golden.

- Golden Gate Canyon Road included because of its significance as the principal route serving all of the development within Golden Gate Canyon.

- 19th Street between US Highway 6 and Ford Street.

- South Golden Road between Johnson Road and Indiana Street

- The Heritage Road/Jefferson County Parkway route linking US 40 and the Johnson Road arterial through a growing residential area and the Jefferson County Government Center complex.

- US 40 between US Highway 6 and Interstate 70

- Rooney Road south of US 40.

- Indiana Street, extending southward from US Highway 6.

**Collector Streets**

There is a wide variety of collector streets in Golden. In the northern portion of the Golden area, most of these streets serve low-density residential areas. In the central, southern, and southeastern portion of the Golden area, the collectors represent existing roadways which serve primarily residential areas.
SPECIFIC AREA RECOMMENDATIONS

This section contains recommendations for specific unincorporated areas outside the City of Golden. For each area, land use, utility service, transportation, municipal services, and policy implications are discussed. This section 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 for certain urban services, the limits of all nearby special districts should also be investigated. 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 bounded 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: It is not the intention of the City of Golden to encourage the development of most of this vacant and ranching land. 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, 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.

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 Kilgrove 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.

**Utility Service:** The City of Golden has potential capacity to provide domestic water service to portions of the North Valley area. 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. 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, taking the Jefferson County North Plains Plan into consideration except for the new activity center. 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 and geologic features.

**North Table Mountain, Fairmount**

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
At this time, the City of Golden and Fairmount Fire Protection District are operating under an agreement to share revenues and service responsibilities for a number of unincorporated parcels, and the Coors Tech Business Park.

**Transportation:** The primary transportation issue for this area is the current and anticipated traffic on McIntyre Street. The area is also impacted by proposed developments east of McIntyre Street 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. Residents in the area are concerned that any improvements to McIntyre Street north of 50th Avenue respect the rural character of the area. Residents and land owners in this area are also very interested in the recommendations of other regional roadway discussions, which may affect several roadways and transportation modes.

Another factor that could impact both transportation and land use is the possible extension of the RTD Gold Line from Wheatridge 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.

**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 land owners and the existing district. 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
Clear Creek Valley East

This industrial area is bounded by North and South Table Mountains at Golden's current city limits, and extends along Clear Creek south of State 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 Golden. Other urban services such as police protection are provided by the land owner and Jefferson County. The City of Golden will continue to encourage the land owner to consider the benefits of provision of urban services by Golden. With the recent large annexation to the City of Wheat Ridge of much of the area east of McIntyre Street, and the proposed vehicular connections to State Highway 58 and McIntyre Street, Golden should consider whether an intergovernmental agreement with Wheat Ridge for this area may be appropriate.

Transportation: The primary transportation issue in this area involves the two minor arterials, West 44th Avenue and West 32nd Avenue, which may require improvements in the future, as well as the significant impacts of the proposed Wheat Ridge major retail development immediately west of I-70. The Colorado Department of Transportation has completed the interchange of Highway 58 and I-70 to add the currently missing movements. The City of Wheat Ridge and the developer plan to construct other improvements, including a grade separated interchange connection to SH 58 at about the Eldridge Street alignment.

Utility Service: Water service in this area is provided by contract with Golden. 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.
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 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.

**Transportation:** The primary transportation issue for this area involves the provision of access to any potential development or open space areas. The location of such access may include Quaker Street on the south, with topographic and geologic constraints likely for other locations along the south, 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.

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 land owners in Pleasant View to complete a neighborhood study and plan to help them determine their future, and to clarify annexation issues associated with this area.

**Policy Issues:** The City has clearly anticipated that at some point in the future 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 future 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, Pleasant View Water and Sanitation District) and by Jefferson County. Changes in utility service are evaluated on a case by case basis. 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 View Water and 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 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. Most of these concerns are regional in nature and are best addressed in the Regional Transportation Plan. Other, more 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.

Utilities: Water and wastewater service is provided primarily by the Pleasant View Water and Sanitation District. The Camp George West and Federal properties' utilities are provided by contract with nearby districts, including Consolidated Mutual Water Company. As mentioned above, changes in utility provision can be addressed district wide or in specific smaller areas. 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.

Recommendations:

- The Old Golden Road corridor, Camp George West area and associated Governmental uses provide several opportunities for development and redevelopment.

- The proposed residential and commercial land use patterns throughout the balance of Pleasant View are established and immediate large scale change is not anticipated. Future development and redevelopment proposals associated with annexation will also be evaluated based upon the Comprehensive Plan and Golden Vision 2030.

Highway 6 at Indiana

This 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: 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, Pleasant View Water and 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. The part to be carefully examined at the time of any annexation request is the policies which will apply regarding how and when annexation of parcels within the area is appropriate. 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. 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 which were previously undertaken by the City of Lakewood and the Denver West developer.

**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.

**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 which 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 involves West 32nd Avenue, which may require improvements in the future, as well as the significant impacts of the proposed Wheat Ridge major 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 9
Highway 6 at Indiana

City of Golden
City of Lakewood
Highway 6 at Indiana

Legend:
- City of Golden Limits
- Other Municipalities
- 6th Ave Area
- Lakewood Urban Growth Boundary
- Open Space
Miscellaneous Infill Parcels

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

The primary miscellaneous parcels (see Figure 2) include two CSM owned parcels south and west of US 6, and a parcel on the south side of I-70 north of the Lakewood city limits.

**Policy Issues:** For most of these areas, 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 other parcel is not in any utility or fire protection district, and only receive sheriff and road services (in part) from the County. It is uncertain whether annexation requests other sites will be made in the future. The City will consider such requests, and address various properties individually.

**Transportation Issues:** The primary transportation issue for the southern parcels involves local access issues for Rooney Road, Heritage Road and US 40 (Colfax Avenue).

**Utility Service:** 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.

**Land Use:** Both of these parcels are vacant or essentially so. Land use patterns in this area will depend greatly on physical factors, ownership, and Comprehensive Plan policies and Golden Vision 2030 values.

**Bibliography** - The following documents were relied upon in preparation of the annexation plan update

- Golden Vision 2030
- City of Golden Comprehensive Plan (2011)
- City of Golden Major Thoroughfare Plan (1992)
- City of Golden Utility Plan
- Jefferson County North Plains Plan
- Jefferson County Central Plains Plan
- Jefferson County General Land Use Plan
- DRCOG 2035 Metrovision Plan