

**CITY OF WHEAT RIDGE PLANNING COMMISSION
RESOLUTION NO. 03
Series of 2014**

TITLE: A RESOLUTION ADOPTING THE THREE-MILE PLAN AS AN AMENDMENT TO THE CITY OF WHEAT RIDGE COMPREHENSIVE PLAN.

WHEREAS, the City of Wheat Ridge adopted a Comprehensive Plan on October 12, 2009; and

WHEREAS, C.R.S. 31-23-206 (2) provides that the Comprehensive Plan may be amended by the City from time to time; and

WHEREAS, the Comprehensive Plan did not include any areas outside the corporate limits of the City as is permitted under state enabling legislation, and

WHEREAS, prior to annexation, a city must have in place a three-mile plan for the area considered for annexation pursuant to C.R.S. 31-12-105, and

WHEREAS, the Planning Commission held a public hearing on November 6, 2014 as provided by Section 2-60(b) of the Wheat Ridge Code of Laws with legal notice thereof being duly published in the Wheat Ridge Transcript.

NOW, THEREFORE BE IT RESOLVED, by the Wheat Ridge Planning Commission as follows:

Section 1. The Planning Commission of the City of Wheat Ridge hereby adopts the attached Three-Mile Plan as an amendment of the Wheat Ridge Comprehensive Plan.

Section 2. An attested copy of this Resolution shall be attached to the Plan amendment and a copy of the Plan as attested shall be certified to Jefferson County, Colorado.

Done and resolved this 6 day of November, 2014.

ATTEST:

Kim Waggoner
Secretary to the Planning Commission

Scott Ch...
Chair, Planning Commission



City of Wheat Ridge Three-Mile Plan 2014 Update

This document constitutes the Three-Mile Plan for the City of Wheat Ridge, as required by and in conformance with Section 31-12-105(1)(e) of the Colorado Revised Statutes (C.R.S.). This document is adopted as an addendum to the City's Comprehensive Plan.

I. Introduction

Statutory Requirements

In 1987, the Colorado legislature amended state statutes relating to municipal annexations. The change restricts annexations from extending a municipal boundary any more than three miles in any given year. State statutes also require that municipalities have in place a Three-Mile Plan that generally describes potential future growth within three miles of the municipal boundary.

C.R.S 31-12-105(1)(e) defines the Three-Mile 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 Three-Mile Plan is required to be updated on an annual basis.

Intent

The City's Three-Mile Plan (the "Plan") addresses the unincorporated Jefferson County land within three miles of the current municipal boundary. The Plan briefly describes existing conditions as well as general considerations in the event of future annexation. The Plan 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 City, Jefferson County or other entities.

The Three-Mile Plan does not assume, propose, or guarantee that any property within three miles will be annexed by the City. 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, a more detailed analysis including an Annexation Impact Report would be required.

Summary of Changes

The Three-Mile Plan was last adopted by resolution of the Planning Commission on December 5, 2013. There are very few substantive changes in this year's document. The plan has been slightly reorganized for clarity, and it includes plans and capital improvements that have been completed in the last year.

II. Three-Mile Boundary

The three-mile boundary area is shown on Map 1. The land areas described by this document include property in unincorporated Jefferson County within the three-mile boundary. The Plan does not include Adams County or incorporated land within Denver, Mountain View, Lakeside, Edgewater, Lakewood, Golden, Arvada or Westminster.

C.R.S. 31-12-104 includes contiguity requirements for annexation. Certain areas of unincorporated Jefferson County are within three miles of the City, but they are not eligible for annexation because they do not meet contiguity requirements. For this reason, the primary focus of this plan is the unincorporated area to the west of the City boundary. In the following sections of this plan, the “three-mile area” will refer to this area west of the City boundary.

Existing Conditions

The existing development in the three-mile area includes a variety of land uses. Map 2 shows an aerial view of the three-mile area closest to the Wheat Ridge municipal boundary. To the west of Ward Road there is a school, cemetery, and several residential neighborhoods. Immediately to the north of State Highway (SH) 58 are several industrial areas. To the south of SH58 is the privately owned Applewood Golf Course as well as several ponds owned by Coors Brewing Company. A well-established residential neighborhood is located to the southwest.

III. Land Use

City of Wheat Ridge – Comprehensive Plan

The City of Wheat Ridge most recently updated the comprehensive plan, *Envision Wheat Ridge*, in 2009. This long-range planning document includes goals and policies that help direct development within the City. The comprehensive plan does not identify future land uses for any area outside of the municipal boundary. If any land within the three-mile area is proposed to be annexed in the future, annexation proposals would be evaluated against the City’s comprehensive plan for compatibility with adjacent land use patterns.

Jefferson County Land Use Plans

Jefferson County adopted a Comprehensive Master Plan in October 2013 which applies to all unincorporated areas. In addition, the County has divided unincorporated land into six subareas. Two different subarea plans apply to the three-mile area: the *North Plains Area Plan* (adopted November 2011) and the *Central Plains Area Plan* (adopted September 2011). Map 3 shows the applicable Jefferson County subarea plans within the three-mile area. State Highway 58 and Clear Creek form the boundary between the North Plains and Central Plains planning areas.

The County’s subarea plans are intended to be used in conjunction with the County’s master plan. The subarea plans include more specific policies and land use recommendations. If any land within the three-mile area is proposed to be annexed in the future, specific proposals should be reviewed with some consideration for these County-adopted plans.

IV. Transportation and Services

Adopted Plans

Jefferson County has several documents that guide transportation and infrastructure decisions in unincorporated areas. In addition to the North and Central Plains area plans, these include the *Jefferson County Comprehensive Master Plan* (2013), the *Major Thoroughfare Plan* (2011), and the *Countywide Transportation Plan* (2014). The *Countywide Transportation Plan* includes bicycle and pedestrian elements, which complement the *Jefferson County Bicycle Plan* and the *Jefferson County Pedestrian Plan* each adopted in 2012. These plans provide direction on improvements related to bicycle and pedestrian connections in the unincorporated areas.

These county documents are developed in coordination with the municipalities of Jefferson County and provide a future vision for county roadways. These would be among the guiding documents in identifying transportation needs for any areas considered for annexation.

The City of Wheat Ridge comprehensive plan includes a transportation element that also provides guidance in terms of roadways within and surrounding the City boundary. The City has also adopted a *Bicycle and Pedestrian Master Plan*.

Street Network

The three-mile area is already largely developed with a street grid. Major roadways in the three-mile area include W. 32nd Avenue, W. 44th Avenue, McIntyre Street, Indiana Street, Eldridge Street, Interstate-70, and State Highway 58. The interchange at W. 32nd Avenue and I-70 was recently improved which will greatly improve regional mobility in the City of Wheat Ridge and in the three-mile area.

Future roadway infrastructure would need to be compatible with existing roadway networks and in consideration of the adopted plans.

Bicycle and Pedestrian Infrastructure

The primary off-street bike trail in the three-mile area is the Clear Creek Trail which extends from I-70 to Golden. The primary on-street bike route is along W. 32nd Avenue from I-70 to Maple Grove Park. Bike facilities were recently enhanced at W. 32nd Avenue and Youngfield.

V. Public Service and Utilities

Existing Service Providers

Utility services in unincorporated Jefferson County are currently provided by the County as well as several special districts. Jefferson County currently provides general governmental services and law enforcement. Portions of the area are included in the Urban Drainage and Flood Control District (UDFCD). Xcel Energy provides electric and gas service.

Fire protection, water, and sanitation districts serving the three-mile area include the following:

- Fairmount Fire Protection District
- West Metro Fire Protection District

- North Table Mountain Water and Sanitation District
- Consolidated Mutual Water District

Future Service Provision

The City would provide general governmental services and police protection for any areas annexed by Wheat Ridge. Because Wheat Ridge is not a full-service City, water, sanitation, and fire services would continue to be provided by existing special districts or through the formation of a new water, sanitation or metropolitan district. Developers are typically responsible for infrastructure costs.

The Long's Peak Metropolitan District was formed to provide financing, construction, and maintenance of infrastructure west of Interstate-70. The Service Plan for the District sets out the services to be provided, which include streets, water, sanitary sewer, storm sewer, parks and recreation, parking, and fiber optic. The District is required to include within its boundaries any areas within its service area that are annexed by the City.

Stormwater facilities would need to be provided by developers as required by City and the Urban Drainage and Flood Control District (UDFCD) standards. Facilities would need to conform to any drainage basin master plans prepared and adopted by UDFCD.

VI. Parks and Open Space

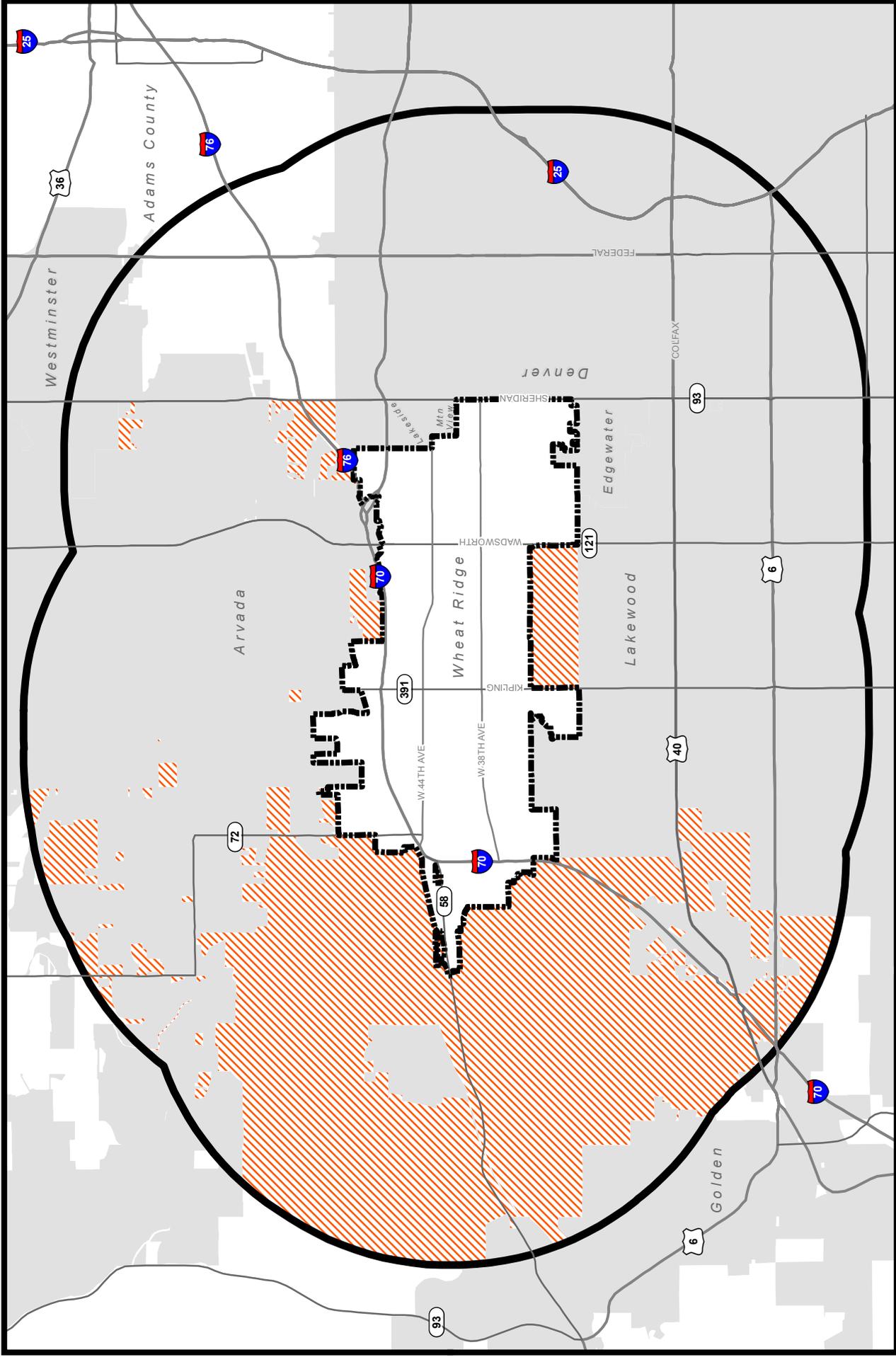
Public parks and open space in the three-mile area are owned and managed by Jefferson County and the Prospect Recreation and Park District.

An Intergovernmental Agreement (IGA) between the City of Wheat Ridge, Prospect Recreation and Park District, and the Long's Peak Metropolitan District addresses the boundaries and responsibilities of each district. In regards to parks, the IGA stipulates that the boundaries of the Prospect Recreation and Park District will not be affected by the formation of the Long's Peak Metropolitan District, by any future inclusions into the metro district, or by any future annexations of the City.

The City's *Parks and Recreation Master Plan* (2006) does not make recommendations for the three-mile area. If annexation is considered in the future, parkland dedication would be required by the City's zoning and development code for all new residential subdivisions and development.

Three-Mile Plan

MAP 1



- City of Wheat Ridge Boundary
- City of Arvada Boundary
- City of Edgewater Boundary
- City of Lakewood Boundary
- Three-Mile Boundary
- Incorporated Land
- Unincorporated Jefferson County within Three-Mile Boundary

Updated October 2014

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City of Wheat Ridge Boundary

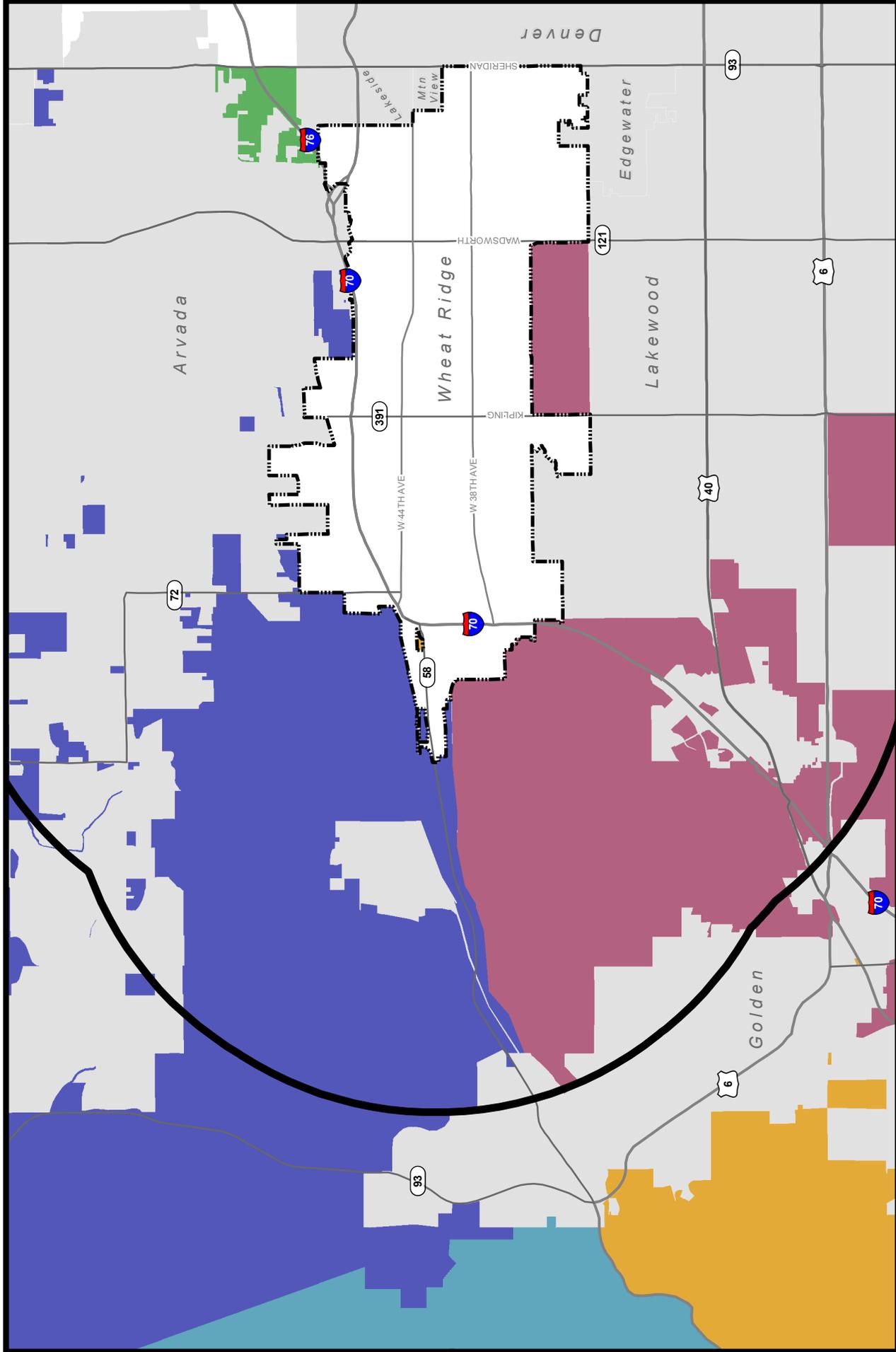
Incorporated Land



Updated October 2014

Three-Mile Plan - Jefferson County Planning Areas

MAP 3



City of Wheat Ridge Boundary
City of Wheat Ridge Boundary

Three-Mile Boundary
Three-Mile Boundary

Incorporated Land
Incorporated Land

Jefferson County Plan Areas

- Central Plains
- North Plains
- Clear Creek / I-76
- North Mountains
- Central Mountains

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Updated October 2014

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