



Commerce City

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Council Communication File Number: NIGID23-0001

Agenda Date: 10/21/2024

Version: 1

Status: Public Hearing

In Control: City Council

File Type: NIGID Ordinance

AN ORDINANCE INCLUDING PORTIONS OF CERTAIN LANDS GENERALLY KNOWN AS ANDERSON RANCH GENERALLY LOCATED AT 9901 CHAMBERS ROAD INTO THE NORTHERN INFRASTRUCTURE GENERAL IMPROVEMENT DISTRICT

Summary & Background

The Anderson Ranch NIGID (Ordinance NIGID23-0001) was continued from the August 19, 2024 City Council

Property Information

- The property is currently undergoing the annexation (AN-268-24) and annexation zoning (Z-973-21-24) application process to Commerce City PUD.
- The property consists of approximately 121 total acres of land, all of which will be included into the NIGID.

Inclusion Information:

- The GID inclusion petition resulted from preparing the site for development.
- The applicant is required to submit an inclusion agreement to SACWSD for inclusion into their district.
- The applicant has met all requirements for GID inclusion.

Inclusion into the NIGID is appropriate because the Property is proposed for development, is located in the NIGID's future inclusion area, and the property will be provided water or wastewater service to new development through facilities constructed with financial consideration from the City or the NIGID. Per Resolution NIGID 2016-07, inclusion into the NIGID is required for all Properties in Commerce City which are to be provided water and/or wastewater service, as a result of new development or new or improved connections to serve existing development, through any Facilities or capacity acquired, constructed, installed, operated, or maintained with any direct or indirect financial consideration from the City, the NIGID, ECAGID, or the ERAGID. In addition, as a result of the 2016 intergovernmental agreement between the NIGID, ECAGID, ERAGID, and SACWSD, inclusion into the NIGID is required for the provision of water supply or wastewater service for new development in this area.

Notice Information: This hearing was noticed on August 1, 2024 in the Commerce City Sentinel Express. The affidavit of publication is included in the Board Packet.

Staff Responsible: Jeff Brasel, Interim Community Development Director

Staff Presenting: Nathan Chavez, Planner II

Financial Impact: N/A

Funding Source: N/A

Staff Recommendation: Staff recommends the NIGID Board approve the Ordinance allowing for the inclusion of Anderson Ranch PUD, generally located at 9901 Chambers Road, into the Northern Infrastructure General Improvement District. The applicant has met all of the requirements for inclusion.

Suggested Motion:

I move that the NIGID Board approve the inclusion request for the Anderson Ranch PUD property, as described in Exhibit A of the proposed ordinance.