

**RESOLUTION  
NUMBER 2020-3**

**A RESOLUTION APPROVING THE THREE MILE ANNEXATION FOR THE  
TOWN OF MOFFAT, COLORADO**

**WHEREAS**, Prior to completion of annexations within three miles of the boundaries of the Town, C.R.S Section 31-12-105(e)(I) requires the Town to adopt a plan 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; and

**WHEREAS**, C.R.S Section 31-12-105(e)(I) requires the Town annually to update its three mile annexation plan;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF MOFFAT, COLORADO** that the Three Mile Annexation Plan dated January 21, 2020, is hereby approved and adopted.

**REVIEWED, CONSIDERED, APPROVED AND ADOPTED** this 21<sup>st</sup> day of January, 2020.

Town of Moffat, Colorado

Patricia Riegel  
Patricia Riegel, Mayor



Attest: (SEAL)

[Signature]  
Sarah Van Horn, Town Clerk



**TOWN OF MOFFAT | EST. 1911**

## **THREE MILE PLAN 2020**

### I. Introduction

#### *PURPOSE*

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

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

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

In this plan, no land in unincorporated areas is specifically designated for annexation except for property that is identified for the current CO Area 420 annexation plan for commercial marijuana industry and potential residential housing. The plan will only identify areas that may be considered desirable for future uses, can be served by current services and facilities, are needed to preserve open space or provide utilities for the community, or will be logical for the expansion of the Town of Moffat Three Mile Planning Area. The decision to petition for annexation into the Town of Moffat is an individual property owner decision. Approval of annexation is at the discretion of the Town of Moffat.

The Town resides entirely within Saguache County. The Town wishes to continue to work with the county as appropriate to ensure that there is a smooth transition of land uses in the Town area.

#### *METHODOLOGY*

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

In determining which lands should be included with the Town's Plan, a variety of land uses were considered in order to balance future population needs. Areas appropriate for planned unit developments, single-family residential developments, residential mixed-use development, multi family

residential, affordable housing, agricultural, light industrial, heavy industrial, open space recreation, commercial use, utility use, and public facilities have been identified.

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

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

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

- Streets and transportation
- Utility Services, including water supply options, septic placement or sewer options, drainage, etc.
- Community Services including school, fire, police, EMS.
- Open Space, parks and recreation uses.

*STATUTORY REQUIREMENT*

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

C.R.S 31-12-105(1)(e)(I) requires three mile plans to generally describe the proposed location, character, extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks aviation fields, other public ways, grounds, open spaces, public utilities and terminals for water, light, sanitation, transportation and power for any annexation within three miles of the municipality.

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

*ANNEXATION ELIGIBILITY & PROCEDURE*

Annexation petitions must meet all of the requirements of the Municipal Annexation Act of 1965, C.R.S Title 31, Article 12, as amended, as well as all of the requirements of the Ordinances of the Town.

Annexations shall be subject to any existing Intergovernmental Agreements with Saguache County concerning annexations, subdivisions, and development applications within the Three Mile Planning area, and other agreements that may concern, or be affected by, potential annexations.

*POLICIES FOR ANNEXATION*

All proposed annexations shall be required to conform to the Colorado Municipal Annexation Act as Amended, Town of Moffat Ordinances, current Colorado Building Code, Colorado Electrical code, and any additional planning documents approved by the Town or County.

II. Study Area

This Plan addresses lands within a three mile radius of the Town of Moffat that are located on the map provided in Exhibit 1.

The following areas are included within the Town of Moffat Three Mile Plan for Annexation

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

The location of each of the areas within the Town of Moffat Three Mile Planning Area is identified on the map provided in Exhibit 1. The general character of each of these areas is described and classified according to the following categories:

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

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

*NORTH AREA*

- Description: This area which extends from the Northern border of the Town (15<sup>th</sup> Street) three miles north to approximately County Road X.
- Land Use: Existing characteristics of this parcel of land include county roads bordering agricultural parcels of land. Few farm and residential buildings exist along county roads.
- Community Services: All school age children attend public school in Moffat School District, Mountain Valley School in Saguache, or are home schooled. Transportation to their school is provided by their parents or by Moffat School District.
- Transportation: Transportation consists of motorized vehicles. Public transportation by way of the "Bustang" travels through this area on highway 17, and the bus stop is located within the Town of Moffat at Ralph Mitchell Park.
- Utility Services: The Town of Moffat does not provide any utility services in this area. Utilities that are provided are individual wells, septic tanks, and propane provided by individual companies where gas is not provided. Electricity and Natural Gas is provided by Xcel Energy and the San Luis Valley Cooperative. Phone and internet are provided by Ciello, and other individual companies in the area. Trash service is individually contracted with various waste management providers.
- Open Spaces, Parks & Recreation: There is currently no open spaces, parks or recreational areas in this parcel of land.

*EAST AREA*

- Description: This area which extends from the Eastern border of the Town (Lot B, Block 92) three miles east to approximately the Wales Travis Ditch, just before Lots 6-7-10, N1/2SE1/4, 2-43-10 B 330 P 422 (SMR).
- Land Use: Existing characteristics of this parcel of land include county roads bordering agricultural parcels of land. Few farm and residential buildings exist along county roads. The San Luis Creek crosses this area from North to South, and the Rito Alto Creek crosses this area from East to West conjoining with San Luis Creek.
- Community Services: All school age children attend public school in Moffat School District, Mountain Valley School in Saguache, or are home schooled. Transportation to their school is provided by their parents or by Moffat School District.
- Transportation: Transportation consists of motorized vehicles. There is no public transportation traveling through this area at this time. However there is a "Bustang" bus stop located within the Town of Moffat at Ralph Mitchell Park.
- Utility Services: The Town of Moffat does not provide any utility services in this area. Utilities that are provided are individual wells, septic tanks, and propane provided by individual companies where gas is not provided. Electricity and Natural Gas is provided by Xcel Energy and the San Luis Valley Cooperative. Phone and internet are provided by Ciello, and other individual companies in the area. Trash service is individually contracted with various waste management providers.
- Open Spaces, Parks & Recreation: There is currently no open spaces, parks or recreational areas in this parcel of land.

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Trish Gilbert  
Saguache County Clerk

*SOUTH AREA*

- Description: This area which extends from the Southern border of the Town (County Rd T) three miles south to approximately County Road Q.
- Land Use: Existing characteristics of this parcel of land include county roads bordering agricultural parcels of land. Few farm and residential buildings exist along county roads. This area includes several parcels designated Fish & Wildlife Service areas, as well as a small parcel designated as BLM (Bureau of Land Management) land.
- Community Services: All school age children attend public school in Moffat School District, Mountain Valley School in Saguache, or are home schooled. Transportation to their school is provided by their parents or by Moffat School District.
- Transportation: Transportation consists of motorized vehicles. Public transportation by way of the "Bustang" travels through this area on highway 17, and the bus stop is located within the Town of Moffat at Ralph Mitchell Park.
- Utility Services: The Town of Moffat does not provide any utility services in this area. Utilities that are provided are individual wells, septic tanks, and propane provided by individual companies where gas is not provided. Electricity and Natural Gas is provided by Xcel Energy and the San Luis Valley Cooperative. Phone and internet are provided by Ciello, and other individual companies in the area. Trash service is individually contracted with various waste management providers.
- Open Spaces, Parks & Recreation: There is currently no open spaces, parks or recreational areas in this parcel of land.

*WEST AREA*

- Description: This area which extends from the Western border of the Town (approximately .28 miles northwest of the junction of Moffat Way and County Road U60) three miles west to approximately Oklahoma Land and Colonization Tracts -TRS.49 THRU 54,73 THRU 88, 105 THRU 120,137 THRU 152, 1 69 THRU 176 3-43-9.
- Land Use: Existing characteristics of this parcel of land include county roads bordering agricultural parcels of land. Few farm and residential buildings exist along county roads.
- Community Services: All school age children attend public school in Moffat School District, Mountain Valley School in Saguache, or are home schooled. Transportation to their school is provided by their parents or by Moffat School District.
- Transportation: Transportation consists of motorized vehicles. There is no public transportation traveling through this area at this time. However, there is a "Bustang" bus stop located within the Town of Moffat at Ralph Mitchell Park.
- Utility Services: The Town of Moffat does not provide any utility services in this area. Utilities that are provided are individual wells, septic tanks, and propane provided by individual companies where gas is not provided. Electricity and Natural Gas is provided by Xcel Energy and the San Luis Valley Cooperative. Phone and internet are provided by

Ciello, and other individual companies in the area. Trash service is individually contracted with various waste management providers.

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

III. Current Annexation Plans

Currently the only plans for annexation are the piece of land requested by Potch, LLC for commercial marijuana business use and potential residential homes. This would offer the Town an opportunity for further economical development in the form of Excise Tax monies, licensing fees, permit & application fees, and an increased population to drive up economy at existing businesses within Town. This could also provide more housing opportunities in the area should it be developed for residential housing.

The Town has the ability to supply services to these properties, and infrastructure including phase 3 power is being installed by the developer at no expense to the Town. Water will be supplied by the developer's private well.

If residential homes were to be put in, there would be a need to expand water lines from municipal wells or in-house wells installed by each individual owner or at the developer's expense.

SUMMARY

The Town may consider the pending annexations, but further plans must include detailed plans on utility upgrades. Rejuvenating the Three Mile Plan, as well as comprehensive utility plans are recommended for any future annexation.

**REVIEWED, CONSIDERED, APPROVED** this \_\_\_ day of \_\_\_\_\_, 2020.  
TOWN OF MOFFAT, COLORADO

[Seal]

\_\_\_\_\_  
By: Patricia Reigel, Mayor

ATTEST:

\_\_\_\_\_  
Sarah Van Horn, Town Clerk

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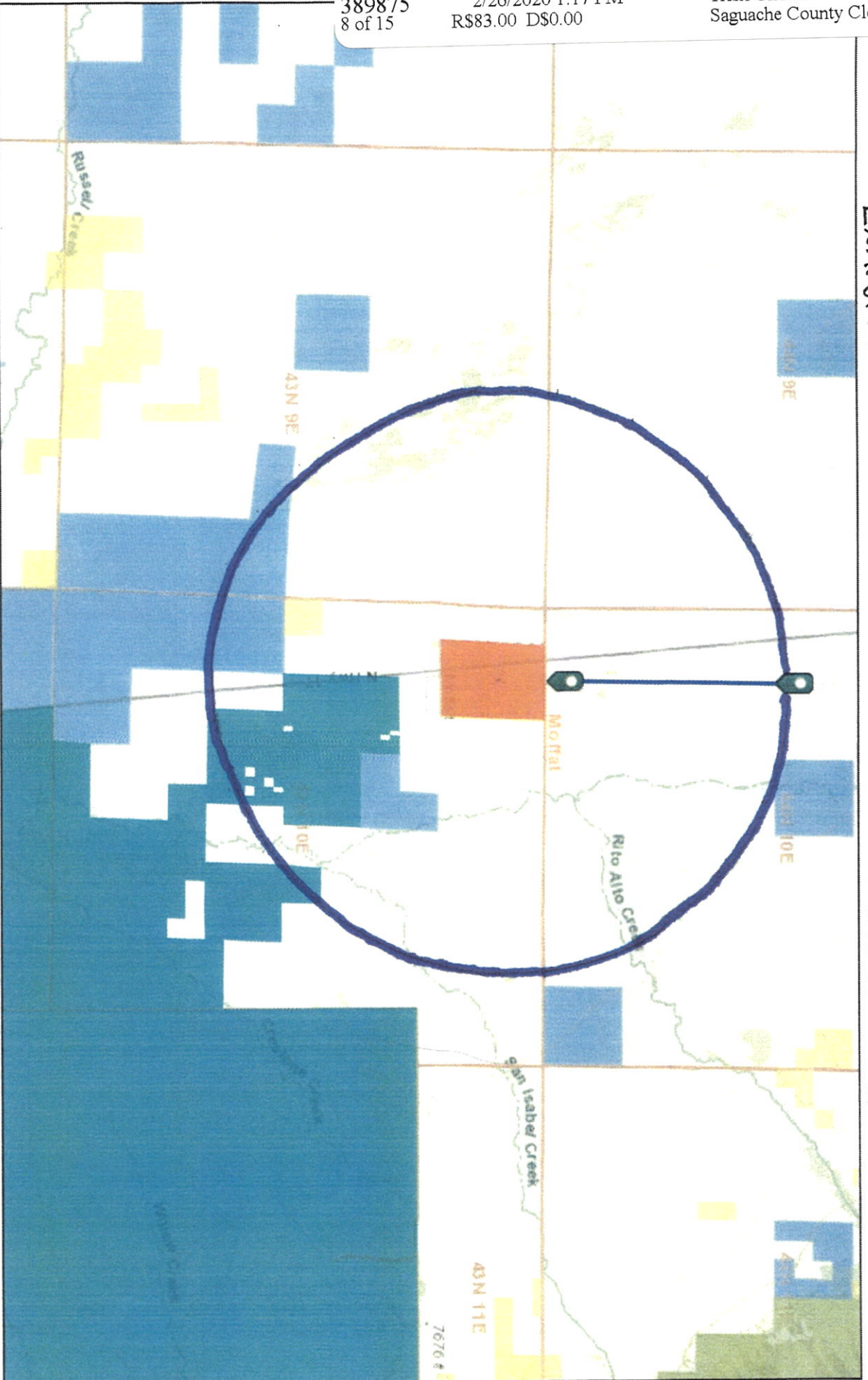
Trish Gilbert  
Saguache County Clerk

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Exhibit 1.

ArcGIS Web Map

Moffat 3-mile Plan



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- BLM
- STATE
- FWS
- USFS

1:144,448

0 1 2 3 4 mi

0 1.5 3 6 km

SLV GIS/GPS Authority, Sources: Esri, HERE, Garmin, Intermap, increment

SLV GIS/GPS Authority | Bureau of Land Management, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS | Web AppBuilder for ArcGIS



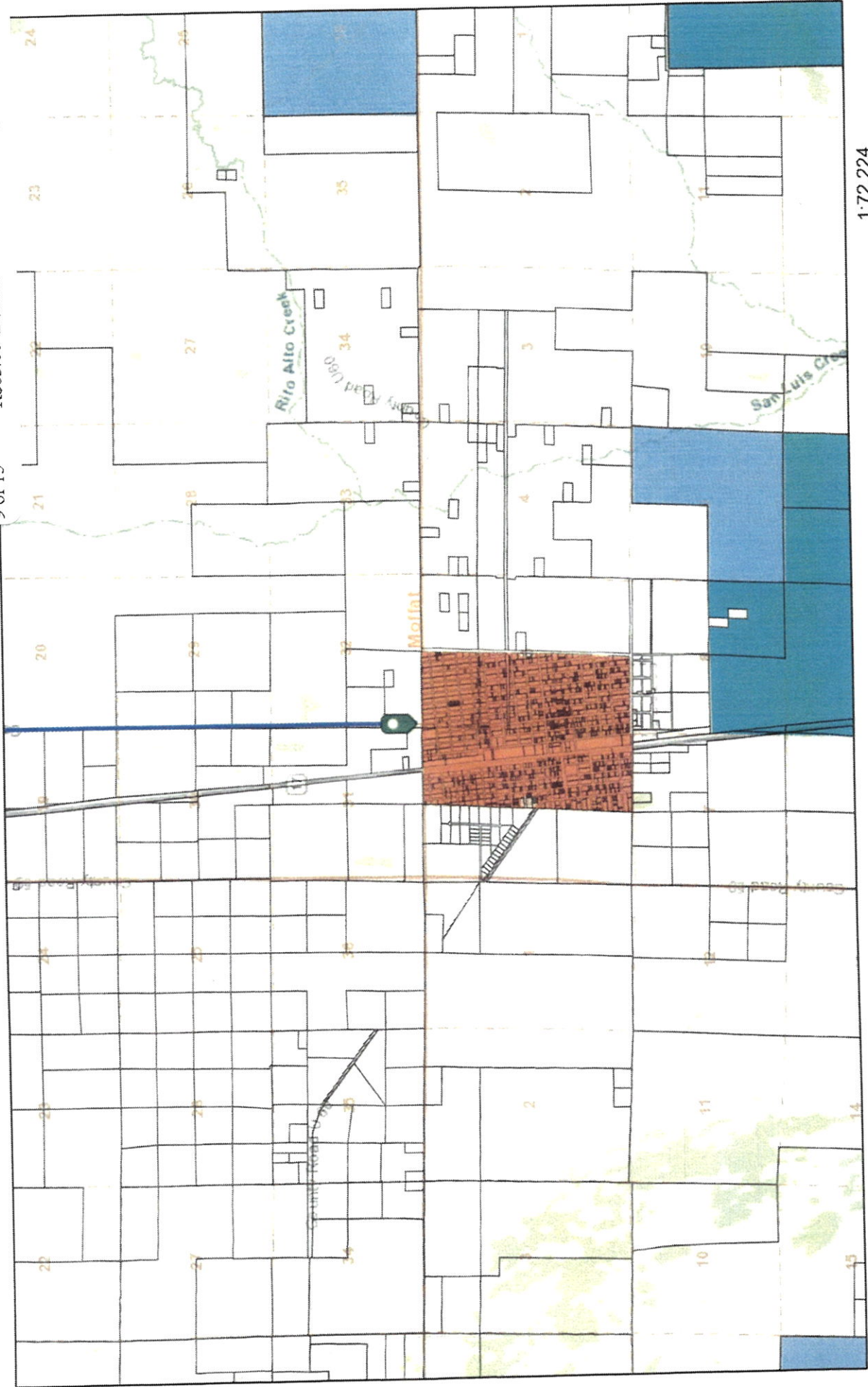
# ArcGIS Web Map

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Saguache County Clerk

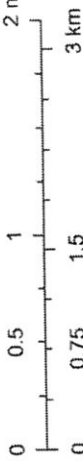


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Saguache Public Lands STATE Saguache Parcels

FWS

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SLV GIS/GPS Authority, Sources: Esri, HERE, Garmin, Intermap, increment

Web AppBuilder for ArcGIS

SLV GIS/GPS Authority | Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, MET/NASA, NGA, EPA, USDA |

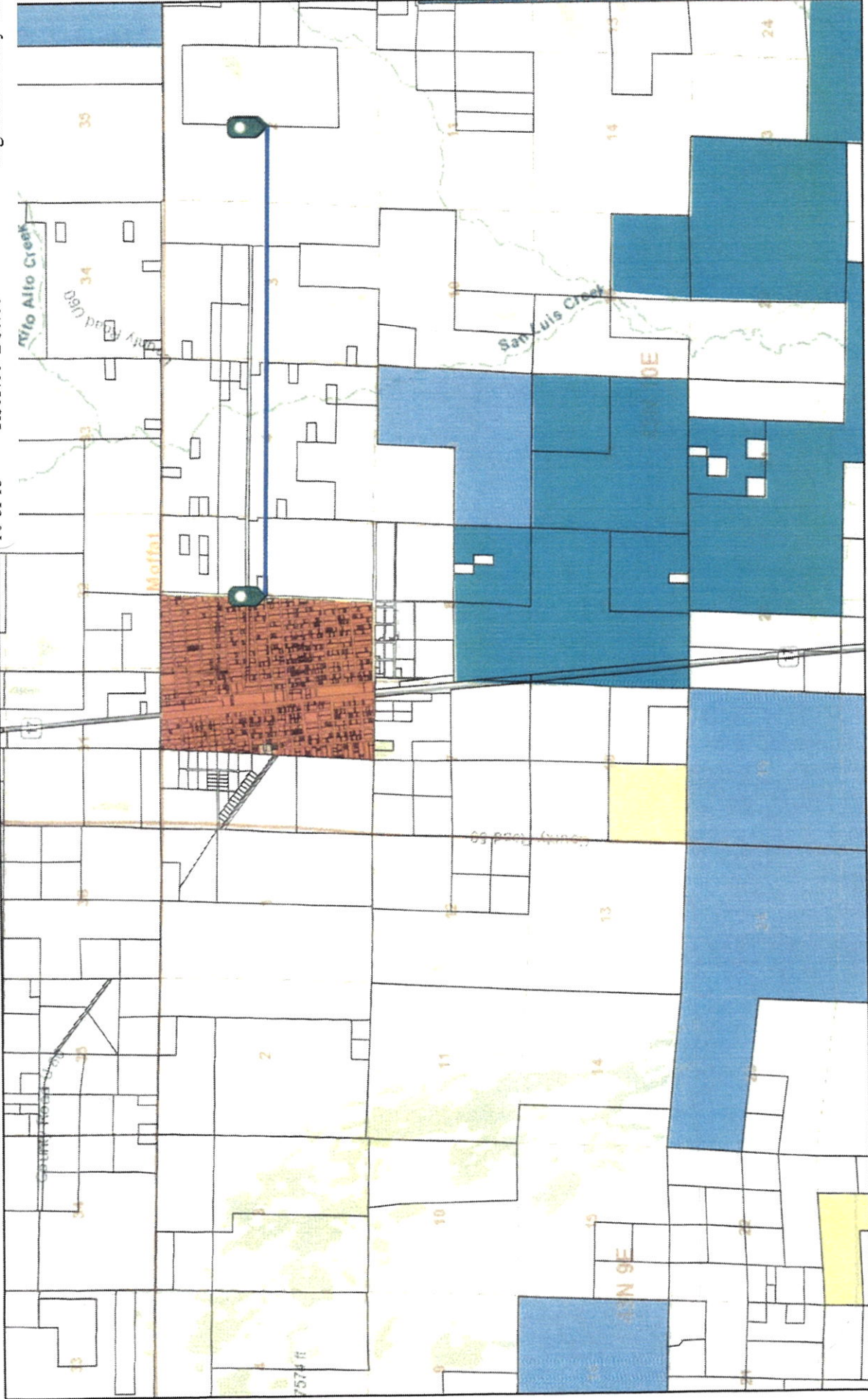
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



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Saguache County Clerk



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-  BLM
-  FWS
-  STATE
-  Saguache Parcels

SLV GIS/GPS Authority. Sources: Esri, HERE, Garmin, Intermap, increment

Web AppBuilder for ArcGIS  
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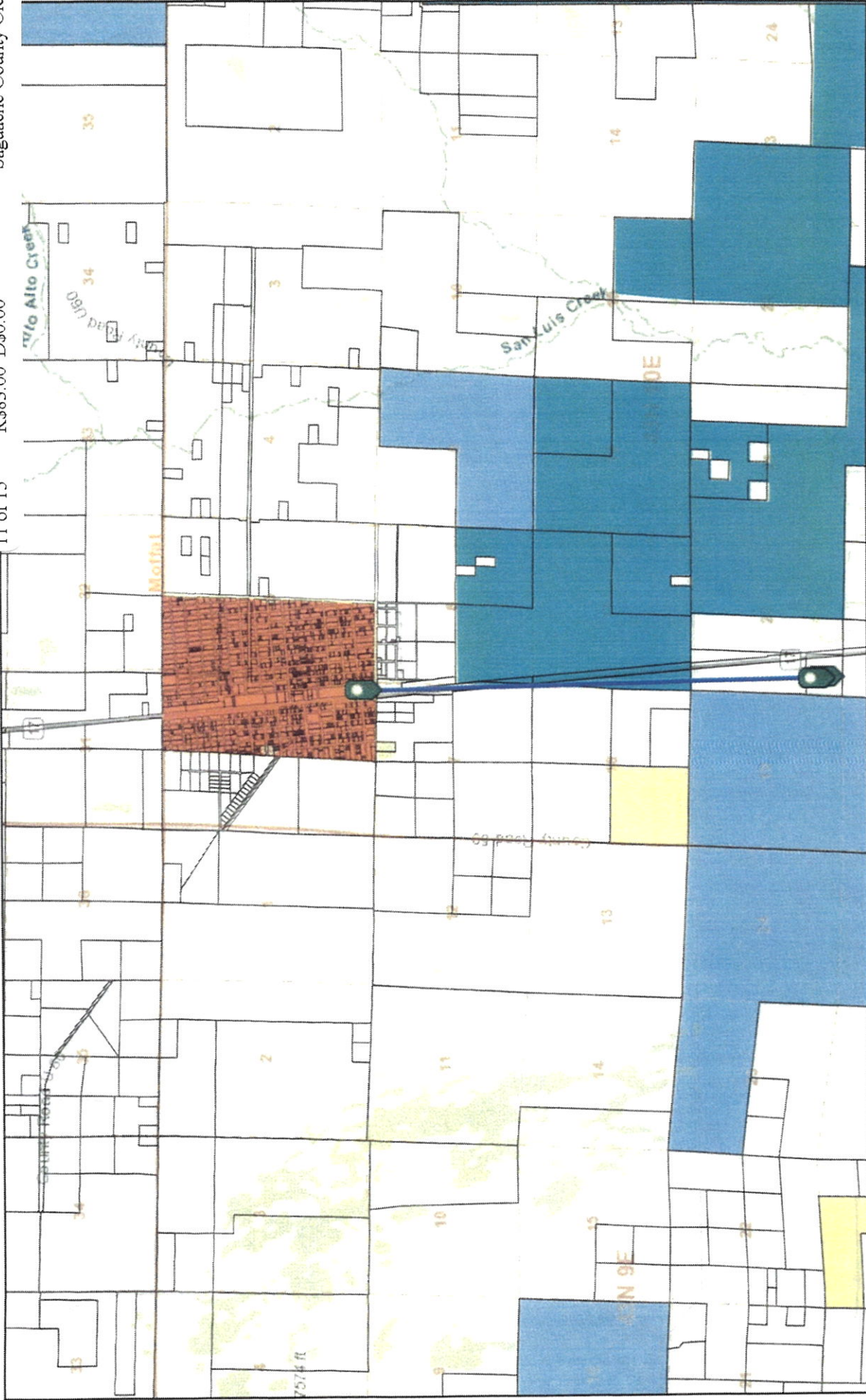
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


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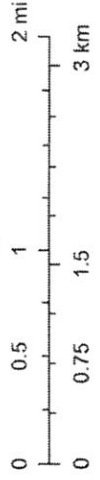
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Saguache County Clerk



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-  FWS
-  STATE
-  BLM
-  Saguache Parcels

1:72,224



SLV GIS/GPS Authority, Sources: Esri, HERE, Garmin, Intermap, increment

Web AppBuilder for ArcGIS  
SLV GIS/GPS Authority | Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA |

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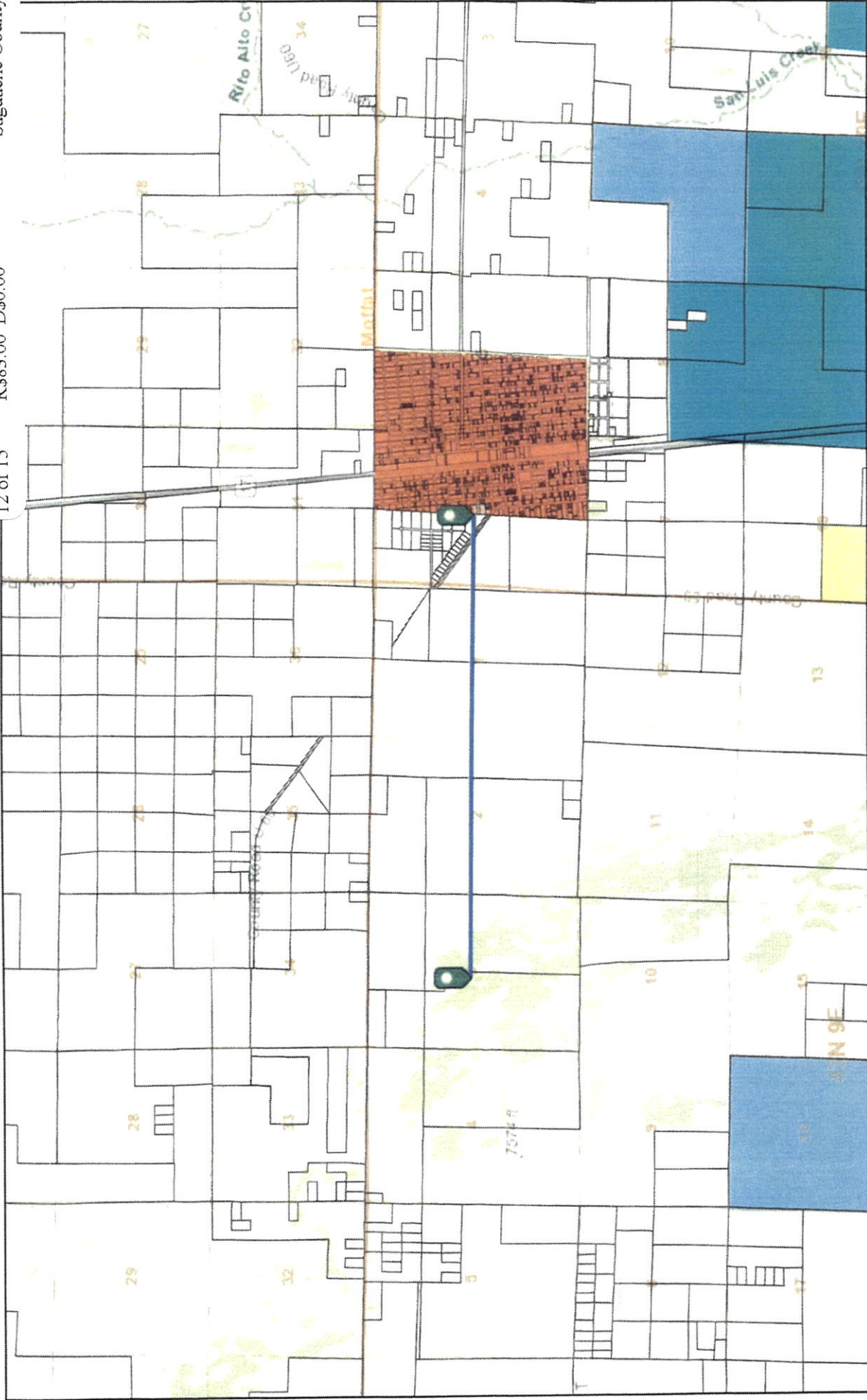
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Saguache County Clerk

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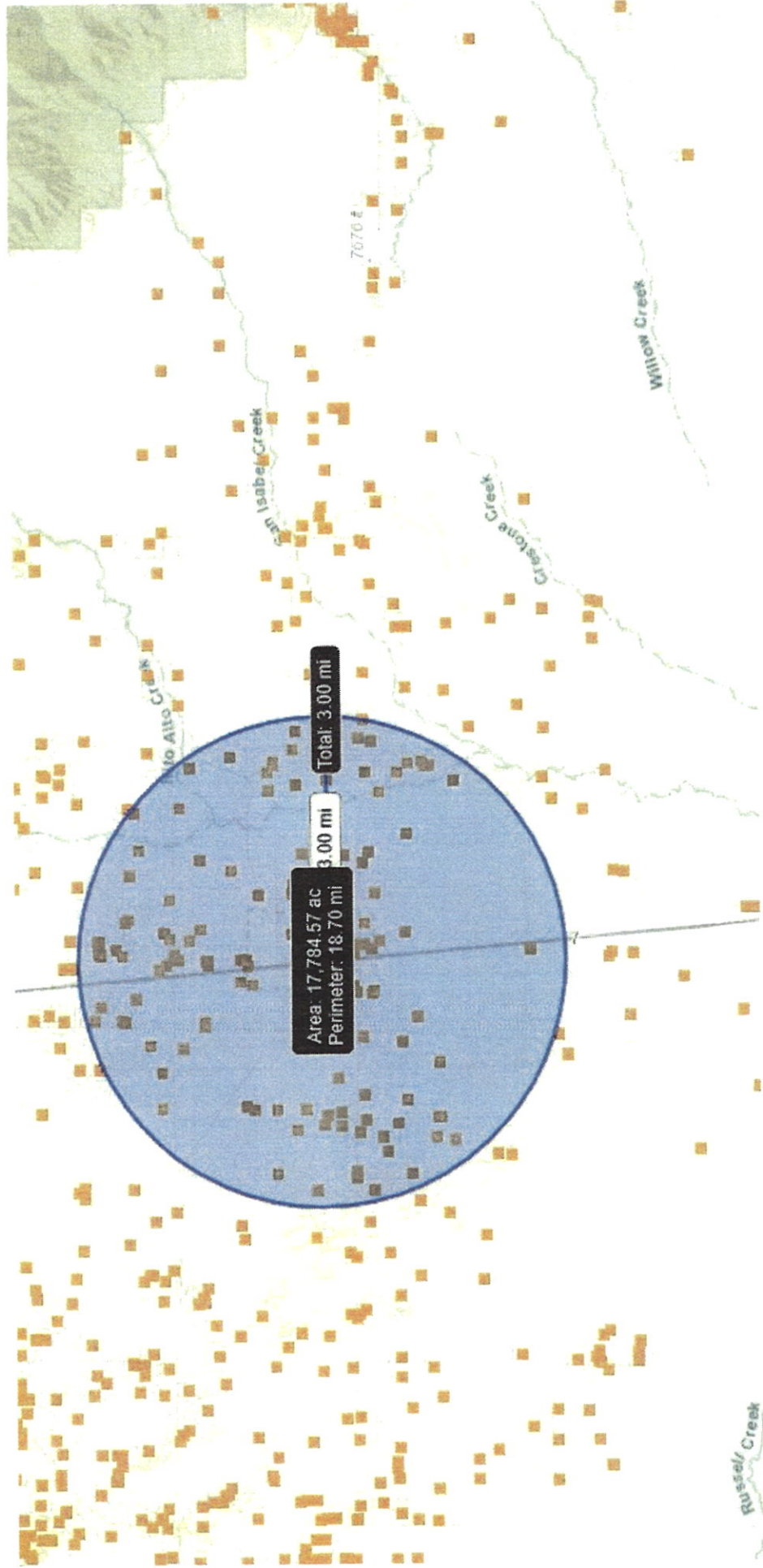
- BLM
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- FWS
- Saguache Parcels
- STATE

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http://www.westernlaboratories.com

Methods: www.westernlaboratories.com/soil-



Dealer: 0-00

Reported: 5-11-2018

Test #: 1H

Grower: Eric Farthing & Dan Burton

Field ID: Field 2 Second Field (Back Field)

Lab #:

5848

## AGRICULTURAL SOIL REPORT

ELEMENT	ANSWER	INTERP	SHOULD BE	ELEMENT	ANSWER	INTERP	SHOULD BE			
pH-Soil	7.9	Moderately Basic		Sulfur-ppm	251	Very High	20 +			
pH-SMP				Calcium-ppm	6858	Very High	1,800 +			
Soluble Salts	1.94	Medium	< 1.5	Magnesium-ppm	632	High	250 +			
% Lime	H	over 5.5% lime		Sodium-ppm	604	Very High	< 225			
% Organic Matter	5.46	High		Zinc-ppm	2.6	Optimum	1.0 - 3.0			
Nitrates-ppm	3	Very Low	10 - 35	Copper-ppm	1.9	Optimum	0.8 - 2.5			
Ammonium-ppm	4	Low	5 +	Manganese-ppm	6	Low	6 - 30			
Phosphorus-ppm	9	Very Low	25 - 40	Iron-ppm	15	Optimum	7 +			
Phos-ppm-Bray			50 - 100	Boron-ppm	0.9	Optimum	0.7 - 1.5			
Potassium-ppm	469	High	300 +	TBS%	100					
Texture	Loam		Water Holding Capacity/foot	2.16	Bulk Density	1.4				
Cation Exchange Capacity - CEC	18		P Index	100				Fertilizer Suggestions in Pounds per Acre for the whole season		
Percent Base Saturation	220									
BASES		IDEAL	YOURS		NO3 ppm	NH4 ppm	Crop	Hemp	Hemp	
Calcium-% of CEC	65-80	174	1 Ft	3	4	Yield Goal	25 Tons	35 Tons		
Magnesium-% of CEC	10-20	27	2 Ft			Past Crop	Alfalfa			
Potassium-% of CEC	2-6	6	3 Ft			Acres	5			
Sodium-% of CEC (ESP)	< 5	13	Total N PPM		7	Nitrogen	142	207		
Hydrogen-% of CEC	< 15		Lbs N / Acre		21	Phosphate	103	169		
Ratio	Ideal	Yours	Evaluation	Recommendations						
Ca:Mg	6-20:1	11 :1	OK							
Ca:K pH >7	15:1	15 :1	OK							
Ca:K pH <7	10:1	:1								
Ca:P pH >7	100:1	762:1	High	Watch P						
Ca:P pH <7	40:1	:1								
P:Zn	15:1	3 :1	OK							
P:Mn	4:1	2:1	OK							
P:Cu	25:1	5 :1	OK							
Zn:Cu	3:1	1 :1	OK							
Mn:Zn	3:1	2 :1	OK							
Mn:Cu	7:1	3 :1	OK							
K:B	200:1	521 :1	High	Watch B						
Mg:K	2:1	1 :1	Low	Watch Mg						
							Add Phos for P INDEX	99		
							Potash			
							P.F. Sulfur			
							Elemental Sulfur	730		
							Gypsum			
							Lime			
							Dolomite			
							Magnesium			
							Zinc	2		
							Manganese			
							Copper			
							Boron	1	1	

Split apply Nitrogen. Nitrogen, sulfur and boron recs are made for this year. All other nutrient recs can be split over a two-year program. Tissue and soil test in-season gives the best results.

P.F. Sulfur = Plant Food Sulfur

Elemental Sulfur = Reclamation Sulfur

*"Always practice the laws of Agronomy"*  
John P. Taberna, Soil Scientist

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Saguache County Clerk

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Dealer: 0-00

Reported: 5-11-2018

Test #: 1H

Grower: Eric Farthing & Dan Burton

Field ID: Field 1 (Front Field)

Lab #:
5849

## AGRICULTURAL SOIL REPORT

ELEMENT	ANSWER	INTERP	SHOULD BE	ELEMENT	ANSWER	INTERP	SHOULD BE			
pH-Soil	7.8	Moderately Basic		Sulfur-ppm	218	Very High	20 +			
pH-SMP				Calcium-ppm	7102	Very High	1,800 +			
Soluble Salts	1.29	Optimum	< 1.5	Magnesium-ppm	214	Low	250 +			
% Lime	H	over 5.5% lime		Sodium-ppm	114	Optimum	< 225			
% Organic Matter	10.23	Very High		Zinc-ppm	2.8	Optimum	1.0 - 3.0			
Nitrates-ppm	5	Very Low	10 - 35	Copper-ppm	1.2	Optimum	0.8 - 2.5			
Ammonium-ppm	5	Low	5 +	Manganese-ppm	5	Low	6 - 30			
Phosphorus-ppm	13	Low	25 - 40	Iron-ppm	19	Optimum	7 +			
Phos-ppm-Bray			50 - 100	Boron-ppm	0.5	Low	0.7 - 1.5			
Potassium-ppm	111	Low	300 +	TBS%	100					
Texture	Sandy Loam		Water Holding Capacity/foot	1.71	Bulk Density	1.5				
Cation Exchange Capacity - CEC	9		P Index	100				Fertilizer Suggestions in Pounds per Acre for the whole season		
Percent Base Saturation	290									
BASES	IDEAL	YOURS		NO3 ppm	NH4 ppm	Crop	Hemp	Hemp		
Calcium-% of CEC	65-80	271	1 Ft	5	5	Yield Goal	25 Tons	35 Tons		
Magnesium-% of CEC	10-20	14	2 Ft			Past Crop	Alfalfa			
Potassium-% of CEC	2-6	2	3 Ft			Acres	10			
Sodium-% of CEC (ESP)	< 5	4	Total N PPM		10	Nitrogen	133	198		
Hydrogen-% of CEC	< 15		Lbs N / Acre		30	Phosphate	75	141		
Ratio	Ideal	Yours	Evaluation	Recommendations						
Ca:Mg	6-20:1	33 :1	High	Watch Mg						
Ca:K pH >7	15:1	64 :1	Low							
Ca:K pH <7	10:1	:1								
Ca:P pH >7	100:1	546:1	High	Watch P						
Ca:P pH <7	40:1	:1								
P:Zn	15:1	5 :1	OK							
P:Mn	4:1	3:1	OK							
P:Cu	25:1	11 :1	OK							
Zn:Cu	3:1	2 :1	OK							
Mn:Zn	3:1	2 :1	OK							
Mn:Cu	7:1	4 :1	OK							
K:B	200:1	222 :1	High	Watch B						
Mg:K	2:1	2 :1	Ok							
						Add Phos for P INDEX	98			
						Potash	130	227		
						P.F. Sulfur				
						Elemental Sulfur	550			
						Gypsum				
						Lime				
						Dolomite	0			
						Magnesium	10	10		
						Zinc	1			
						Manganese	2			
						Copper				
						Boron	1	2		

Split apply Nitrogen. Nitrogen, sulfur and boron recs are made for this year. All other nutrient recs can be split over a two-year program. Tissue and soil test in-season gives the best results.

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