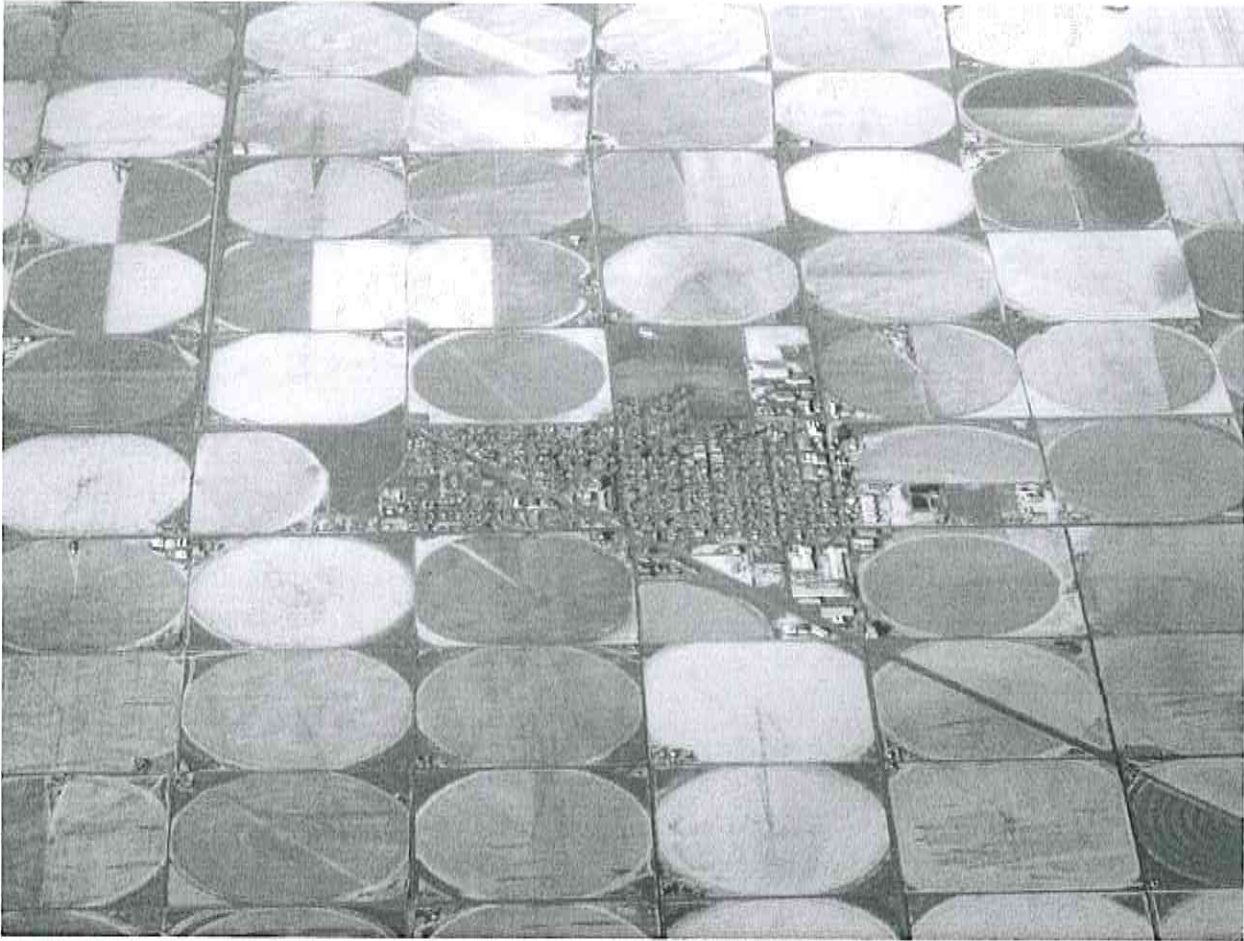


Town of Center

Three Mile Plan for Annexation



September, 2015

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CENTER THREE-MILE PLAN FOR ANNEXATION

I. Introduction

Purpose

The purpose of the Town of Center Three Mile Plan for Annexation (Plan) is to:

- a.) Provide direction for future land use issues and potential infrastructure needs for lands within three miles of the current boundaries of the Town of Center (Town);
- b.) Identify issues that should be addressed prior to annexation of any parcel into the Town;
- c.) Comply with the statutory requirements for annexation as outlined in Colorado Revised Statutes 31-12-105(1)(e) as amended.

The 3-Mile Plan will aid in ensuring that annexation opportunities are evaluated through careful consideration of both the current and future interests and needs of the community.

In this Plan, no land in unincorporated areas is specifically designated for annexation except for property that is identified for the current Tierra Nueva annexation plan for farm worker housing and the Town's Consaul Property. The Plan will only identify areas that may be considered desirable for future uses, can be served by current services and facilities, are needed to preserve open space or provide utilities for the community, or will be logical for the expansion of the Center 3-Mile Planning Area. The decision to petition for annexation into the Town of Center is an individual property owner decision. Approval of annexation is at the discretion of the Town of Center.

The Town resides mostly in Saguache County (North of Hwy 112) and also in Rio Grande County (South of Hwy 112). The Town wishes to continue to work with each county as appropriate to ensure that there is a smooth transition of land uses in the Town area.

Methodology

This Plan was developed by analyzing areas within a three-mile radius of the existing Town Boundaries to determine which areas are suitable and desirable for annexation and future development.

In determining which lands should be included with the Town's Plan, a variety of land uses were considered in order to balance future population needs. Areas appropriate for planned unit developments, residential mixed-use development, single-family residential, including 3-A and 10-A residential, multi-family residential, affordable housing, light industrial, agriculture, heavy industrial, open space recreation, utility use, and public facilities have been identified.

Criteria used to evaluate and determine which areas within the three-mile radius are suitable and desirable for annexation and future development include:

- Areas that will broaden the range of housing inventory and home ownership opportunities within the Town.
- Areas that maintain or enhance the character of Town.
- Areas that expand the permanent, year-round population and accommodate the seasonal residents.
- Areas that have enough buildable land so that desired land uses can be accommodated in a sustainable manner.
- Areas that are, or can easily be, served by existing or planned utilities with no significant negative physical or financial impact to the Town.
- Areas that help strengthen the economic values desired by Town.
- Areas that include Town utilities, such as water and sewer infrastructure, and renewable energy sources.

Consideration is also given to the Town's ability to economically provide public facilities, infrastructure and services in an orderly and cost-effective manner, including:

- Land uses and zoning;
- Streets and transportation;
- Utility services, including potable water, sanitary sewer, and storm drainage;
- Community services including school, fire and police; and
- Open space, parks and recreation uses.

Statutory Requirement

The Municipal Annexation Act of 1965 as amended requires that each municipality adopt a Three-mile annexation plan prior to any land annexation that describes and evaluates the suitability for annexation of areas within a three-mile radius. Three Mile Plans, once approved, must be either updated or re-adopted annually.

Colorado Revised Statutes 31-12-105(1)(e)(l) requires 3 mile plans to generally describe the proposed location, character, 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 for any annexation with three miles of the municipality.

Some of these items will not be considered or addressed by this Plan because they are not relevant to the Town (i.e. subways). Those relevant items will be discussed within each annexation category. In addition, potential impact on community services such as police, fire, schools and administrative services is contemplated in each category analysis.

Annexation Eligibility and Procedure

Annexation petitions must meet all of the requirements of the Municipal Annexation Act of 1965, Colorado Revised Statutes Title 31, Article 12, as amended, as well as all of the requirements of the ordinances of the Town.

Annexations shall be subject to any existing Intergovernmental Agreements with Center Sanitation District, Center Public Schools, Saguache and Rio Grande Counties concerning annexations, subdivisions and development applications within the 3-Mile Planning Area, and other agreements that may concern, or be affected by, potential annexations.

Policies for Annexation

All proposed annexations shall be required to conform to the Colorado Municipal Annexation Act as Amended, Town of Center ordinances, current Colorado Building code, electrical code and any additional planning documents approved by the Town.

STUDY AREA

This Plan addresses lands within a three-mile radius of the Town of Center that are located on the map provided on *Figure 1*.

The following areas are included within the Town of Center 3-Mile Plan for Annexation.

1. North (of the Town)
2. East
3. South
4. West

The location of each of the areas within the Town of Center 3-Mile Planning Area is identified on the map provided on *Figure 1*. The general character of each of these areas is described and classified according to the following categories:

- Description
- Land Use
- Community Services
- Transportation
- Utility Provisions
- Open Space, Parks & Recreation

The four (4) areas included within the Town of Center 3-Mile Planning Area are generally eligible for annexation into the Town of Center under the provisions of the Municipal Annexation Act of 1965, as amended. Inclusion in this plan does not assume properties will be annexed into the Town, or guarantee a successful annexation, should property owners request it.

North Area

- **Description:** T R S This area which extends from the northern border of Town (First Street) three miles north to approximately County Road D.
- **Land Use:** Existing characteristics of this parcel of land include county roads bordering agricultural parcels of land. Few farm and residential buildings exist along county roads.
- **Community Services:** All school age children attend public school in Town or are home-schooled. Transportation to school is provided by their own parents.
- **Transportation:** Transportation consists of motorized vehicles. No public transportation is servicing this area. There once existed an air strip for a crop dusting business called Finley Air Strip but it no longer exists and has been incorporated into an agricultural field.
- **Utility Services:** The Town of Center does not provide any Utility Services in this area. Utilities that are provided are individual wells, septic tanks, and propane provided by individual companies where gas is not provided. Electricity and Natural Gas is provided by Xcel and the San Luis Valley Rural Electric Cooperative. Landline telephone is provided by Centurylink and

Cellular telephone is provided by individual Cellular phone companies. Internet is provided by Centurylink, Crestone Telecom LLC, and individual Cellular Phone companies. The San Luis Valley Rural Electric Cooperative has plans to offer high speed, fiber optic internet to the area. Television is provided by Dish Network or Direct TV. The trash service is individually contracted with various waste management vendors.

- **Open Space, Parks & Recreation:** There is currently no open spaces, parks or recreational areas in this parcel of land.

East Area

- **Description:** T R S This area which extends from eastern border of Town (Torrez Street) three miles East to approximately County Road 4E.
- **Land Use:** Existing characteristics of this parcel of land include county roads bordering agricultural parcels of land. Few farm and residential buildings exist along county roads.
- **Community Services:** All school age children attend public school in Town or are home-schooled. Transportation to school is provided by their own parents.
- **Transportation:** Transportation consists of motorized vehicles. No public transportation is servicing this area.
- **Utility Services:** The Town of Center does not provide any Utility Services in this area. Utilities that are provided are individual wells, septic tanks, and propane provided by individual companies where gas is not provided. Electricity and Natural Gas is provided by Xcel and the San Luis Valley Rural Electric Cooperative. Landline telephone is provided by Centurylink and Cellular telephone is provided by individual Cellular phone companies. Internet is provided by Centurylink, Crestone Telecom LLC, and individual Cellular Phone companies. The San Luis Valley Rural Electric Cooperative has plans to offer high speed, fiber optic internet to the area. Television is provided by Dish Network or Direct TV. The trash service is individually contracted with various waste management vendors.
- **Open Space, Parks & Recreation:** There is currently no open spaces, parks or recreational areas in this parcel of land.

South Area

- **Description:** T R S This area which extends from the southern border of Town (Where the Rio Grande Lateral 5A or Farmers Union Canal meet ½ way between County Road 11N and County Road 12N) three miles South to ½ way between County Road 8N and County Road 9N .
- **Land Use:** Existing characteristics of this parcel of land include county roads bordering agricultural parcels of land. Few farm and residential buildings exist along county roads. The Rio Grande Lateral 5A or Farmers Union Canal crosses this area from County Road 46 and Highway 112 to US Highway 285 and ½ way between Highway 112 and County Road B. It continues laterally east up to the western border of the town and then turn SE to the southern tip of the town and continues SE to the 3-mile border. This canal drains into the Rio Grande River in the County of Rio Grande outside of the 3-mile plan.

- **Community Services:** All school age children attend public school in Town or are home-schooled. Transportation to school is provided by their own parents.
- **Transportation:** Transportation consists of motorized vehicles. No public transportation is servicing this area.
- **Utility Services:** The Town of Center does not provide any Utility Services in this area. Utilities that are provided are individual wells, septic tanks, and propane provided by individual companies where gas is not provided. Electricity and Natural Gas is provided by Xcel and the San Luis Valley Rural Electric Cooperative. Landline telephone is provided by Centurylink and Cellular telephone is provided by individual Cellular phone companies. Internet is provided by Centurylink, Crestone Telecom LLC, and individual Cellular Phone companies. The San Luis Valley Rural Electric Cooperative has plans to offer high speed, fiber optic internet to the area. Television is provided by Dish Network or Direct TV. The trash service is individually contracted with various waste management vendors.
- **Open Space, Parks & Recreation:** There is currently no open spaces, parks or recreational areas in this parcel of land.

West Area

- **Description:** T R S This area which extends from western border of Town (Garcia Street) three miles west to approximately ½ way between US Highway 285 and County Road 46.
- **Land Use:** Existing characteristics of this parcel of land include county roads bordering agricultural parcels of land. Few farm, commercial and residential buildings exist along county roads. The Rio Grande Lateral 5A or Farmers Union Canal crosses this area from County Road 46 and Highway 112 to US Highway 285 and ½ way between Highway 112 and County Road B. It continues laterally east up to the western border of the town and then turn SE to the southern tip of the town and continues SE to the 3-mile border. This canal drains into the Rio Grande River in the County of Rio Grande outside of the 3-mile plan.
- **Community Services:** All school age children attend public school in Town or are home-schooled. Transportation to school is provided by their own parents.
- **Transportation:** Transportation consists of motorized vehicles. No public transportation is servicing this area.
- **Utility Services:** The Town of Center does not provide any Utility Services in this area. Utilities that are provided are individual wells, septic tanks, and propane provided by individual companies where gas is not provided. Electricity and Natural Gas is provided by Xcel and the San Luis Valley Rural Electric Cooperative. Landline telephone is provided by Centurylink and Cellular telephone is provided by individual Cellular phone companies. Internet is provided by Centurylink, Crestone Telecom LLC, and individual Cellular Phone companies. The San Luis Valley Rural Electric Cooperative has plans to offer high speed, fiber optic internet to the area. Television is provided by Dish Network or Direct TV. The trash service is individually contracted with various waste management vendors.

- **Open Space, Parks & Recreation:** There are currently no open spaces, parks or recreational areas in this parcel of land.

CURRENT ANNEXATION PLANS

Currently the only plans for annexation are the piece of land requested by Tierra Nueva for additional Farm Worker housing. This would offer multi-family housing in the form of a 20 unit, two story apartment complex for year round residents. The property also would include a playground and open area for the residents. The location of this property is between Broadway South of US Highway 112 and County Road 2E.

The other consideration for annexation is the Town's property formerly owned by a family named Consaul. This property currently is being used by the town for storage of the Streets and Parks department's equipment. It would also be considered for multi-use for the Town's needs, housing or utility usage. This property is located north of the town on the southeast corner of Broadway and County Road B.

The town has an ability to supply and service utilities to these properties, however, any additional annexation would severely tax the town's utilities. An upgrade especially the gas system would be required to service any new annexations.*

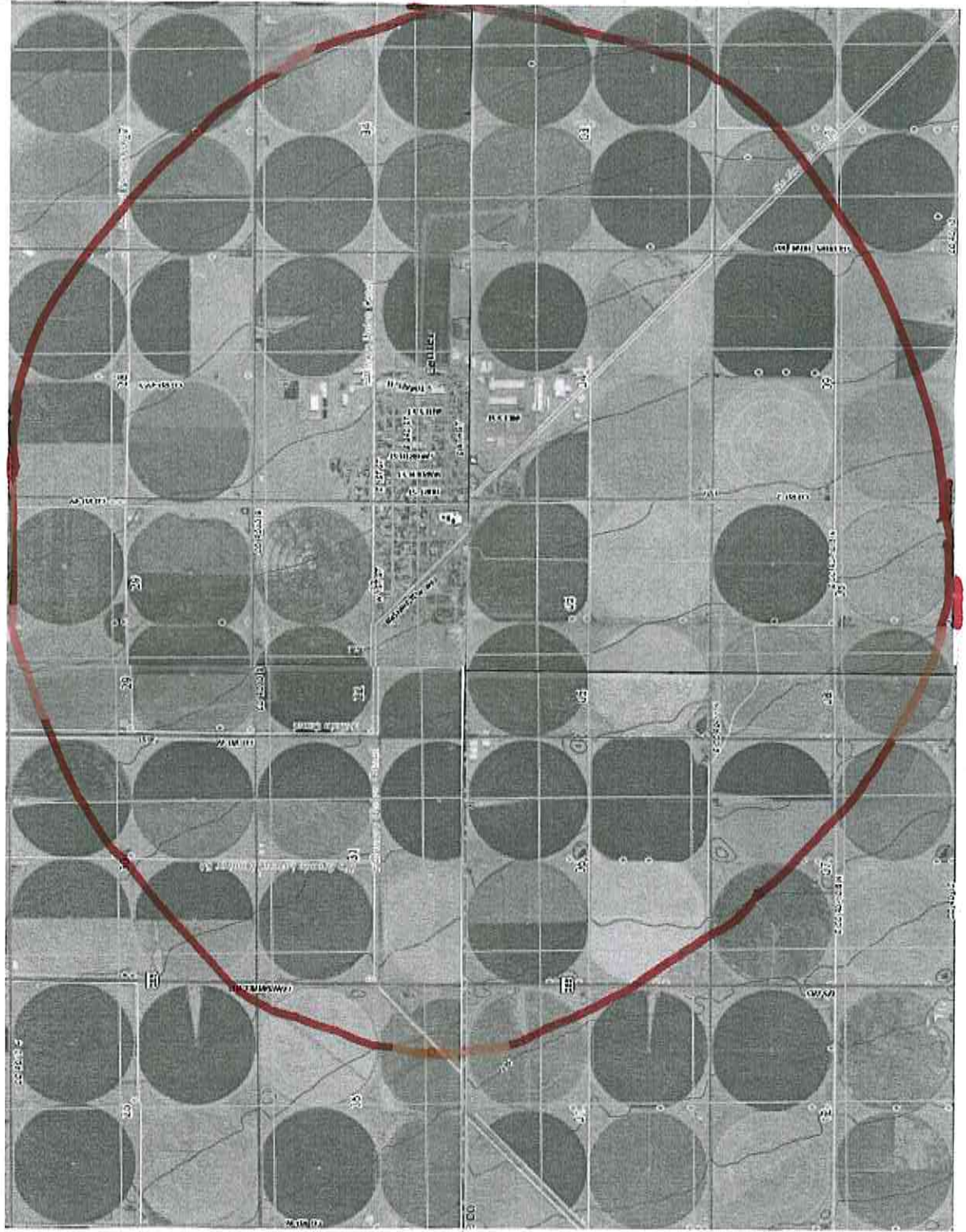
Center Sanitation District controls the sewer in Center and would annex any property into their district as their system can handle.

SUMMARY

The town may consider the pending annexations but further plans must include utility upgrades. A Comprehensive plan for the Town of Center and its utility system is recommended prior to any future annexation consideration along with reevaluating the 3-mile Plan.

*Letter date August 21, 2015 from M. Duane Valdez, Superintendent of Utilities, Town of Center

North ↑



August 21, 2015

To Whom It May Concern:

The Town of Center is a municipal utility supplier, the town purchases gas and electricity from Excel, and then we service our customers with water, waste water, gas and electricity. The Tierra Nueva has been annexed into town limits, which we already service with utilities. They are proposing to build and annex 20 more units south of their existing complexes which would be on Broadway, south of Hwy 112 and 2 East. Our water line size is a 6" main which would have to be tapped into. Our existing sewer is a 12" main which a base would have to be poured around existing pipe with new sewer tap and manhole. New 2" gas main would have to be installed. Electricity would have to be ran from a splicebox to a new transformer. Also discussed with landowner, who donated the land was to build a playground in proposed area. The Town should be able to service those 20 units with our current utilities.

If plans for a new expansion or annexation of a 3 mile radius, the area would have to be plotted and engineered . We as the Town of Center would have to upgrade line sizes and lift stations, anything that would require future growth.

M Duane Valdez
Superintendent of Utilities
Town of Center