



**TOWN OF PALMER LAKE
BOARD OF TRUSTEES - MEMO SUMMARY**

DATE: February 13, 2025	ITEM NO.	SUBJECT: Resolution to Approve Town 3 Mile Plan Map
Presented by: Town Administrator Dawn Collins		

Background

In 2022, the Planning Commission created and the Board approved, as part of the Community Master Plan, the Town 3 Mile (Annexation) Plan including a map. Since the attention of the proposed annexation and reference to the 3 Mile Plan, a Douglas County resident demanded that private property be removed from the map, after attempted explanation of the 3 Mile Plan. The following was relayed –

The purpose of the Three-Mile 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 requested and able to provide centralized services, especially in cases where another jurisdiction could not.

At the 2/3 Planning Commission meeting, the 3 Mile Plan map, the cover page with a revised date of the 3 Mile Plan, along with the Community Master Plan Future Land Use map (due to the changes to the 3 Mile Plan map) were reviewed and the Commission recommended the Board approve the revised 3 Mile Plan map, which will also update the cover page **date** of the 3 Mile Plan.

Recommended Action

Approve the 3 Mile Plan map as recommended by the Planning Commission.