

1. Meeting Material

Documents:

[DRAFT_THREE-MILE_PLAN_FOR_ANNEXATION.PDF](#)
[JANUARY_27_2025_WORK_SESSION_AGENDA.PDF](#)



Town of Fairplay Three-Mile Plan for Annexation



Adopted December 2024

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I. Introduction

This document constitutes the Three-Mile Plan (“Plan”) for the Town of Fairplay, as required by and in conformance with § 31-12-105(1)(e) of the Colorado Revised Statutes (C.R.S.).

A. Statutory Requirements

In 1987, the Colorado legislature amended state statutes relating to municipal annexations. The change restricts annexations from extending from a municipal boundary more than three miles in any given year. State statutes also require that municipalities have in place a Plan that generally describes potential future growth within three miles of the municipal boundary and that the Plan be updated at least annually. Colorado Revised Statute C.R.S. § 31-12-105(1)(e) defines the Plan as a document 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.

The Town of Fairplay Comprehensive Plan, as amended from time to time, 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.

Therefore, in accordance with C.R.S. § 31-23-206(1);(2), this Plan, in conjunction with the Town of Fairplay Comprehensive Plan, will evaluate the location, character, and extent of those public improvements, facilities, proposed land uses, and infrastructure to be provided for any areas identified as potentially desirable and/or appropriate for growth within the Three-Mile Area.

B. Purpose and Intent

This Plan addresses land within three miles of the current boundaries of the Town limits in unincorporated Park County as well as any unincorporated lands lying within the existing Town boundaries. The Plan briefly describes existing conditions and does not seek to duplicate existing planning efforts that more thoroughly characterize extraterritorial areas. Instead, this document references existing plans or policies that have been adopted by the Town, Park County, or other entities.

This is a living and public document which should evolve based on new development, changes in Town, as well as community values and priorities. This Plan should be a land use and growth reference document in future Comprehensive Plans as it can evolve more quickly with the community and, generally, be updated more frequently.

The Three-Mile Plan does not assume, propose, or guarantee that any property within three miles will be annexed by the Town.

The process for annexation is extensive and is regulated by the requirements of C.R.S. Title 31, Article 12. This plan does not propose specific improvements or land uses for extraterritorial areas; if annexation is considered in the future, more detailed analyses will be required.

Any development that occurs within town limits or outside of town limits with an annexation agreement including those with an extraterritorial water allocation from Town must be analyzed with an eye toward water consumption and availability. It must be determined that the Town has sufficient future water supplies to service any potential future development within the 3-Mile Growth Area, the Area of Desired Growth, or the Municipal Services Area (MSA). The Town of Fairplay will require that any connection to the Town municipal water system must be accompanied by water rights, a secured and useful water allocation from another water provider that seamlessly can be used within Town limits, or a cash-in-lieu fee.

C. Summary of Changes

The Town of Fairplay Three-Mile Plan was last adopted by the Board of Trustees on June 15, 2009, by Resolution No. 10, Series 2009.

Since that time, the Town has experienced certain growth pressures – for commercial and residential growth – within and outside of its municipal boundaries; approved new subdivisions within areas previously identified as appropriate for growth; assumed administrative responsibility for its municipal water system; completed numerous studies and updated mapping related to water pressure zones as well as water and sewer infrastructure; adopted comprehensive planning documents; and has developed new goals, policies, and strategies that may affect annexations in the future.

In addition, the previously adopted 2009 Three-Mile Plan did not include “Areas of Desired Growth” or ADGs. Rather, the previous plan described general conditions throughout town; provided mapping to describe current municipal boundaries; and a map depicting the “Three-Mile Buffer” area.

Therefore, this 2024 Town of Fairplay Three-Mile Plan will depict ADGs and will use a tier system – similar and complimentary to the tier system described and illustrated

in the Town of Fairplay Comprehensive Plan – to depict those areas where the Town generally believes annexation or expansion may be feasible and beneficial in the short- and long-term time horizon.

D. Definitions

Unless otherwise defined herein, all terms used in this Plan will use the definition(s) as written in the Town’s Municipal Code. The following definitions are specific to this Plan:

Area of Desired Growth or ADG means the area within the Town’s Three-Mile Boundary that is identified for potential annexation based on physical, geographical, economic, and/or service-related attributes. As used in this Plan, ADG shall only mean that portion of an ADG not already included in the Municipal Services Area.

Municipal Services Area or MSA means those areas within the Town’s Three-Mile Buffer Area that are served by or immediately capable of being served by the Town’s water infrastructure and are potentially appropriate for annexation.

Immediately capable of being served by Town’s water infrastructure means that, with proper engineering demonstrating compliance with the Town’s water infrastructure specifications and demonstration of adequate water supplies, the Town’s current water system could service the MSA. This designation as MSA does not infer the Town has any current resources or plans committed to extending water service to the MSA.

II. Three-Mile Boundary

The Three-Mile Boundary or “Buffer” area is shown below in **Figure 1: Three-Mile Plan Buffer Map**, and on Map 3 attached to this Plan. The land areas described by this document include properties in unincorporated Park County located within the Three-Mile Buffer area. C.R.S. § 31-12-104 includes contiguity requirements for annexation. Certain areas of unincorporated Park County are within three miles of the Town but are not eligible for annexation because they do not meet contiguity requirements.

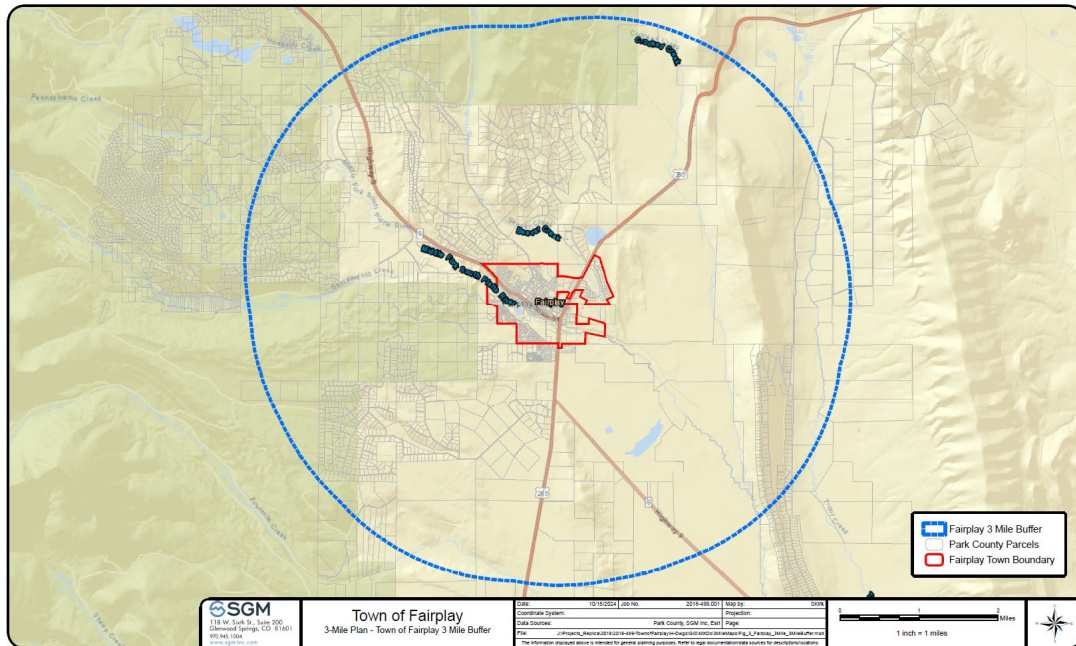


Figure 1: 2024 Town of Fairplay 3-Mile Buffer Map

III. Existing Plans

In acknowledgement of the work completed by various boards since the adoption of the previous Three-Mile Plan, and in the spirit of coordinating planning within the 3-mile area at the edge of Town with potentially affected jurisdictions and/or special districts, the following plans and/or districts will be considered and consulted as part of annexation procedures, as appropriate.

1. 2013 Town of Fairplay Comprehensive Plan and Future Land Use Map
2. 2016 Park County Strategic Master Plan
3. Northwest Fire Protection District
4. Park County RE-2 School District
5. South Park Health Services District
6. South Park - Park & Recreation District
7. South Park Ambulance District
8. Teller-Park Conservation District
9. Upper South Platte Water Conservancy
10. Bureau of Land Management (BLM)

IV. Methodology

Criteria to be considered when determining which lands near Fairplay might be desirable for annexation include:

1. Areas which will broaden the range of housing types and home ownership opportunities in the Town.
2. Areas that have enough buildable land so that desired Town land uses can be accommodated.
3. Areas that are, or can easily be, served by utilities with no negative physical or economic impact on the community.
4. Areas that help strengthen the economy of Fairplay.
5. Areas that promote infill development.
6. Areas that share a community of interest with Fairplay.

No land within unincorporated areas is specifically designated for annexation in this Plan. The descriptions and mapping included in this Plan only identify areas that may (1) be considered desirable for future uses; (2) can be served by current services and facilities; (3) are existing residential subdivisions; (4) are needed to provide additional commercial or light-industrial land area and uses; (5) are desired to provide open space(s) or other critical infrastructure for the community; or (6) will be logical for the expansion of the Fairplay urban area.

V. Areas of Desired Growth

The following areas have been identified as areas that hold the potential for desired, future municipal growth and service based upon the policies, objectives, and strategies established by the Town of Fairplay Board of Trustees.

The Town of Fairplay intends to ensure that annexation opportunities are evaluated through careful consideration of both the current and future interests and needs of the community. The Town of Fairplay Comprehensive Plan, as may be amended from time to time, sets forth general policies to annex lands in an orderly manner that balances both the short- and long-term fiscal needs of the community.

Annexation proposals should also balance commercial, residential, recreational, and industrial land uses to the greatest extent possible with the provision and capacity of critical infrastructure and services such as water and sewer, transportation and circulation, parks and open space to help maintain a balanced, healthy community.

Successful annexation applications to the Town should focus on how any annexation and associated site-specific development plans will meet the goals of the Fairplay community as identified in the Town’s Comprehensive and/or Strategic Plan(s).

Annexation is a discretionary act by the Town of Fairplay; the submittal of an annexation petition is no guarantee that the subject property will be annexed into the community.

Tiers

The following Areas of Desired Growth map separates potential annexation areas into two divisions – Tier One and Tier Two – based on the Town of Fairplay Comprehensive Plan and to reflect the Town’s current assessment of existing plans, existing conditions in these areas, and current capacity to serve these areas.

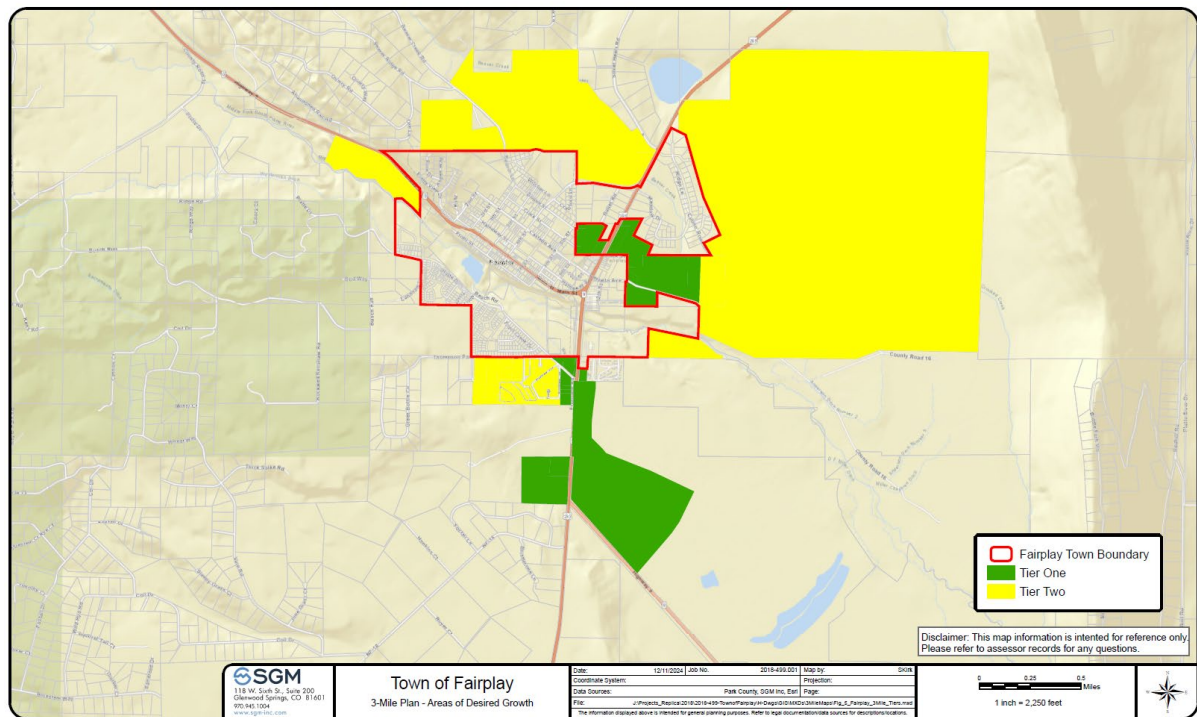


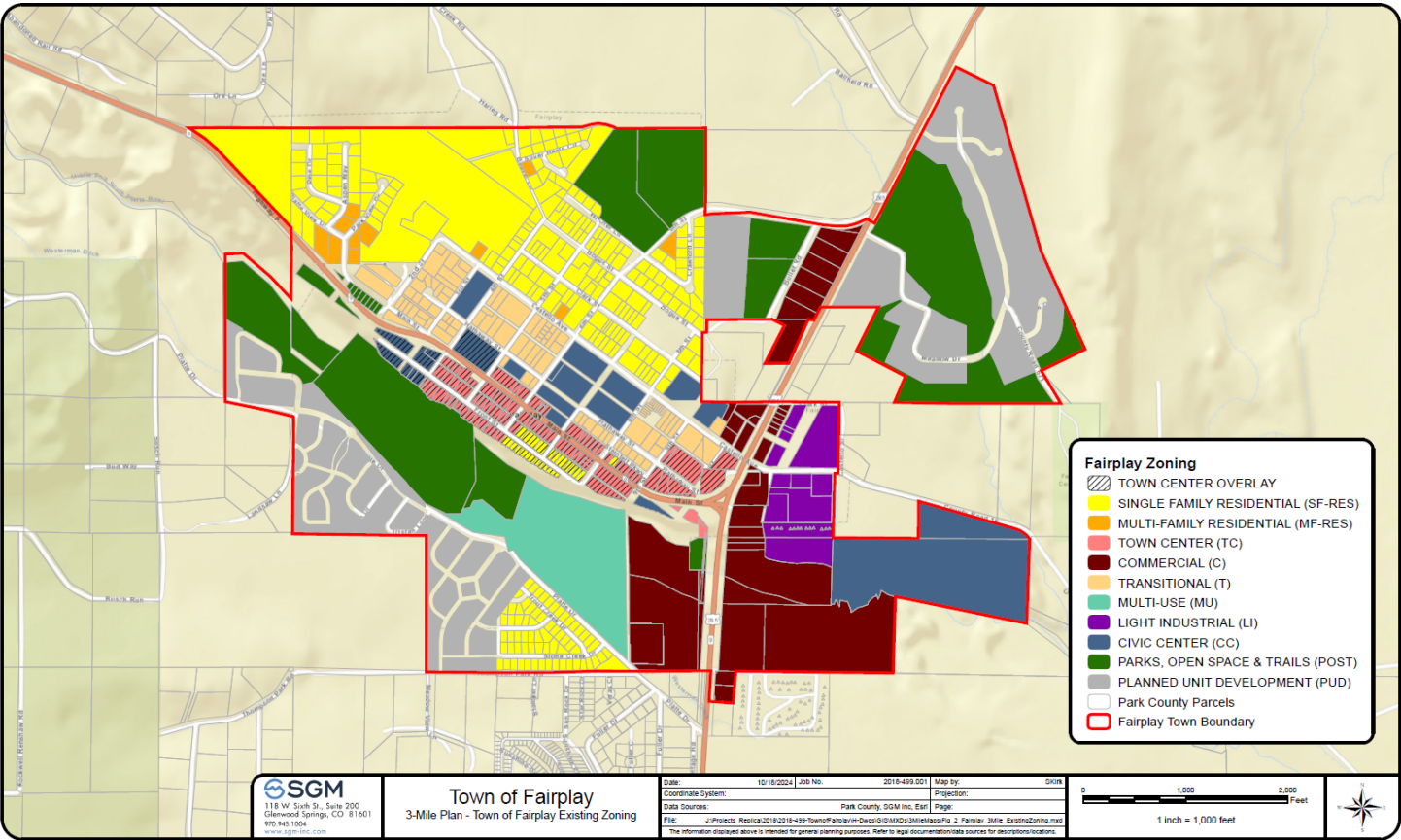
Figure 2: Town of Fairplay 2024 Three Mile Plan Areas of Desired Growth Map

Tier One areas generally include lands that are close to existing or planned infrastructure and existing developed areas (which may be existing transportation routes) where such lands can be cost-effectively served. Tier One areas have also been identified as potentially desirable for growth based on future land uses which may be beneficial for the community. Tier Two areas are those lands that are generally located further from the developed “core” areas of the Town, but which generally are contiguous with existing Town boundaries, and which represent potential, logical growth and extensions of public infrastructure and services further into the future.

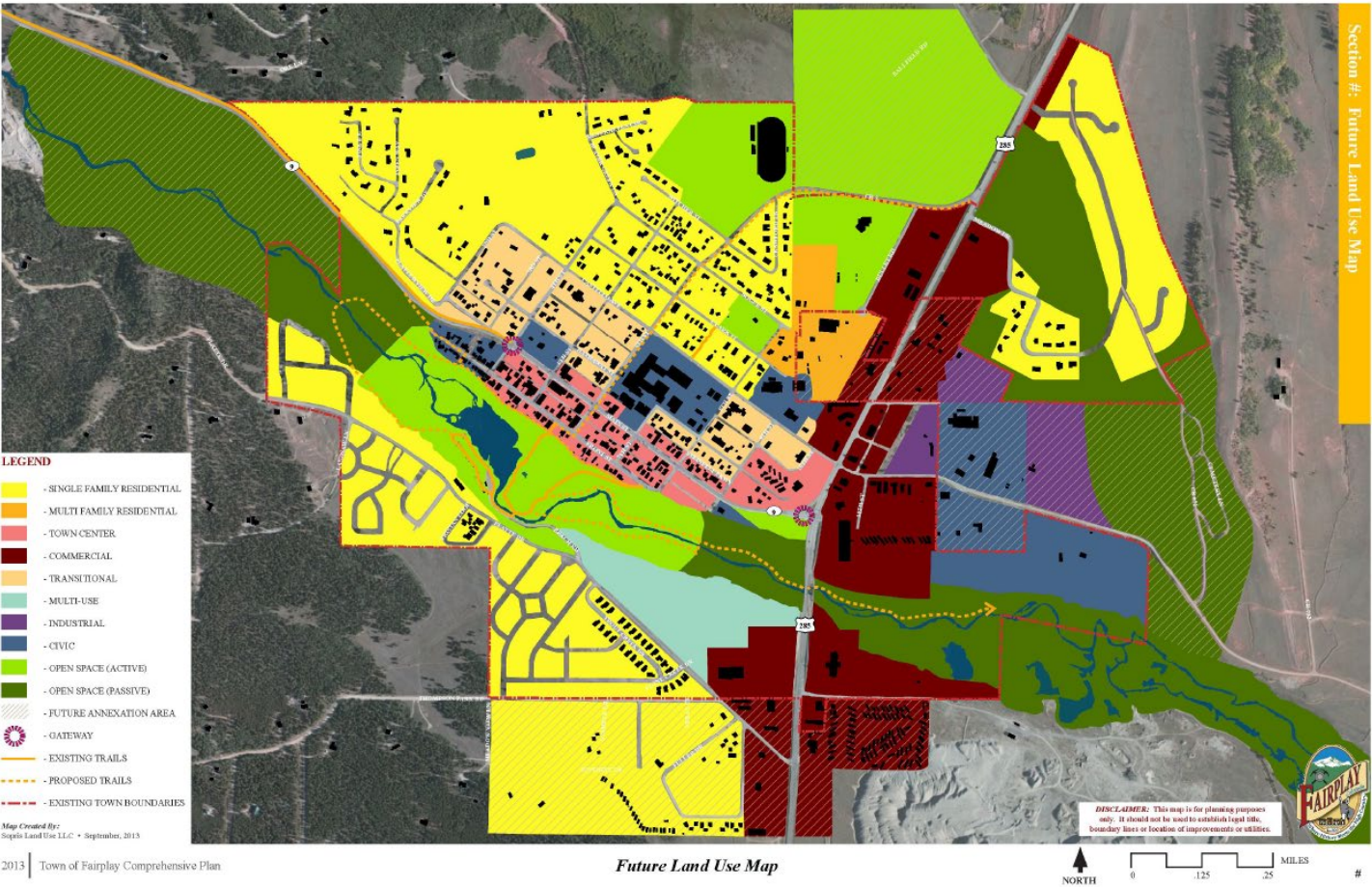
VI. Maps Included in Plan

- Map 1: 2024 Existing Zoning Map
- Map 2: 2013 Future Land Use Map
- Map 3: 2024 Three-Mile Plan Buffer Map
- Map 4: 2024 Three-Mile Plan Municipal Services and Infrastructure Map
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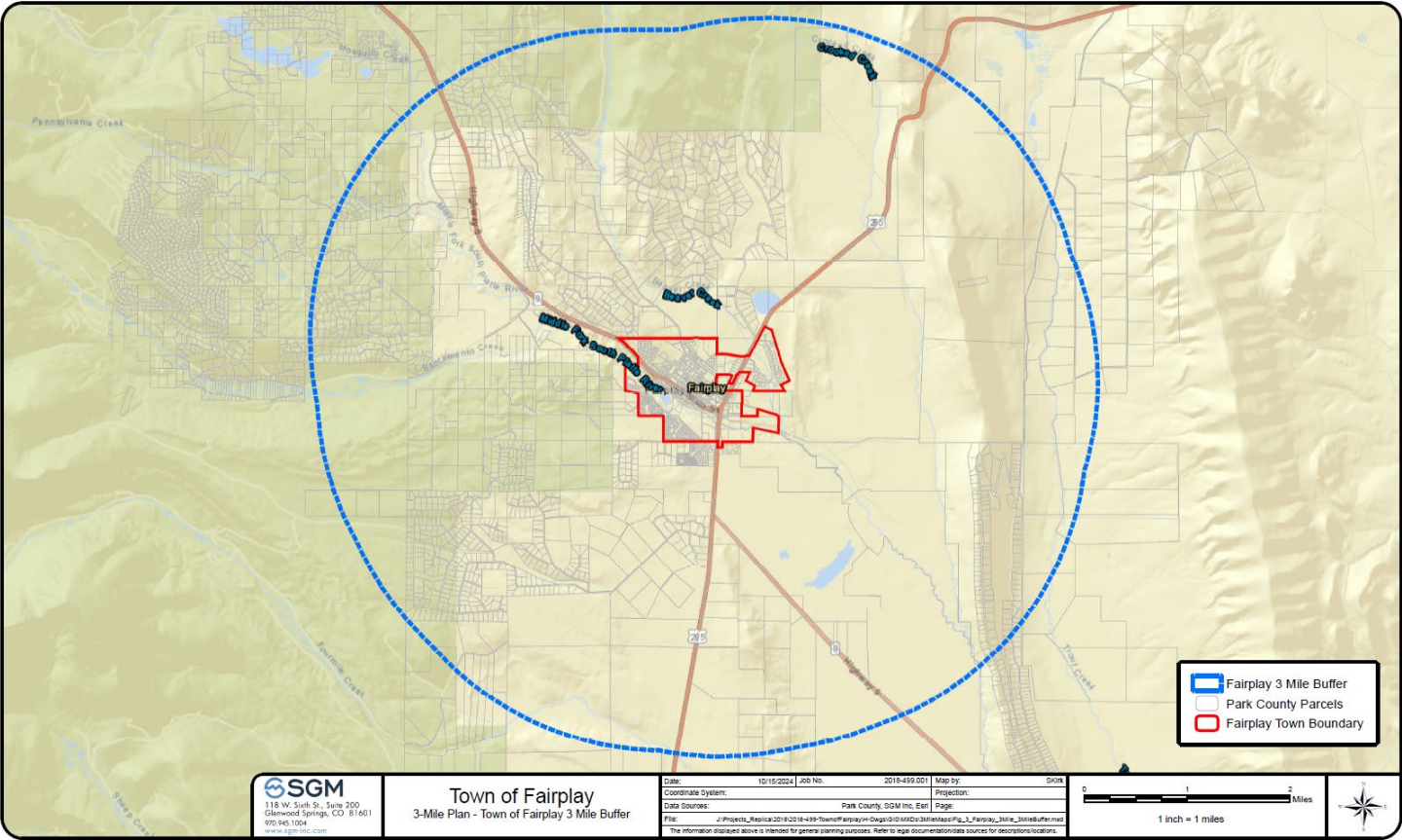
Map 1: 2024 Existing Zoning Map



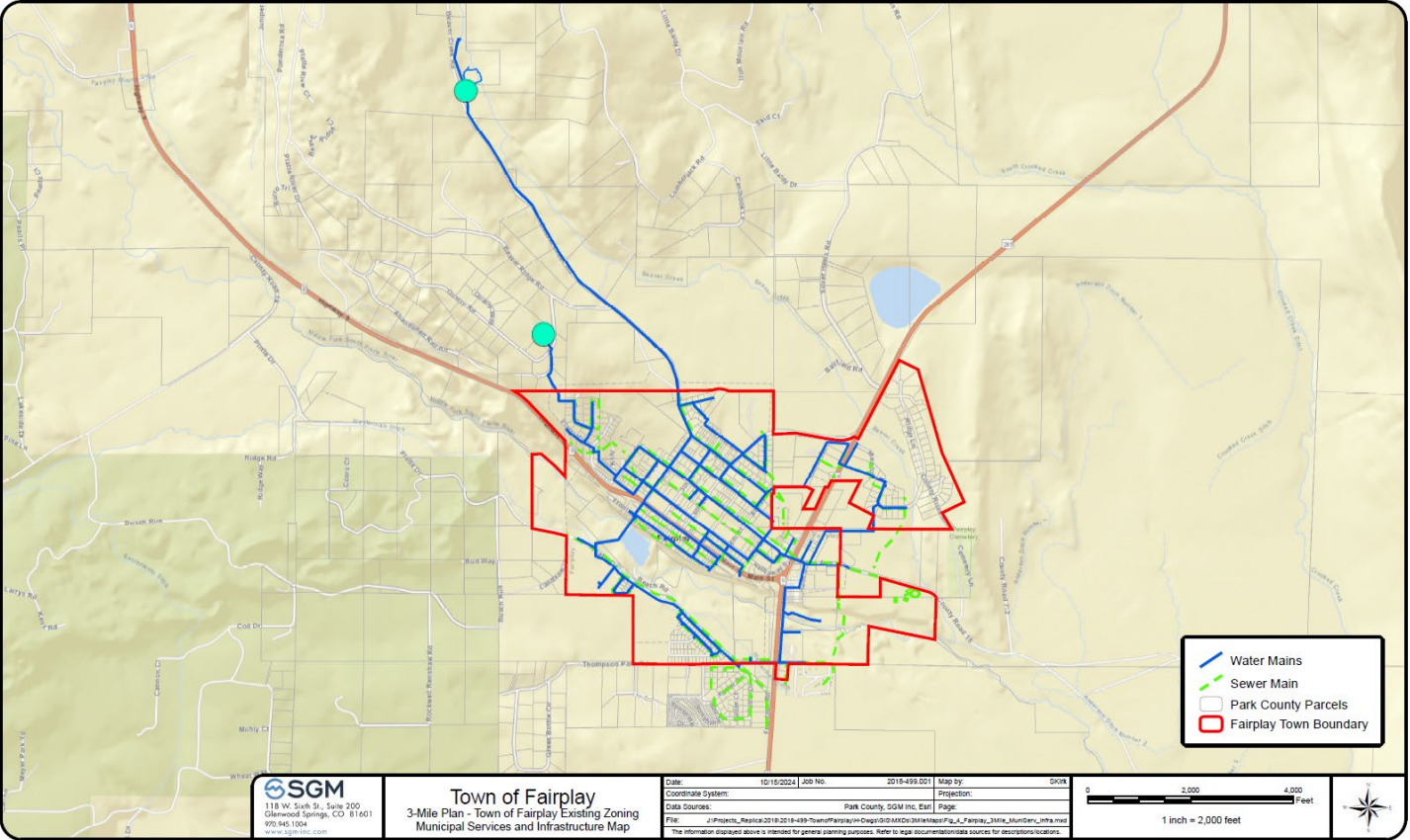
Map 2: 2013 Future Land Use Map



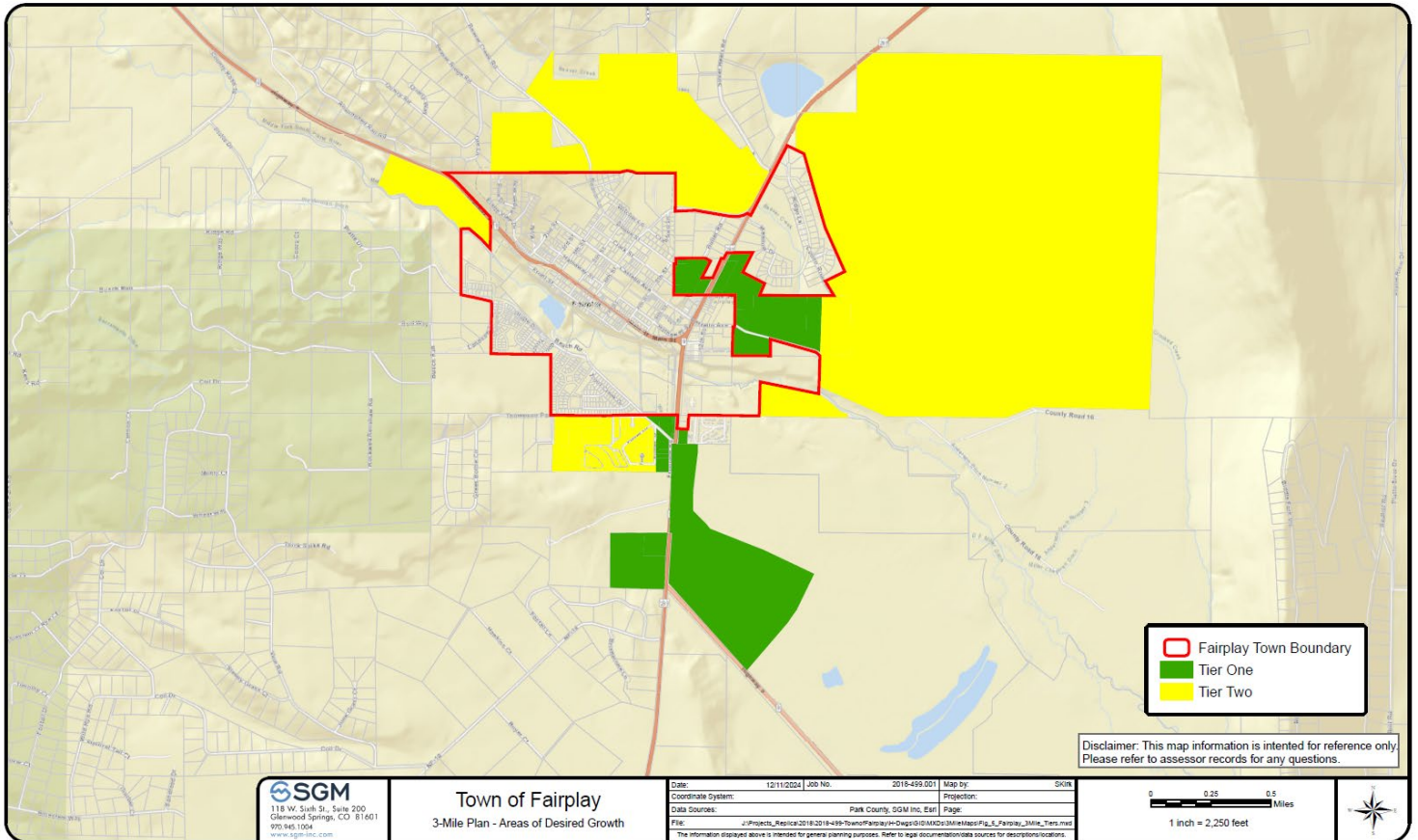
Map 3: 2024 Three-Mile Plan Buffer Map



Map 4: 2024 Three-Mile Plan Municipal Services and Infrastructure Map



Map 5: 2024 Three-Mile Plan Areas of Desired Growth Map





**AGENDA for a Work Session
of the Board of Trustees of the Town of Fairplay, Colorado
Monday, January 27, 2025, at 5:00 p.m. in the
Fairplay Town Hall Board Room, 901 Main St, Fairplay, CO
901 Main Street, Fairplay Colorado**

[Click here to join the meeting by TEAMS](#) (215 051 762 975 / Ao3f4QG9)

To Join by Phone Dial [+1 929-352-2940,,876951805#](#)

I. CALL TO ORDER

II. ROLL CALL

III. WORK SESSION

**A. Presentation of and discussion regarding proposed update
of the Town of Fairplay Three-Mile Plan of Annexation.**

IV. ADJOURNMENT

Work Sessions are held by the Town of Fairplay Board of Trustees in order to receive, review, discuss, and analyze information on complex issues or proposals; allow for more in-depth discussions without taking any formal action; and study and better understand issues before making a formal decision during a separate public meeting where votes are taken.