



Date: January 27, 2025

To: Palmer Lake Planning Commission

CC: Dawn Collins, Town Administrator, Mark Morton, GMS, and Scott Krob, Town Attorney

From: Barb Cole, Executive Director, Community Matters Institute, and Mike Davenport,  
Community Matters Institute

RE: Update to Community Master Plan and 3-Mile Plan

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**SUMMARY.** In November of 2024, a property owner in Douglas County requested that their property be removed from the adopted 3-Mile Plan. The property is zoned agriculture and is two parcels comprised of 160 acres: one 120-acre parcel with no buildings and a 40-acre parcel with one home. Greenland Open Space surrounds the property.

Because the property has asked to be excluded from the 3-Mile Plan, the adopted Community Master Plan's Future Land Use Plan also needs to be amended.

Any change to the adopted Master Plan is a decision of the Town's Planning Commission for Statutory Towns in Colorado. As with the adoption of the Community Master Plan, we recommend that the Planning Commission send its decision to the Board of Trustees for their concurrence.

The adoption of the 3-Mile Plan requires a recommendation by the Planning Commission and adoption by the Board of Trustees pursuant to CRS 31-12-105 (1) €.

**Legal Requirement for a 3-Mile Plan- Section 31-12-105, CRS:**

"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.

**Practical Considerations:**

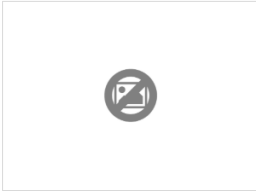
If a property owner wants their property left out of the 3-mile plan because they have no intent of annexing, there is no downside to doing so. The property in question is currently in another County, and there is no infrastructure to serve it. Therefore, the Development Review Team sees no issue with removing it from the 3-mile Plan. If circumstances change and the property owner decides to annex, the Town can amend the 3-mile plan at that point to include their property.

**Recommendation:** Amend both the Community Master Plan and 3-Mile Plan.

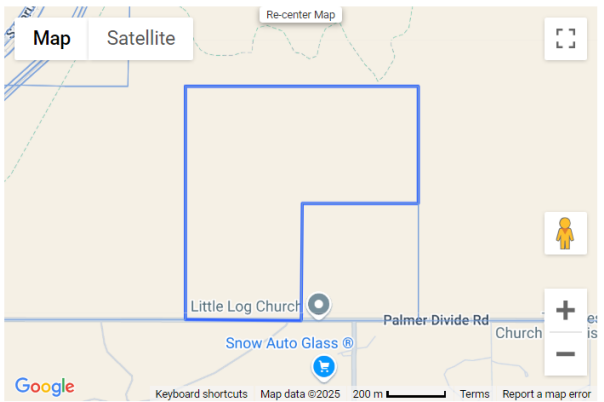
**No Address**

Ownership Information  
 PAULA S WHITTIER TRUST & LINDA RAE BAKER  
 PO BOX 81  
 MONUMENT, CO 80132

[View Neighborhood Sales](#)  
[View Neighborhood Information](#)



[Send us an updated photo](#)



**2023 Property Tax Relief Check Information**

Account Summary  
 Account Type: Agricultural  
 Location Description: N1/2SW1/4 & SW1/4SW1/4 34-10-67 120 AML

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**Current value in process**

<small>2024 Actual Value:</small> \$5,390	<small>2024 Tax Rate:</small> 9.1752%
<small>2024 Assessed Value:</small> \$1,420	<a href="#">2024 Est. Taxes</a>

Last Sale 02/13/1995 for \$0

Grantor: PAULA S WHITTIER TRUST BERTRAND CHARLES GARY BAKER LINDA RAE  
Grantee: PAULA S WHITTIER TRUST BAKER LINDA RAE

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No Buildings

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Land: 120 Acres - Agricultural

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9 Tax Authorities - Total Mills: 91.752

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Notice of Determination, Notice of Valuation and other documents related to this property.

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2 Notifications