

January 18, 2005

Mayor Julia Pirnack and City Council Members
City of Longmont
Civic Center Complex
Longmont, CO 80501

**RE: Annexation Referral and Longmont Planning Area Amendment Request for
Properties West of Union Reservoir**

Dear Mayor Pirnack and Members of the Council:

This letter is a request for you to authorize the City of Longmont Development Review Committee to accept and review annexation applications for six properties on the west side of Union Reservoir owned by Phil and Marsha Willis, Gary and Tina Bogott, Chris Adrian, Joe and Lynn Kelliher, Roger Steinke, and Terry and Kathy Braesch. Together these parcels comprise approximately 343 acres. Accompanying the annexation referral is a concurrent request for an expansion to the Longmont Planning Area (LPA) boundary to bring these properties within the LPA.

As you know, the Council recently approved the annexation and zoning of 1,500 acres of land adjacent to Union Reservoir (within the Coordinated Planning Area Boundary) that consists of properties purchased by the City for open space or to allow for the expansion of the reservoir. As noted in your Council communication, one of the benefits of this annexation is to establish the contiguity necessary to provide additional development options to property owners who meet state statutes for annexation. This is indeed the case for several of the parcels on the west side of Union Reservoir.

If these properties are annexed, the intent is to develop the properties with a variety of residential densities and a possible commercial mixed use area at the corner of 9th Ave and County Line. The goal of the design is to create a mixed development pattern that includes a variety of land use components: residential uses, open space and buffering along the western edge of the reservoir (flood easements and embankments), and a possible open space/trail connection between the Jim Hamm Pond nature area and Union Reservoir Recreation area. The design contemplates partnering between the landowners and the City to allow mutually beneficial integration of critical infrastructure components.

The annexation and inclusion within the LPA of these properties on the west side of Union Reservoir **will provide exceptional benefit to the City** in several important ways:

- 1. The annexation and zoning of these properties will give the City greater authority over future development of lands adjacent to Union Reservoir and along County Line Road, a major entryway into Longmont.*

Bringing these properties on the west side of Union Reservoir into Longmont will establish

the City as the land use authority for any future subdivision and development that might occur on these parcels. This obviously provides a better situation for the City than if the properties were to remain in Weld County.

2. *The annexation presents the opportunity for the City and the property owners to collaborate on possible cost sharing and mutual infrastructure needs.*

As mentioned in a previous letter to the Council, these landowners are very willing to engage in a dialog with the City on possible joint opportunities for cost sharing and mutual infrastructure needs. These mutual efforts may actually reduce the cost of the reservoir enlargement. We believe that a high quality development can be built in conjunction with the City's reservoir expansion program.

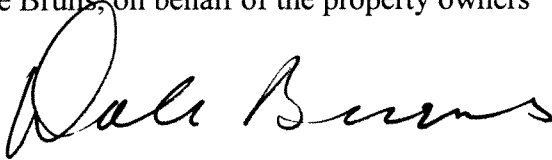
3. *A proposed internal road parallel to County Line Road provides a public safety benefit.*

Initial concept planning for the subject properties includes construction of an internal road running north-south, paralleling County Line Road, which could eliminate and/or consolidate access points onto what will become a major arterial roadway on the east side of Longmont. This creates a public safety benefit for all future City residents traveling along County Line Road by providing reduced traffic-turning conflicts.

Thank you for your consideration. I will be available at the City Council meeting to answer any questions.

Sincerely,

Dale Bruns, on behalf of the property owners



Attachment: Property plan