



The Buena Vista Planning & Zoning Commission
February 16, 2022 at 6:00 PM

**Virtual Regular Meeting will be
held via Zoom.**

The public can join the meeting virtually via ZOOM. To participate in Public Comment and/or Public Hearings you may connect to the video conference.

Conferencing Access Information: <https://us02web.zoom.us/j/85826686080>

Listen via phone at [1-720-707-2699](tel:1-720-707-2699) Meeting ID: [858 2668 6080](#) Passcode: [BuenaVista](#)

AGENDA

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Agenda Adoption**
- V. Approval of Minutes – December 15, 2021 & January 19, 2022**
- VI. Public Comment**
- VII. New Business**
 - 1. IGA Discussion with Chaffee County Planning Commission**
- VIII. Staff/Commission Interaction**
- IX. Adjournment**



Minutes of the Regular Meeting of the Buena Vista Planning and Zoning Commission December 15, 2021

CALL TO ORDER

A regular meeting of the Planning and Zoning Commission was called to order at 6:00 pm, Wednesday, December 15, 2021 via Zoom video conferencing by Chair Preston Larimer. Also present were Vice Chair Lynn Schultz-Writsel, Commissioners Thomas Doumas, Craig Brown, Tony LaGreca, and Blake Bennetts.

Staff Present: Planning Director Joseph Teipel, Principal Planner Mark Doering, and Planning Technician Doug Tart.

PLEDGE OF ALLEGIANCE

Chair Larimer led in the Pledge of Allegiance.

ROLL CALL

Tart proceeded with the roll call and declared a quorum.

AGENDA ADOPTION

Larimer called for approval of the agenda. Commissioner LaGreca motioned to adopt the agenda as presented, **Motion #1** seconded by Commissioner Schultz-Writsel. Motion carried.

APPROVAL OF MINUTES

Commissioner LaGreca motioned for approval of the December 1, 2021 minutes as amended. **Motion #2** was seconded by Commissioner Schultz-Writsel. Motion carried.

PUBLIC COMMENT

Public comments opened at 6:02 pm. With no comments, public comment was closed at 6:02 pm.

NEW BUSINESS

No new business.

STAFF / COMMISSION INTERACTION

Doering stated that Resolution 53 to reappoint Chair Larimer and Commissioner Brown as regular voting members, to appoint Commissioner LaGreca as a voting member, and to appoint Thomas Brown as an alternate member of the Planning and Zoning Commission, was approved by the Board of Trustees on December 14th. Brown's first meeting as an appointed member will be Wednesday January 19, 2022.

ADJOURNMENT

There being no further business to come before the Commission, Commissioner Bennetts motioned to adjourn the meeting at 6:10 p.m. Commissioner LaGreca seconded. **Motion #3** was unanimously approved.

Respectfully submitted:

Preston Larimer, Chair

Doug Tart, Planning Technician



Minutes of the Regular Meeting of the Buena Vista Planning and Zoning Commission

January 19, 2022

CALL TO ORDER

A regular meeting of the Planning and Zoning Commission was called to order at 7:00 pm, Wednesday, January 19, 2022 via Zoom video conferencing by Chair Preston Larimer. Also present were Vice Chair Lynn Schultz-Writsel, Commissioners Blake Bennetts, Thomas Dumas, Tony LaGreca (via Zoom), Thomas Brown and Craig Brown.

Staff Present: Planning Director Joseph Teipel, Principal Planner Mark Doering and Planning Technician Doug Tart (via Zoom).

PLEDGE OF ALLEGIANCE

Chair Larimer led in the Pledge of Allegiance.

ROLL CALL

Doering proceeded with the roll call and declared a quorum.

AGENDA ADOPTION

Larimer called for approval of the agenda. Commissioner Craig Brown motioned to adopt the agenda as presented, **Motion #1** seconded by Commissioner Schultz-Writsel. Motion carried.

APPROVAL OF MINUTES

The minutes from the December 15, 2021 meeting were not included in the packet. Minutes for the December 15th meeting will be approved at the February 16, 2022 meeting.

PUBLIC COMMENT

Public comments opened at 7:05 pm. With no comments, public comment was closed at 7:05 pm.

NEW BUSINESS

Teipel introduced Chris Lieber from NES Consulting Group who remotely presented the Rodeo Grounds and Chicago Ranch Master Plan. NES started the public engagement process with one-on-one meetings with stakeholders, holding a virtual open house in January of 2022, and through a survey on the my-BV.com website.

The public engagement process found that a majority of Rodeo Ground use is based off specific events or activities – activities varied dependent on seasons. The majority of respondents expressed wanting to see a balance between natural resource conservation and recreational activities.

Existing activities could be expanded or remain intact, and there were several new additions proposed such as a fenced dog park, extended trail network, event parking and camping, infrastructure/facilities, and turf fields.

Lieber mentioned that there is an on-site meeting with the Sportsman Club scheduled for early February.

Commissioner LaGreca asked about how the transition from irrigated agriculture to native vegetation is being addressed in the plan. Lieber expects there to be specific recommendations from their staff and TriView, and that native grasses already exist at the site, making the transition easier than transitioning from monoculture.

Chair Larimer expressed concern over the potential loss of the only true off-leash dog area in Town as proposed in the preliminary plans. Lieber stated that this is being taken in consideration during the public engagement and planning process.

Larimer also asked about the relationship with the Sportsman's Club as a private group operating on public land and the interaction of a gun range surrounded by public uses. Lieber explained that there should be enough room to provide a buffer between conflicting uses. There is also an agreement in place between the Sportsman's Club and the Town, though details were unknown at the time of the meeting.

Commissioner Brown asked about fire mitigation planning, particularly following the Boulder fire. Lieber said that issue had not been addressed in detail outside of the special event camping plans, but that it should be something to be considered moving forward. Larimer agreed, particularly with special event fireworks.

Doering asked about having someone at the open house to speak on the revegetation plan. Teipel said there would be elements included in the Master Plan, and there would likely be stringent requirements in the water rights and County process.

Commissioner LaGreca asked about grazing to help manage the revegetation process. Lieber stated that this has been considered as a potential option.

Commissioner Schultz-Writsel asked about the public response rate – there were 274 responses – which comes out to a less than 10% of the Town's population. Teipel and Doering stated that both the Chamber and newspaper were used as part of the public outreach process. Social Media, the Recreation Department, and my-BV.com website was used extensively to promote the **virtual** open house on January 20th, 2022.

Teipel then presented a briefing on the Housing Affordability Code Audit. This audit is a result of HB1271, which passed in 2021, that created a series of affordable housing programs in Colorado. One of the programs was a planning grant administered by DOLA. This allows municipalities and jurisdictions to hire consultants and analyze existing code and practices to see if changes can result in new or improved policies for affordable housing.

Staff felt that it would be helpful to have consultants review both the Unified Development Code, as well as existing processes, to see if there were any changes that could be made that would incentivize the development of affordable housing.

Staff interviewed three consultant groups and selected one. The group selected is a conglomerate made up of three individual consulting groups, led by Capelli Consulting.

Commissioners LaGreca, Doumas, and Larimer volunteered to participate in conversations with the consulting group.

STAFF / COMMISSION INTERACTION

The February 2nd meeting will be cancelled, and the February 16th meeting will be a joint meeting with the Chaffee County Planning Commission to discuss the County IGA. It will start at 6:00 pm.

Commissioner Doumas motioned for the Commission to meet in person on February 23rd. Commissioner Schultz-Writsel seconded. **Motion #2** was unanimously approved.

ADJOURNMENT

There being no further business to come before the Commission, Commissioner Brown motioned to adjourn the meeting at 8:31 p.m. Commissioner Larimer seconded. **Motion #3** was unanimously approved.

Respectfully submitted:

Preston Larimer, Chair

Doug Tart, Planning Technician

Intergovernmental Agreement (IGA) Between Town of Buena Vista, Colorado and Chaffee County, Colorado

- 1. Background and History**
- 2. Chaffe County Comp Plan**
- 3. Town of Buena Vista Comp Plan and Other Plans**
- 4. What's in the IGA**
 - A. Article I – Purpose and Applicability**
 - 1. Direct and manage growth in the areas surrounding the Town in a manner consistent with the comprehensive plans adopted by the Parties.**
 - 2. Provide for Town review and approval of new development in the Town's Three-Mile Planning Area and more specifically, the Town's Municipal Services Area (MSA) and Area of Designated Growth (ADG), as defined.**
 - 3. Ensure that the growth pattern in the Three-Mile Planning Area, in particular the Municipal Services Area and Area of Desired Growth, is developed in a manner consistent with the Town's Comprehensive Plan and infrastructure capabilities.**
 - 4. Coordinate planning efforts between the Parties to ensure that development planned within the Town's Three Mile Planning Area and Area of Desired Growth are developed and managed in a manner consistent with both comprehensive plans.**
 - 5. Advise, consult, and involve the Town in the planning activities of the owners of private property affected by this IGA. (5) to advise, consult and involve the Town in the planning activities of the owners of private property affected by this IGA.**
 - B. Article II – Definitions**
 - C. Article III – Annexation**
 - D. Article IV – Areas of Desired Growth**
 - E. Article V – Three-Mile Planning Area**
 - F. Article VI – Implementation and Amendment**
 - G. Article V – Miscellaneous Provisions**
- 5. Next Steps**
 - a. Identify another date for a Land Use Code conversation (May?)**
- 6. Continuing Steps**

**INTERGOVERNMENTAL AGREEMENT BETWEEN TOWN OF BUENA VISTA,
COLORADO AND CHAFFEE COUNTY, COLORADO**

This INTERGOVERNMENTAL AGREEMENT is entered into this 28th day of July, 2020, by and between the BOARD OF COUNTY COMMISSIONERS OF CHAFFEE COUNTY, COLORADO (the "County") and the TOWN OF BUENA VISTA, COLORADO (the "Town"), individually referred to herein as a "Party" and collectively as "Parties".

WHEREAS, the provisions of Section 18 of Article XIV of the Colorado Constitution and C.R.S. §29-1-203 allow Colorado local governments to cooperate or contract with one another to provide any function, service or facility lawfully authorized to each local government, including, but not limited to, the function of planning or regulating the development of land;

WHEREAS, C.R.S. §29-20-105 authorizes and encourages Colorado local governments to cooperate or contract with each other for the purposes of planning and regulating the development of land through the joint adoption of planning, zoning, building, subdivision, and related regulations;

WHEREAS, continued growth pressure within and outside the Town suggests that increased coordination between the Town and the County can result in better management for directing growth to maintain the identity of the Town, promote the efficient provision of public services (water, streets, police protection, and other public services), and protect open lands and agricultural lands;

WHEREAS, the Town and the County have a commitment to the accommodation and encouragement of planned growth and development using integrated planning and infrastructure development; and

WHEREAS, the intent of this intergovernmental agreement is to focus new growth around existing development and infrastructure while maintaining the rural nature of the County and the urban environment of the Town; and

WHEREAS, the Town and the County desire to enter into this intergovernmental agreement ("IGA") to implement review processes to further the goals of regional planning and purposes as set forth in this IGA.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and obligations set forth herein, the Parties hereby mutually agree as follows:

**ARTICLE I
PURPOSE AND APPLICABILITY**

1. **Purpose.** The purposes of this IGA are (1) to direct and manage growth in the areas surrounding the Town in a manner consistent with the comprehensive plans adopted by the Parties; (2) to provide for Town review and approval of new development in the Town's Municipal Services Area, as defined below, and Area of Designated Growth, as defined herein; (3) to ensure that the growth pattern in the Three-Mile Planning Area, in particular the Municipal Services Area and Area of Desired Growth, is developed in a manner consistent with the Town's Comprehensive Plan and infrastructure capabilities; (4) to coordinate planning efforts between the Parties to ensure that development planned within the Town's

Three Mile Planning Area and Area of Desired Growth, as defined below, are developed and managed in a manner consistent with the Parties' comprehensive plans; and (5) to advise, consult and involve the Town in the planning activities of the owners of private property affected by this IGA.

2. Applicability. The terms and provisions of this IGA shall apply to the property within the boundaries of the Municipal Service Area and Area of Desired Growth.

3. Term. The term of this IGA shall commence on the Effective Date and shall continue in effect unless terminated as provided herein.

4. Previous IGAs. Any previous agreements between the Parties related to joint planning shall be deemed rescinded upon the approval of this IGA by both Parties.

ARTICLE II DEFINITIONS

1. Definitions. The following definitions shall apply to this IGA:

a. Applicant means an individual or entity submitting a Land Use Development application.

b. Area of Desired Growth or ADG means the area within the Town's Three-Mile Plan that is designated as desirable for annexation. As used in this IGA, ADG shall only mean the portion of the ADG not included in the Municipal Services Area.

c. Comprehensive Plan means all master and comprehensive plans adopted by the Town or County, as may be amended.

d. Contiguous means touching along a boundary or at a point.

1. Land Use Development means any and all proposed development that is not considered a Use by Right, as defined herein. Examples of land use development includes but is not limited to new or expanded uses, subdivisions, zoning changes, planned unit developments, or other applications that typically undergo review by Chaffee County Planning Commission. Land use development does not include minor plat corrections, lot line adjustments, and subdivision exemptions specifically defined by Colorado Revised Statutes and the Chaffee County Land Use Code, as amended; except Chaffee County Land Use Code subdivision exemptions that creates new dedicated right of way shall be reviewed as described below in paragraph 4 of Article IV."

e. Municipal Service Area or MSA means those areas within the Town's Three-Mile Plan that are served by or more immediately capable of being served by the Town's water infrastructure and are as desirable for annexation.

f. Noncontiguous means non-adjoining along a boundary or consisting of parts that adjoin.

g. Three-Mile Plan means the plan adopted by the Town pursuant to C.R.S. § 31-12-105(1)(e)(I), as may be amended by the Town, and as attached to this IGA.

h. Uses by Right means all uses of land which are designated as uses which do not require review by the Chaffee County Planning Commission, as may be amended by the County. Uses by Right are exempt from the requirements of this IGA.

ARTICLE III ANNEXATION

1. Intent and General Annexation Provisions. The provisions of this IGA dealing with annexation shall follow the standards outlined in C.R.S. § 31-12-101 *et seq.* In the case of development within MSA, the annexation process shall be initiated when a property owner conducts a pre-application meeting for Land Use Development with the County. When, in the Town's sole determination, the area subject to the application for Land Use Development is desirable for annexation, it may require the property owner(s) to (1) immediately annex or (2) enter into a pre-annexation agreement in a form acceptable to the Town, as provided for herein. This IGA is intended to foster cooperation and coordination between the Parties in the orderly processing of annexation requests by the property owners.

2. Town Annexation of County Roads. With respect to annexation of County roads, the Parties agree as follows:

a. The Town agrees that in conjunction with the review and approval of proposed annexation and development of properties contiguous to the then existing Town limits, it will, when legally possible and as agreed upon by the parties, annex County roads and such roads shall serve as principal access from the Town to such development. During the annexation process or the Land Use Development process for property within the Town or County, the Town shall not eliminate existing accesses from properties which are not within the Town.

b. Upon annexation, all portions of County roads annexed by the Town shall be deemed Town roadways and shall be subject to the jurisdiction of the Town. The Town agrees that it will assume maintenance responsibilities for County roads which it annexes, unless otherwise agreed to by the Parties. However, County roads which are annexed to the Town, must comply, or be brought into compliance, with Town road standards at the time of annexation, unless otherwise agreed to by the Parties or as agreed to by the Parties and the developer. The Town or County shall not be responsible for bringing any annexed roads under this Section into compliance with Town standards unless agreed to by the Parties. The Town, in its sole discretion and direction, will evaluate and determine whether the roads being annexed meet the Town's road standards.

c. For noncontiguous County roads that do not serve as the principal access for the property being annexed, the Parties shall negotiate annexation of such roads on a case by case basis. The negotiations may include analysis of the developer's contributions and may require improvements to address impacts to County roads.

3. Impacts of Municipal Development. The Parties agree to consult and cooperate in assessing and requiring new developments, whether in the Town or the County, to mitigate impacts resulting from developments, which may include impacts from roads, utility services and other impacts. In addition, the Town will refer development applications within the Town limits to the County, in accordance

with the procedures in the Town's Municipal Code, for comment when there is potential that those developments may impact County services.

4. County Review of Annexation and Impact Reports. When required pursuant to C.R.S. § 31-12-101 *et seq.* the Town shall have annexation impact reports prepared and delivered to the County on all annexation requests concerning properties greater than ten (10) acres in size unless the requirement is specifically waived in writing by the Board of County Commissioners.

ARTICLE IV MUNICIPAL SERVICES AREA

1. Municipal Services Area. The Town has established a Municipal Services Area ("MSA"), as shown on the Town's Three Mile Plan. The Parties mutually agree that the MSA encompasses properties that are appropriate for the development of certain land uses, possible annexation, and the extension of the Town's utilities and infrastructure, within the parameters as set for in the Town's Municipal Code and Comprehensive Plan, as may be amended from time to time.

2. Town Review. All new Land Use Development applications within the MSA shall be referred to the Town by the County. Except as otherwise provided herein, the County agrees to accept, but not process any Land Use Development applications for properties in the MSA and to refer such Applicants to the Town. The Town shall determine, within fourteen (14) days of receipt, if the property will be immediately annexed or whether a pre-annexation agreement will be required. A late response or a failure to respond by the Town will be deemed by the County as a rejection by the Town. Three types of development applications shall be processed within the MSA: (1) those applications, which will not be immediately annexed or are not subject to a pre-annexation agreement; (2) those applications that will be immediately annexed, which shall be processed under Town regulations; and (3) those applications that, after further review by the Town, will not be immediately annexed and shall be processed under County regulations and may be subject to the Town development standards via a pre-annexation agreement, as provided for below.

3. Property to be Annexed. Annexation and development of the subject property will be considered pursuant to an annexation agreement with terms that conform to the Town's Municipal Code and Comprehensive Plan, as may be amended from time to time. The Town shall ensure that development proposed within areas to be annexed provide sufficient mitigation to lessen impacts on existing land use in adjacent unincorporated areas.

a. The Town will not decline to annex such property except for good cause, which shall be determined by the Town in its sole discretion. For the purposes of this IGA, good cause includes without limitation the following: (1) extension of one or more municipal services to the area would place an unreasonable economic burden on the existing users of such service or upon the future residents or owners of property in the area itself; (2) proposed uses in the development are inconsistent with the Town's Comprehensive Plan; (3) the application does not qualify for annexation based on Municipal Annexation Act or (4) the Town does not desire to annex the property for reasons defined by the Board of Trustees. The Town reserves the right to negotiate the terms and conditions of an annexation agreement for the purpose of mitigating impacts to the Town

as may occur as a result of annexation and obtaining benefits for the Town beyond the requirements of the Town's Municipal Code.

b. Fees for all Land Use Development applications within the MSA processed by the Town shall be determined according to the Town's Municipal Code and shall be payable solely to the Town. Applications processed by the Town will use Town forms and procedures.

4. Property Not to be Immediately Annexed. Upon determination that the property will not be immediately annexed, the Town shall provide written notice to the Applicant and to the County, outlining the reasons that the property will not be immediately annexed. The Town shall also describe the aspects of development that shall comply with Town standards, in which case such standards shall be the subject of a pre-annexation agreement with the Applicant.

a. Contiguous Properties.

i. Properties that are not immediately annexed but contiguous to the Town's municipal boundary shall undergo joint review whereby the Applicant follows the County's Land Use Development application process and will ultimately be subject to approval by the County, but will be subject to some or all Town Development Standards as agreed upon in the pre-annexation agreement at the time of County's Land Use Development application approval or as agreed upon by the Parties at some point in the future.

ii. If a Land Use Development application is subject to a pre-annexation agreement between the Town and the Applicant, the terms and conditions of the pre-annexation agreement shall control over the regulations related to the development. The executed pre-annexation agreement shall be provided to the County. The County shall not proceed with the Land Development Application until the pre-annexation agreement has been executed by the Town and the Applicant, unless expressly permitted under this IGA or agreed upon in writing by the Parties.

iii. If the Applicant and the Town cannot negotiate the terms of a pre-annexation agreement, an Applicant may petition the County to consider a Land Use Development application. The Applicant shall provide a showing that good faith efforts to negotiate pre-annexation agreement have failed. The County Commissioners shall hold a public hearing and shall only accept the Land Use Development application following a finding that such good faith efforts have failed. Failure of the Applicant to engage in any negotiation with the Town shall be reason for the County to deny acceptance of an Applicant's Land Development Use application. No hearing to accept a Land Use Development application is required by the County if the Town provides a written acknowledgment that good faith efforts have failed. If the County accepts a Land Use Development application for a development in the MSA, the County shall, as conditions of approval of such a development require: 1) annexation of such parcels at such time that the statutory municipal requirements for annexation are met and annexation is requested by the Town and 2) certain infrastructure to comply with paragraph 4(a)(iv) below.

iv. For Land Use Development applications processed by the County within the MSA under paragraph 4(a)(iii) above, the County will require all roads within a Land Use Development to be constructed to the applicable Town standards at the time of the application, with the exception of paving, and subject to inspection and approval by the Town prior to the release of any lot sales restrictions or financial guarantee related to the Land Use Development. Further, all roads within such Land Use Development shall be designed for future connectivity with roads identified as a "Future Road" in the Town's Three Mile Plan and/or as determined at the time of the Town's referral review. In order to provide for continuation of roads the County with consultation from the Town agrees not to approve any road with cul de sacs within a Land Use Development, subject to this IGA, if the road may connect or continue to an existing roadway or "Future Road". If the adjacent property with the Future Road or the Future Road is undeveloped temporary cul de sacs, stub roads, or turn arounds may be constructed and maintained until connected with the Future Road and in compliance with the Chaffee County Land Use Code. The provisions of this section may only be waived by the Town in writing.

v. Fees for Land Use Development applications processed by the County shall be determined according to County land use regulations and shall be payable solely to the County. Land Use Development applications processed by the County will use County forms and procedures. Land Use Development application shall include any and all statements and correspondence from the Town.

b. Noncontiguous Properties. Land Use Development applications for noncontiguous properties within the MSA will be submitted to the County and once deemed complete by the County, the Town will be deemed a referral agency. The Town will receive a copy of the Land Use Development application for review and comment by Town staff, using the following procedural guidelines.

i. Land Use Development applications for these properties shall be processed utilizing County application requirements and land use regulations.

ii. Within twenty-one (21) days of receipt of a Land Use Development Application for noncontiguous properties within the MSA, Town staff shall provide written comments to the County. Such time period may be extended by the County upon a finding of good cause. Upon consideration of the application, Town staff shall make a written statement recommending to the County for approval, approval with conditions, or denial or making a statement of nonimpact to the Town. After receipt of the Town's written statement, the application shall be processed in conformity with the County's land use regulations. A late response or a failure to respond by the Town will be treated by the County as no-comment by the Town.

ARTICLE V AREAS OF DESIRED GROWTH

2. Area of Desired Growth. The Town and County mutually agree that said ADG is appropriate for the development of certain land uses, including extension of Town utilities and

infrastructure, within the parameters set forth in the Town's Municipal Code and Comprehensive Plan, as may be amended from time to time. It is understood that the ADG represents the next logical tier of expansion for the Town after the MSA. It is noted that the appropriate level of growth within the ADG may vary and the purpose of the ADG is to plan for land uses and direct growth in areas of the ADG that is appropriate for urban level growth and generally consistent with the Parties' Comprehensive Plans.

3. Land Development Applications for property within the ADG shall be processed under the same procedures as noncontiguous properties within the MSA as described above in paragraph 4(b) of Article IV.

ARTICLE VI IMPLEMENTATION AND AMENDMENT

1. Annual Review. The Planning Commissions from the Town and County shall meet at least once annually to review and propose any amendments to the MSA, ADG, Three-Mile Plan, or IGA, if any.

2. Amendment of Boundaries or Sections of IGA. The Parties agree any amendments to this IGA shall be according to the following procedures and requirements.

a. The Town, the County, or any individual or entity may request an amendment to the MSA, ADG, Three-Mile Plan and/or this IGA.

b. The proposed amendment shall be forwarded to the Town's Planning Commission for review and consideration and then to the Town's Board of Trustees for approval. Upon approval of the proposed amendment by the Town's Board of Trustees, the proposed amendment shall be reviewed by the Chaffee County Planning Commission and then to the Chaffee County Board of Commissioners for approval. Amendments to this IGA shall be amended only with approval of both the Town and the County, after following their respective procedures.

c. The County expressly recognizes the Town's authority to amend its MSA, ADG, and/or Three-Mile Plan without County approval pursuant to state statute; however, any amendment to the MSA, ADG, and/or Three-Mile Plan by the Town but not approved by the County, shall not be binding on the County through this IGA. Under such circumstances, the last MSA, ADG, and/or Three-Mile Plan approved by both Parties shall control for purposes of this IGA.

d. Any amendment shall be made in writing and be signed and dated by the Mayor or Mayor Pro Tem of the Town and the Chair of the Chaffee County Board of County Commissioners (or acting Chair), and recorded in the Chaffee County Clerk and Recorder's Office.

e. The Parties agree to coordinate and negotiate in good faith concerning long-range planning efforts. To that end, the Parties agree to work together on alternative growth management tools, including but not limited to design guidelines, transportation, impact fees, attainable and affordable housing, and open space and agricultural preservation or expansion initiatives. The County agrees to include the Town's Planning Commission in any future efforts to amend its Comprehensive Plan within the ADG and MSA in effect at the time. The County shall refer any

proposed amendments to the Town for review and comment and/or the Planning Commissions of the Town and the County may meet and discuss the proposed amendments.

f. The Parties recognize that the terms of this IGA, or any land use application, cannot supersede State law regarding ditch access and agriculture, and will endeavor to ensure that any annexation or land use will be consistent with the County Right to Ranch Policy and Ordinance, unless otherwise negotiated by the Town, the County, and affected ditch owners and affected agricultural operators as part of the annexation agreement.

g. The Parties recognize that in terms of this IGA, that Town has the right to expand its Town limits to support future growth subject to the annexation laws of the State of Colorado, that the Town has identified those desired areas for future growth in its MSA, ADG and Three-Mile Plan, and the County will endeavor to ensure that the planning efforts by both Parties identified in this IGA are followed in consideration of any land use application before the County.

h. Failure of an applicant to obtain an appropriate land use permit or to develop in accordance with the terms of this IGA shall constitute a violation of the Town's Municipal Code and/or Chaffee County Land Use Code, as applicable, and shall be subject to all enforcement remedies contained therein. The Parties are not required to prosecute violations, but shall cooperate so as to allow the other Party to prosecute violations. The Parties shall be responsible for their own costs and expenses incurred in carrying out any enforcement remedies.

3. Amendments of County Land Use Code. If the County intends to amend its Land Use Code to change an activity which is currently not a Use by Right, as defined under this IGA, to a Use by Right, it shall provide notice to the Town within fifteen (15) days of receipt of the proposed amendment. Town Staff shall respond to the referral within fourteen (14) days of notice to the Town from the County, indicating the Town's position on such amendment. The Town expressly recognizes the County's authority to amend its Land Use Code without Town approval pursuant to state statute; however, any amendment to the Land Use Code which changes a use under this subsection by the County but not approved by the Town, shall not be binding on the Town through this IGA. Under such circumstances, the Land Use Code approved by the County and Town shall control for purposes of this IGA.

ARTICLE VII MISCELLANEOUS PROVISIONS

1. Effective Date. This IGA shall be effective upon Chaffee County's adoption of a resolution that incorporates this IGA into the Chaffee County Land Use Code.

2. Dispute Resolution. Before resorting to litigation, the Parties shall make reasonable efforts to resolve any disputes by mediation administered pursuant to Title 24, Article 2, Part 32 of the Colorado Revised Statutes.

3. Costs. Each Party is responsible for the costs and expenses incurred in carrying out this IGA.

4. No Third-Party Beneficiaries. The Parties to this IGA do not intend to benefit any person not a Party to this IGA. No person or entity, other than the Parties to this IGA, shall have any right, legal or equitable, to enforce any provision of this IGA.

5. Authority. The Parties acknowledge that each Party's obligations are subject to applicable law and public policy. The Board of County Commissioners will not and cannot adopt any regulation by resolution or ordinance that is in conflict with all applicable agency, state or federal law, rule or regulation to which the County's authority is subject. Similarly, any action taken pursuant to this IGA that pertains to any land within the Town, for incorporated areas, and within the County for unincorporated areas is subject to final approval by the governing body of the Town or County, respectively.

6. Cooperating Entities. The Parties will cooperate to encourage districts and other appropriate entities to become a party to this IGA.

7. Termination. This IGA shall remain in full force and effect for a period of one year from the date of its execution. Thereafter, it shall be automatically renewed for additional one-year terms. If either Party desires to terminate or withdraw from this IGA, a written notice shall be submitted to the other Party sixty (60) days prior to termination. This IGA may also be terminated, upon seven (7) days' notice, subsequent to completion of the dispute resolution process outlined above. Any pending development application filed with the County and under review pursuant to the procedures set forth in this IGA shall be processed under the procedures set forth herein, and termination of this IGA shall not modify such review procedures.

8. Entire Agreement. This IGA represents the entire agreement between the Parties with respect to its subject matter. This IGA supersedes any prior agreements, oral or written, with respect to its subject matter.

9. Severability. If a court of competent jurisdiction determines that any provision of this IGA is void, illegal, or unenforceable, the other provisions hereof will remain in full force and effect, and the provision determined to be void, illegal, or unenforceable will be limited so that this IGA will remain in effect to the fullest extent permissible by law.

10. Counterparts. This IGA may be executed in counterparts, each of which shall be deemed to be an original and all of which together shall constitute one original IGA.

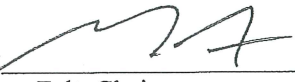
11. Notices. Except as otherwise provided in this IGA, all notices or other communications by either Party hereto shall be in writing, shall be sufficiently given, and shall be deemed given when actually received.

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IN WITNESS WHEREOF, the Parties have executed this IGA on the date first set forth above.

Chaffee County Board of Commissioners

Attest:

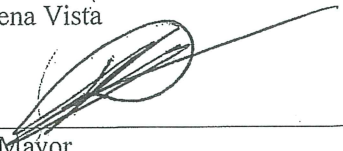
By: 
Greg Felt, Chairman

By: 
Name:



Town of Buena Vista

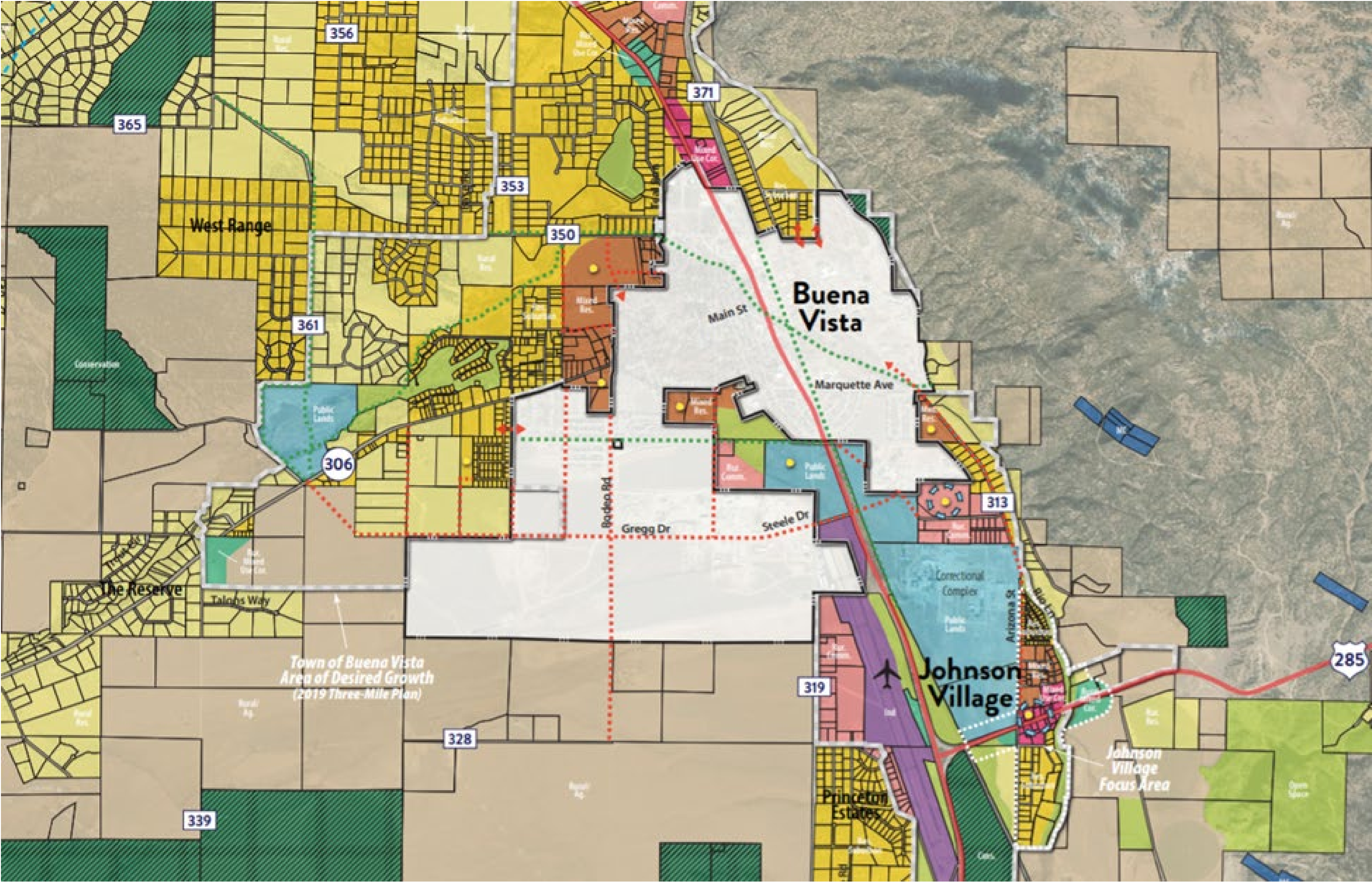
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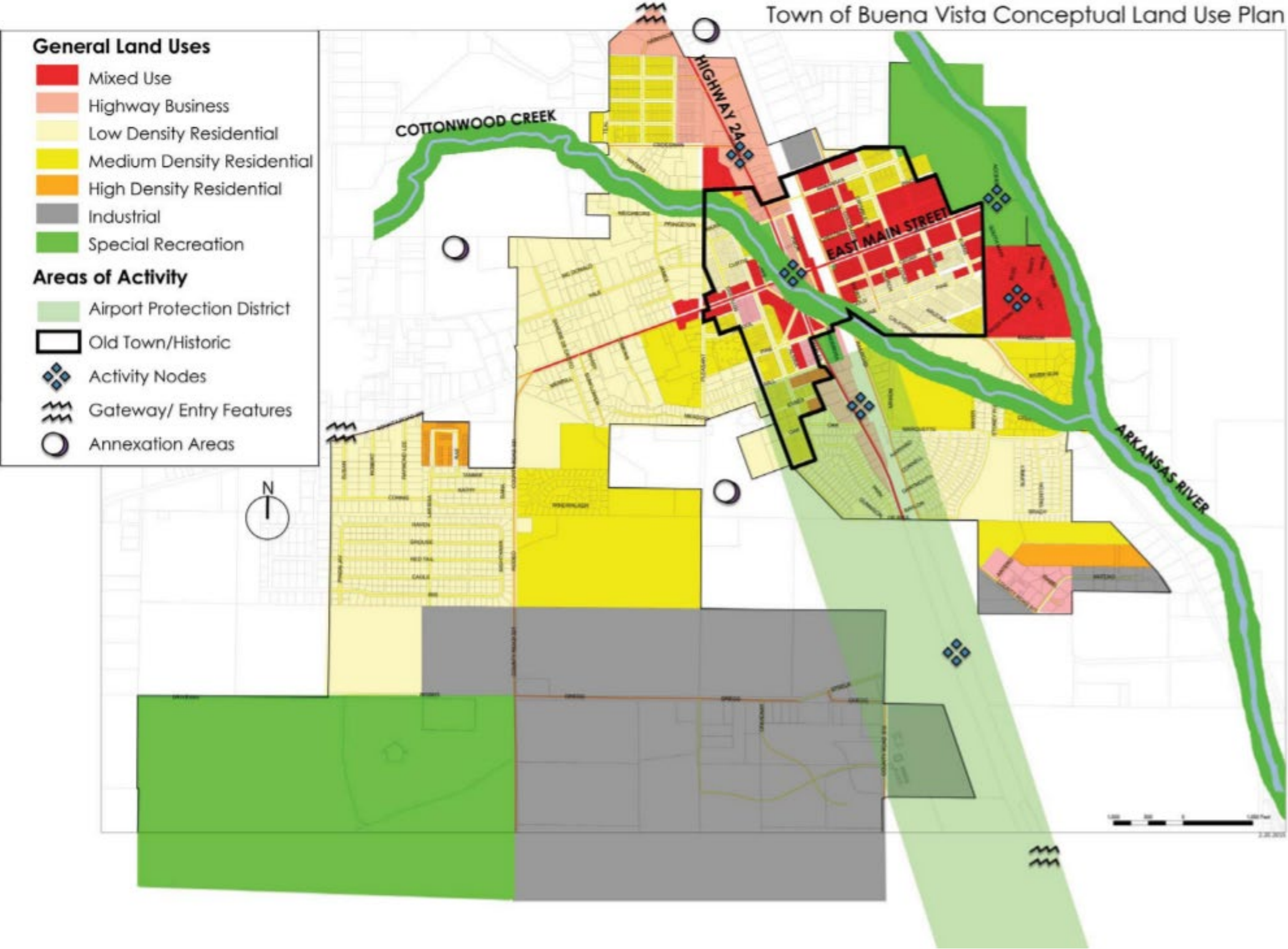
By: 
Duff Lacy, Mayor

By: 
Paula Barnett, Town Clerk

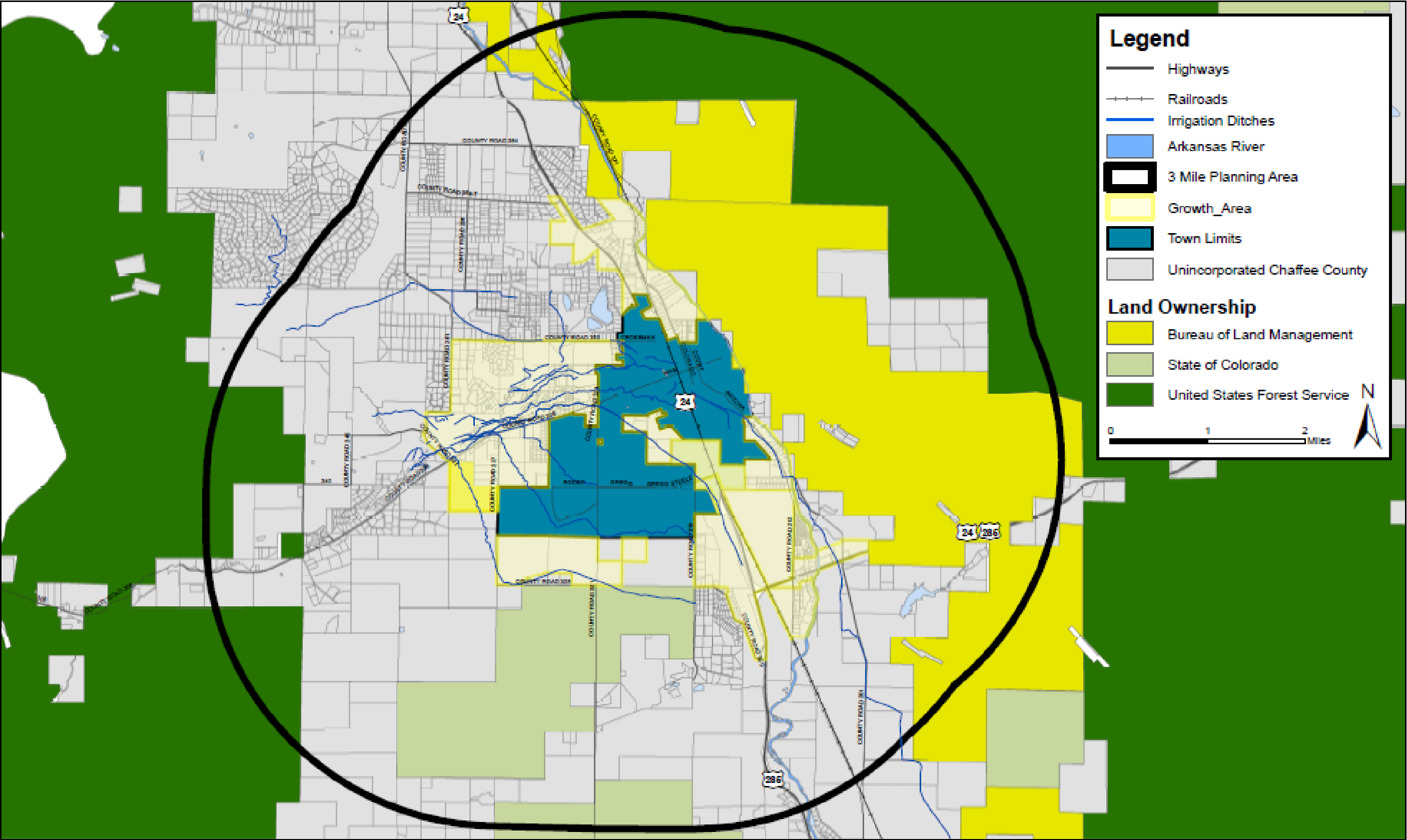


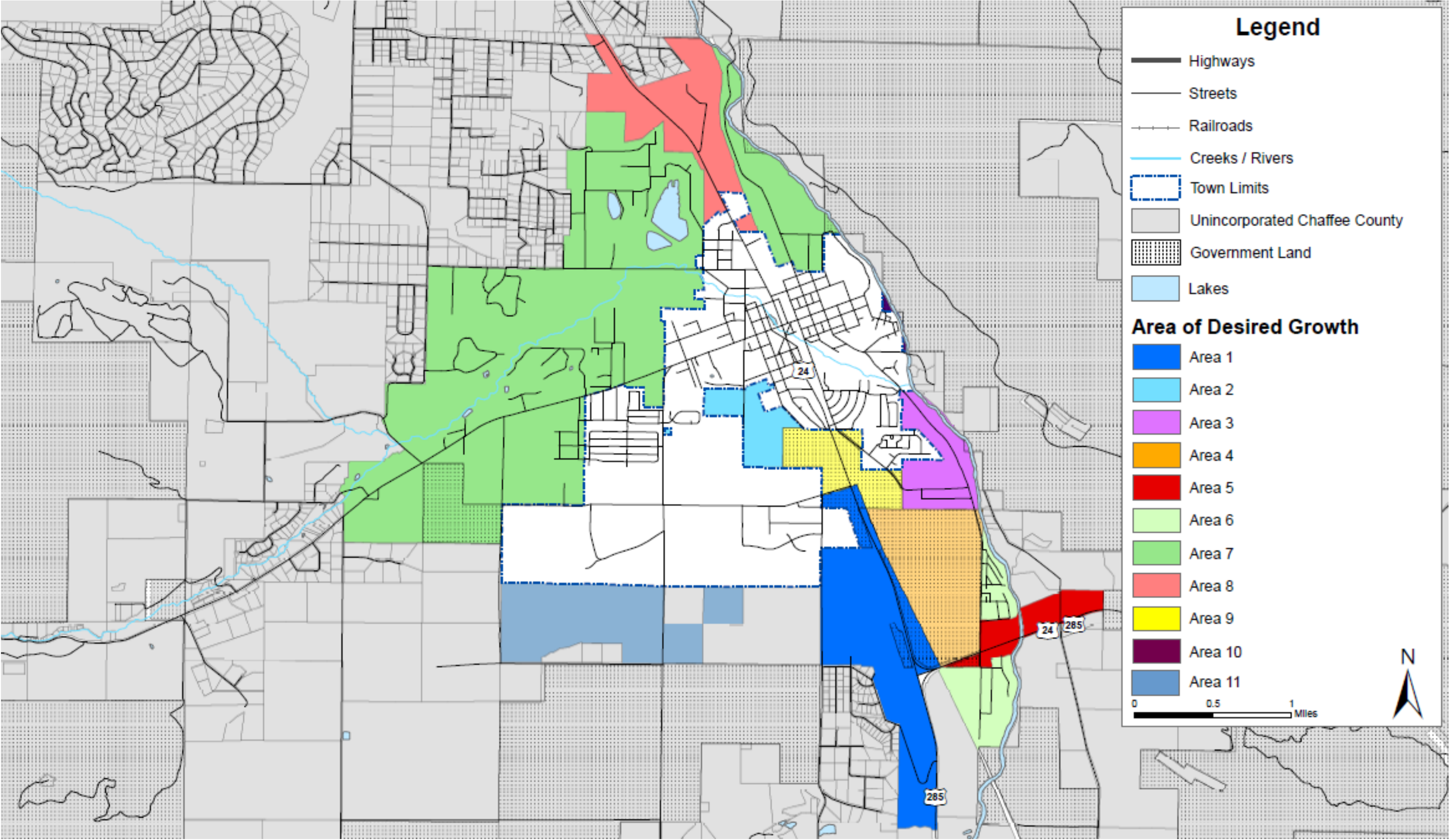
Chaffee County Comp Plan – Future Land Use Map



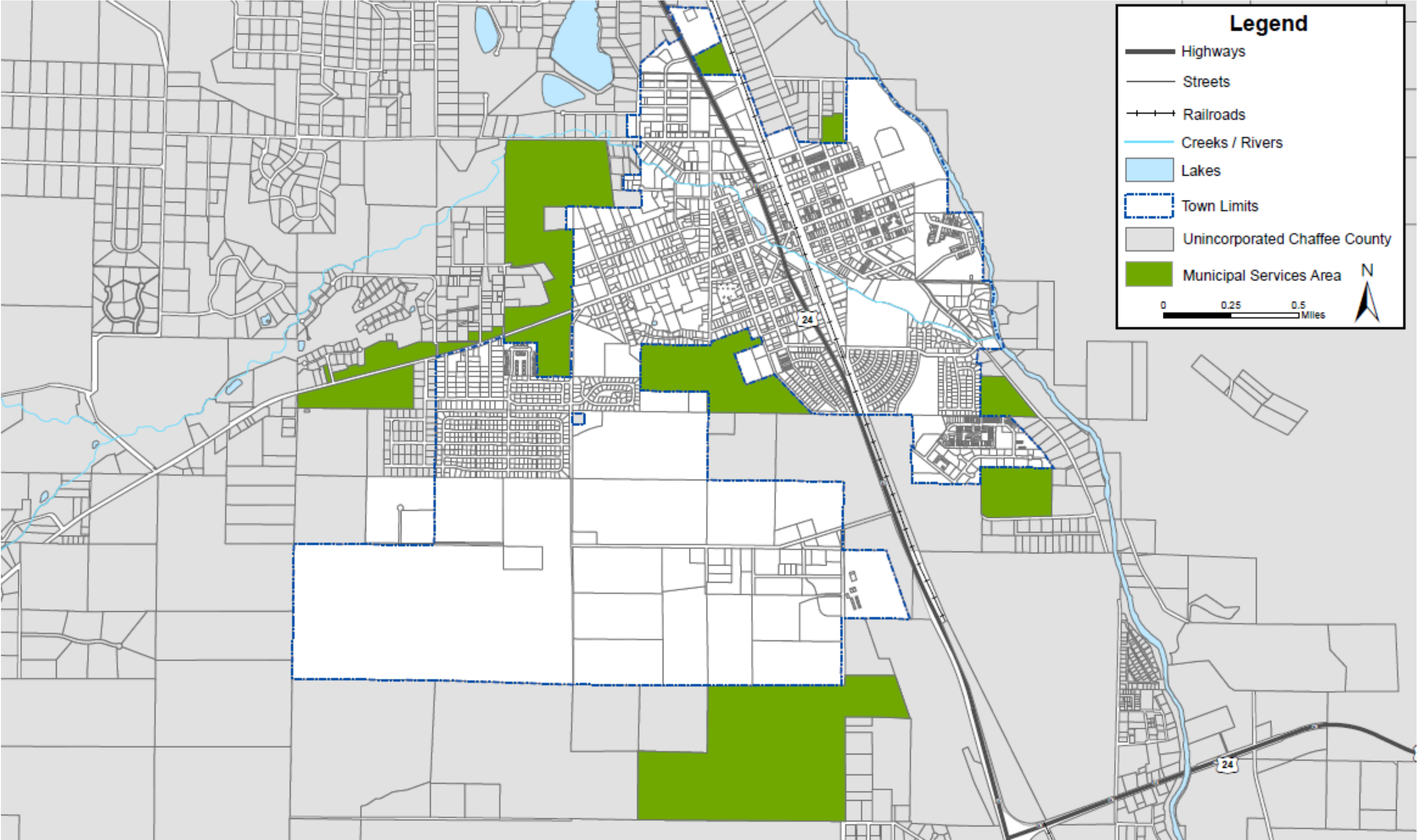


2021 Three-Mile Plan Ownership

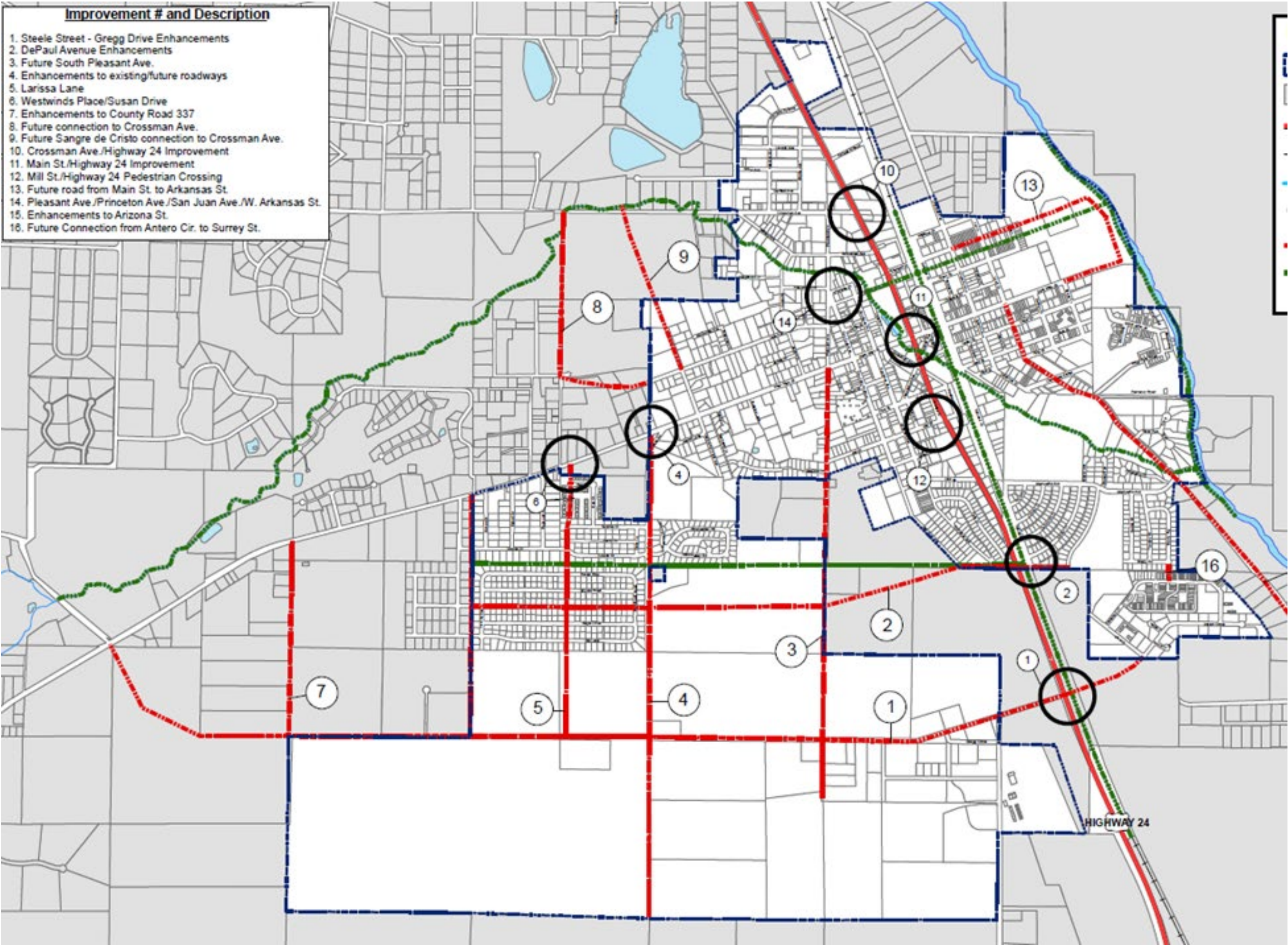




Buena Vista 2021 Three Mile Plan Municipal Services Area Map



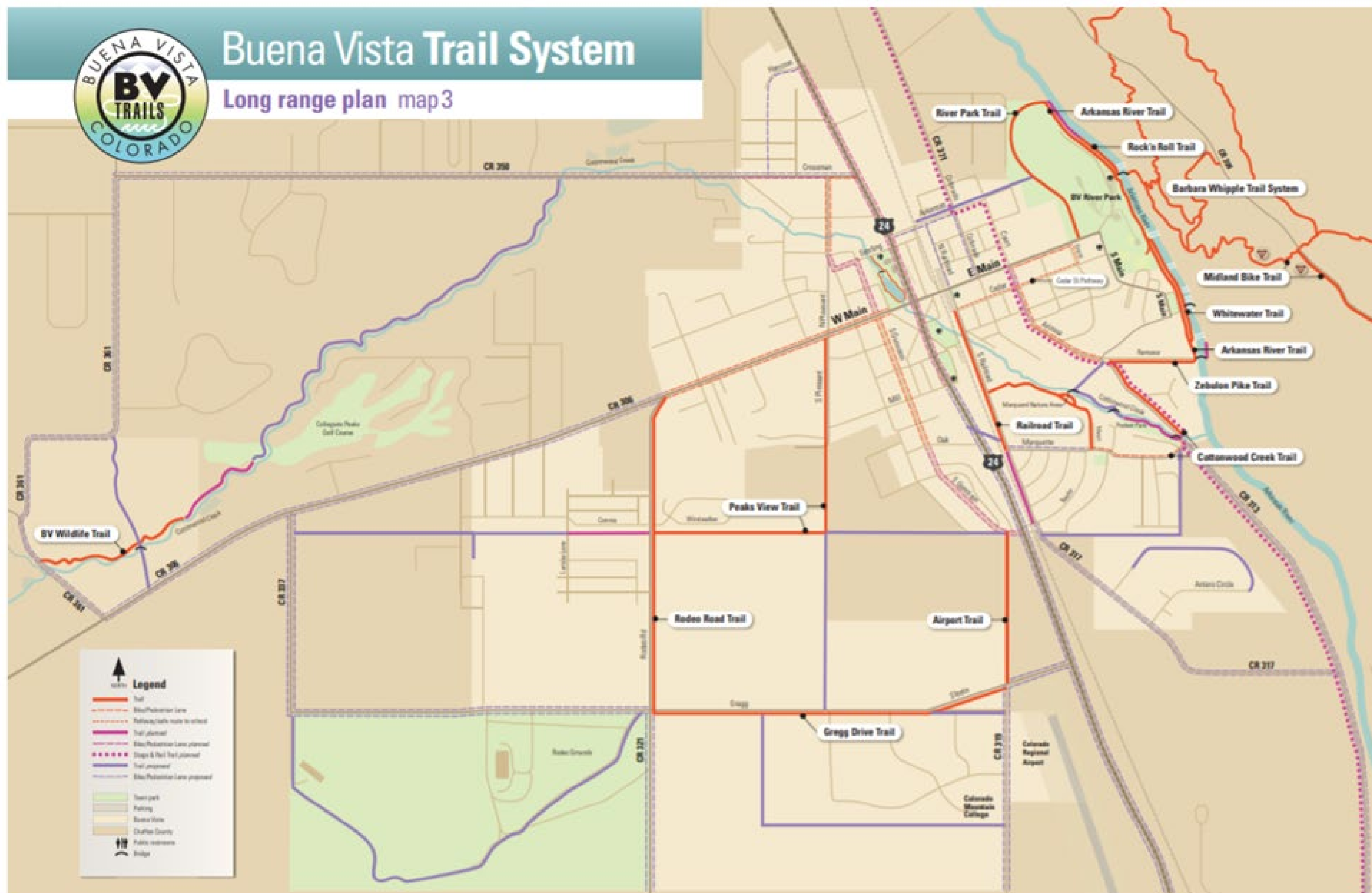
Buena Vista 2004 Transportation Plan

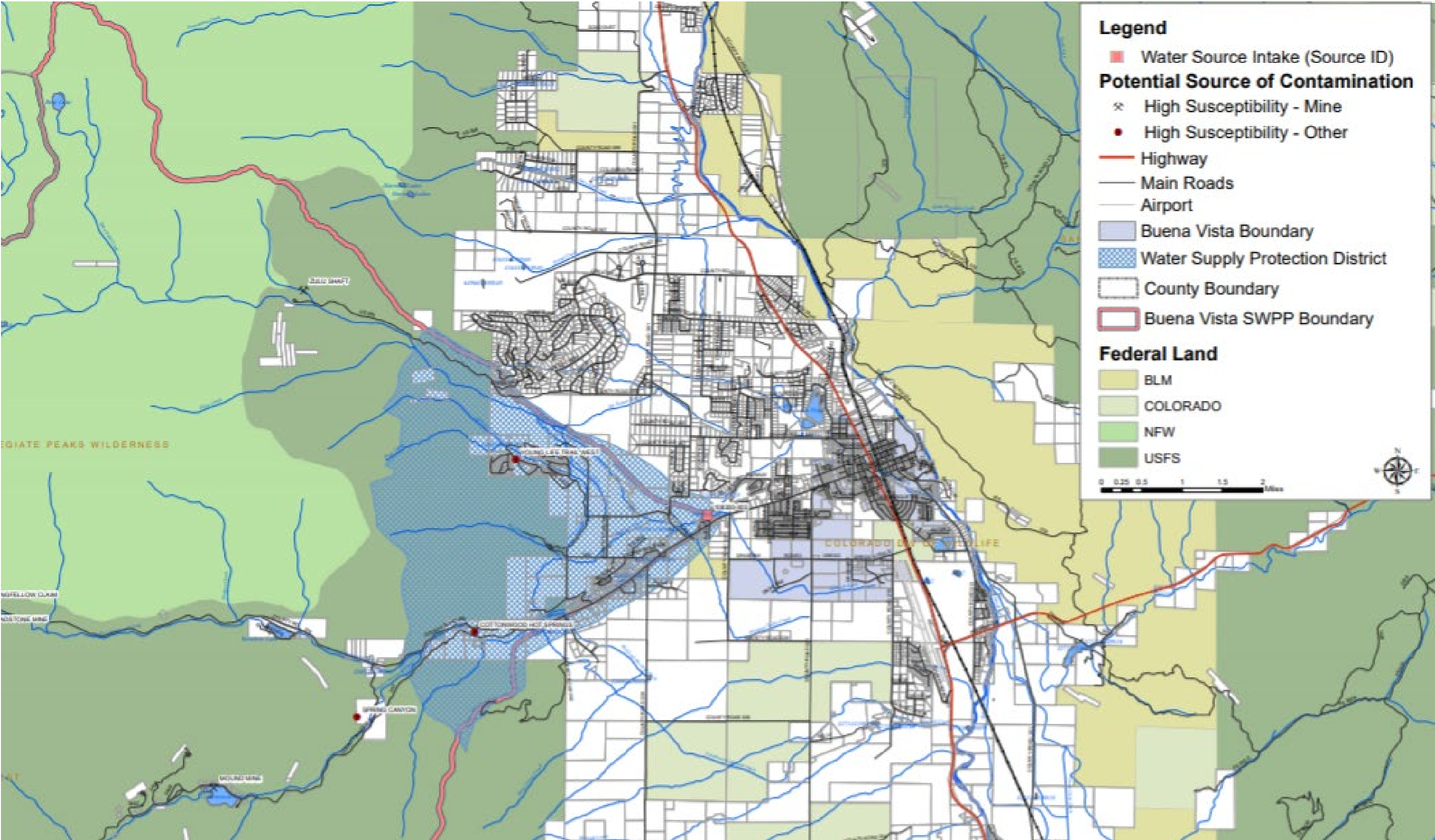




Buena Vista Trail System

Long range plan map3







Town of Buena Vista Three-Mile Plan



December 14, 2021

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. Colorado Revised Statute 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 by the State Statutes 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 for properties over ten acres in size, will be required.

Any development that occurs within town limits or outside of town limits with an annexation agreement including those with an extraterritorial water allocation from Town, must be analyzed with an eye toward water consumption and availability. It must be determined that the Town has sufficient future water supplies to service any potential future development within the 3-Mile Growth Area, the Area of Desired Growth, or the Municipal Services Area. Town may require that any connection to the Buena Vista municipal water system must be accompanied by water rights, a secured and useful water allocation from another water provider that seamlessly can be used within town limits, or a cash-in-lieu fee.

c. Summary of Changes

The Three-Mile Plan was last approved by the Board of Trustees on December 8, 2020. The plan has been updated to better reflect the state statutes requirements and improve overall usability of the document. The 2021 areas of desired growth have been modified since last year to include the addition of Area 11 – The Chicago Ranch Area. See page 15.

Staff also has a Municipal Services Area (MSA) Map indicating areas where the Town will be able to serve with water infrastructure in a faster manner, since those areas are closer to connecting to the Town's current water mains and Buena Vista Sanitation District's sanitary sewer lines. In addition to water mains, roads are more readily able to connect to the existing Town's road network. The Town and County recently completed an Intergovernmental Agreement (IGA) to address how such properties outside the current Town limits develop, should they develop either under jurisdiction of the County or the Town. The MSA map is included in the attached maps for this plan. Areas within the MSA may not be desired for annexation, if there are no associated water rights that come to the Town to offset any water demands of those areas to be developed. The Town will proactively consider lands within the MSA if water rights are brought to help the Town serve the resulting development and its existing citizens within town limits.

II. Three-Mile Boundary

The Three-Mile boundary area is shown on the maps with this plan. The land areas described by this document include properties in unincorporated Chaffee County located within the Three-Mile boundary and area of desired growth. 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 adopted the 2016 Airport Master Plan on March 28, 2017. This plan denotes 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 proposal based on this plan.

Buena Vista Community Trails Master Plan

The Town of Buena Vista adopted the Trails Master Plan in 2015. The plan highlights the existing and proposed trails within current municipal limits and 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 and amended it in 2020. 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 is vital for securing

funding for transportation projects. This plan helps to inform decisions that 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 annexed in the future, annexation proposals would be evaluated with this plan.

Chaffee County Comprehensive Plan and Zoning Map

Chaffee County adopted a new Comprehensive Master Plan in December 2020. The County's current plan has divided unincorporated land into four subareas: the Buena Vista Sub-area, the Mid-Valley Sub-area, the Salida Sub-area, and the Poncha Springs Sub-area. If any land within the Three-Mile area is proposed to be annexed in the future, annexation proposals would be evaluated using the Town's Plans, the Buena Vista Sub-area Plan, the property's current zoning and any intended uses within the Town of Buena Vista as guidance for future land uses during its consideration for annexation. The Town of Buena Vista may have future uses that differ from the County's as its zoning allows for more dense development using water and sewer systems than the County.

Chaffee County Trail Master Plan

Chaffee County adopted its Trails 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.

Town of Buena Vista Source Water Protection Plan

The Town of Buena Vista adopted this master plan in 2016. The plan identifies the source water protection area for the Town's water supplies in Cottonwood Creek. The area identified in the plan is where Buena Vista and the community have chosen to implement source water protection measures. In addition, the protection plan establishes a strategy for prioritizing the water sources and potential contaminant sources to which the source water management approaches will be applied. The plan highlights the Water Supply Protection District and Source Water Plan Protection areas along creeks feeding into the Town's water supplies. If any land within the Three-Mile area is proposed to be annexed in the future, annexation proposals within the plan's limits would be evaluated using 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.

2021 Water Resources Master Plan

This plan, adopted October 26, 2021, 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 to serve those areas but is also maintained within town limits.

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 increased 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. 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. Refer to CDOT 2040 Regional Transportation Plan. No new bridges are planned.
Waterways:	The Cottonwood Irrigation Ditch exists in the area. Refer to the Airport Master Plan.
Waterfronts:	No new waterfronts are present or planned.
Parkways, playgrounds, squares, parks, and open space:	No parkways, playgrounds, squares, parks, or open space are desired around the airport. Refer to the Airport Master Plan. An Easement exists on the Southeast parcel of land in this area. Parks will be desired with any residential uses away from the airport.
Aviation fields:	Refer to the Airport Master Plan.
Other public ways, and grounds:	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
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. Refer to the Water Resource Master Plan.
Land Uses:	Industrial and Airport uses are desired. Land along County Road 319 has opportunities for commercial and residential uses. Refer to the Airport Master Plan, Chaffee County and 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 because 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 that is an enclave that is surrounded by the Town limits along the east side of 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. Pleasant Avenue is planned to connect from Meadow Lane on the north end to Gregg Drive to the south end. 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, parks, and open space:	Parks, Playgrounds, and open space are needed in both of these areas. 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. Refer to the Airport Master Plan.
Other public ways, and grounds:	Refer to both the Town and the County's Trail Master Plans.
Public Utilities:	Utilities will need to be extended to service any new uses within the
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. Refer to the Water Resource Master Plan.
Land Uses:	Residential and limited historic commercial uses are desired. Refer to Chaffee County and Town of Buena Vista Comprehensive Plans and the Chaffee County Zoning Map.

c. Area 3 – County Road 313.

This area is highly desired for annexation from the Town standpoint because most of the land is abutting 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. 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, Cottonwood Creek 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, parks, and open space:	Park and open space abutting the Arkansas River are desired for trails, flood control and recreational amenities. 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. Refer to the Airport Master Plan.
Other public ways, and grounds:	Refer to both the Town and County's 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. Refer to the Water Resource Master Plan.
Land Uses:	Mostly Residential and a few Commercial/Industrial uses just North of the Department of Corrections facility are desired. Refer to Chaffee County and Town of Buena Vista Comprehensive Plans and the Chaffee County Zoning Map.

d. Area 4 – Department of Corrections (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 because it is owned by the State of Colorado and operating as a state prison.

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:	An irrigation ditch and a pond are on the property. No changes planned at this time.
Waterfronts:	A pond is present on the property. Future ponds are not planned at this
Parkways, playgrounds, squares, parks, and 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. Refer to the Airport Master Plan.
Other public ways, and grounds:	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. Refer to the Water Resource Master Plan.
Land Uses:	Prison land uses would be allowed if the land is still owned by the state. Refer to Chaffee County and Town of Buena Vista Comprehensive Plans and the Chaffee County Zoning Map.

e. Area 5 – Johnson Village Commercial.

This area is desired for future commercial growth of the Town of Buena Vista. At the current time, it is located significantly far from of the current Town of Buena Vista 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. 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. 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, parks, and open space:	Park and open space abutting the Arkansas River are desired for trails, flood control and recreational amenities. 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. Refer to the Airport Master Plan.
Other public ways and grounds:	Refer to both the Town and County's Trail Master Plans.
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. Refer to the Water Resource Master Plan.
Land Uses:	Commercial uses are desired. Refer to Chaffee County and Town of Buena Vista Comprehensive Plans and the 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. It also has a private water system that may not meet the Town's 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. 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, parks, and open space:	Park and open space abutting the Arkansas River are desired for trails, flood control and recreational amenities. 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. Refer to the Airport Master Plan.
Other public ways, and grounds:	Refer to both the Town and County's Trail Master Plans.
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. Refer to the Water Resource Master Plan.
Land Uses:	Residential uses are desired. Refer to Chaffee County and Town of Buena Vista Comprehensive Plans and the Chaffee County Zoning Map.

g. Area 7 – County Residential.

The majority of land is already developed as residential land uses. Known flood plains and floodways exist in the area. Annexations in this area would provide additional residential land for the Town of Buena Vista. Land south of County Road 306 that is west of the Town's water tanks was removed from previous years plans because of water pressure requirements to serve development over the elevation of the Town's water tanks. Town also previously removed land north of Crossman/County Road 350 and just west of Town because the majority of those lots are developed with rural residential uses and annexation of that area does not result in significant benefit to Town over the costs of annexing and maintaining that area.

Area 7	
Streets:	Local streets will need to be brought up to town standards. 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 expansions are planned.
Waterfronts:	Cottonwood Creek and ponds are present and future expanded water detention is not planned at this time.
Parkways, playgrounds, squares, parks, and open space:	Park and open space abutting Cottonwood Creek are desired for trails, flood control and recreational amenities. 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.
Other public ways, and grounds:	Refer to both the Town and County's Trail Master Plans.
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. Refer to the Water Resource Master Plan.
Land Uses:	Residential and limited historical commercial uses are desired. Refer to Chaffee County and Town of Buena Vista Comprehensive Plans and the 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 Highway Commercial zone district in Town would provide expanded tax base and provide larger commercial opportunities. At some point water service may not be available due to lack of pressure from ground elevations exceeding the Town's water tank elevation.

Area 8	
Streets:	Local streets will need to be brought up to town standards. Refer to the Transportation Master Plan and CDOT 2040 Regional Transportation
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, parks, and open space:	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. Refer to the Airport Master Plan.
Other public ways, and grounds:	Refer to both the Town and County's Trail Master Plans.
Public Utilities:	Utilities will need to be extended to service any new uses within the
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. Refer to the Water Resource Master Plan.
Land Uses:	Commercial uses are desired. Refer to Chaffee County and Town of Buena Vista Comprehensive Plans and the Chaffee County Zoning Map.

i. Area 9 – Colorado Parks and Wildlife (CPW) Land Swap.

The expansion of the Buena Vista commercial districts to the south of the existing Highway Commercial zone district in Town would provide expanded tax base and provide larger commercial opportunities or some multifamily opportunities. The land south is currently owned by Colorado Parks and Wildlife 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. Colorado Statutes provide municipalities increased annexation options with enclaves.

Area 9	
Streets:	Local streets will need to be brought up to town standards. 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. There is also areas of high ground water and wetlands within this area that could impact development opportunities.
Waterfronts:	No new waterfronts are present or planned.
Parkways, playgrounds, squares, and parks and open space:	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. Refer to the Airport Master Plan.
Other public ways, and grounds:	Refer to both the Town and County's Trail Master Plans.
Public Utilities:	Utilities will need to be extended to service any new uses within the
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. Refer to the Water Resource Master Plan.
Land Uses:	Commercial and residential uses are desired. Refer to Chaffee County and Town of Buena Vista Comprehensive Plans and Chaffee County Zoning Map.

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

This area is specific to the Town of Buena Vista and the BLM lands along the Arkansas River. 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 land along the west side of the river, just north and east of South Main. These additional areas on the west side of the river would provide additional recreational benefits in town limits.

Area 10	
Streets:	No streets are needed. 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 and open space:	Park and open space abutting the Arkansas River are desired for trails, flood control and recreational amenities. 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.
Other public ways, and grounds:	Refer to both the Town and County's Trail Master Plans.
Public Utilities:	No expanded utility services are needed.
Terminals for water and transportation provided by the municipality:	Water service is not necessary to be extended for open space lands.
Land Uses:	Park or Recreational uses are desired. Refer to Chaffee County and Town of Buena Vista Comprehensive Plans, River Park Master Plan and Chaffee County Zoning Map.

k. Area 11 – Chicago Ranch Area.

This area is specific to the Chicago Ranch along both sides of Rodeo Road just south and southeast of the Buena Vista Rodeo Grounds. The property was acquired by the Tri-View Metropolitan District for its water rights. It is currently being studied along with the Rodeo Grounds for future recreational opportunities on the former ranch because that water will be used elsewhere. The lands east of Rodeo Road that abut Colorado Center and could possibly become non-recreational uses in the long-term should water and sewer be developed into Colorado Center as it develops.

Area 11	
Streets:	No streets are needed at this time. Refer to the Transportation Master Plan.
Subways:	No subways are present or planned.
Bridges:	No bridges are present or planned.
Waterways:	Waterways are not present at this time and no changes are planned.
Waterfronts:	Waterfronts are not present at this time and no changes are planned.
Parkways, playgrounds, squares, and parks and open space:	Park and open space abutting the existing Rodeo Grounds is desired for trails and recreational opportunities. Refer to the Buena Vista Comprehensive Plan, and Trail Master Plan for guidance for these elements. Should the Chicago Ranch/Rodeo Grounds Master Plan be adopted after this plan, refer to that plan.
Aviation fields:	Existing aviation facilities in the Town are sufficient and no new facilities are necessary.
Other public ways, and grounds:	Refer to both the Town and County's Trail Master Plans.
Public Utilities:	No expanded utility services are needed at this time.
Terminals for water and transportation provided by the municipality:	Water service is not necessary to be expanded for open space lands.
Land Uses:	Park and Recreational uses are desired west of Rodeo Road. Refer to Chaffee County and Town of Buena Vista Comprehensive Plans, Chaffee County Zoning Map, and the Chicago Ranch/Rodeo Grounds Master Plan, if adopted, for further guidance.

VI. Maps Included with this Plan

a. 2021 Three-Mile Planning Area Map

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

b. 2021 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. 2021 Three-Mile Areas of Desired Growth Map

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

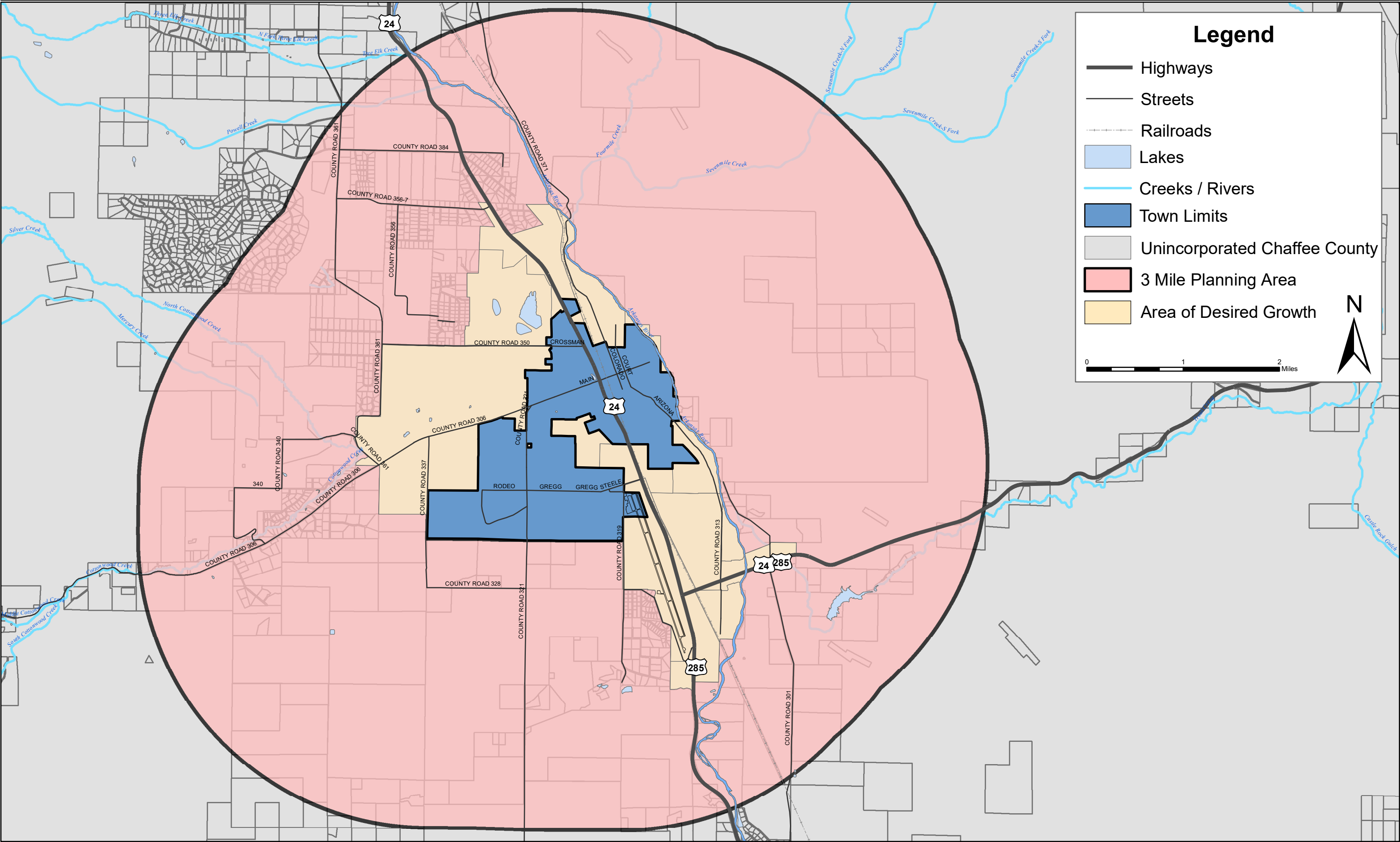
d. 2021 Municipal Services Area (MSA) Map

This map shows parcels that the Town anticipates water, sewer, and road connections to be easier to install because of their proximity to existing Town infrastructure.

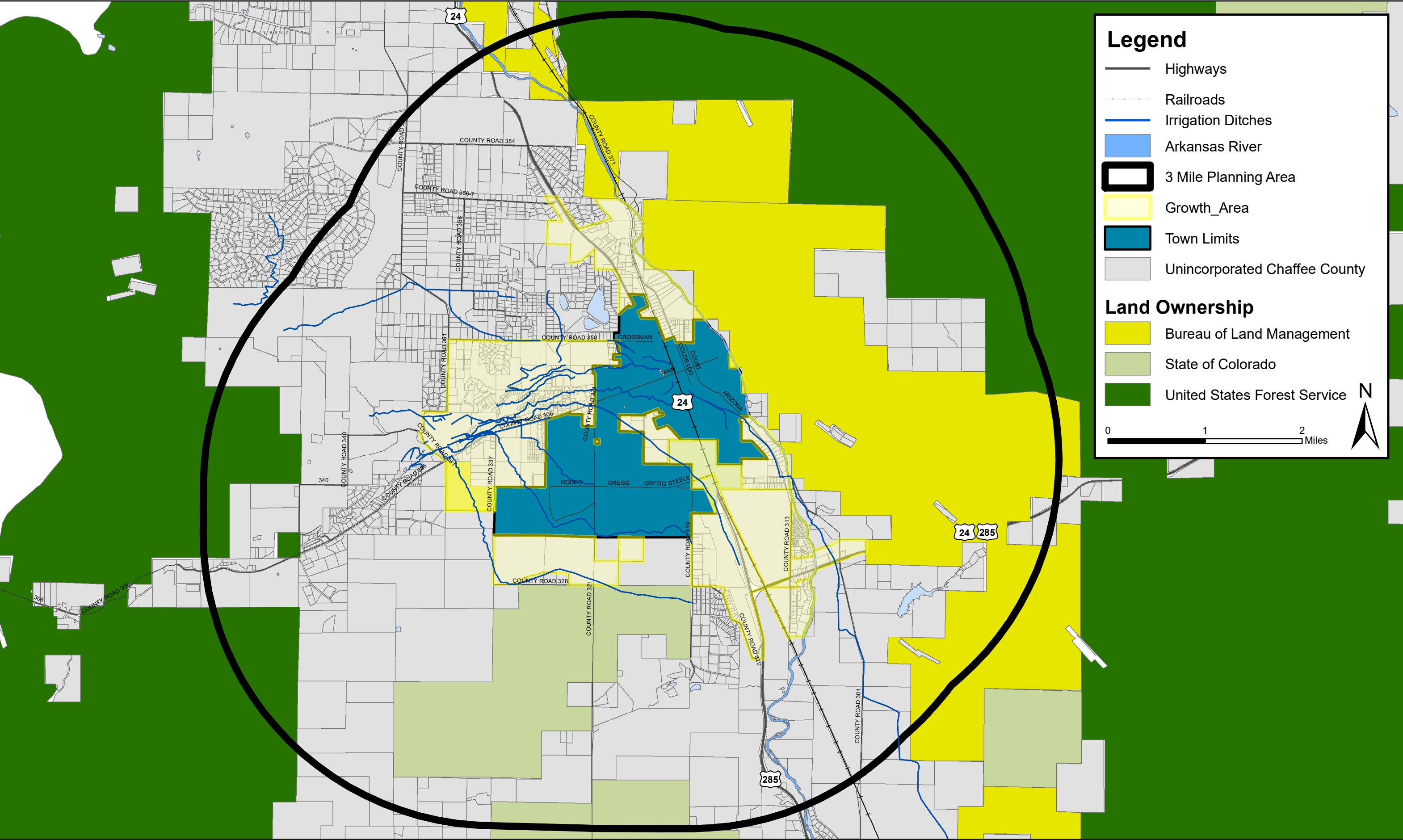
e. 2004 Town of Buena Vista Transportation Master Plan

This map shows the roads that the Town desires to have to connect to and enhance the road network to allow the Town to serve future growth and provide transportation alternatives for the public, both locally and in the region.

Three-Mile Planning Area



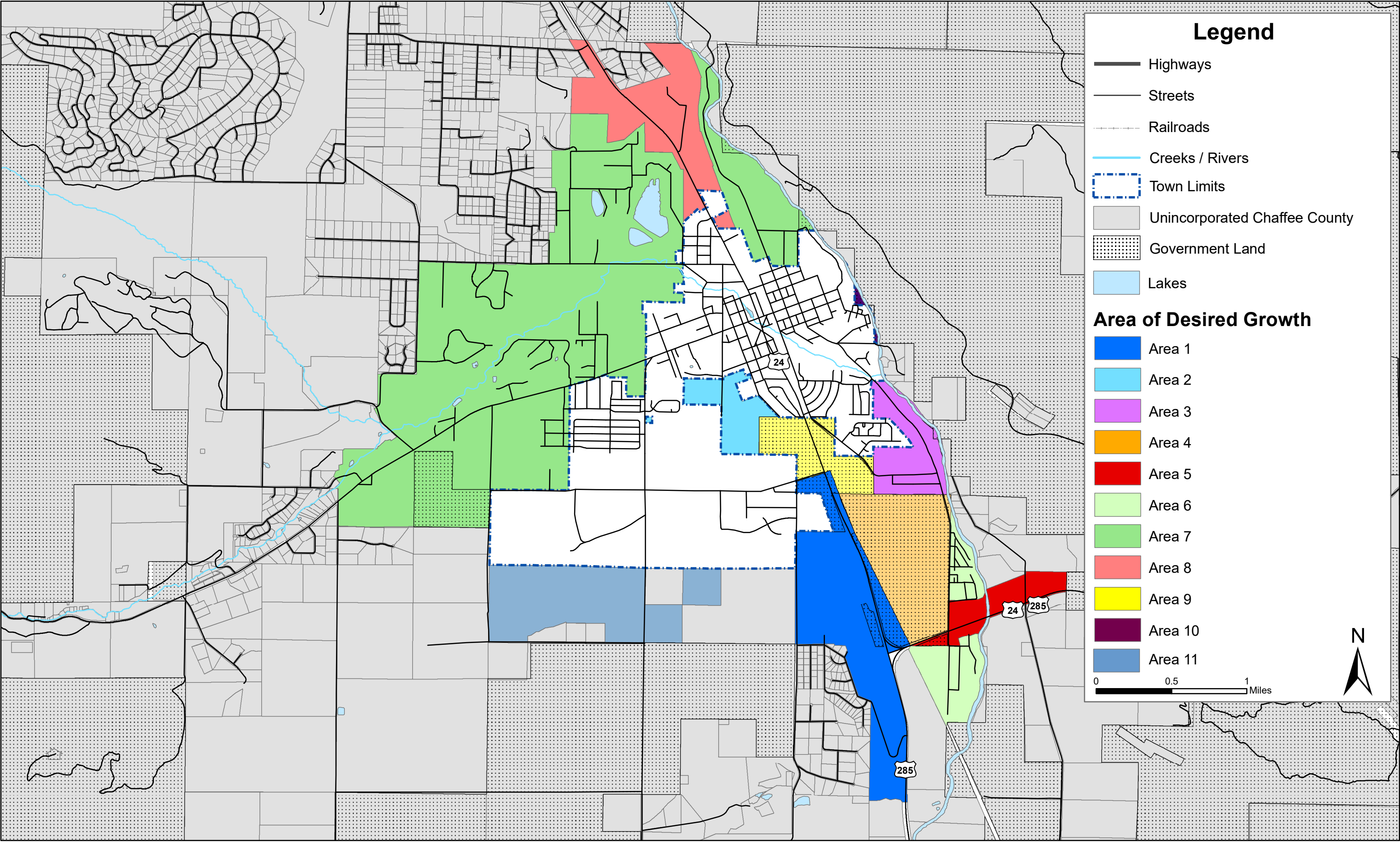
2021 Three-Mile Plan Ownership



2021 Areas of Desired Growth

The Town of Buena Vista

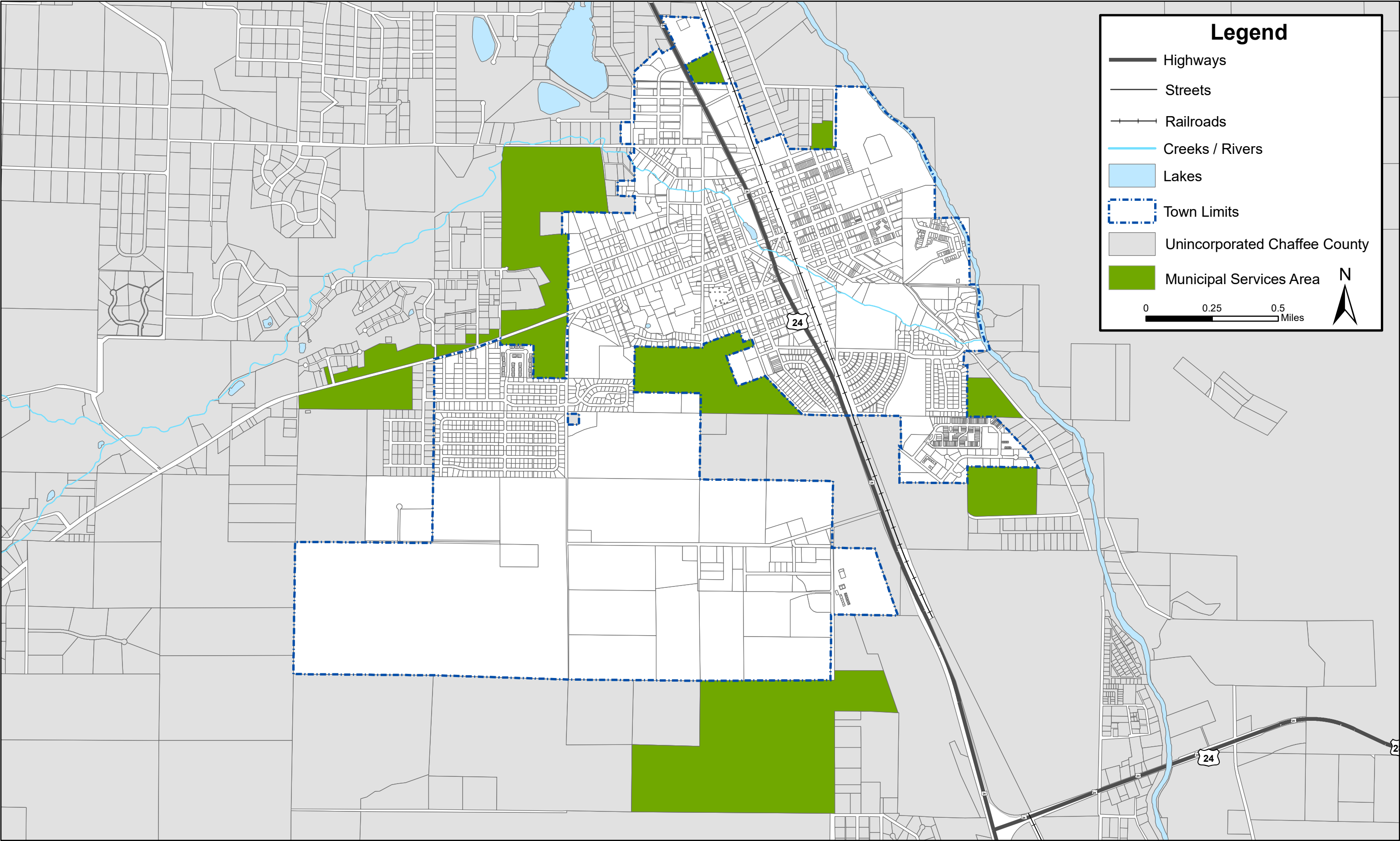
November 2021



2021 Municipal Services Area

The Town of Buena Vista

November 2021



2004 Transportation Master Plan

