

Town of Mancos, Colorado Three-Mile Plan 2015

**Original Adoption Date
March 21, 2007**

**Re-Adopted
January 28, 2015**

**Town of Mancos, Colorado
Three-Mile Plan
2015**

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 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.”

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 the 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 annexation 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 annexation 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 (CML) “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 between Montezuma County and the Town of Mancos, and the Three-Mile area as required by statute, as shown 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.

Intergovernmental Cooperation

Mancos is surrounded by lands under the jurisdiction of Montezuma County. There are Intergovernmental Agreements 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 affecting 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 area 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' setback is suggested from high water lines &/or wetlands to ensure the health of our riparian areas.

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 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 &/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 &/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 this 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*

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