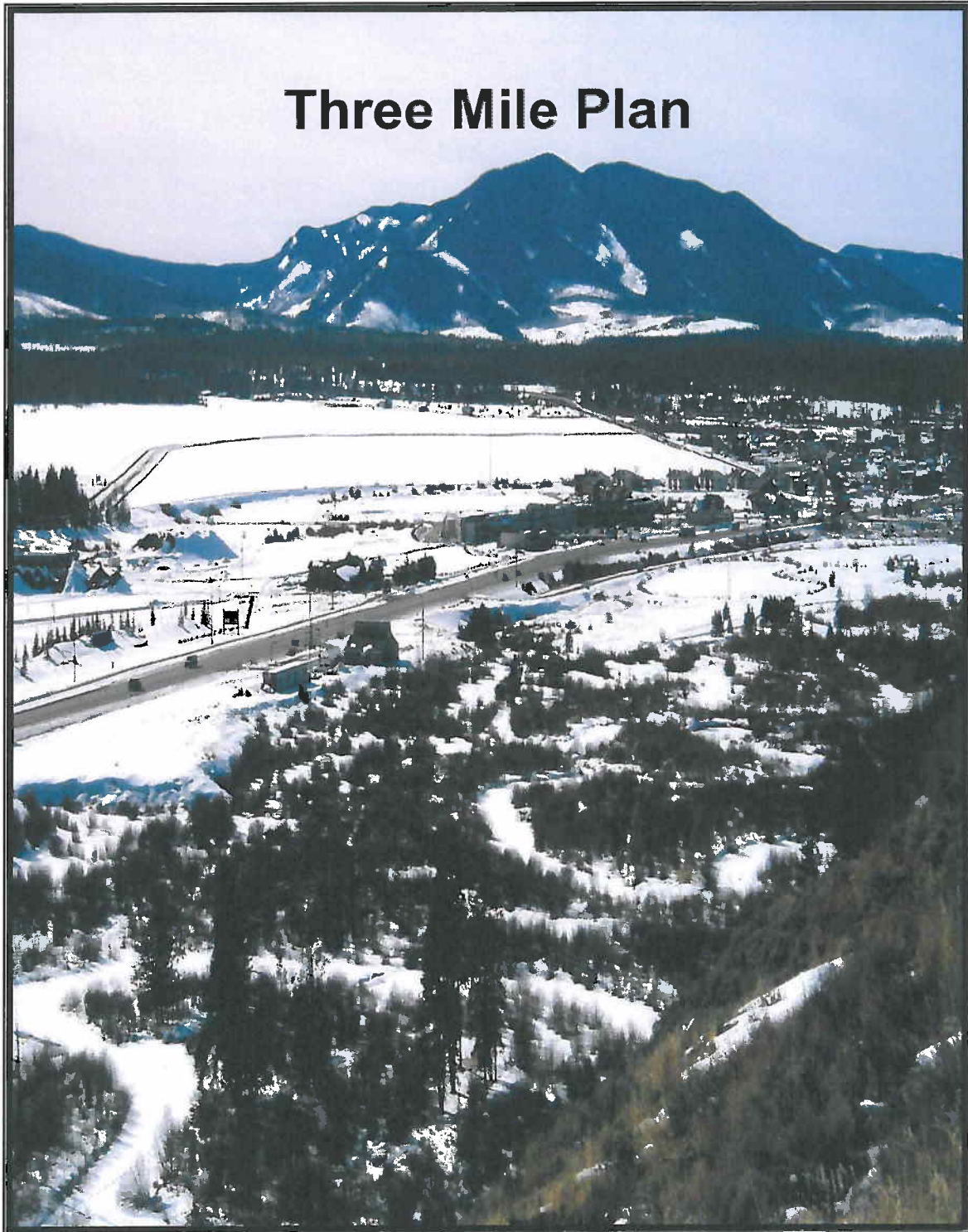


TOWN OF FRASER



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Three Mile Plan

Colorado State Statutes require that each community have in place a plan for that area within three miles of its boundary, and that said plan be updated at least once annually. This provides a framework for decision making regarding annexations and other extraterritorial matters. The Three Mile Plan is a long-range planning opportunity for municipalities to consider where they want to annex, how to provide service in the newly annexed areas, and how they will sustain adequate levels of service throughout the rest of the municipality. Although the Town of Fraser does not actively seek annexations, it intends to be prepared to make informed decisions should annexation petitions be presented to the Town. Additionally, the Town recognizes the effects that development outside the corporate limits can have on the Town and seeks to promote regional planning to improve regional decisions.

The Town of Fraser Three Mile Planning Area was established as follows:

- ❖ All properties within three miles of the Town boundaries were identified.
- ❖ Properties already included within another jurisdiction were removed.
- ❖ The National Forest Boundary Line was also used as a limiting factor on the plan map, though the Town is aware that property swaps can quickly change those boundaries.
- ❖ The Three Mile Planning Area will be modified as changes occur in the Town boundaries and/or Forest Boundaries.

The Town of Fraser Three Mile Plan is a component of the Comprehensive Plan. *The land use and development policies as outlined in the Comprehensive Plan for areas within Town also apply throughout the three mile area.*

Generally, low to medium density residential land uses are preferred within the three mile planning area. Higher density residential, mixed use, commercial, and light industrial uses should be directed toward municipal areas.

Development proposals for areas surrounding the Town of Fraser should be considered for incorporation within the municipality before development in unincorporated areas. While the Three Mile Plan provides for low to medium density residential in these areas, low to medium density sprawl throughout the Valley is not a preferred land use pattern. The Town of Fraser recognizes that low to medium density residential development may occur in unincorporated areas; however, development within municipalities is preferable because public utilities and services can be provided more efficiently. The overall densities from these areas could be clustered into smaller higher-density areas enabling preservation of open space.

The fiscal impacts of development should be considered as a component of the decision making process regarding both development in unincorporated areas or annexation into the Town.

The Town of Fraser annexation policy provides that the Town of Fraser has no intention of annexing any developed areas that may be included within the Three Mile Planning Area, such as Winter Park Ranch Area, Icebox Estates and Sunset Ridge. The Town of Fraser intends to support a county-wide growth plan that reduces sprawl and provides for efficient provision of services while protecting the character, quality of life and sense of place that makes the Fraser Valley such a unique community. Growth or development that may be occurring outside the Town but within the Three Mile Planning Area should be consistent with these goals and policies.

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