



PLANNING DEPARTMENT

970.668.4200
www.SummitCountyCO.gov

0037 Peak One Dr. | PO Box 5660
Frisco, CO 80443

LOWER BLUE PLANNING COMMISSION AGENDA

November 7, 2024 – 5:30 P.M.

This meeting will be conducted in person at:

Mt. Royal Room County Commons

0037 Peak One Dr. Frisco, CO 80443

The public is welcome to attend in person or via Zoom by using the following information:

Register in advance for this webinar:

https://summitcountyco-gov.zoom.us/webinar/register/WN_pQzN7Fq8SO-UHahAzYYt7g

After registering, you will receive a confirmation email containing information about joining the webinar.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF SUMMARY OF MOTIONS: October 03, 2024

IV. APPROVAL OF AGENDA: Additions, Deletions, Change of Order

V. NEW BUSINESS

- No Items

VI. CONSENT AGENDA

- No Items

VII. PUBLIC HEARINGS

- PLN24-038: Class 5 - A request for a General Subdivision Exemption for a Lot Split on Well on Lot 3 Lost Creek Ranch Sub AKA Unplatted Tract in NW4 S20T3SR78W of the 6th PM, located at 0968 Lindstrom Rd (CR 2510), a 40.642-acre parcel zoned A-1.) (Henry and Sioux Barr, The Henry and Sioux Barr Joint / Lower Blue)

VIII. WORK SESSION ITEMS

- Phase IV of the Countywide Comprehensive Plan will be focused on reviewing the draft plan, exploring land use options, and creating strategies that align with our shared vision for the Lower Blue. Attendees can expect a presentation with an update about the public participation and feedback received during the project. The presentation will be followed by small group activities to gather feedback from Planning Commissioners. (Lower Blue)

IX. DISCUSSION ITEM

No Items

X. ADJOURNMENT

* Allowance for Certain Site Plans to Be Placed on the Consent Agenda: Site plan reviews consisting of three (3) to a maximum of 12 multi-family units for the total development parcel or project may be placed on a Planning Commission's "consent agenda", which allows for expeditious review and approval of these smaller projects. Site plans may only be placed on the consent agenda if the recommendation does not include any conditions. Single-family and duplex developments that are required to have a site plan review by a Planning Commission due to a plat note, PUD requirement, or other regulatory mechanism may also be placed on a Commission's consent agenda. A Planning Commission member may pull such agenda item off the consent agenda to allow staff or the applicant to address issues or questions related to the site plan review criteria for decision prior to taking action.

**LOWER BLUE PLANNING COMMISSION
SUMMARY OF MOTIONS**

October 3, 2024

CALL TO ORDER: James Donlon, designated Chair for that meeting, called the meeting to order at 5:30 p.m.

COMMISSIONERS PRESENT: Joe Newhart, Michael Good, Rajeev Malik - late, James Donlon, John Longhill, Owen Dodd, Fletcher Flanigan and Jacob Kassib

STAFF PRESENT: Susan Lee, Jen Uhler, Simon Corson, Margaret Citak, Katie Austill

APPROVAL OF SUMMARY OF MOTIONS:

Jacob Kassib made a motion to approve the Summary of Motions from June 25, 2024. John Longhill seconded the motion. The minutes were approved by 7-0.

APPROVAL OF AGENDA: Additions, Deletions, Change of Order

Michael Goods made a motion to approve the agenda Joe Newhart seconded the motion. The agenda was approved with an 7-0 vote.

NEW BUSINESS: No Items

CONSENT AGENDA: No Items

PUBLIC HEARING:

PLN24-051: Class 4 - A Request for a Class 4 TUP with Site Plan for Seasonal Dog Sledding Structures, Seasonal Kennels, and Packing / Outfitting on TR 3-78 SEC 21 QTR 4 Acres 716.888 Tract in sections 21,22,27,28-3-78, a total of 716.888 acres zoned A-1. (CR 2450) (Tom and Peggy Long / Lower Blue)

STAFF RECOMMENDATION

Staff recommends that the Lower Blue Planning Commission approve PLN24-051, A Temporary Use Permit ("TUP") for structures associated with Packing/Outfitting, Acorn Creek Ranch, Located on TR 3-78 SEC 21 QTR 4 ACRES 716.888 TRACT IN SECTIONS 21,22,27,28-3-78 (Acorn Creek Ranch); a 716.888 parcel zoned A-1 with the following conditions:

1. A service contract shall be submitted to the Planning Department for management of the portable toilet prior to commencement of operations.
2. The restrictive covenant limiting the structures to administrative use shall be recorded prior to commencement of operations.
3. The approval shall be valid for 1 year. Subsequent approvals shall be required annually for continued seasonal operations and may be approved at the staff level (Class 2).

Commissioner Michael Good made a motion to approve PLN24-051 with the findings in the staff report. Commissioner Joe Newhart seconded the motion. The motion was approved on a vote of 7-0.

PLN24- 016: Class 5 - A request for a General Subdivision Exemption for a Lot Split on Well on Tract 5 Acorn Creek Ranch Estates Sub Tr in 27 & 34-3-78; located at 1698 Rodeo Dr (CR 2402), a 40.02-acre parcel zoned A-1. (Paul and Lisa Leasure/Lower Blue)

Staff Recommendation

Staff recommends that the Lower Blue Planning Commission make a recommendation of denial to the Board of County Commissioners of PLN24-016, a Subdivision Exemption for a Lot Split on Well on Tract 5 Acorn Creek Ranch Estates Sub Tr in 27 & 34-3-78; located at 1698 Rodeo Dr (CR 2402), a 40.02-acre parcel zoned A-1, based on the following findings:

Findings:

1. The application does not meet the requirements of Code Section 8402.01.C Criteria 4 which states, "The subdivision exemption is in compliance with County Subdivision Regulations and standards." The application does not meet the Subdivision Requirements Section 8102: Required Streets and Roads Improvements, Section 8103: Required Access Improvements, and Section 8106 Required Drainage Improvements.
2. The application does not meet the requirements of Code Section 8402.01.C Criteria 6 which states, "The applicant has provided evidence that an adequate water supply, method of wastewater treatment and access is available to each lot created by the subdivision exemption." The applicant has not provided sufficient evidence to demonstrate that an water supply is available because the applicant has failed to identify an acceptable method for obtaining a well permit or providing water; and the applicant has not demonstrated that adequate access is available to each lot created by the subdivision exemption, because Rodeo Drive (CR 2402) does not meet the County Road & Bridge Standards as established in Code Section 8102 Required Streets and Roads Improvements, and as required by Code Section 8402.01 C.6.

Commissioner Rajeev Malik made a motion to approve to BOCC PLN24-016. Commissioner John Longhill seconded the motion for approval because road is privately maintained and that criteria is no relevant. The motion was approved on a vote of 7-0. Must determine which path for BOCC.

WORK SESSION ITEMS:

Phase IV of the Countywide Comprehensive Plan will be focused on reviewing the draft plan, exploring land use options, and creating strategies that align with our shared vision for the Lower Blue. Attendees can expect a presentation with an update about the public participation and feedback received during the project. The presentation will be followed by small group activities to gather feedback from Planning Commissioners. (Lower Blue)

Due to a lengthy meeting work session was recommended for continuance to November 7th, 2024.

DISCUSSION ITEMS: No Items

ADJOURNMENT: Michael Good made a motion to adjourn the meeting. James Donlon seconded the motion. The meeting was adjourned at 7:56 p.m.

Respectfully submitted,

Margaret Citak
Administrative Support II – Planning Specialist.

STAFF REPORT

TO: The Lower Blue Planning Commission (“LBPC”)
FROM: Lili Girodie, Planner II
FOR: Meeting of November 7, 2024
SUBJECT: PLN24-038: A request for a Subdivision Exemption for a Lot Split on Well on Lot 3 Lost Creek Ranch Sub AKA Unplatted Tract in NW4 S20T3R78; located at 0968 Lindstrom Rd (CR 2510), a 40.642 acre parcel zoned A-1.
APPLICANT/ OWNER: Henry & Sioux Barr
REQUEST: Class 5 Lot Split on Well

PROJECT DESCRIPTION

General Location: 0968 Lindstrom Rd (CR 2510)
Legal Description: Lot 3 Lost Creek Ranch Sub AKA Unplatted Tract in NW4 S20T3R78
Proposed Use: Residential
Total site area: 40.642 acres
Adjacent land uses:
 East: Lot 1 Ute Peak Ridge Sub (zoned A-1)
 West: Lot 4A and 4B Hill Ranch Sub (zoned A-1)
 North: Lot 4A Lost Creek Ranch Sub (zoned A-1)
 South: Lot 2A and 2B Lost Creek Ranch Sub (zoned A-1)

Vicinity & Zoning Map

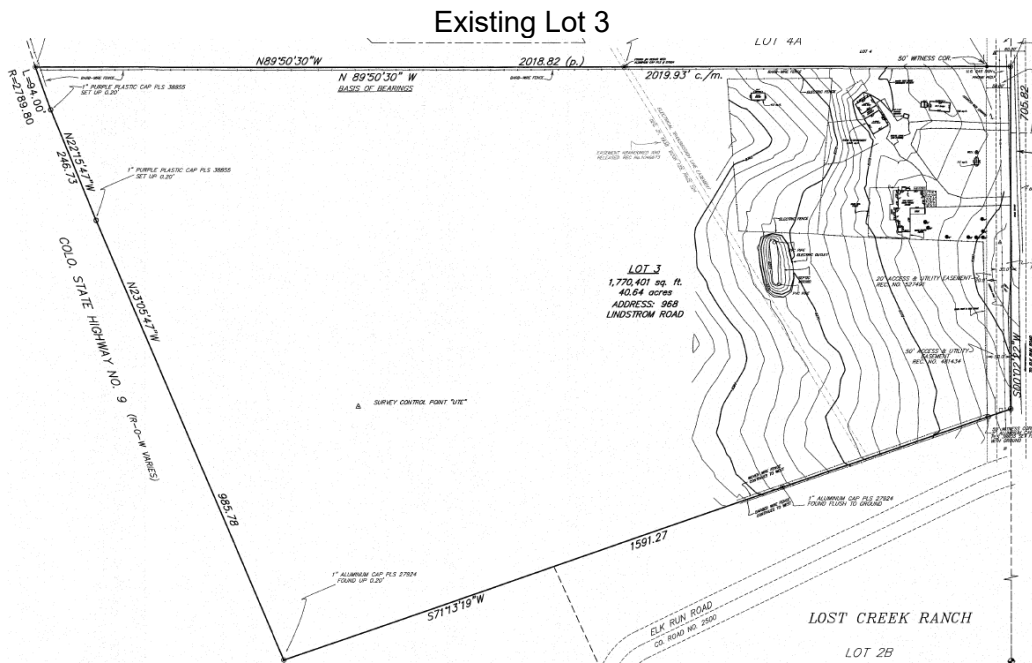


Background:

The 15 lots that make up Lost Creek Ranch were drawn out and recorded on July 21, 1995, under Reception #495117, via a "Parcel Map". The majority of the lots were originally shown at 40.000 acres, with Lots 3, 4, 6, 11, 12, 13 and 14 shown at 40.082 acres (subject parcel) to 56.371 acres. Since then, 5 lots within the subdivision (Lots 2, 4, 5, 6 and 12) have been split into two smaller 20-acre parcels.

Lots 2A and 2B were platted and recorded via Subdivision Exemption Plat on August 31, 1998 (Rec #604136). Lots 4A and 4B were processed in the same way on November 29, 2005. Lots 5A and 5B were processed and recorded via Final Plat on October 12, 2009 (Rec # 924237). Lots 6AR and 6BR were processed and recorded in the same way as Lot 2 and Lot 4 with a Subdivision Exemption Plat, which was recorded June 3, 2015 (Rec #1083586). Lots 12A and 12B were processed and platted via Subdivision Exemption Plat on October 11, 1999 (Rec #607683).

The applicants are seeking a subdivision exemption to achieve 2 smaller lots of approximately 20 acres in size on Lot 3.



Proposed Lot Split 3A and 3B



Criteria for Decision:

According to Section 8401.03 of the Summit County Land Use & Development Code (Code), the Board of County Commissioners (BOCC) has declared subdivisions of parcels containing 40 acres or more which will result in a total of no more than two (2) building sites for single-family use, where the single-family dwellings will be served by wells, as subdivision exemptions if the criteria stated in Section 8402.01.C are satisfied.

The Planning Commission's recommendation to the BOCC shall include the required findings as listed below and shall only recommend approval if all findings from Section 8402.01.C of the Code can be met:

1. The parcel to be subdivided via a subdivision exemption shall be of at least 40 acres in size and said subdivision shall not result in more than two (2) building sites for single-family use.
2. No previous subdivision exemption for the purpose of creating a lot split has been granted for the property.
3. The lots resulting from the subdivision exemption are in compliance with County's Zoning Regulations.
4. The subdivision exemption is in compliance with County Subdivision Regulations and standards.
5. The proposed subdivision exemption considers the advisory goals, policies and provisions of the Summit County Countywide Comprehensive Plan and any applicable basin or subbasin master plans.
6. The applicant has provided evidence that an adequate water supply, method of wastewater treatment and access is available to each lot created by the subdivision exemption.

7. The applicant has provided evidence that all areas of the proposed subdivision exemption that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed uses of these areas are compatible with such conditions.
8. The applicant has signed and submitted an SIA that contains obligations to provide improvements for the subdivision exemption as required by Section 8109 et seq. of these regulations, and also obligating the applicant to provide an adequate financial guarantee for these improvements prior to recordation of the exemption plat.
9. The applicant has provided certification from the County Treasurer's office that all ad valorem taxes applicable to the proposed subdivision exemption, for years prior to the year in which approval is under consideration, have been paid.
10. The exemption plat is drawn in accordance with standards in the Subdivision Regulations and is suitable for recordation.
11. The public use area fee has been paid for the site.

Criteria 1:

The parent parcel in this application is just over 40 acres in size. The resultant parcels shall each be at least 20 acres in size. The application has met this requirement.

Criteria 2:

Staff has reviewed the past zoning history of the subject site. There have been no previous subdivision exemptions granted for the property. The application has met this requirement.

Criteria 3 – Compliance with Zoning Regulations

The proposed request is consistent with the County's Zoning Regulations because the uses, densities and standards established for this [A-1] zoning district are intended to protect existing agricultural character, while providing for low intensity use of natural resources, limited residential and recreational development and other compatible uses. Residential densities are limited to no more than one (1) primary dwelling unit per 20 acres unless greater densities are allowed through a rural land use subdivision (see Section 8420 et seq.).

As this Lot Split on Well would result in two 20-acre parcels, each dedicated to a single-family residence, staff find that the application complies with zoning regulations in the A-1 zoning district and would not change the character of the Lost Creek Ranch Subdivision nor the Lower Blue Basin as a whole.

Criteria 4 – Compliance with Subdivision Regulations

The County's Subdivision Regulations contain the development standards for the design of lots and blocks, the design for public access, water, sewage disposal systems, installation of utilities and a financial guarantee for the construction of the proposed subdivision improvements. The intent of this portion of the Code is to protect general public health, safety, and welfare as well as to encourage well-planned, stable neighborhoods while protecting the County's natural resources.

Per Section 8100 of the Code, the following requirements exist for all subdivisions:

1. Fire Protection Improvements
2. Street and Road Improvements
3. Access Improvements
4. Trail Improvements
5. Water, Wastewater, and Utility Improvements
6. Drainage Improvements
7. Dedications and Easements (for roads, trails, and utilities)

8. Maintenance of Improvements and Common Elements
9. Subdivision Improvements Agreements

Regarding access improvements (Requirement 3), the Engineering Department noted that Lindstrom Road meets County standards for access on low volume road. The existing access concerns have been addressed by the Elk Run Road Association (Attachment B, therefore access improvements requirements have already been met for this application.

Regarding Requirement 5 for water, wastewater, and utility improvements:

- Mountain Parks Electric, Inc. has provided a will-serve letter for the proposed lot
- An OWTS will be required from the future owner prior to building a single-family residence on Lot 3A.
- The applicant's intention is to maintain their existing well permit and acquire Vidler water rights for Lot 3A to obtain a non-exempt well. A new well permit from the Division of Water Resources shall have to be obtained on Lot 3A by the future owner.

A more comprehensive discussion on water and wastewater takes place below with Criterion 6.

Requirement 4 has been addressed with the Public Use Area Fee (PUAF). The Open Space & Trails Department has noted that one additional lot will be created through the subdivision exemption process. As such, the applicant has been required to pay the \$1,500 PUAF, as addressed in Criterion 11 of this application.

Requirements 1, 2, 6, 7, 8 and 9 are covered with the inclusion of Lot 3 in the Elk Run Road Association (ERRA). The letter from the HOA President (Attachment B) mentioned the below regarding road improvements:

“Lindstrom Road is a private road, on multiple private properties, and maintained by the Elk Run Road Association. Per the terms of the Reciprocal Easement Grant and Road Maintenance Agreement (Reception No. 318784) the use of the road easement is not confined to the present use of the parcels (Section C.2.) and future subdivisions of the individual lots were contemplated in Section C.3.:

- *3. DIVISION OF DOMINANT TENEMENT. If any parcel on the Property is in the future divided into two or more parts by separation of ownership, each part shall enjoy the benefits and burdens of the easement created in this Agreement and each such part shall be considered a separate Parcel for purposes of this Agreement.”*

Furthermore, it was mentioned that a few of the original residential lots in the Lost Creek Subdivision, including those directly to the north and south of Lot 3, on Lots 2 and 4, have already been split into two via the lot split on wells subdivision exemption plat process and also take access from either Elk Run Road or Lindstrom Road. The existing accesses on proposed Lot 3B have been in place since 2000 as they were originally constructed and approved in association with the existing residence.

Through the referral process, the Engineering Department noted that the application appears to meet all applicable standards regarding the road improvements.

Therefore, staff find that compliance with all County Subdivision standards has been achieved with this application.

Criteria 5 – Consideration of Master Plan Goals and Policies

The County's master plans are advisory documents and contain recommendations of the vision for the community in several different areas (e.g., envisioned use of land). Such goals or policies do not have the force and effect of law. Nevertheless, the Development Code makes "*general conformance*" with the provisions of master plans a requirement for certain development applications.

When using and applying a master plan, a Review Authority (i.e. BOCC, Planning Commission or Staff) is entitled to discretion in evaluating whether there has been "*general conformity*" and compliance with the County's master plans and assigning weight to particular goals and policies in the plans on a case-by-case basis. Accordingly, Chapter 15 of the Development Code defines general conformance as:

"When a development application is evaluated regarding its general conformance with applicable master plans, the Review Authority shall evaluate the application against the entirety of the goals, policies and actions contained in the master plans and need not require compliance with every provision contained therein. Nonetheless, the Review Authority may require that an applicant satisfy any particular goal, action or policy if such compliance is deemed necessary to attain general conformance."

Staff find that this proposal is in general conformance with Summit County Countywide Comprehensive Plan as well as the Lower Blue Master Plan. The Countywide Comprehensive Plan contains Land Use Goals for rural areas such as, "Goal B. Future land use decisions in rural areas should be consistent and harmonious with the rural character of the land." This Goal is supported in part by Policy/Action 3, which states that, "rural area should have low residential densities that serve to maintain compatibility with existing uses." This Lot Split on Well helps to keep residential densities low by not allowing an increased density beyond what is permitted in the A-1 zoning district. The minimum density in the A-1 zoning district is 1 dwelling unit per 20 acres, which is what the applicant has proposed via this application. The subdivision of Lot 3, Lost Creek Ranch Sub, would not change the character of the Lower Blue Basin.

Criteria 6 – Water, Wastewater, and Access

Water:

In order to ensure adequate water supply for the future lots, the applicant is required to demonstrate the availability and provision of water through the State Engineers Office. The applicant has corresponded with Ailis Thyne from the Colorado Division of Water Resources (CDWR) regarding the current well and options for a new well. In her letter dated June 3, 2024, Ms. Thyne confirmed that the existing well permit on Lot 3, (Well Permit No. 207946) was issued on January 29, 1998, and was constructed and put to use July 3, 1981. This well permit was issued pursuant to C.R.S. §37-92-602(3)(b)(II)(A) as the only well on the 40 acres known as Lot 3, Lost Creek Ranch. The well is permitted for fire protection, ordinary household purposes inside up to 3 single family dwellings, the irrigation of not more than one acre of lawn and garden and the watering of domestic animals.

The proposed parcel on which the existing well is located will no longer include the full 40 acres for which the well is permitted; therefore, Ms. Thyne's initial recommendation was that well permit No. 207946 should be re-permitted consistent with the size of the new parcel on which it will be located. CDWR's recommendation included the following:

1. The county require that the requirement to re-permit existing well permit no. 207946 be placed on the plat in a manner that is plainly visible such that the current owner and any prospective buyer will be aware of the requirement.
2. Prior to this subdivision exemption being approved by the county, the county require the current well owner to submit to our office a well permit application to re-permit existing well permit no. 207946. Our office will hold that application until the applicant provides to our office documentation that the county has approved the subdivision exemption, at which time we will act upon the application.

For the Lot Split on Well approval for Lot 5 Lost Creek Ranch (PLN09-016) the provision for water was met with the applicant re-permitting their existing well for indoor use only so the newly created lot would be eligible for an exempt well permit.

Understanding that the existing ADU, irrigation, and other outdoor uses allowances will be forfeited with the re-permitted well. They reached back out to CDWR to explore other options. In the September 10, 2024 referral response letter from DWR, Ms. Thyne states, "The proposed source of water for Lot 3B is an existing well under well permit no. 207946, which will continue to operate under the existing permit complying with the requirement of section 37-92-602(3)(b)(IV), C.R.S., and a new non-exempt well permit is the proposed water source for Lot 3A after obtaining a contract for augmentation water." The applicant's intention is to maintain their existing well permit and acquire Vidler water rights for Lot 3A to obtain a non-exempt well.

Staff finds that quit claim deed from Vidler Water in favor of Lot 3A will provide an adequate water supply as long as the deed is recorded in tandem with the subdivision plat. The plat shall also contain a note explaining that the well for Lot 3A will be augmented with Vidler water and the well will be a non-exempt well for indoor water use only so that any prospective buyer will be aware of the requirement.

With the above condition, staff find that the application meets the required criteria of demonstrating the availability of an adequate water supply.

Wastewater:

The existing home and ADU are served by an OWTS which will remain in place and continue to be utilized on new Lot 3B (Permit #OWS00-3947). At the time of building permit, a new OWTS will be constructed in the future to serve Lot 3A. The new OWTS shall meet all state and local design and separation requirements in effect at that time. Given the large size of the lot and lack of any environmental constraints, it is unlikely that there would be any issues with constructing a new OWTS on the new lot within the disturbance envelope.

The Environmental Health Department ("Environmental Health") has requested that there be a provision to allow the well and OWTS outside of the disturbance envelope. Such an allowance may be granted if the owner successfully demonstrates to Environmental Health that site specific constraints prevent one or the other or both from being placed within the disturbance envelope. In cases where such disturbance is allowed outside of the disturbance envelope, the extent of disturbance shall be minimized.

Staff is recommended that a plat note be added to ensure that sufficient space has been provided for the integration of these new systems on Lot 3A.

Access:

During the referral period, the Engineering Department noted that Lindstrom Road meets County standards for access on low volume road. The existing access concerns have been addressed by the Elk Run Road Association (Attachment B). As such, staff finds that the application appears to meet all applicable County Road Standards (§5103 and 5107 et. seq.).

Criteria 7 – Soil or Topographical Conditions

Through the referral process, the Colorado Geological Survey advised that they had no concerns with the proposal to split the lot. The Middle Park Conservation District further mentioned that since the applicant included a previous Soils Report dated April 2000 and made note of additional soils testing to be performed prior to building, they did not have any concerns either.

Staff finds that so long as updated testing is completed prior to the issuance of a building permit on Lot 3A, this criterion has been met.

Criteria 8 – Subdivision Improvements Agreement

Access will continue to be taken from Elk Run Road and Lindstrom Road, and according to the Engineering Department, no improvements to either of these are needed. Additionally, no common improvements for Lots 3A or 3B are proposed. A private driveway, well, and OWTS will be constructed in association with the future home on the new Lot 3A by the future owner. Therefore, a Subdivision Improvements Agreement will not be required for this application.

Criteria 9 – Taxes

All ad valorem taxes have been paid on the property.

Criteria 10 – Plat Standards

The proposed plat has been accepted as presented. The County Surveyor has requested an opportunity to review the final copy of the plat prior to recordation.

Criteria 11 – Public Use Area Fees

The applicant has provided payment for the Public Use Area Fee to the Open Space & Trails Department.

Staff Recommendation

Staff recommends that the Lower Blue Planning Commission make a recommendation of approval to the Board of County Commissioners of PLN24-038, a request for a Subdivision Exemption for a Lot Split on Well on Lot 3 Lost Creek Ranch Sub AKA Unplatted Tract in NW4 S20T3R78; located at 0968 Lindstrom Rd (CR 2510), a 40.642-acre parcel zoned A-1, with one condition:

1. A plat note shall be added to ensure that sufficient space has been provided for the integration of these new OWTS and wells on Lot 3A within the disturbance envelope on the proposed plat.
2. The applicant/owners will record a quit claim deed from Vidler Water in favor of Lot 3A in tandem with the subdivision plat. The plat shall also contain a note explaining that the well for Lot 3A will be augmented with Vidler water and the well will be a non-exempt well for indoor water use only.

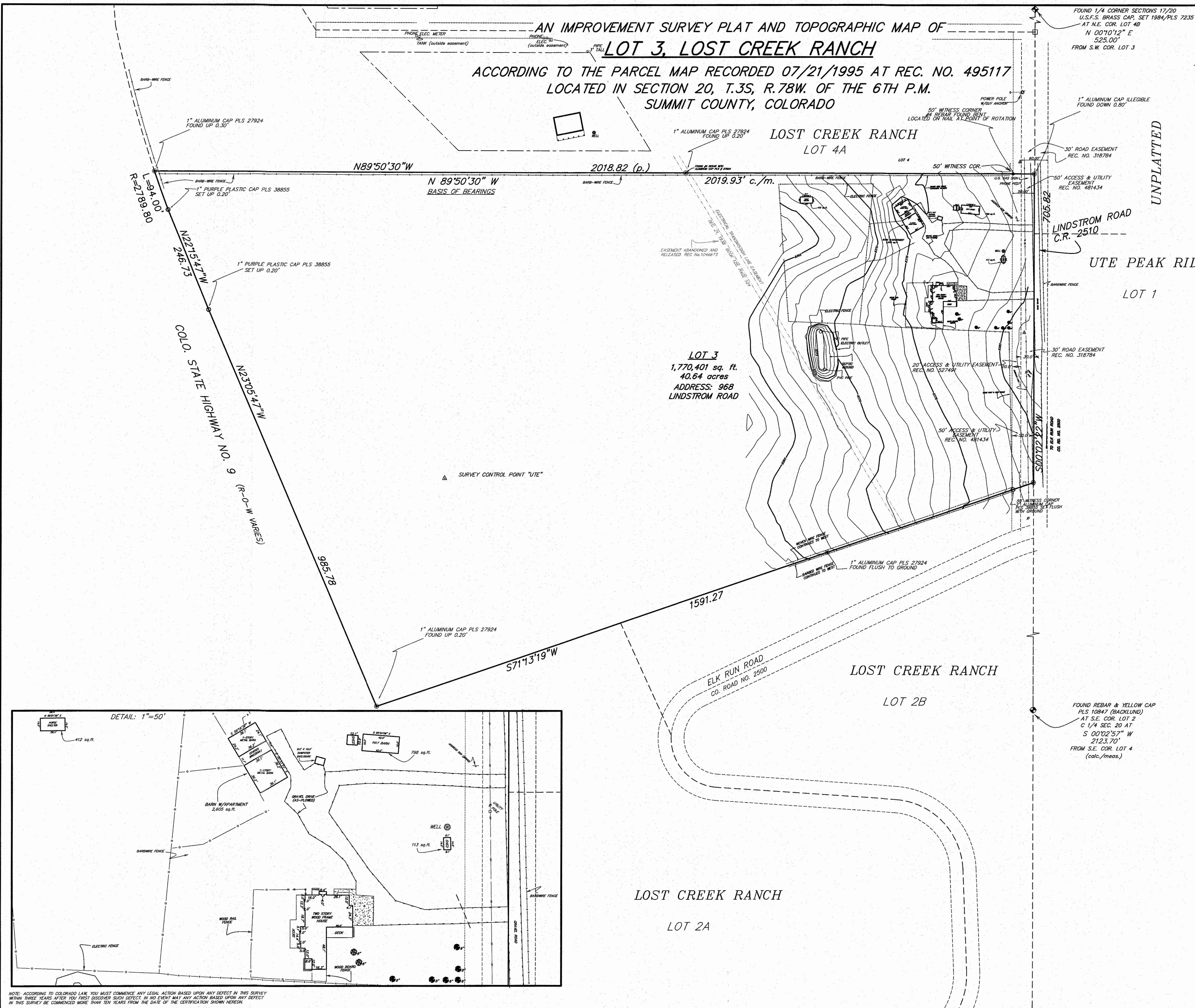
ATTACHMENTS

Attachment A: Topographic Map & Draft Plat

Attachment B: Elk Run Road Association (ERRA) Letter

Attachment C: Applicant Narrative & Supplement

AN IMPROVEMENT SURVEY PLAT AND TOPOGRAPHIC MAP OF
LOT 3, LOST CREEK RANCH
 ACCORDING TO THE PARCEL MAP RECORDED 07/21/1995 AT REC. NO. 495117
 LOCATED IN SECTION 20, T.3S, R.78W. OF THE 6TH P.M.
 SUMMIT COUNTY, COLORADO



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

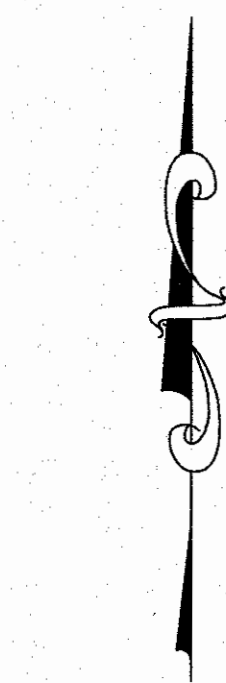
BEGINNING AT A POINT WHENCE THE NORTH 1/4 CORNER OF SECTION 20 BEARS NORTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 525.00 FEET DISTANCE, THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 705.82 FEET; THENCE SOUTH 71 DEGREES 13 MINUTES 19 SECONDS WEST, 1591.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF COLORADO HIGHWAY NO. 9, THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING THREE COURSES:

- 1.) NORTH 23 DEGREES 05 MINUTES 47 SECONDS WEST, 985.78 FEET;
- 2.) NORTH 22 DEGREES 15 MINUTES 47 SECONDS WEST, 246.73 FEET;
- 3.) 94.00 FEET ON THE ARC OF A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 01 DEGREES 55 MINUTES 50 SECONDS, A RADIUS OF 2788.80 FEET AND A CHORD WHICH BEARS NORTH 19 DEGREES 37 MINUTES 52 SECONDS WEST, 94.00 FEET DISTANT; THENCE SOUTH 89 DEGREES 50 MINUTES 30 SECONDS EAST, 2018.82 FEET TO THE POINT OF BEGINNING, COUNTY OF SUMMIT, STATE OF COLORADO.

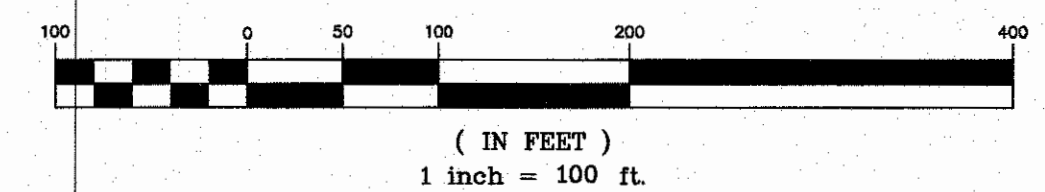
UNPLATTED

UTE PEAK RIDGE SUBDIVISION

LOT 1



GRAPHIC SCALE



DATE OF FIELD SURVEY: 02/05/2024
 CONTOUR INTERVAL=1 FOOT

LEGEND

- FOUND REBAR & ALUMINUM CAP (PLS 27924)
- SET REBAR & PURPLE PLASTIC CAP (PLS 38855)
- FOUND #4 REBAR
- FOUND REBAR & PLASTIC CAP (PLS 10847)
- ⊙ WELL
- UTILITY PEDESTAL
- ⊘ UTILITY POLE
- △ RANDOM SURVEY CONTROL POINT

LAND TITLE GUARANTEE COMPANY ORDER NO. MRG20213500-3 DATED 03/25/2024
 USED FOR THIS SURVEY

SURVEYOR'S CERTIFICATE

I, JESSICA J. KOETTERITZ, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE PREPARED BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.

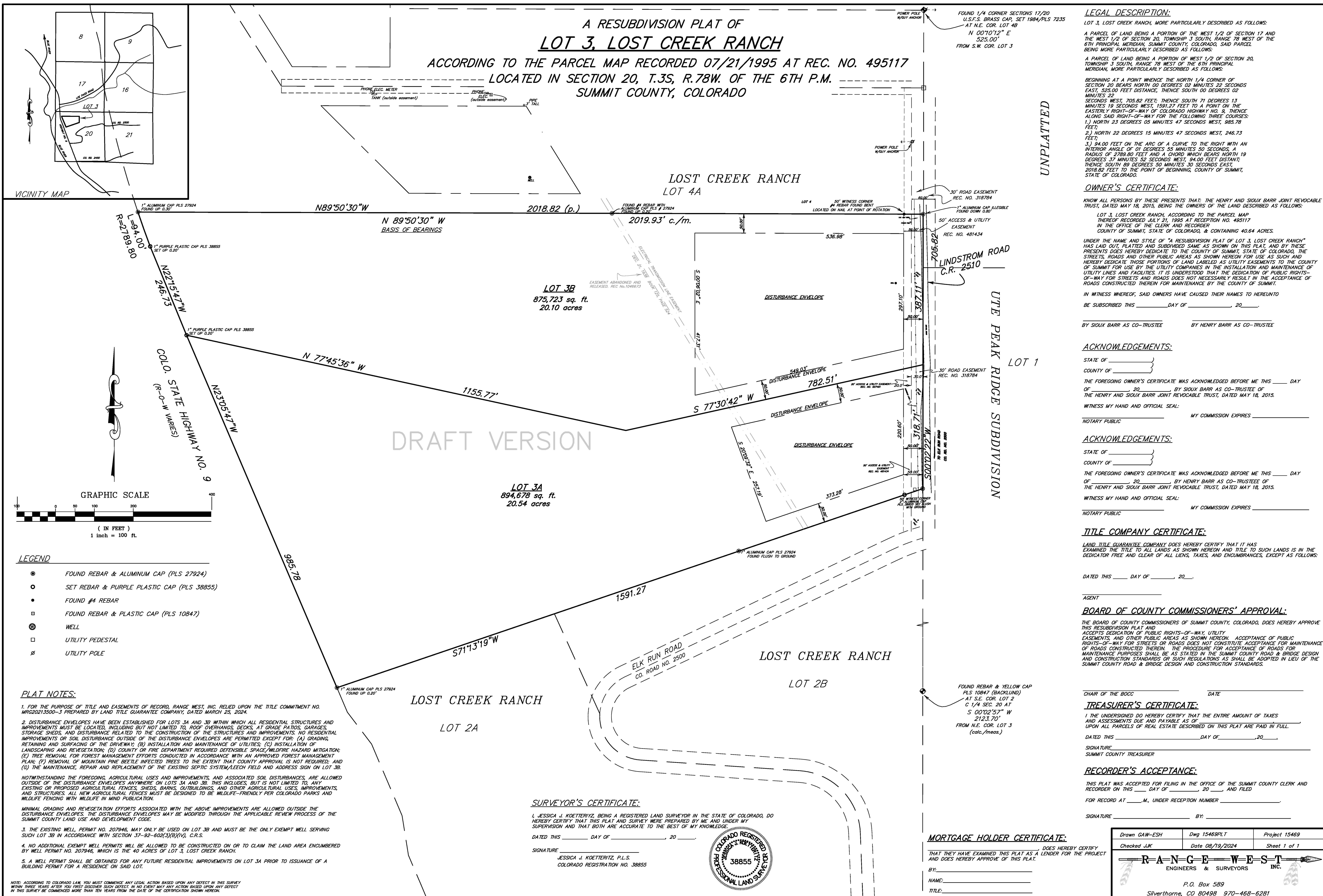
DATED THIS 3rd DAY OF May, 2024.

SIGNATURE: *Jessica J. Koetteritz*
 JESSICA J. KOETTERITZ
 COLORADO REGISTRATION NO. 38855



Drawn GAW-ESH	Dwg 15469/SP-TP	Project 15469
Checked JJK	Date 05/03/2024	Sheet 1 of 1
RANGE WEST ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN.



LEGAL DESCRIPTION:

LOT 3, LOST CREEK RANCH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE WEST 1/2 OF SECTION 17 AND THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF WEST 1/2 OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL
MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE NORTH 1/4 CORNER OF SECTION 20 BEARS NORTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 525.00 FEET DISTANCE, THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 705.82 FEET; THENCE SOUTH 71 DEGREES 13 MINUTES 15 SECONDS WEST, 154.77 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF COLORADO HIGHWAY NO. 9, THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING THREE COURSES: 1.) NORTH 23 DEGREES 05 MINUTES 47 SECONDS WEST, 985.78 FEET; 2.) NORTH 22 DEGREES 15 MINUTES 47 SECONDS WEST, 246.73 FEET; 3.) NORTH 22 DEGREES 15 MINUTES 47 SECONDS WEST, 246.73 FEET.

3.) 94.00 FEET ON THE ARC OF A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 01 DEGREES 55 MINUTES 50 SECONDS, A RADIUS OF 2789.80 FEET AND A CHORD WHICH BEARS NORTH 19 DEGREES 37 MINUTES 52 SECONDS WEST, 94.00 FEET DISTANT; THENCE SOUTH 89 DEGREES 50 MINUTES 30 SECONDS EAST, 2018.82 FEET TO THE POINT OF BEGINNING, COUNTY OF SUMMIT, STATE OF COLORADO.

OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS THAT: THE HENRY AND SIOUX BARR JOINT REVOCABLE TRUST, DATED MAY 18, 2015, BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS:

LOT 3, LOST CREEK RANCH, ACCORDING TO THE PARCEL MAP
THEREOF RECORDED JULY 21, 1995 AT RECEPTION NO. 495117
IN THE OFFICE OF THE CLERK AND RECORDER
COUNTY OF SUMMIT, STATE OF COLORADO, & CONTAINING 40.64 ACRES.

UNDER THE NAME AND TITLE OF "A RESUBDIVISION PLAN OF LOT 3, 'LOST CREEK RANCH'" HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT; AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE COUNTY OF SUMMIT, STATE OF COLORADO, THE STREETS, ROADS AND OTHER PUBLIC AREAS AS SHOWN HEREON FOR USE AS SUCH AND HEREBY DEDICATE "THE PORTIONS OF LAND LABELED AS UTILITY EASEMENTS TO THE COUNTY OF SUMMIT FOR USE BY THE UTILITY COMPANIES IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND CULVERTS AND CONDUITS AND THE RIGHT OF WAY OF SUCH UTILITY COMPANIES"; AND THE LAYING OUT AND CONSTRUCTION OF SUCH RIGHT-OF-WAY FOR STREETS AND ROADS DOES NOT NECESSARILY RESULT IN THE ACCEPTANCE OF ROADS CONSTRUCTED THEREIN FOR MAINTENANCE BY THE COUNTY OF SUMMIT.

IN WITNESS WHEREOF, SAID OWNERS HAVE CAUSED THEIR NAMES TO HEREUNTO
BE SUBSCRIBED THIS _____ DAY OF _____, 20____.

BY SIOUX BARR AS CO-TRUSTEE

ACKNOWLEDGEMENTS:

STATE OF _____
COUNTY OF _____

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF _____, 20_____, BY SIOUX BARR AS CO-TRUSTEE OF
THE HENRY AND SIOUX BARR JOINT REVOCABLE TRUST, DATED MAY 18, 2015.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENTS.

STATE OF _____
COUNTY OF _____

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF _____, 20_____, BY HENRY BARR AS CO-TRUSTEE OF
THE HENRY AND SIOUX BARR JOINT REVOCABLE TRUST, DATED MAY 18, 2015.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

TITLE COMPANY CERTIFICATE:

LAND TITLE GUARANTEE COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS AS SHOWN HEREON AND TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS

DATED THIS _____ DAY OF _____, 20__

AGENT

BOARD OF COUNTY COMMISSIONERS' APPROVAL:

THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO, DOES HEREBY APPROVE THIS RESUBDIVISION PLAT AND ACCEPTS DEDICATION OF PUBLIC RIGHTS--OF-WAY, UTILITY EASEMENTS, AND OTHER PUBLIC AREAS AS SHOWN HEREIN. ACCEPTANCE OF PUBLIC RIGHTS--OF-WAY FOR STREETS OR ROADS DOES NOT CONSTITUTE ACCEPTANCE FOR MAINTENANCE OF ROAD THEREIN. THE BOARD DOES NOT CONSTITUTE ACCEPTANCE OF ROAD FOR MAINTENANCE PURPOSES. THE BOARD IS STATED IN THE SUMMIT COUNTY ROAD & BRIDGE DESIGN AND CONSTRUCTION STANDARDS OR SUCH REGULATIONS AS SHALL BE ADOPTED IN LIEU OF THE SUMMIT COUNTY ROAD & BRIDGE DESIGN AND CONSTRUCTION STANDARDS.

CHAIR OF THE BOCC

DATE

TREASURER'S CERTIFICATE:

I THE UNDERSIGNED DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF _____ UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS _____ DAY OF _____, 20____

SUMMIT COUNTY TREASURER

RECORDER'S ACCEPTANCE:

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND
RECORDER ON THIS ____ DAY OF _____, 20 ____, AND FILED

FOR RECORD AT ____M., UNDER RECEPTION NUMBER ____

SIGNATURE _____ BY: _____

<i>Drawn</i> GAW-ESH	<i>Dwg</i> 15469PLT	<i>Project</i> 15469
<i>Checked</i> JJK	<i>Date</i> 08/19/2024	<i>Sheet</i> 1 of 1



R-A-N-G-E-W-E-S-T
ENGINEERS & SURVEYORS INC.

P.O. Box 589
Silverthorne, CO 80498 970-468-6281

Attachment B

May 2, 2024

Robert Jacobs
County Engineer/Road and Bridge Director
0037 Peak One Drive (SCR 1005)
Frisco, Colorado 80443

RE: Lot 3, Lost Creek Ranch Lot Split on Wells request

Mr. Jacobs,

Thank you for your inquiry regarding the Lot 3 lot split request to utilize Lindstrom Road for access to the new lot and the continued use of the existing dual access from Lindstrom Road for the Barr's Residence and improvements.

Lindstrom Road is a private road, on multiple private properties, and maintained by the Elk Run Road Association. Per the terms of the Reciprocal Easement Grant and Road Maintenance Agreement (Reception No. 318784) the use of the road easement is not confined to the present use of the parcels (Section C.2.) and future subdivisions of the individual lots were contemplated in Section C.3.:

3. DIVISION OF DOMINANT TENEMENT. If any parcel on the Property is in the future divided into two or more parts by separation of ownership, each part shall enjoy the benefits and burdens of the easement created in this Agreement and each such part shall be considered a separate Parcel for purposes of this Agreement.

Five other lots of the original 14 residential lots in the Lost Creek Subdivision, including those directly to the north and south of Lot 3, on Lots 2 and 4, have already been split into two via the lot split on wells subdivision exemption plat process and take access from either Elk Run Road or Lindstrom Road. Elk Run Road Association supports the Lot 3 lot split request with a new access for future Lot 3A from Lindstrom Road and the existing dual access for the Barr's existing home and improvements on future Lot 3B from Lindstrom Road. We note that the two existing accesses (on proposed Lot 3B) have been in place since 2000 as they were originally constructed and approved in association with the Barr's home.

Should you have any questions, please feel free to contact me at 732-995-8707.

Sincerely,



Jonathan Knopf
President
Elk Run Road Association

Project Narrative

Lot 3, Lost Creek Ranch Lot Split on Wells Subdivision Exemption Plat to Create Lots 3A and 3B

Lot 3, Lost Creek Ranch is located at 0968 Lindstrom Road (County Road 2510) in the Lower Blue Basin and is owned by The Henry and Sioux Barr Joint Revocable Trust, Dated May 18, 2015. Henry and Sioux Barr are the Co-Trustees and applicants for this application. The Barrs are seeking to subdivide the lot into two—Lots 3A and 3B. Disturbance envelopes will be created for both lots and no utility easements will be impacted. The new lot, 3A, will also take access off of Lindstrom Road. A driveway, well, and on-site waste water treatment system (OWTS) will be constructed to serve the future home on new Lot 3A in the future with the construction of the home. (No home has been designed at this time.)

Project Background

The Lost Creek Ranch subdivision is located on the east side of Highway 9, north of the Town of Silverthorne, near Ute Pass Road. The original subdivision was created on July 21, 1995 under Reception No. 495117. The original subdivision contains 14 residential lots and a public service company lot of 6.71 acres. All of these original residential lots in the subdivision range from 40.00 acres to 56.371 acres in size. No building or disturbance envelopes were platted; thus, the lots are subject to the 50' A-1 (Agricultural) zoning district setbacks. There are no restrictions on future subdivision of the lots and five of the original lots have already been subdivided through the Lot Split on Wells Subdivision Exemption process—including Lots 2 and 4, which are directly adjacent to Lot 3.

Access to Lot 3 is taken from Highway 9 via Elk Run Road (CR 2500) to Lindstrom Road. Elk Run Road and Lindstrom Road are located on private properties in the subdivision. The lower part of Elk Run Road has been recently improved and dedicated to the County for public access. Lindstrom Road is a private road and has also been improved to County standards. An Elk Run Reciprocal Easement Grant and Road Maintenance Agreement (Reception No. 318784) exists for Elk Run Road, Lindstrom Road, and the rest of the roads in the subdivision and the Elk Run Road Association maintains all the roads. Per the terms of the Reciprocal Easement Grant and Road Maintenance Agreement the use of the easement is not confined to the present use of the parcels (Section C.2.) and future subdivisions of the individual lots were contemplated in Section C.3.:

3. DIVISION OF DOMINANT TENEMENT. If any parcel on the Property is in the future divided into two or more parts by separation of ownership, each part shall enjoy the benefits and burdens of the easement created in this Agreement and each such part shall be considered a separate Parcel for purposes of this Agreement.

A letter from the Elk Run Road Association supporting this request has been included in this submittal package. No central water or wastewater systems were constructed and the lots are served by individual wells and OWTs.

Lot 3 is approximately 40.64 acres and rises gently from Lindstrom Road on the east to the west. One single-family home, a barn with an accessory dwelling unit, horse shelter, hay barn, and shed exist on the lot and is served by a private well and OWTs. Fences surround the home, riding area, and wildlife friendly ranch fencing surround the majority of future Lot 3B. Overhead utility lines cross through the front of the property and a 30' wide Road Easement (Reception No. 318784), 20' Access and Utility Easement (Reception No. 527491), and a 50' Access and Utility Easement (Reception No. 481434) cross the front/eastern portion of the property for Lindstrom Road. Wild grasses and sagebrush dominate the landscape.

Request

Lot 3 is zoned A-1 that calls for a minimum lot size of one dwelling unit per 20 acres. Proposed Lot 3A will contain approximately 20.54 acres (984,678 square feet) and proposed Lot 3B, containing the existing residential improvements will contain 20.10 acres (875,723 square feet)—both meeting the A-1 minimum lot size requirements. The Lower Blue Master Plan shows Lot 3 to be in a Rural Area with a Rural Residential designation which echoes the A-1 zoning designation calling for low density single-family residential uses not to exceed one unit per 20 acres.

Lot 3 has recently been analyzed for any possible environmental constraints. No drainages or wetlands currently exist on the property. (Although an irrigation ditch crosses the property, water was turned off in 1983 and no water has flowed in the ditch since then.) The Engineering Department visited the property on April 24 and confirmed that no water flows in the ditch and there are no wetlands on the property. As requested, the silt in the culvert outlet on the property has been cleaned out by the Barrs. Currently, there is no platted building envelope or limitation on disturbance under the A-1 zoning. Disturbance envelopes for residential structures and improvements on both lots are proposed on the eastern portion of the property near Lindstrom Road. The A-1 zoning's 50' minimum setbacks from all existing and proposed property lines are met. The envelopes are proposed on the flatter portions of the property and no steep slopes (30% or greater) are contained within the proposed envelopes. (Please refer to the Concept Plan and our surveyor's analysis of the slopes in the envelopes noted on it. General grades in the proposed Lot 3A envelope are roughly 3% and the general grades in the proposed Lot 3B envelope range from 3% to 7%.) Thus, we believe there are no sensitive natural features or development constraints in the proposed envelopes. The proposed envelopes will help contain and reduce the amount of possible future site disturbances on the lots and maintain the rural open space character of the Lower Blue.

As requested by Staff during the Pre-Submittal Meeting for this project, a copy of the original April 2000 Subsoil Study for Foundation Design Proposed Residence at Lot 3 West Lost Creek Ranch prepared by Walter Schultz, PE has been included for review. As is typical design and

construction practices, further site specific soil investigations (i.e., soils report) will be performed in the future for the design of the future home and to ensure that proper surface and subsurface drainage plans are developed. It will be submitted at the time of its building permit application for the County's review and approval. The existing home and other improvements on proposed Lot 3B will continue to utilize the existing on-site well and septic system, while the new Lot 3A will be served by a new well and new septic system. (Please refer to the well permit discussion below for details.)

As mentioned before, both Lots 3A and 3B will take access from Lindstrom Road. The additional lot will not significantly increase traffic volumes on the existing roads. In consultation with the Engineering Department, no improvements to Lindstrom Road or Elk Run Road are proposed or needed at this time as they currently meet County road standards. The minimum 50' lot frontage Subdivision requirement for each lot is met. As requested by the Engineering Department, a letter has been provided by the Elk Run Road Association supporting the existing dual access for the existing improvements on future Lot 3B from Lindstrom Road and a new access for future Lot 3A from Lindstrom Road. (The two existing accesses were constructed and approved by the County in connection with the Barr's existing home.) A new driveway will be constructed in the future to serve Lot 3A meeting all County driveway design requirements with the construction of the forthcoming home once the home's design and location are established. (Please refer to the Improvement Survey Plat and Topographic Map of Lot 3 for the existing conditions, Concept Plan, and proposed Plat for details.)

Plat Notes are proposed related to the new disturbance envelopes, the existing and proposed improvements, and water permits. (Please see the water discussion below for details.) The future home on the new Lot 3A will abide by all County A-1 zoning requirements and will be evaluated at the time of building permit. (I.e., 35' height allowance, lighting regulations, landscaping requirements, etc.)

This lot split on wells subdivision request is an efficient use of land and has been designed to minimize future site disturbance. Site disturbance will be minimized with the platting of disturbance envelopes and utilizing the existing roads for access to the new lot. Elk Run and Lindstrom Roads will serve the new lot and no improvements to them are needed. Utilities exist on site and/or in the roadway and a new well and septic system will be constructed to serve the new homesite.

The two proposed lots comply with County's subdivision design standards and are similar in size, shape, and access to other nearby lots in the Lost Creek Subdivision. Due to the size and location of Lot 3, there will not be any negative impacts to adjacent properties or significant view corridors/visual important lands. The existing home and proposed disturbance envelopes are located well away from Highway 9 and do not contain any steep slopes. The low density rural character of the Lower Blue will be maintained.

Water Supply, Sanitation Disposal, and Other Utility Providers

A private on-site well serves the existing single-family home and other on-site uses. Well Permit Number 207946 was issued on January 29, 1998 and allows for fire protection, ordinary inside household purposes for up to three single-family dwellings, irrigation of no more than one (1) acre of home gardens/lawns, and the watering of domestic animals. (A copy of the well permit has been provided for reference.)

Per our discussions with Justina Mikelson at the Colorado Division of Water Resources (CDWR), the existing well must be re-permitted if the County approves the proposed lot split on wells subdivision exemption request. Once the new lot is formally created with the recordation of the plat, the existing Well Permit and application GWS-44 (and \$100 application fee) may be submitted to the CDWR for re-permitting so that each lot will have an individual exempt well permit for ordinary in-house only uses. (No outdoor or livestock uses.)

The Barrs understand that the current ADU, irrigation, and other outdoor uses allowances will be canceled. Thus, they intend to purchase additional augmented water rights from the County for both lots—for the existing home’s ADU, outside irrigation, and domestic livestock watering (horses) on Lot 3B, and for a possible future ADU, outside irrigation, and livestock watering (horses) on Lot 3A. They have discussed the water purchase with Staff in the County Managers Office who indicated that there would be no issue with the water purchases. The Barrs will initiate the re-permitting with CDWR and the additional water purchase with the County after recordation of the subdivision once Lot 3 is formally split into two new lots. A copy of the re-permitted well permit(s) and the recorded Water Augmentation Contract with the County will be submitted to the Planning Department prior to issuance of any future building or grading permit on either Lot 3A or 3B. We have incorporated the re-permitting and additional water augmentation requirements into the Plat Notes and are comfortable with them also being a condition of the project’s approval. The design and location of the new well on Lot 3A will meet all applicable state and local design requirements and be reviewed at the time of building permit for the future home.

The existing home and ADU are served by an OWTS which will remain in place and continue to be utilized on new Lot 3B (Permit #OWS00-3947). As noted above, a new OWTS will be constructed in the future to serve new Lot 3A. The new OWTS will meet all state and local design and separation requirements. Given the large size of the lot and lack of any environmental constraints, we foresee no issues with constructing a new OWTS or well on the new lot.

Mountain Parks Electric currently provides service to Lot 3 and has confirmed service to new Lot 3A. (Please see attached Will Serve Letter for details.) Overhead powerlines near Lindstrom Road—electricity, phone, and cable, run north to south through Lot 3 and serve the existing home. Colorado Natural Gas Company lines are in Lindstrom Road and also serve the existing home. These same utilities will service the future home on new Lot 3-A.

Soil Study

Per Staff direction, a copy of the existing home's Subsoil Study for Foundation Design Proposed Residence at Lot 3 West Lost Creek Ranch prepared by Walter Schultz, PE (Subsoil Study) has been included in this submittal package. The Subsoil Study states that no bedrock outcroppings or water sources were noted during the investigation. As mentioned above, a site specific soils report will be prepared in connection with the design and construction of the future home and its improvements (i.e., for building and foundation designs and subsurface drainage) and will be submitted at the time of building permit for County review/approval.

Subdivision Construction Improvements, Costs, and Subdivision Improvements Agreement (SIA)

We have been working closely with the Engineering Department on this request and the submittal requirements for it. No off- or on-site roadway or driveway improvements are required by the Engineering Department nor are any planned by the Barrs. Elk Run Road and Lindstrom Road currently meet County road requirements. The Elk Run Road Association supports the lot split request, the new and existing accesses, and a letter indicating this has been provided. As requested by the Engineering Department, the silt in the culvert outlet on the property has been cleaned out. Thus, no civil plans—grading and drainage, access plan, cross-sections, road profiles, water quality protection plans, or composite utility plans have been provided. As previously mentioned, no wetlands or waterways exist on the property per the Engineering Department's site visit, so nothing is required to be submitted for them.

All necessary grading, drainage, utilities, and other infrastructure improvements for the new lot will be constructed later in the future in association with the construction of a single-family home on it. (Once the design and the location of the home on the new lot have been determined.) All disturbed areas will be revegetated and landscaped as required by the Development Code. At this time, the Barrs have no plans to develop the lot. Thus, no Subdivision Improvements Agreement (SIA) or cost estimates are needed or have been provided.

Public Use Area Fee (PUAF)

In accordance with Section 3509.04.D. of the Development Code, a check has been remitted for the public use area fee in the amount of \$1,500 for the new residential lot.

Plat

A proposed Plat has been submitted showing the layout of the lots and disturbance envelopes, and Plat Notes have been provided relating to the envelopes, existing and proposed improvements, and water rights. We believe the proposed Plat has been drawn in accordance with the Subdivision Regulations and will be glad to incorporate any comments or suggestions the County may have.

Criteria for Decision

Section 8402.01.C. of the Development Code contains the 11 criteria that must be met in order for the Board of County Commissioners (BOCC) to approve a Lot Split on Wells Subdivision Exemption request. We believe that the proposed request meets the criteria well and have elaborated on each of them as noted below.

- 1. The parcel to be subdivided via a subdivision exemption shall be of at least 40 acres in size and said subdivision shall not result in more than two (2) building sites or single-family use.*

Lot 3 is approximately 40.64 acres in size and is proposed to be divided into two single-family residential lots. Proposed Lot 3A will be approximately 20.54 acres (984,678 square feet) and proposed Lot 3B contains the existing residential improvements will be approximately 20.10 acres (875,723 square feet) in size. Both of the lots meet the underlying A-1 Zoning 20-acre minimum size requirement.

- 2. No previous subdivision exemption for the purpose of creating a lot split has been granted for the property.*

No previous subdivision exemption for the purpose of creating a lot split has been granted for the property.

- 3. The lots resulting from the subdivision exemption are in compliance with County's Zoning Regulations.*

The Lost Creek Ranch Subdivision is zoned A-1 (Agricultural) and per the Land Use and Development Code, residential densities are limited to a maximum of one (1) primary dwelling unit/20 acres. According to Figure 3-5, Development Standards Matrix of the Development Code, there are no residential site coverage limitations and homes are limited to 35' in height. The proposed lots meet the Development Code's A-1 density requirement. Building height, lighting, landscaping, and other development regulations will be evaluated at the time of building permit application for a home on new Lot 3A. A home can easily be constructed on Lot 3A and inside its residential disturbance envelope that meets these and other pertinent Zoning Regulations and Building Code requirements. Similarly, the disturbance envelope for Lot 3A contains the existing single-family residence and other nearby associated improvements.

- 4. The subdivision exemption is in compliance with County Subdivision Regulations and standards.*

The proposed subdivision of Lot 3 complies with the Subdivision Regulations and standards. The purpose of the County's Subdivision Regulations is to protect the public's health, safety, and welfare, and ensure that land is developed in a safe, efficient, and logical manner. The Subdivision

Regulations seek to ensure that adequate utilities and roadway infrastructure are provided for future developments.

None of the Subdivision Regulations will be compromised by this request. Adequate access, utilities, and infrastructure improvements exist or will be installed to serve the future home on the new lot. The existing home on Lot 3B will continue to utilize the existing well and septic system serving it and the new lot, Lot 3A, will be served by a new well and a new septic system. As noted above, an application to re-permit the existing well will be submitted to the CDWR—converting it to two exempt wells, one for each lot, for in-house only uses. (No outdoor or livestock uses.)

Since the current ADU, irrigation, and other outdoor uses will be canceled, the Barrs intend to purchase additional augmented water rights from the County for both lots—for the existing home’s ADU, outside irrigation, and domestic livestock watering (horses) on Lot 3B, and for a possible future ADU, outside irrigation, and livestock watering (horses) on Lot 3A. They have discussed the water purchase with individuals in the County Managers Office who indicated that there would be no issues with the water purchase. The Barrs will initiate the re-permitting with CDWR and the additional water purchase with the County after recordation of the subdivision once Lot 3 is formally split into two new lots. A copy of the re-permitted well permit(s) and the recorded Water Augmentation Contract with the County will be submitted to the Planning Department prior to issuance of any future building or grading permit on either Lot 3A or 3B. We have incorporated the re-permitting and additional water augmentation requirements into the Plat Notes and are comfortable with them also being a condition of the project’s approval.

The design and location of the new well and future new OWTS on Lot 3A will meet all applicable state and local design requirements and be reviewed by the County in association with the construction of the future home. We understand that all application fees and costs associated with obtaining and constructing these services and utilities to the property are the responsibility of the Owner/Developer.

The two proposed lots comply with County’s subdivision design standards and are similar in size, shape, and access to other nearby lots in the Lost Creek Subdivision. Site disturbance will be minimized through the platting of disturbance envelopes for both lots’ residential uses. There are no steep slopes or hazardous conditions in the envelopes. The envelopes are located on rather flat areas—a roughly 3% general slope across proposed Lot 3A and roughly 3% to 7% general slope across proposed Lot 3B. (Please refer to the Concept Plan and our surveyor’s grade notes for details.) Drainage is functional and naturally flows to the west. The health, safety, and welfare of the public will not be compromised. The subdivision complies with all applicable Subdivision Regulations.

5. *The proposed subdivision exemption considers the advisory goals, policies and provisions of the Summit County Countywide Comprehensive Plan and any applicable basin or subbasin master plans.*

The proposed lot split on wells subdivision exemption request is in general conformance with the Countywide Comprehensive Plan and the Lower Blue Master Plan. The project meets numerous goals, policies, and recommendations of these master plans—particularly those relating to land use, housing, design and visual resource, and open space.

Specifically, the proposed subdivision exemption complies with the density allowed by the A-1 zoning designation of dwelling unit per 20 acres. According to the Lower Blue Land Use Map, the property is located in a Rural Area with a Rural Residential designation which calls for uses and intensities allowed by the underlying Zoning district and those that are consistent with preserving the rural landscape. This lot split on wells subdivision exemption request meets this criteria. The property is in an established subdivision and is surrounded by nearby single-family residential lots of similar size. Adequate infrastructure is available to serve the future single-family residential lot and residential site disturbance will be minimized with the use of the existing roads and the platting of disturbance envelopes. No environmental constraints exist on the property and the rural landscape of the Lower Blue will be maintained.

Please see the attached list of the various Master Plan vision statements, goals, and policies/actions that are met with this request following this discussion of the 11 criteria.

6. The applicant has provided evidence that an adequate water supply, method of wastewater treatment and access is available to each lot created by the subdivision exemption.

Adequate access, water supply, and wastewater treatment system exist for Lot 3—for the existing home and improvements on Lot 3B and for those to be constructed on the new Lot 3A.

Elk Run Road and Lindstrom Road are located on private properties in the subdivision. The lower part of Elk Run Road has recently been improved and dedicated to the County for public access. Lindstrom Road is a private road and has also been improved to County standards. An Elk Run Reciprocal Easement Grant and Road Maintenance Agreement (Reception No. 318784) exists for Lindstrom Road, Elk Run Road, and all the roads in the subdivision and the Elk Run Road Association maintains them. Per the terms of the Reciprocal Easement Grant and Road Maintenance Agreement the use of the easement is not confined to the present use of the parcels (Section C.2.) and future subdivisions of the individual lots were contemplated in Section C.3.

The additional lot will not significantly increase traffic volumes on the existing roads. In consultation with the Engineering Department, no improvements to Lindstrom Road or Elk Run Road are proposed or needed at this time as they currently meet County road standards. The minimum 50' lot frontage Subdivision requirement for each lot is met. As mentioned above, a letter has been provided by the Elk Run Road Association supporting the existing dual access for the Barr's existing home and improvements on future Lot 3B from Lindstrom Road and a new access for future Lot 3A from Lindstrom Road. A new driveway will be constructed in the future to serve Lot 3B meeting all County driveway design requirements in connection with the

construction of the forthcoming home. (And once the design and the location of the home are established.)

As mentioned above, a private on-site well serves the existing single-family home and other on-site uses. Well Permit Number 207946 was issued on January 29, 1998 and allows for fire protection, ordinary inside household purposes for up to three single-family dwellings, irrigation of no more than one (1) acre of home gardens/lawns, and the watering of domestic animals.

Per our discussions with CDWR, the existing well must be re-permitted if the County approves the proposed lot split on wells subdivision exemption request. Once the new lot is formally created with the recordation of the plat, the existing Well Permit and Application GWS-44 (and \$100 application fee) may be submitted to the CDWR for re-permitting so that each lot will have an individual exempt well permit for ordinary in-house only uses. (No outdoor or livestock uses.)

The Barrs understand that the current ADU, irrigation, and other outdoor uses allowances will be canceled, so they intend to purchase additional augmented water rights from the County for both lots—for the existing home’s ADU, outside irrigation, and domestic livestock watering (horses) on Lot 3B, and for a possible future ADU, outside irrigation, and livestock watering (horses) on Lot 3A. They have discussed the water purchase with Staff in the County Managers Office who indicated that there would be no issue with the water purchases. The Barrs will initiate the re-permitting with CDWR and the additional water purchase with the County after recordation of the subdivision so that Lot 3 is formally split into two new lots. A copy of the re-permitted well permit(s) and the recorded Water Augmentation Contract with the County will be submitted to the Planning Department prior to issuance of any future building or grading permit on either Lot 3A or 3B. We have incorporated the re-permitting and additional water augmentation requirements into the Plat Notes and are comfortable with them also being a condition of the project’s approval. The design and location of the new well on Lot 3A will meet all applicable state and local design requirements and will be reviewed by the County at the time of building permit for the future home.

The existing home and ADU are also served by an OWTS which will remain in place and continue to be utilized on new Lot 3B (Permit #OWS00-3947). As also noted above, a new OWTS will be constructed in the future to serve new Lot 3A. The new OWTS will meet all state and local design and separation requirements. Given the large size of the lot and lack of any environmental constraints, we foresee no issues with constructing a new OWTS or well on the new lot.

- 7. The applicant has provided evidence that all areas of the proposed subdivision exemption that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed uses of these areas are compatible with such conditions.*

No soil or topographic hazards exist on the property. The property, especially the proposed development areas, are relatively flat and covered with wild grasses and sagebrush typical of the

Lower Blue Basin. An old irrigation ditch runs through the northern portion of the property, on proposed Lot 3B, but is dry and no longer conveys any water. (The water was turned off in 1983.) The Engineering Department inspected the property this spring and confirmed that no water flows in the ditch and there are no wetlands on the property.

8. *The applicant has signed and submitted an SIA that contains obligations to provide improvements to the subdivision exemption as required by Section 8109 et seq. of these regulations, and also obligating the applicant to provide an adequate financial guaranteed for improvements prior to recordation of the exemption plat.*

Access will continue to be taken from Elk Run Road and Lindstrom Road, and according to the Engineering Department, no improvements to either of these are needed; thus, none are proposed. No common improvements for Lots 3A or 3B are proposed. A private driveway, well, and OWTS will be constructed in association with the future home on the new Lot 3A by the then Owner/Developer. Thus, no Subdivision Improvements Agreement (SIA) is necessary in this instance.

9. *The applicant has provided certification from the County Treasurer's office that all ad valorem taxes applicable to the proposed subdivision exemption, for years prior to the year in which approval is under consideration, have been paid.*

Online County Treasurer records indicate that all taxes due this year for Lot 3 have already been paid. (Please see the attached statement for details.)

10. *The exemption plat is drawn in accordance with standards in the Subdivision Regulations and is suitable for recordation.*

We believe that the proposed Plat is drawn in accordance with Subdivision Regulation of Chapter 8 and is suitable for recordation. It contains all required Plat Certificates and numerous Plat Notes have been proposed to regulate future development on the lots. Closure Sheets have also been prepared by Range West and are contained in this submittal package. We will be glad to incorporate any comments or suggestions the County may have for the Plat.

11. *The public use area fee has been paid for the site.*

A check for the \$1,500 Public Use Area Fee has been included in this submittal package.

Conclusion

Our proposed Lot Split on Wells Subdivision Exemption request meets the above 11 criteria. This subdivision exemption request is an efficient use of land and has been designed to minimize site disturbance with the platting of residential disturbance envelopes and utilizing the existing roads for access. Elk Run and Lindstrom Roads will continue to serve the new lots and no improvements

to the roads are needed. Utilities exist on site and/or in the roadway and a new well and septic system will be constructed in the future to serve the new Lot 3A homesite.

The two proposed lots are similar in size, shape, and access to other nearby lots in the Lost Creek Subdivision. Five of the original 14 residential lots have already been subdivided through the Lot Split on Wells Subdivision Exemption process—including Lots 2 and 4, which are directly to the north and south of Lot 3. Due to the size and location of Lot 3, there will not be any negative impacts to adjacent properties or significant view corridors/visual important lands. The existing home and proposed disturbance envelopes are located well away from Highway 9 and do not contain any steep slopes. The low density rural character of the Lower Blue will be maintained.

Master Plan Conformance

As mentioned in Criteria 5 above, our proposed Lot Split on Wells Subdivision Exemption Plat is in general conformance with the Countywide Comprehensive Plan and the Lower Blue Master Plan. The following is a list of some of the various master plan vision statements, and policies/actions that are specifically met with this request:

Countywide Comprehensive Plan

Land Use Element

Vision: Guide future land use decisions to ensure that growth occurs in appropriate locations and that our rural mountain character is maintained.

Rural Land Use

Goal B. *Future land use decisions in rural areas should be consistent and harmonious with the rural character of the land.*

Policy/Action 1. Rural Areas should be identified in basin master plans.

Policy/Action 3. Rural areas should have low residential densities that serve to minimize conflicts with traditional uses (e.g., ranching, recreation, resource extraction) and maintain compatibility with existing uses.

Policy/Action 4. Encourage the clustering of housing in rural areas to maintain the areas' character and to protect sensitive lands (e.g., environmentally sensitive areas).

Policy/Action 5. Land uses in rural areas should be low density residential development, resource related uses (e.g., agriculture, lumbering), and recreation oriented uses.

General Land Use

Goal D. *Guide the appropriate development of land through the County's master plans and development regulations.*

Policy/Action 3. Rezoning and subdivisions should, to the extent practicable, be designed to avoid the following:

- *Environmentally sensitive lands*
- *Agricultural lands*
- *Visually prominent landscapes*

Housing Element

Vision: Provide for the diverse housing needs of all residents, workers, and guests in the County.

Market Rate Housing

Goal A. *Summit County will have a mix of housing that supports visitors, second homeowners, and current and future local residents as their housing needs and conditions change over time.*

Design and Visual Resource Element

Vision: Design development to complement the environment, existing neighborhoods, and the historic nature of the County.

Goal B. *Ensure that new development is designed in a visually sensitive manner, complementing the surrounding natural environment.*

Policy/Action 2. Ensure that development density is consistent with the goal of protecting views of visually important lands.

Policy/Action 5. Amend the Land Use and Development Code to require the undergrounding of new utility lines for new development.

Policy/Action 6. The placement of new utilities should be done in a visually acceptable manner, maintaining existing vegetation and landscapes to the maximum extent possible.

Policy/Action 7: Require building envelopes and/or disturbance envelopes to be established when necessary in new subdivisions to minimize visual and environmental impacts.

Lower Blue Master Plan

Land Use Element

Land Use Designations and Descriptions

Rural Area

Goal B. *Allow land uses in the Rural Area that are consistent with protecting the rural character and identity of the Basin.*

Policy/Action 1. Land Uses in the Rural Area (see the Land Use Map) should be generally consistent with a goal of preserving the existing rural landscape and consistent with activities expected with a rural location (e.g., low density residential development, natural resource uses such as agriculture, forestry, and mining.).

Policy/Action 3. Land designated as Rural Residential on the Land Use Map should limit uses to those allowed by zoning and be consistent with the protection of valued physical features, such as: wildlife, open meadows, irrigated hay pastures, hillsides, river valleys, ranch lands, forest lands, wilderness areas, environmentally sensitive areas and significant view corridors...

3.3 Rural Residential densities should not exceed one unit per 20 acres or one unit per 17.5 acres if subdivided through the County's Rural Land Use Subdivision Regulations.

Infrastructure Element

Goal K. *Require that adequate public services and infrastructure precede or complement development.*

Visual Qualities and View Corridors

Goal L. *Protect and preserve the open rural character and visual quality of the Basin and minimize the visual impacts associated with the development of land for residential and other uses.*

Policy/Action 1. *Prepare and adopt design standards for the protection of visual quality and preservation of rural character. Require that all new development be subject to these standards in the development review process. Design and construction techniques should, to the extent possible:*

- Respect underlying zoning and density.*
- Minimize the extension of infrastructure, including roads and utilities, unless the extension avoids visual impacts to a greater extent than if the extension was limited.*
- Utilize sensitive site design of lots and building envelopes to minimize disturbance to the overall landscape and provide infrastructure most efficiently.*

October 29, 2024

Susan Lee, Planning Director
Summit County Planning Department
0037 Peak One Drive / Post Office Box 5660
Frisco, Colorado 80443

Re: Lot 3, Lost Creek Ranch Subdivision – General Subdivision Exemption Lot Split on Wells (PLN24-038)

Susan,

Thank you for your help with the Lot 3, Lost Creek Ranch General Subdivision Exemption request and discussing the augmented water purchase with us.

As you know, the Barrs are seeking approval to subdivide existing Lot 3 into two 20+ acre lots— Lot 3A and Lot 3B. Lot 3B will contain their existing home and all other existing improvements and new Lot 3A will be vacant. Although the Barrs originally planned to re-permit their existing exempt Well Permit No. 207946 to allow for an exempt well for ordinary in-house only uses on each lot (as indicated in the submitted Project Narrative dated May 6, 2024), during the County's review and referral process we learned that per Senate Bill 20-155 it is possible to keep this existing exempt well permit for the existing uses on proposed Lot 3B if augmented water is purchased for a non-exempt well on proposed/vacant Lot 3A.

We have spoken to Ailis Thyne at the Colorado State Engineer Division of Water Resources (DWR) many times about the two options available for this general subdivision exemption request and the various requirements that go with them. The owners greatly prefer this option rather than re-permitting the existing well. Thus, according to Ms. Thyne's direction, we added the plat notes that she provided to us on the proposed plat and we voluntarily added another note that requires a well permit to be obtained for any future residential improvements on Lot 3A prior to issuance of a building permit. They have been numbered Plat Notes 3, 4 and 5 on the proposed plat:

3. *The existing well, permit no. 207946, may only be used on Lot 3B and must be the only exempt well serving such Lot 3B in accordance with section 37-92-602(3)(b)(IV), C.R.S.*
4. *No additional exempt well permits will be allowed to be constructed on or to claim the land area encumbered by well permit no. 207946, which is the 40 acres of Lot 3, Lost Creek Ranch.*
5. *A well permit shall be obtained for any future residential improvements on Lot 3A prior to issuance of a building permit for a residence on said lot.*

The Barrs have also entered into a Purchase Agreement with the Vidler Water Company and paid the initial fees to purchase augmented water rights for a primary dwelling (in-house only) for future/vacant Lot 3A and filled out GWS-44 a Residential Well Permit Application which has been submitted to the DWR for review/approval. The Purchase Agreement specifically states that the water rights are appurtenant to the property and cannot be transferred to any other person other than a future owner of the property. Following Vidler Water Company protocol, once the DWR approves the well permit, Vidler will invoice the Barr's for the cost of the augmented water as noted in the Agreement. Once their payment is received by Vidler, Vidler will then Quit Claim Deed over the water to the Barrs/Lot 3A/1160 Lindstrom Road which will run with the land in perpetuity.

Ms. Thyne has stated that DWR can process this well permit request and issue a well permit before the plat is recorded. Consequently, we are comfortable with a condition of approval being placed on the project requiring the well permit to be obtained from the DWR and augmented water from Vidler to be conveyed to Lot 3A/1160 Lindstrom Road via Vidler's normal process prior to recordation of the plat. We believe the Purchase Agreement, submitted well permit application, and this condition ensures that water rights and a well permit will be obtained for the new lot so that the Subdivision Exemption criteria related to water is met.

Thank you again for your and Staff's help on this project. We are glad to answer any questions you may have about our request.

Regards,



Christie Mathews-Leidal, AICP
970-389-1086

cc: Henry and Sioux Barr



PLANNING DEPARTMENT
970.668.4200 0037 Peak One Dr. PO Box 5660
www.SummitCountyCO.gov Frisco, CO 80443

TO: Lower Blue Planning Commission (LBPC)
FROM: Simon Corson, Senior Planner
SUBJECT: Blueprint Summit: Comprehensive Plan Update
DATE: Prepared for November 7, 2024 Work Session

SUMMARY OF REQUEST:

Staff and the consultant team have been diligently working on the fourth phase of the Countywide Comprehensive Plan update process. The Planning Department in collaboration with the consulting firm, Logan Simpson held a workshop with all Basin Planning Commissioners on May 9th where the Commissioners participated in a priority analysis exercise, informed the draft future land use maps, and helped define metrics of success for the Plan. Logan Simpson will provide a PowerPoint Presentation to the Lower Blue Planning Commission (LBPC) on November 7th to ask for feedback on the organization and content of the draft Land Use Chapter for the Lower Blue Basin (Attachment A).

BACKGROUND OF REQUEST:

Last updated in 2009, the Comprehensive Plan and Basin Master Plans (the Plans) represent the long-range vision for how the County would like to grow and develop over time. The Plans are policy documents that guide development review decisions regarding land use, physical growth, environmental protection, open space, recreational trails, housing, and economic development.

In 2022, Summit County contracted with professional planning consulting firm Logan Simpson to assist the County in the update and streamlining of the Countywide Comprehensive Plan and Basin Master Plans.

Over the course of this project, Logan Simpson will collect and analyze all the public feedback received from the questionnaires, community events, focus groups, and stakeholder interviews. This functionality will allow the engagement strategies to be adjusted during the process to ensure that diverse and representative public feedback is being received from all four distinct Basins.

RECOMMENDATION:

Staff recommends that the Lower Blue Planning Commission consider Logan Simpson's PowerPoint Presentation and Draft Land Use Chapter for the Lower Blue Basin of the Countywide Comprehensive Plan and provide feedback on the organization and content of the draft plan.

ATTACHMENT:

A. Countywide Comprehensive Plan Draft Land Use Chapter – Lower Blue Basin

LOWER BLUE PLANNING COMMISSION

Feedback from the Lower Blue Focus Groups

Feedback from the Lower Blue Focus Groups earlier this summer emphasized the importance of preserving rural and agricultural character, ensuring access to services and efficient transportation for full-time residents, and maintaining access to recreation and trails. All groups noted the importance of environmental sustainability, preserving natural resources and highlighting the value of recreation such as hiking, fishing, and more within the Lower Blue.

Attendees emphasized that new development should have efficient infrastructure access and prioritize open space preservation, and natural resources, including wildlife and habitat safety. For the Heeney area, protecting the Green Mountain Reservoir and its surroundings was essential. For the more urban areas near Silverthorne, the groups presented opportunities to connect neighborhoods to services through enhanced trail and sidewalk networks, while maintaining viewsheds and addressing rising traffic congestion and safety concerns along Highway 9 and I-70. Across the Blueprint Summit process, short-term rentals were also noted as impacting both community connection and housing affordability.

Integration into the Land Use Chapter

The new Blueprint Summit County Plan highlights nine key areas to show the unique considerations of geography and community identity throughout the County. Each of these areas includes an introduction and summary section describing the area, and a section on unique considerations. These unique considerations have come from public input, focus group comments and the Lower Blue Master Plan and subbasin plans.

This chapter is a first draft for the Blueprint Summit plan, providing an example of how the 2009 Lower Blue Master Plan has been integrated into the Countywide plan and how key areas throughout the County will be highlighted for their unique characteristics. The Countywide Land Use Goals and Policies will apply to all key areas and will be the lens through which staff review development proposals. For more specificity, where applicable each key area references countywide goals and policies.

Draft Plan Review

The following chapter is a combination of key areas that fall within the Lower Blue Basin. Each key area contains specific considerations and for the purpose of the PC review, identifies goals and policies that are accounted for in the County-wide Land Use Chapter and specifically apply to the key areas within the basin.

This chapter highlights the key areas of Heeney, Highway 9 North of Silverthorne and the area surrounding Silverthorne. Please review the following text to review the goals and policies associated with each area and make note of any additional context or considerations needed within the key areas to capture their unique considerations in the plan.

Each key area section includes:

- **Map of key area:** The map represents the future land use designations within the key area. Each key area is made up of different land uses based on key considerations, community feedback, environmental constraints, and historical trends.
- **Introduction/Summary:** The introduction provides an overview of the area and what makes it unique.
- **Key Considerations:** Each area has considerations that shape land use, goals, and policies. This section explains the key considerations for each key area.
- **Key area specific Goals and Policies:** Due to the unique factors of each key area, the County recognizes that there may be Goals and Policies that are specific only to the area. This section recognizes unique Goals and Policies if applicable (be mindful that not all key areas have area specific Goals and Policies).
- **Key area specific actions:** Specific actions are identified to ensure that the plan is implemented. These preliminary actions are what the County will use to make Blue Print Summit a reality. Please provide feedback on these actions! Are there actions that are missing?

DRAFT BLUEPRINT SUMMIT LAND USE CHAPTER

Land Use Authority: (Include as a callout)

C.R.S. § 30-28-106: It is the duty of a county planning commission to make and adopt a master plan for the physical development of the unincorporated territory of the county, subject to the approval of the county commission having jurisdiction thereof.

Introduction/Importance

Looking to the future, it is important to the community that Summit County prioritizes intentional development, focused on providing more affordable housing, strengthening community connection, and enhancing community services, all while safeguarding recreation areas, open spaces, and natural resources. This future includes thoughtful development strategies and countywide policies that support balanced growth, preservation of view corridors, and areas to support sustainability efforts. To enhance land use efficiency, future growth should be evaluated based on availability of existing utility connections and capacity, as well as the feasibility of increasing the service volume of utilities. Growth will involve efforts to develop efficiencies across jurisdictional boundaries, providing seamless services, trails, and transportation networks connecting County land to towns.

The Blueprint for Summit County's future upholds a vision for thoughtful and intentional growth, aiming to "Prioritize thoughtful development and concentrated growth areas to maintain the unique character of each part of our mountain community."

The community envisions a unified approach to visioning and governance, where Summit County and its incorporated communities work together towards common goals through interagency collaboration and partnerships. Sustained and meaningful public engagement is key to creating resilient, sustainable, and equitable future land use decisions.

Key Considerations:

Utilities and Infrastructure: Growth continues to occur within incorporated communities, with Silverthorne and Breckenridge seeing the highest levels of development since the last comprehensive plan update in 2009. Future development should continue to focus on efficient and cost-effective development within areas that have established services or where expansion is feasible. This strategy supports the creation of sustainable communities easily accessible by transit, trails, and essential services, while preserving the County's environmental and recreational quality. Concentrating growth in these areas aligns with the County's long-term goals, ensuring that development is both responsible and resilient.

Build-Out: Residential development has impacted the amount of developable land remaining across the County. Incorporated areas average 91% build-out and the unincorporated County averages a 77% build-out, with an overall build-out average of 83% (Summary of Residential Build Out, 2022). Areas of change and redevelopment in the future should focus on enhancing and strengthening existing neighborhoods to achieve community goals.

Industrial Preservation: The County has a limited amount of industrial land that continues to see redevelopment pressure as housing increasingly becomes a priority. It is a priority for Summit County to preserve existing industrial land wherever possible to not lose this vital economic resource. Industrial areas provide essential services, local employment, and support various sectors, reducing the need for imports and long-distance transportation. This local production capability strengthens the community's resilience against economic fluctuations and supply chain disruptions.

Concentrated Development: As the County continues to grow, the demand for additional services, housing, and transportation connections will become increasingly important. Prioritizing concentrated development in the future should allow the County to enhance access to essential services in closer proximity to where people live. Concentrated and mixed-use development areas foster a sense of community by encouraging social interactions and creating more dynamic public spaces. This approach is essential for addressing affordability concerns by promoting diverse housing options and reducing infrastructure costs while preserving essential natural resources.

Constraints: Summit County's unique high-elevation, mountainous environment creates considerable constraints to development, limiting where and how the County can grow. Focusing growth in areas with fewer environmental constraints helps protect the County's natural beauty and protects sensitive areas like viewsheds, wildlife habitat, and wetlands. Steering development away from risk zones, such as steep slopes and landslide areas, also helps protect residents over the long-term.

TDRS: Summit County utilizes a TDR program designed to protect open spaces, rural lands, and environmentally sensitive areas by transferring development potential from "sending areas" to more suitable "receiving areas." The program allows landowners in designated sending areas to sell their development rights to developers or landowners in areas more suitable for increased development, who can then use these rights to increase the density or intensity of development beyond what is normally permitted by zoning regulations.

Sending areas are typically located in areas the county wants to preserve, such as open space, wildlife habitat, or lands with high scenic value. Once development rights are transferred from a sending area, the land is preserved permanently through conservation easements. Receiving areas are generally closer to existing infrastructure, services, and urbanized areas, where higher-density development is more appropriate and sustainable. Continuing the TDR program into the future, helps concentrate development in appropriate areas of the county that supports the county's environmental and conservation goals while allowing density in key areas that can support critical County needs like community services and housing.

Relationship to Cross-Cutting Themes

Resilient land use for Summit County involves creating land use patterns that support long-term community well-being and environmental health. Allowing the community to proactively plan for natural disasters, climate change, and economic shifts. This includes incorporating strategies for risk mitigation, such as building in areas less prone to flooding or wildfires, designing infrastructure to withstand extreme weather, and ensuring diverse land uses that contribute to economic and social resilience. By prioritizing adaptability and sustainability, resilient land use growth helps communities thrive despite uncertainties. Viewing land use decisions through a lens of resiliency enhances the County's ability to respond to future challenges.

Sustainable land use for Summit County involves using land efficiently to minimize environmental impact, such as preserving natural habitats, reducing pollution, and managing resources responsibly. Sustainable land use also incorporates thoughtful infrastructure and utility considerations, ensuring that development supports efficient and lasting systems for transportation, water supply, waste management, and energy. This approach includes designing infrastructure that reduces energy consumption, supports renewable resources, and accommodates future growth without compromising the needs of the environment or Summit County community. By integrating these principles, sustainable land use aims to create balanced, thriving communities that are adaptable and supportive of long-term quality of life.

Equitable land use for Summit County facilitates access to amenities like parks, housing, and transportation, ensuring that future land use decisions do not disproportionately disadvantage marginalized or underserved groups. Equitable future land use also involves inclusive participation opportunities that consider the needs and circumstances of diverse community members.

Relevant Plans

The Summit County Comprehensive Plan integrates content from the 2009 Basin Plans—including the Lower Blue Basin Master Plan, Joint Upper Blue Master Plan, Snake River Master Plan, and Ten Mile Master Plan—as well as subbasin and neighborhood plans such as the Heeney and Bills Ranch Plans. By incorporating these documents, the comprehensive plan elevates key goals and principles that are important across the county, promoting a cohesive vision while simplifying the review process. This ensures that local values are maintained and reflected in policies that align with countywide priorities. Key Goals and Policies from the referenced plans have been integrated into the key area sections.

Countywide Goals and Policies

The following Countywide goals and policies establish a framework to guide future development throughout the County.

Goal 1. Manage growth to align development with community values and preserve community identity.

To achieve this goal, we will...

- Policy 1. Prioritize development in areas with existing infrastructure and utilities, or areas where efficient extension of services can be provided.
- Policy 2. Discourage development in areas with visual importance or within critical wildlife movement corridors to protect the natural environment and preserve scenic views.
- Policy 3. Encourage infill development and the redevelopment of underutilized properties to optimize the use of infrastructure and services.
- Policy 4. Maintain and enhance buffers surrounding wilderness areas to protect wetlands, wildlife corridors, and recreational opportunities.
- Policy 5. Encourage subdivisions and site designs to preserve the natural landscape through clustered development, maximum building sizes, and minimum open space standards.
- Policy 6. Preserve working agricultural and ranching land where feasible and promote activities that conserve these resources.

Goal 2. Provide effective and sustainable services and facilities for current and future development.

To achieve this goal, we will...

- Policy 1. Focus development in areas with access to sufficient emergency and social services, including law enforcement, fire protection, schools, and healthcare.
- Policy 2. Encourage multi-purpose use of public lands and facilities to maximize community benefit.
- Policy 3. Support expansion and enhancement of communication infrastructure, in a way that respects visual and environmental impacts.

Goal 3. Enhance the quality, desirability, and integrity of existing neighborhoods.

To achieve this goal, we will...

- Policy 1. Encourage mixed-use development where appropriate to create more dynamic public spaces and enhance access to essential services.
- Policy 2. Create opportunities for placemaking that reinforce neighborhood character and improve safety and accessibility for people with disabilities, the elderly, and families with young children.
- Policy 3. Integrate trails and open spaces into neighborhood planning to support recreation and multimodal transportation options.

Policy 4. Promote development supporting healthy, active lifestyles, and fostering unique and diverse communities.

GOAL 4. Provide safer and more resilient infrastructure, development patterns, and County operations.

Policy 1. Consider development constraints when evaluating future land use plans to ensure proposed uses can be implemented without negative environmental impacts.

Policy 2. Educate residents on the associated risks and costs of living in high-risk areas and facilitate informed decision-making when future development within high-risk areas is proposed for consideration.

Policy 3. Integrate cultural resource preservation into growth management efforts, ensuring that development respects and incorporates the community's historical and cultural assets.

Policy 4. Preserve existing industrial land to provide a balanced mix of land uses and maintain local access to essential services, jobs, and goods.

GOAL 5. Strengthen local and regional collaboration to address shared challenges and maximize efficiencies.

Policy 1. Partner with neighboring jurisdictions and state and federal agencies to develop common goals related to growth and future development.

Policy 2. Collaborate with neighboring jurisdictions to plan, fund, and implement joint infrastructure projects that benefit multiple communities.

Policy 3. Create formal partnerships with towns, neighboring counties, and regional entities to coordinate land use planning efforts and address regional challenges.

Policy 4. Work closely with utility providers, emergency services, and other key service providers to ensure coordinated and efficient delivery of services across municipal boundaries.

Policy 5. Coordinate with neighboring jurisdictions, service providers, and special districts to assess capacity for future needs.

GOAL 6. Promote development practices that facilitate long-term sustainability, and balance resource allocation.

Policy 1. Incentivize sustainable building and site design practices that reduce environmental impact and support long-term community resilience.

Policy 2. Coordinate the location of infrastructure and communication facilities such as utility corridors and cellular communication towers, to support joint use where possible.

Policy 3. Reduce end-user water consumption through efficient water use practices, conservation measures, and the adoption of water-saving technologies.

Policy 4. Strengthen climate-resilient development policies to reduce greenhouse gas (GHG) emissions and increase resilience to climate risks.

Goal 7. Protect and enhance ecological corridors to ensure that wildlife can safely move between habitats.

- Policy 1. Integrate wildlife crossings into transportation planning along key roadways to reduce vehicle-wildlife collisions and improve road safety for drivers.
- Policy 2. Promote the use of wildlife-friendly infrastructure, such as underpasses, overpasses, and fencing, to facilitate safe passage for wildlife across roads and developed areas.
- Policy 3. Conduct regular monitoring and assessments of ecological corridors to evaluate their effectiveness and implement adaptive management strategies to address emerging challenges.

Goal 8. Ensure the long-term health and sustainability of waterbodies and waterways throughout the County.

- Policy 1. Encourage management of outflow from Dillon and Green Mountain Reservoirs in a manner which reduces short-term fluctuations in streamflow.
- Policy 2. Maintain healthy water table levels throughout the County.
- Policy 3. Address user conflict issues, maintenance, or needed improvements to campground support facilities, financial stability, forest service requirements, and resource damage.

Environmental Stewardship

ES Goal 1: Reduce the impacts of development on the natural environment

ES Policy 1.1. Limit the disturbance envelope of new development to 5% of development area to minimize environmental impact and preserve natural landscapes.

ES Policy 1.2 Limit setbacks from main roads to avoid long driveways to reduce unnecessary land disturbance and improve accessibility.

ES Policy 1.3 Limit light pollution from developed areas to help keep skies dark and protect nighttime ecosystems.

ES Policy 1.4. Avoid development in areas that provide significant ecosystem services, such as riparian areas, water bodies, and wetlands, to preserve critical environmental functions and biodiversity.

ES Policy 1.5. Maintain and update County standards to meet or exceed state and federal environmental protections to ensure the highest level of environmental care and regulatory compliance.

ES Policy 1.6. Ensure a sufficient buffer between development and riparian areas to protect water quality and support healthy ecosystems.

ES Goal 2. Improve equitable and inclusive access to our natural environment.

ES Policy 2.1 Enhance ADA accessibility within appropriate open space areas to expand equitable recreational opportunities for residents and visitors of all abilities.

ES Policy 2.2. Create accessible neighborhood connections to the existing trail network.

ES Policy 2.3 Enhance inclusivity and cultural relevance of open spaces and trails through thoughtful acquisition, programming, and interpretive signage.

ES Goal 3. Improve the health of our natural environment.

ES Policy 3.1 Restore environmentally degraded areas improve ecosystem health and enhance biodiversity.

ES Policy 3.2. Restore environmentally degraded areas improve ecosystem health and enhance biodiversity.

ES Policy 3.6 Protect/preserve wildlife habitat and corridors by prioritizing development that clusters development away from high quality habitat, avoids fragmenting contiguous habitat, and maintains or creates habitat corridors to support wildlife populations and ecosystem connectivity.

ES Goal 4. Reduce exposure and increase capacity to adapt to natural hazards and climate change impacts.

ES Policy 4.1. Limit development in areas with the highest-known hazard exposures, such as the wildland-urban interface, wildfire and flood-prone areas, to protect vulnerable populations, including those in affordable housing, from increased risks and potential disasters.

ES Policy 4.4 Guide density toward areas with existing water and wastewater infrastructure, as well as sufficient water supply, treatment capacity, and wastewater treatment capacity to optimize resource use and ensure that new development is supported by adequate utilities and services.

ES Goal 5: Reduce our reliance on natural resources.

ES Policy 5.1 Coordinate regional water planning efforts with water providers to enhance water conservation, water quality, and integrate water and land use decision-making to ensure effective management of water resources and sustainable development.

ES Policy 5.5 Promote water conservation through land use planning and design to integrate efficient water use into development projects and reduce overall water demand.

Housing

H Goal 1. Increase the supply of affordable housing in the County.

H Policy 1.1 Revise and streamline development standards, procedures, and fee structures to remove unnecessary barriers to the development of local resident housing.

H Policy 1.2 Incorporate ADUs into new large developments and provide incentives for smaller developments to diversify unit types.

H Policy 1.3 Leverage existing ADU stock plans and create stronger incentives for constructing accessory apartments (ADUs) to streamline approval processes.

H Policy 1.4 Ensure affordable units are distributed throughout projects and included in mixed-income developments with varied unit types and sizes to significantly increase affordable housing.

H Policy 1.5 Collaborate with local governments, businesses, nonprofits, and other stakeholders to leverage shared resources to implement strategies such as acquiring existing housing units through buy-down programs, converting them to affordable workforce housing, and exploring creative programs.

H Goal 2. Prioritize the development of new housing that meets the evolving needs of current and future residents.

H Policy 2.3 Incentivize the development of family-sized units and explore additional strategies identified by state housing authorities to enhance local housing affordability.

H Policy 2.4 Incentivize developments that prioritize long-term affordability.

H Goal 3. Expand land available for affordable housing.

H Policy 3.2 Collaborate with public entities, including exploring land trades with the US Forest Service, to develop criteria to prioritize acquisitions and development of banked land based on local housing needs and available funding.

H Policy 3.3 Collaborate with partner agencies, community-based organizations, and affordable housing developers to implement a Community Land Trust (CLT) Program, building on existing models if needed.

H Goal 4. Balance the housing needs of local residents with the demand for short-term accommodation.

H Policy 4.1 Prioritize the preservation, rehabilitation, and adaptive reuse of existing housing to meet the needs of the local workforce and long-term residents.

H Policy 4.2 Continue exploring programs that convert seasonal and short-term rental housing into year-round affordable rental units like the Lease to Locals program, hotel conversions, and master leasing properties to further expand affordable housing options.

H Goal 4.3 Expand existing programs that convert market-rate units into affordable housing, such as acquisition and buy-downs, to support efforts to prevent the displacement of local residents and employees.

H Goal 4.4 Explore additional strategies, including the rehabilitation of aging properties and the adaptive reuse of underutilized buildings, to maintain neighborhood diversity and long-term affordability using deed restrictions and other protective mechanisms.

H Policy 4.5 Mitigate the impact of short-term rentals (STRs), second homes, and underutilized or vacant units to ensure more housing stock is available for local residents.

H Goal 6: Advocate for housing policies that promote affordability, equity, and long-term housing stability.

H Policy 6.1 Enhance education, outreach, collaboration, and advocacy to ensure that both residents and the County are well-informed about housing programs, resources, and housing needs as conditions evolve.

H Goal 8 Integrate housing into the broader community support system to sustain the local workforce and preserve long-term community stability.

H Policy 8.1 Work with the Summit Combined Housing Authority (SCHA) to expand financial assistance programs for the repair, rehabilitation, weatherization, and maintenance of affordable workforce housing.

H Policy 8.2 Consider using tax credits, public-private partnerships, and revolving loan funds to support initiatives and ensure long-term housing stability for local workers.

H Policy 8.4 Regularly review and adjust funding strategies to ensure they remain effective and aligned with housing needs.

H Policy 8.5 Expand efforts to leverage financial resources through public/private/nonprofit partnerships, focusing on joint ventures that align with the County's affordable housing goals.

H Policy 8.6 Explore creative financing options and partnerships that maximize the impact of available resources.

H Policy 8.7 Commit to and maintain eligibility for funding under Article 32 of Title 29 (Proposition 123) to secure this essential funding for long-term housing initiatives.

Transportation

T Goal 1. Promote Alternative Forms of Transportation to Connect Housing with Community Amenities and Employment Centers

T Policy 1.1 Construct additional trails and pathways to promote active transportation and connect residential areas with amenities and employment centers.

T Policy 1.2 Improve the on-street walking and bicycling network to enhance year-round safety, accessibility, and connectivity to homes, key destinations, and bus stops.

T Policy 1.3 Enhance safety measures along streets and pathways, including speed limits, separated pathways, and visibility around turns, to improve user experience and accommodate the growing presence of e-bikes.

T Policy 1.4 Identify areas where dedicated bus lanes on key roadways could improve transit efficiency.

T Goal 3: Support Electric Vehicle (EV) Adoption

T Policy 3.2 Fund EV infrastructure and support EV-friendly policies along regional corridors and at major destinations.

T Goal 4 Maintain and Improve Roadway Infrastructure

T Policy 4.1 Identify areas in need of additional local roadway connections to improve access while prioritizing sustainable design principles and minimizing environmental impacts.

T Policy 4.2 Incorporate bilingual signage on roadways to support the non-English speaking community.

Community Connection

CC Goal 1. Ensure County facilities and services enhance access to essential and valued resources for all Summit County community members.

CC Policy 1.1 Enhance community gathering spaces and multi-generational amenities to provide additional resources for community members.

CC Policy 1.2 Enhance year-round recreational opportunities for community members.

CC Policy 1.3 Take a fiscally responsible approach to acquiring, developing, and maintaining parks, trails, open space, and other recreational facilities.

CC Policy 1.4 Encourage design of new developments, housing, and facilities to accommodate the needs of all users, including youth, aging, disabled, and special needs populations.

CC Policy 1.5 Streamline information about local resources and programs to increase awareness of and accessibility to community assets.

CC Policy 1.6 Expand access to healthcare, childcare, and mental health services to support the health and well-being of the community.

CC Goal 2 Celebrate diversity and strengthen community identity.

CC Policy 2.5 Ensure County facilities and services enhance access to essential and valued resources for all Summit County community members.

CC Goal 4. Utilize land use planning to support community services.

CC Policy 4.2 Plan for improved access and distribution of community services, with an emphasis on historically underserved areas.

CC Policy 4.3 Where needed, expand existing public facility links such as trails, paths, open space, and streets to create connectivity between communities and neighborhoods.

CC Goal 5. Empower community members with knowledge and resources about the unique considerations of living in Summit County

CC Policy 5.1 Establish partnerships and emergency hubs to support the resilience of residents and visitors during and after extreme weather events and other natural hazards.

CC Policy 5.3 Educate landowners on the benefits of preserving historic resources to strengthen support for preservation.

Economy And Tourism

E Goal 1. Preserve a Mixture of Land Use Types to Support Diverse Industry

E Policy 1.2 Preserve existing light industrial areas via zoning regulations to provided spaces for future industrial uses.

FUTURE LAND USE MAP

The Future Land Use Map (FLUM) serves as a guide for planning growth and addressing needs in the County's unincorporated areas. Through defined future land use categories, the FLUM outlines the type and location of potential development and aligns with community values and long-term goals. While the FLUM itself is not regulatory, it provides the basis for future zoning changes and land use regulations in the County. The following future land use categories reflect one overarching vision for growth in the County and illustrate the intent behind the countywide goals in this chapter.

FUTURE LAND USE CATEGORIES

Rural (1 DU per 40 acres)	Single-household, ranches, or agricultural uses with densities of one dwelling unit (DU) per 40 acres. Land uses in this category minimize impacts on environmentally sensitive lands, which can also help preserve open space areas.
Ranchette (1 DU per 5 - 40 acres)	Single-household, ranches, or agricultural uses with densities of one DU per 5-40 acres. Minimizes impacts on environmentally sensitive lands, which can also help preserve open space areas.
Estate (1 DU per 1 - 5 acres)	Single-household detached dwelling units on individual lots ranging in densities from one DU per one to five acres. Minimizes impacts on environmentally sensitive lands, which can also help preserve open space areas.
Neighborhoods (R-1 to R-6/2-9 DUs per acre)	Single-household detached dwelling units on individual lots ranging in densities from two to nine dwelling units per acre.
Higher Density and Mixed-Use Neighborhoods (10+ DUs per acre)	Primarily neighborhoods for multi-unit dwellings that provide a mix of housing options and costs, which can be paired with commercial or community amenities, to promote a variety of higher density living options. In addition, Higher Density and Mixed-Use Neighborhoods can include townhomes, duplexes, small-scale commercial, parks, and open spaces.
Community Facilities	A nonprofit or quasi-public use, such as schools, churches, libraries, hospitals, and utility structures like substations and wastewater treatment plants. These areas could also contain workforce housing.
Open Space	Parks, public and private open space, greenways, recreation, and conservation areas.
Resort	This is a mix of resort-owned land and neighboring complementary services such as hotels, rentals, restaurants, employee housing, parking, and commercial.
Mixed-use	A mixture of retail, offices, light industrial, lodging, or other uses that promote multi-use buildings and corridors that support a range of needs and services. This area may also contain multi-unit residential dwellings.
Industrial	Sites with primary uses such as manufacturing, warehousing, storage, research facilities, auto-related services, or other supporting industrial-related services.
Mining	Active sites dedicated to mining or excavation activities.
Mountain Village	Rural communities with a mix of single-households, small-scale commercial, and community facilities.
Public Lands	US Forest Service (USFS) and bureau of Land Management (BLM) land.

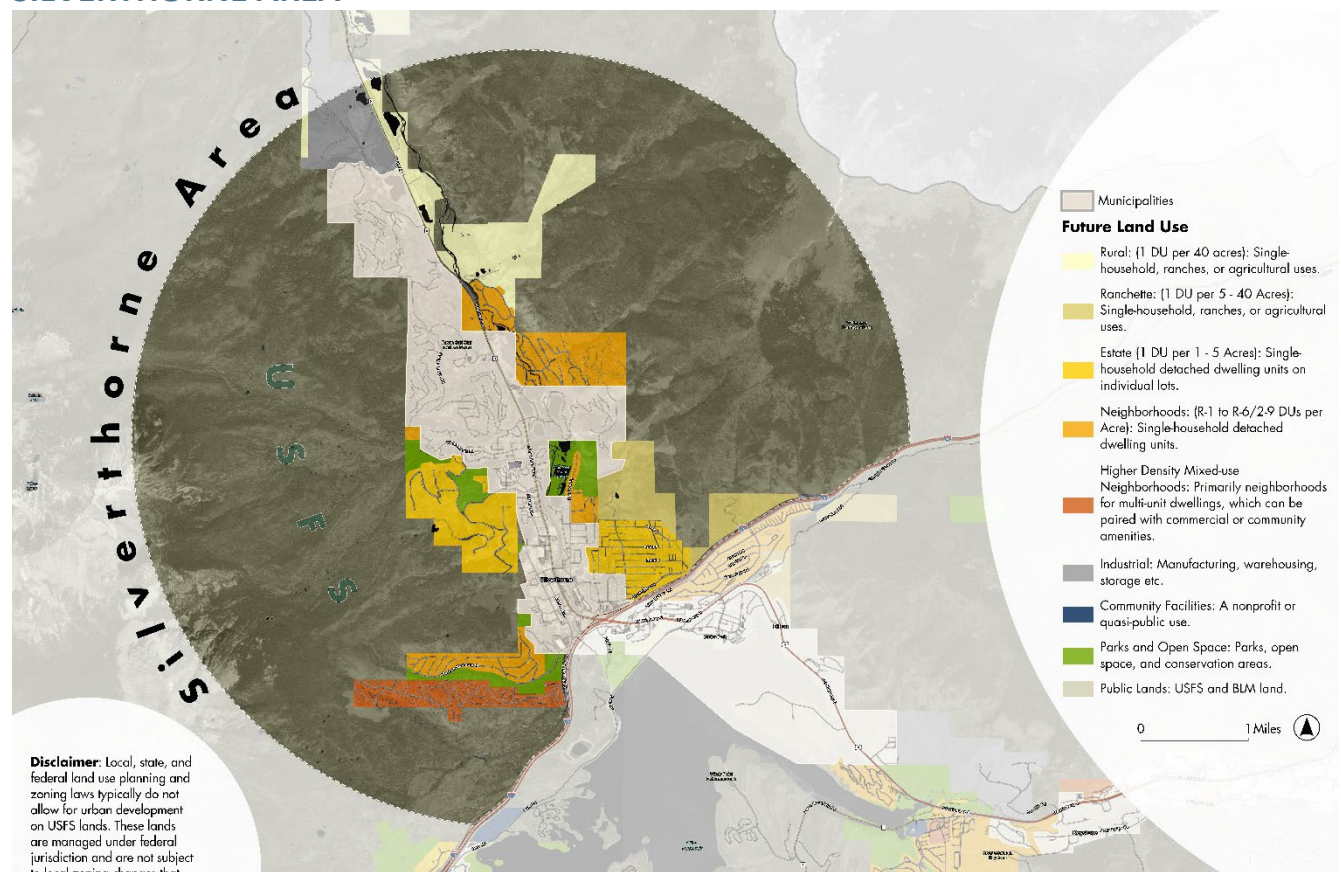
{Placeholder for Countywide future land use map}

FUTURE LAND USE FOCUS AREAS

Neighborhood character varies significantly across the County, from the rural, agricultural, and recreation-oriented northern region near Green Mountain Reservoir to the high alpine southern portion near Blue River. The County is shifting from individual basin and sub-basin plans to the Focus Areas to adequately address the unique characteristics of these different regions and neighborhoods, the County has been divided into nine key areas. Each area has different distinct growth potential and important community character that requires consideration.

The following sections will highlight each key area individually, explaining what makes it special and what considerations may influence future development of the area. While each key area is ultimately guided by countywide goals and policies, in unique circumstances, a key area may have area-specific goals and policies that relate to its specific geography. These additional goals and policies have been outlined in each section.

SILVERTHORNE AREA



Introduction/Summary

The land surrounding Silverthorne blends urban and rural elements, with the towns of Dillon and Silverthorne serving as hubs for essential services and employment opportunities for County residents. The area's access to I-70, State Highway 9 (SH 9), and US Highway 6 (US 6), along with multiple Summit Stage stops, provides this area strong connectivity to other parts of the County. Since the 2009 Countywide Comprehensive Plan, growth has been concentrated within and around Silverthorne, providing housing for community members.

The unincorporated areas around Silverthorne feature several residential neighborhoods with higher-than-average occupancy of full-time residents, including the Wilderndest neighborhood. Wilderndest offers a range of multi-unit homes with back-door access to trails and recreation in the Eagle's Nest Wilderness area. These neighborhoods feature slightly smaller lot sizes and more clustered development compared to other parts of the County, reflecting their proximity to town boundaries.

Key Considerations

Regulations regarding TDRs in the Lower Blue Basin were adopted in 2007. Due to limited partnerships with Silverthorne very few TDR transactions have occurred in this area. The main factors limiting growth in this area are utility capacity and environmental constraints.

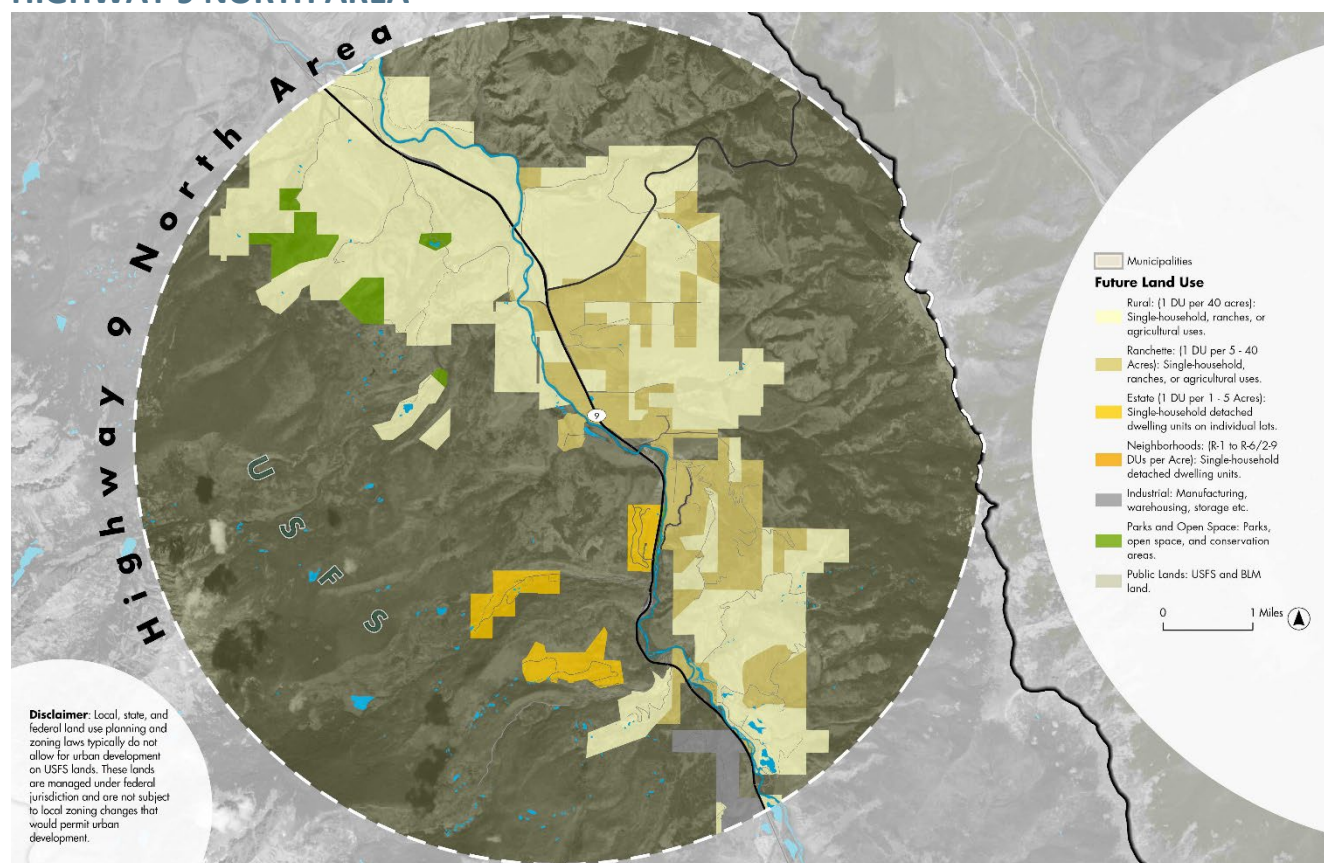
Additionally, the fen wetlands complex near Dillon Cemetery is recognized as a crucial conservation site, highlighting the region's commitment to preserving its natural resources. Efforts are also made to manage Dillon Reservoir's outflow to maintain stable stream flows and support ecological health.

Just north of Silverthorne is of the few industrial-use sites in Summit County. Preserving strategic industrial areas like this can help minimize heavy truck traffic and reduce congestion on local roads by providing nearby access to essential services. Additionally, these sites offer critical storage for larger industrial trucks that support infrastructure maintenance and construction, ensuring efficient operations across the county. Notably, this industrial area is located near the Blue River, which is recognized for its Gold Medal Stream status by Colorado Parks and Wildlife, underscoring the need for careful land use and environmental stewardship to balance industrial activity with the preservation of this valuable natural resource.

Area-Specific Goals and Policies

N/A

HIGHWAY 9 NORTH AREA



Introduction/Summary

North of Silverthorne, County land uses shift from higher density or town-oriented development to agriculture, open space, and lower density rural, ranchette, and estate residences. The majority of private unincorporated lands are ranchlands used for grazing, hay production, outfitting, equestrian activities/boarding, and firewood/timber harvesting. Over the years, some of the lands formerly used for agriculture have been left fallow, split into large lots (usually 20 to 40 acres in size), or converted to other uses.

The Blue River flows north to northwest through the length of this area, from Dillon Reservoir to Green Mountain Reservoir. Easy access to the White River National Forest and Eagle's Nest Wilderness makes this a highly visited area for fishing, hunting, camping, and other recreational pursuits.

A few subdivisions in the southwestern portion of this area have slightly higher residential densities under the Estate category. This area is not anticipated to see significant growth in the future, and future land uses should remain relatively consistent in order to preserve critical habitat and rural character of the area.

Key Considerations

Traffic on SH 9 is affected by local residents, commuters from Grand County, and weekend visitation to Steamboat Springs to the north. Transportation considerations include planning for minimization of wildlife collisions.

This area also identifies strongly with its ranching history and rural character, an aspect of the area that is important to maintain as the County continues to grow in the future.

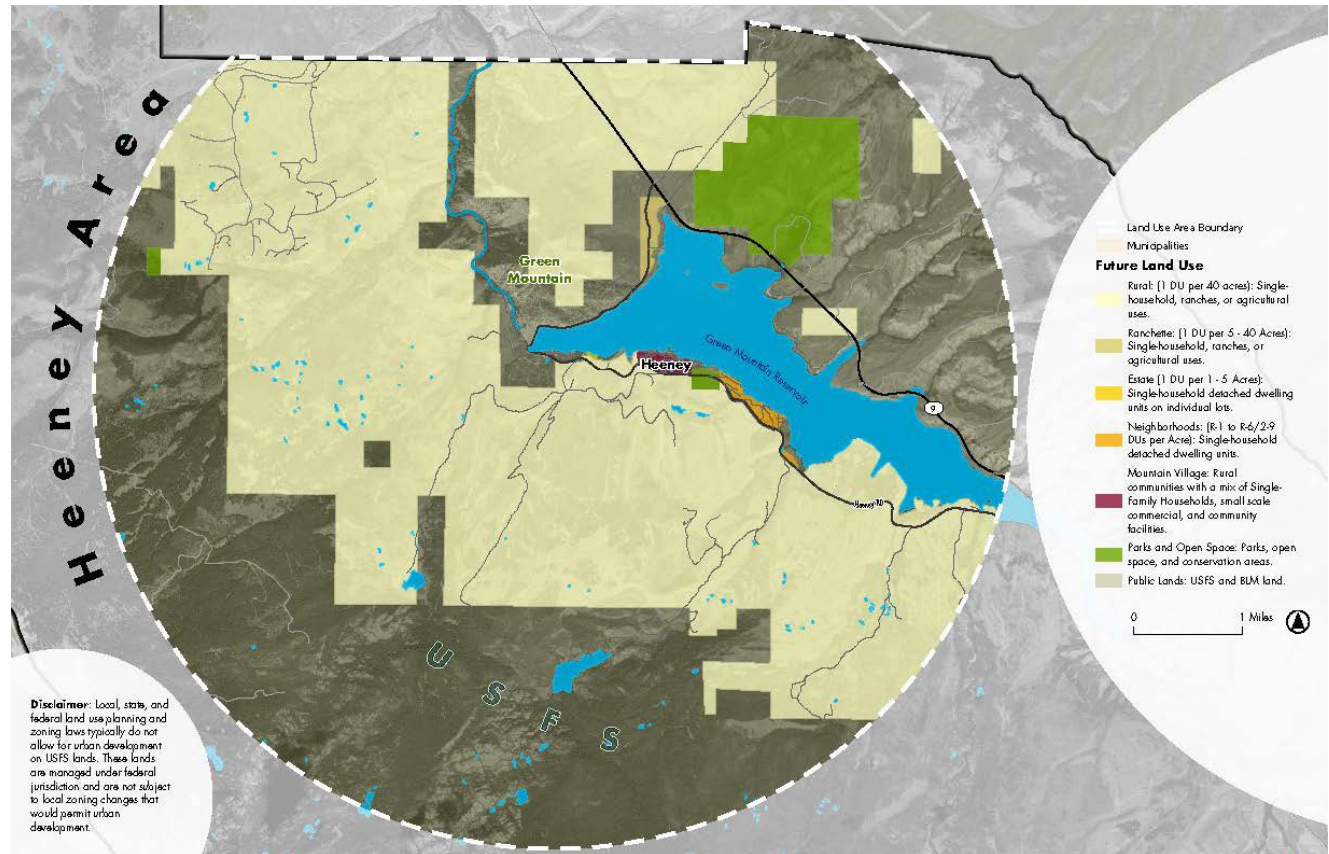
Area-Specific Goals and Policies

N/A

Actions (to be included in the action table)

- Work with the BOCC, CDOT, and property owners to improve SH 9 from Silverthorne north to the County line to provide adequate shoulder widths, safe passing zones, parking, and turnout areas and turning lanes where necessary.
- Improvements such as the expansion of SH 9 to become a four-lane highway, “freeway” signage, additional lighting, screening, or sound barriers to minimize noise and light impacts are inappropriate and inconsistent with the rural character of the Basin.
- The County’s building permit review process should verify that proposed building sites are not designated as TDR sending areas or TDR neutral properties (e.g., properties with deed restrictions related to extinguished or transferred development rights, or open spaces preserved through TDR transactions), ensuring no future development occurs on these sites.
- Identify critical wildlife habitats and migration routes along the SH 9 corridor, and establish monitoring programs to evaluate the effectiveness of wildlife crossings, adapting plans as necessary to ensure they meet both ecological and safety objectives.
- Consider adding bus service to serve commuter traffic from this area and northern communities of Grand County and Kremmling.

HEENEY AREA



Introduction/Summary

The character surrounding the townsite of Heeney is primarily defined by its rural aesthetic and access to outdoor recreation. Located surrounding Green Mountain Reservoir, about 25 miles north of Silverthorne, the area features a mix of large-lot residences, smaller lot subdivisions such as Dudley Hill and Lee's Lakeshore, a small unincorporated townsite, riparian zones, and mountain terrain. Residential development in the area is sparse and low-density, consisting mostly of cabins, small homes, and ranches that embrace a quiet, rural lifestyle. The majority of residents in the area are second homeowners and do not live in the Heeney area year-round.

The townsite of Heeney was originally founded in the 1930s and 40s as housing for workers building the Green Mountain Dam. Known for its remote and rural character, the townsite grew modestly through the early 1990s from the original Green Mountain Haldorsen Tracts and Lee's Lakeshore Homesites plats to nine residential subdivisions. Today, a few small businesses, such as a general store and lodging options, serve both residents and visitors.

Agriculture plays a modest role in the area, with some land dedicated to grazing and small-scale farming. Recreational activities such as boating, fishing, hiking, and camping are prominent, as the Reservoir and surrounding lands provide a popular destination.

Key Considerations

This area is centered on Green Mountain Reservoir, a frequently visited recreational amenity formed by the Green Mountain Dam, a key component of the Colorado-Big Thompson Project, which diverts water from the western slope of the Rockies to the eastern plains for agricultural and municipal use. The water level of Green Mountain Reservoir can fluctuate significantly, depending on the water management needs of the Colorado-Big Thompson Project, affecting both recreation and the stability of homes.

In addition, several organizations have authority to make decisions that influence development and use of the area, including the Dillon Ranger District, the Bureau of Reclamation, the Division of Wildlife and Summit County government. While Summit County has jurisdiction over the unincorporated lands surrounding the reservoir, the management of recreational resources and campgrounds, the Green Mountain Dam and reservoir levels, and the Division of Wildlife State Wildlife Area fall to these other organizations. Collaboration and ongoing partnership are required to maintain collaboration and coordination on key issues and shared responsibility to serve the Heeney community and surrounding environment.

The area sees moderate tourism, mostly in the summer months. The area is popular for a variety of recreational activities, including boating, fishing, camping, hiking and more. The Green Mountain reservoir is a unique Summit County amenity, being the only reservoir to allow swimming and waterskiing. Notable campgrounds in the area include Cataract Creek, McDonald Flats, and Cow Creek South, among others. The area is also the site of the Bureau Camp, a historic recreation site originating in the 1930s and managed by the Bureau of Land Management. The site still hosts notable historic resources which require partnerships to collaboratively manage for preservation and restoration over time.

The townsite of Heeney contains significant site constraints that prohibit future development potential including limited water and septic systems, unstable soil profiles and small sized parcels. These constraints create barriers to developing vacant parcels or re-platting lot lines unless improvements in infrastructure capacity could upgrade service capacity.

Looking to the future, this area should maintain large rural lots outside of the Heeney townsite. Given its location and character, future land use planning in Heeney should carefully balance maintaining the area's natural environment and low-density development with the needs of the community. Preserving the townsite's unique qualities while considering infrastructure improvements, environmental conservation, and sustainable growth will be key to ensuring that Heeney retains its distinctive identity.

Area-Specific Policies

Goal 1. Preserve existing residential character and established land use patterns in the Heeney area.

Policy 1. Ensure that future development aligns with existing infrastructure capacity and maintains low density, rural community character.

Goal 2. Ensure the safety and stability of the Heeney area for residents

Policy 1. Monitor soil stability in the Heeney area to ensure structure safety in the face of rising and falling water levels.

Policy 2. Support efforts and resources to secure the safety of the Green Mountain Reservoir Dam.

Actions (to be included in the action table)

- Update code to reflect: At the time of platting, encourage homebuilders to designate and design the location of water and sewer systems before designating the placement of building footprints or envelopes.
- Create an approach and strategy to sustainably manage the Bureau Camp and its resources including parking, maintenance, fees, sanitation, trash, signage, funding, and BLM land-trade implications.
- Initiate and investigate an appropriate location for an additional marina at the Green Mountain Reservoir to serve and accommodate the increased demand created from boaters.
- Explore alternative methods of sewage disposal in the Heeney Area, which do not endanger health and environmental safety.
- Notify building applicants in the area that there may be potential geotechnical concerns and encourage applicants to obtain a geological study prior to commencement of construction.
- Improve the marina and surrounding amenities to better standards
- Continued correspondence and collaboration with other jurisdictional entities in the area (Dillon Ranger District, Bureau of Reclamation, Division of Wildlife).