

RESOLUTION #R-3-2026

A RESOLUTION ADOPTING A THREE MILE PLAN FOR THE CITY OF LOVELAND, COLORADO

WHEREAS, pursuant to C.R.S. §31-12-105(1)(e)(I), as amended, prior to the completion of any annexation within a three-mile area outside of the municipal boundaries of a municipality (“Three Mile Area”), a municipality is required to have in place a plan (“Three Mile Plan”) which generally describes the proposed location, character, and extent of certain public facilities to be provided and the proposed land uses for the Three Mile Area; and

WHEREAS, pursuant to C.R.S. §31-12-105(1)(e)(I), as amended, the Three Mile Plan must be updated at least once annually; and

WHEREAS, the Three Mile Plan was last updated and approved by City Council Resolution #R-14-2025, adopted on February 18, 2025; and

WHEREAS, the City of Loveland has enacted, adopted, and approved the various plans, documents, ordinances, and resolutions (collectively “Plans”) listed on **Exhibit “A”** attached hereto and incorporated herein by reference; and

WHEREAS, the City Council has determined that the Plans, when considered together as a whole, adequately comply with the requirements of state law and shall constitute the annual updated Three Mile Plan for the City of Loveland as of the date of this Resolution; and

WHEREAS, to ensure that future annexations by the City of Loveland are completed in compliance with the provisions of state law, the City Council, by this Resolution, desires to formalize its understanding and intention that the Plans serve as the annual update of the Three Mile Plan for the City of Loveland.

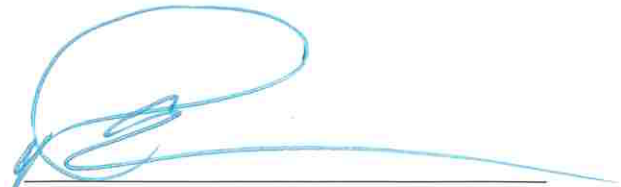
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF LOVELAND, COLORADO THAT:**

Section 1. The Plans, as described in **Exhibit “A”**, when considered together as a whole, shall constitute the Three Mile Plan for the City of Loveland required pursuant to C.R.S. §31-12-105(1)(e)(I), as amended.

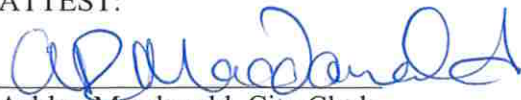
Section 2. The Three Mile Plan shall be reviewed and revised as may be necessary at least annually and additional Plans may be added from time to time, as they are developed and adopted.

Section 3. This Resolution shall be effective as of the date and time of its adoption.

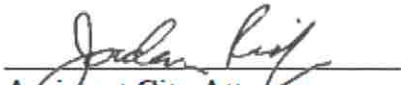
ADOPTED this 20th day of January, 2026.


Patrick McFall, Mayor

ATTEST:


Ashley Macdonald, City Clerk

APPROVED AS TO FORM:


Assistant City Attorney



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EXHIBIT A

City of Loveland Adopted City Plans - Three Mile Plan

Name of Plan		WebLink
Population/Community		
1	Annual Data and Projections Report, adopted 2024	https://www.lovgov.org/services/development-services/community-strategic-planning/data-and-assumptions-report
Trails/Parks/Transportation		
2	Connect Loveland Transportation Master Plan, adopted 2023	https://www.lovgov.org/home/showpublisheddocument/60013/638248583932300000
3	Bicycle & Pedestrian Master Plan, adopted 2012	https://www.lovgov.org/home/showpublisheddocument/10724/636063380519970000
4	Natural Areas Sites, adopted 2008	https://www.lovgov.org/services/parks-recreation/publications
5	Northern Front Range Metropolitan Planning Organization 2022-2023, adopted 2021	chrome-extension://efaidnbmnnnibpcajpcieglnmmlkejak/chrome-extension/efaidnbmnnnibpcajpcieglnmmlkejak/https://www.lovgov.org/wp-content/uploads/2022-2023-upwr-10052021.pdf
6	2023 Parks, Recreation, Open Lands & Trails Master Plan	chrome-extension://efaidnbmnnnibpcajpcieglnmmlkejak/https://www.lovlandwaterandpower.org/home/showpublisheddocument/17726/637527194348770000
7	Parks and Recreation Strategic Plan, adopted 2020	chrome-extension://efaidnbmnnnibpcajpcieglnmmlkejak/https://www.lovgov.org/home/showpublisheddocument/52524/637302403313570000
Utilities/Infrastructure		
8	Broadband Utility Business Plan, adopted 2018	https://www.letsallloveland.org/2452/widgts/6006/documents/4403
9	Master Drainage Plan and Associated Sub-basin Plans, originally adopted 1986 plus various Updated and Amended Individual Sub-basins since the original adoption	https://www.lovgov.org/services/public-works/stormwater
10	Loveland Water and Power Strategic Plan 2023-2024, adopted 2023	https://www.lovgov.org/Home/ShowDocument?id=52216
11	Loveland Water and Wastewater Development Standards, 12th, effective 2022	https://www.lovgov.org/Home/ShowDocument?id=46752
12	Public Works Strategic Plan 2021-2026, adopted 2020	https://www.lovgov.org/home/showpublisheddocument/130439/63749013943670000
13	Raw Water Master Plan, November 2020	chrome-extension://efaidnbmnnnibpcajpcieglnmmlkejak/https://www.lovlandwaterandpower.org/home/showpublisheddocument/17725/637527194348770000
14	Requirements for Electric Service, adopted 2024	http://www.lovgov.org/res
15	Update of Capital Expansion Fees, adopted 2021	https://ci.lovlandco.co/arcweb.net/document/102370/Attachments/2020CEFs%20Power%20Point%202021.pdf?handle=3457612A048945F193700218867995D6
16	Water Efficiency Plan, adopted 2020	https://www.lovlandwaterandpower.org/Home/ShowDocument?id=53992
Land Use/Community/Economic Development		
17	Community Partnership Consolidated Plan 2020-2024, adopted 2018	https://www.lovgov.org/home/showpublisheddocument/154350/637456244757370000
18	Economic Development Strategic Plan 2023-2027, adopted 2023	https://lovelandeconomicdevelopment.org/wp-content/uploads/2022/09/EDO-Strategic-Plan-2023-2027-final-approved.pdf
19	Larimer County Urban Area Street Standards, adopted 2007	https://www.larimer.gov/engineering/development-review/new-road-access-design-and-construction-standards/urban-area-street-standards
20	Site Development Standards and Guidelines for I-25 Corridor, adopted 2007	http://online.encycodelplus.com/res/loveland-co/arc/media/files/pages%20from%20site%20development%20performance%20standards%2012-27-17%20101865400x65534.pdf
21	Unified Development Code, adopted 2018	http://online.encycodelplus.com/res/loveland-co/doc/viewer.aspx?seid=3900
22	Visit Loveland Strategic Plan 2022-2027, adopted 2022	https://lovelandeconomicdevelopment.org/wp-content/uploads/2022/09/Visit-Loveland-Strategic-Plan-2022-27.pdf
Safety/Protection		
23	Algal Mitigation Assessment, adopted 2017	http://www.cityofloveland.org/Home/ShowDocument?id=34501
24	Drought Management Plan, adopted 2013	http://www.cityofloveland.org/Home/ShowDocument?id=16262
26	Fire Protection / Emergency Services Strategic Plan, adopted 2018	https://ira.org/201/Emergency-Management
27	Loveland Police Department Annual Report, adopted 2023	https://public.powerdms.com/LOVEP0/tree/documents/3581570
28	Loveland Mitigation Master Plan, adopted 2016 (see pages 100-199)	https://ci.lovlandco.co/arcweb.net/document/5744
Land Use/Street & Infrastructure Improvement		
29	A Plan for the Region between Fort Collins and Loveland, adopted 1995	https://www.larimer.org/sites/default/files/uploads/2017/plan_for_the_region_between_fort_collins_and_loveland.pdf
30	Big Thompson River Corridor Master Plan, adopted 2019	https://www.lovgov.org/home/showpublisheddocument/52388/637279172579270000
31	Create Loveland, Comprehensive Plan, adopted 2016	https://www.lovgov.org/services/development-services/community-strategic-planning/comprehensive-plan
32	Downtown Loveland Parking Management Implementation and Action Plan, adopted 2023	https://lovgov.org/home/showpublisheddocument/60335/638573466507986175
33	Heart Improvement Plan (HIP) Street Modernization, addendum adopted 2017	https://lovgov.org/home/showpublisheddocument/60335/638573466507986175
34	Heart Improvement Plan (HIP): Downtown Strategic Plan and Implementation Strategy, adopted 2009	http://www.cityofloveland.org/home/showdocument?id=9376
Transportation		
35	Airport Master Plan, adopted 2020	http://www.cityofloveland.org/home/showdocument?id=9376
36	CO Highway 402 Corridor Master Plan, adopted 2019	http://www.cityofloveland.org/home/showdocument?id=50198
37	Interstate I-25 Corridor, Site Development Standards and Guidelines, adopted 2007	http://online.encycodelplus.com/res/loveland-co/arc/media/files/pages%20from%20site%20development%20performance%20standards%2012-27-17%20101865400x65534.pdf
38	U.S. 287, Loveland 287 Corridor Plan, adopted 2015	https://www.lovgov.org/services/development-services/community-strategic-planning/287-corridor-plan
39	U.S. 34 Corridor Plan, adopted 1993	http://www.cityofloveland.org/home/showdocument?id=48846
40	U.S. 34 Planning and Environmental Linkages Study, adopted 2019	https://www.codot.gov/library/studies/us-34-planning-and-environmental-linkages-pel-study