

Twin Buttes Annexation Impact Report

July, 2008

Prepared by
City of Durango
Planning and Community Development Department

For presentation to:
Durango Planning Commission
Durango City Council



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1.0 SUMMARY

1.1 Annexation Facts

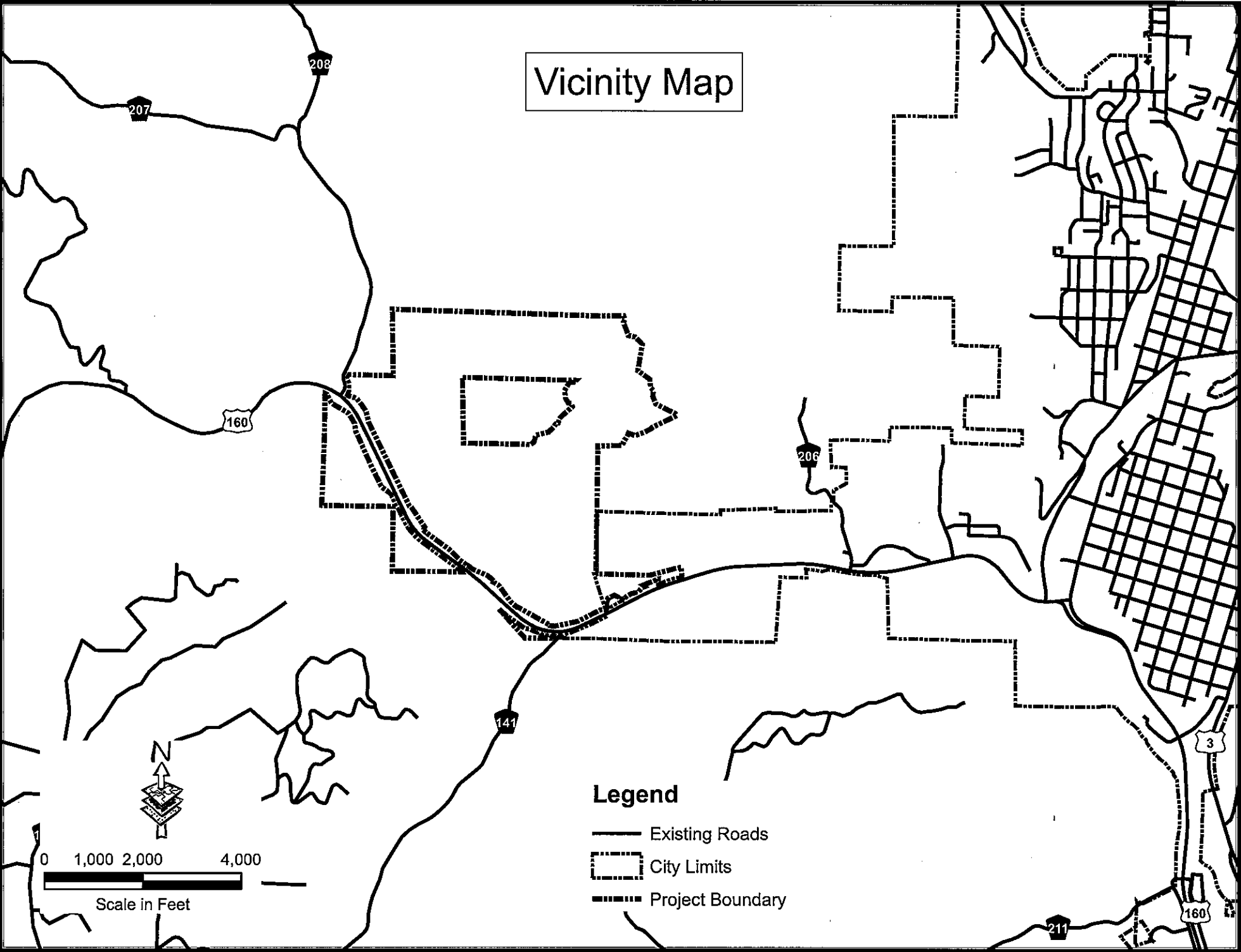
- ❖ Total land area: **597 acres**
- ❖ Total land area for annexation: **584 acres**
- ❖ Distance to furthest point from current city limits: **1.1 miles**
- ❖ Distance to closest point from current city limits: **Adjacent**
- ❖ Distance to closest point from current city limits following existing roadway: **Adjacent to roadway**
- ❖ Total number of parcels proposed for annexation: **7**
- ❖ Total number of dwelling units: **1**
- ❖ Estimated existing population within area to be annexed: **0**

2.0 PURPOSE OF THE ANNEXATION IMPACT REPORT

The annexation impact report is intended to meet the call from the Colorado State Statutes [C.R.S. 31-12-108.5] for an annexation impact report. Statutory requirements for this report are as follows:

- a) A map or maps of the municipality and adjacent territory to show the following:
(Note: all Maps referred to as "Official Maps" are the full-sized maps available for public review in project file #08-041, located in the Durango Office of Planning and Community Development, 1235 Camino Del Rio, Durango.)
 - The present and proposed boundaries of the municipality in the vicinity of the proposed annexation (See *Maps 1 and 2 herein, or refer to the Official Maps, "Twin Buttes Annexation to the City of Durango"*)
 - The present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation; (See *Maps 3, 4, and 5 herein, or the Official Maps, "Twin Buttes Conceptual Plan" and copies of the Water, Sewer, and Storm Water Master Plans for the property, all a part of the Conceptual Plan submittal to City of Durango*).

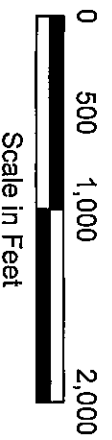
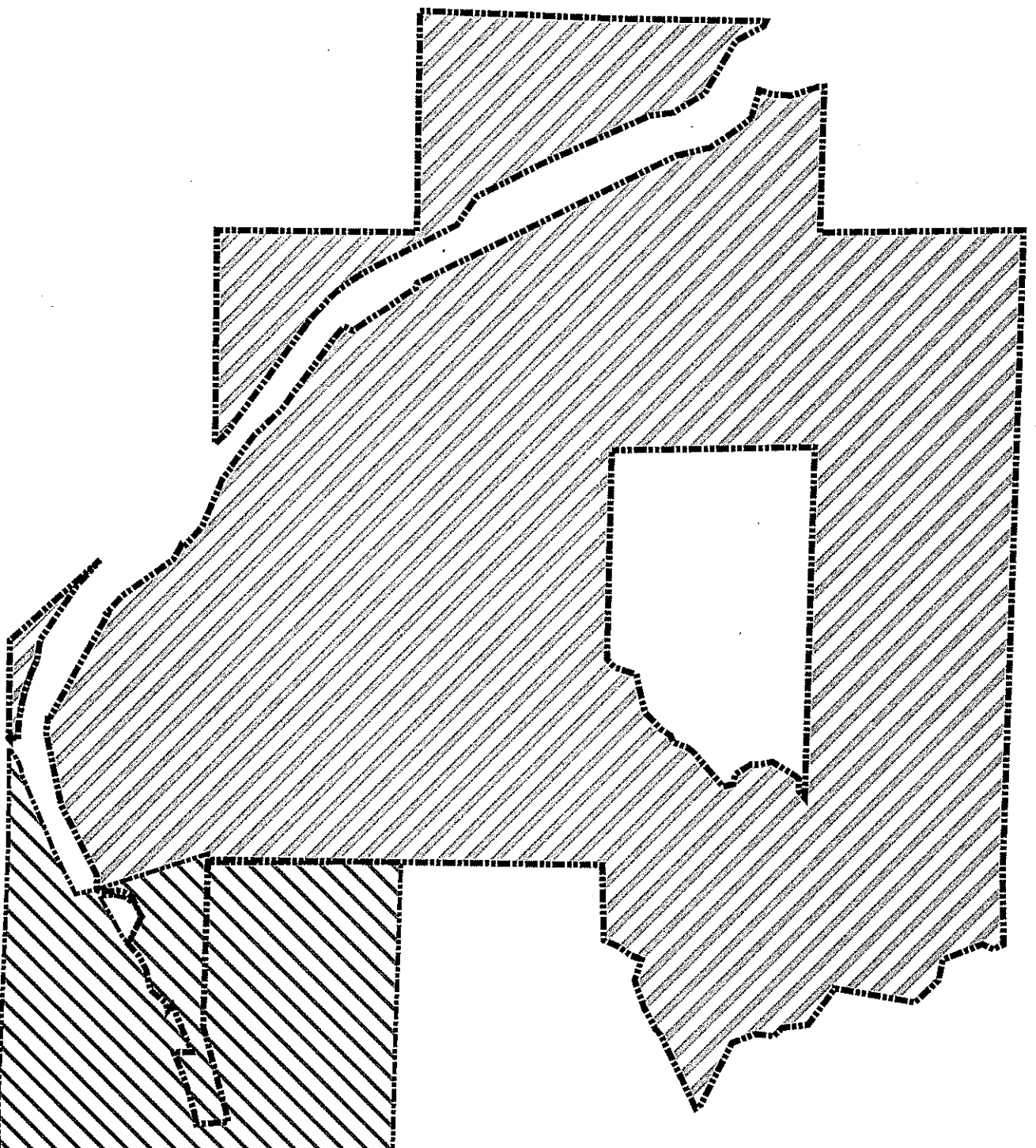
Vicinity Map






Legend

- Existing Roads
- - - City Limits
- Project Boundary

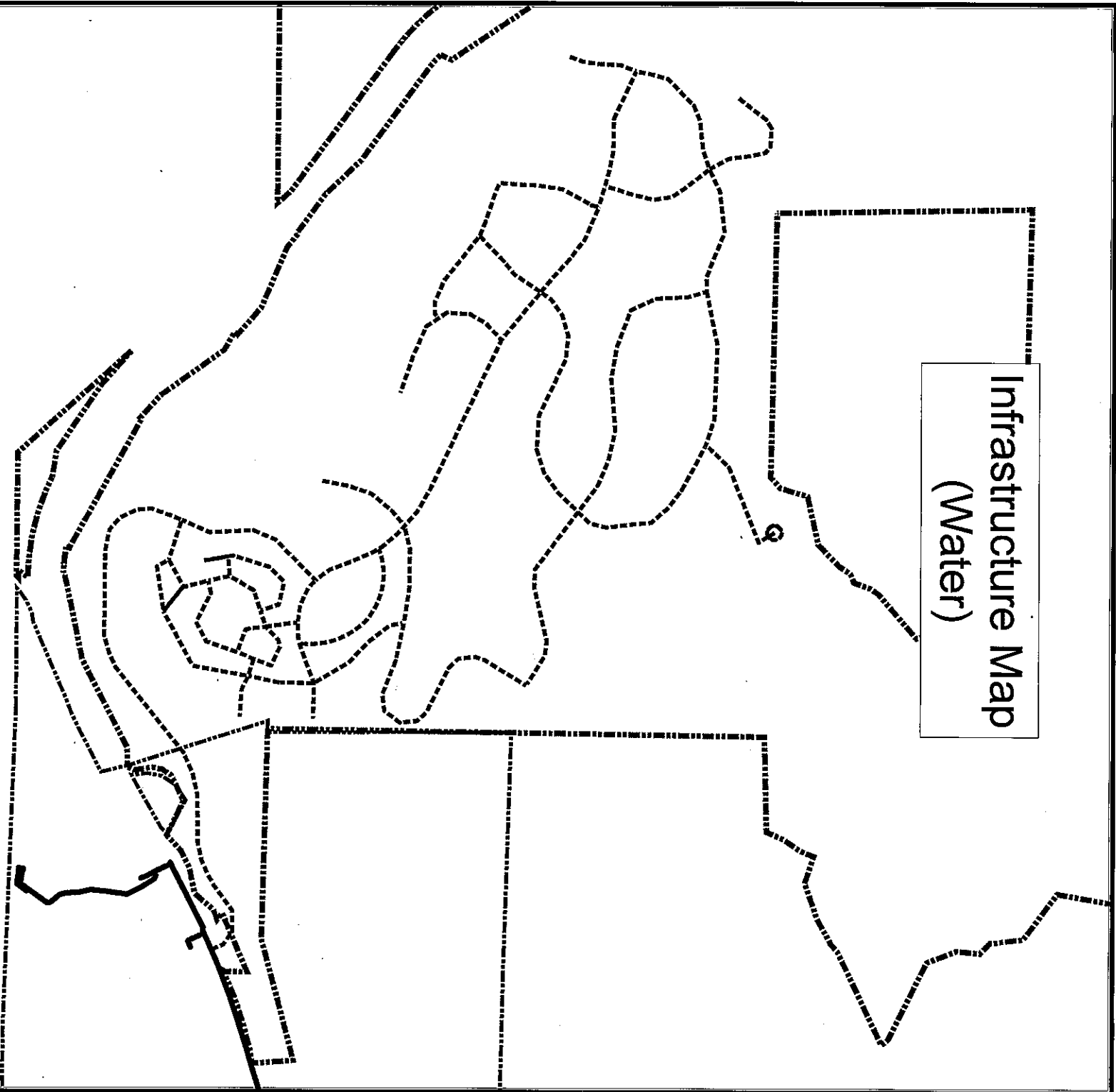
Boundary Map



Legend

-  Project Boundary
-  City Limits
-  Proposed Annexation

Infrastructure Map (Water)



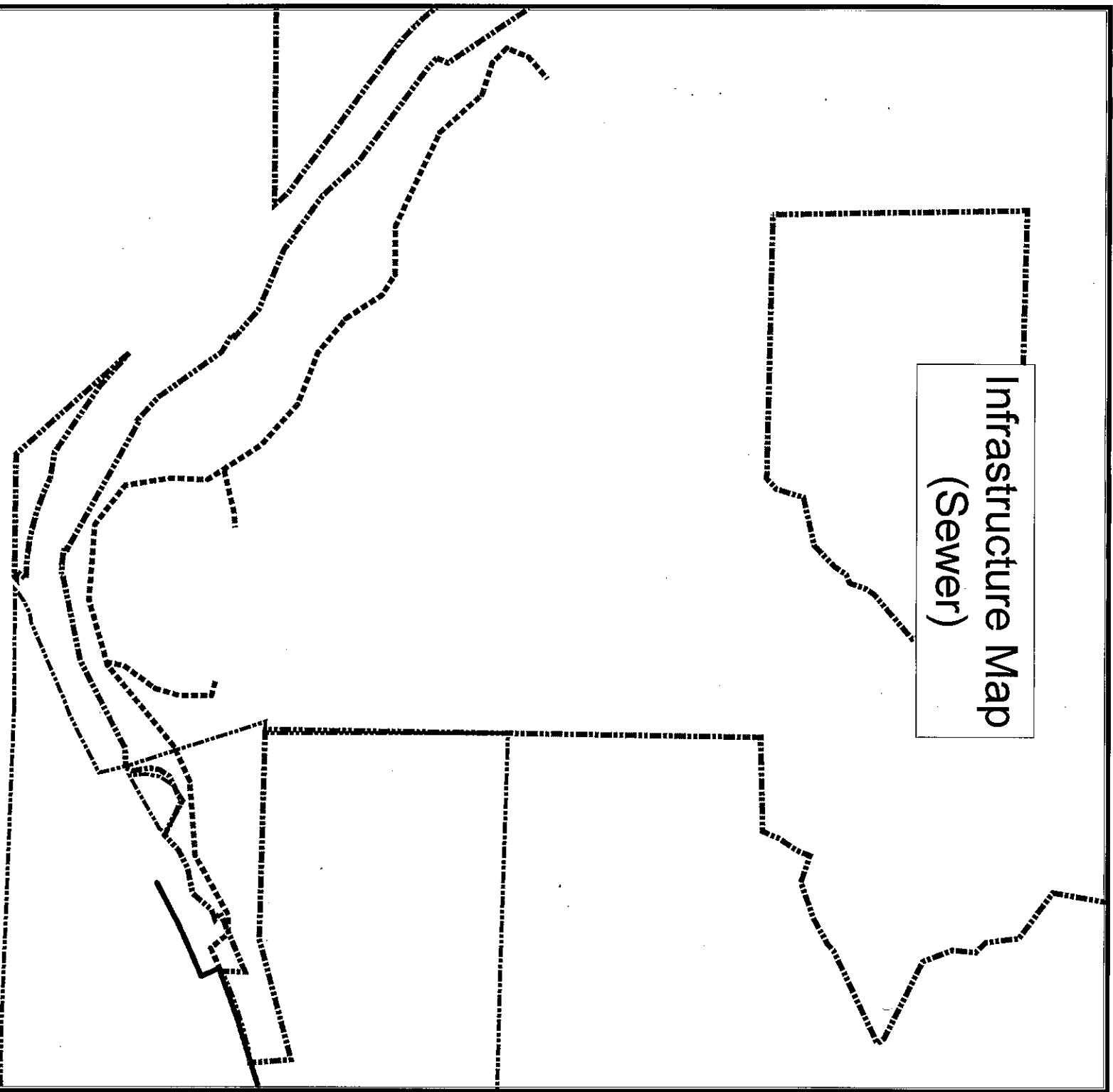
Legend

- Proposed Water Lines
- Existing water Lines
- - - - - City Limits
- · - · - Project Boundary



0 250 500 1,000
Scale in Feet

Infrastructure Map (Sewer)

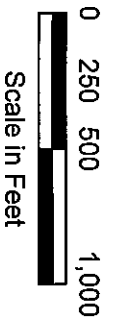
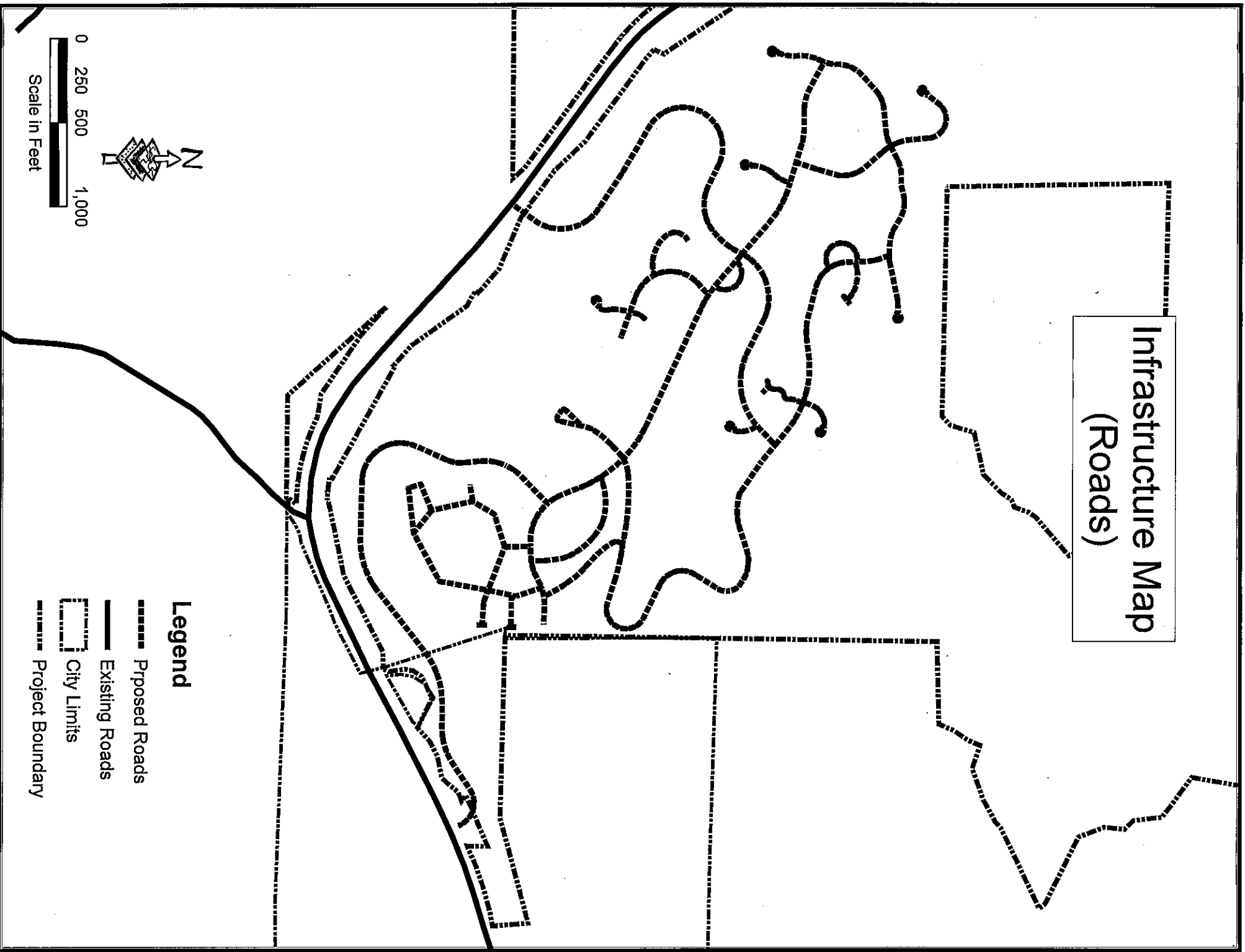


Legend

- Proposed Sewer Trunk Line
- Existing Sewer Lines
- City Limits
- Project Boundary



Infrastructure Map (Roads)



- The existing and proposed land use pattern in the areas to be annexed (See *Maps 6 & 7 herein or the Official Maps "Twin Buttes Annexation & Conceptual Plan Submittal"*)
 - b) a copy of any draft or final preannexation agreement, if available (*Note: there is no preannexation agreement*);
 - c) a statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation (see *statement at beginning of Section 8.0, Serviceability*);
 - d) a statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed (see *statement at the beginning of Section 8.0, Serviceability*);
 - e) a statement identifying districts within the area to be annexed (see *Section 9.1, Impacts on Special Districts*); and
 - f) a statement on the effect of annexation upon local public school district systems, including the estimated number of students generated and the capital construction required to educate such students. (See *statement under Section 9.2, Impacts on the 9-R School District*).
- ❖ Disclose the reasons for the proposed annexation, background history, and the implications of the proposed actions.
- ❖ Identify the specific geographic boundaries of the area to be annexed, the land uses contained therein, and the zoning districts to be applied to specific parcels of land within it.
- ❖ Assess the City's ability to provide services to the area to be annexed and of the impact of the change in service to the property owners affected by the annexation.

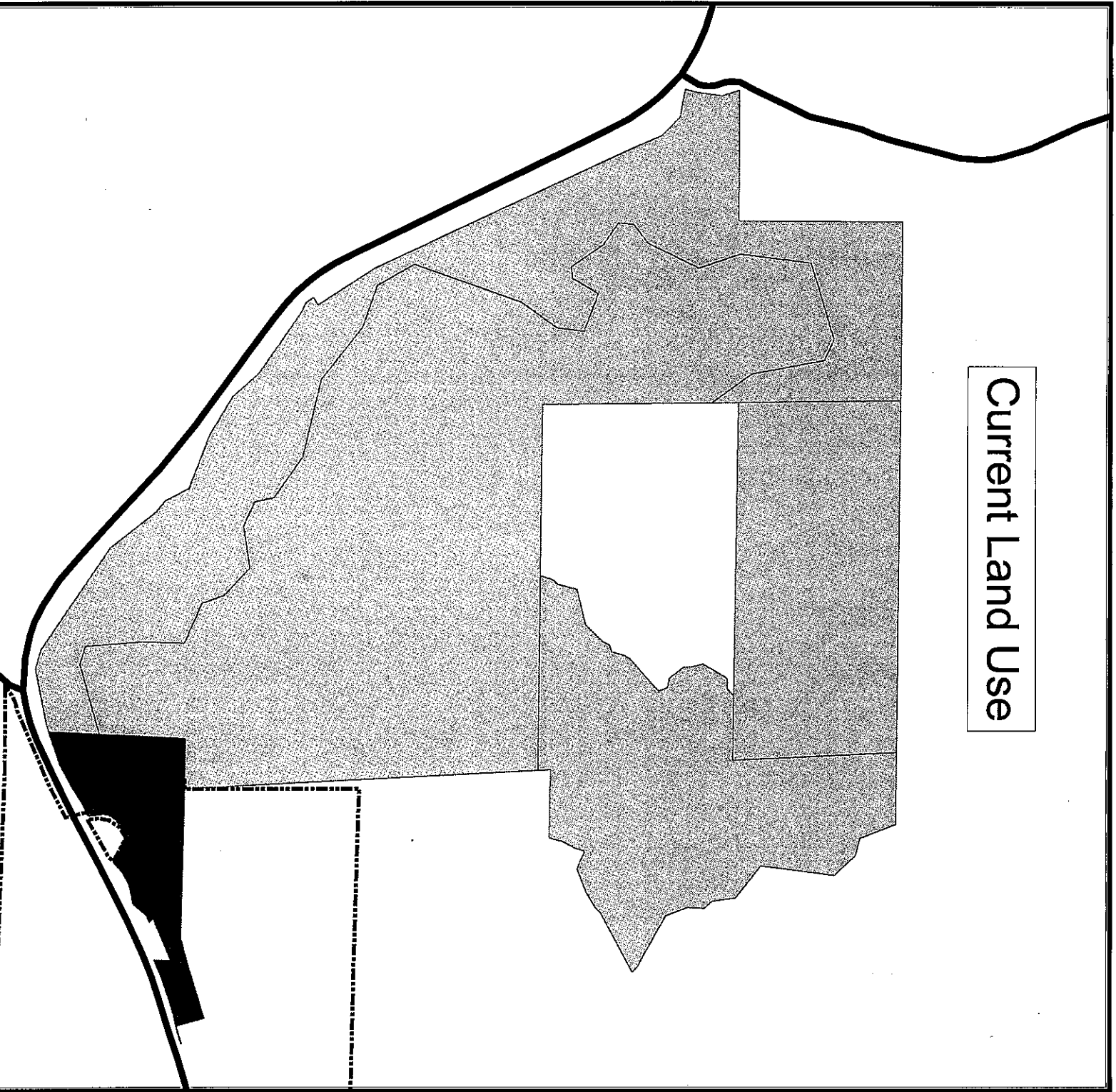
3.0 ANNEXATION AREA DESCRIPTION

The Annexation Area is west of Durango and is located within the Durango urbanizing area. The Annexation Area consists of approximately 584 acres. There are a total of seven parcels in the unincorporated area to be included in the annexation.

4.0 PROJECT SUMMARY

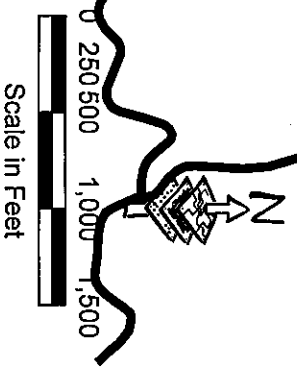
Annexation by the City of Durango of the Twin Buttes property, formally known as the McIntyre Ranch, plus, parcels along Highway 160 West, Mac's Auto and Body Salvage (hereinafter referred to as the "Annexation Area" or just "Area") has been requested and advanced for public review and approval. The area has been described above.

Current Land Use

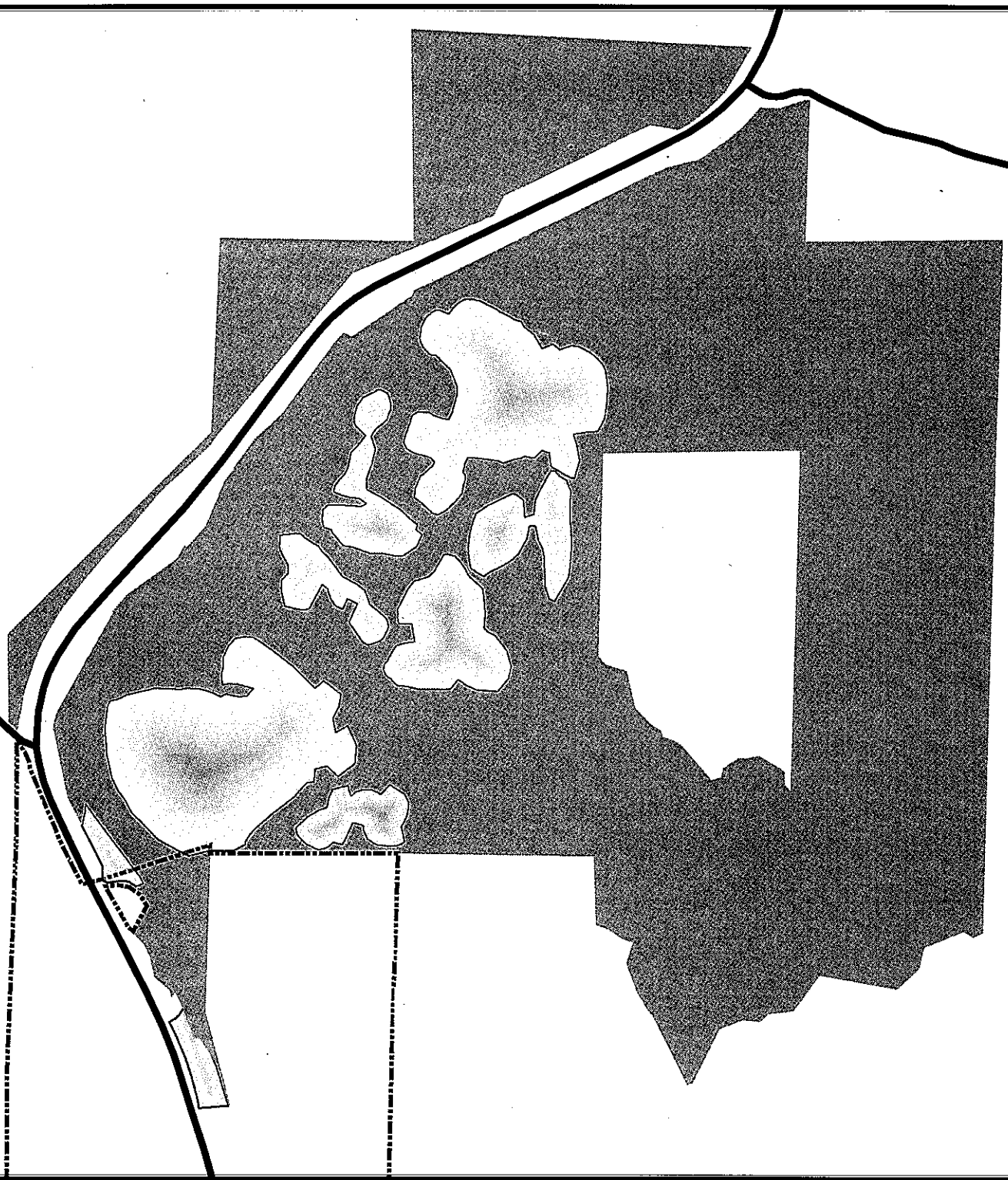


Legend

- Existing Roads
- City Limits
- Land Use**
- Commercial
- Agricultural

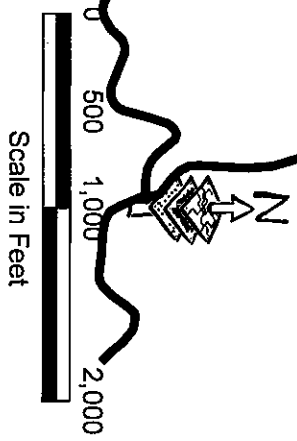


Proposed Land Use



Legend

- Existing Roads
- Land Use**
- OPEN SPACE
- VILLAGE
- City Limits



Located adjacent to the City of Durango, and within two miles of the central downtown business district, Twin Buttes is a proposed sustainable community that is different from a standard subdivision. This new village community would utilize clustered development patterns as opposed to large lots, allowing for the preservation of open space for wildlife habitats and trail systems. Of the 597 acres of land, Twin Buttes will propose 478 acres (approximately 80%) as open space, including much of the Twin Buttes landmasses themselves (note: a separate ownership prevents the entire upper landmass from being dedicated open space). In addition to open space preservation, Twin Buttes will offer a mix of market-rate and affordable/attainable housing units (16% of the total).

The City of Durango's Comprehensive Plan calls for a balanced approach to development, identifying the developable and un-developable portions of Twin Buttes. The development, as more fully described in the staff report, can be found to meet the Comprehensive Plan's recommendations. As also required by the Comprehensive Plan, public facilities are currently available to serve this development.

Twin Buttes has stated its intent to be a sustainable community in all facets, ranging from building materials, to extended life-cycle architecture, to patterns of habitation. All of these aspects are intended to lead to long-term success of a the Twin Buttes project.

5.0 ANNEXATION PROCESS

5.1 Public Participation

Preparation for the annexation process began in the summer of 2005 when the property owners first met with City staff to initiate dialogue regarding development options for the parcel and to identify City of Durango priorities and concerns.

In March of 2008, the City of Durango received the submittal, including the annexation petitions. A public meeting hosted by the developer was held on May 7th at Fort Lewis College where the conceptual plan was presented by the design team. The presentation was followed by a question and answer session, and comments were also received via comment cards provided. A second public meeting hosted by the City staff occurred on June 19, 2008.

The first public hearing for the annexation proposal was held on June 23, 2008 at the City of Durango Planning Commission meeting. Legal notice of the hearing was published in the Durango Herald on Sunday, June 8, and individual notice to all adjacent property owners within 300 feet of the Annexation Area and property owner were sent 17 days prior to the meeting. Following the close of the continued public hearing, which is anticipated to occur on July 8, the Planning Commission will consider making a recommendation regarding the project to the City Council. The hearing before the Durango City Council is anticipated to occur in late summer. Adjacent property

owners within 300 feet of the Area will again be notified of the Council public hearing, and 4 separate legal notices will be placed in the Durango Herald over a month's time prior to the scheduled public hearing.

Should City Council approve the annexation, the Twin Buttes public involvement process will be extended through preliminary and final plan review through additional public hearings and public meetings of both the Planning Commission and the City Council. Following approval of the final plan, the Council will consider giving first and final reading to the annexation ordinance, and the annexation will become effective within either ten (10) days of publication of the ordinance in a newspaper of general circulation, or upon the date so specified by the Council in the ordinance.

5.2 Petition Method of Annexation

Colorado State Statutes provide for several methods of annexation, including:

- an election whereby all property owners within the proposed annexation area are eligible to vote;
- the petition method, whereby the majority (51%) of property owners signing petitions and the majority of the property owners comprising more than 50% of the land area execute petitions qualifies the proposed area for annexation.

The total land area of Twin Buttes to be annexed is 584 acres. An evaluation of the petitions submitted indicates that 100% of the property owners who own 100% of the territory proposed for annexation (including right-of-way) have indicated support for the annexation. Thus, the annexation can be initiated by the petition method in accordance with C.R.S. 31-12-107(1). Further, Colorado Revised Statutes require the majority of the property owners of a proposed annexation area to support the annexation and require that the parcels of the supporters of the proposed annexation make up the majority of the Annexation Area. There are a total of seven parcels owned by two different entities within the proposed Annexation Area. Pauls Land & Cattle Company, LLLP owns three of the parcels, and McIntyre Ranch, LLLP owns the remaining four. The property owners have signed petitions requesting annexation of the parcels into the City of Durango, and said petitions were submitted to the City of Durango in March, 2008; therefore, the statute is adequately met.

5.3 Authority and Findings for Annexation Eligibility

The authority under which the City of Durango may proceed with annexation of territory is Colorado Revised Statutes 32-12-101 through 123.

Annexation to the City must comply with specific state statutory requirements, including the following:

- a. Contiguity.** Per state statute, the perimeter boundary of an area to be annexed to a municipality must be at least one-sixth (16.67 percent) contiguous with the existing City

limits. The statute further states that (1) contiguity shall not be affected by the existence of public land and that (2) contiguity may be established by the annexation of one or more parcels in a series, which annexations may be completed simultaneously and considered together for the purposes of the required public hearing and required annexation impact report. The applicant is proposing a series annexation for the area. Contiguity is established by virtue of approximately 4,248 feet of contiguity with the current City limits on the east side of the Pauls Land and Cattle parcel and along Highway 160 West. Four (4) annexations are required to bring the total area into the City limits.

b. Community of Interest. The area proposed for annexation lies within the City's designated potential urbanizing area as approved March 1997 and is capable of being urbanized and integrated into the City; thus a community of interest can be found to exist.

c. Mileage Limitation. The area proposed for annexation meets the state's requirement of not extending more than three miles from the existing City limits.

d. Petitions. This method requires that:
More than 50 percent of the parcel owners either sign a petition requesting annexation into the municipality or have implied consent agreements requiring their properties be annexed; and more than 50 percent of the area of the proposed annexation area is included within the parcels.

Because all seven (7) parcels are owned by two related entities and based upon the submitted annexation petitions for the seven parcels, 100% of the property owners support the annexation of the Area into the City of Durango. Should there be an affirmative recommendation of the City Planning Commission on the Twin Buttes annexation, the petitions will be submitted to the Durango City Council for acceptance at which time a public hearing date will be set for Council consideration of the annexation.

e. Annexation Impact Report. State statutes include a requirement that an "annexation impact report" be prepared and filed with the City of Durango and the La Plata County Board of Commissioners for annexations of greater than ten (10) acres. This report will be supplemented with a Fiscal Impact Analysis for the City Council.

f. Complies with Statutory Limitations. The annexation meets the requirements as to limitations on annexations as outlined in state statutes.

5.4 Initial Zoning

A Planned Development (PD) Zone District is requested to be applied to the entire property. 20 percent of the land is proposed for a compact mix of buildings for residential (including a mix of housing types), commercial, and public/institutional uses. Allowable land uses would include residential dwellings units, low-intensity office and retail, civic, recreation, private utilities, and other uses permitted with special review.

The majority of the property (80 percent, 478 acres) is proposed as open space, dedicated park land, and trail systems.

6.0 LAND USE AND DEVELOPMENT

6.1 Existing Land Use

The Annexation Area contains a total of seven (7) ownership parcels excluding road rights-of-ways. The majority of the property has been used largely for agricultural purposes. There are currently three residential structures on the property, two of which are currently within City limits. One is located above the previous Mac's Auto Salvage, which will be included in the annexation and two remain just to the north of Highway 160 West located at the southeastern portion of the property. There also exists an industrial building immediately to the west of the existing McNeil's Auto Center.

6.2 Proposed Land Use

The Future Land Use Map in the 2007 City of Durango Comprehensive Plan designates a mix of land uses including "Commercial" and "Mixed Use" near the south east portion of the property along the north side of Highway 160 West referred to as the Redevelopment Area and designates areas on the middle bench of the property as "Low Density Residential." The remaining areas are designated as Rural.

The proposed land use of the Twin Buttes conceptual development plan includes a mixed-use project containing 558 dwelling units in the middle benches along with 59,000 square feet of commercial space. The Redevelopment Area is proposed to include 37 dwelling units with 15,000 square feet of commercial along Highway 160. Of the 595 dwelling units, 16% or 95 affordable/attainable units, which will include some accessory dwelling units, will be integrated into the overall project. Square footage could also be allocated to civic uses such as a fire substation, depending upon need. The greatest density in Twin Buttes is in the Artisan Core, where a mix of amenities for the community such as a recreation center, transit hub, child development center, retail opportunities, and public green space combined with multi-family and mixed-use housing stock are proposed. The development becomes more rural in nature west of the Artisan Core, yet still integrates a mix of housing types with common houses, playgrounds, and parks into the natural terrain.

Surrounding the dense housing clusters throughout the development remains 478 acres of general common ground and open space with trail systems. A substantial amount of land adjoining Lightner Creek is intended to be designated as a conservation area. 65 acres (annexation 3 and 4 of the annexation map) on the south side of Highway 160 West were donated and are currently designated as conservation areas.

6.3 Proposed Zoning

The proposed zoning for the Annexation Area is PD (Planned Development). This is a contractual zone, whereby the City and the applicant agree to matters such as appropriate land uses, development design standards, etc., that are developed through the PD development review process. A contractual PD agreement will be negotiated between the City and the applicant as part of the PD process. The PD zone will allow the applicant to pursue the proposed "Village Concept" development proposal for the project.

6.4 Applicability of City Land Use Regulations and Development Standards

Upon annexation, the laws of the City of Durango shall be in effect for the area and the properties annexed. Specifically, the City of Durango's Code of Ordinances shall apply to all properties. These laws govern, among other items, topics for activities such as:

- ❖ Building and Building Regulations
- ❖ Garbage and Refuse
- ❖ Health and Sanitation
- ❖ Licenses and Business Regulations
- ❖ Local Public Improvements
- ❖ Offenses
- ❖ Police
- ❖ Streets, Sidewalks and Other Places
- ❖ Taxation
- ❖ Traffic and Vehicles
- ❖ Utilities
- ❖ Vegetation
- ❖ Land Use and Development, including:
 - Zoning
 - Subdivision
 - Building Permits
 - General Regulations, including Signage, Parking, Landscaping, Change of Use, and Design Standards and Development Requirements

All businesses within the City limits are required to have City business licenses. Businesses which sell goods are required to have a City sales tax license. Once the properties within the Annexation Area are annexed, the City Clerk's Office will notify them of the requirement to have a business license and a sales tax license if necessary.

All properties within the City limits are subject to the Change of Use Ordinance. After annexation occurs, new businesses will be required to comply with all City codes, including zoning, parking, major street impact fees, building codes and fire codes.

All properties that redevelop will be required to meet City development standards.

6.5 Floodplain Issues

The City of Durango participates in the National Flood Insurance Program (NFIP), which is administered by the Federal Emergency Management Agency (FEMA). Floodplain management regulations designed to mitigate property damage from future floods are incorporated into the Land Use and Development Code. A Flood Insurance Rate Map, with accompanying hydrologic and hydraulic data showing the location of the 100-year floodplain and the floodway, has been prepared by FEMA as a tool to administer floodplain management regulations.

Lightrner Creek and its drainage tributaries are located within the Annexation Area and the Area is located within FEMA's Panel Designation No. 080097.0389D. All construction within the flood plain must comply with City Land Use Development Code 10-8.

A Master Drainage Analysis has been prepared and submitted by the applicant. The analysis outlines the various hydrologic and hydraulic conditions for the development and will be used in the preparation of detailed drainage improvements for the development.

7.0 RELATIONSHIP OF ANNEXATION TO THE DURANGO COMPREHENSIVE PLAN

The City's Comprehensive Plan calls for a mix of land uses in the Annexation Area. Land uses range from commercial and mixed-use along the highway to low density residential clustered in specific areas on the elevated bench along the southern portion of the property. All development proposed for the Annexation Area shall be evaluated for its conformance to the City's Comprehensive Plan and its policies, along with the project's associated documents, as is all development within the City limits. More detail regarding Comprehensive Plan compliance is provided in the staff report.

8.0 SERVICABILITY

This annexation, if approved, will be by definition serviced by the City of Durango. The actual extension of municipal facilities (e.g. street, water, sewer, and storm drainage systems) shall be in accordance with the master utility plans submitted by the applicant to the City for this project, and the financing for the installation of those municipal facilities shall be at the sole expense of the applicant.

8.1 City's Ability to Deliver Services

State law (31-12-108.5) directs that the City provide "a statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation."

The Statute also directs that the City provide “a statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed.”

If the project is approved, services to be provided by the City will include the maintenance of a public water supply, maintenance of the wastewater collection system, waste water treatment off site at the City's wastewater treatment plant , road maintenance (including sweeping, plowing, and repair), refuse collection, police protection and law enforcement, public transit, and parks and recreation services. The types and levels of services to be delivered by the City are described in the following sections.

With respect to the statement of how the City plans to finance the extension of municipal services into the annexed area, the City will finance the extension of services into the annexed area through the City's general fund and/or enterprise funds and/or through some other financial or organizational arrangements negotiated through the development review process. Details as to the costs of all of the following discussed services will be identified in the Fiscal Impact Analysis to be presented to the Durango City Council prior to the Council annexation hearing, in accordance with State Statutes.

8.1.1 Water Service

If the project is approved, water service will be provided by the City of Durango with all on-site and some off-site facilities funded by the developer. In previous years and decades, the City has sought to secure adequate water supplies to meet the needs for potable water in the City's targeted growth areas, including the Highway 160 West corridor and the Twin Buttes area. The City's Comprehensive Plan identifies the City's intent to provide adequate water supply for a growing community. The City has entered into a contract with the Animas – La Plata Water Conservancy District to assure the long-time water storage needs for the City to supply a population of approximately 40,000 people.

The City's long term plan does take into consideration the need to serve future residents of the Highway 160 West corridor including the area owned by the applicant. There currently exists potable water infrastructure along Highway 160 West adjacent to the Twin Buttes proposed development to which the project would connect. The City continues to work with the applicant to determine how to best supply the requirements of the proposed development of the area, including the consideration of a raw water system for irrigation purposes. It is possible that the City may need to adjust densities allowed elsewhere in the Comprehensive Plan to ensure that water service to this project does not reduce the water available to other targeted growth areas and residential densities.

It is City policy that developers bear the cost of utility infrastructure improvements needed to serve the proposed development. The water supply system infrastructure will need to include a storage tank and transmission lines. Water main extensions and any water

system improvements required to serve the project must meet City standards and are a developer responsibility for design and construction. Line sizes and locations, as well as fire hydrant locations, shall be installed as required by the Director of Public Works and the Fire Marshal. A master water system plan, including a detailed engineering analysis of the water system, water demands for the specific development proposal, and detailed water improvement plans shall be provided at the preliminary plan stage for the project.

The cost to serve this area with potable water will be greater than the cost to serve other areas of the community because of the need to pump up to the water storage tank.

8.1.2 Sewer Service

The City of Durango will provide sewer service to the project after sewer lift stations and other facilities are constructed by the developer. The development has proposed at least six small sewer lift stations. These lift stations were planned in order to avoid installation of sewer pipe through the project's lower elevations, i.e. through the wetlands and the proposed conservation easement that is intended to remain relatively untouched by development. However, the cost of operation of these lift stations will require more maintenance through time by City public works crews. It is possible that the applicant may advance an alternative sanitary sewer proposal to eliminate all or almost all of the proposed lift stations.

8.1.3 Police Protection / Law Enforcement

The recently retired Chief of Police estimated that perhaps 2 additional officers will be needed to provide adequate police presence in the area as the project builds out. Capital needs for police services may include an additional patrol car.

8.1.4 Refuse Collection / Recycling

The City anticipates that the project will be serviced by City refuse collection trucks. Site specific design will determine whether and how efficiently refuse and recycle collections services can be provided. Generally, refuse service to the area can be accommodated at no increase in cost to other customers of the City so long as steps are taken to assure access and maneuverability for equipment needed to provide service.

8.1.5 Snow Plowing / Street Maintenance

The City of Durango will provide street maintenance, street sweeping, and snow removal services on streets constructed by the developer. As a result of annexation, the City will assume additional responsibility for maintenance of Highway 160 West including street sweeping, storm sewer maintenance, and snow removal.

The developer proposes to add 4.8 miles of public streets to the City system that includes about 72 miles of public streets presently. If the project is approved, some additional personnel and equipment will be required to service the additional streets.

8.1.6 Transit Service

The City of Durango will provide transit service to Twin Buttes. The current last stop on Highway 160 for Durango Transit is at the western edge of the city, near the proposed eastern entrance into Twin Buttes. The Transit Director has estimated that transit service to the development would require two buses, associated operating and personnel expenses, new bus shelters and adequate street width and bus lay-bys.

Durango Transit has suggested several contributions from the applicant, which would reduce the capital costs to the City:

1. Require applicant to install and pay for bus shelters at three locations, at the eastern Twin Buttes entrance and for two additional bus stops within the project at its East and West ends.
2. Suggest applicant build a "mini-bus station" at the village center, with a restroom and protective shelter.

Additionally, the Director asks that the City require the applicant to install bus lay-bys (or pull outs, to ensure safe traffic flow) for each planned bus stop.

The applicant will work with Durango Transit to identify whether more bus stops are required. The Twin Buttes development has offered to cost share in the purchase of the buses required to serve the development. Durango Transit will work with the developer and other City Departments as the Twin Buttes road design is refined to ensure City buses will be able to operate safely, particularly with respect to adequate turning movements and pull outs. Other operational issues, such as maintenance of the bus shelters, will be addressed in later plan submittals. Cost details will be provided in the Fiscal Impact Analysis to be presented to the City Council.

8.1.7 Parks and Recreation Services

Items to address here include the issues of parks maintenance, open space maintenance, and trails maintenance. The hard surface trail to run along Highway 160, the Smart 160 trail connection, will be maintained by the City. The final length and extent of the trail remains to be determined. Beyond that one certain commitment, the extent of operational costs to the Parks and Recreation Department will remain undetermined until the Preliminary Plan submittal, since it is unknown at this time whether the City, a metro district, a Homeowners Association (HOA) or some other entity will maintain some or all of the facilities and open space that have yet to be quantified or designed. The size of the parks has not been finalized, but the City will not

accept dedication of any park less than five acres in size. The final ownership of the dedicated open space and the entity to be responsible for open space maintenance must be determined as a part of the Preliminary Plan submittal and review.

9.0 Impacts

The State Statute also calls for there to be “a statement identifying existing districts within the area to be annexed”, and “a statement on the effect of annexation upon local-public school district systems, including the estimated number of students generated and the capital construction required to educate such students.”

9.1 Impacts on Special Districts

Special districts that assess taxes on properties that are proposed for annexation include:

- ❖ The Florida Water Conservancy District (.086 mills)
- ❖ Animas Mosquito Control District (.990 mills)
- ❖ Southwest Water Conservancy District (.207 mills)
- ❖ Animas Fire Protection District (5.232 mills)

All but the last of these special districts assess its mill levy upon City properties as does La Plata County and the 9R School District. None of these entities will be affected adversely by the proposed annexation. The last district, the AFPD, will realize a small decrease in tax revenue as this area de-annexes from the District but will make those lost revenues up through its relationship with the Durango Fire and Rescue Authority (DFRA).

9.2 Impacts on the 9-R School District

Currently, there are no students in the proposed Annexation Area. The estimated number of students if the project is built is anticipated to be 297 students, based upon the U.S. Census American Housing Survey for the United States, 2005, issued in 2006. Staff is aware that the applicant had conversations with the School District's interim Finance Director and the Finance Advisory Committee chair to discuss the project and its anticipated impacts.

The School District stated that the Twin Buttes site is currently not considered for a school site, and that the applicant should pay school impact fees (ranging anywhere between approximately \$400,000 - \$500,000 – the variation here whether townhome units are classified as single family or multi-family. The fee is \$945 for a single family house, and for multi-family units, \$295 per unit).

The School District's position is that, with respect to what the capital construction cost estimates based on the project's number of students would be, is that the

per-unit School Impact Fee, adopted in 2004, is based upon a fee methodology of students generated by housing type and by grade level, the amount of acreage utilized per student per grade level, and current real estate prices on a per acre basis for potential school sites. 9-R's position is that the Impact Fee is designed to replace the concept of per-project cost assessments with an impact fee designed to be applied uniformly to all projects

The outgoing Superintendent informed staff that the District is anticipated to focus on the issues of elementary school crowding, which are District wide rather than being project specific, in the upcoming year.

Apparently, in applicant / District 9-R discussions, the topic of the need for teacher housing was preliminarily discussed and the parties agreed that further discussions to consider creating teacher housing in lieu of impact fees seemed appropriate. The District expressed its willingness to continue discussions as to the scope, commitments, or terms for any type of in-lieu program as part of the project's Annexation/Planned Development Agreement.