

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 07-23

A RESOLUTION FINDING THAT THE CITY'S COMPREHENSIVE PLAN SERVES AS THE ANNUAL 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 the 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.*, by and with this Resolution 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, among 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, with Ordinance 4406 replacing the 1996 Growth Plan. On December 16, 2020, the City Council adopted with Ordinance 4971 the 2020 One Grand Junction Comprehensive Plan (*Comprehensive Plan*) replacing the 2010 Grand Junction Comprehensive Plan. Among other things the 2020 Comprehensive Plan establishes the Urban Development Boundary (UDB) which determines the eventual boundary of the City principally by and with the provision of sewer service as described by the Persigo Agreement. 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, which include, but are not limited to, the boundary of the City, and how

and where urban utilities, infrastructure and facilities will extend. Mesa County's adoption of the Land Use Plan provided a wider breadth of stakeholders and community participants and a unified approach which confirmed the UDB, and the City's annexation plans and practices.

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* Land Use Map designates the future land uses within the UDB.

Furthermore, the *Comprehensive Plan*, through the application of its Goal and Policies, the appendices and supporting documentation describe the City's intent regarding the provision of infrastructure, transportation, utilities, and other services to and within any annexed property within the UDB/planning area. 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*.

By and with the adoption of this Resolution the City Council finds the *Comprehensive Plan* together with and as amended by the attached annual update, *2023 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, together with the foregoing Recitals, is and shall be deemed to serve as 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 4th day of January 2023.

ATTEST:



Amy Phillips
City Clerk



Anna M. Stout
President of the City Council



Exhibit A

2023 ANNUAL GRAND JUNCTION MUNICIPAL 3 MILE PLAN

The City's Comprehensive Plan recognizes that Colorado law (CRS 31-12-105) enables municipalities to plan for expansion in the 3-mile area surrounding the city limits. The Comprehensive Plan goes beyond the 3-mile statutory area because of the joint effort between Mesa County and Grand Junction to plan the region; notwithstanding, the law calls for the City to annually update a Three Mile Plan three mile annexation boundary. In accordance with Goals and Policies of the Comprehensive Plan and the City's authority to make additions to or clarification to the policies of the Comprehensive Plan, this document refers to and incorporates the Comprehensive Plan by this reference as if fully set forth and serves to establish the City's 2023 Three Mile Plan/ three mile annexation boundary as required by CRS 31-12-105(e)(1).

