

AGENDA ITEM SUMMARY

City Council



STAFF

Ryan Mounce, City Planner

SUBJECT

Resolution 2024-147 Adopting the 2024 Three-Mile Plan Update for the City of Fort Collins.

EXECUTIVE SUMMARY

The purpose of this item is to adopt the annual update of the Three-Mile Plan for the City of Fort Collins. The Three-Mile Plan is a reference document of plans and policies coordinating the general location, character, infrastructure, and land uses for areas of potential annexation within three miles of the municipal boundary.

An annual update of the Three-Mile Plan is required by Colorado Revised Statutes and highlights applicable plans and policies adopted or amended by Council over the preceding year.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution.

BACKGROUND / DISCUSSION

In 1987, the Colorado Legislature modified annexation laws to limit municipal annexations to no more than three miles in a single direction in a given year. A requirement was later added that each municipality shall prepare and adopt a “Three-Mile Plan” to coordinate the provision of services, infrastructure, utilities, and land uses for areas of potential annexation near municipal boundaries.

Section 31-12-105 of the Colorado Revised Statutes requires the City to complete a plan as follows:

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.

The City’s original Three-Mile Plan was adopted by Council in 1998 and has been revised annually pursuant to State Statutes. The Fort Collins Three-Mile Plan functions as a reference document, highlighting adopted plans and policies describing the general location, character, utilities, infrastructure, and land uses within and beyond the municipal boundary.

This Three-Mile Plan describes relevant and applicable plans and policies for each of the items listed in the statute in four categories:

Transportation-related items:

- Streets
- Subways
- Bridges
- Parkways
- Aviation Fields
- Terminals for Transportation

Parks, Natural Areas, and Open Lands-related items:

- Waterways
- Waterfronts
- Playgrounds
- Squares
- Parks
- Grounds
- Open Spaces

Utilities and related items:

- Public Utilities
- Terminals for Water, Light, Sanitation, and Power Provided by the Municipality

Proposed Land Uses:

- Inside Growth Management Area
- Outside Growth Management Area

This update represents a routine and recurring action to ensure compliance with State requirements. There have been relatively few changes to the plans and policies referenced in the Three-Mile Plan since the last update in 2023. Specifically, the 2024 update highlights in bold the following plans and policies that have been adopted or amended over the preceding year:

- Fort Collins Land Use Code
- City of Fort Collins Strategic Plan
- City Plan (Structure Plan Map)
- Town of Windsor Comprehensive Plan

As Fort Collins limits future annexations to areas within an established Growth Management Area (GMA), the Plan is less applicable to areas beyond the boundary of the Fort Collins GMA. While the Three-Mile Plan generally references City-adopted plans and policies, it also includes several plans adopted by other jurisdictions such as Larimer County, Colorado State University, or adjoining municipalities, as they may provide contextual guidance for areas within three miles of the Fort Collins municipal boundary.

CITY FINANCIAL IMPACTS

None.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

The Planning and Zoning Commission recommended Council adopt the 2024 Three-Mile Plan update 7-0 on the Commission's consent agenda at their November 21, 2024, hearing.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Resolution for Consideration
2. Exhibit A to Resolution
3. Presentation