

RESOLUTION 2012-04

A RESOLUTION OF THE TOWN OF OLATHE, COLORADO TO ADOPT THE THREE MILE PLAN TO PROVIDE DIRECTION FOR FUTURE LAND USE ISSUES AND INFRASTRUCTURE NEEDS AND HELP DESCRIBE AND EVALUATE THE SUITABILITY FOR ANNEXATION OF LANDS WITHIN THREE MILES OF THE CURRENT BOUNDARIES OF THE TOWN OF OLATHE.

WHEREAS, C. R. S. 31-12-105(1)(e) requires that each municipality adopt a Three Mile Plan prior to any land annexation and;

WHEREAS, the Town needs to ensure that annexation opportunities are evaluated through careful consideration of both the current and future interests and needs of the community and;

NOW, THEREFORE BE IT RESOLVED by the Board of Trustees of the Town of Olathe, Colorado to hereby adopt the attached Town of Olathe Three Mile Plan.

APPROVED AND ADOPTED by the Town of Olathe Board of Trustees on this 23rd day of April, 2012.

TOWN OF OLATHE, COLORADO

Rob D. Smith, Mayor

ATTEST:

Terri L. Foechterle, Town Clerk

Town of Olathe, Colorado

Three Mile Plan

April 23, 2012

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TOWN OF OLATHE THREE MILE PLAN FOR ANNEXATION

Introduction

The Town of Olathe Three Mile Plan provides direction for future land use issues and infrastructure needs for lands within three miles of the current boundaries of the Town of Olathe (Town). The plan identifies issues that should be addressed prior to any parcel of land being annexed into the Town and to establish an appropriate urban growth boundary for the Town. This Plan is meant to comply with the statutory requirements for annexation as outlined in Colorado Revised Statute §31-12-105 (1) (e) as amended.

The Town needs to ensure that annexation opportunities are evaluated through careful consideration of both the current and future interests and needs of the community. Annexation proposals should also balance business, residential and industrial land uses to the greatest extent possible; with park and open space uses to help maintain a balance of land uses within the community. Successful annexation application to the Town should focus on how any particular annexation will meet the goals of the Olathe community as identified in the Town's Comprehensive Plan.

Methodology

Criteria to be considered when determining which property within the three miles of the Town might have priority for annexation include:

- Areas which will broaden the range of housing types in the Town and expand the permanent resident population,
- Areas that have enough buildable land so that all desired Town land uses can be accommodated,
- Areas close to Town that are, or can easily be, urban in nature and can be served by utilities with little or no negative physical or economic impact on the community,
- Areas that help strengthen the economy of the Town,
- Areas that promote infill development, and
- Areas that share common interests with the Town.

No land in unincorporated Montrose County is specifically designated for annexation in this plan. The analysis that follows will only identify areas that may be considered desirable for future urban uses, can be easily served by current services and facilities, are existing residential subdivisions, are needed to provide open space for the community, or will be logical for the expansion of the Town's urban area. Much of the land within three miles of the corporate boundaries of the Town is unsuitable for annexation into the community due to distance, topography and the potential costs to provide services to widely scattered homes, ranches and farms.

Statutory Requirements

The Colorado Municipal Annexation Act of 1965, as amended, requires that each municipality adopt a Three Mile Plan prior to any land annexation that describes and evaluates the suitability for annexation of areas within a three mile radius. Three Mile Plans, once approved, must be either updated or re-adopted annually.

Colorado Revised Statute §31-12-105 (1)(e)(I) requires Three Mile Plans to generally describe the proposed location, character, 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 for any annexation within three miles of the municipality.

Some of these items will not be considered or addressed by this Plan because they are not relevant to the Town (i.e. subways and aviation fields). Those relevant items will be discussed within each annexation category.

Annexation Eligibility and Procedure

Annexation petitions must meet all of the requirements of the Municipal Annexation Act of 1965, Colorado Revised Statutes Title 31, Article 12, as amended, as well as all of the requirements applicable in the Town's Land Use Code, Town's Comprehensive Plan, any applicable codes adopted by the Town and any additional planning documents approved by the Town.

Annexations shall be subject to any existing Intergovernmental Agreements with Montrose County concerning annexations, subdivisions and development applications within the Three Mile Planning Area, and other agreements that may concern, or be affected by, potential annexations.

Study Area

This plan will address lands within a three mile area of the Town by area of land, as identified on the Three Mile Plan Map, incorporated hereinto as Exhibit A. The general character of these properties are described and classified according to the following six categories:

- Description
- Transportation
- Land Use
- Utility Provisions
- Community Services
- Open Space, Parks & Recreation

The areas that are included in this plan are generally eligible for annexation to the Town under the provisions of the Colorado Revised Statutes. Inclusion in this plan does not assume properties will be annexed into the Town or guarantee annexation should it be requested by property owners.

Three Mile Area Cooperation

For many years the Town has worked cooperatively with Montrose County on the review of development proposals in the area near the Town. Montrose County provided the Town the opportunity to review and comment on, any development proposal within three miles of the Town limits and has responded when projects warranted a response.

This plan further defines the cooperative relationship between Montrose County and the Town by formally identifying the referral area and outlining the issues that should be addressed for any development within that three mile area. This plan may also be adopted as a “subarea” plan by Montrose County after its adoption by the Town.

Area

1

Description:

Township 49 North, Range 10 West, Section 4 and Township 50 North, Range 10 West, Sections 16,17,18,19,20,21,28,29,30,32 & 33 and Township 50 North, Range 11 West, Sections 13 & 24. This area is a total of 10.23 square miles and has 6545 acres.

Land Use:

This area is defined by homesteads and agricultural lands with a few subdivisions and many homes located on 40 acre parcels.

Transportation:

Highway 348, Montrose County Roads 5600, 5700, 5825, High Mesa, Church and S River provide primary access. A handful of drives, roads, lanes and trails are located in this area.

Utility Provisions:

Tri-County Water, individual well and septic systems serve the residents of this area.

Community Services:

This area lies within the Olathe Fire Protection and Montrose County RE-1J School Districts. Police protection is currently provided by the Montrose County Sheriff's Office. Fire protection and the School District would remain the same in the event of annexation. Police protection, however, would be provided by the Town upon any annexation.

Open Space, Parks & Recreation:

Much of the land in this area is agricultural land. Should the Town ever develop to the point of annexing land in this area, planning should include discussions on preserving as much of the agricultural land as possible. If annexed, park, recreation, open space and trail opportunities should be developed in accordance with the Town's Comprehensive Plan.

Summary:

This area is easily accessible from Highway 348 and the previously identified County roads. Utilities could be introduced into this area along with other community services. It is the Town's policy to make development pay for the extension and, or expansion of Town infrastructure and services in order to prevent adverse financial consequences to the Town and its citizens.

Area 2

Description:

Township 50 North, Range 11 West, Sections 1 & 12 and Township 51 North, Range 10 West, Sections 20, 21, 28, 29, 30, 31, 32 & 33 and Township 51 North, Range 11 West, Section 36. This area is a total of 12.97 square miles and has 8299 acres.

Land Use:

This area is defined by homesteads and agricultural lands with a few subdivisions and many homes located on 40 acre parcels. A small portion of this area lies within Delta County.

Transportation:

US Highway 50, Highway 348 and Montrose County Roads 5675, 5700, 5725, 5800, N River, Blossom, Colorow, Dalia, Amber and Banner provide primary access. A handful of drives, roads and lanes are located in this area.

Utility Provisions:

Tri-County Water, individual well and septic systems serve the residents of this area.

Community Services:

This area lies within the Olathe Fire Protection and Montrose County RE-1J School Districts. Police protection is currently provided by the Montrose County Sheriff's Office. Fire protection and the School District would remain the same in the event of annexation. Police protection, however, would be provided by the Town upon any annexation.

Open Space, Parks & Recreation:

Much of the land in this area is agricultural land. Should the Town ever develop to the point of annexing land in this area, planning should include discussions on preserving as much of the agricultural land as possible. If annexed, park, recreation, open space and trail opportunities should be developed in accordance with the Town's Comprehensive Plan.

Summary:

This area is easily accessible from Highway 348, US Highway 50 and the previously identified County roads. Utilities could be introduced into this area along with other community services in the southern part of this area. Sewer in the north portion of this area would need to have a pump station so the cost could be a factor. It is the Town's policy to make development pay for the extension and, or expansion of infrastructure and Town services in order to prevent adverse financial consequences to the Town and its citizens.

Area

3

Description:

Township 50 North, Range 9 West, Sections 6 & 7 and Township 50 North, Range 10 West, Sections 1,2,3,10,11 &12 and Township 51 North, Range 9 West, Section 31 and Township 51 North, Range 10 West, Sections 22,23,25,26,27,34,35 & 36.

This area is a total of 12.64 square miles and has 6545 acres.

Land Use:

This area is defined by homesteads and agricultural lands with a few subdivisions and many homes located on 40 acre parcels. A small section of this area lies in Delta County.

This area also includes a portion of the Uncompahgre Field Office Bureau of Land Management lands in the north east portion of this area. The east side of this area also includes a portion of the East Gunnison Gorge National Conservation Area.

Transportation:

US Highway 50, Montrose County Roads 5900, 6000, 6200, Amber, Banner, Carnation, Dalia, David provide primary access. A handful of roads and lanes are located in this area.

Utility Provisions:

Tri-County Water, Menoken Water, individual well and septic systems serve the residents of this area.

Community Services:

This area lies within the Olathe Fire Protection and Montrose County RE-1J School Districts. Police protection is currently provided by the Montrose County Sheriff's Office. Fire protection and the School District would remain the same in the event of annexation. Police protection, however, would be provided by the Town upon any annexation.

Open Space, Parks & Recreation:

Much of the land in this area is agricultural land. Should the Town of Olathe ever develop to the point of annexing land in this area, planning should include discussions on preserving as much of the agricultural land as possible. If annexed, park, recreation, open space and trail opportunities should be developed in accordance with the Town's Comprehensive Plan.

Summary:

This area is easily accessible from US Highway 50 and the previously identified County roads. Water in this area is provided by the previously mentioned companies so an agreement would need to be reached on who will provide the water. Sewer would need to be pumped so the cost could be a factor in final determination. This area is adjacent to majority of the Town's Industrial Zoning and contains some Bureau of Land Management lands. This area also has substantial amounts of adobe soils. It is the Town's policy to make development pay for the extension and, or expansion of infrastructure in order to prevent adverse financial consequences to the Town and its citizens.

Area 4

Description:

Township 49 North, Range 10 West, Sections 2 & 3 and Township 50 North, Range 9 West, Sections 18,19 & 30 and Township 50 North, Range 10 West, Sections 13,14,15,22,23,24,25,26,27,34,35 & 36. This area is a total of 12.90 square miles and has 8255 acres.

Land Use:

This area is defined by homesteads and agricultural lands with a few subdivisions and many homes located on 40 acre parcels.

Transportation:

US Highway 50, US Highway 50 frontage road, Montrose County Roads 6025, 6075, 6150, East Mesa, Falcon and Gunnison provide primary access. A handful of drives and roads are located in this area.

Utility Provisions:

Tri-County Water, Menoken Water, individual well and septic systems serve the residents of this area.

Community Services:

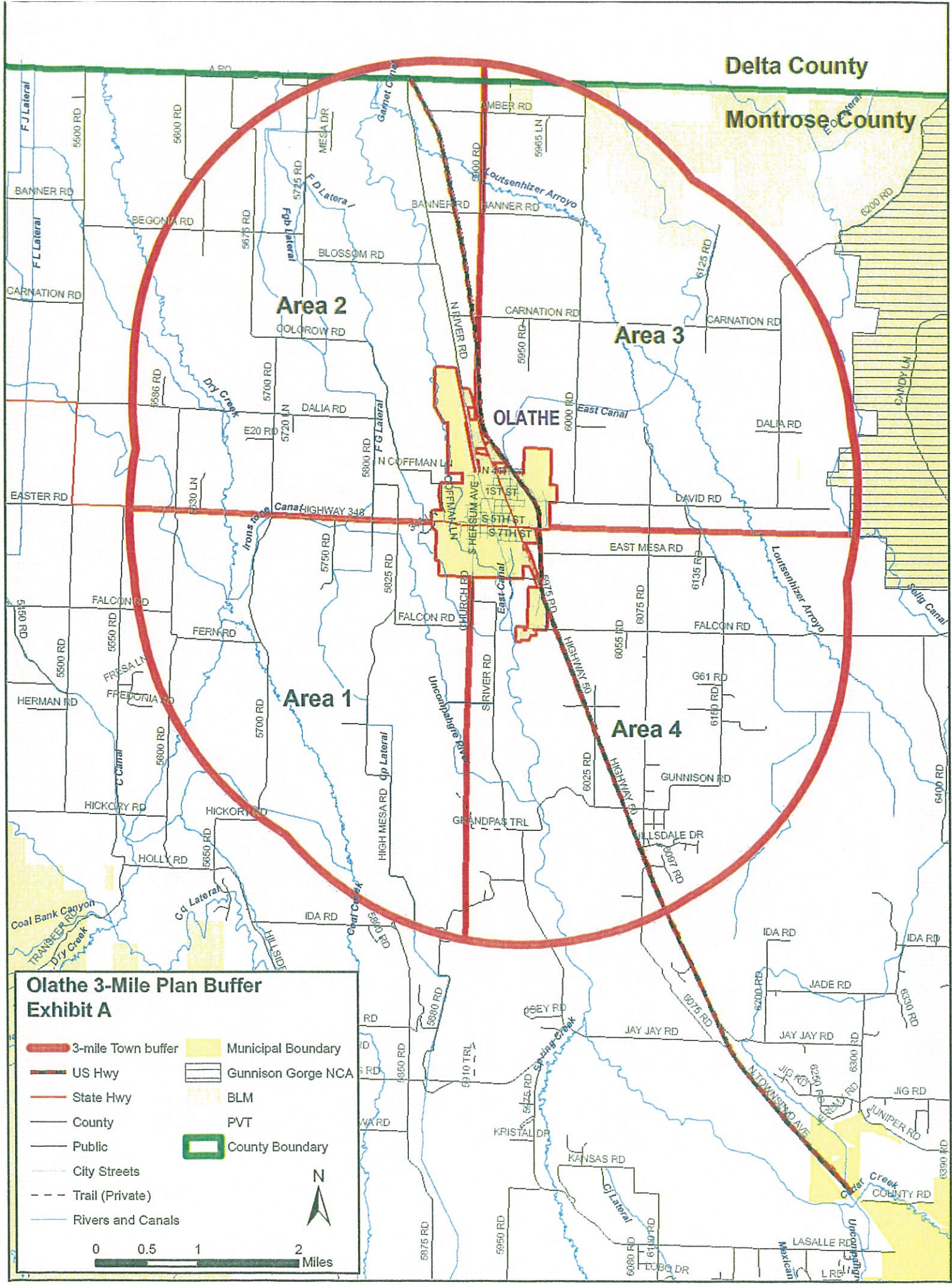
This area lies within the Olathe Fire Protection and Montrose County RE-1J School Districts. Police protection is currently provided by the Montrose County Sheriff's Office. Fire protection and the School District would remain the same in the event of annexation. Police protection, however, would be provided by the Town upon any annexation.

Open Space, Parks & Recreation:

Much of the land in this area is agricultural land. Should the Town ever develop to the point of annexing land in this area, planning should include discussions on preserving as much of the agricultural land as possible. If annexed, park, recreation, open space and trail opportunities should be developed in accordance with the Town's Comprehensive Plan.

Summary:

This area is easily accessible from US Highway 50 and the previously identified County roads. This area also has substantial amounts of adobe soils. Water in this area is provided by the previously mentioned companies so an agreement would need to be reached on who will provide the water. Sewer would need to be established and on the East side of US Highway 50 it would need to be brought under the Highway so the costs could be more significant. It is the Town's policy to make development pay for the extension and, or expansion of infrastructure in order to prevent adverse financial consequences to the Town and its citizens.



Olathe 3-Mile Plan Buffer Exhibit A

- 3-mile Town buffer
- US Hwy
- State Hwy
- County
- Public
- City Streets
- Trail (Private)
- Rivers and Canals
- Municipal Boundary
- Gunnison Gorge NCA
- BLM
- PVT
- County Boundary



0 0.5 1 2 Miles