



**TOWN OF PALMER LAKE
PLANNING COMMISSION - AGENDA MEMO**

DATE: February 2025	ITEM NO.	SUBJECT: Town Three Mile Plan Map, Text Amendment and Future Land Use Map for Community Master Plan
Presented by: Town Administrator /Clerk		

Background

The purpose of the Three Mile Plan, which is also found in its entirety in the recently adopted 2022 Community Master Plan is to satisfy the requirements of Section 31-12-105(1) (e), C.R.S. This statute limits municipal annexations to no more than “three miles in any direction from any point of such municipal boundary in any one year.” Contiguity as required by Section 31-12-104(1)(a), C.R.S. may be achieved by annexing a platted street or alley, a public or private right-of-way, a public or private transportation right-of-way or area, or a lake, reservoir, stream, or other natural or artificial waterway. The three-mile limit may be exceeded if it would divide a property held in identical ownership if at least 50% of the property is within the three-mile limit.”

The adoption of the Three Mile Plan does not imply that all land within the area shown on the Three Mile Plan map will or should be annexed. Palmer Lake’s Three Mile Plan defines areas adjacent to but outside of Palmer Lake, that Palmer Lake would *consider* annexing if able to provide centralized services, especially in cases where another jurisdiction could not.

As a result of the recent attention to the Town Three Mile Plan map, a particular Douglas County landowner has requested the town remove private property from the Three Mile Plan map. Additionally, the UCC property is disconnected (amended as El Paso County).

The amended map, text amendment, and future land use map are enclosed for your consideration.

Recommended Action

Approve recommendation to adopt the amended Three Mile Plan map, text amendment, and Future Land Use map.