

**TOWN OF MANCOS
PLANNING AND ZONING COMMISSION MEETING
July 15, 2020
7:00 p.m.**

Agenda

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Approval of the Agenda
- E. Approval of the minutes of June 17, 2020
- F. Audience Business
- G. Announcements
- H. Discussion Items
 - 1. One Mile Plan IGA
- I. Action Items
 - 1. Resolution TBD Series 2020: Three Mile Plan Adoption
- J. *Items for August 19, 2020 Agenda*
 - *TBD*
- K. Adjournment

Town of Mancos
Planning & Zoning Commission Meeting
June 17, 2020

A. Call to Order: Perry D. Lewis called the meeting to order at 7:00 p.m.

B. Pledge of Allegiance

C. Roll Call: Perry D. Lewis, Peter Brind'Amour, Catherine Seibert, Alternate Carol Stout, Alternate Ann Coker, Trustee Betsy Harrison (remotely), Town Administrator, Treasurer, Clerk Heather Alvarez, Deputy Clerk Georgette Welage.

Absent: Mayor Queenie Barz

D. Approval of the Agenda: Peter Brind'Amour made the motion to approve the agenda as written. Catherine Seibert seconded the motion. Motion carried.

E. Approval of the minutes of 5/20/2020: Peter Brind'Amour made the motion to approve the minutes of 5/20/2020 as written. Catherine Seibert seconded the motion. Motion carried.

F. Audience Business
None

G. Announcements

Right of Way for the Main Street Bridge was approved by CDOT. The Town is waiting for the notice to proceed.

Various funding sources have been approved for the new bridge.

The LUC approved 11/13/2019 is missing a few sections. The Attorney and Town Administrator are working on including those sections in the updated version and will present them to P&Z in the near future.

H. Action Items

None

I. Discussion Items

1. Three Mile Plan Discussion

Roads and water were discussed. The landowner approaches the town regarding annexation. Water was discussed at length. Eagle and Buena Vista Three Mile Plans were reviewed and compared to our Mancos Three Mile Plan.

The Commission discussed roads and water and decided to review the current Mancos Three Mile Plan with red lines at the next meeting as well as the Mancos One Mile Plan.

Acknowledgements should also be updated.

J. Adjournment

8:09 p.m.

Perry D. Lewis, Chairman

Georgette Welage, Deputy Clerk

STAFF REPORT

To: Planning Commission
From: Heather Alvarez, Town Administrator/Clerk/Treasurer
Date: July 15, 2020
Re: One Mile Plan

Recommendation

Discussion Only at this time

Background/Discussion

A component of our Three Mile Plan is the attached one Mile Plan. This was agreed to and adopted by the Town of Mancos and Montezuma County in 2012.

This plan outlines the roles and responsibilities of each jurisdiction with regard to roads and streets just outside the Town limits.

This agreement is automatically renewed each year unless one or both parties request changes or terminations within 60 days of the May 21 anniversary date.

If no changes are desired at this time, the Planning Commission does need to take any action at this time.

If changes are requested by the Planning Commission, those changes will be forwarded to the Town Attorney for legal review and Montezuma County for their review.

Policy Implications

One Mile Plan

Resource Impact

TBD

Attachments

One Mile Plan

**INTERGOVERNMENTAL AGREEMENT
FOR ROAD AND STREET MANAGEMENT
BETWEEN THE
TOWN OF MANCOS, COLORADO AND
MONTEZUMA COUNTY, COLORADO**

This Agreement, entered into by and between Montezuma County, hereinafter referred to as the County and the Town of Mancos, hereinafter referred to as the Town.

The purposes of this Intergovernmental Agreement are to:

1. Establish an effective means of joint planning and management of roads within the One-Mile Area of the County immediately surrounding the Town; and
2. Provide a basis for defining, negotiating and concurring on the impacts, specifically, Roads and Streets; and
3. Establish rules for referral of development applications for consideration of annexation to the Town, for comment; and
4. Prevent development within the jurisdiction of one party from negatively impacting road and street infrastructure in the other Party's jurisdiction, and provide for mitigation of such impacts when they occur; and
5. Provisions in this Intergovernmental Agreement may be implemented only to the extent legally permitted by State Law.

The Town and County have agreed to the following definitions and policies:

1. Definitions:

As used in the IGA, the following words and terms shall have the meanings set forth:

Annexation. Annexation means the incorporation of a land area into an existing municipality with a resulting change in the boundaries of that municipality.

Development. Any proposal which is intended to create more parcels/lots, more than one home site per property, and/or commercial uses.

Growth Management Area Overlay Zone District. The overlay zoning district applied by Montezuma County to municipal One-Mile Areas to implement the road and street standards and requirements of this Intergovernmental Agreement.

Impact Fees. Fees charged to the development and collected by the Parties to the agreement for public facilities as established in the County and/or Town Land Use Code.

Level of Service Standards. Standards for street and road construction established to maintain a level of service. Standards for street and road construction include the Montezuma County Standard Road and Bridge Specifications for the Urban Zone Standard, and the Town of Mancos street construction standards as defined in the *Town of Mancos Standards & Specifications for Design & Construction of Public Improvements, and the Town of Mancos Land Use Code.*

Moderate Impact Development. The County Land Use Code defines development having “moderate impact” if the development involves:

- A. At least two (2) but not more than five (5) living units, whether single family residences or units within a multi-family residential development, or any combination thereof; or
- B. The division of land into at least two (2) and not more than five (5) lots, tracts, parcels, interests or spaces any which is less than thirty-five (35) acres.

Major Impact Development. The County Land Use Code defines development having “major impact” if the development involves:

- A. Six (6) or more living units, whether single-family residences or units within a multi-family residential development, or any combination thereof; or
- B. The division of land into six (6) or more lots, tracts, parcels, interests or spaces any of which is less than thirty-five (35) acres; or
- C. Mobile Home Parks and RV/Camp Parks; or
- D. A major conflict with the Policies and Design Guidelines contained in this Code; or
- E. A major demand for additional public services, infrastructure or public funds, or
- F. A major Impact on adjoining land uses.

Montezuma County Land Use Code. The code of regulations as adopted and amended by the Montezuma County Board of County Commissioners pursuant to the authority of Title 30, Article 28 of the Colorado Revised Statutes to implement the Montezuma County Comprehensive Plan, as amended, and the land use regulatory authority of Montezuma County, Colorado.

Montezuma County Comprehensive Land Use Plan. The official policy document, and all elements, functional components or sub-area components as adopted and as it may be amended by Montezuma County, Colorado, pursuant to the authority of Title 30, Article 28 of the Colorado Revised Statutes that establishes the long-range framework for decision making for the unincorporated area of the County.

One-Mile Area. The One-Mile Area is that area into which urban development and annexation by the Town shall be directed and within which urban level services to support urban development will be needed. Urban level road and street construction for the One-Mile Area will be in accordance with the “Standards for Urban Services Zone (Mancos Area).”

Specific to this IGA, the One-Mile Area is defined as that area outside of the municipal boundary of the Town of Mancos, but where urban development may occur. The One-Mile Area boundary is anticipated to be irregular in shape as it is an extension of the existing Town boundaries. The One-Mile Area shall automatically adjust upon boundary changes to the Town of Mancos.

Pre-Annexation Agreements. The legal device used to assure that required capital improvements are financed and completed by subdivision developers.

Proposed Development Applications. Applications for rezoning, minor and major subdivisions and planned unit developments.

Town of Mancos Comprehensive Plan. The Town of Mancos Comprehensive Master Plan and all elements, functional components or sub-area components as adopted and as it may be amended by the Town of Mancos Colorado pursuant to CRS 31-23-206 and pursuant to the Town’s Code, all which provide authority of the Town to make and adopt a long-range master plan for the physical development of the Town, including any areas outside its boundaries.

Town of Mancos Land Use Code. The code of regulations as adopted and amended by the Town of Mancos Board of Trustees pursuant to the authority of CRS Article 23, Chapter 31, to implement the Town of Mancos Comprehensive Plan, as amended, and the land use regulatory authority of the Town of Mancos, Colorado. Land Use Code includes the process for collecting Street Impact Fees (Ord. 552, Series 2003), including applicability, fee schedules, traffic study criteria, credits, and procedure for calculation of the streets impact fee.

Town of Mancos Standards & Specifications for Design & Construction of Public Improvements. The minimum standards for the design and construction of public improvements in the Town’s right-of-way and in other areas of Town jurisdiction or ownership, as adopted and amended by the Town Board of Trustees. The provisions apply to the construction, enlargement, alteration, moving, removal, conversion, demolition, repair and excavation of any public improvements in the Town of Mancos. The provisions apply to Town contracts, developer contracts, and private contracts.

2. Road Impacts

A. If the Town approves any annexation or development within the Town limits which has identifiable impacts on the County Road system, the Town shall require the

Developer to comply with a Town *Subdivisions Improvement Agreement (SIA)*, which may also require the developer to make certain improvements to County roads. Under such circumstances, the Town may also require the developer to comply with County Land Use Code and/or pay road impact fees in accordance with the County's Road Impact Fee Policy.

B. As a condition of approval, for any development within the One-Mile Area, which has identifiable impacts on the Town street system, the County shall require the Developer to comply with a County *DIA*, which may also require the Developer to make certain improvements to Town streets and/or County roads, and/or pay road impact fees in accordance with the County's Road Impact Fee Policy. At densities greater than one residential unit per three acres, within the One-Mile Area, the County shall require Developers to comply with the County's Urban Services Zone requirements (Mancos Area) as described in the County's Land Use Code.

C. To the extent they may legally do so, the Town and County may condition development approvals within their jurisdiction to require mitigation of impacts to roads outside their jurisdiction in accordance with the Montezuma County Standard Road and Bridge Specifications and the Town of Mancos street construction standards. Mitigation may include impact fees, pre-annexation agreements, development improvement agreements or specific road improvements.

3. Joint review Process for Streets and Road

The Town and County shall establish a process for joint Town and County Planning Commission review of projects within the One-Mile Area. This joint process shall require the following:

A. Proposed Development Applications to the Town for the Lands within the Town Limits:

Mancos shall provide the County with an opportunity to review and comment upon any proposed development applications to the Town that in the opinion of the Town are expected to materially: (a) necessitate physical modification to a County road or intersection; or (b) cause roads within the County jurisdiction to drop to lower level of service standards.

Any proposed development applications to the Town that in the opinion of the Town will materially contribute storm water run-off, as it relates to roads only, above historic rates or alter a point of discharge to downstream property in the County, shall also be referred to the County for comment. For purposes of this paragraph, "development" means application for annexation, zoning, rezoning, commercial, industrial, major or minor subdivision, and Planned Unit Development.

The County has at least thirty (30) days from the date of mailing or hand delivery to the County to return comments and recommendations to the Town before any final decision is made on such application.

Additionally, the Town shall honor specific requests by the County to review and comment on specific development proposals. While the County may issue comments and recommendations to the Town in accordance with this section, the final authority and discretion regarding approval, disapproval, or approval with conditions rests with the appropriate or designated decision-making body of the Town.

B. Proposed development Applications to the County within the One-Mile Area.

The County shall provide the Town of Mancos with an opportunity to review and comment upon any proposed development applications in the County that are expected to (a) necessitate physical modification to a Town street or intersection; or (b) increase traffic volume on streets within Town jurisdiction or cause roads with the Town jurisdiction to drop lower level of service standards.

Any proposed development applications in the County that will contribute storm water run-off, as it relates to roads only, above historic rates or alter a point of discharge to downstream property in Mancos, or within the One-Mile Area, shall also be referred to the Town for comment. For purposes for this paragraph, “development” means application for zoning, rezoning, commercial, industrial, major or minor subdivision, and Planned Unit Development.

The Town as at least thirty (30) days from the date of mailing or hand delivery to the County to return comments and recommendations to the Town before any final decision is made on such application.

Additionally, the County shall honor specific requests by the Town to review and comment on specific development proposals. While the Town may issue comments and recommendations to the County in accordance with this section, the final authority and discretion regarding approval, disapproval, or approval with conditions rests with the appropriate or designated decision-making body of the County.

C. Procedure for Joint Town/County review Process

1) If the Town receives a petition for annexation or development application for property within the One-Mile Area, the Town’s Zoning Administrator shall forward a copy of the application to the County Planning Staff and shall advise the County Planning Staff of the dates on which the application will be heard by the Town’s Planning Commission.

The County may request a meeting with the developer and the Town. Joint meetings between the Town and County Planning Commissions may be held. For applications made to the Town, any joint meeting of the Town and County Planning Commission shall be held at Mancos Town Hall. Public notice of such a meeting shall be posted per

State of Colorado Open Meetings law (Sunshine Laws), and the Town of Mancos public meeting requirements.

The County shall provide any comments it may have concerning the Proposed Development Application, in writing, to the Town's Zoning Administrator at least 10 days prior to the first scheduled hearing on the application before the Planning Commission or Town Board, as the case may be.

2) If the County receives a development application within the One-Mile Area, County planning Staff will forward a copy of the application to the Town Administrator and shall advise the Town Administrator of the date on which the application will be heard by the County Planning Commission.

The Town shall provide any comments it may have concerning the Proposed Development Application, in writing, to the County Planning Staff at least 10 days prior to the first scheduled hearing on the application before the County Planning Commission.

3) If disagreements arise between the County and the Town Staff and/or Planning Commissions over annexation or development applications and the road/street/storm water impacts, then either party may request a meeting with the other to review any outstanding issues, the final decision making authority rests with the governing jurisdiction. The Town is not obligated to provide any municipal services to a development within the One-Mile Area approved by the County unless the development owner has an agreement in place with the Town of Mancos to annex the development into the Town, and then such municipal services, if any, would be subject to such agreement.

3. One-Mile Area Plan

A One-Mile Area surrounding the Town of Mancos shall be established through the adoption of this agreement, which will automatically expand or contract in accordance with changes to the Town's boundaries. An initial depiction of the One-Mile Area, are at the time of the execution of this agreement is as shown on Exhibit A.

4. Town Plans

Nothing in this IGA shall limit the intention and authority identified in the Town's plans, policies, and standards, specifically:

- *The Town of Mancos Standards & Specifications for design & Construction of Public Improvements (most recent version);*
- *The Town of Mancos Land Use Code (most recent version);*
- *The Town of Mancos Comprehensive Plan (most recent version)*

5. County Plans

Nothing in this IGA shall limit the intention and authority identified in the Town's plans, policies, and standards, specifically:

- *Montezuma County Comprehensive Plan, as amended, and*
- *Montezuma County Land Use Code, as amended, and*
- *Montezuma County Road and Bridge Standard Specifications, as amended*

6. Enforcement

It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the named parties hereto, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person on such Agreement. It is the express intention of the named parties that any person other than the named parties receiving services or benefits under this Agreement shall be deemed to an incidental beneficiary only.

7. Term

This agreement shall remain in force and effect for a period of five years from the date of its execution. Thereafter, it shall be automatically renewed for successive one-year terms unless, at least sixty (60) days prior to its scheduled expiration, either party should notify the other party of its decision that the Agreement not be renewed. Notwithstanding, this agreement may be terminated with or without cause by either party upon sixty (60) days written notice to the other party.

8. Amendments to the IGA

Provided that prior approval has been obtained from both the Town Trustees and County Commissioners, amendments to the IGA may be made.

9. Severability

In the event either party is prevented by Court order from performing any provision of this Agreement or enforcing any regulations, both parties shall have the option of terminating this agreement upon mutual consent.

It is the intention of both parties that the sections, paragraphs, sentences, clauses and phrases of this agreement are severable; and if any element of this agreement shall be declared unconstitutional or invalid, it shall not affect any of the remaining elements stated.

10. It is understood and agreed that this Agreement does not establish a separate legal entity, nor does it make any party as an agent of any other party for any purpose whatsoever.

11. It is understood and agreed that each party's performance shall be subject to Appropriation of funds by governing body, and payment of such funds into the treasury of such party.
12. Each party shall, at all times, be responsible for its own costs incurred in the performance of this Agreement, and shall not receive any reimbursement from any other party, except for third party reimbursements.

The Town and County enter into this agreement with the spirit of cooperation. This Intergovernmental Agreement for Road and Street Management between the Town of Mancos and Montezuma County shall be adopted and shall take effect upon the date of adoption, which is this ____ day of _____, 2020.

SIGNED BY:

Mayor, Town of Mancos

Chair, Board of County Commissioners

ATTEST and SEAL:

Town Clerk (Attest)

Clerk to the Board (Attest)

STAFF REPORT

To: Planning Commission
From: Heather Alvarez, Town Administrator/Clerk/Treasurer
Date: July 15, 2020
Re: Three Mile Plan

Recommendation

- If the Commission is happy with the changes, recommend approval to the Board of Trustees.
- If the Commission wishes to make additional changes or conduct additional research, we can do that and add this item to the August agenda for review.

Background/Discussion

Colorado Statute requires the Town of Mancos to have in place a plan for the three mile area surrounding our Town limits as to how we want development to proceed. It also requires that we updated this plan annually.

The Town of Mancos last adopted our 3 Mile Plan in 2015.

At the June Planning Commission meeting, the Board asked for additional information regarding the Annexation Impact Report referenced in the City of Buena Vista Three Mile Plan. Staff reached out to their Planning Department. They have not used this items since prior to 2013. They received an annexation request for a 10+ acre property recently, but they requested a waiver of this requirement. It appears they no longer require this item.

Attached is the Three Mile Plan with my comments and suggested changes.

Montezuma County GIS Department has provided a map from 2010 showing our three mile sphere of influence. Our boundaries have not changed significantly, so this map is still relevant. However, in order to be completely current, a 2020 map will be included as Appendix A when it's received from Montezuma Count next week.

Policy Implications

Updated Three Mile Plan
Compliance with State Statute

Resource Impact

N/A

Attachments

Town of Mancos 3 Mile Plan
Appendix A - Map

RESOLUTION TBD SERIES 2020

**A RESOLUTION ADOPTING A THREE-MILE PLAN FOR THE TOWN OF MANCOS,
COLORADO**

WHEREAS, in 2007 the Planning and Zoning Commission adopted the first Three-Mile Plan for the Town of Mancos by resolution; and

WHEREAS, pursuant to C.R.S. Section 31-12-105(1)(e)(I), prior to the completion of any annexation within a three-mile area outside of the municipal boundaries of a municipality (“Three-Mile Area”), a municipality is required to have in place a plan (“Three-Mile Plan”) which generally describes the proposed location, character and extent of certain public facilities located within the Three-Mile Area; and

WHEREAS, the Mancos Planning and Zoning Commission has determined that the Three-Mile Plan being adopted with this resolution, adequately complies with the requirements of state law for the Three-Mile Plan for the Town of Mancos; and

WHEREAS, to ensure that future annexations by the Town of Mancos are completed in compliance with the provisions of state law, the Mancos Planning and Zoning Commission, by this Resolution, desires to formalize its Three-Mile Plan for the Town of Mancos.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF MANCOS, THAT:

The Three-Mile Plan text being adopted with this resolution, shall constitute the Three-Mile Plan for the Town of Mancos required pursuant to C.R.S. Section 31-12-105(1)(e): and;

The Three-Mile Plan shall be reviewed and revised as may be necessary, at least annually. Additional plans may be added from time to time, as they are developed and adopted.

THE THREE-MILE PLAN IS HEREBY ADOPTED THIS ___ DAY OF _____, 2020.

Mayor Ellen “Queenie” Barz

Heather Alvarez
Town Administrator/Clerk/Treasurer

**Town of Mancos, Colorado
Three-Mile Plan
2007**

**Original Adoption Date
March 21, 2007**

**Revision Dates
January 28, 2015
July XX, 2020**

PURPOSE

Colorado Revised Statute 31-12-105 requires that each municipality have a policy plan for annexation in place prior to the annexation of additional lands. The Plan must address the potential for annexation of areas within three miles of the existing municipal boundaries. An Update of the Plan and re-adoption by resolution is required annually.

CRS 31-12-105(1)(e)(I) requires that:

Prior to completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area. Such plan shall be updated at least once annually. Such three-mile limit may be exceeded if such limit would have the effect of dividing a parcel of property held in identical ownership if at least fifty percent of the property is within the three-mile limit. In such event, the entire property held in identical ownership may be annexed in any one year without regard to such mileage limitation. Such three-mile limit may also be exceeded for the annexation of an enterprise zone.

Commented [HA1]: I verified the current statute number and language is correct.

It is important to emphasize that this Plan is required by state statute and does not indicate any intention to actively pursue annexations by the Town of Mancos. The Plan is, however, aimed at integrating the Town's annexation policies and goals; providing direction for the Town, Landowners and Montezuma County concerning annexation of the areas within the Plan boundary. It must also be noted that this Plan is intended to complement other Town plans that have been previously adopted.

METHODOLOGY AND CRITERIA

This Plan was prepared by Town of Mancos by evaluating the areas within a three mile distance from the existing Town boundary to determine which areas are suitable for annexation and what developers should take into consideration when developing those lands.

The areas designated as suitable for annexation are those areas directly adjacent to the existing Town boundary. Given the history of the Town and the relatively few annexations through its first 100 years, it is assumed that this Three Mile Plan will provide for growth well past the next ten years.

Areas included in this Plan that are suitable for annexations are lands which:

1. Are determined to be necessary and suitable for future urban uses
2. Can be easily served by urban services and utilities
3. Are needed to provide open space for the Town; and/or
4. Are needed for the expansion of the urban area

The basic criteria used to determine which lands are desirable for future annexations could include, but are not limited to the following:

1. Areas which broaden the housing type to maintain the eclectic character of Mancos and expand the permanent population

2. Areas which include enough buildable land to accommodate all desired uses without creating a limited market
3. Areas close to Mancos that are urban or commercial in nature and can be served by Town utilities with little or no adverse physical or economic impacts to the community
4. Areas which help strengthen the economy of the Town
5. Areas which establish the town boundary in a logical manner by utilizing property boundaries and natural landscape features
6. Excluding areas which cannot be properly serviced because of steep slopes, poor road systems or drainage problems

GOALS AND OBJECTIVES

Mancos, the “Gateway to Mesa Verde”®, is situated along one of the nation’s seven All-American Highways and is surrounded by cultural heritage sites and mountain vistas. As such, citizens must weigh carefully the options for change so as not to lose those qualities that make this a special place.

In general, it is the policy of the Town of Mancos to annex properties only at the request of the landowner, and only when services to existing residents are not adversely impacted by the proposed annexation. Such proposals are reviewed on a case-by-case basis according to the Mancos Town Code and State Statute and in accordance with this Three Mile Plan. The Colorado Municipal League’s “Annexation In Colorado Handbook” is also recommended as a regulatory and processing guide.

In order to fulfill the obligations of a Three Mile Plan, the Town of Mancos has therefore compiled the following information, which will hereafter be considered the Three-Mile Plan for the Town of Mancos. Please note that the three-mile distance is required by statute and is not an indication of Mancos’ jurisdiction, but simply an area of influence.

ORGANIZATION OF THE PLAN

Land Area

The Three-Mile Plan outlines the Town limits as of the date this Plan is adopted, a One Mile area that falls under the Intergovernmental Agreement (IGA) between Montezuma County and the Town of Mancos, and the Three-Mile area as required by statute. The three mile area is shown on the attached map as Exhibit A, as shown on the map in Exhibit A. Adjustments to the three-mile distance have been made to avoid inclusion of partial parcels; where the majority of a parcel lies within the three-mile area, it is included in its entirety and where the majority of a parcel lies outside the three-mile area, it is not included. Inclusion in the Plan does not imply that any of these lands will be annexed in the future, nor does it mean that lands not currently shown in the Plan area will not be eligible for annexation in the future. Annexation is typically a voluntary action initiated and/or agreed to by the landowner.

Commented [HA2]: 2020 Map will be provided by Montezuma County. This packet includes a 2010 map for your information.

Intergovernmental Cooperation

Mancos is surrounded by lands under the jurisdiction of Montezuma County. There are IGAs in existence outlining the spirit of cooperation between the County and the Town of Mancos. It is

the intent of the Town of Mancos to maintain an independent and separate identity and retain a rural, small-town character.

Given the challenges presented by growth pressures in the area, it is important that all jurisdictions work collaboratively on land use decisions affected each other. To ensure that growth in and around Mancos is compatible with the Town of Mancos' vision, open communication with Montezuma County is paramount. The coordination of growth is of great general public benefit.

Definitions

Annexation

"Annexation" occurs when eligible land outside town boundaries becomes part of town, usually at the request of the landowner in the case of a single parcel, or by at least 50% of landowners in an area requesting annexation of multiple parcels. ~~See Exhibit B for additional annexation information.~~

Comprehensive/Master Plan

A "Comprehensive/Master Plan" is a general policy guide used to establish a community identity and vision, land use regulations, zoning plans, design standards, etc. The Mancos Comprehensive Plan, comprised of both text and maps, is a policy statement about community goals and desires over the next 10 to 20 years. It is a living document, is the result of strong community participation and involvement and it should be used regularly as a guide to making decisions. The Comprehensive Plan is also a statement of current community values; a benchmark against which future changes and needs may be weighed with a clear understanding of the ideas and considerations that came before. It should provide policy direction in matters relating to many aspects of government including development review, budgeting, priorities, and community desires. When kept up-to-date through periodic review, the plan will provide a central and integrated expression of community will.

Development

"Development" denotes any development of a property, including subdivision, commercial use, more than one dwelling per parcel, etc. Developer must demonstrate that water, sewer, access, utilities, etc., necessary to serve the development are available.

Subdivision

"Subdivision" means the division of land into more than one (1) parcel. Subdivider must demonstrate that water, sewer, access, utilities, etc., necessary to serve the development are available.

Three-Mile Plan

A Three-Mile Plan is an expansion plan required of Towns per Colorado Statute.

Zoning

"Zoning" denotes the regulation of land use, to separate incompatible uses and to protect the quality of life and property values from degradation as may result from incompatible uses. Typically a zoning plan specifies allowable uses and specific standards such as lot sizes, setbacks, height limits, number of units per acre, etc.

Elements

This Plan, as required by Statute, generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation and power to be provided by the municipality and the proposed land uses for the area. It is obvious that some of these are not relevant to the Mancos area, such as subways, and therefore will not be addressed directly in the Plan. Relevant elements are addressed below:

Streets

As subdivision or other development of land occurs in the County, or as part of an annexation and subsequent subdivision/development within the Town of Mancos, care shall be taken to create logical road and street extensions for connection with existing roads and streets. Town policy does not allow gated subdivisions or private drives. Therefore, all roads and streets created in the Plan area shall be dedicated to the public with sufficient rights-of-way to meet Town codes upon annexation. Upon annexation, the owners of properties within the annexation request shall be responsible for bringing all improvements up to the requirements of the Town Code in effect at the time of the annexation.

Subways

Not applicable to the Mancos Three-Mile Plan area.

Bridges

Bridges in the Plan area may be required due to natural drainages, wetlands, arroyos/ravines, river and creek crossings. There may be other reasons as well and site-specific situations shall be handled appropriately when lands in the Plan area are subdivided or otherwise developed.

Waterways/Waterfronts

The Mancos Valley is blessed with beautiful and pristine riparian areas and wetlands. Development within the Plan area shall not result in net loss of wetlands and shall not unduly interfere with riparian areas (it is acknowledged that some bridges and other water crossings for utilities, etc. may be necessary). A minimum ~~50'-25'~~ setback is suggested from high water lines and/or wetlands to ensure the health of our riparian areas. Larger setbacks for riparian buffers may apply.

Parkways

A parkway is a general designation of a type of limited-access highway in some parts of the U.S. Like all limited-access highways, parkways are designed particularly for through traffic, and many can be classified generally as freeways or toll highways.

Historically, the term "parkway" has often implied that the road was designed specifically with a naturalistic or manicured landscaping of the median and adjacent land areas meant to suggest a pastoral driving experience, isolated from the manifestations of commerce and advertising, even when the road passes through populated areas; for this reason commercial traffic is excluded. Many parkways have signature road signs with special emblems that suggest a thematic driving experience and increase the sense of isolation from civilization in the vicinity of the road.

To ensure maximum pleasure of our view sheds from public roadways, development occurring within the Plan area shall allow signage only as allowed under the Mancos Town Code at the time development occurs, and off-site (billboard) advertising is prohibited within the Plan area, except as can be proven to have legally existed at the time this Three-Mile Plan is adopted, in which case those signs shall sunset in ten years from plan adoption.

Playgrounds/Squares/Parks

Development occurring in the Plan area shall provide for playgrounds and parks as stated in the Mancos Town Code in effect at the time development occurs.

Aviation Fields

It is not anticipated that the old airport property owned by the Town of Mancos will be developed as an airport or aviation field. There are no known public aviation fields in the Plan area, but there are known to be some private airstrips for personal use of the landowners. Development occurring in the Plan area shall take into consideration existing private aviation fields.

Other Public Ways

Development occurring in the Plan area shall include trails to connect properties and/or neighborhoods together and ensure safe, non-motorized travel between subdivisions, commercial development and public areas such as schools, parks, playgrounds, etc.

Grounds/Open Spaces

The Mancos Valley is characterized by low-density, rural-style development. Development occurring in the Plan area shall provide for the same by including areas to be left open—~~perhaps through the County's Transferable Development Rights program,~~ unless annexation is accomplished &/or higher density and commercial uses can be located near similarly developed lands.

Public Utility Terminals for water, light, sanitation, transportation and power to be provided by the municipality

Development occurring in the Plan area shall provide for easements and rights-of-way as appropriate. See Town of Mancos code and contact other affected utility providers for specifications.

Reference To Other Documents

It is important to note that while this Plan highlights annexation considerations for properties within the Plan area, formal annexation proposals submitted to the Town of Mancos must meet all of the annexation requirements in the Mancos Town Code in order to be considered. Other

Commented [HA3]: Recommend removing this comment since the county may change their programs at any time without notice to the Town. In the event annexation occurs, we work with the County based on their current requirements and programs so this applies on a case by case basis

documents, as adopted by the Town of Mancos or Montezuma County, may also apply and care should be taken to understand the elements of each applicable document at the time of development &/or annexation. ~~See Exhibit C for a partial list of such documents.~~

Proposed Land Uses For The Area

~~As some of the properties contained within the Three Mile Plan are "zoned" through the County's Landowner Initiated Zoning (LIZ) and some are not, the Town proposes to keep the existing zoned properties with the same zoning, and to recognize the non-zoned properties as Agricultural/Rural Residential unless and until the zoning is changed by the owner through the applicable County process. The Town recognizes Agricultural/Rural Residential as the zoning on properties in the County that will remain at a minimum of 35 acres (or as legally created), and uses that are agricultural and/or residential in nature.~~

At the time of annexation, each property shall be zoned. Zoning may match, but is not required to, what densities and uses exist on the property. The zoning shall be consistent with the zoning of adjacent properties and shall reflect what lot sizes and uses are deemed appropriate for future development rather than reflect an inventory of existing situations. In the event that a non-conforming lot size and/or use are created by the annexation and zoning, an annexation agreement shall be created specifying whether the non-conforming uses shall have a "sunset" date.

REVISION/UPDATE SCHEDULE

Statute requires this Three-Mile Plan be updated at least once per year. If there are no proposed changes to the Plan, an automatic renewal shall occur on the anniversary date of the original passage of this Three Mile Plan, which occurred on ~~March 21, 2007~~. If there are proposed changes to the Plan in any calendar year, those changes shall follow the proper procedures, and a revised Plan shall be created upon approval of the changes, whereupon the new automatic renewal date of the Plan shall be on the anniversary date of the most recent amended version of the Plan.

Acknowledgements:

Portions of the ~~original~~ Plan were borrowed and/or adapted from the following Colorado publications for fiscal and expediency purposes - "the wheel has already been invented," therefore, the Town of Mancos acknowledges and thanks:

Town of Frisco, *2005 Three Mile Plan* (from internet)
Richard Grice, Memo regarding *Colorado Comprehensive Planning, Zoning and Subdivision Enabling Legislation*, dated January 17, 2005 (from internet)
Town of Minturn, *Three Mile Plan for Annexation* (undated, from internet)
City of Loveland, *Resolution Adopting Documents as Three Mile Plan*

The ~~original~~ plan was compiled and written by:
Cindy Simpson, Mancos Town Trustee and Owner of AllWrite Consultants
Tom Glover, Mancos Town Administrator

The ~~original~~ plan was reviewed by:
David Liberman, Mancos Town Attorney

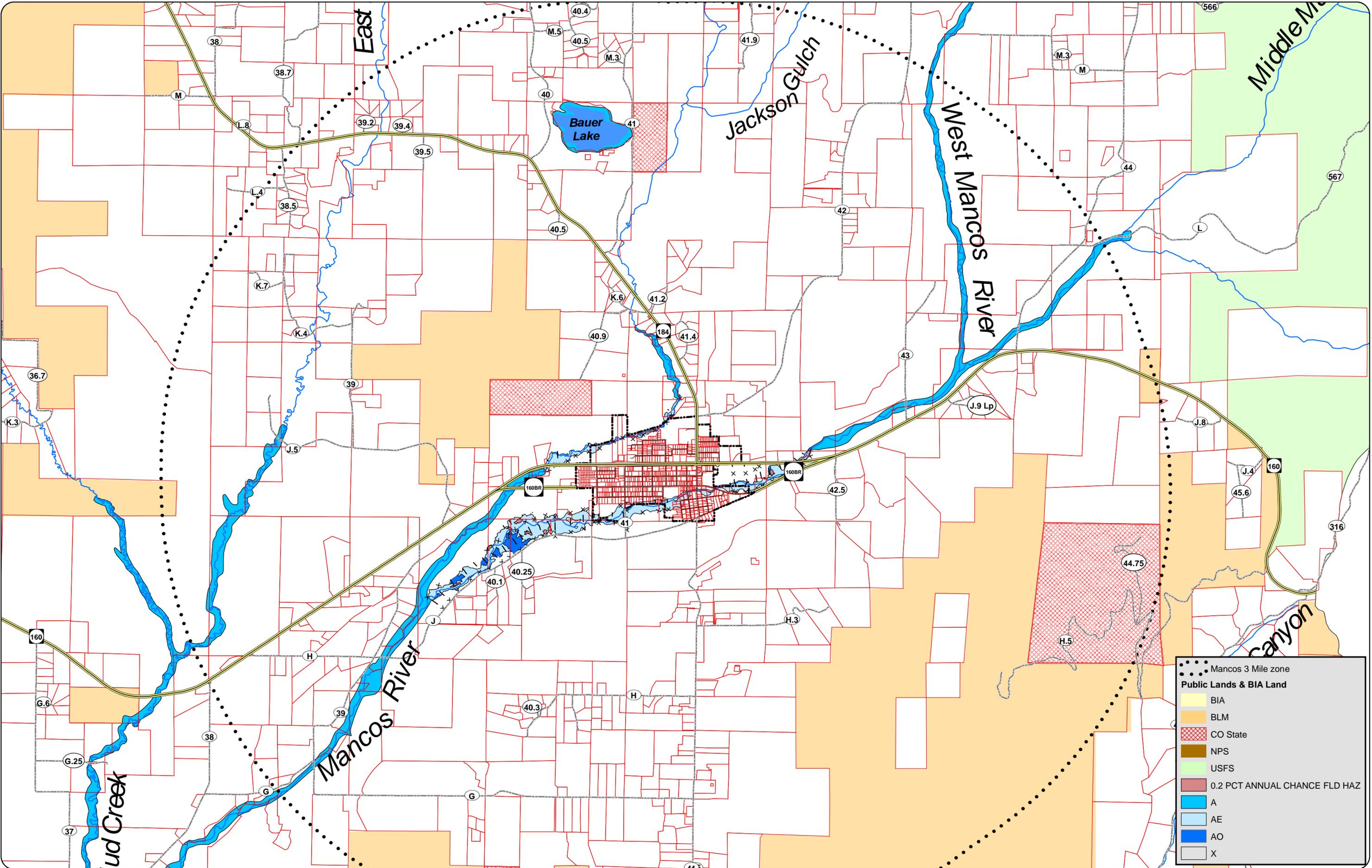
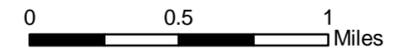
Commented [HA4]: In the interest of simplifying this document, recommend removing this item as annexation and rezoning is addressed in our land use code.

Commented [HA5]: I inserted this date as it was missing from the original.



Flood Plains

Mancos, Colorado



	Mancos 3 Mile zone
Public Lands & BIA Land	
	BIA
	BLM
	CO State
	NPS
	USFS
	0.2 PCT ANNUAL CHANCE FLD HAZ
	A
	AE
	AO
	X