



Cooperative Planning: Intergovernmental Agreements

Office of Smart Growth

Technical Assistance

Colorado Heritage Planning Grants

Dispute Resolution

Office of Smart Growth Website:

www.dola.colorado.gov/osg

Intergovernmental Agreements (IGAs)

Authority is clear for local governments to enter into IGAs:

- Colorado Constitution:
Article XIV, Section 18(2)(a))
- Colorado Revised Statutes:
29-20-105(2)(a))

IGAs: Intergovernmental Agreements

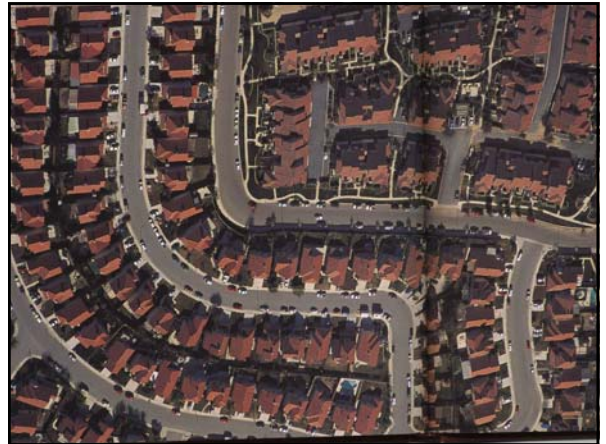
- **29-20-105 through 107:** Authorizes and encourages local governments to cooperate or contract with other units of government for purposes of planning or regulating the development of land (e.g., mutually binding and enforceable comp development plans, regional planning commissions or for revenue sharing).

Survey Results: IGAs

- 67% counties with IGAs, 2004
- 46% counties with IGAs, 1992
- 57% municipalities with IGAs, 2004
- 25% municipalities with IGAs, 1992

Benefits of IGAs

- Can address growth impacts in a cooperative way (growth impacts across jurisdictional boundaries)
- Most difficult problems require complex, flexible solutions crafted by all the players



Avoid rushing to or focusing too early on the details. Allow for a process that will lead you to specific policies, then choose the appropriate tools.

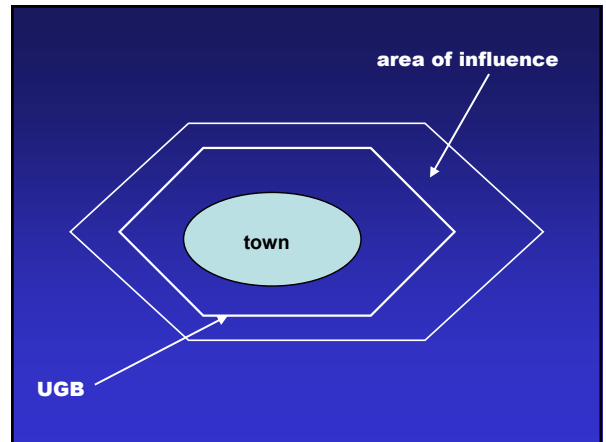
Typical Uses of IGAs

- Joint comprehensive development plans; UGBs
- Shared development review in certain areas
- Shared facilities
- Shared operation of joint departments
- Revenue sharing
- Uniform development standards
- Service delivery and maintenance functions (e.g., first responder, utilities, health facilities)

Working on Joint Solutions

Annexation Policies, Three Mile Plan

Municipalities can tailor their annexation policies and three-mile plans to ensure that future additions to the municipality make sense from the standpoint of desired growth patterns and infrastructure/service level standards. Intergovernmental coordination is the key to effective three-mile plans. **WHY?**



Types of Urban Growth IGAs

- Referral and review– all voluntary
- Joint review
- Urban service areas
- Buffer areas/community separators
- Urban growth boundary
- Tiered boundary system

Necessary Ingredients for an IGA

- Patience and trust
- Champion(s)
- Focus
- Time
- Shared vision
- Community involvement and support
- Strategic thinking

What to Look Out For



Concerns...

- Adequate process
- Issue of binding future boards
- Implementing your IGA through your plans, policies **and regulations**
 - Annexation policies and three mile plan
 - CIP, land preservation efforts, etc.
 - Land use regulations and procedures

Questions to Ask When Considering UGBs

Should we have a joint review process for lands within this area of influence?

Should landowners expect that all land within the USA will be annexed?

If the municipality is not intending to annex, then who will provide the services (district or county)?

Questions to Ask When Considering UGBs

Whose infrastructure standards will be followed?

Should we develop a tiered system that phases in areas or just set the boundary out at a twenty year horizon (for example)?

What will the density be outside of the USA?

Steps to Creating an IGA

- First define the problem(s) and issues.
- Determine the subject area(s) where potential for mutual agreement exists.
- Determine the relevant governmental units and seek broad participation.
- Design and implement a process for community participation. Public support is critical.

Steps to Creating an IGA

- Seek preliminary consensus first – agree to agree or interim policy IGA
- Include a termination date, automatic renewals or review periods
- Keep it moving.
- Include mechanism to revisit agreement over time and keep track of problems.

What Next?

- Do we want an IGA with the county?
- If so, what do we want?
- What does the county want?
- Broader agreement, or super IGA ? (collection of distinct, separate IGAs)
- Other agreements that may meet our goals? Municipal agreements?
- Land use attorney for legal concerns?



Cooperative Planning: Intergovernmental Agreements

Ouray County and Munis

- Urban growth boundary and area of influence
- Municipalities agree to annex in UGB only
- Unincorporated area w/in UGB held to municipal standards/regulations
- Development in area of influence held to county regulations but joint review
- County amends zoning map to reflect boundaries

Routt County & Steamboat Springs

- Designate area for urban growth via an area plan (not defined in IGA but references plan)
- Cooperatively review development outside the city but w/in UGA
- Tech Advisory Committee does review (staff from county, city, regional building dept, fire protection districts, and utility departments)
- Term one year w/ automatic renewals

Boulder Co. & Municipalities

- Pulls together 10 previously approved IGAs already in place (and adds to them)
- Designates municipal influence areas and rural preservation areas
- Municipals agree not to annex rural preservation areas, municip influence areas of other municips, or non-designated unincorporated areas
- Underlying IGAs can be amended individually

Mesa County, Palisade, GJ

- Manages growth via infrastructure provision
- Buffer areas/community separators
- Neither city will annex into buffer or extend utility service w/o consent of all parties
- County agrees to inform municipalities of proposed development and accept comments
- County will not rezone contrary to comp plan w/o consent of municipalities

Mesa Co. & Clifton Water District

- Prepare and coordinate CIPs
- Share GIS database and other data
- New district service consistent with county master plan
- Provide review comments on county applications regarding effect on LOS standards