



**TOWN OF RED CLIFF, COLORADO
RESOLUTION 5, SERIES 2026**

**A RESOLUTION OF THE BOARD OF TRUSTEES
OF THE TOWN OF RED CLIFF ADOPTING THE 2026 TOWN OF RED CLIFF
THREE MILE PLAN FOR ANNEXATION**

WHEREAS, C.R.S. § 31-12-105(1)(e)(I) requires that a municipality have a plan, known as a “Three-Mile Plan,” in place for an area within three miles of the municipal boundaries prior to the completion of any annexation(s); and

WHEREAS, the Town of Red Cliff, Colorado (the “Town”) is a statutory town, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, pursuant to C.R.S. § 31-15-401 the Town by and through its Board of Trustees (“Board”), possesses the authority to adopt laws, plans, and ordinances within its police power in furtherance of the public health, safety and welfare; and

WHEREAS, the Three Mile Plan should generally describe 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, the Town’s Three-Mile Plan has historically been incorporated as an element of the Town of Red Cliff Comprehensive Plan (“Comprehensive Plan”); and

WHEREAS, in accordance with C.R.S. § 31-23-206(1);(2) the Comprehensive Plan, as amended from time to time, 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, in accordance with C.R.S. § 31-12-105(1)(e)(I) the Town desires to adopt the 2026 Town of Red Cliff Three-Mile Plan for Annexation (“Plan”); and

WHEREAS, a copy of the Plan is attached hereto as Exhibit A and is incorporated herein by reference; and

WHEREAS, the Board desires to approve the Plan and to amend the Comprehensive Plan in accordance with C.R.S. § 31-23-208 to incorporate, by reference, the Plan as an element therein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES FOR THE TOWN OF RED CLIFF, COLORADO THAT:

Section 1. The Plan, attached hereto as Exhibit A, is hereby adopted and shall constitute the Three-Mile Plan for the Town as required pursuant to C.R.S. § 31-12-105(1)(e) following completion of those certain technical corrections authorized by Section 2 of this Resolution, if any.

Section 2. The Town's Administrator or Assign is hereby authorized to make certain technical corrections to the Plan as directed by the Board.


Section 3. In accordance with § 31-23-208 C.R.S., this Resolution, when attached to the Plan, shall serve to document the approval by the Board.

Section 4. Following ratification and approval of the Plan, with any authorized technical corrections, by the Board as required by C.R.S. 31-23-206(1), the Town Clerk shall file a certified and attested copy of the Plan with the Clerk and Recorder of Eagle County, Colorado. Attachment by the Town Clerk of a certified copy of this Resolution and a copy of the Board resolution ratifying said Plan shall constitute certification and attestation of the Plan.

Section 5. Effective Date. This Resolution shall take effect upon its approval by the Town of Red Cliff Board.

RESOLVED, APPROVED, and ADOPTED this 20th day of January 2026.

TOWN OF RED CLIFF, COLORADO



Duke Gerber, Mayor

ATTEST:



Melissa Matthews, Town Administrator/Clerk

Exhibit 'A'



Town of Red Cliff

Three-Mile Plan for Annexation



Photo Credit: Chris Dillmann, Vail Daily

Adopted: January 2026

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I. Introduction

This document constitutes the Three-Mile Plan (“Plan”) for the Town of Red Cliff, as required by and in conformance with § 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 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 and that the Plan be updated at least annually. 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 Town of Red Cliff Comprehensive Plan, as amended from time to time, 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.

Therefore, in accordance with C.R.S. § 31-23-206(1);(2), this Plan, in conjunction with the Town of Red Cliff Comprehensive Plan, will evaluate the location, character, and extent of those public improvements, facilities, proposed land uses, and infrastructure to be provided for any areas identified as potentially desirable and/or appropriate for growth within the Three-Mile Area.

B. Purpose and Intent

This Plan addresses land within three miles of the current boundaries of the Town limits in unincorporated Eagle County as well as any unincorporated lands lying within the existing Town boundaries. The Plan briefly describes existing conditions and 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, Eagle County, or other entities.

This is a living and public document which should evolve based on new development, changes in Town, as well as community values and priorities. This Plan should be a land use and growth reference document in future Comprehensive Plans as it can evolve more quickly with the community and, generally, be updated more frequently.

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, more detailed analyses 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 Potential Growth, or the Municipal Services Area (MSA). The Town of Red Cliff will require that any connection to the Town 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 Town of Red Cliff has never adopted a Three Mile Plan for Annexation; rather, pursuant to C.R.S. 31-23-206(1);(2), the Town's Comprehensive Plan addresses Three Mile Plan elements.

Therefore, this 2026 Town of Red Cliff Three-Mile Plan be the Town's first Three Mile Plan for Annexation and will depict those areas where the Town generally believes annexation or expansion may be feasible and appropriate along with general information related to existing conditions and municipal infrastructure.

D. Definitions

Unless otherwise defined herein, all terms used in this Plan will use the definition(s) as written in the Town's Municipal Code. The following definitions are specific to this Plan:

Area of Potential Growth or APG means the area within the Town's Three-Mile Buffer Area that is generally recognized for *potential* annexation based on physical, geographical, economic, and/or service-related attributes. As used in this Plan,

APG shall only mean that portion of an APG not already included in the Municipal Services Area.

Municipal Services Area or MSA means those areas within the Town's Three-Mile Buffer Area that are served by or immediately capable of being served by the Town's water infrastructure and are potentially appropriate for annexation.

Immediately capable of being served by Town's water infrastructure means that, with proper engineering demonstrating compliance with the Town's water infrastructure specifications and demonstration of adequate water supplies, the Town's current water system could service the MSA. This designation as MSA does not infer the Town has any current resources or plans committed to extending water service to the MSA.

II. Three-Mile Boundary

The Three-Mile Boundary or "Buffer" area is shown below in **Figure 1: 2026 Town of Red Cliff Three-Mile Buffer Map**, and on Map 2 attached to this Plan. The land areas described by this document include properties in unincorporated Eagle County located within the Three-Mile Buffer area. C.R.S. §31-12-104 includes contiguity requirements for annexation. Certain areas of unincorporated Eagle County are within three miles of the Town but are not eligible for annexation because they do not meet contiguity requirements.



Figure 1: 2026 Town of Red Cliff Three-Mile Buffer Map

III. Existing Plans

In acknowledgement of the work completed by various boards, and in the spirit of coordinating planning within the 3-mile area at the edge of Town with potentially affected jurisdictions and/or special districts, the following plans and/or districts will be considered and consulted as part of annexation procedures, as appropriate.

1. 2006 Town of Red Cliff Comprehensive Plan and Future Land Use Map
2. 2025 Town of Red Cliff Town Board of Trustees Strategic Plan
3. 2006 Eagle County Comprehensive Plan
4. Eagle River Fire Protection District
5. Eagle County RE 50J School District
6. Eagle County Paramedics Service

IV. Methodology

Criteria to be considered when determining which land area(s) located near the Town of Red Cliff may be appropriate for annexation include, but are not limited to:

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 Red Cliff.
5. Areas that represent important open space, conservation, environmental protection, wildlife protection and/or recreation opportunities.
6. Areas that promote infill development.
7. Areas that share a community of interest with Red Cliff.

No land within unincorporated areas is specifically designated for annexation in this Plan. The descriptions and mapping included in this Plan only identify areas that may (1) be considered appropriate for future uses; (2) can be served by current services and facilities; (3) are existing residential subdivisions; (4) are needed to provide additional commercial or light-industrial land area and uses; (5) are desired to provide open space(s) or other critical infrastructure for the community; or (6) will be logical for the expansion of the Red Cliff urban area.

V. Areas of Potential Growth

The Town has not identified any specific properties or areas of potential or desired growth at the time of the adoption of this Plan.

However, the Town intends to ensure that annexation opportunities are evaluated through careful consideration of both the current and future interests and needs of the community. The Town of Red Cliff Comprehensive Plan, as may be amended from time to time, sets forth general policies 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 commercial, residential, recreational, and industrial land uses to the greatest extent possible with the provision and capacity of critical infrastructure and services such as water and sewer, transportation and circulation, parks and open space to help maintain a balanced, healthy community.

Successful annexation applications to the Town should focus on how any annexation and associated site-specific development plans will meet the goals of the Red Cliff community as identified in the Town's Comprehensive and/or Strategic Plan(s).

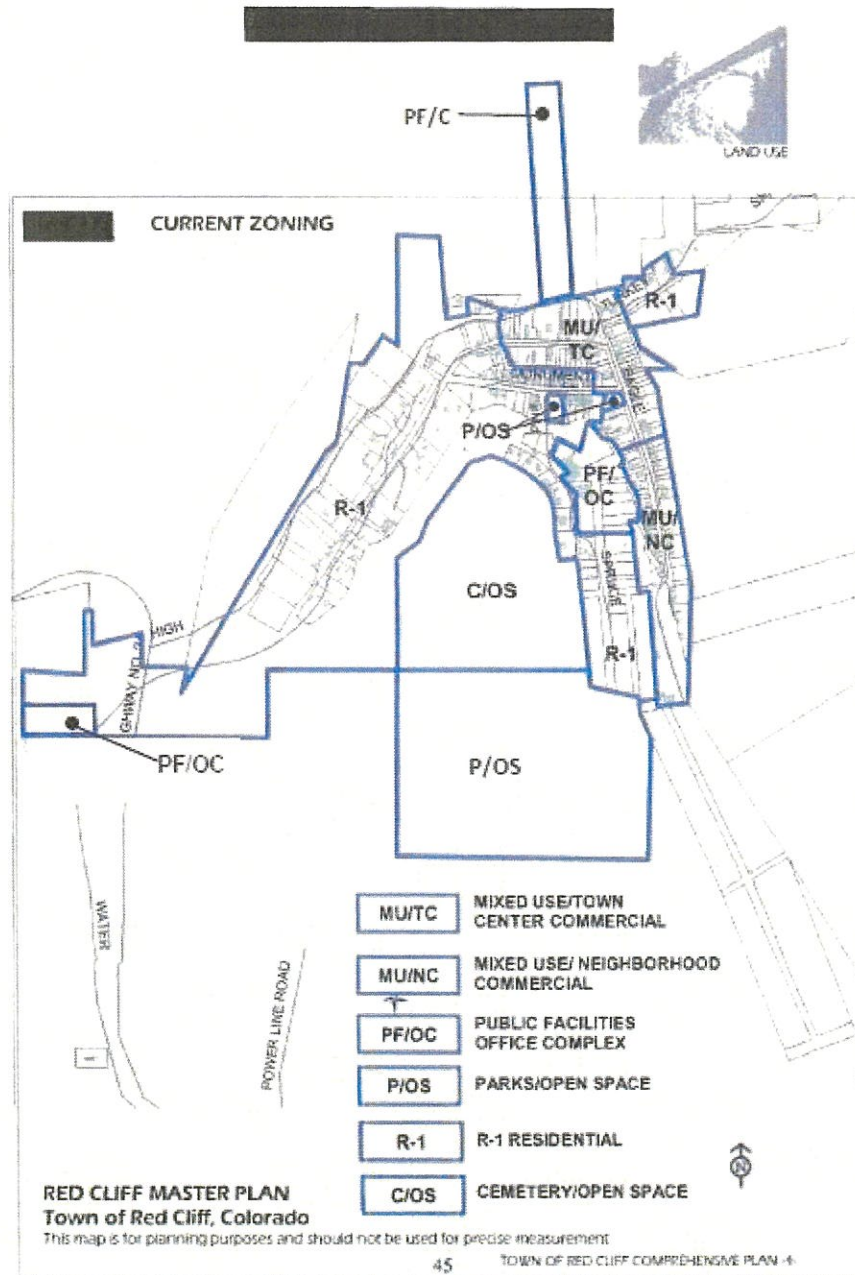
Annexation is a discretionary act by the Town of Red Cliff; the submittal of an annexation petition is no guarantee that the subject property will be annexed into the community.

VI. Maps Included in Plan

Map 1: Town of Red Cliff Official Zone District Map

Map 2: 2026 Town of Red Cliff Three-Mile Plan Buffer Map

Map 1: Town of Red Cliff Official Zone District Map



PF/C PUBLIC FACILITIES COMMUNICATION (PF/C)

Map 2: 2026 Town of Red Cliff Three-Mile Plan Buffer Map

