



Meeting Date: July 7, 2026

AGENDA MEMORANDUM

To: Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, PE, Director, Development Services
Brad Boland, AICP, Planning Manager

Title: Town-Initiated Annexation Update

Executive Summary

The purpose of this memorandum is to provide Town Council with an update on the Town-initiated annexation effort for eligible Town-owned parcels and select utility-owned parcels that are located outside of the Town's jurisdictional boundaries.

Development Services has been coordinating with the Town Manager's Office, Legal, Public Works, and partner utility providers to identify and process parcels that are eligible for annexation. Many of the Town-owned parcels are non-contiguous rights-of-way that came under Town ownership through roadway projects. Other potential annexations include Town-owned non-right-of-way parcels and public utility parcels that are generally surrounded by, or immediately adjacent to, the Town.

The intent of the Town-initiated annexation process is to bring eligible Town-owned parcels into the Town's jurisdiction, improve consistency in municipal boundaries, reduce confusion regarding service areas and police jurisdiction, and work with partner property owners, such as utility providers, where annexation would align with surrounding Town boundaries and long-term municipal governance.

No formal action is requested at this time. Staff is providing this update for informational purposes and will continue to bring individual annexation and zoning actions to Town Council as they proceed through the required public process.

Background

Town-Initiated Annexations

Annexations are often initiated by private property owners; however, there are circumstances where it is appropriate for the Town to initiate annexation of Town-owned parcels or to partner with public utility providers on annexation of parcels that are generally surrounded by the Town. These parcels can include roadway remnants, right-of-way parcels, open space areas, Town-acquired properties, and utility-owned properties located within or adjacent to the Town's existing boundary.

The Town-initiated annexation effort is intended to address eligible parcels in an organized manner and to prioritize those annexations based on readiness, ownership coordination, mapping needs, planned construction activity, and overall benefit to the Town. Each annexation will continue to follow the applicable review and public hearing process, including zoning review when required.

Annexation Progress

Annexations Currently In Process

The following annexation areas are currently being processed. Vicinity maps of these areas are attached to this report.

- 1 Northern Parcels Combined Petition
 - Includes the Homestreet, Maher Ranch, Terrain Remnant, and Founders Corner parcels.
 - A neighborhood meeting was held on June 15, 2026.
 - Substantial compliance and eligibility findings are not required for this combined petition.
 - The anticipated schedule includes Planning Commission zoning review on July 23, 2026, Town Council first reading for annexation and zoning on August 18, 2026, and Town Council second reading for annexation and zoning on September 1, 2026.

2. CORE Electric Properties Nos. 1 through 4
 - CORE Property Annexation No. 1, located adjacent to King Soopers on Ridge Road, including an added Town-owned parcel along Ridge Road.
 - CORE Property Annexation No. 2, located near Wolfensberger Road and Prairie Hawk Drive.
 - CORE Property Annexation No. 3, located near Founders Parkway.
 - CORE Property Annexation No. 4, located near Yucca Hills Road.
 - The first neighborhood meeting was completed in November 2024.

Parcels for Future Annexation

Town staff will continue to identify eligible parcels that may be potentially appropriate for future annexation. As new parcels are acquired by the Town, typically through roadway projects or open space acquisitions such as Lost Canyon Ranch, staff will add them to the list for future processing. At this time, staff has identified parcels related to the Fifth Street improvements as likely being the next set of parcels to start working on. Staff is also evaluating other pockets of unincorporated land surrounded by the Town boundary, such as some railroad and CDOT rights of ways. A

Annexations Completed and Recorded

The following annexations have been completed and recorded over the past few years as part of this Town-initiated process:

- CVI East Annexation - May 2026.
- Territorial Road Annexation - March 2026.
- East Plum Creek Trail Annexation, east of I-25 and north of Crystal Valley - September 2025.
- Lost Canyon Open Space Annexation - November 2024.
- 4 Corners Annexation, including multiple parcels located near Fifth Street, Ridge Road, and Gilbert Street/Lake Gulch Road - September 2024.
- Tower Open Space Annexation - February 2024.
- Crowfoot Road Annexation - November 2023.
- Gateway Mesa Annexation - August 2020.

Staff will continue to coordinate with Legal regarding any necessary follow-up items associated with special district removal or other post-recording administrative steps for completed annexations.

Attachments

Attachment A: Vicinity Maps of Current Annexation Areas