

## CITY OF GRAND JUNCTION, COLORADO

### RESOLUTION NO. 14-22

#### **A RESOLUTION ESTABLISHING THE COMPREHENSIVE PLAN AS ADOPTED AND AMENDED AS THE 2022 THREE-MILE PLAN FOR THE CITY OF GRAND JUNCTION**

#### RECITALS.

Colorado law (C.R.S. §31-12-101, et. seq) provides, among other things, that no municipal annexation may occur that would have the effect of extending a municipal boundary more than three miles in any direction from the limits of the current municipal boundary in any one year. The law also requires that, before completion of any annexation within the three-mile area, the annexing municipality must have a plan that generally describes the proposed location, character, and extent of public infrastructure and proposed land uses, all as more particularly described in the statute. According to law, such a plan shall be updated at least once annually.

The law does not expressly establish whether the entire three-mile boundary area or just the area of the annexation is to be planned by the three-mile plan. However, and as is the case in Grand Junction because the City's master planning includes consideration of annexation policies, the elements of a three-mile plan are incorporated in the City's Comprehensive Plan. As such and pursuant to C.R.S. §31.12.101, et seq, the City recognizes the 2020 One Grand Junction Comprehensive Plan and its Urban Development Boundary as the City's Three-Mile Plan.

The City's master planning began with the 1996 Growth Plan, prior to that the City adopted an annual Municipal Annexation Plan that served as the City's Three-Mile Plan. In 1998 the City and County executed the Persigo Agreement that determined, amongst other things, when and where the City would annex. In 2007 a 30-month planning effort culminated with the adoption of the Grand Junction Comprehensive Plan, on February 7, 2010 by Ordinance 4406, replacing the 1996 Growth Plan. On December 16, 2020 City Council adopted by Ordinance 4971 the 2020 One Grand Junction Comprehensive Plan ("*Comprehensive Plan*"), replacing the 2010 Grand Junction Comprehensive Plan after a 24-month planning effort. Among other things the Comprehensive Plan establishes the Urban Development Boundary ("UDB") which sets the eventual boundary of the City. The UDB currently does not extend beyond three miles from any existing boundary of the City.

On February 17, 2021 Mesa County adopted the Land Use Map and Plan found in Chapter 3 of the *Comprehensive Plan*. The *Comprehensive Plan* provides the framework for annexation and development, including defining and describing growth and development goals and policies, including defining and describing growth and development goals and policies, which include but are not limited to the boundary of the City and how and where urban utilities, infrastructure and facilities will extend. Having Mesa County adopt the

Land Use Plan provided a wider breadth of stakeholders and community participants and a unified approach establishing the Urban Development Boundary (UDB), where annexation can occur.

The *Comprehensive Plan* promotes the community's vision, goals, objectives, and policies; it establishes a process for orderly growth and development; addresses both current and long term needs; and provides for a balance between the natural and built environment, all as presumed by the law and good public policy.

The Comprehensive Plan was developed with an understanding of the need to maximize the efficiency and effectiveness of development, to preserve agricultural lands outside the UDB and to increase densities and development intensity within. To that end, the Comprehensive Plan includes a Land Use Map that designates the future land uses within the UDB.

The *Comprehensive Plan*, through the application of its Goal and Policies, the appendices and supporting documentation all describe the City's intent regarding the provision of infrastructure, transportation, utilities and other services to and within any annexed property within the planning area/UDB. The *Comprehensive Plan* describes the proposed character, extent and location of land uses and infrastructure preparation, which have been consistent since the adoption, and accordingly the three-mile plan is considered and found, as allowed by law, to be a part of the *Comprehensive Plan*.

The City Council finds the *Comprehensive Plan* together with and as amended by the attached annual update, *2022 Grand Junction Municipal 3-Mile Plan Map* (Exhibit A), satisfies the requirements of C.R.S. 31-12-101 *et. seq.* and all applicable law.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Grand Junction:

That the *Comprehensive Plan* as adopted and amended by and with Exhibit A, is the three-mile plan for the City of Grand Junction and that Exhibit A is and serves as the annual update as required by law.

Passed and adopted this 19<sup>th</sup> day of January 2022.

Attest:



Wanda Winkelmann  
City Clerk



C.B. McDaniel  
President of the Council



