



# Three Mile Area Plan

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August 2021

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This plan has been completed by the Winter Park Community Development Office.  
Mapping assistance was provided by Jodi Flory, NWCCOG.

# Introduction

The Town of Winter Park Three Mile Area Plan provides direction concerning land use issues and infrastructure needs for lands within three miles of the current boundaries of the Town. The plan identifies issues that should be addressed prior to any parcel of land being annexed into the Town of Winter Park but does not propose the annexation of any lands near the Town. Annexation of any land into Winter Park remains an individual landowner decision. Finally, this Plan addresses requirements for 3 Mile Area Plans as outlined in the Colorado Revised Statutes 31-12-105 (1) (e), as amended.

The Town of Winter Park needs to ensure that annexation opportunities are evaluated through careful consideration of both the current and future interests and needs of the community. The Winter Park Town Plan has identified a desire to annex lands in an orderly manner that balances both the short and long term fiscal needs of the community. Annexation proposals should also balance business, residential and industrial land uses to the greatest extent possible with parks and open space to help maintain a balanced, healthy community. Successful annexation applications to the Town should focus on how any particular annexation will meet the goals of the Winter Park community as identified in the Town Plan. Annexation is a discretionary act by the Town of Winter Park; the submittal of an annexation petition is no guarantee that the subject property will be annexed into the community.

The Town of Winter Park wishes to continue to work with Grand County as appropriate to ensure that there is a smooth transition of land uses in the Winter Park area. This plan was developed using a visual survey of the area, mapping information from the Community Development Department, public meetings in Winter Park and review by the Winter Park Planning Commission and Town Council.

# Methodology

Criteria to be considered when determining which lands near Winter Park might be desirable for annexation include:

1. *Areas which will broaden the range of housing types and home ownership opportunities in the Town*
2. *Areas that have enough buildable land so that desired Town land uses can be accommodated*
3. *Areas that are, or can easily be, served by utilities with no negative physical or economic impact on the community*
4. *Areas that help strengthen the economy of Winter Park*
5. *Areas that promote infill development*
6. *Areas that share a community of interest with Winter Park*

No land in unincorporated areas is specifically designated for annexation in this plan. The analysis that follows will only identify areas that may be considered desirable for future uses, can be served by current services and facilities, are existing residential subdivisions, are needed to provide open space for the community, or will be logical for the expansion of the Winter Park urban area. Much of the land within 3 miles of the corporate boundaries of the Town are unsuitable for annexation into the community because they are within the municipal boundary of Fraser or are national forests owned by the United States Forest Service.

## Statutory Requirement

The Municipal Annexation Act of 1965 as amended requires that each municipality adopt a Three-mile annexation plan prior to any land annexation that describes and evaluates the suitability for annexation of areas within a three-mile radius. Three Mile Plans, once approved, must be either updated or re-adopted annually. Colorado Revised Statutes 31-12-105(1)(e)(I) requires 3 mile plans to generally describe the proposed location, character, extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities and terminals for water, light, sanitation, transportation and power for any annexation 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 (i.e. subways and aviation fields). Those relevant items will be discussed within each annexation category.

# Study Area

This plan will address lands within a three mile area of the Town of Winter Park excluding areas within the municipal boundary of Fraser, and areas in the National Forest that were not included in the Land Ownership Adjustment Plan (Resolution 257, Series 1988). The location of each of the areas within the Three Mile planning area is identified on the Parcel Overview Map (page 7). 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

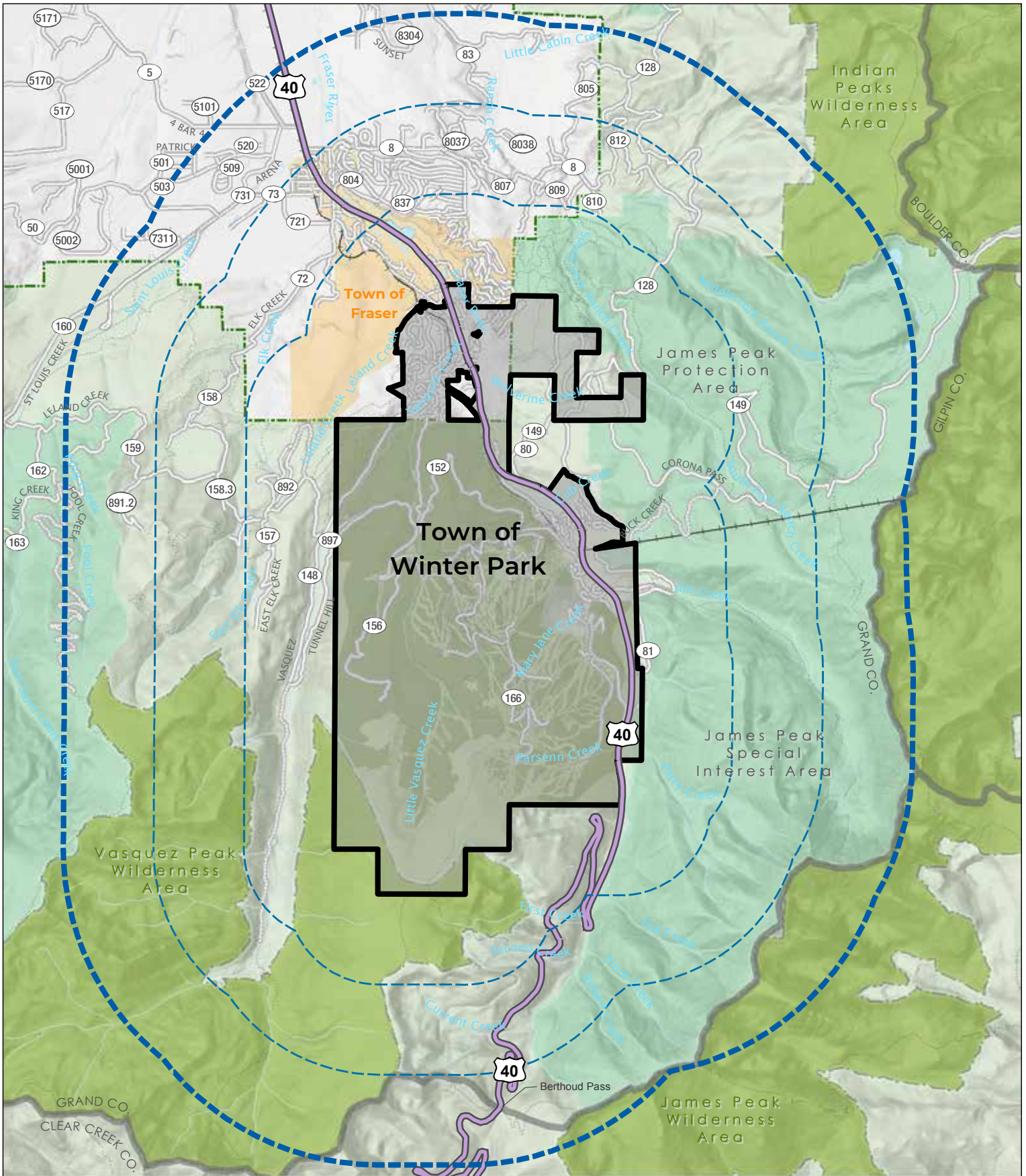
The areas included within the Town of Winter Park Three Mile Area Plan are generally eligible for annexation to Winter Park under the provisions of the Colorado Revised Statutes. Inclusion in this plan does not assume properties will be annexed into the Town or guarantee a successful annexation should it be requested by property owners.

## Water Availability

Water availability is a concern with any annexation in the Town of Winter Park. The 2006 Town Plan considered the effects development could have on the Fraser River and its tributaries. The Town Plan stated that water available for municipal use should not impact the amount needed to support the Fraser River and as such any additional zoning entitlements should be planned that at full build-out of Winter Park, enough water will be available to keep healthy rivers and creeks in the Upper Fraser Valley. The 2019 Imagine Winter Park Town Plan reinforced this statement with a requirement that the Town maintain healthy stream flows for ecological, recreational, and scenic purposes.

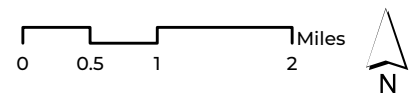
As part of any future annexation consideration, the Town will require water availability studies when determining zoning entitlements for any parcel located outside of the Town's current municipal boundary.





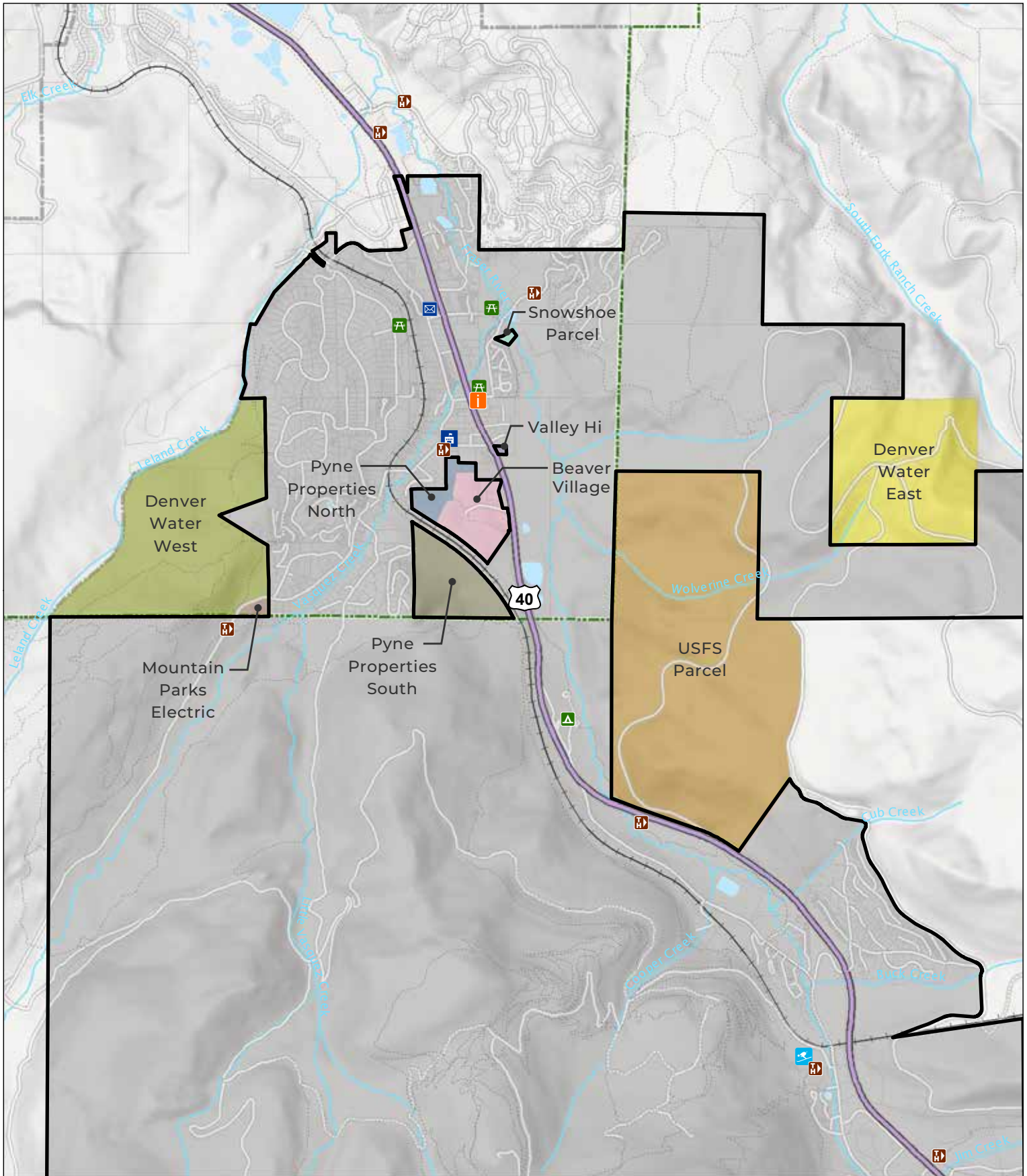
# 3 Mile Plan

- - - 3 Mile Plan Boundary
- · - One Mile Interval
- Town of Winter Park



**Map Disclaimer:**  
 This map was compiled by the Town of Winter Park Planning Department. Every effort has been made to provide the most accurate data, however, the potential for error does exist and the map should be used for general purposes only. This map is not accurate to survey standards. The Town does not assume liability for any inaccuracies herein contained. Please notify the Town of Winter Park of any errors at 970.726.8081x201. 2/5/19





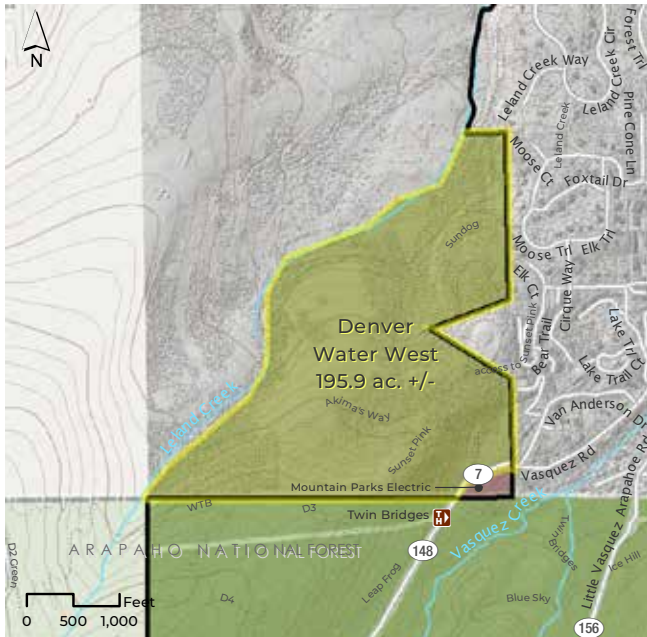
# Parcel Overview

Area Name	Color
Beaver Village	Pink
Denver Water East	Yellow
Denver Water West	Green
Mountain Parks Electric	Brown
Pyne Properties North	Light Blue
Pyne Properties South	Olive Green
Snowshoe Parcel	Light Green
USFS Parcel	Tan
Valley Hi	Purple
Town of Winter Park	Grey

0 0.125 0.25 0.5 Miles

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# Denver Water West



This property is commonly referred to as the Denver Water Board parcel. It is located directly west of the current Town boundary.



## Land Use:

The property is currently zoned Forestry and Open District by Grand County and is located within the Growth Area for the Town of Winter Park as identified in the 2011 Grand County Master Plan. It is bordered to the north by the Town of Fraser, to the south and west by USFS land and to the east by the Town of Winter Park. The 200 acre parcel is currently undeveloped land that was clear-cut in 2008 during the pine beetle epidemic. The Town of Winter Park currently leases the property as open space and has constructed approximately 4 miles of trails that are open to the public.

## Transportation:

The property is accessed from Vasquez Road via a two-track logging road to the center of the property. Access via trail is from Kings Crossing Road, Elk Trail, Bear Trail Court, Vasquez Road and trails in the USFS property to the west.

## Utility Provisions:

Water and sewer services would need to be extended to the property although they are in close proximity to the property. Electric lines currently run through the property and gas is available in Vasquez Road.

## Community Services:

This section lies within the East Grand Fire District and the East Grand School District. Police protection is currently provided by the Grand County Sheriff's Department with mutual aid from the Fraser Winter Park Police Department. Fire protection and the school district boundaries would remain the same in the event of any annexation. Police protection, however, would be provided exclusively by the Fraser Winter Park Police Department upon annexation.



### Open Space, Parks & Recreation:

The Town of Winter Park currently leases this property for public recreation. The Town has constructed approximately four miles of trail that lead from the Town to the surrounding USFS land. If the property is annexed into the Town, it is anticipated that a large amount of the property would remain undeveloped as open space for wildlife migration, wetland preservation, USFS buffer and trail corridors.

### Water Availability:

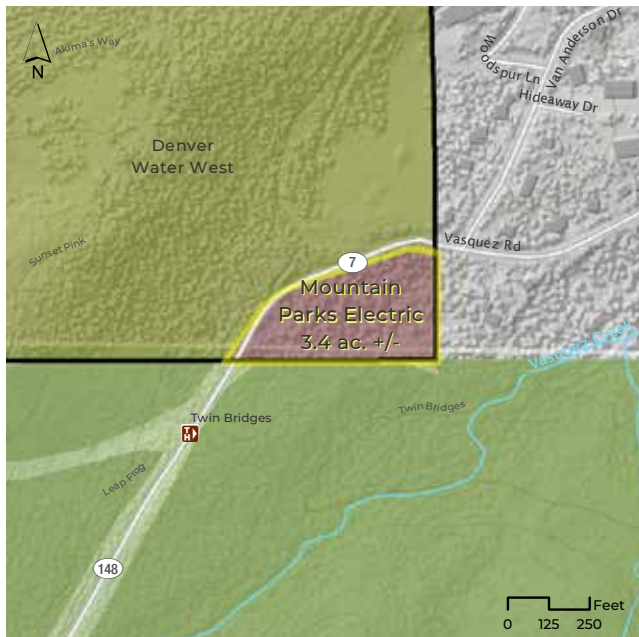
This property is not located within the Grand County Water and Sanitation District No. 1 district boundaries. The Town will require the inclusion into the District and additional water acquired for any zoning entitlements.

### Annexation Considerations:

If it were to be annexed into the Town, appropriate zoning for this parcel would be Planned Development to allow for a flexible design that could include a mix of residential and open space. With limited access from Vasquez Road, additional access points may need to be obtained from adjacent properties to permit desired densities. The parcel has been identified as a suitable location for a public or private campground to alleviate the camping pressure along Vasquez Road. The property should remain large lot residential and open space with an interconnected public trail system. The Town has expressed interest in obtaining five acres on the southeast corner of the parcel for attainable/workforce housing.



# Mountain Parks



This area is commonly referred to as the Mountain Parks Property. It is located south of Vasquez Road and west of the Town boundary.



## Land Use:

The property consists of 2.71 acres of forest located adjacent to Vasquez Road. It was purchased in 1984 by Mountain Parks Electric as a possible location for an electric substation. It is bordered to the north by Vasquez Road, to the south and west by USFS land and to the east by the Town of Winter Park. The parcel is heavily treed with large spruce. The property is currently zoned Forestry and Open District by Grand County and is located within the Growth Area for the Town of Winter Park as identified in the 2011 Grand County Master Plan.

## Transportation:

The property is accessed from Vasquez Road.

## Utility Provisions:

Water and sewer services would need to be extended to the property although they are in close proximity. Electric lines and gas are available in Vasquez Road.

## Community Services:

This section lies within the East Grand Fire District and the East Grand School District. Police protection is currently provided by the Grand County Sheriff's Department with mutual aid from the Fraser Winter Park Police Department. Fire protection and the school district boundaries would remain the same in the event of any annexation. Police protection, however, would be provided exclusively by the Fraser Winter Park Police Department upon any annexation.

### Open Space, Parks & Recreation:

If the property is annexed into the Town, it is anticipated that a significant amount of the property would remain undeveloped as open space for wildlife migration, wetland preservation and a USFS buffer.

### Water Availability:

This property is not located within the Grand County Water and Sanitation District No. 1 district boundaries. The Town will require the inclusion into the District and additional water be allocated to the property for any zoning entitlements.

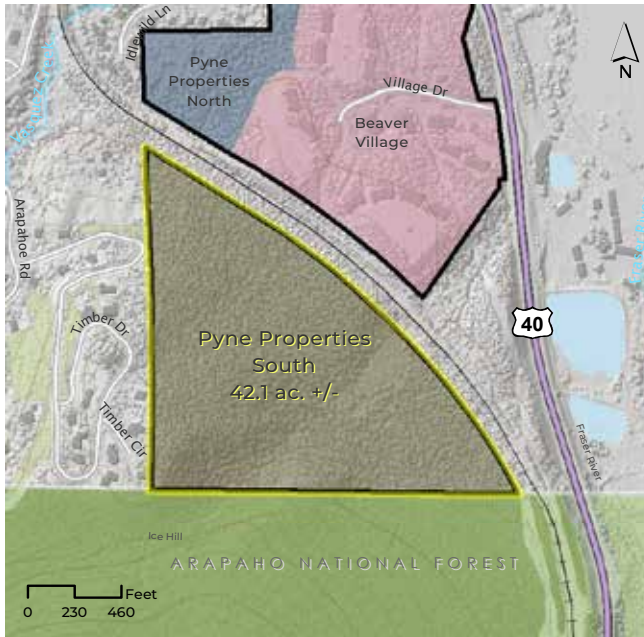
### Annexation Considerations:

If it were to be annexed into the Town, appropriate zoning for this parcel would be Planned Development to allow for a flexible design that could include a mix of residential and open space. The Town has expressed interest in obtaining this property for attainable/workforce housing and trailhead parking.

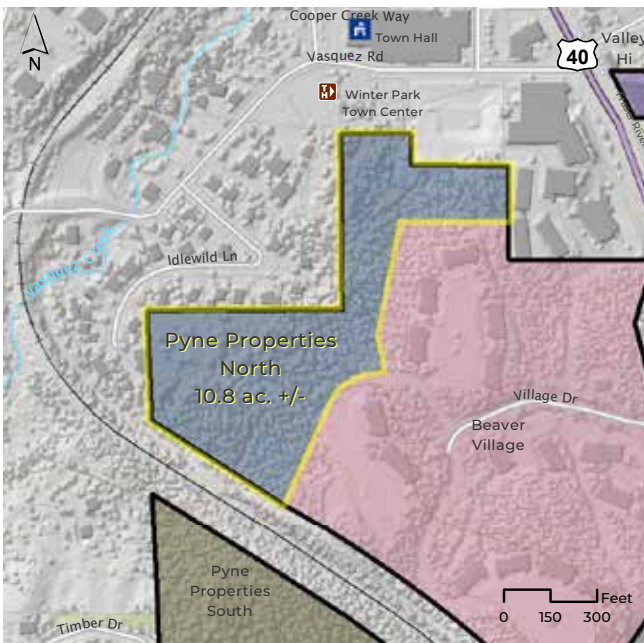




# Pyne Properties



This area is a combination of two parcels commonly referred to together as the Pyne Properties. The south parcel is located south of Vasquez Road.



The second of the two parcels commonly referred to together as the Pyne Properties, the north parcel, is located east of Timber Drive.



## Land Use:

The property consists of two parcels of undeveloped land approximately 53 acres in size. The Union Pacific railroad splits the property into a northern parcel (11 acres) and southern parcel (42 acres). Both parcels are currently zoned Forestry and Open District by Grand County and are located within the Growth Area for the Town of Winter Park as identified in the 2011 Grand County Master Plan. It is bordered to the north and west by the Town of Winter Park, to the south by USFS land and to the east by Beaver Village Condominiums. The southern parcel has slopes in excess of 30%, a large wetland complex and was clear-cut in 2008 during the pine beetle epidemic. That area has started to regenerate with a lodge-pole pine forest. The northern parcel has a large stand of mature spruce and a wetland complex in the northwest corner.

### Transportation:

The northern parcel can be accessed from Vasquez Road via an 18' right-of-way between Winter Park Station and Winter Park Recreational Association property. The southern parcel is accessed from Timber Drive via a two-track logging road.

### Utility Provisions:

A water main runs through the northern parcel from Vasquez Road to Beaver Village Condominiums. Water is also available in Timber Drive for the southern parcel. Development of the parcels would require the water mains be looped which is problematic with the railroad splitting the parcels. Electric and gas are available in Vasquez Road and Timber Drive.

### Community Services:

This section lies within the East Grand Fire District and the East Grand School District. Police protection is currently provided by the Grand County Sheriff's Department with mutual aid from Fraser Winter Park Police Department. Fire protection and the school district boundaries would remain the same in the event of any annexation. Police protection, however, would be provided exclusively by the Fraser Winter Park Police Department upon any annexation.

### Open Space, Parks & Recreation:

An unofficial disc golf course has been developed on the northern parcel by Winter Park locals. There are also unofficial trails that cross the property from Beaver Village Condominiums and Timber Drive. If the property is annexed into the Town, it is anticipated that a large amount of the property, especially the steeper slopes to the south and the wetland complex's on both the north and south would remain undeveloped as open space for wildlife migration, wetland preservation, USFS buffer and trail corridors.

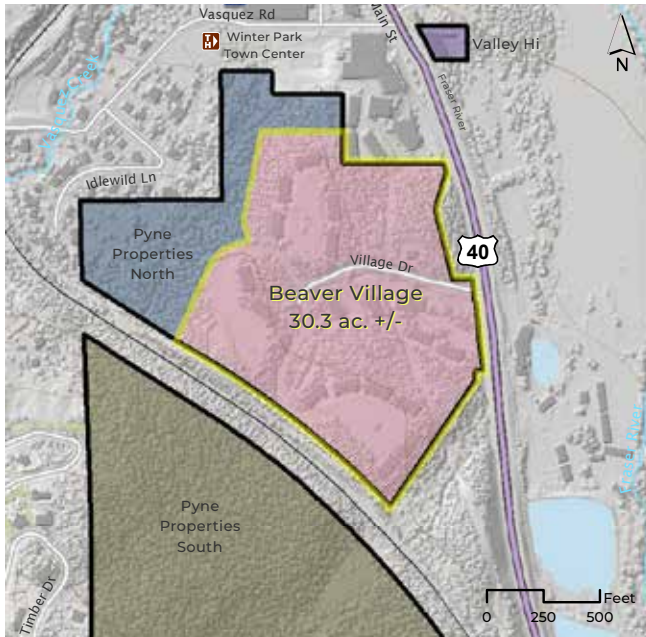
### Water Availability:

This property is located within the Grand County Water and Sanitation District No. 1 district boundaries. The Town allocated approximately 357 single-family equivalents to the property (2008 water study).

### Annexation Considerations:

If it were to be annexed into the Town, appropriate zoning for this parcel would be Planned Development to allow for a flexible design that includes a mix of residential and open space. The northern parcel should be considered for mixed use zoning due to its proximity to the downtown while the southern parcel should remain primarily residential due to its surrounding uses. Access to both properties is problematic in the current configuration and will require additional access points in order to receive higher density. A proposed gondola alignment and associated ski back trail has been planned on both parcels and easements for both shall be required as part of any annexation. If a ski back trail is constructed, higher density could be allocated along the ski back trail with hospitality services as ancillary uses.

# Beaver Village



This area is commonly referred to as Beaver Village Condominiums. It is located south of the downtown along Main Street.



## Land Use:

The property is currently zoned Forestry and Open District by Grand County and is located within the Growth Area for the Town of Winter Park as identified in the 2011 Grand County Master Plan. It is bordered to the north, east, and south by the Town of Winter Park and to the west by the Pyne Property and Union Pacific railroad. There are approximately 240 condominium units and one single-family structure in this area. The area is fully developed out with the exception of a four acre parcel along Main Street that has a single-family structure.

## Transportation:

The property is accessed from Main Street via a private road maintained by the Beaver Village Condominium Homeowners Association. The LIFT transit service has a regular service line through the property.

## Utility Provisions:

The area is already served with water, sewer, electric and gas services.

## Community Services:

This section lies within the East Grand Fire District and the East Grand School District. Police protection is currently provided by the Grand County Sheriff's Department with mutual aid from the Fraser Winter Park Police Department. Fire protection and the school district boundaries would remain the same in the event of any annexation. Police protection, however, would be provided exclusively by the Fraser Winter Park Police Department upon annexation.



### Open Space, Parks & Recreation:

There are no public open space parcels in this area. There is private open space in the area that is heavily treed. Unofficial trails originate from this area into USFS land.

### Water Availability:

This property is located within the Grand County Water and Sanitation District No. 1 district boundaries. Water service is already provided to the existing residences.

### Annexation Considerations:

If it were to be annexed into the Town, appropriate zoning for the existing residences would be R2 – Multiple-Family Residential District based on the current development. The vacant four-acre parcel could be considered for DC – Destination Center District zoning based on its proximity to Main Street.



# Valley Hi



This property is commonly referred to as the Valley Hi parcel. It is located along Main Street near the intersection of Vasquez Road.



## Land Use:

The property is currently zoned Tourist District by Grand County and is located within the Growth Area for the Town of Winter Park as identified in the 2011 Grand County Master Plan. It is an enclave within the Town of Winter Park. The 0.371 acre parcel is developed with the Valley Hi Motel and Serene Wellness, a retail marijuana business.

## Transportation:

The property is accessed from Main Street near the intersection of Vasquez Road.

## Utility Provisions:

The property is already served with water, sewer, electric and gas services.

## Community Services:

This section lies within the East Grand Fire District and the East Grand School District. Police protection is currently provided by the Grand County Sheriff's Department with mutual aid from the Fraser Winter Park Police Department. Fire protection and the school district boundaries would remain the same in the event of any annexation. Police protection, however, would be provided exclusively by the Fraser Winter Park Police Department upon annexation.

## Open Space, Parks & Recreation:

There is no open space associated with this commercial lot.

## Water Availability:

This property is located within the Grand County Water and Sanitation District No. 1 district boundaries. Water service is provided to the existing motel and retail shop.

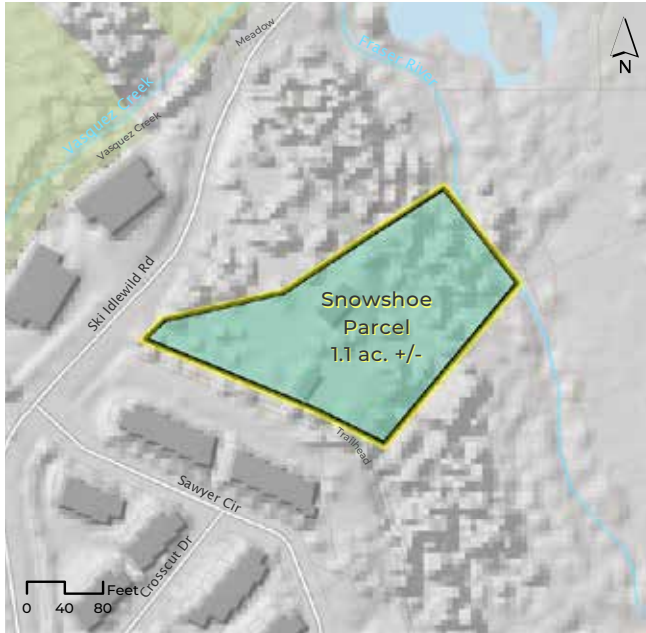
Annexation Considerations:

If it were to be annexed into the Town, appropriate zoning for this parcel would be DC – Destination Center District due to its proximity to the downtown.





# Snowshoe Parcel



This property is commonly referred to as the Snowshoe parcel. It is located on Ski Idlewild Road near Confluence Park.



## Land Use:

The property is currently zoned Forestry and Open District by Grand County and is located within the Growth Area for the Town of Winter Park as identified in the 2011 Grand County Master Plan. It is an enclave within the Town of Winter Park. The 1.13 acre parcel is developed with a single-family home. The parcel sits adjacent to the Fraser River and a significant portion has wetlands associated with the river. A Pre-Annexation Agreement was approved for this property on June 5, 2001 through Resolution 688, Series 2001. The agreement outlines certain rights to the property if ever annexed into the Town of Winter Park. The agreement was recorded in the records of Grand County at Reception No. 2001-008716.

## Transportation:

The property is accessed from Ski Idlewild Road via a dirt driveway to the structure.

## Utility Provisions:

The single-family structure is currently connected to municipal water. The structure has a septic tank that is located within the vacant public right-of-way adjacent to the property. Electric and gas service is already installed to the property.

## Community Services:

This section lies within the East Grand Fire District and the East Grand School District. Police protection is currently provided by the Grand County Sheriff's Department with mutual aid from the Fraser Winter Park Police Department. Fire protection and the school district boundaries would remain the same in the event of any annexation. Police protection, however, would be provided exclusively by the Fraser Winter Park Police Department upon annexation.

### Open Space, Parks & Recreation:

The property contains approximately .40 acres of wetlands adjacent to the Fraser River that should remain as open space if the parcel were to develop. The property also affords the opportunity to connect the Fraser River Trail to Confluence Park along the Fraser River.

### Water Availability:

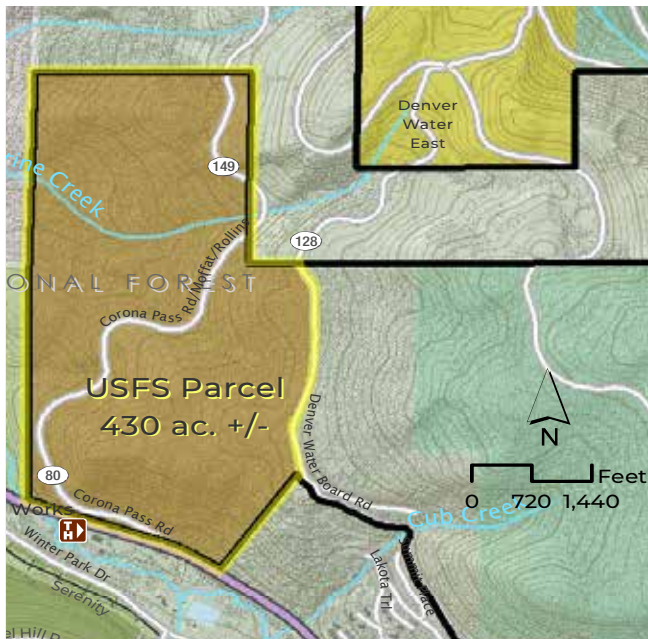
This property is located within the Grand County Water and Sanitation District No. 1 district boundaries. Water service is already provided to the existing structure.

### Annexation Considerations:

If it were to be annexed into the Town, appropriate zoning for this parcel would be DC – Destination Center District in compliance with Resolution 688, Series 2001. A higher density residential development is appropriate on this parcel given the current residential development pattern in the neighborhood. A trail easement should be acquired during annexation to connect the existing Fraser River Trail to Confluence Park.



# US Forest Service



This property is commonly referred to as the US Forest Service LOAP parcel. It is located east of Main Street between Rendezvous at Winter Park and the Lakota Subdivision.



## Land Use:

The property is currently zoned Forestry and Open District by Grand County and is located within the Growth Area for the Town of Winter Park as identified in the 2011 Grand County Master Plan. The 400 acre parcel is owned by the United States Forest Service. Approximately 270 acres of the parcel was identified as land that could potentially be disposed of through the Land Ownership Adjustment Plan (February 1988). The additional 160 acres contains slopes over 25% or are considered to have environmentally sensitive areas.

## Transportation:

The property is accessed from Corona Pass Road via US Hwy 40 or Forest Service Road 128 from Arrow Trail. Corona Pass Road is a rough dirt road that follows the former railroad grade when trains traveled over Corona Pass and into Winter Park. Forest Road 128 is a good gravel road that is maintained by Denver Water. Neither road is maintained in the winter.

## Utility Provisions:

The area is not serviced by utilities. Although a portion of the area is located within the Winter Park Water and Sanitation District, it is unknown if the area could be realistically served.

## Community Services:

This section lies within the East Grand Fire District and the East Grand School District. Police protection is currently provided by the Grand County Sheriff's Department with mutual aid from the Fraser Winter Park Police Department. Fire protection and the school district boundaries would remain the same in the event of any annexation. Police protection, however, would be provided exclusively by the Fraser Winter Park Police Department upon annexation.

### Open Space, Parks & Recreation:

The entire 400 acres is currently undeveloped forest land that is open to the public. The Land Ownership Adjustment Plan states that future development should encourage the retention and development of attractive and useful open space, as well as encourage the provision of both passive and active recreation areas.

### Water Availability:

This property is not located within either water district. The Town will require inclusion into a district and additional water acquired for any zoning entitlements.

### Annexation Considerations:

If it were to be annexed into the Town, appropriate zoning for this parcel would be PD- Planned Development to allow for a flexible design that could include a mix of residential and open space. The area south of Corona Pass Road (USFS 149) could support higher density adjacent to Lakota while the area north of the road could be a lower density large lot residential neighborhood. The northern boundary of this parcel is adjacent to Porphyry Park, a 20 park that will be publicly owned in the future as Rendezvous and Roam develop. The Park should be expanded to the south into this parcel to create a large municipal park and wildlife corridor. An interconnected public trail system extending from the downtown to Lakota should also be incorporated into any development of this parcel.





# Denver Water East



This property is commonly referred to as the East Denver Water Board parcel. It is located directly east of the current Town boundary adjacent to Rendezvous at Winter Park.



## Land Use:

The property is currently zoned Forestry and Open District by Grand County and is located within the Growth Area for the Town of Winter Park as identified in the 2011 Grand County Master Plan. It is nearly surrounded by the Town of Winter Park with exception of the northeast corner which is United States Forest Service land located in the County. The 160 acre parcel is currently undeveloped land that is used by Denver Water to store material associated with their projects in the area. A majority of the site was clear-cut in 2008 during the pine beetle epidemic and has started to regenerate with lodge pole pine. The eastern half of the property contains a spruce forest with grades in excess of 30%. Corona Pass Road and Forest Service Road 128 (FS128) intersect each other in the center of the property.

## Transportation:

The property is accessed from Corona Pass Road via US Hwy 40 or Forest Service Road 128 from Arrow Trail. Corona Pass Road is a rough dirt road that follows the former railroad grade when trains traveled over Corona Pass and into Winter Park. Forest Road 128 is a good gravel road that is maintained by Denver Water. Neither road is maintained in the winter.

## Utility Provisions:

The area is not serviced by utilities. Although it is adjacent to the Grand County Water and Sanitation District boundary, it is unknown if the property could be realistically served.

## Community Services:

This section lies within the East Grand Fire District and the East Grand School District. Police protection is currently provided by the Grand County Sheriff's Department with mutual aid from the Fraser Winter Park Police Department. Fire protection and the school district boundaries would remain the same in the event of any annexation. Police protection, however, would be provided exclusively by the Fraser Winter Park Police Department upon annexation.

### Open Space, Parks & Recreation:

The former logging and railroad town of Arrow (or Arrowhead) was located on this property in the southwest corner near the intersection of Corona Pass Road and FS128. Arrow was the first incorporated town in Grand County serving a population of nearly 2,000 people in its heyday. Foundations and other building material can be found on the property although no standing structures exist. If the property is annexed into the Town, it is anticipated that a large amount of the property would remain undeveloped as open space for wildlife migration, wetland preservation and trail corridors. The site where the town of Arrow is located should be preserved for the public as a historical site.

A social trail crosses the property from FS128 to the Arrow trail on Rendezvous property. The Town has expressed interest in obtaining a trail easement across this property to formalize the social trail.

### Water Availability:

This property is not located within the Grand County Water and Sanitation District No. 1 district boundaries. The Town will require inclusion into the District and additional water acquired for any zoning entitlements.

### Annexation Considerations:

If it were to be annexed into the Town, appropriate zoning for this parcel would be Planned Development to allow for a flexible design that could include a mix of residential and open space. The property should be developed in harmony with the surrounding uses on the Rendezvous property. The original Arrow town site should be protected from development and turned into a public park emphasizing the history of the former railroad town. A public trail system connecting to the Rendezvous trail system should be considered for any development of this parcel.