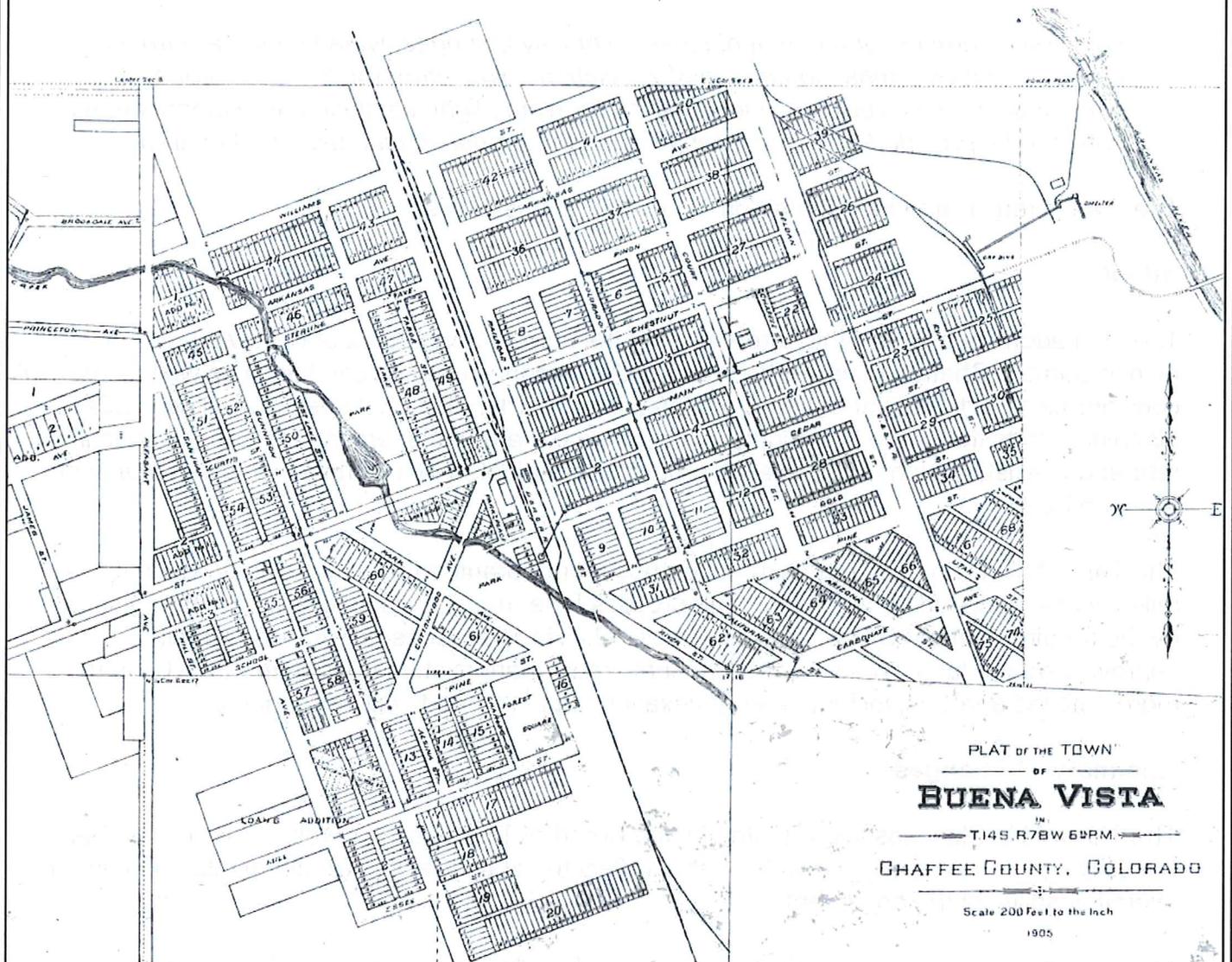




Town of Buena Vista Three-Mile Plan



November 2016

I. Introduction

This document constitutes the Three-Mile Plan (“Plan”) for the Town of Buena Vista, as required by and in conformance with Section 31-12-105(1)(e) of the Colorado Revised Statutes (C.R.S.).

a. Statutory Requirements

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

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

b. Intent

The plan addresses land within three miles of the current boundaries of the town limits in unincorporated Chaffee county. 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 Town, Chaffee 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 Town. 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, will be required.

c. Summary of Changes

The Three-Mile Plan was last adopted by the Board of Trustees via resolution on December 8, 2015. The plan has been updated to better reflect the state statutes requirements and improve overall usability of the document.

The 2016 area of desired growth is the same as the 2015 area except for the removal of the Buffalo Hills Subdivision located north of Town and the inclusion of the Carpenter Town acquisition located by the Airport.

II. Three-Mile Boundary

The Three-Mile boundary area is shown on the maps below. The land areas described by this document include properties in unincorporated Chaffee County located within the Three-Mile boundary, area of desired growth and. C.R.S. 31-12-104 includes contiguity requirements for annexation. Certain areas of unincorporated Chaffee County are within three miles of the Town, but are not eligible for annexation because they do not meet contiguity requirements.

III. Existing Plans

Airport Master Plan

The Town of Buena Vista is in the process of updating the approved 2003 Airport Master plan and should be completed before the end of 2016. This plan denotes a possible cross-wind runway, new facilities, land acquisition and federal airspace requirements. If annexation proposals in or around the Central Colorado Regional Airport are submitted, staff will evaluate the petition based off this plan.

Buena Vista Community Trail Master Plan

The Town of Buena Vista adopted the plan in 2015. The plan highlights the existing and proposed trails within current municipal limits and the in the county. If any land within the Three-Mile area is proposed to be annexed in the future, annexation proposals will be evaluated based off this plan for trail connectivity.

Buena Vista Comprehensive Plan

The Town of Buena Vista most recently updated its comprehensive plan in 2015. This long-range planning document includes goals and policies that help direct development within the Town. 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 Town's comprehensive plan for compatibility with surrounding land use patterns.

Buena Vista River Park Master Plan

The Town of Buena Vista adopted this master plan in 2013. The plan outlines the proposed park improvements and identifies that a land swap with the Bureau of Land Management (BLM) is needed. The intent of that swap is to simplify ownership to the BLM along the east side and the Town along the west side of the Arkansas River to alleviate confusion on land ownership. The Town of Buena Vista would most likely initiate the process for the land swap and annexation petition.

CDOT 2040 Regional Transportation Plan – San Luis Valley

Adopted by CDOT in 2015, this plan provides overall priorities for the region and vital for securing funding for transportation projects. This plan helps to inform decisions by the Colorado Department of Transportation (CDOT) makes about the state's transportation system which includes Highway 24 and Highway 285. If any land abutting CDOT right-of-way within the Three-Mile area is proposed to be annexed in the future, annexation proposals would be evaluated based off this plan.

Chaffee County Comprehensive Plan & Zoning Map

Chaffee County adopted a Comprehensive Master Plan in March 2000 which applies to all unincorporated areas. The County has divided unincorporated land into two subareas, Buena Vista area and Salida/Poncha Springs. Current county zoning is denoted on the county zoning map and for the most part is complementary to the Town's own zoning standards. If any land within the Three-Mile area is proposed to be annexed in the future, annexation proposals would be evaluated based off its current zoning and intended uses within the Town of Buena Vista.

Chaffee County Trail Master Plan

Chaffee County adopted the plan in 2003 and it outlines trail connections outside the current town limits. If any part of or abutting land within the Three-Mile area is proposed to be annexed in the future, annexation proposals would be evaluated based off this plan.

Transportation Master Plan

The Town of Buena Vista adopted this master plan in 2004. The plan highlights municipal road connections, upgraded roadways, intersection improvements and trail expansions. If any land within the Three-Mile area is proposed to be annexed in the future, annexation proposals would be evaluated for transportation connections using this plan.

Water Resources Master Plan

This plan, adopted in 2014, outlines the Town of Buena Vista water system including system improvements to meet future water needs of the town. If any land within the Three-Mile area is proposed to be annexed in the future, annexation proposals would be evaluated against this plan to ensure adequate water service can not only be provided but also maintained.

IV. Special Districts within the Three-Mile Area.

Chaffee County Fire Protection District

Buena Vista Sanitation District

North Library District

Buena Vista R-31 School District

Southeastern Colorado Water District

Upper Arkansas Water District

Salida Hospital District

V. Three-Mile Land Use Planning Areas

a. Area 1 - Municipal Airport Land

The majority of the area is owned by the Town of Buena Vista. Annexation of this area is focused around municipal airport operations and supporting increase economic activity at the Airport. Part of this area is owned by Colorado Parks and Wildlife and would require land acquisition.

Area 1	
Streets:	Streets will need to be brought up to Town standards with limited local roads needed to future uses depending on density. Please refer to the Transportation Master Plan and CDOT 2040 Regional Transportation Plan.
Subways:	No subways are present or planned.
Bridges:	Highway 285 bridge over the Railroad right-of-way is present. Please refer to CDOT 2040 Regional Transportation Plan. No new bridges are planned.
Waterways:	The Cottonwood Irrigation Ditch exists in the area. Please refer to the Airport Master Plan.
Waterfronts:	No new waterfronts are present or planned.
Parkways, playgrounds, squares, and parks & open space:	No parkways, playgrounds, squares, parks or open space are desired around the airport. Please refer to the Airport Master Plan. An Easement exists on the Southeast parcel of land in this area.
Aviation fields:	Please refer to Airport Master Plan.
Other public ways, grounds, & open space:	Please refer to the Airport Master Plan, Town of Buena Vista and County Trail Master Plan.
Public Utilities:	Utility expansion will need to be expanded to service any new uses within the area.
Terminals for water and transportation provided by the municipality:	Water lines will need to be expanded to service the area South of Colorado Mountain College. Please refer to the Water Resource Master Plan.
Land Uses:	Industrial and Airport uses are desired. Please refer to the Airport Master Plan, Chaffee County & Town of Buena Vista Comprehensive Plans and Chaffee County Zoning Map.

b. Area 2 - South Pleasant Avenue Area and 28470 County Road 321

This area is highly desired for annexation from the Town standpoint since the majority of the land is already surrounded by Town limits and any development in these areas would cause impacts to the Town of Buena Vista. It also covers one county parcel enclave by the Town along Rodeo Road.

Area 2	
Streets:	Streets will need to be brought up to Town standards with local roads needed to serve future uses depending on density. Please refer to the Transportation Master Plan.
Subways:	No subways are present or planned.
Bridges:	No new bridges are currently planned. Possible culverts may need to be installed with future development for Irrigation Ditches.
Waterways:	Cottonwood Irrigation Ditch is present. No changes to the waterways are planned at this time.
Waterfronts:	No waterfronts are present and no changes are proposed. No new water bodies are planned for this area.

Parkways, playgrounds, squares, and parks & open space:	Parks, Playgrounds, and open space are needed in both of these areas. Please Refer to the Town of Buena Vista Comprehensive Plan for guidance for these elements.
Aviation fields:	Existing aviation facilities in the Town are sufficient and no new facilities are necessary. Please refer to the Airport Master Plan.
Other public ways, & grounds:	Please refer to both the Town and County Trail Master Plan.
Public Utilities:	Utilities will need to be extended to service any new uses within the area.
Terminals for water and transportation provided by the municipality:	Water service will need to be expanded to provide service for existing properties as well as any future lots. Please refer to Water Resource Master Plan.
Land Uses:	Residential and limited historic commercial uses are desired. Please refer to Chaffee County & Town of Buena Vista Comprehensive Plans and Chaffee County Zoning Map.

c. Area 3 - County Road 313

This area is highly desired for annexation from the Town standpoint since the majority of the land is already surrounded by Town limits and any development in these areas would cause impacts to the Town of Buena Vista.

Area 3	
Streets:	Streets will need to be brought up to Town standards with limited local roads needed to future uses depending on density. Please refer to the Transportation Master Plan.
Subways:	No subways are present or planned.
Bridges:	No new bridges are currently planned. Possible culverts may need to be installed with future development for Irrigation Ditches.
Waterways:	Trout Creek Ditch Company Ditch and the Arkansas River are present. No changes to the waterways are planned at this time.
Waterfronts:	The Arkansas River waterfront is present and no changes are proposed. No new water bodies are planned.
Parkways, playgrounds, squares, and parks & open space:	Parks, Playgrounds, and open space are needed in both of these areas. Please Refer to the Town of Buena Vista Comprehensive Plan for guidance for these elements.
Aviation fields:	Existing aviation facilities in the Town are sufficient and no new facilities are necessary. Please refer to the Airport Master Plan.
Other public ways, & grounds:	Please refer to both the Town and County Trail Master Plan.
Public Utilities:	Utilities will need to be extended to service any new uses within the area.
Terminals for water and transportation provided by the municipality:	Water service will need to be expanded to provide service for existing properties as well as any future lots. Please refer to Water Resource Master Plan.

Land Uses:	Mostly Residential and a few Commercial/Industrial uses just North of DOC facility are desired. Please refer to Chaffee County & Town of Buena Vista Comprehensive Plans and Chaffee County Zoning Map.
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d. Area 4 - Department of Correction (DOC) Facility

The DOC Facility is currently outside the Municipal Limits of the Town of Buena Vista. This area is not desired to be annexed at this time since it is owned by the State of Colorado.

Area 4	
Streets:	Streets will need to be brought up to Town standards, no new public street or rights of ways are needed or planned if the State still owns the property.
Subways:	No subways are present or planned.
Bridges:	No bridges are present or planned.
Waterways:	No waterways are present or planned.
Waterfronts:	A pond is present on the property. Future ponds are not planned at this time.
Parkways, playgrounds, squares, and parks & open space:	No parks, parkways, squares, parks or open space are present or planned.
Aviation fields:	Existing aviation facilities in the Town are sufficient and no new facilities are necessary. Please refer to the Airport Master Plan.
Other public ways, & grounds:	Please refer to both the Town and County Trail Master Plan.
Public Utilities:	Service is already provided to the DOC facility.
Terminals for water and transportation provided by the municipality:	Back up Town water service is currently provided. Water service expansion is not needed. Please refer to the Water Resource Master Plan.
Land Uses:	Prison land uses would be allowed if the land is still owned by the state. Please refer to Chaffee County & Town of Buena Vista Comprehensive Plans and Chaffee County Zoning Map.

e. Area 5 - Johnson Village Commercial District

This area is desired for future commercial growth of the Town of Buena Vista. At the current time, it is located significantly outside of the Municipal Boundaries.

Area 5	
Streets:	Streets will need to be brought up to Town standards. No new public street or rights of ways are needed or planned. Please refer to the Transportation Master Plan and CDOT 2040 Regional Transportation Plan.
Subways:	No subways are present or planned.
Bridges:	A bridge is present over the Arkansas River that is part of Highway 285. No new bridges are proposed at this time. Please refer to the CDOT 2040 Regional Transportation Plan.
Waterways:	The Arkansas River and Trout Creek Ditch Company Ditch runs through the area. No changes are planned.
Waterfronts:	The Arkansas River waterfront is present and is not planned to be changed.

Parkways, playgrounds, squares, and parks & open space:	Park and open space abutting the Arkansas River are desired for trails, flood control and recreational amenities. Please refer to the Buena Vista Comprehensive Plan, Chaffee County Comprehensive Plan and Trail Master Plans for guidance for these elements.
Aviation fields:	Existing aviation facilities in the Town are sufficient and no new facilities are necessary. Please refer to the Airport Master Plan.
Other public ways, & grounds:	Please refer to both the Town and County Trail Master Plan.
Public Utilities:	Utilities will need to be extended to service any new uses within the area.
Terminals for water and transportation provided by the municipality:	Water service will need to be expanded to provide service for existing properties as well as any future lots. Please refer to Water Resource Master Plan.
Land Uses:	Commercial uses are desired. Please refer to Chaffee County & Town of Buena Vista Comprehensive Plans and Chaffee County Zoning Map.

f. Area 6 - Johnson Village Residential

This area has its own set of challenges and benefits to the Town of Buena Vista. Casa Del Rio subdivision has a private sewer service that does not meet the Buena Vista Sanitation District standards. There would be cost for the Town to bring the streets up to town standards, water line expansion and code enforcement within the area. The land would provide additional housing options in the Town of Buena Vista as well as recreational options.

Area 6	
Streets:	Streets will need to be brought up to Town standards but no new public street or rights of ways are planned. Please refer to the Transportation Master Plan.
Subways:	No subways are present or planned.
Bridges:	No bridges are present or planned.
Waterways:	The Arkansas River is present and no changes are planned.
Waterfronts:	The Arkansas River waterfront is present and no changes are planned.
Parkways, playgrounds, squares, and parks & open space:	Park and open space abutting the Arkansas River are desired for trails, flood control and recreational amenities. Please refer to the Buena Vista Comprehensive Plan, Town and County Trail Master Plan for guidance for these elements.
Aviation fields:	Existing aviation facilities in the Town are sufficient and no new facilities are necessary. Please refer to the Airport Master Plan.
Other public ways, & grounds:	Please refer to both the Town and County Trail Master Plan.
Public Utilities:	Utilities will need to be extended to service any new uses within the area.
Terminals for water and transportation provided by the municipality:	Water service will need to be expanded to provide service for existing properties as well as any future lots. Please refer to Water Resource Master Plan.
Land Uses:	Residential uses are desired. Please refer to Chaffee County & Town of Buena Vista Comprehensive Plans and Chaffee County Zoning Map.

g. Area 7 - County Residential

The majority of the land is already developed as residential land uses. Known floodplain and flood way exist in the area. Annexations in this area would provide additional residential land for the Town of Buena Vista.

Area 7	
Streets:	Local streets will need to be brought up to town standards. Please refer to the Transportation Master Plan.
Subways:	No subways are present or planned.
Bridges:	Two existing bridges cross over Cottonwood Creek. No new bridges are planned at this time.
Waterways:	Cottonwood Creek and multiple ponds are present. No changes or expansion is planned.
Waterfronts:	Cottonwood Creek and ponds are present and future expanded water detention is not planned.
Parkways, playgrounds, squares, and parks & open space:	Park and open space abutting Cottonwood Creek are desired for trails, flood control and recreational amenities. Please refer to the Buena Vista Comprehensive Plan and Trail Master Plan for guidance for these elements.
Aviation fields:	Existing aviation facilities in the Town are sufficient and no new facilities are necessary. Please refer to the Airport Master Plan.
Other public ways, & grounds:	Please refer to both the Town and County Trail Master Plan.
Public Utilities:	Utilities will need to be extended to service any new uses within the area.
Terminals for water and transportation provided by the municipality:	Water service will need to be expanded to provide service for existing properties as well as any future lots. Please refer to Water Resource Master Plan.
Land Uses:	Residential and limited historical commercial uses are desired. Please refer to Chaffee County & Town of Buena Vista Comprehensive Plans and Chaffee County Zoning Map.

h. Area 8 - Buena Vista Highway Commercial.

The expansion of the Buena Vista commercial districts to the north of the existing B-2 zone district would provide expanded tax base and provide larger commercial lots.

Area 8	
Streets:	Local streets will need to be brought up to town standards. Please refer to the Transportation Master Plan and CDOT 2040 Regional Transportation Plan.
Subways:	No subways are present or planned.
Bridges:	No bridges are present or planned.
Waterways:	Cottonwood Irrigation Ditch is present and no changes are planned.
Waterfronts:	No new waterfronts are present or planned.
Parkways, playgrounds, squares, and parks & open space:	Please refer to the Town of Buena Vista Comprehensive Plan for guidance for these elements.

Aviation fields:	Existing aviation facilities in the Town are sufficient and no new facilities are necessary. Please refer to the Airport Master Plan.
Other public ways, & grounds:	Please refer to both the Town and County Trail Master Plan.
Public Utilities:	Utilities will need to be extended to service any new uses within the area.
Terminals for water and transportation provided by the municipality:	Water service will need to be expanded to provide service for existing properties as well as any future lots. Please refer to Water Resource Master Plan.
Land Uses:	Commercial uses are desired. Please refer to Chaffee County & Town of Buena Vista Comprehensive Plans and Chaffee County Zoning Map.

i. Area 9 - Colorado Parks & Wildlife (CPW) Land Swap.

The expansion of the Buena Vista commercial districts to the south of the existing B-2 zone district would provide expanded tax base and provide larger commercial lots. The land south is currently owned by the CPW and would require negotiations between the Town of Buena Vista and the State. Acquisition of Area 9 would also provide a benefit to the Town of Buena Vista by turning Area 2 into an enclave. C.R.S provides municipalities increased annexation options with enclaves.

Area 9	
Streets:	Local streets will need to be brought up to town standards. Please refer to the Transportation Master Plan and CDOT 2040 Regional Transportation Plan.
Subways:	No subways are present or planned.
Bridges:	No bridges are present or planned.
Waterways:	Cottonwood Irrigation Ditch is present and no changes are planned.
Waterfronts:	No new waterfronts are present or planned.
Parkways, playgrounds, squares, and parks & open space:	Please refer to the Town of Buena Vista Comprehensive Plan for guidance for these elements.
Aviation fields:	Existing aviation facilities in the Town are sufficient and no new facilities are necessary. Please refer to the Airport Master Plan.
Other public ways, & grounds:	Please refer to both the Town and County Trail Master Plan.
Public Utilities:	Utilities will need to be extended to service any new uses within the area.
Terminals for water and transportation provided by the municipality:	Water service will need to be expanded to provide service for existing properties as well as any future lots. Please refer to Water Resource Master Plan.
Land Uses:	Commercial uses are desired. Please refer to Chaffee County & Town of Buena Vista Comprehensive Plans and Chaffee County Zoning Map.

j. Area 10 - Bureau of Land Management (BLM) Land Swap

This area is specific to the Town of Buena Vista and the BLM. The logical boundary between the Town of Buena Vista and BLM land should be the Arkansas River. The Town of Buena Vista owns a piece of land on the east side of the Arkansas River and Barbara Whipple bridge and the BLM owns the land denoted in Area 10. This additional area on the west side of the river would provide additional recreational benefits in town limits.

Area 10	
Streets:	No streets are needed. Please refer to the Transportation Master Plan.
Subways:	No subways are present or planned.
Bridges:	Barbara Whipple Bridge and Ramsour Bridge exist around the area. South Main is planning on constructing a pedestrian bridge from Front Loop to BLM in the distant future. No further bridges are planned at this time.
Waterways:	The Arkansas River is present and no changes are planned.
Waterfronts:	The Arkansas River waterfront is present and is not planned to be changed.
Parkways, playgrounds, squares, and parks & open space:	Park and open space abutting the Arkansas River are desired for trails, flood control and recreational amenities. Please refer to the Buena Vista Comprehensive Plan, River Park Master Plan and Trail Master Plan for guidance for these elements.
Aviation fields:	Existing aviation facilities in the Town are sufficient and no new facilities are necessary. Please refer to the Airport Master Plan.
Other public ways, & grounds:	Please refer to both the Town and County Trail Master Plan.
Public Utilities:	No expanded utility services is needed.
Terminals for water and transportation provided by the municipality:	Water service is not necessary to be expanded for park or open space land.
Land Uses:	Park or Recreational uses are desired. Please refer to Chaffee County & Town of Buena Vista Comprehensive Plans, River Park Master Plan and Chaffee County Zoning Map.

VI. Maps

a. Three-Mile Plan Map

This Map illustrates the area three miles outside the current municipal boundaries and the area of desired growth.

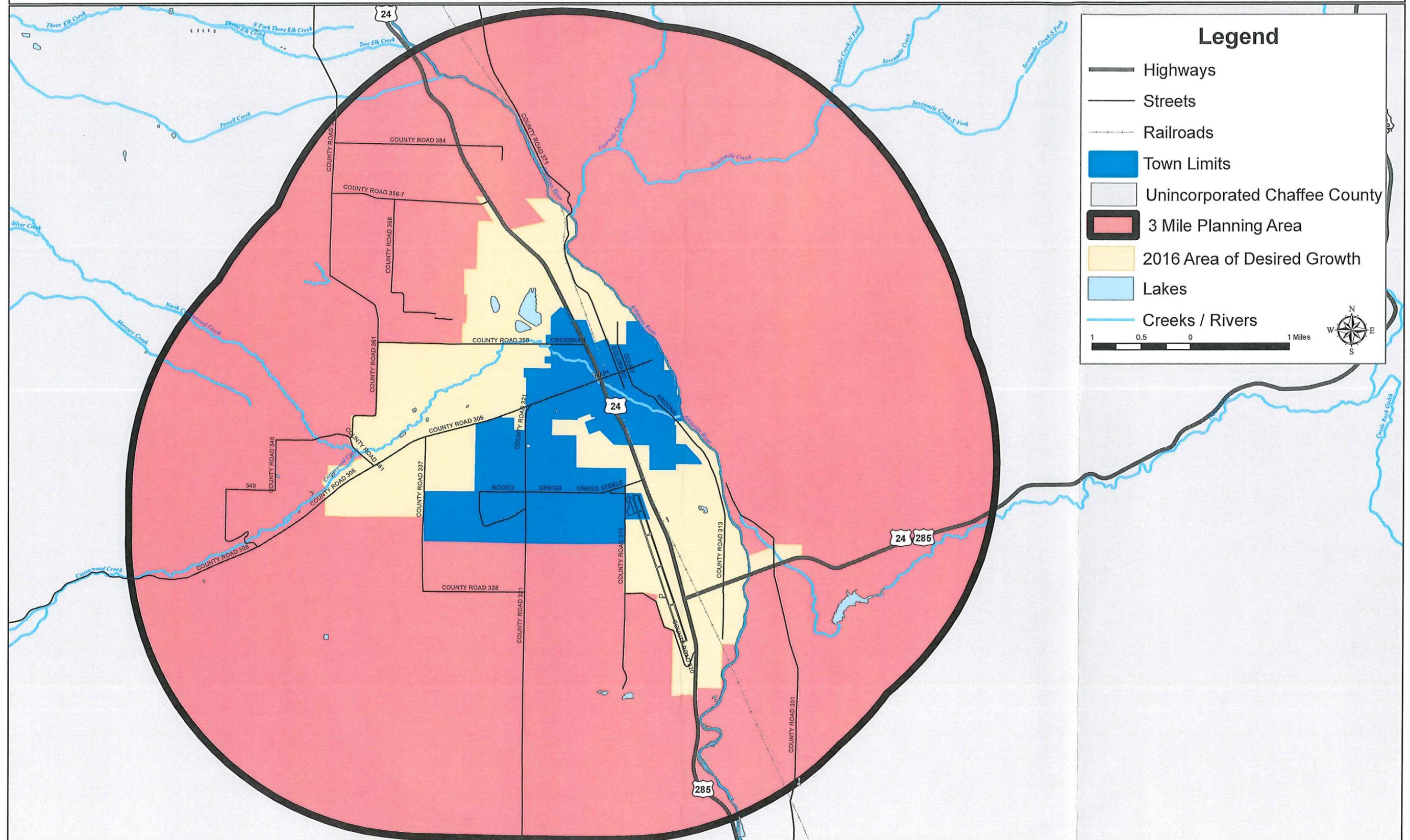
b. Three-Mile Plan Ownership Map

This Map illustrates the government ownership of the surrounding lands outside the current municipal boundaries. This map also shows the known irrigation ditches as stated in Section V of this document.

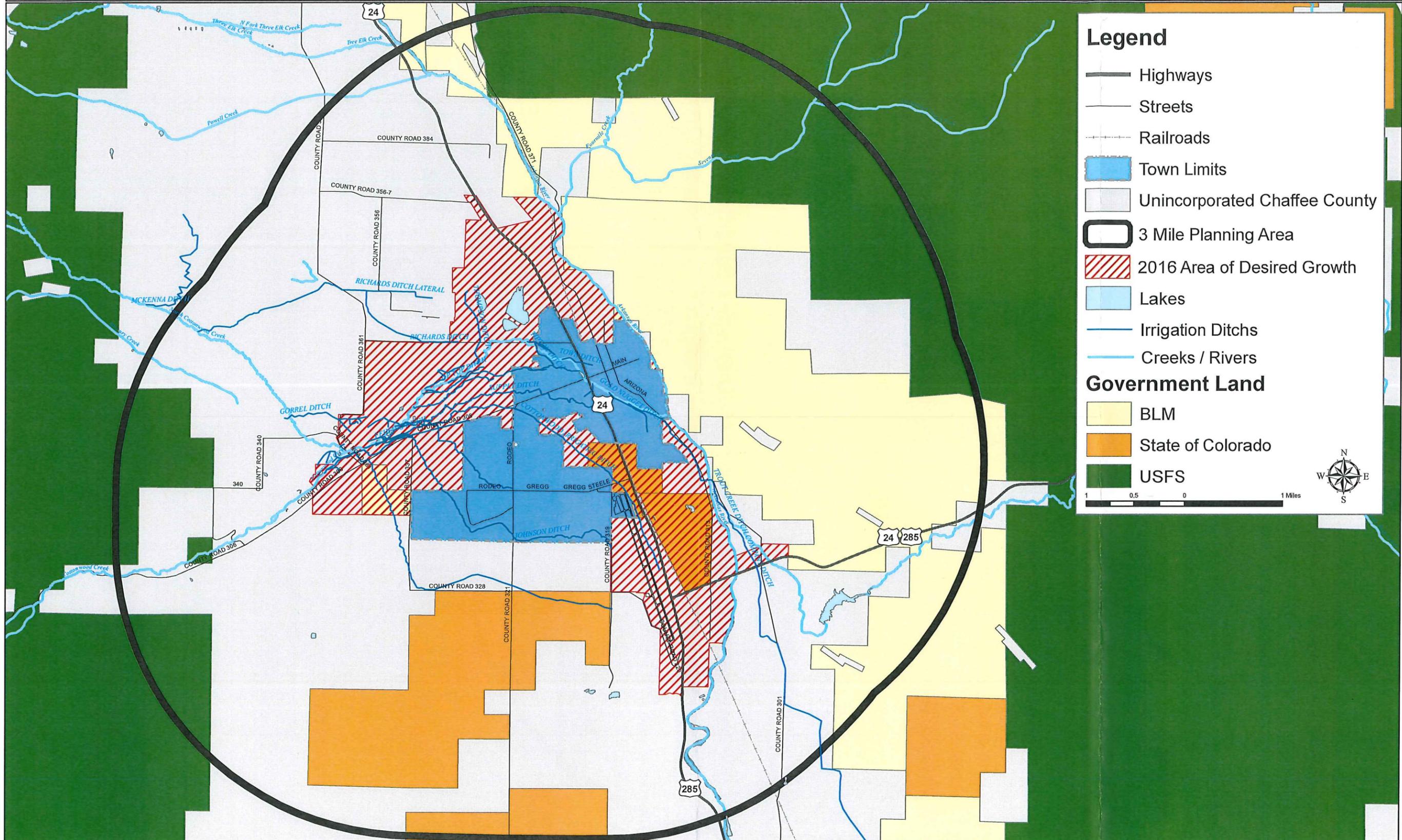
c. Three-Mile Planning Areas

This Map illustrates the area of desired growth within the Three-Mile Plan shown in previous versions and is further broken down into land use planning areas as covered in Section V of this document.

Three-Mile Plan



Three-Mile Planning Area Ownership Map



Legend

- Highways
 - Streets
 - Railroads
 - Town Limits
 - Unincorporated Chaffee County
 - 3 Mile Planning Area
 - 2016 Area of Desired Growth
 - Lakes
 - Irrigation Ditches
 - Creeks / Rivers
- Government Land**
- BLM
 - State of Colorado
 - USFS

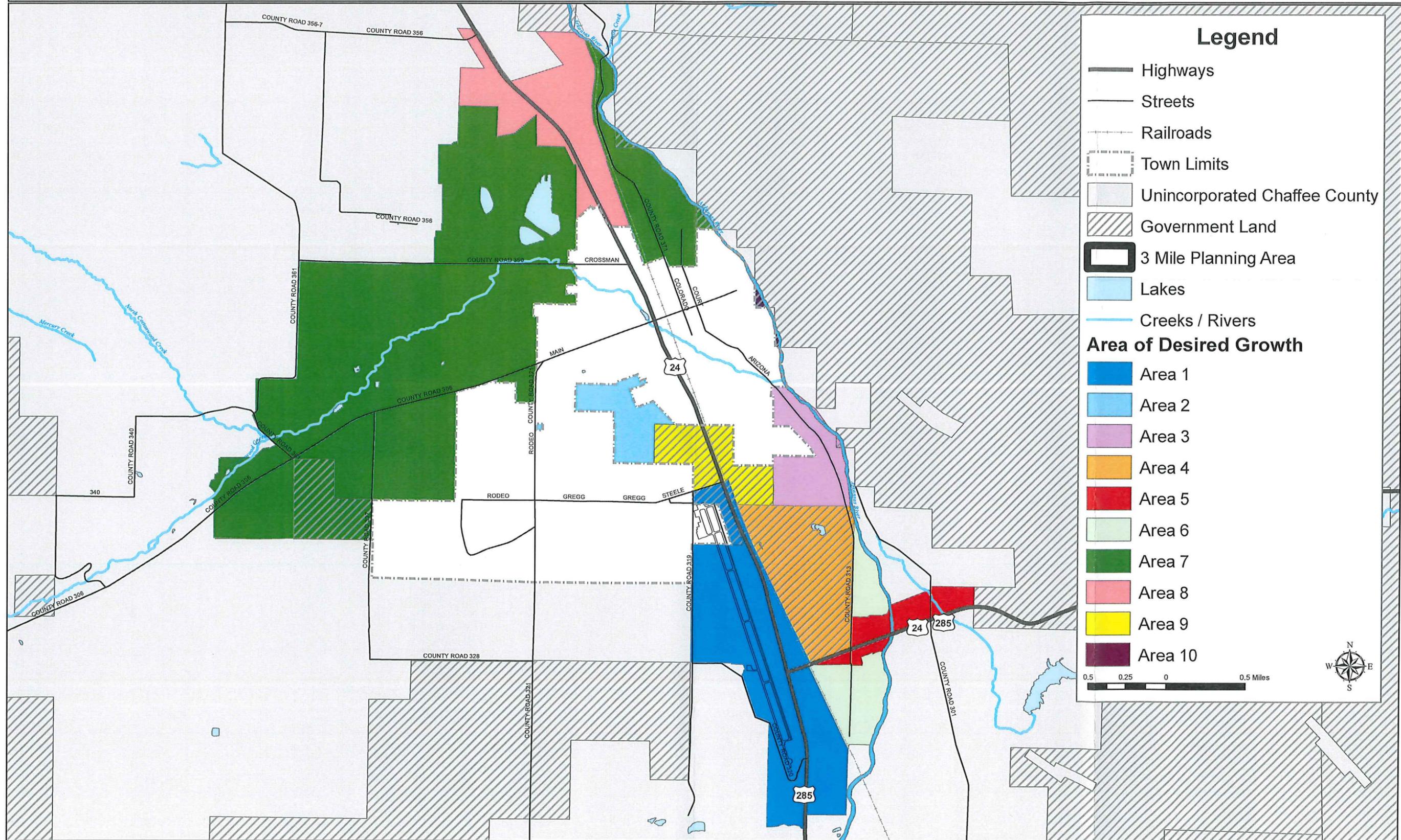


Three-Mile Planning Areas



The Town of Buena Vista

November 2016



Legend

- Highways
 - Streets
 - Railroads
 - Town Limits
 - Unincorporated Chaffee County
 - Government Land
 - 3 Mile Planning Area
 - Lakes
 - Creeks / Rivers
- ### Area of Desired Growth
- Area 1
 - Area 2
 - Area 3
 - Area 4
 - Area 5
 - Area 6
 - Area 7
 - Area 8
 - Area 9
 - Area 10
- 0.5 0.25 0 0.5 Miles
-