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- Historic Georgetown INC
- State Historical Society of Colorado
- Town of Silver Plume
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Three Mile Area Plan Map

DRAFT Nov 8, 2016

PLAN TOOLS LLC
HORNADY, INC.

Town of Georgetown Three Mile Area Plan

Introduction

The Three Mile Area Plan is a component of the Town of Georgetown Comprehensive Plan. The Town of Georgetown Three-Mile Area Plan is prepared to comply with Section 31-12-105(1)(e)(I) of the Colorado Revised Statutes, as follows:

...Prior to the completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area, which 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. Such plan shall be updated at least once annually..."

Proposed Land Use

The proposed land use for the Three-Mile Plan Area is classified into public/quasi-public land ownership and several private land categories as follows:



Public/Quasi-Public

The Public/Quasi-Public land use classification is intended to predominantly remain as open and undeveloped lands, lands with historic significance, and/or lands available for public access and recreation depending on specific ownership objectives. Lands owned by Clear Creek County in the Shadow Ranch area may eventually be developed for recreational tourism uses.



Agricultural

The Agricultural land use classification is intended to provide for the commercial production of crops, livestock, and other farm products. This classification includes private land parcels currently zoned by Clear Creek County as Agricultural (AG).



Commercial

The Commercial land use classification is intended to provide for businesses engaged in commerce, mercantile, and activities of industry and trade, while ensuring compatibility with the general rural character of the area. This includes private land parcels currently zoned by Clear Creek County as Commercial One (C-1), Commercial-Outdoor Recreation (C-OR), Commercial-Retail Office (C-RO), and Commercial Tourism/Recreation (C-TR).



Industrial

The Industrial land use classification is intended to provide for general industrial, manufacturing, and/or commercial activities, while ensuring compatibility with the general rural character of the area. This includes private land parcels zoned by Clear Creek County as Commercial-Light Manufacturing (C-LM) and Commercial-Warehouse Manufacturing (C-WM).



Mining

The Mining land use classification is intended to provide for mining, prospecting, exploring, milling, processing, and/or placing of mineral resources. This includes private land parcels zoned by Clear Creek County as Mining One (M-1) and Mining Two (M-2).



Conservation/Preservation

The Conservation/Preservation land use classification is intended to provide for the conservation and preservation of private lands to meet natural resource, recreation, open space, historic preservation, wildlife protection, scenic protection, and educational needs. This includes private land parcels zoned by Clear Creek County as Buffer, Natural Resource-Preservation/Conservation (NR-PC), and Natural Resource-Reserved (NR-R).



Residential

The Residential land use classification is intended to provide for residential and other appropriate uses. This includes private land parcels zoned by Clear Creek County as Mobile Home (MH), Mountain Residential-Single Family Units (MR-1), Mountain Residential-Large Tract Single Family (MR-LT), Residential -Commercial (R-C), Residential Two-Family Units (R-2) and Multi-Family Units (R-3).

Location, Extent and Character of Three-Mile Area

The proposed location, extent and character of relevant plan components include but are not limited to:

Streets

The existing street network in Georgetown is predominately made up of narrow local streets laid out in a grid pattern. The Alvarado Road/Argentine Street Corridor paralleling I-70 acts as the only arterial, and is the Georgetown's principal north and south route. Two other roads serve as collectors and help facilitate north/south movement-Rose Street and Taos Street. Many of the streets in town are unimproved gravel roads. Proposed street improvements include traffic calming where Guanella Pass road enters Georgetown, paving, and drainage enhancements. Along the CDOT I-70 corridor, terraced roadway alternatives should be considered on hillsides to minimize environmental impacts and create a better community interface and development through the Three-Mile Area.

Utilities

Georgetown's water treatment and distribution system is generally in good condition, and the Town appears to have a sufficient water supply to meet demand. Proposed water system improvements include the replacement of old water lines and looping where needed. The wastewater treatment and collection system in Georgetown is also in generally good condition. The wastewater treatment plant has excess capacity to accommodate future development. Proposed wastewater system improvements include lining older sewer mains and eliminating improper service line connections.

Open Spaces, Parks, Playgrounds and Trails

As shown of the Three-mile Area Plan map, there are thousands of acres of public and quasi-public owned lands that effectively serve as open space. Numerous parks serve Georgetown, including Strousse Park, Gateway Park, Greenway Park, City Park, Werlin Park, Meadows Park, Triangle Park, Anderson Park and the tennis courts. Georgetown has one playground, the ADA-accessible Foster's Place Playground. The Town's trail system has been expanded to include a connection around Georgetown Lake. The Town trail system should be interconnected where possible with those adjacent jurisdictions. Repair and replacement of all trails should be made a part of major infrastructure projects.

Annexation Policies

The following policies are intended to provide Town officials guidance for considering and/or approving the potential annexation of land into Georgetown:

- Promote new development and redevelopment on already annexed and underdeveloped land within the existing Town limits.
- All annexations shall be preceded by an annexation agreement that establish the conditions of annexation and provide the Town and property owner with a set of negotiated obligations upon annexation.
- All proposed annexations shall be evaluated based upon their impact on the local tax base and value to the residents of the community. An increased tax base shall not be the sole determinant, but shall be a major objective in ensuring services and facilities desired by Georgetown citizens are financially supported and achieve Town land use objectives.
- Strategic annexations that may not have a cost benefit (e.g., privately held mining claims adjacent to Town boundaries, or CDOT rights-of-way) should be considered if such annexations provide greater land use control to the Town of Georgetown and protect the Town's growth options.
- All annexations shall be in conformance with the provisions of Section 31-12-101 et. seq. of the Colorado Revised Statutes. The Three-Mile Area Plan shall be reviewed and updated annually, incorporating any municipal boundary adjustments and related three-mile area boundary adjustments as necessary.

Annexation Criteria

The following criteria should be used by Town officials to determine which parcels of land may be desirable for annexation:

- Consider those parcels that are contiguous to current Town boundaries and can be served by Georgetown with little or only minimal adverse impacts.
- Consider those parcels that offer an opportunity to broaden the housing stock of the Town, and help provide housing for all economic segments of the community.
- Consider those parcels that can broaden the Town's industrial or commercial base, and help provide employment opportunities and retail services to area residents.
- Do not consider parcels that would be difficult to access or serve with public facilities and services due to natural constraints, such as floodplains, steep slopes, wetlands or other similar features, unless such annexation will further natural resource, recreation, open space, historic preservation, wildlife protection, scenic protection, and/or educational objectives.
- Do not consider parcels with existing rural residential uses unless such parcel is in need of sewer and/or water service due to environmental concerns, failing septic systems, and/or poor water quality or quantity.