

Information Update Municipal Annexation Town of Bennett

The Town appreciates the amount of input we have received regarding the annexation process. Following the public meeting on October 2, 2012, the Town has made numerous revisions to the draft annexation strategic plan text and associated land use code amendments. The following list outlines the changes reflected in the revised documents that will be available by October 30th at the Town Hall and on the Town website.

There is a public meeting scheduled November 7, 2012 to review the changes summarized below. The meeting will begin at 6:30 p.m. in the Bennett Community Center, 1100 W. Colfax Avenue. *In summary, we believe it is important to know that:*

- 1) The annexation strategic plan has been scaled back to a “Three Mile Area Plan” as described in the State statute. This means the geographic area on the map only represents the area within three miles of the existing Town boundaries and not the entire I-70 corridor. The three-mile area is further constrained by Bennett’s comprehensive planning area, so that no annexation is proposed east of Yulle Road.
 - The plan now shows the rural/rural preservation area that represents all of the area not considered for annexation. In addition, property ownership information has been removed from the plan.
 - Areas contemplated for future development along the I-70 corridor are illustrated in concentrated nodes and represent areas that Bennett may consider for annexation in the future. These are located primarily at existing or proposed interchanges along I-70 and around the Town of Bennett. Any additional annexation priority areas have been removed from the plan.

- 2) The plan text has been modified to include information to comply with state statutes and reflect a few key policies and criteria for considering annexation.
 - Policies specify that annexation is an agreement between a willing land owner and a willing local government that the Town shall respect the property rights of existing landowners and honor county rural residential zoning designations, and that annexation will be done in compliance with state statute.
 - Several of the criteria for considering annexation have been clarified, including that Bennett will not consider annexation of existing rural residential development that desire to remain unincorporated.
 - The annexation objectives which were largely unacceptable to members of the public who attended the meetings were eliminated.

- 3) The extent of the Code revision was reduced so that more of the original text remains as requested by members of the public. There was a lot of concern about the amount of change and the authority of the state to control the Town. By keeping much of the original text, there is more duplication between the State statute and the Bennett Municipal Code; however, there is no reason why this duplication is detrimental to the way annexations occur within Bennett.

We hope you find this information useful. Please feel free to contact Melissa Kendrick, Town Planner (303-725-1255), should you have any questions or require further clarification regarding the Town of Bennett’s proposed annexation plan or land use code amendments.