



Blueprint: **Silverthorne**

2022 Comprehensive Plan Update



SILVERTHORNE
COLORADO

Introductory Remarks

2022 Update

The 2022 Comprehensive Plan Update reflects both growth since the last update in 2014, as well as the unusual circumstances that the Covid-19 pandemic brought on in the last two years. There have been significant achievements – the establishment of the Performing Arts Center and Downtown Core – and reaffirmation of values that community members hold true. This update seeks to continue much of the momentum that the 2014 Update set in motion, solidified through a unified vision of local identity, connections to the outdoors, and commitment to a thriving future.

While the COVID-19 pandemic caused many challenges, in Silverthorne, those often held opportunities. Locals and visitors alike favored walkable, outdoor spaces and community-based programs. Silverthorne’s tremendous work to create a new downtown, promote the arts, and continue to invest in parks and open space, recreation and local businesses made it an attractive destination for new residents and visitors. The 2022 Silverthorne Comprehensive Plan Update embodies the spirit of the community with bold ideas for growth and reinvestment in infrastructure, parks and recreation, housing, and mixed-use development. These goals, objectives, and actions will ensure that a strategic momentum for economic vibrancy will endure for the next 8 years.

While the community agrees that the Town is on the right track, there is interest in ensuring that Silverthorne stays focused on “locals first.” Balancing the needs of the local community and visitors is expressed in new Community Element and Housing goals that describe these values in policy form. The Town’s unwavering commitment to connecting community members is evident in events, programs, and projects, such as First Fridays and the creation of the Smith Ranch Neighborhood. This Update elaborates on the importance of the Blue River and civic spaces in future redevelopment scenarios. The Pavilion, Recreation Center, Town Hall and Library, existing businesses, and the Blue River Trail are all tried-and-true community assets that will continue to provide the framework for establishing that vision.

The 2022 Comprehensive Plan Update is one of the many tools that the Town now has in place to encourage investment in the community’s future and make strides towards Town Core and Gateway District redevelopment. It will work in concert with the Town Code and development regulations to ensure that future projects uphold the principles of urban design in mountain communities. Tools such as the Urban Renewal Authority will bolster this plan by facilitating funding strategies to get projects built. Illustrative graphics, detailed maps, and clear and concise goals and policies further articulate the Town’s vision to inspire future investments from both the public and private sectors and will ensure that this plan is actionable.

This Update would not have been possible without the strong community participation that occurred at every event forum. Thank you to our community members, Town Council, and Planning Commission for their dedication to this effort.

Sincerely,

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Chapter 1: Introduction

The Silverthorne Comprehensive Plan is a guidebook for the future. This community has evolved continuously over the last century and a half – from prospective placer mine, to workers’ camp, to commercial center and year-round community for permanent residents and second homeowners alike. Silverthorne’s development pattern reflects this evolution and today, the Town is positioned to continue imagining how the built environment can enhance quality of life, celebrate natural resources, connect us to our community, and support economic sustainability. This 2022 Comprehensive Plan Update is the blueprint to achieving those goals through the next course of evolution in Silverthorne.

Purpose of a Comprehensive Plan

The essential idea behind planning is that people living in a community can guide decision-making relative to growth and development. These ideas often take the form of a comprehensive plan where the community, through its local government, makes an effort to:

- Protect the health, safety, and general welfare of the citizens in the community;
- Improve the physical, social, and economic environment of the community; and
- Understand and make decisions on proposed short-term, individual actions that are informed by their expected long-range impacts.

A comprehensive plan acts as a community’s guiding framework, and many tools are used to inform decision making. The comprehensive plan does not contain codes or ordinances. Instead, it organizes the goals and policies expressed by the entire community. These ideas in-turn inform public projects, programs, budget decisions, and updates to codes and standards. In addition to guiding land use decisions, a comprehensive plan serves as a guide for ongoing and future public investment. Through land use planning, a town can judiciously use its fiscal resources to provide the efficient and affordable services that businesses and residents need. A comprehensive plan also helps focus a town’s resources on specific strategies to achieve community goals. More specifically, the 2022 Silverthorne Comprehensive Plan Update:

- Provides a framework that supports informed and consistent decision-making by Town elected officials, appointed officials, and staff;
- Outlines a series of long-range goals and policies concerning land use, community design, transportation, and annexation of lands within three miles of the Town limits;

- Guides public investment and the provision of services;
- Establishes policies to balance the rights of the individual with the interests of the community at large; and
- Provides direction for land-use regulations, namely the Development Code and Design District Standards.

Community Need for the Update

With the guidance of the 2014 Comprehensive Plan Update, Silverthorne has seen significant achievements with a new Performing Arts Center, new downtown mixed-use development, new parks, trails and open spaces, and new neighborhoods providing opportunities for a diverse group of owners to call Silverthorne home.

There has long been a desire to create a vibrant downtown area to complement Silverthorne’s regional commercial businesses and elevate the experience for locals and visitors. Through the vision, policies, and goals established in the 2014 Comprehensive Plan Update and other important tools, such as the Urban Renewal Plan, the Town made significant strides and positioned itself to capitalize on opportunities. The cohesive vision that the community set out to achieve is on the right track following a vision and specific set of goals and policies, despite challenges such as the COVID-19 pandemic.

The 2022 Update will ensure the community’s quality of life is sustained as the Town continues to evolve. It will be used to protect the qualities the community loves most about Silverthorne while creating opportunities to enhance the rest.

The iterative nature of this Update creates an opportunity to look more deeply at areas of Town that received less attention in the previous Update. Following the 2014 Update’s success in the Town Core District, this Update will focus on the Gateway District, housing, and community while still creating a framework that allows adjustments to all Town growth patterns. What occurs in our Town matters; it is essential that new commercial development is well-defined by place, purpose, and mountain community character.

Planning Process

The 2022 Update began with community engagement, including an online Town survey, provided in both English and Spanish, attendance at two outdoor summer community events, one at Rainbow Park and one at the Performing Arts Center, and one open house held at the Silverthorne Pavilion. The process also included input from Town leadership and decision-makers.

Themes Heard From the Community

Throughout the planning process, there were certain themes that emerged that reflect today's community vision.



A complete summary of public outreach can be found in Appendix B.

How to Use This Document

This Plan is first and foremost a tool for decision-makers and property owners to use in informing choices about public investment and land development in the future. Various graphics are meant to inspire, and Goals and Policies specifically articulate how to achieve the Community Vision. This Plan is an advisory policy document, and it will guide subsequent revisions to Town Codes, budgets, and standards.

Each chapter serves a specific purpose. Chapter 2 provides a more in-depth glimpse of what has brought Silverthorne to this point in time, especially related to the topics of Land Use, Transportation, Community Design, Growth, and Economic Development. Chapter 3 reaffirms the Community Vision. Chapter 4 presents the Goals and Policies, including the Community Blueprint, the Future Land Use Map, and the Town Core and Gateway Blueprints. Chapter 5 is focused on Implementation, presenting actions and priorities for the years ahead.



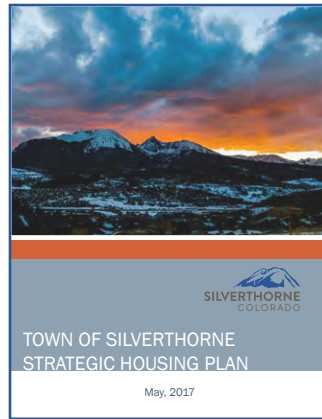
Chapter 2: Silverthorne Today

Relevant Planning

The vision established in the 2014 Comprehensive Plan served as the catalyst for many important planning efforts in the last several years. These include the creation of new zoning districts for the Town Core and Riverfront Districts, Design District Standards, 2016 Arts and Culture Strategic Plan, 2017 Strategic Housing Plan, 2018 Climate Action Plan, 2020 Master Traffic / Transportation Plan, 2020 Drainage Master Plan, and 2021 Parks, Open Space and Trails Master Plan (“POST” Plan).



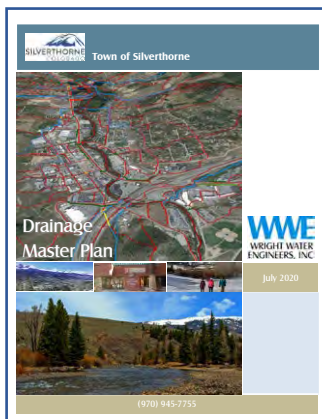
[2016 Arts & Culture Strategic Plan](#)



[2017 Strategic Housing Plan](#)



[2018 Climate Action Plan](#)



[2020 Drainage Plan](#)



[2020 Transportation Plan](#)



[2021 POST Plan](#)

Each of these plans supports the Town’s future decision-making process and this Comprehensive Plan Update. All plans are available on the Town’s website and can be accessed by clicking the thumbnails above.

Conditions and Opportunities

As the Town nears buildout, continued infill and redevelopment will not only shape Silverthorne's economic sustainability, but also its character and quality of life. The introduction of Design Districts, beginning in 2006, directed growth opportunities into specific areas, expanding the town's character and further evolving the experience of spending time in Silverthorne. During community outreach for this 2022 Comprehensive Plan Update, residents of Silverthorne indicated that Town Core development is on the right track, adding to the quality of life and community character. While on the right track, the high cost of housing, improvements related to pedestrian connectivity across Highway 9, and coordination with state highway agencies regarding regional traffic impacts remain top of mind. The following sections provide background and insight on how the Comprehensive Plan addresses current needs and positions the town for desirable growth and progression.

Land Use

Parks, Open Space & Recreation

The town is bordered on the east and west by National Forest, Wilderness Areas, and world class recreational amenities. The proximity and access to the natural beauty surrounding Silverthorne are key reasons that residents and guests choose to be here, a reality that influences planning and land use. Within town, the Blue River is a Gold Medal Trout Stream; the Recreation Center provides year-round aquatics and fitness; the Raven at Three Peaks is an 18-hole golf course that features a Nordic Center in the wintertime; Rainbow Park is home to one of Summit County's largest community parks, with a skate park, playground and tot lot, tennis and volleyball courts, and a soccer field; the Performing Arts Center is a hub for creative experience; Maryland Creek Park offers a dog park, nature play, and disc golf; and the Blue River Trail and other trails allow people to bike, hike, walk, or ski throughout the year.

Commercial

Commercial land plays a critical role in the economic sustainability of Silverthorne and thus has a strong influence on the town's land use policy and pattern. The Town does not collect a property taxes, so it relies heavily on sales tax revenue. Building retail contributes the most sales tax revenue (27%), followed by consumer retail (22%), food/liquor (14%), the Outlets at Silverthorne (13%), lodging (7%), online retail and automotive (tied at 6% each), and services (5%). The biggest change over the past few years is the increase in the online retail sector due to the Wayfair vs. S. Dakota Supreme Court case. Prior to the decision, online retail was immaterial to the community's tax base. It is now a substantial sector contributing to Silverthorne's economic stability.

Housing & Neighborhoods

Silverthorne has historically played an important role in providing year-round housing options for Summit County's permanent

population due to the number and variety of options that have historically been available. More recently, rising real estate values, short-term rentals, and other factors have changed the landscape as it relates to long-term housing in the community. From 2020 to 2021 alone, Silverthorne's real estate values increased 14%, and since 2008 the average price of a single-family home increased 68%, from approximately \$770,00 to approximately \$1.3 million in 2021.¹ Multifamily homes have increased in number and value in the same time frame, with the average price in 2008 around \$450,000 vs. \$792,000 in 2021, an increase of 76%. The Town has taken significant steps to protect year-round housing options in the community, most specifically in the development of the Smith Ranch Neighborhood, which is described further below.

Silverthorne currently has approximately 2,799 housing units.² The largest neighborhoods and total number of built units are identified in **Table 1**.

Table 1 - Built Units		
Neighborhoods	Single-Family	Duplex, Multifamily, Single Apartments
Angler Mountain	68	127
Eagles Nest	445	193
Ponds at Blue River	0	113
Ptarmigan Trail Estates	96	9
Smith Ranch	30	108
Summit Sky Ranch	195	0
Villa Sierra Madre I & II	0	125
Willowbrook Meadows	153	134

Source: Town of Silverthorne

Table 2 - Riverfront District Communities		
Community Name	Zoned Residential Units	Built Residential Units
Apres Shores	74	0
Blue River Flats	53	46
Blue River Flats II	40	0
Rainbow Run	26	10
Retreat on the Blue	81	36
Riverbend Condos	32	32
Riverfront Condos	45	45
Rivers Edge Condos	32	31
River West Condos	102	76
Aidan West	49	0
Silverthorne Sub #1	58	4
The PAD	50	1
The Wave on the Blue	24	0
RF Zoned Units Total	666	281

Source: Town of Silverthorne

As of December 31, 2021

Town Growth

In 2015, the Riverfront Zone District was redefined to promote the creation of higher-density residential neighborhoods along the east side of the Blue River and north of the Town Core. 666 residential units were zoned with this revision to the Riverfront District in 2015, and 281 of these units had been built as of December 31, 2021 (Table 2).³ The completion of the Riverfront District will increase the number of residents and visitors within walking distance to the Town Core.

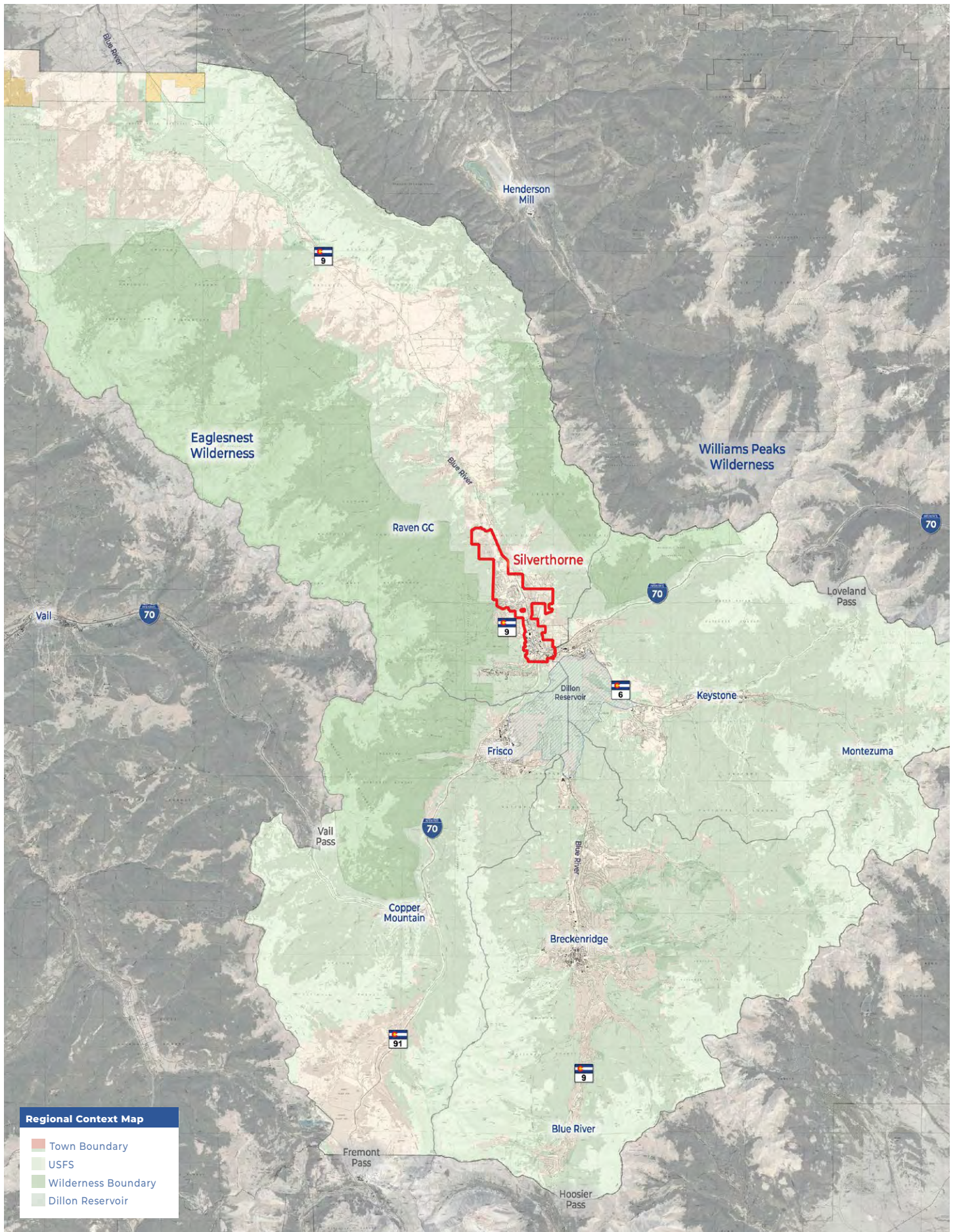
Silverthorne's land use pattern has traditionally separated residential neighborhoods and commercial development. However, the adoption of the 2014 Plan and update of the Design District Standards has led to more mixed-use, walkable, compact neighborhoods adjacent to the Town Core. Most traditional single-family neighborhoods are situated in the northern and eastern portions of the community, and commercial and mixed-use development is located centrally along State Highway 9 (SH 9) and the Interstate 70 (I-70) interchange. The Town Core and Riverfront Districts have become vibrant mixed-use centers that include lodging, residential housing, restaurants, and retail linking east to west along SH 9 at several cross streets, including 4th, 5th, and 6th Streets.



Locals First, Visitors Welcome

In Silverthorne, locals come first, and it shows. From community interest in participating in Town committees and boards, to the Town-sponsored “Locals' Appreciation Party,” a wide range of community members desire to be a part of the contagious energy encapsulating Silverthorne. The Town's consistent recognition of local businesses, artisans, musicians, and organizations is on display during signature First Friday events, which draw people from across Summit County. But it's not just in these outward events where Silverthorne's love for locals is shown. The Town's commitment to cultural events, recreation, parks and trails, art installations, and the culture you find in local shops and restaurants has thrived with the optimism of the growing community. There is an appreciation for the people that live here that is exuded and felt everywhere in Silverthorne. Even at regionally important big box stores, you will find employees whose familiar faces make the fabric of the town rich, friendly, and inviting.

Mountain towns throughout Colorado have experienced a rise in popularity as a result of COVID-19. Visitation increased dramatically, with the mountains being places for people to safely refuge and recreate outside in winter and summer. Home prices soared, with buyers from all over the country investing in vacation properties or even deciding to work from home and make the move more permanent. While this trend had economic benefits, many worry that it will have lasting cultural and economic impacts. Silverthorne is fondly viewed as very much the locals' town in Summit County, a place where residents can enjoy a mountain lifestyle without the hustle and bustle of direct adjacency to a resort. By squarely placing an emphasis on “what locals want” and continuing to show a dedicated appreciation for the role that locals play in Silverthorne, the Town will continue to be unique among Colorado destinations, an incredible place to call home, and an authentic place where people want to spend their time.



The full build-out of Three Peaks, Angler Mountain Ranch, and Summit Sky Ranch over the next few years will increase the number of built homes in Silverthorne, some of which will serve as year-round residences, some of which will be part-time residences, and some of which will be vacation properties. The COVID-19 pandemic, which began in early 2020, has impacted behaviors, local residency, and commuting patterns, changing the paradigm of what was typically considered a second home and how people use their homes. The Town closely monitors how homes are used through short-term rental permitting and will continue to audit use into the future. The Smith Ranch neighborhood will continue to contribute significantly to the availability of year-round affordable housing and will include a childcare facility in the future.

Transportation

Silverthorne is considered by many as the gateway to Summit County and western Colorado due to its location at the crossroads of Interstate 70, SH 9, and US 6, just beyond the Continental Divide and Eisenhower Tunnel. Silverthorne’s role in providing traveler services has evolved over time, introducing technological advances such as Tesla charging stations and expanding lodging options and services. The Town is aware of the opportunity to engage travelers at this crossroads, inviting guests to experience Silverthorne and learn more about what the community offers.

Denver International Airport (DIA) is roughly 100 miles, or a two-hour drive, from Silverthorne. There are five ski areas within a half-hour drive of the town—Breckenridge Ski Resort, Copper Mountain Resort, Keystone Resort, Arapahoe Basin, and Loveland Ski Area. Vail and Beaver Creek Resorts are less than an hour away. Several companies currently provide shuttle service between DIA and Summit County. Additionally, the Colorado Department of Transportation (CDOT) has implemented the Bustang and Snowstang transit options, connecting travelers from the Front Range to the mountains without the need for a personal vehicle. Those services do not currently stop in Silverthorne, but the Town will continue to pursue options for cooperation in line with the 2040 Transportation Master Plan.

Connectivity

Connectivity continues to be a primary focus for residents and visitors, with congestion from regional travel and east-west connections identified as priorities during community engagement exercises, alongside the need for north-south alternative routes from north Silverthorne to the interchange. Because of its location in CDOT’s network, it is imperative that SH 9 continue to serve the needs of vehicles as a primary travel corridor for the region. The community envisions SH 9 as a major thoroughfare that exposes travelers to Silverthorne’s offerings, including a “main street” running east-west at 4th Street. To enhance this connection, improvements must be made to promote a more inviting experience through the heart of the community for all travel modes.

Parking

Parking has previously been considered abundant throughout Silverthorne and is indicative of the former drive-to nature of existing development. However, the investment in the Town Core may invite new behavioral patterns with the addition of residential and hotel units, offering the opportunity for residents and visitors to walk to nearby businesses. A new parking structure has been constructed in the Town Core in conjunction with an enhanced Silverthorne Summit Stage Transit Center. The central location of the parking structure is intended to encourage a “park once” mentality for people visiting the Town Core from other areas, promoting pedestrian flow from Fourth Street Crossing to adjacent amenities, such as the Performing Arts Center.

Pedestrian Access

Most of the existing pedestrian infrastructure found along both SH 9 and US 6, especially near the I-70 interchange, is uninviting based on current land use and a lack of convenient and comfortable crossings and connections. This is due to the low-density development pattern, lack of pedestrian amenities, and lack of separation between the high-speed roadway and sidewalk. Most parking today is on-site, versus on-street or in large parking “reservoirs” (lots or garages), and despite changes in the Town Code lowering parking requirements, few businesses have reduced parking in the Gateway District. This Comprehensive Plan Update encourages new connections in areas lacking cohesion, with a primary goal of linking the Gateway District to the Town Core and surrounding residential neighborhoods.



Emergence of Downtown Silverthorne

A vibrant, walkable downtown is emerging in the heart of Silverthorne. To create what is perhaps the newest downtown in an already established and historic community in Colorado, the Town strategically established the foundational building blocks in the 2014 Comprehensive Plan to allow Downtown to fully develop in the years ahead. These building blocks began with the Lake Dillon Theatre Company and the Silverthorne Performing Arts Center (“PAC”). Envisioned with the Comprehensive Plan through extensive community engagement, the PAC was built in 2017 and is today a cultural hub of Summit Country. With the addition of the \$100M Fourth Street Crossing development – a joint venture between the Town and developer Milender White – Downtown continues to transform. Fourth Street Crossing includes the Indigo Hotel, residential condos, The Bluebird Market Hall, a parking structure with EV charging, and other buildings.

The architecture is modest and contemporary, honoring traditional colors, patterns and rooflines that might have been found 100 years ago in the town as part of its ranching history. In fact, The Mint Steakhouse, an iconic building constructed in 1862, will remain standing, integrated into Downtown as a nod to Silverthorne’s history. The Old Dillon Inn has been preserved and incorporated within the Bluebird Market. While the 2014 Blueprint Silverthorne Comprehensive Plan envisioned on-street parking along SH 9, establishing parking along a major highway has proven challenging and will be revisited as the area continues to take shape. In the meantime, minimal setbacks, increased density, additional pedestrian crossings, and greater height all add to the immersive experience of Downtown.

Like all downtowns, Silverthorne’s will continually evolve in the decades to come. So far, the Town has successfully changed the course of the Town Core from a highway-oriented commercial strip to a destination in itself: a walkable, vibrant, and interesting place to shop, dine, work, and live. This desirable form of development will establish economic sustainability and longevity for Silverthorne, making it a great – and even unprecedented – success in a very short amount of time.

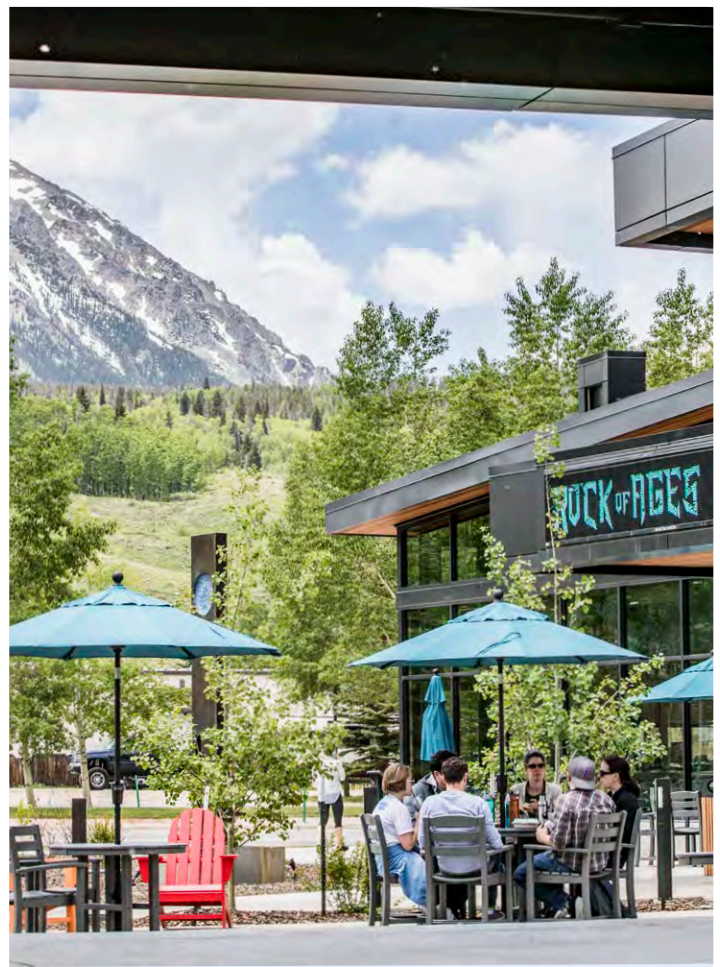
Transit

Summit Stage provides transit service in and around Silverthorne with four transit routes, which all connect through the Silverthorne Transit Station located on Adams Avenue and 4th Street at Fourth Street Crossing. Summit Stage is currently undergoing a planning study to evaluate changes and modifications to the transit system as a whole, and the Town will continue to partner with the County to identify opportunities to further transportation and multimodal goals.

In addition to serving the Town of Silverthorne, the existing transit network provides access to the myriad of neighborhoods surrounding the town but located within unincorporated Summit County. It will be important to continue to maintain and enhance these connections for all modes of travel.

Community Design

Silverthorne’s small-town, mountain-community character is what draws many to live and visit here. Especially in residential neighborhoods, views and integration with the natural surroundings create an aesthetic reflective of mountain living. The vitality contributed by recent Town Core development reinforces the notion that Silverthorne has arrived, and that it offers more than just homes, but also places to experience food, culture, and retail with neighbors and friends.



Authentic Design

Silverthorne has also made efforts to ensure that these qualities are reflected in commercial development. Large retail stores like Target and Lowe's have made specific changes to "standard building designs" through architectural detail and the choice of materials in order to reflect mountain character. These retail buildings not only provide services for the entire county, but they also provide valuable sales tax revenue for the town.

The Town has made a number of streetscape improvements to SH 9 near Rainbow Drive, including welcome signage and a landscaped median with colorful flags. As it functions today, this design is identifiable and beautifies the corridor. Community members regularly identify the mature existing trees along SH 9 as a defining attribute to the Town's character and value the aesthetic appeal that the streetscape provides.

Community design will continue to be paramount in the development of Silverthorne's Town Core and beyond. Through this planning process, residents and decision-makers expressed their inclination for moderate building heights (with appropriate modifications for view preservation), the use of enduring (not trendy) building materials and forms, mixed uses, and streetscape improvements such as sidewalks, landscaping, lighting, seating, and signage. It is evident that community members would like future development to enhance Silverthorne's connection to the natural environment, reinforce its mountain town heritage, and enhance the pedestrian experience.



Emphasize the Blue River

Sensitive integration of the Blue River with the built environment emerged as a central theme of the Comprehensive Planning process. Specifically, the community desires to better integrate the river and its tributaries in any future redevelopment considerations. Opportunities for the future include additional crossings, enhanced public access to green space along its banks (with careful consideration of high run-off periods), and development that looks out onto the river's scenic beauty. The Town's POST Plan identifies multiple opportunities for enhancement that are supported in this Update.

Growth

Population

The 2020 Decennial Census shows that Silverthorne has a population of 4,402 and is home to 14% of Summit County's permanent (year-round) residents.^{4,5} Even though the total number of people living in Silverthorne continues to grow, the percentage of occupied households has declined in recent years. In 2010, 70% of housing units were occupied, but that number decreased to 66% in 2020.⁶ For comparison, Summit County's share of occupied housing units grew marginally in that time frame, from 39% in 2010 to 41% in 2020.⁷ Silverthorne grew at an average annual rate of 1.8% from 2000 to 2010 and 1.0% from 2010 to 2020 – a fast rate of increase, but perhaps one that is more sustainable compared with the Town's rapid growth in the 1990s (>8% annual growth rate). At some point in the near future, Silverthorne may have the largest full-time population of any municipality in the County, and maintaining this type of long-term local presence is important to the Town.

One notable demographic change from 2010 to 2020 was the increase in Hispanic population. The US Census reported that in 2010, Hispanics or Latinos (of any race) accounted for 27.6% of Silverthorne's population; by 2020, this percent had increased to 28.7%.⁸

The age and demographic profile of residents also shifted over the last decade, indicating that the population is becoming older and suggesting that younger individuals and families are being priced out of the housing market. Communities like Smith Ranch are providing affordable units for this younger demographic group; however, more work will need to be done over the long-term to maintain a strong locals' workforce base in Silverthorne.

New Construction

Building permits issued and construction valuations have been trending up since 2011. The sharp increase in residential valuation from 2020 to 2021 parallels the rise in home prices experienced during this time period. Since permits data show that construction continued at a steady clip in 2021, the increase in valuation likely came mostly from external factors such as increased housing demand due to COVID-19 and rising building materials costs.

Strong demand for housing products within close proximity to a downtown core is evident in Breckenridge and Frisco and is now showing up in Silverthorne as well. There may always be home buyers that are seeking a mountain cabin or spacious property, but mountain community downtowns are sought-after places for people that live in the community year-round, are visiting on vacation, or who are investing in a vacation home. For new building-permit data, please see **Table 3**.

Year	Permits	Total Valuation (Million \$)	Residential Valuation (Million \$)	Commercial Valuation (Million \$)
2011	59	11.1	6.8	4.3
2013	47	29.4	28.3	1.0
2015	103	42.1	29.6	12.5
2017	148	48.7	40.1	8.7
2019	219	81.7	68.5	13.2
2020	204	88.9	65.6	23.3
2021	202	108.7	87.6	21.2

Source: Town of Silverthorne

Silverthorne's Place in a Regional Market

Each Summit County community has a niche and plays a role in the greater regional economy. In Silverthorne's case, it serves regional retail and service needs that cannot be found for many miles in any direction, through establishments like Lowe's Home Improvement, Target, Alpine Lumber, and Murdoch's. A community built by hard working entrepreneurs, managers and operators, Silverthorne offers the largest centralized service commercial hub in all of Summit County, which is an asset to local workers and staple of the town's character. Significant regional service providers such as FedEx, Xcel Energy, and Comcast also call Silverthorne home. Interstate travelers welcome the mix of familiar brands alongside local breweries, coffee shops, delicatessens, and stores. Being a property-tax-free town, retail sales tax revenue is critically important to maintaining the Town's operations as well as the community's amenities and quality of life.

The unique role that Silverthorne plays in the regional economy is also critically important to jobs in Summit County. Major employers and trades-oriented businesses provide stability and wages that are otherwise difficult to come by in the County's resort and service-based economy. Ensuring adequate opportunities for housing is also critically important to maintaining a healthy workforce and Silverthorne's sales tax revenue.

As Summit County grapples with workforce shortages, the housing crunch, and fluctuating economic conditions, Silverthorne continues to play an important and unique role in the regional economy. It will be continually important to balance local with national, big with small, and new with established businesses.

4. US Census Bureau. (2020). Silverthorne town, Colorado: P1 Race. 5. US Census Bureau. (2020). Summit County, Colorado: P1 Race.

6. US Census Bureau. (2020). Silverthorne town, Colorado: H1 Occupancy Status. 7. US Census Bureau. (2020). Summit County, Colorado: H1 Occupancy Status.

Economic Development

The Town of Silverthorne defines economic development as a program for the support of local businesses, attraction of new ones, and improvement of the local business environment through:

- Proactive promotion of the Town’s assets and opportunities;
- Strategic and balanced use of its land and natural resources;
- Greater understanding of local, regional, and national markets and industry trends;
- Realistic understanding of the financial feasibility of potential projects;
- Provision of incentives and other municipal resources to overcome economic gaps; and
- Quality development of both business and residential sectors of the community.

Sales Tax

Sales tax collections provide for as much as 70% of the revenue necessary to fund Town operations and complete capital improvements. The Town continually strives to establish a stable economy to fund future capital improvements, and it relies on economic partners, stakeholders, and developers to further enhance Silverthorne’s infrastructure and amenities.

In addition to the Town Council, economic development is guided by the Economic Development Advisory Committee (EDAC), a community-based advisory group whose focus is to enhance and improve the business climate and economy in the Town of Silverthorne. Major projects in the last several years include Fourth Street Crossing and the Performing Arts Center, along with encouragement of commercial redevelopment of under-performing properties throughout town, such as TJ Maxx and Sierra and the Outlet Malls. The Town continues to consider projects that have regional appeal and bolster local sales tax revenue.

Incentive Programs

Silverthorne has a number of business incentive programs in place that were adopted in 2012 under the umbrella of the Economic Development Incentive Policy. The policy’s overarching goal is to partner with the business community to foster a diverse, stable, and sustainable economy. Incentives include the Business Improvement Grant Program, the Enhanced Sales Tax Incentive Program (ESTIP), the “We Are Silverthorne” marketing campaign that highlights local businesses, and the Silverthorne Energy Smart Program. These incentives have played a key role in investments and improvements since 2014 and contribute to the Town’s ability to fund capital improvements throughout the community.

Mixed-use and redevelopment projects will continue to play an important role in the economic development of Silverthorne, as they provide a commitment to the foundation upon which Silverthorne was built. Supporting smaller-scale and locally owned businesses will continue to be a Town priority, as evident with the success of proprietors within the Silverthorne Town Center. National brands continue to anchor retail developments in some areas of town, allowing smaller, locally owned-and-operated businesses to respond to the demand for more diversity in stores and restaurants within the walkable Town Core.

The Urban Renewal Authority will continue to be instrumental in how and where certain types of businesses will establish themselves. Urban Renewal has proven to be a powerful tool that the Town can use to offer public investment through TIF funds for infrastructure and improvements within the Urban Renewal Area.

Facilities

Recreation is integral to Silverthorne residents’ way of life and presents an opportunity for economic development in the future. There remain opportunities to build upon amenities such as the Recreation Center and Blue River Trail to reinforce Silverthorne as a year-round destination for recreation and enjoyment of the outdoors, drawing more people to the community to contribute to the Town’s economy. There may be potential for primary revenue generated from new facilities (through user fees), as well as secondary revenue generated from encouraging people to stay longer in the community once they are drawn in for a recreational activity (through money spent at local businesses). The Town’s POST Plan further explores these opportunities.





Chapter 3: Community Vision

The following vision statements were originally written in 2001 and revised with each Comprehensive Plan Update, in 2014 and 2022. They describe Silverthorne’s community values as they relate to overall vision, land use, transportation, design, growth, and economic development. The statements form the foundation for the goals, policies, and actions identified in the following chapters.



Overall Vision

Silverthorne is a vibrant mountain community in the Lower Blue River Valley that is dedicated to protecting its spectacular natural resources, enhancing its sense of belonging, and creating a diverse, stable, and sustainable economy.

Land Use

The town's land use pattern reflects a cohesive community with a vibrant and walkable downtown, diverse and complete neighborhoods, productive commercial and employment centers, and recreational resources that serve local and regional needs, set within a beautiful mountain landscape that provides real opportunity for locals' housing.

Transportation

The transportation system is highly connected and accessible and serves the needs of residents and visitors by connecting key destinations with a safe and efficient network of multi-modal infrastructure and programming.

Design

Silverthorne is a charming town whose built environment blends authentic mountain character with modern design. Attractive gateways and corridors, distinct neighborhoods and districts, abundant parks, trails, and open spaces, all integrated with the natural environment, promote its sense of place and community.

Growth

Development follows a cohesive pattern that reflects responsive and responsible growth, supported by efficient infrastructure and effective intergovernmental services, that accommodates current and future residents with affordable options and a healthy economy.

Economic Development

Silverthorne is a regional economic and commercial hub with services for locals and tourists alike, provided through industrial, commercial, and mixed-use centers, including a vibrant, walkable downtown. The town is a diverse, well-rounded, self-sufficient, artful, and creative community that capitalizes on its strategic location and year-round opportunities within its beautiful mountain surroundings.



Chapter 4: Goals and Policies

Introduction

If the Community Vision expressed in Chapter 3 is the “idea,” then the goals and policies presented in this chapter establish the blueprint. Defining goals is critical to success in realizing the Community Vision, as they establish overarching themes and state the desired outcomes for the community. Goals guide decision-making towards overall progress in a certain direction. Policies then are actions that can be taken to achieve a certain goal, many of which are measurable. If a goal is the end result, then the policies spell out how to get there.

Beyond the narrative description of these goals and policies, this Comprehensive Plan Update also provides visual representations of future land uses within Silverthorne, consistent with the Community Vision. The Design Districts that were introduced in 2006 and included in the 2014 Update are part of the Code by reference and provide guiding planning and design principles for specific areas of Town. This Update continues to emphasize the importance of these Districts as a tool for implementation of the Community Vision. Five different graphic components are provided which help reinforce the goals and policy statements.

The Community Blueprint is the Future Land Use Map for Silverthorne and illustrates the overall composition of land-use classes throughout the current Town boundary.

The Downtown Blueprint is a more detailed illustration of the land-use classes that could comprise a vibrant, well-connected, and cohesive downtown area.

The Core Concept Study Plan further depicts a possible Town Core development scenario that would be supported by the Comprehensive Plan’s Goals and Policies, and what would “fit” within the existing street network and land area.

The Gateway District Land Use Plan illustrates more detailed land uses within the Gateway District, including redevelopment opportunities and connectivity improvements.

Illustrative Renderings for various places and elements of a downtown area offer loose interpretations of what they might look like in the future. Elements that were envisioned during the 2014 Comprehensive Plan are included in this update to express the Community Vision as the Town Core and adjacent Districts continue to build out.

The following Goals and Policies, and supporting graphics, are organized by the following Plan Elements:

- Land Use
- Community Design
- Transportation
- Growth
- Economic Development

Land Use Element

Goal CE 1: Community Element

Preserve and promote a sense of community, Silverthorne's unique mountain character, and friendly small-town feel.

In recent years, Summit County has experienced a sharp decline in the number of residents living in the community full time. Yet residents love Silverthorne for its locals' feel. The town plays a unique role in the county as a historically worker-oriented community less dependent on tourism than its peers. This is manifest in local cultural events and investment in parks and recreation, as well as the presence of trades-oriented businesses and familiar faces at retail establishments. Silverthorne has always been a gateway to opportunity that allows residents to find what's important to them. The following policies seek to continue Silverthorne's legacy of small-town character, stability, and opportunity.

Policies:

CE 1.1

Prioritize the local community in decision-making pertaining to commercial and residential development, parks, open space, trails, workforce housing, events, and other amenities to increase the quality of life for permanent residents, thereby cultivating a community culture where residents thrive and visitors feel welcomed.

CE 1.2

Maintain a majority full-time, year-round resident occupancy to foster stability and promote an appropriate community makeup of resident home owners, second home owners, long-term renters, and short-term renters. Explore and implement policies, programs, and projects targeted at maintaining a majority of full-time, year-round residents.

CE 1.3

Development proposals should demonstrate how they will contribute to the provision of locals' housing and consider the impacts of the displacement of locals' housing.

CE 1.4

Monitor the quantity, quality, location, and impacts of short-term rental properties in order to proactively mitigate negative effects to the local community and neighborhoods.

CE 1.5

Continue to foster a diversity of job opportunities in Silverthorne, such as trades, retail, business incubators, and infrastructure for remote working that allow residents to enjoy a high quality of life in Silverthorne.

CE 1.6

Continue to foster access to recreational amenities that create a balanced live-work-play environment for locals at all stages of life and cultural backgrounds in Silverthorne, consistent with the POST Plan.

CE 1.7

Prioritize programs and developments that provide housing, community spaces, and services (such as childcare, grocery retail, and education) that full-time residents can access and afford.

CE 1.8

As the Town grows, provide community amenities that enable walkability and social connectivity throughout all areas of town.

Goal LU 1: Land Use Pattern

Establish a pattern of land uses that promotes health, safety, and well-being for all members of the community; makes the most efficient use of land, community facilities, and services; promotes economic vibrancy; and protects and integrates natural resources.

Policies:

LU 1.1

Promote compatibility of land uses throughout Silverthorne's built environment

LU 1.2

Encourage a pattern of development in which the highest density and intensity is found in the Town Core and Gateway commercial districts; radiating outward to Periphery, Business Park, and Destination Commercial districts; eventually to lower density residential development on the northern and eastern edges of Town.

LU 1.3

Encourage infill development and redevelopment prior to the establishment of new commercial areas in Silverthorne.

LU 1.4

Integrate and establish public lands including parks, open space, and trails throughout Silverthorne to provide access to the outdoors for all residents, as well as to provide buffers and green space for environmental protection and hazard mitigation.

LU 1.5

Ensure that all development integrates multimodal transportation options and provides for safe connections between destinations (e.g., neighborhoods and commercial centers) for all users.

LU 1.6

Ensure that new development and annexations share appropriately in the costs of connecting all utility, park, drainage, pedestrian, and road systems.

LU 1.7

Use incentives to encourage infill and redevelopment within Town limits that particularly demonstrates its ability to create economic vibrancy, reinforce Silverthorne's identity, and promote sustainability.

LU 1.8

Apply sound land-use-planning principles when considering rezonings and density increases in order to manage growth, ensure compatibility with surrounding developments, contain the urban form, protect environmental resources, and account for fiscal impacts.

Goal LU 2: Commercial Centers

Establish a hierarchy of commercial activity in Silverthorne, focused on the Town Core and Gateway Districts, which diversifies Silverthorne’s revenue streams, reinforces economic sustainability, and adds to the year-round experience for residents and visitors.

Policies:

Gateway District

The Gateway District encompasses the intersection of Interstate 70, State Highway 9, and US Highway 6. It includes an eclectic mix of traveler-oriented uses, such as lodging, restaurants, shopping and services, designed to promote an appealing identity and inviting entry-point for Silverthorne. While commercial development is the primary focus for this District, long-term rental workforce housing may be considered an appropriate land use, integrating multi-family development with access to shopping, services, transportation, and the Blue River.

LU 2 G.1

Encourage traveler and visitor-oriented land uses, including, but not limited to, guest service facilities, restaurants, lodging, transportation facilities and convenience retail.

LU 2 G.2

Enhance the image of Silverthorne’s “front door” through iconic building design, appealing architecture, appropriate signage, inviting landscaping, and improvements along the Blue River, Straight Creek, and Salt Lick Gulch.

LU 2 G.3

Consider increased building heights and densities for appropriate uses and locations within the Gateway District that establish a critical mass of amenities and services and that draw people off the Interstate into Silverthorne.

LU 2 G.4

Ensure private development enhances and complements civic gateway improvements through appropriate building placement, scale and massing, connectivity, and engaging landscaping.

LU 2 G.5

Consider the development of long-term residential workforce rental units within the Gateway District, cohesively designed with access to shopping, services, trails and transit, and the Blue River.

LU 2 G.6

Encourage access and circulation improvements for vehicles, pedestrians, and bicycles throughout the Gateway District, promoting a safe and well-connected neighborhood. ***See also Community Design and Transportation policies.***

LU 2 G.7

Encourage redevelopment of existing commercial centers that integrate a complementary mix of uses and support the vision for the Gateway District. It is a priority to create spaces with views and access to the Blue River.

Town Core District

The Town Core is centered around creating a “crossroads” at State Highway 9 and 4th Street, with the addition of the Performing Arts Center and an emphasis on the Blue River as the heart of the community. The Town Core encompasses a variety of compact, amenitized, mixed-use developments that create a walkable, urban-style setting typical of a traditional downtown. In addition, there are a number of thriving community destinations within walking distance to this location (the Civic Triangle—Town Hall and the Library, Recreation Center and Rainbow Park, the Pavilion, and the Performing Arts Center).

LU 2 TC.1

Prioritize development that promotes pedestrian activity and provides a critical mass of diversified land uses, including a variety of retail shops, offices, lodging, entertainment, restaurants and outdoor cafes, transportation hubs, housing, and other compatible uses that are harmonious with a walkable, urban-style, downtown experience.

LU 2 TC.2

Support building heights, form, and character conducive to a downtown environment. These architectural characteristics would generally include two- to four-story building heights, minimal or no building setbacks, enduring materials, and attractive building facades. ***See also Community Design policies.***

LU 2 TC.3

Create a safe and appealing pedestrian environment throughout the Town Core District by providing short blocks, sidewalks, street trees, street lighting, seating, curb and gutter, on-street parking, informative signage, and traffic calming measures to slow vehicular speeds on State Highway 9. ***See also Community Design and Transportation policies.***

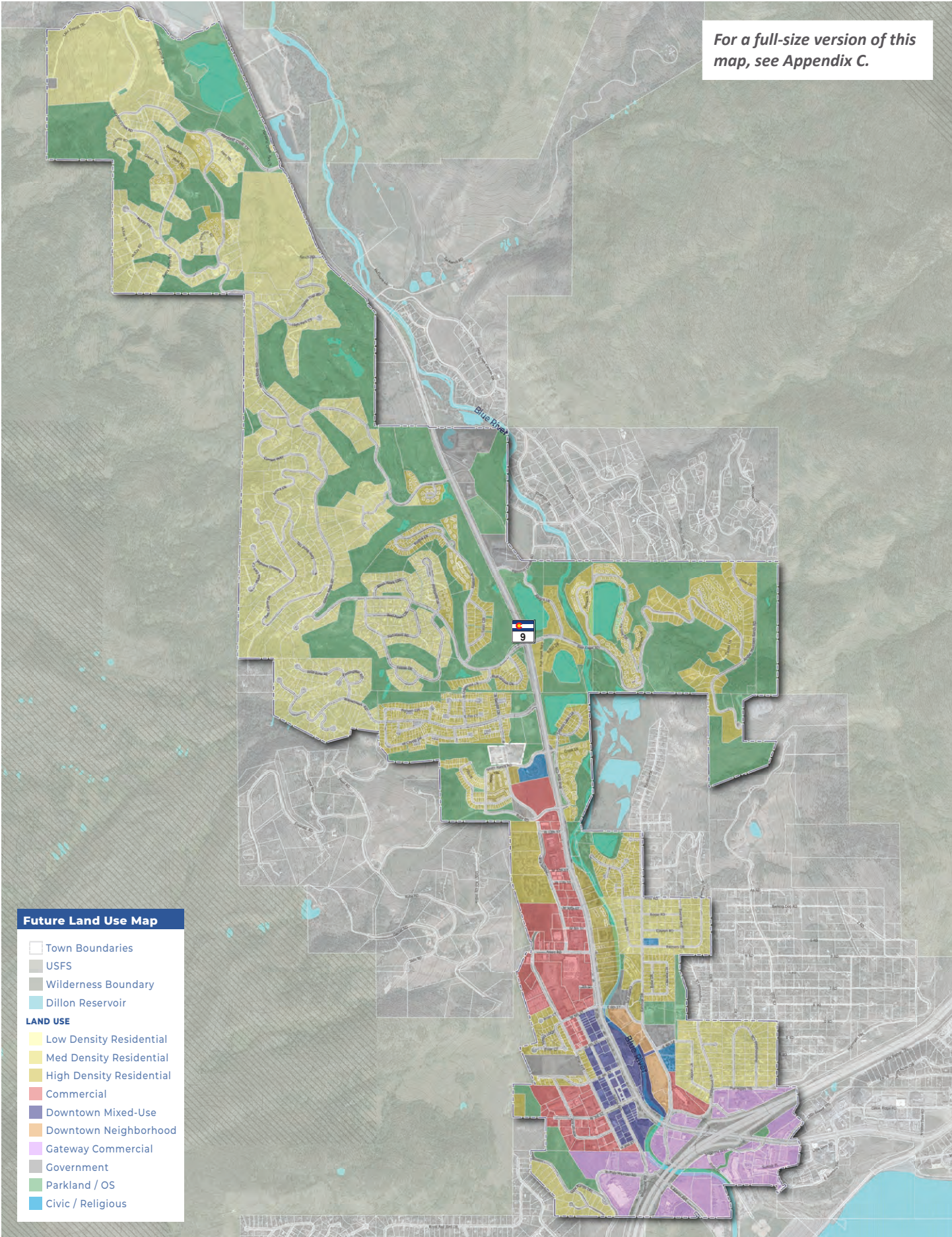
LU 2 TC.4

Promote outdoor places for people to gather, including green spaces, outdoor plazas, pedestrian streets, children’s play areas, art installations (in collaboration with the Art Selection Committee), and outdoor seating to infuse energy and activity throughout the Town Core. It is a priority to create spaces with views and access to the Blue River.

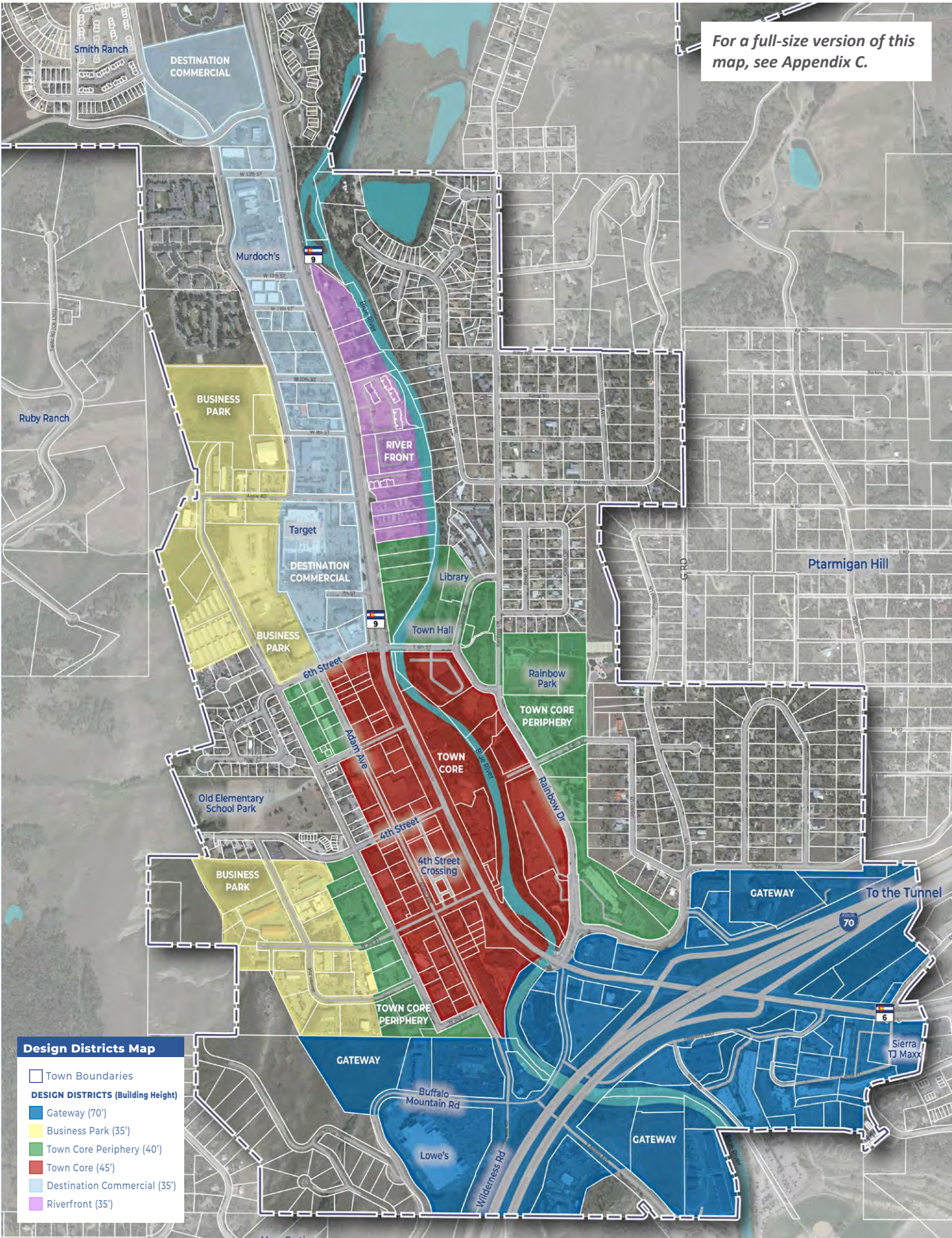
LU 2 TC.5

Position the aesthetic and function of State Highway 9 to encourage users to engage with the Town Core. Create a system

For a full-size version of this map, see Appendix C.



For a full-size version of this map, see Appendix C.



Design Districts Map

- Town Boundaries
- DESIGN DISTRICTS (Building Height)**
- Gateway (70')
- Business Park (35')
- Town Core Periphery (40')
- Town Core (45')
- Destination Commercial (35')
- Riverfront (35')

of linked streets through and around the Core that supports various forms of transit and mitigates impacts to traffic. **See also *Transportation policies.***

LU 2 TC.6

Encourage parking solutions that support commercial development in a downtown environment, such as consolidated parking reservoirs (lots or garages) and on-street parking throughout. The development of alleys for service needs and access should be considered. Town parking codes and fees should be carefully reviewed to facilitate redevelopment in the Core.

LU 2 TC.7

Consider parking management strategies for designated public parking spaces in the Town Core District that are located on-street, in surface parking lots, and in structured parking.

LU 2 TC.8

Encourage high density residential and accommodations development along the Blue River, within the Town Core District, including but not limited to lodging, condominiums/apartments, and townhomes, which support a critical mass of people continually present within a walkable distance to restaurants, retail shops, offices, and entertainment areas.

LU 2 TC.9

Prohibit uses within the Town Core District that diminish the quality of a downtown experience, such as auto-oriented or large-scale retail stores that prefer a suburban development form.

LU 2 TC.10

Encourage the establishment of flexible outdoor spaces within the Town Core District, which may serve a variety of uses depending on the needs of downtown (e.g., festival/market/parking areas).

LU 2 TC.11

Emphasize overall pedestrian connectivity and experience throughout the Town Core, through the integration of sidewalks, connections, and pedestrian bridges with design elements such as seating, landscaping, art, and lighting. **See also *Community Design and Transportation Policies.***

LU 2 TC.12

Create informative and attractive wayfinding signage for the Town Core District.

Town Core Periphery District

The Town Core Periphery District encompasses land that is adjacent to the Town Core, supporting Silverthorne's downtown and creating a transition to surrounding residential or lower-intensity commercial areas of Silverthorne.

LU 2 TCP.1

Encourage land uses that support and complement Silverthorne's downtown, such as pedestrian-oriented retail, commercial services, civic, and professional office land uses.

LU 2 TCP.2

Promote a built form in the Town Core Periphery District that is lower intensity in height and density than the Town Core District, establishing a transition of land uses radiating from the Town Core and the Blue River.

LU 2 TCP.3

Preserve and enhance the "Civic Triangle" in Silverthorne, which includes Town Hall and the Silverthorne Library, the Recreation Center and Rainbow Park, and the Pavilion and Performing Arts Center, through connectivity and complementary uses.

LU 2 TCP.4

Emphasize the compatibility and cohesiveness of land uses within the Town Core Periphery, as the transition area between downtown (Town Core) and other land use classes that surround it.

LU 2 TCP.5

Ensure that development promotes a safe, continuous pedestrian network that minimizes conflict with automobiles, offers a convenient option for pedestrian movement within and between developments, and maintains access to the Blue River. Connect various destinations within and throughout the Town Core and the Town Core Periphery Districts through multimodal trails and transit.

Destination Commercial District

The Destination Commercial District reinforces Silverthorne's strong economic foundation of regional commercial businesses, such as grocery, home improvement, and general merchandise uses. As these businesses are largely auto-served destinations, the District encompasses areas of Silverthorne outside of the Town Core, transitioning towards residential neighborhoods.

LU 2 DC.1

Support regional and neighborhood retail uses that serve drive-to customers (e.g., casual dining, grocery, and larger general merchandise stores).

LU 2 DC.2

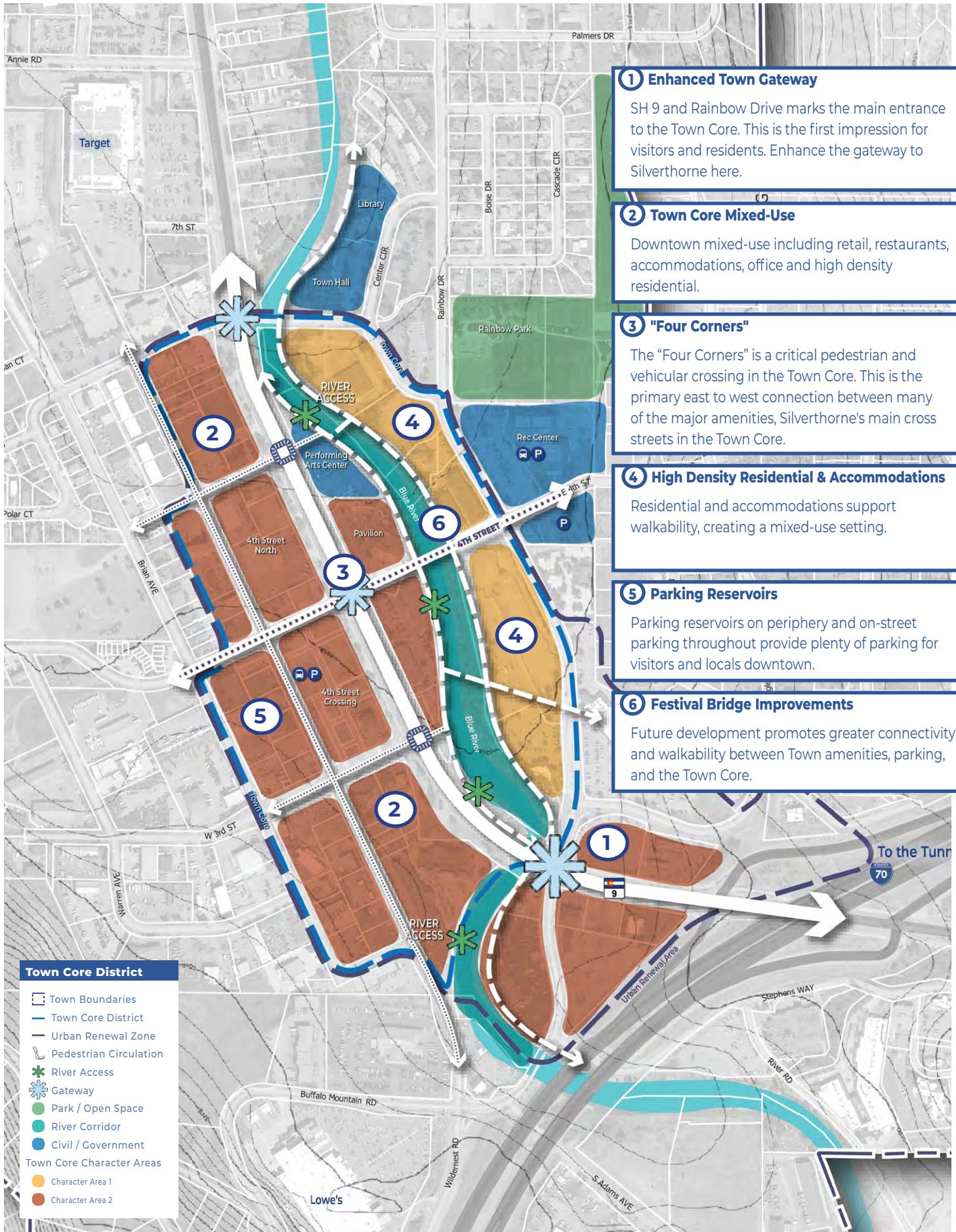
Encourage quality design and siting of buildings within the Destination Commercial District, so that they complement (not detract from) Silverthorne's mountain community character.

LU 2 DC.3

Maintain suitable space for service commercial and destination commercial development.

LU 2 DC.4

Support the inclusion of workforce housing rentals as a part of mixed-use development. Such development could include residential development above non-residential uses, or stand-alone residential proposed in conjunction with commercial development.



1 Enhanced Town Gateway
 SH 9 and Rainbow Drive marks the main entrance to the Town Core. This is the first impression for visitors and residents. Enhance the gateway to Silverthorne here.

2 Town Core Mixed-Use
 Downtown mixed-use including retail, restaurants, accommodations, office and high density residential.

3 "Four Corners"
 The "Four Corners" is a critical pedestrian and vehicular crossing in the Town Core. This is the primary east to west connection between many of the major amenities, Silverthorne's main cross streets in the Town Core.

4 High Density Residential & Accommodations
 Residential and accommodations support walkability, creating a mixed-use setting.

5 Parking Reservoirs
 Parking reservoirs on periphery and on-street parking throughout provide plenty of parking for visitors and locals downtown.

6 Festival Bridge Improvements
 Future development promotes greater connectivity and walkability between Town amenities, parking, and the Town Core.

Town Core District

- Town Boundaries
- Town Core District
- Urban Renewal Zone
- Pedestrian Circulation
- River Access
- Gateway
- Park / Open Space
- River Corridor
- Civil / Government

Town Core Character Areas

- Character Area 1
- Character Area 2

Business Park District

The Business Park District encourages the cohesive and attractive redevelopment of light industrial and heavy commercial areas in Silverthorne, generally located west of the Town Core District, where such uses are presently occurring and interwoven with other commercial businesses.

LU 2 BP.1

Encourage the development of commercial uses intended to serve a regional clientele, including but not limited to contractor trades, wholesalers, light manufacturing, artisan shops, warehousing and distribution, and auto repair.

LU 2 BP.2

Ensure that new development and redevelopment is well-integrated with existing residential and commercial uses and that adverse visual, noise, odor, and/or traffic impacts are mitigated.

LU 2 BP.3

Encourage the Business Park District to continue to establish itself as an organized and compact business neighborhood with distinct buffers from dissimilar uses.

LU 2 BP.4

Encourage "cottage industry" and business incubators within the Business Park District.

LU 2. BP 5

Protect suitable space for regional commercial and light manufacturing enterprises that might typically locate in the Business Park District.

LU 2. BP 6

Discourage market rate residential development in the Business Park District. When appropriate, support housing that is restricted to the workforce. To that effect, workforce housing may be appropriate when it is proposed as accessory to commercial and industrial land uses and activities (e.g., accessory apartments, live-work style units) and where potential conflicts and health hazards can be mitigated.

Goal LU 3: Neighborhoods

Encourage complete neighborhoods that place high-quality amenities and services like schools and grocery retail in close proximity to housing and ensure livability for current and future residents.

Policies:

LU 3.1

Focus highest-density residential development within and radiating outward from Silverthorne's Town Core, transitioning to medium- and lower-density neighborhoods to the north and east, eventually promoting a buffer of the lowest-density, largest-lot residential areas abutting the private agricultural and public lands that surround the town.

LU 3.2

Connect Silverthorne's neighborhoods and commercial districts through multi-modal transportation options, consistent with the Parks, Open Space and Trails Master Plan and the Transportation Master Plan.

LU 3.3

Participate in County and local jurisdictional efforts to locate and develop adequate facilities for seniors, including appropriately designed buildings, active adult housing, assisted living facilities, and elderly care facilities and programs.

LU 3.4

Avoid heavy through traffic, conflicting land uses, and other encroachments in low-density residential neighborhoods.

Riverfront District

The Riverfront District provides a transition from the commercial areas to the south and the residential areas to the north. The Riverfront District is envisioned as a high-density residential district with distinct character and strong relationship to the Blue River.

LU 3. RF 1

Encourage high-density residential development in the Riverfront District that is complementary to its river-oriented location, is well-connected to adjacent commercial and civic uses, maintains public access to the riverfront, and adds a unique dimension to housing options in Silverthorne.

LU 3. RF 2

Ensure that development along the Blue River is appropriately scaled in height and mass to frame and preserve views of the river and to the surrounding mountain vistas.

Goal LU 4: Housing

Provide a diverse portfolio of high-quality housing options in Silverthorne to meet the evolving needs of the community, enable permanent residency, meet the housing needs of the local workforce, and make efficient use of available land and resources.

Policies:

LU 4.1

Ensure the provision of a range of housing types that meet the needs of a variety of income levels and stages of life.

LU 4.2

Increase the availability of local resident housing by supporting opportunities, programs, and proposals that plan for and provide attainable workforce housing.

LU 4.3

Foster diversity and flexibility in housing types and sizes.

LU 4.4

Facilitate the development of single apartments or accessory dwelling units for long-term rental within established residential neighborhoods where infrastructure capacity allows.

LU 4.5

Regularly update the Town's Strategic Housing Plan, maintain an inventory of existing workforce housing, and define stressors that affect the availability of workforce housing.

LU 4.6

Explore home ownership opportunities and programs that target a variety of income levels and that serve to provide affordable housing for local residents.

LU 4.7

Maintain the existing inventory of long-term rental properties that currently provide affordable housing to local residents.

LU 4.8

Consider defining appropriate short-term rental locations and volumes within the Town.

LU 4.9

Explore partnership opportunities for the creation of workforce housing with Summit County government, local municipalities and government entities, the Summit Combined Housing Authority, and the State of Colorado.

LU 4.10

Promote enduring design, quality materials, and durable building techniques across all housing types, to preserve Silverthorne's community character and quality of life for all residents.

LU 4.11

Stay informed on federal, state, and local funding programs and strategies that are or become available to support the development of workforce housing.

LU 4.13

Evaluate the Town Code and governing documents to remove regulatory barriers to the development of workforce housing.

Goal LU 5: Parks, Open Spaces, and Trails

Recognize that recreation, parks, open space and trails are the underpinning for Silverthorne's quality of life by encouraging connections to such resources in all future development.

Policies:

LU 5.1

Ensure that all future development projects meet the standards and guidelines for the establishment of new parks and open space set forth in the Silverthorne Parks, Open Space and Trails Master Plan, to adequately serve the needs of the community and promote a healthy, recreation-based lifestyle.

LU 5.2

Promote connectivity throughout Silverthorne, for the purposes of mobility, commuting, and recreation, through a variety of pedestrian and multi-purpose trails and paths, consistent with the Silverthorne Parks, Open Space and Trails Master Plan.

LU 5.3

Celebrate the Blue River as a community asset through enhanced recreational access, integration of river views, and context-sensitive design, where appropriate and environmentally feasible.

LU 5.4

Encourage the dedication of privately-owned river property to the Town for public access.

LU 5.5

Explore additional safe pedestrian and bicycle crossings of Highway 9 in locations along the corridor to promote a well-connected multi-modal system.

LU 5.6

Collaborate with regional partners (e.g., Town of Dillon, Summit County, US Forest Service) to enhance regional trail connections and open space access.

Goal LU 6: Natural Resources

Encourage future development that incorporates sustainable planning and building practices, integrates natural features and views, and enhances environmental resources where possible.

Policies:

Sites and Vegetation

LU 6.1

Discourage development within, or adjacent to, areas identified as potentially hazardous areas. Developments proposed for any areas considered to pose a hazard shall submit engineering investigations of the site and mitigate potential negative impacts.

LU 6.2

Prohibit the disturbance of slopes greater than 30% during development. Discourage development on slopes in excess of 15%. For development on slopes, require engineering investigations during project review and maintain the maximum vegetative cover possible to protect soils, prevent land slippage, and retain wildlife habitat and open space resources.

LU 6.3

Encourage the paving of existing gravel roadways, driveways, and parking lots to decrease pollution from erosion and dust.

LU 6.4

Encourage new developments to leave existing vegetation intact, to the greatest extent possible, to preserve water quality,

prevent erosion, and protect the visual appeal of mature natural settings.

LU 6.5

Avoid the spread of noxious weeds by supporting Town and County-wide weed elimination programs, and by actively enforcing Code provisions on noxious weed control.

LU 6.6

Preserve and protect areas of significance to the community. These include, but are not limited to, wetlands, steep slopes, 100-year floodplain, significant landforms, significant vegetation, and view corridors.

Water Quality, Wildlife Habitat, and the Blue River

LU 6.7

Preserve and restore riparian corridors and in-channel vegetation to the maximum extent possible to protect water quality and wildlife habitat within Silverthorne.

LU 6.8

Maintain the designation of the Blue River as a Gold Medal fishing stream, or similar level of quality, for the benefit of Silverthorne's ecosystems and as a recreational resource.

LU 6.9

Require new and existing developments to provide adequate measures to control, manage, and minimize adverse effects on the water resources and water quality of the region. These include items such as water related treatment and management basins and/or plans for stormwater and water quality management.

LU 6.10

Work with the appropriate state and federal agencies to preserve and improve fish and wildlife habitat and to ensure that new developments minimize any adverse impacts on wildlife habitat breeding areas, and migration routes in and adjacent to Silverthorne.

LU 6.11

Ensure that development adjacent to the Blue River is accomplished in a manner that enhances the river corridor, protects water quality, and maintains pedestrian access and use.

Noise and Light Pollution

LU 6.12

Strive to minimize the impacts of noise and lighting of mixed use and commercial development to the surrounding area through project design criteria and mitigation measures. **See also Community Design Policies.**

Sustainable Design

LU 6.13

Encourage energy efficiency, sustainable building design, and low-impact construction practices to reduce the effects of

new development on natural resources, where appropriate and feasible.

LU 6.14

Enact sustainability programs and strategies that have been identified in the Summit Community Climate Action Plan.

LU 6.15

Pursue opportunities to enhance technological infrastructure (e.g. EV Charging, solar arrays, fiber internet).

Scenic Preservation

LU 6.16

Maintain the visual integrity of Silverthorne's landscape by identifying distinctive scenic or topographic features, such as ridgelines or unique vegetation, and either avoiding them or using innovative design techniques to integrate them cohesively into new development.

Wildfire Prevention and Mitigation

LU 6.17

Work cooperatively with appropriate agencies on wildfire prevention and mitigation policies and programs, and explore efforts aimed at reducing wildfire risk within the Town boundaries. Be aware of areas that border Silverthorne's boundaries that have a high risk of wildfire, and implement mitigation efforts to address those areas.

Air Quality

LU 6.18

Maintain air quality standards for non-point source air pollution, including solid fuel burning devices, to minimize negative impacts to air quality.

Community Design Element

Goal CD 1: Community Character

Promote quality design and architectural character throughout Silverthorne, to enhance its mountain town character and identity. (Note: in the case of conflicts, policies specific to Design Districts supersede those in this section.)

Policies:

CD 1.1

Encourage a variety of architectural elements that avoid featureless design and uninterrupted repetition of building materials and colors. Articulate front facades to reduce the impersonal appearance of large buildings and provide visual interest.

CD 1.2

Encourage the use of natural and long-lasting materials and colors that are enduring and complementary to Silverthorne's natural setting and existing development.

CD 1.3

Building mass, form, length, and proportions shall be designed to provide variety of visual interest, maintaining a human scale that is appropriate to surroundings.

CD 1.4

Avoid large single structures with long continuous wall planes. The mass or proportions of a structure shall be reduced by stepping building heights, undulating wall planes, diversifying facade materials palettes, varying eave lines and by providing offsets in building elevations.

CD 1.5

Encourage public facilities to have architectural elements in common, so that they are easily identifiable by the public, including the use of natural materials such as timber and stone; post and beam design elements; consistency of roof materials and pitches; and similar building heights and massing.

CD 1.6

Encourage roof forms that utilize contemporary mountain architectural elements such as gables, dormers, and shed configurations, contribute to the overall image of quality and permanence, and screen rooftop equipment.

CD 1.7

Encourage the consolidation or uncoupling of site elements such as parking, snow stacking, trash enclosures, and detention ponds when feasible, and consider a cooperative approach to the location of these elements on adjoining properties.

CD 1.8

Ensure that lighting is provided at levels that are sufficient for safety, but that protect Silverthorne's night skies and mountain setting, and do not create unnecessary impacts on neighboring

properties, especially where commercial includes or borders residential development.

CD 1.9

Communicate Silverthorne's identity through cohesive, recognizable, and informative signage, lighting, and wayfinding features.

CD 1.10

Ensure that signage on all land use classes is cohesive, promotes the community character of Silverthorne, and does not obstruct scenic views. Signage should be effective in its purpose of identifying a business, establishment, park, neighborhood or other unique place, but should also be appropriate to its surrounding context.

CD 1.11

In addition to these guiding policies, development within the Town's commercial districts (Gateway District, Town Core District, Town Core Periphery District, Destination Commercial District and Business Park District) and residential district (Riverfront District) shall conform to the specific set of District Design Standards for each.

CD 1.12

Maintain view corridors to mountain vistas and the Blue River from public areas, such as parks, Town Hall, the Pavilion, the Recreation Center, and riverfront establishments.

CD 1.13

Ensure that new development takes views into consideration in site plan and architectural design, with projects designed to enhance and frame views of prominent mountain vistas or other significant natural features such as the Blue River, where possible.

Goal CD 2: Gateways

Enhance the community gateways at the east and west Interstate 70 off-ramps and the north and south Town entrances along State Highway 9 and US Highway 6 to create a sense of arrival and promote Silverthorne's identity as a close-knit mountain community.

Policies:

CD 2.1

Gateways should typically include prominent landscaping, iconic design elements, informative signage, and (where appropriate) safe pedestrian linkages and improvements that highlight the beauty of outstanding natural elements such as the Blue River.

CD 2.2

Use lighting, public art, distinctive landscaping, signage, and architectural elements to delineate Silverthorne's gateways and reinforce the Town's identity.

CD 2.3

Promote a series of gateways that vary in scale and form, are cohesive in design, and relate to their locations and context. The gateway design for State Highway 9 on the north side of Town should be far more subdued, albeit recognizable and appealing, than the gateway design at the south side, adjacent to Interstate 70, where a large and prominent feature is suitable.

Gateway District - Character Areas

Purpose:

The purpose of the Gateway District Character Areas is to develop a unique character for different areas within the Gateway District. Community input on preferred styles of development and amenity priorities provided direction for these development patterns.

Assumptions:

All character areas within the Gateway District should promote the concept that the Gateway District is Silverthorne's "front door."

Character Area 1

Promote design decisions that position this character area to transition in scale and mass down to adjacent residential scale neighborhoods. Promote amenities that provide pedestrian connections and gathering areas.

Character Area 2

Iconic design, building height, and mass relevant to the I-70 interchange, and pedestrian scale development and amenities that focus on the Blue River.

Character Area 3

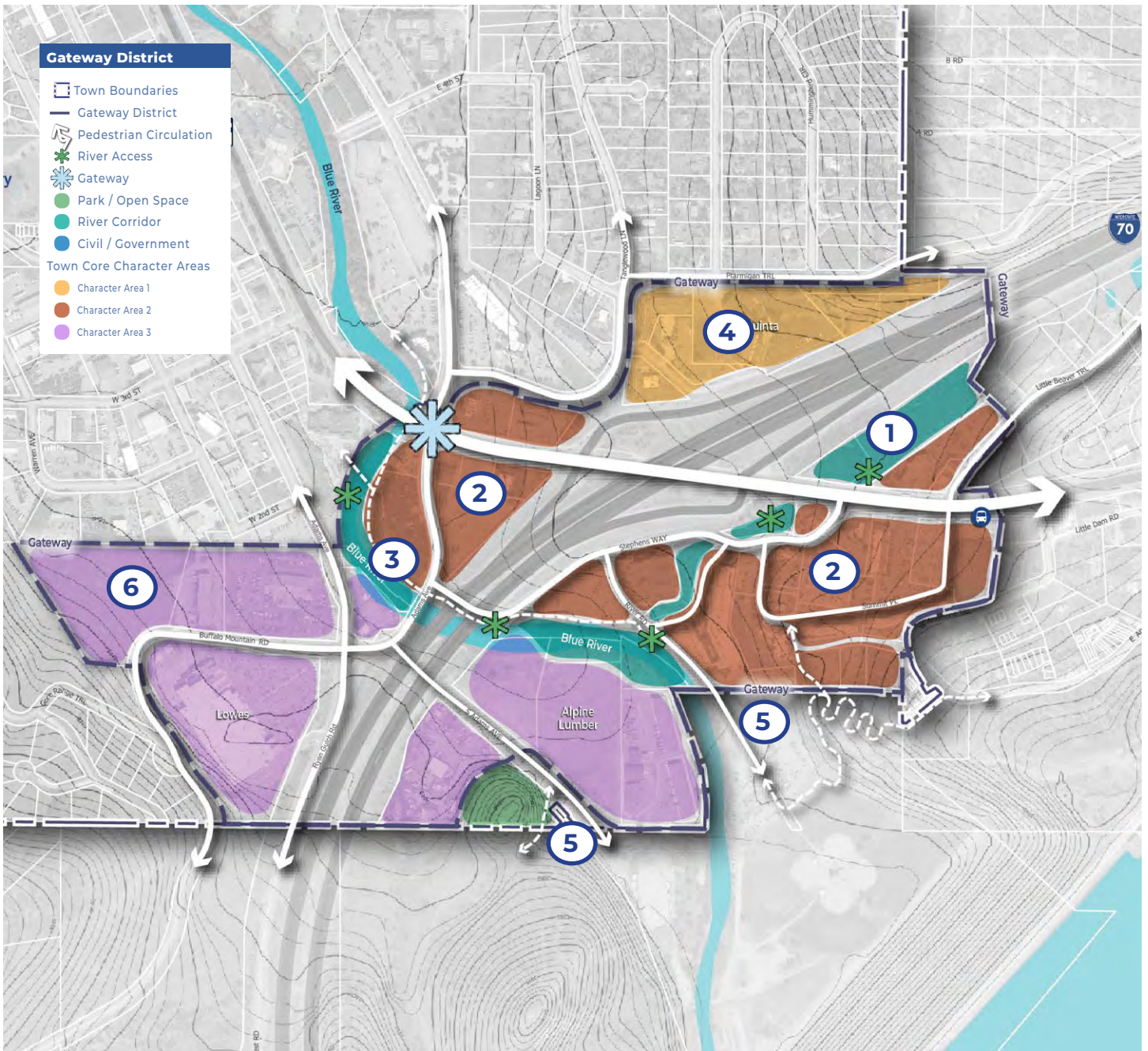
Travel-oriented design to translate from vehicular scale to pedestrian scale, enhance wayfinding, and promote a sense of place through public art. Enhance the riverfront with development.

Illustrative Vision Renderings – Gateway District Concept Study

Purpose:

The illustrations that follow offer a vision for the Gateway District that aligns with public input in defining a mixed-use, attractive 'front door' to the community at I-70 and SH 9. These drawings are intended to inspire future development projects that incorporate the community's desire for connection to the Blue River while balancing the town's need for locals' housing alongside offerings that invite visitors to explore the community further.

The illustrative renderings are not intended to depict actual development projects but rather to inspire a vision for future development within the Gateway District.



1 Natural Assets
 Take advantage of our natural assets through restoration and improved landscape along Straight Creek

2 Mixed-use
 High intensity mixed-use with hotels and accommodations build upon the river as a primary asset.

3 Blue River Access
 The Blue River is an asset to the Town and redevelopment should enhance river access and visibility.

4 Accommodation
 Adaptive reuse of accommodations provide complementary mixed-use opportunities adjacent to the Ptarmigan neighborhood.

5 Gateway Connections
 Development should create connections to existing multi-modal transportation amenities.

6 West Gateway
 Medium density mixed-use transitions into adjacent neighborhoods.

Blue River: Sensitive integration of the river corridor with future redevelopment



Blue River Commercial Edge: Vibrant riverfront with outdoor, pedestrian-scale amenities



I-70 Interchange: Attractive entrance to the community framed by iconic buildings



Neighborhood Green Transition: Community gathering areas and green spaces for residents



Goal CD 3: Town Core Design

Within the Town Core District, encourage the establishment of a vibrant, walkable downtown in Silverthorne through appropriate design measures, building orientation and form, streetscape improvements, and parking provisions.

Policies:

CD 3.1

Establish a compact, urban form within the Town Core District, radiating outward from State Highway 9 and 4th Street as its center. Design elements include:

- Zero to minimal setbacks between the sidewalk and storefronts for the creation of an enclosed street.
- Include buildings that are scaled to support the streets as civic space. Promote building design that is unique in character, addresses the street with a full ground-level first story, and provides upper levels that firmly confine the outdoor space.
- Encourage building facades that create a repetition of vertical form and that set up a pleasing rhythm as part of the streetscape, with a distinct bottom, middle and top, and architectural detail and ornamentation that relate to human scale.
- Emphasize on-street parking to the greatest extent feasible, and shared parking areas behind buildings, to support commercial redevelopment.
- Support designs that contribute to the public experience by providing attractive signs, awnings, arcades, seating areas and sidewalks.
- Utilize public streetscape elements such as sidewalks, street trees, public art, and street furnishings to enhance the pedestrian experience.

CD 3.2

Promote spaces for gathering and entertaining within Silverthorne's downtown, through landscape design, signage, ample outdoor seating and pedestrian linkages.

Town Core Concept Study

The 2014 Town Core Concept Study explored a development scenario that promoted the design characteristics of a vibrant, cohesive, and well-connected downtown area. Though it does not represent actual projects, it was used as a template for current and future developments.

Purpose:

The 2014 Town Core Concept Study explored a development scenario that promoted the design characteristics of a vibrant, cohesive, and well-connected downtown area. Though it did not represent actual projects, it was used as a template for current and future developments.

Assumptions:

To explore future development programs within the Town Core, which would support the principles of urban design and promote mountain community character, some key assumptions included:

North Block (between 4th and 5th):

- 12,500 - 25,000 square feet of retail/office ground level
- 150-190 on-site parking spaces shown, which would park one to two stories at 1.5 spaces/1000 square feet, depending on the specific use

South Block (between 4th and 3rd):

- 30,000 -40,000 square feet of retail/office each story
- 150+ on-site parking spaces shown, which would park two to three stories at 1.5 spaces/1000 square feet, depending on the specific use

High Density Residential (north side of 4th, east of Blue River):

- Three-story buildings of approximately 40,000 to 50,000 square feet each
- Potential under-building parking

High Density Residential (south side of 4th, east of Blue River):

- Three-story hotel/lodging complex with 75 to 90 units
- Potential under-building parking

Illustrative Vision Renderings – Town Core Concept Study

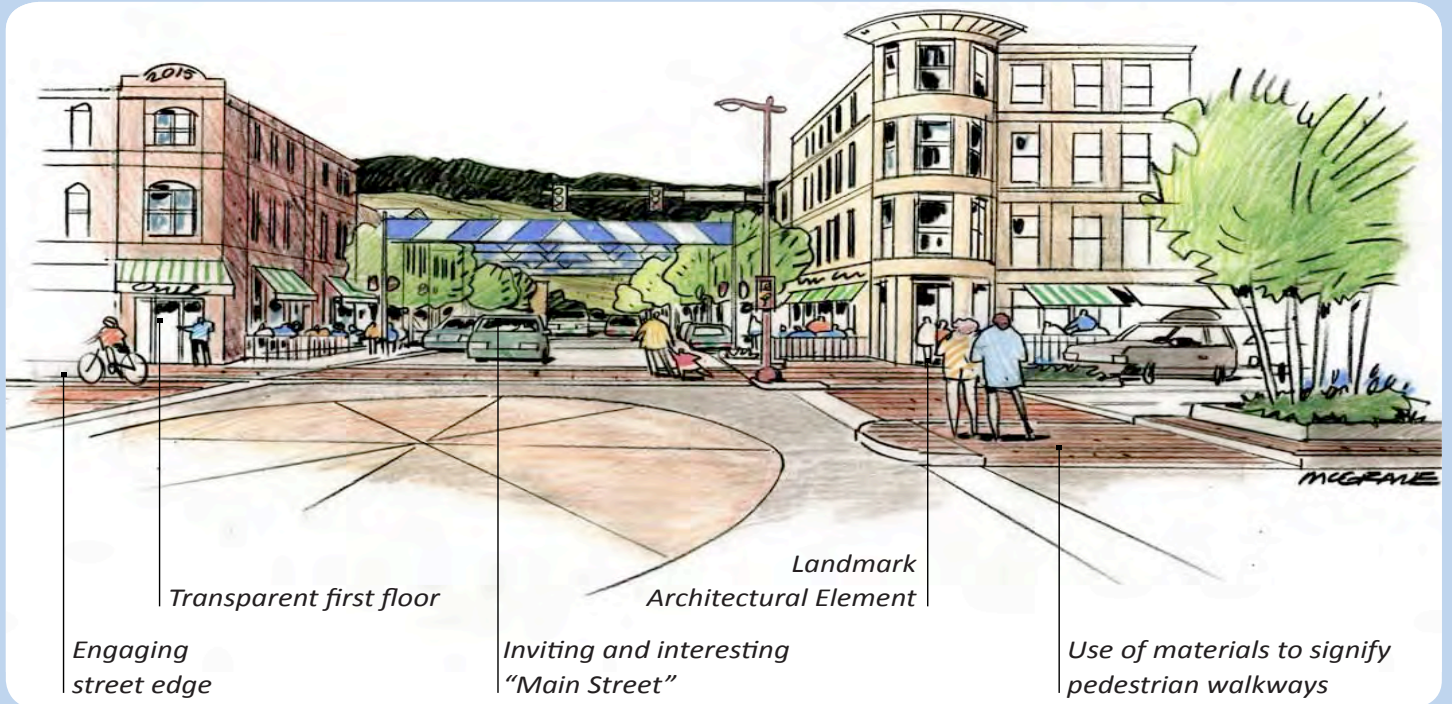
Purpose:

Public input indicated that the community was strongly interested in promoting Silverthorne's mountain community character. Thus, the purpose of the renderings created with the 2014 Plan Update was to illustrate the Community Vision in terms of how building height, mass and scale, configuration, and character would look at key opportunity areas. The renderings provided a visual context that was difficult to convey through policies and maps.

The drawings were largely based on community input concerning architectural details, materials, building heights, and form. While they included a great deal of creative freedom, they were drawn with accurate dimensions and realistic proportions from actual viewpoints in Silverthorne.

The illustrative renderings conveyed the spirit of the Community Vision for future development; they were not meant to depict actual development projects, though they were meant to inspire them.

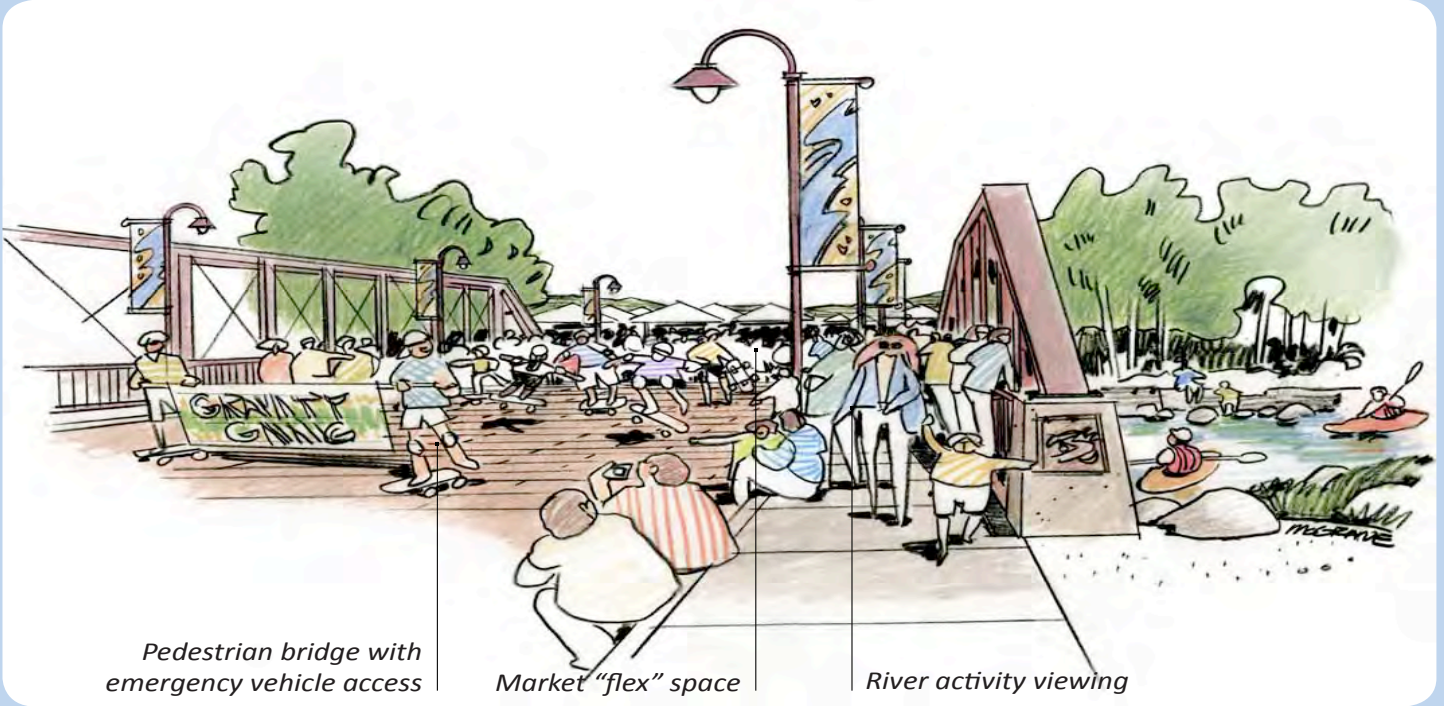
4 Corners: 4th Street and State Highway 9



Restaurant Row: Mid-block between 3rd & 4th, west side of State Highway 9



Festival Bridge: 4th Street continuing over the Blue River



Pedestrian bridge with emergency vehicle access

Market "flex" space

River activity viewing

Riverfront Hotel: The Outlets' Green Village



Outdoor, river-oriented seating

Boardwalk feature

Views, recreation access

Transportation Element

Goal T 1: Connectivity and Access

Provide for safe and convenient movement of people throughout Silverthorne and the surrounding areas through quality access, strategic connections, and public transportation options.

Policies:

T 1.1

Continue to improve the transportation system to accommodate current and future travel patterns.

T 1.2

Design future transportation networks to contribute to an efficient, well-connected circulation system that provides a logical continuation of the existing street and pathway system. Alignments should consider existing property lines, natural features, and land utilization.

T 1.3

Enhance local neighborhood connectivity through improved connections to the north-south road network and between neighborhoods.

T 1.4

Allow alleyways in all commercial districts to improve delivery, service, and parking capabilities.

T 1.5

Limit vehicular access to State Highway 9 and the Town's arterial streets, with major traffic generators using secondary access points rather than direct highway or arterial access whenever possible.

T 1.6

Continue to develop parallel north-south alternatives to State Highway 9. Consider an improved alignment of the Rainbow Drive, Center Circle, and 6th Street connection; an extension of Adams Avenue from Smith Ranch Road to Willowbrook Road; and a 4th Street connection across the river with a multi-modal bridge that can be closed off for festivities.

T 1.7

Provide iconic, immediately recognizable features to highlight the entrance to the Town Core, as well as signage and wayfinding that will help travelers to clearly identify travel corridors and the location of attractions in the Town Core.

T 1.8

As new development occurs, improvements to both the adjacent multi-modal transportation network, as well as a proportional share of downstream improvements shall be determined and assessed to projects in an equitable manner. Cumulative impacts to the overall multi-modal transportation systems must be considered and reviewed during all development reviews.

Improvements that primarily benefit a single project shall be paid for by the project. Improvements that benefit several projects or the public as a whole shall be paid for by all benefited parties in an equitable manner.

T 1.9

Ensure that private streets that must be accessed by the public and/or that provide the only access to a property are adequately maintained for vehicular and pedestrian safety.

T 1.10

As the Town of Silverthorne adds to or improves their transportation network, apply complete street strategies such as narrowing the lane widths, limiting roadway access, promoting pedestrian and bicycle travel, and providing appropriate landscaping.

T 1.11

Formalize a Town Access Permitting and Traffic Impact Study review process for future development or redevelopment. This process should compare the proposed land uses' impacts to the current TMP and evaluate any on-site or off-site transportation mitigation that is required.

T 1.12

Promote traffic calming measures along State Highway 9 to ensure safe crossings.

Goal T 2: Active Transportation

Develop a bicycle and pedestrian system that encourages active transportation among the major activity centers such as schools, shopping areas, parks, recreational center, and workplaces.

Policies:

T 2.1

Create a safe, continuous pedestrian network that minimizes conflict with automobile movement, provides a convenient option for pedestrian movement within and between developments, and is in accordance with the Parks, Open Space, and Trails Master Plan.

T 2.2

Ensure that new developments provide internal pedestrian circulation systems and pedestrian linkages to the surrounding neighborhoods, the Blue River Trail, and adjacent sidewalks and trails.

T 2.3

Incorporate design elements and maintenance policies that allow for year-round usage of bicycle and pedestrian ways, in accordance with the Parks, Open Space, and Trails Master Plan.

T 2.4

Prioritize the creation and upgrade of bicycle and walking paths that offer safe connections between schools and surrounding residential neighborhoods.

T 2.5

Continue to develop the Blue River Trail in accordance with the Blue River Trail Master Plan and explore a variety of funding mechanisms.

T 2.6

Provide sidewalks adjacent to all street edges within the commercial districts. Separate sidewalks from the street by a landscape median where it is feasible.

T 2.7

Encourage development to provide bicycle parking facilities and improve bicycle parking at bus stops and areas of public activity.

T 2.8

Enhance wayfinding signage for active transportation by providing information about destinations and travel times by different modes.

T 2.9

Improve the public streetscape with curb, gutter, sidewalk, and landscaping to promote sidewalk activity, where it is feasible.

T 2.10

Provide safe and comfortable pedestrian crossings of State Highway 9 and the Blue River in multiple locations in the Town Core District and throughout Town.

T 2.11

Continue to develop a connected network of sidewalks in Silverthorne where feasible and on both sides of the street in the Town Core. Where it is not feasible to install sidewalks on both sides of the street, a sidewalk should be provided on one side and should consider topography, adjacent land use, sun exposure, and prevailing wind/snow patterns prior to choosing which side is most appropriate.

T 2.12

Work with appropriate agencies to preserve and improve existing soft surface trails adjacent to Silverthorne and develop new trails that are in harmony with existing natural features, limitations, and wildlife habitat, and in accordance with the Parks, Open Space, and Trails Master Plan.

T 2.13

Explore additional traffic signals, pedestrian underpasses or overpasses, or roundabouts on Highway 9 north of 6th Street to improve traffic flow and provide for safe pedestrian crossings.

Goal T 3: Transit

Support and help formulate a public transportation system that meets the transportation needs of the community for in-town, county-wide, and regional service.

Policies:

T 3.1

Improve the image of the transit system by working with Summit Stage to improve the quality and design of the bus stops and facilities within Silverthorne.

T 3.2

Locate bus stops near public parking, work force centers, and residential neighborhoods.

T 3.3

Work with the Summit Stage on the improvement of their transit network to ensure that the routes and stops within Silverthorne are convenient and efficient. Consider the relocation and/or addition of new bus stops as development occurs and new routes become more optimal.

T 3.4

Maintain the Silverthorne Transit Center as a state-of-the-art facility with seating, electronic updates, and a safe place for transit riders.

T 3.5

Support the Summit Stage in efforts to increase routes, make direct connections, increase reliability of service, and shorten of travel times.

T 3.6

Work cooperatively with regional operators (e.g., Bustang, Summit Express) to expand the regional network of bus service, to improve the transit system between Denver and Silverthorne, and to develop centrally located stops in Silverthorne.

T 3.7

Work cooperatively with CDOT and other agencies on the configuration of the 205 Interchange and on the potential for a future multi-modal transit center site near the I-70 corridor.

Goal T 4: Parking

Provide private and public parking that meets the needs of the town.

Policies:

T 4.1

Encourage parking solutions that support commercial development in a downtown environment, such as consolidated parking reservoirs that facilitate a “park once, then walk” environment.

- T 4.2 Allow for efficient solutions for parking as commercial development occurs, including shared parking and other parking management strategies, to reduce land area needed to meet parking standards, create a denser urban form, and promote alternative forms of transportation.
- T 4.3 Work with the Summit Stage to provide adequate parking in conjunction with the Silverthorne Transit Center.
- T 4.4 Encourage or incentivize the provision of electric vehicle (EV) charging stations as part of large parking areas or in parking structures.
- T 4.5 Explore reductions in parking for workforce housing development that is in walkable locations near transit.
- T 5.6 Continue active participation in the Intermountain Transportation Planning Region and requests for regional funding of transportation systems.
- T 5.7 Coordinate with CDOT, Summit County, and the Town of Dillon to create an advanced variable message signage plan to direct traffic flow within the Town of Silverthorne in the event of an I-70 closure or crash impacting SH 9 or US 6.

Goal T 5: Coordination

Build relationships with appropriate agencies to ensure a shared vision and appropriate implementation.

Policies:

- T 5.1 Work with CDOT to create mutually beneficial capacity improvements along State Highway 9, US Highway 6, and Interstate 70 in order to alleviate congestion and maintain adequate levels of service.
- T 5.2 Coordinate with CDOT to develop an updated vision for State Highway 9 that could include intersection improvements for pedestrian safety and comfort, traffic calming, on-street parking, and accommodations for bicyclists.
- T 5.3 Remain an active participant in efforts by CDOT to address the Interstate 70 transportation issues through participation in the Interstate 70 Corridor Coalition and similar groups as well as continuing efforts to influence CDOT on improvements chosen on the corridor.
- T 5.4 Continue coordination with Summit Stage through participation on the Transit Board as well as participation in the current and future planning processes.
- T 5.5 Coordinate future long-term transportation needs with CDOT including the need for additional interchange locations east and west of Exit 205.

Growth Element

Goal G 1: Relation to State Statutes and Three-Mile Plan

Annex lands in accordance with Colorado Revised Statutes.

Policies:

G 1.1
Ensure that all annexations are in conformance with the provisions of Section 31-12 of the Colorado Revised Statutes. In particular, ensure that a community of interest exists between the Town of Silverthorne and any area proposed for annexation, with clear support by existing and/or potential residents.

G 1.2
Review and update the Three-Mile Area Plan regularly and incorporate any municipal and Three-Mile Area boundary adjustment deemed necessary.

Goal G 2: Fiscally Responsible Annexations

Annex lands in a fiscally responsible manner.

Policies:

G 2.1
Require that a fiscal impact report be completed and submitted concurrent with a petition for annexation. Fiscal impacts associated with an annexation should be adequately offset by a) increased tax base within the annexation area; b) increased tax base elsewhere within the Town of Silverthorne; and/or c) an overall economic benefit to the Town of Silverthorne.

G 2.2
Maintain Town capability to provide adequate levels of service. Municipal infrastructure must be available for extension to the area proposed for annexation.

G 2.3
Require that a petitioner bear the direct costs of services and infrastructure associated with an annexation.

G 2.4
Ensure that all improvements associated with an annexation are constructed in accordance with standards set by the Town of Silverthorne or other appropriate public entity, and with performance surety in place.

G 2.5
Lands needed for public purposes (e.g., parks, trails, schools, fire stations, etc.) shall be dedicated to the Town of Silverthorne or other appropriate public entity.

Goal G 3: Compliance with Town Standards

Develop annexed lands in compliance with the Comprehensive Plan, the Town Code, and other adopted Town Plans.

Policies:

G 3.1
Ensure that the existing and/or proposed land use(s), and all development associated with an annexation, are in conformance with the goals and policies of the Silverthorne Comprehensive Plan.

G 3.2
Certify that all development associated with an annexation complies with the Town of Silverthorne zoning, subdivision, and other land use codes.

G 3.3
Utilize sound land use planning principles when considering annexations, for the purposes of managing growth, ensuring compatibility between urban and rural development patterns, containing urban form, and protecting environmental resources.

G 3.4
Encourage the protection of agricultural lands on the edges of the community, in accordance with the Three-Mile Area Plan.

G 3.5
Encourage the location of low-density residential development outside of the urban service area.

Economic Development Element

Goal E 1: Business Community

Maintain positive relationships with the business community and actively pursue opportunities to improve the local economy.

Policies:

E 1.1

Conduct activities related to economic development in a manner that creates a supportive infrastructure for the business community and enhances Silverthorne’s reputation as a great place to operate and/or start a business.

E 1.2

Maintain clear and well-defined Town Code and Design District Standards that foster quality development, and that provide an equitable and efficient review process.

E 1.3

Maintain a development approval process that is well-organized and streamlined, and that considers the impact of review timelines on private investment decisions.

E 1.4

Grow a business resource network with local, state, and national economic development and business organizations to gain an understanding of the efforts of other communities with similar economies, while promoting business development in Silverthorne.

E 1.5

Encourage participation amongst business community representatives in Town activities, seminars, and other networking and volunteer opportunities.

E 1.6

Identify and evaluate the applicability of various incentive programs, based on the needs and intentions of new and existing businesses.

E 1.7

Continue to support businesses through incentive programs and policies that promote visual and aesthetic property improvements including, but not limited to, facade enhancements, public and private art, landscaping, and pedestrian connections.

Goal E 2: Revenue Streams

Evaluate all sources of revenue and strategies for economic stabilization in an effort to diversify the Town’s revenue streams and remain regionally and locally competitive.

Policies:

E 2.1

Periodically review the effectiveness of current revenue streams as well as the feasibility of additional ones, including property and lodging taxes, which could further economic stabilization.

E 2.2

Encourage lodging and restaurant development, in appropriate locations, to support revenue diversification and further the Community Vision.

E 2.3

Consider “lighthouse” destination development opportunities that could provide defining features to Silverthorne’s landscape, character, and reputation.

Goal E 3: Communication

Complement existing marketing and communication strategies by creating materials that communicate a consistent message, improve community awareness, and promote Silverthorne as a modern mountain town with a diverse array of amenities and businesses.

Policies:

E 3.1

Ensure that communications are accessible to key demographic groups by sharing communications in languages that represent our community’s demographics and by using a variety of marketing and communication channels.

E 3.2

Encourage the involvement of all community members on Town committees, Boards, and focus groups through active engagement and targeted public outreach.

E 3.3

Partner with appropriate businesses to add economic and community value to the Town through event and media opportunities.

Goal E 4: Cooperation

Continue cooperative efforts with adjoining communities and other public agencies to advance Silverthorne's economic development infrastructure.

Policies:

E 4.1

Seek out opportunities for joint marketing with a range of public and private sector entities and prepare shared materials, agreeing on specific data sources, assumptions, and methodologies.

E 4.2

Identify opportunities to cooperate or consolidate public facilities and the provision of services in an effort to achieve desired efficiencies and use fiscal resources more prudently.

E 4.3

Continue to coordinate evaluation of the area's housing inventory with other municipal, county, region-serving, and state entities and organizations. Support and promote the delivery of a wide range of housing product types, understanding this as an essential component of a healthy local and regional business economy.

E 4.4

Continue to communicate with CDOT on any issues related to the Interstate 70 corridor that might affect the economic health of the local business community.

E 4.5

Remain informed of the programs and academic performance of the Silverthorne Elementary School, the Summit School District, and Colorado Mountain College, and highlight their achievements in the Town's business recruitment marketing materials.

E 4.6

Work cooperatively with local providers to secure and maintain the availability of up-to-date technology and communications services for Silverthorne businesses.

Goal E 5: Infrastructure

Continue to provide quality infrastructure, demonstrating the Town's commitment to the businesses that rely on roadways, water systems, and other Town infrastructure.

Policies:

E 5.1

Continue to strategically upgrade public infrastructure systems as needed, and encourage private infrastructure providers, such as those in the technology, communications, and energy sectors, to do the same.

Goal E 6: Growth

Manage growth among commercial and residential uses, understanding their fiscal impact, contribution to Town revenues, and furtherance of stated goals including development of "downtown" improvements.

Policies:

E 6.1

Quantify the economic impact of non-retail businesses within the Town boundaries and evaluate how they contribute to Silverthorne's unique brand, character, and quality-of-life.

E 6.2

Evaluate the potential for business "incubators" in Silverthorne to foster the formation and growth of small businesses.

E 6.3

Encourage local entrepreneurship through partnerships with local and regional education and training institutions.

E 6.4

Recruit businesses that provide multiple sources of revenue, serve as a community asset, are environmentally sustainable, and grow jobs for Silverthorne residents.



Chapter 5: Implementation

Introduction

The 2014 Silverthorne Comprehensive Plan Update was written with an emphasis on implementation, which has contributed to significant progress shaping the Town Core since 2014. This 2022 Update keeps implementation central to the Plan, this time focusing the spotlight on the Gateway District and town-wide housing solutions. The following questions guided public interactions and meetings with Town Council and Planning Commission throughout the Comprehensive Plan process:

- How do projects get built?
- How does the Town prioritize projects?
- Do decision-makers have adequate tools to encourage and enforce the types of development that are desirable, sustainable, and have long-lasting benefits for the community?

The process of implementation is not perfectly sequential, and there is no absolute recipe for success. Implementation of the Comprehensive Plan will involve a well-orchestrated and complex series of actions that involve both the Town and various partners representing public agencies (e.g., CDOT) and private investors. Because this process will evolve over time, the Comprehensive Plan's role is critical as the unwavering guidebook for decision-makers and the public.

Two high-level actions central to implementation of the 2022 Comprehensive Plan Update have been identified. Though there is no perfect sequence of overall implementation, actions found in the first category must occur in the immediate future in order for the second to take shape.

1. **Fine-Tune the Regulatory Framework.** The Town must first ensure that all regulatory tools are aligned toward achieving the same outcomes. Inconsistencies and gaps must be amended and new regulations adopted where current ones fall short of supporting the goals and policies of the Comprehensive Plan. These actions are short-term or immediate in nature.
2. **Take the Lead on Future Investment.** The second category is longer-term or ongoing and outlines proactive steps that the Town can take to position Silverthorne for desirable growth and redevelopment.

1. Fine-Tune the Regulatory Framework

Fine-tuning the regulatory framework will be the essential first step that the Town must initiate in order to enforce and promote the types of development that meet the Community Vision.

As recognized throughout this Plan, there are deficiencies in the current Land Use Regulations when it comes to promoting adaptable solutions for locals' housing and fostering desirable growth within the Gateway District. The Zoning Code, Site Development Standards, and Design District Standards should be updated to increase flexibility for creative locals' housing solutions, provide for more efficient parking requirements, and offer a range of development incentives to guide desirable growth. These revisions are key to fostering the sense of community that sits at the center of the Community Vision and defines Silverthorne's character.

Another important short-term action is to streamline the Town's development review process to encourage projects that are aligned with the Community Vision. The development review process should be seen as a tool to facilitate quality, desirable development.

As community leaders and decision-makers come and go, it is important that the big picture (i.e., the Community Vision) guides incremental decisions. This is the value of the Comprehensive Plan in guiding long-term decision-making and growth: to help leaders stay the course and keep the end goal in mind.





2. Take the Lead on Future Investment

The second phase of implementation, which includes both short- and long-term actions, is aimed at the Town's role in initiating or positioning Silverthorne for future projects.

Within the short-term, it will be critical for the Town to first *Communicate the Vision* of this Comprehensive Plan to property owners and potential investors. The 2022 Comprehensive Plan Update continues to support mixed-use development and redevelopment in Silverthorne; conveying this message to private entities will ensure that future developers understand the ultimate direction and share in a cohesive vision for the larger area.

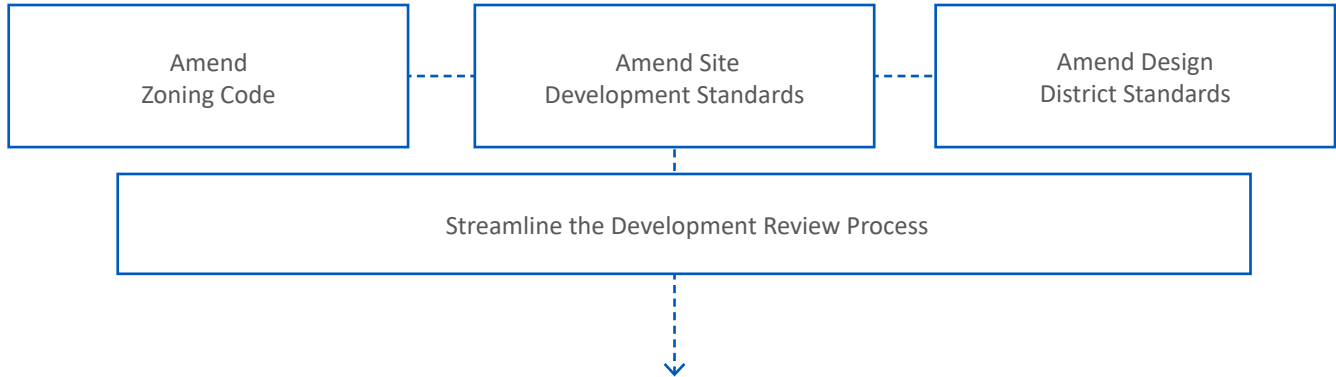
The *Project Planning* phase will establish more site-specific objectives for transportation corridors, the Gateway District, and other areas of Town. This may require a corridor master plan for SH 9 developed in partnership with CDOT and additional subarea planning exercises. Such efforts would lead to an understanding of project costs and phasing and result in construction-level design for infrastructure improvements.

The Town must also make decisions regarding public investment in key infrastructure projects—*Catalyst Projects*—to establish the “bones” for future development. These projects may include improvements to curb, gutter, and sidewalks; streetscape enhancements, gateway features, and signage; and design changes to SH 9 and other high-priority transportation corridors or intersections. The scale of public investment projects should be substantial enough to establish a solid design foundation and limit the ability for specific individual developments to derail the desired design outcomes. In the long-term, improvements to civic spaces (i.e., plazas, bridges, river parks, public art) and enhanced multimodal transportation options are key to improving community connection, shaping Silverthorne's character, and ensuring continued vibrancy.

With these initial steps completed, private investment in housing and the Gateway District will follow the Town's lead, providing a strong return on public investment and quickening the pace of implementation. The Town may continue to play a significant role in incentivizing key projects through the use of TIF funds, ESTIP, and other funding mechanisms. The Town can also be proactive about identifying new opportunities for funding.

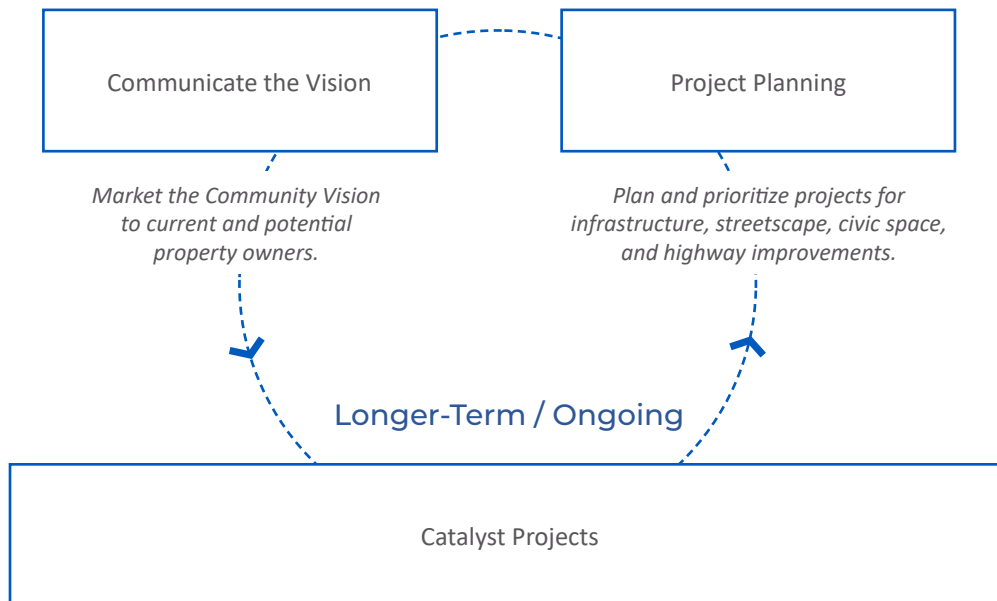
Fine-Tune The Regulatory Framework

Immediate or Short-Term



Take The Lead On Future Investment

Ongoing



Design, Fund, and Initiate Public Investments

Establish the foundation through the public realm, such as highway (traffic calming), parking (on-street, reservoirs), streetscape, etc. Create an environment where downtown development can thrive.

Incentivize Private Development/Redevelopment Projects

Through the use of funds such as TIF, ESTIP, and other funding mechanisms.



Appendix A: Three-Mile Area Plan

Introduction

The Three-Mile Area Plan provides direction concerning land use issues and infrastructure needs should a parcel of land petition to be annexed into the Town of Silverthorne. This element serves as an update to the current Three-Mile Annexation Plan originally adopted on April 1, 1992.

The Three-Mile Area Plan addresses the statutory requirements found in the Colorado Revised Statutes (C.R.S.) 31-12-105(1)(e), as follows:

“...no annexation may take place that would have the effect of extending a municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year. Within said three-mile area, the contiguity required...may be achieved by annexing a platted street or alley, a public or private right-of way, a public or private transportation right-of-way or area, or a lake, reservoir, stream, or other natural or artificial waterway. Prior to the completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area, that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area. Such plan shall be updated at least once annually. Such three-mile limit may be exceeded if such limit would have the effect of dividing a parcel of property held in identical ownership if at least fifty percent of the property is within the three-mile limit. In such event, the entire property held in identical ownership may be annexed in any one year without regard to such mileage limitation. Such three-mile limit may also be exceeded for the annexation of an enterprise zone.”

Philosophy and Methodology

The Town needs to ensure that annexation opportunities are identified through careful consideration of the current and future issues and needs of the community. The Town has expressed a desire to annex in an orderly manner that balances business with housing and transportation, and housing and transportation with safety, recreation, and open space. Any annexations should be based on opportunities and needs identified by the Town and should be a benefit to the Town.

The Town intends to work with the communities adjacent to its boundaries (e.g., Dillon, Frisco, and Summit County) to ensure that there is a smooth transition of land uses from urban to rural in the areas around Silverthorne.

This element was developed with input from the series of public open house meetings held in Silverthorne and at Town Council / Planning Commission work sessions. The base criteria used to determine which lands near Silverthorne might be desirable for annexation included:

- Areas which broaden the housing types available in town;
- Areas that have enough buildable land so that all desired uses can be accommodated;
- Areas close to town that are urban in nature and can be served by utilities with little or no negative physical or economic impact to the community;
- Areas that help strengthen the economy of the community;
- Areas that promote infill development; and
- Areas that share a community of interest with the Town.

Description/Analysis of Properties within the Three-Mile Planning Area

The location and extent of physical features, such as streams (waterways), lakes (waterfronts), open spaces (forested and agricultural), and public ways (streets, bridges, aviation fields, etc.) within the Three-Mile Area are described on the Three-Mile Area Map found in this chapter. In addition, the character of these and other Three-Mile Area components (parks, playgrounds, squares, grounds, public utilities, terminals, etc.) are described and classified into the following five categories:

- Land Use
- Transportation
- Utility Provisions
- Community Services
- Open Space, Parks, Recreation

Three-Mile Area Properties

The following 42 parcels and/or land areas are included within the Town's Three-Mile Area Plan and, for the most part, are eligible for annexation under the provisions of Colorado Revised Statutes. Inclusion within the Three-Mile Area Plan does not pre-suppose or guarantee annexation.



Area 1: South Quaking Creek Ranch

The property is located northwest of the Dunham property (Area 3) and west of the Pioneer Creek Ranch property (Area 2).

Land Uses

The site is approximately 545.2 acres and is presently zoned A-1 (Agriculture) by Summit County. If annexed, this parcel should be zoned to reflect the existing land use.

Transportation

The primary road system utilized to service this area would be Pioneer Creek Road. No additional roads would be required, except for local streets that would be associated with any future development of the parcel.

Utility Provisions

No municipal sewer or water facilities are provided to this site. Sewer and water facilities would need to be extended to the site from the south or constructed on site to operate independently of existing Town facilities.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 2: Pioneer Creek Ranch

The property is located north of the Dunham property (Area 3) and east of the South Quaking Creek Ranch property (Area 1).

Land Uses

The site is approximately 365.2 acres and is presently zoned A-1 (Agriculture) by Summit County. If annexed, this parcel should be zoned to reflect the existing land use.

Transportation

The primary road system utilized to service this area would be Pioneer Creek Road. No additional roads would be required, except for local streets that would be associated with any future development of the parcel.

Utility Provisions

No municipal sewer or water facilities are provided to this site. Sewer and water facilities would need to be extended to the site from the south or constructed on site to operate independently of existing Town facilities.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 3: Dunham Property

This site is also known as North Winegard, Tract 1, Young Ranch. The property is located along State Highway 9 (SH 9) east of the northern portion of the Maryland Creek Ranch (Area 5).

Land Uses

The site is approximately 182.2 acres and is presently zoned A-1 (Agriculture) by Summit County. If annexed, this parcel should be zoned to reflect the existing land use.

Transportation

The primary road system utilized to service this area would be SH 9 and Pioneer Creek Road. No additional roads would be required, except for local streets that would be associated with any future development of the parcel.

Utility Provisions

No municipal sewer or water facilities are provided to this site. Sewer and water facilities would need to be extended to the site from the south or constructed on site to operate independently of existing Town facilities.

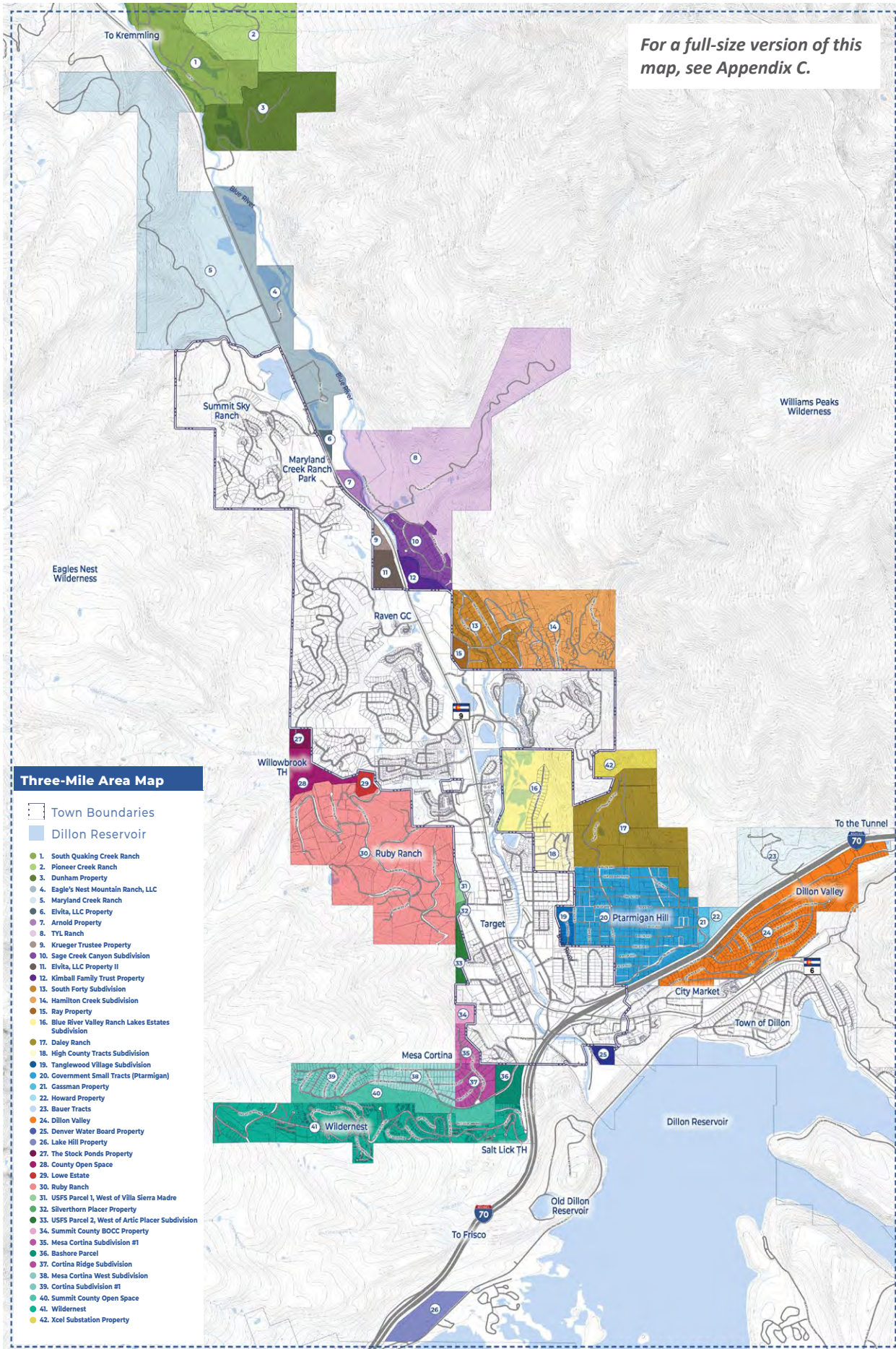
Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

For a full-size version of this map, see Appendix C.



Three-Mile Area Map

- Town Boundaries
- Dillon Reservoir
- 1. South Quaking Creek Ranch
- 2. Pioneer Creek Ranch
- 3. Dunham Property
- 4. Eagle's Nest Mountain Ranch, LLC
- 5. Maryland Creek Ranch
- 6. Elvita, LLC Property
- 7. Arnold Property
- 8. TYL Ranch
- 9. Krueger Trustee Property
- 10. Sage Creek Canyon Subdivision
- 11. Elvita, LLC Property II
- 12. Kimball Family Trust Property
- 13. South Forty Subdivision
- 14. Hamilton Creek Subdivision
- 15. Ray Property
- 16. Blue River Valley Ranch Lakes Estates Subdivision
- 17. Daley Ranch
- 18. High County Tracts Subdivision
- 19. Tanglewood Village Subdivision
- 20. Government Small Tracts (Ptarmigan)
- 21. Gassman Property
- 22. Howard Property
- 23. Bauer Tracts
- 24. Dillon Valley
- 25. Denver Water Board Property
- 26. Lake Hill Property
- 27. The Stock Ponds Property
- 28. County Open Space
- 29. Lowe Estate
- 30. Ruby Ranch
- 31. USFS Parcel 1, West of Villa Sierra Madre
- 32. Silverthorn Placer Property
- 33. USFS Parcel 2, West of Arctic Placer Subdivision
- 34. Summit County BOCC Property
- 35. Mesa Cortina Subdivision #1
- 36. Bashore Parcel
- 37. Cortina Ridge Subdivision
- 38. Mesa Cortina West Subdivision
- 39. Cortina Subdivision #1
- 40. Summit County Open Space
- 41. Wildernest
- 42. Xcel Substation Property

Area 4: Eagles Nest Mountain Ranch, LLC

Property

This site is also known as Lower Winegard, Tract 1, Young Ranch. The property is located along State Highway 9 (SH 9) east of the Maryland Creek Ranch (Area 5).

Land Uses

The site is approximately 177 acres and is presently zoned A-1 (Agriculture) by Summit County. If annexed, this parcel should be zoned to reflect the existing land use.

Transportation

The primary road system utilized to service this area would be SH 9, which lies adjacent to the parcel. No additional roads would be required, except for local streets that would be associated with any future development of the parcel.

Utility Provisions

No municipal sewer or water facilities are provided to this site. Sewer and water facilities would need to be extended to the site from the south or constructed on site to operate independently of existing Town facilities.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 5: Maryland Creek Ranch

The Maryland Creek Ranch is located north of South Maryland Creek Ranch Subdivision (also known as Summit Sky Ranch) and west of SH 9.

Land Uses

The parcel is approximately 656 acres and is presently zoned A-1 (Agriculture) by Summit County. Currently, a portion of the site is used for gravel extraction. If annexed this parcel should be zoned PUD. A PUD would allow for flexibility in the development plans to permit clustered units to avoid steep slopes and ridgelines and to maintain valuable vegetation and reduce visual impacts. Development should be sensitive to its visual and wildlife impacts. If annexed, applicant shall utilize sensitive site design techniques including but not limited to the following:

- Preservation of rural ranch and open character.
- Preservation of views of Gore Range from SH 9.

- Low density, rural residential.
- Cluster development in areas not visible from SH 9.
- Avoidance of ridgeline and steep slope development
- Expansion and enhancement of the gateway to Silverthorne and the Lower Blue River Valley.
- Enhancement of Parks, Open Space, and Trails in accordance with the Town's Park, Trails and Open Space Master Plan.
- Preservation of existing vegetation.
- Sensitivity to wildlife impacts.

Transportation

The primary road system utilized to service this area would be SH 9, which lies adjacent to the parcel. No additional roads would be required, except for local streets that would be associated with any future development of the parcel.

Utility Provisions

No municipal sewer or water facilities are provided to this site. Sewer and water facilities would need to be extended to the site from the south or constructed on site to operate independently of existing Town facilities.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 6: Elvita, LLC Property

This site is also known as Government L 6. The property is located at the southern tip of the Eagles Nest Property (Area 4), east of SH 9.

Land Uses

The site is approximately 5.2 acres and is presently zoned RU (Rural Residential) by Summit County. If annexed, this parcel should be zoned to reflect the existing land use.

Transportation

The primary road system utilized to service this area would be SH 9, which lies adjacent to the parcel. No additional roads would be required, except for local streets that would be associated with any future development of the parcel.

Utility Provisions

No municipal sewer or water facilities are provided to this site. Sewer and water facilities would need to be extended to the site from the south or constructed on site to operate independently of existing Town facilities.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 7: Arnold Property

The property is located between the TYL Ranch (Area 8) and Eagles Nest Property (Area 4), east of SH 9.

Land Uses

The site is approximately 14.0 acres and is presently zoned A-1 (Agriculture) by Summit County. If annexed, this parcel should be zoned to reflect the existing land use.

Transportation

The primary road system utilized to service this area would be SH 9, which lies adjacent to the parcel. Local streets that would be associated with any future development of the parcel would be necessary. Neighborhood to neighborhood road connections to adjacent subdivisions would be encouraged. These would provide alternate points of access, so that sole reliance on SH 9 is not required.

Utility Provisions

No municipal sewer or water facilities are provided to this site. Sewer and water facilities would need to be extended to the site from the south or constructed on site to operate independently of existing Town facilities.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 8: TYL Ranch

This site is also known as Murphy's Meadow LLP-407.7 acres and Fernald Trust, Kylee McVane-35.9 acres). The TYL Ranch is located east of SH 9, north of Sage Creek (Area 10) and east of the northern portion of the Eagles Nest/Three Peaks development.

Land Uses

The site is approximately 443.6 acres and is presently zoned A-1 (Agriculture) by Summit County. If annexed, this parcel should be zoned to reflect the existing land use.

Transportation

The primary road system utilized to service this area would be SH 9, which lies adjacent to the parcel. No additional roads would be required, except for local streets that would be associated with any future development of the parcel.

Utility Provisions

No municipal sewer or water facilities are provided to this site. Sewer and water facilities would need to be extended to the site from the south or constructed on site to operate independently of existing Town facilities.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 9: Krueger Trustee Property

The property is located west of SH 9 and north of the Elvita II property (Area 11), with the Eagles Nest/Three Peaks development to the west.

Land Uses

The site is approximately 8.2 acres and is presently zoned NR-2 (Natural Resources) by Summit County. If annexed, this parcel should be zoned to reflect the existing land use.

Transportation

The primary road system utilized to service this area would be SH 9, which lies adjacent to the parcel. No additional roads would be required, except for local streets that would be associated with any future development of the parcel.

Utility Provisions

No municipal sewer or water facilities are provided to this site. Sewer and water facilities would need to be extended to the site

from the south or constructed on site to operate independently of existing Town facilities.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 10: Sage Creek Canyon Subdivision

The property is located on the east side of SH 9, south of TYL Ranch (Area 8).

Land Uses

The site is approximately 65.7 acres and is presently zoned R-1 (Single-family residential) by Summit County. This subdivision should be zoned PUD to reflect the existing land use, if annexed into the Town.

Transportation

The primary road system utilized to service this area would be SH 9, which lies adjacent to the parcel. No additional roads would be required, except for local streets that would be associated with any future development of the parcel.

Utility Provisions

No municipal sewer or water facilities are provided to this site. Sewer and water facilities would need to be extended to the site from the south or constructed on site to operate independently of existing Town facilities.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 11: Elvita, LLC Property II

This property is also known as Hammer Parcel, Tract A, Blue Star 101 Placer. The second Elvita, LLC property is bounded by the Eagles Nest/Three Peaks development to the south and west, the Krueger Trustee property (Area 9) to the north, and SH 9 to the east. The property slopes steeply upward from the west side of SH 9, and continues at a moderate slope until it ties into the Eagles Nest/Three Peaks development.

Land Uses

The site is approximately 20.4 acres and is presently zoned PUD by Summit County. The Blue Star Placer parcel consists of a mixture of land uses:

- A storage area near the entry;
- A single family home adjacent to the Blue River;
- A mixture of large trees; and,
- Several small ponds and willows

If annexed, this parcel should be zoned to reflect the existing land use.

Transportation

The primary road system utilized to service this area would be SH 9, which lies adjacent to the parcel. No additional roads would be required, except for local streets that would be associated with any future development of the parcel.

Utility Provisions

No municipal sewer or water facilities are provided to this site. Sewer and water facilities would need to be extended to the site from the south or constructed on site to operate independently of existing Town facilities.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 12: Kimball Family Trust Property

This property is also known as Blue Star Placer, Track B, Blue Star 101 Placer. The property lies immediately north of the JSA sewage treatment plant and is bordered by the Blue River on the east and SH 9 on the west. This parcel lies approximately 15 feet below the level of SH 9.

Land Uses

The site is approximately 17.5 acres and is presently zoned PUD by Summit County. The parcel consists of a mixture of land uses:

- A storage area near the entry;
- A single family home adjacent to the Blue River;
- A mixture of large trees; and,
- Several small ponds and willows.

If annexed, this parcel should be zoned to reflect the existing land use.

Transportation

The primary road system utilized to service this area would be SH 9, which lies adjacent to the parcel. No additional roads would be required, except for local streets that would be associated with any future development of the parcel.

Utility Provisions

No municipal sewer or water facilities are provided to this site. Sewer and water facilities would need to be extended to the site from the south or constructed on site to operate independently of existing Town facilities.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 13: South Forty Subdivision

The property is located between the Hamilton Creek Subdivision (Area 14) and the Ray Property (Area 15).

Land Uses

The site is approximately 93.8 acres and is presently zoned R-1 (Single-family Residential) by Summit County. This subdivision should be zoned rural residential, to reflect the existing land use, if annexed into the Town.

Transportation

The area is presently served primarily by Hamilton Creek Road (County Road 1900) and Summit Drive (County Road 1902) however, these roads would need upgrading.

Utility Provisions

No municipal sewer or water facilities are provided to this site. Sewer and water facilities would need to be extended to the site from the south and/or west.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 14: Hamilton Creek Subdivision

The property is located east of the South Forty Subdivision property (Area 13), and bounded by the White River National Forest to the north and east.

Land Uses

The site is approximately 225.6 acres and is presently zoned PUD by Summit County. If annexed this subdivision should be zoned PUD to reflect the existing land use.

Transportation

The area is presently served primarily by Hamilton Creek Road (County Road 1900) and Summit Drive (County Road 1902) however, these roads would need upgrading.

Utility Provisions

The property is presently served by the Hamilton Creek Metro District water system and individual septic systems. If annexed, the Town would require the subdivision to connect to municipal water and sewer lines.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 15: Ray Property

The Ray property is located on the east side of SH 9, west of the South Forty Subdivision (Area 13) and north of Hamilton Creek Road, and is owned jointly by Summit County and the Town of Silverthorne.

Land Uses

The site is approximately 9.9 acres and is presently zoned R-1 (Single-family Residential) by Summit County. This area is characterized by single family homes on one acre lots, providing long term, resident housing. This property should be zoned PUD, to reflect the existing land use, if annexed into the Town.

Transportation

The area is presently served by Hamilton Creek Road (County Road 1900) and Summit Drive (County Road 1902) to the east.

Utility Provisions

No municipal sewer or water facilities are currently provided to this site. Sewer and water facilities would need to be extended to the site from the south or west.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 16: Blue River Valley Ranch Lakes Estates Subdivision

Blue River Valley Ranch Lakes Estates Subdivision is an existing subdivision located at the north end of Rainbow Drive, and west of the Daley Ranch (Area 17).

Land Uses

The site is approximately 150.0 acres and is presently zoned R-P (Residential with Plan) by Summit County. The subdivision is characterized by single-family homes located on both sides of Rainbow Drive and Brooks Avenue, and by a series of small lakes located between Rainbow Drive and the Blue River to the west. The Town has no desire to change the existing land use. If annexed the subdivision should be zoned PUD recognizing the district standards within its existing Residential Planned overlay.

Transportation

Vehicular access is provided by Rainbow Drive, which is unpaved within the subdivision. No additional vehicular access is required to serve the subdivision, however, an extension of Rainbow Drive

north to Bald Eagle Road should be evaluated as a possible future extension of the transportation system.

Utility Provisions

This site has its own public domestic water system. If annexed, the Town would require a water system upgrade and a sewer collection system connected to the Blue River Treatment Plant.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

The existing subdivision provides a great deal of open space for the community. The Town would not anticipate any major changes in the existing open space, but would like to open up the area adjacent to the Blue River for additional public access and possible Blue River bicycle path extension. Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 17: Daley Ranch

This property is also known as Superior 2006, LLC. The Daley Ranch is located south of the Xcel Substation (Area 42) and Clark Ranch and Oxbow properties, north of the Ptarmigan Mountain neighborhood, and has an eastern boundary with U.S. Forest Service property.

Land Uses

The site is approximately 175 acres and is presently zoned A-1 (Agriculture) by Summit County. The character of the Daley Ranch property varies from gently sloping meadowlands to steep slopes. Vegetation can range from grassy meadows to sagebrush hillside to aspen and pine forest. The Daley Ranch property is highly visible from Town at the valley bottom. The suggested land use of this area is for low density, single-family residential units. If annexed this property should be zoned PUD. A PUD would allow for flexibility in the development plans to permit clustered units to avoid steep slopes and ridgelines and to maintain valuable vegetation. Further, development should be sensitive to its visual impacts to surrounding developed areas and avoid ridge crest development entirely.

Transportation

County Road 2020 and County Road 2019 presently provide vehicular access to the Daley Ranch parcel. A looped access would be desirable. Neighborhood to neighborhood connections shall be made. Two probable access points to consider would be Blue River Parkway via Bald Eagle Road

Utility Provisions

This area is not presently served by municipal water and sewer service. The Town anticipates difficulties in providing water service due to elevation of existing water facilities. Based on the content of the White River National Forest Land and Resource Management Plan of 1984, the Town and or future developers may find it difficult to obtain permits to operate a water tank facility on adjacent Forest Service property. Any future water facility needs to be placed on private property. Depending on the tank location there may be a limited ability to provide sufficient elevation for a water facility to service the property. At the time of this Comprehensive Plan Update there has been a water tank installed with the Xcel Substation (Area 42).

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

If annexation were anticipated, the Town would more than likely request the typical requirement of 10% land dedication. The purpose of the land dedication would be to provide suitable and acceptable sites for public purposes other than streets, drainage and utility easements. Additional planning would also be necessary to analyze other recreational opportunities such as expansion of trail connections with adjacent public lands and preservation of important open space corridors currently used by wildlife. Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 18: High Country Tracts Subdivision

The High Country Tracts Subdivision is an existing subdivision located on the east side of Rainbow Drive, south of Blue River Valley Ranch Lakes Estates. This area is characterized by single-family homes on one-half acre lots, providing long-term, resident housing.

Land Uses

The site is approximately 40.2 acres and is presently zoned R-1 (Single-family Residential) by Summit County. If annexed, the subdivision should be zoned to reflect the existing land use.

Transportation

The subdivision is presently served by Rainbow Drive to the west of the subdivision, and by County Road 2016 which bisects the subdivision. Rainbow Drive provides the primary access to the site. No additional roads or transportation components are required.

Utility Provisions

Approximately half of the lots are served by Town water. The other half are on wells, but could be served by an extension of the

Town system. The entire subdivision is on septic systems. Sewer is available adjacent to the site in Palmer's Drive and Rainbow Drive and could be extended into the subdivision.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 19: Tanglewood Village Subdivision

The Tanglewood Village subdivision is located west of the Government Small Tracts (Area 20).

Land Uses

The site is approximately 16.4 acres and is presently zoned R-1 (Single-family Residential) by Summit County. This property should be zoned PUD to reflect the existing land use, if annexed into the Town.

Transportation

Tanglewood Lane provides vehicular access to the Tanglewood Village Subdivision. No additional vehicular access would be necessary to serve this subdivision. With annexation, substantial upgrades would be needed, including paving, rights-of-way enlargement and drainage improvements to bring the roads up to the Town standards.

Utility Provisions

This site has its own public domestic water system. If annexed, the Town would require a water system upgrade and a sewer collection system connected to the Blue River Treatment Plant.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 20: Government Small Tracts (Ptarmigan)

The Government Small Tracts area consists of the area located east of Tanglewood Village Subdivision (Area 19), generally southeast of the Blue River Mesa Subdivision. These subdivisions are characterized by single-family homes. In general the topography of the area is steep sloping hillside with an existing road network, which in most cases, will not meet the Town road standards without substantial modifications.

Land Uses

The site is approximately 286.3 acres and is presently zoned R-1 (Single-family Residential) by Summit County. If annexed this property should be zoned PUD, reflect the existing land use.

Transportation

Tanglewood Lane provides unpaved vehicular access to the Lower Ptarmigan West subdivision. If annexed a connection to Blue River Mesa Subdivision should be considered. Vehicular access to the Lower Ptarmigan South subdivision is provided by Ptarmigan Trail and County Road 2020. No additional vehicular access would be necessary to serve this subdivision. All roads within both subdivisions are unpaved. Many roads are steep and exceed Town grade standards. With annexation, substantial upgrades would be needed, including paving, rights-of-way enlargement and drainage improvements to bring the roads up to the Town standards.

Utility Provisions

This area is presently served by well and septic systems. The Town anticipates difficulties in providing water service due to the elevation of the existing development compared to existing water facilities. No municipal sewer or water facilities are provided to this site. Sewer and water facilities would need to be extended to the site from the south and west.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 21: Gassman Property

The property is bounded by I-70 to the south, Government Small Tracts (Area 20) to the west, and the White River National Forest to the north.

Land Uses

The site is approximately 10.5 acres and is presently zoned PUD by Summit County. If annexed, this parcel should be zoned to reflect the existing land use.

Transportation

Access to the Gassman property is provided by Ptarmigan Trail. With annexation, substantial upgrades would be needed, including paving, rights-of-way enlargement and drainage improvements to bring the roads up to the Town standards.

Utility Provisions

No utilities are currently provided. The Town anticipates difficulties in providing water service due to the location of the site relative to existing water facilities. Sewer and water facilities would need to be extended to the site.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 22: Howard Property

The property is bounded by I-70 to the south, the Gassman parcel (Area 21) to the west, the Bauer Tracts (Area 23) to the east, and the White River National Forest to the north.

Land Uses

The site is approximately 35 acres and is presently zoned A-1 by Summit County. If annexed, this parcel should be zoned to reflect the existing land use.

Transportation

There is no existing access to the property. Easements and/or rights of way would be necessary to provide access from Ptarmigan Trail to the site.

Utility Provisions

No utilities are currently provided. The Town anticipates difficulties in providing water service due to the location of the site relative to existing water facilities. Sewer and water facilities would need to be extended to the site.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 23: Bauer Tracts

Area 23 is north of Dillon Valley (Area 24), bounded by I-70 to the south and the White River National Forest to the east and to the north. Area 23 represents several properties that have changed ownership over the past several years. These properties are known as Leifheit Trust, Bad Neighbors, LLC, Howard, LLC, and Ptarmigan Acres, LLC. All of the properties within Area 23 shall follow the annexation recommendations stated herein.

Land Uses

The total site acreage is approximately 129.7 acres and is presently zoned A-1 (Agriculture) by Summit County. If annexed, this parcel should be zoned to reflect the existing land use.

Transportation

The property is accessible via Ptarmigan Ranch Road using the I-70 underpass. A neighborhood to neighborhood connection would need to be constructed and easements and/or rights of way may be necessary to provide access from Ptarmigan Trail to the site.

Utility Provisions

No utilities are currently provided. The Town anticipates difficulties in providing water and sewer service due to the location of the site relative to existing facilities. Sewer and water facilities would need to be extended to the site. The closest water and sewer facilities are within the Dillon Valley Metro District (Area 24).

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 24: Dillon Valley

The residential area known as Dillon Valley is located east and south of Silverthorne on the south side of I-70. Primary access to Dillon Valley is from Little Beaver Trail and Highway 9/Highway 6 within the Town of Silverthorne.

Land Uses

The area is approximately 286.7 acres and is presently zoned R-6 (Single-family/Duplex Residential) with Plan, R-2 (Single-family Residential), PUD and A-1 (Agriculture) by Summit County. Dillon Valley consists of an existing residential community. If annexed, this site should be zoned as residential, not to exceed six dwelling units per acre.

Transportation

Dillon Valley is accessed primarily from Highway 6/9 through the Town of Dillon, within an existing road network.

Utility Provisions

Dillon Valley is served by all necessary utility services. The sewer system is already connected to the Blue River Treatment Plant, an existing emergency interconnect has been constructed connecting Silverthorne's water distribution system and the existing Dillon Valley water system.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department. Dillon Valley is represented by a homeowners association.

Open Space, Parks, Recreation

Acquisition of this area by the Town and subsequent development for open space and other recreational purposes would be beneficial to the community and should be explored. Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 25: Denver Water Board Property

This property contains Blue River Park, a County park located at the base of the Dillon Dam. The CDOT Yard is located to the west and the first phase of the Outlets at Silverthorne Factory Stores is to the north. The park includes four softball fields located on the east side of the Blue River and the Rodeo grounds on the west side of the Blue River. The land is owned by the Denver Water Board.

Land Uses

The site is approximately 200 acres and is presently zoned A-1 (Agriculture) by Summit County. The area is isolated from other land use districts because of several physical barriers, including:

- The first phase of the Outlets at Silverthorne factory stores;
- The Blue River;
- The hillsides surrounding the area on the east; and,
- The Dillon Dam.

The area directly below the dam should be used for public recreational and cultural activities. If annexed, this parcel should be zoned Recreational/Open Space to reflect the existing land use.

Transportation

The parcel is divided by the Blue River. Vehicular access on the east side of the Blue River is provided through the first phase of the Outlets at Silverthorne Factory Stores on River Road. The west side of the property is accessed via Adams Avenue. To improve emergency access, a connection should be provided across the Blue River. This could be in conjunction with a bicycle or pedestrian bridge, or could be limited to emergency vehicles only. Future development should also provide the opportunity for the area to be served by public transit systems and new developments should consider designated bus stops.

Utility Provisions

The eight and twelve inch water mains that exist adjacent to this area could be used to service the property. Sewer service could be provided through the Town of Silverthorne facilities presently serving the first phase of the Outlets at Silverthorne Factory Stores. All other utilities are available to the area. The ball fields are irrigated with a water system that pumps directly from the Blue River.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 26: Lake Hill Property

This area is located between the Dillon Dam and the Town of Frisco generally south west of Silverthorne, and is bounded by I-70 to the north and Dillon Dam Road to the south. The U.S. Forest Service presently owns the entire area.

Land Uses

The Lake Hill property is approximately 460 acres and is presently zoned NR-2 (Natural Resources) by Summit County. This area is relatively wooded and includes an old reservoir and a prominent hill with antennas. Some existing features of this area are the Old Dillon Reservoir and the Old Dillon Reservoir Trail Head (maintained by the Forest Service). This property has been identified as a potential area for sale by the Forest Service. If annexed, this parcel should be zoned appropriately for either potential use as a multi-modal transit stop with affordable housing and transit oriented development opportunities or remain as open space to provide community separation. An approximately 45 acre site within the larger acreage has been under review with the County for development.

Transportation

County Road 7, The Dam Road, presently accesses the area. No major transportation improvements are required to serve the area. Mountain bike and pedestrian systems currently exist in the form of a soft surface trail and primitive foot trails. If annexed, appropriate roadway and multi-modal traffic connections should be implemented.

Utility Provisions

No utilities are currently provided. Sewer and water facilities could be provided and would be very similar to facilities already in place within the Town.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 27: The Stock Ponds Property

The Stock Ponds Property is a parcel of land lying north of the County Open Space property (Area 28), west of Willow Creek Highlands Subdivision, and east of White River National Forest. It consists of two separately owned lots of approximately 5.7 acres each.

Land Uses

The total site is approximately 11.3 acres and is presently zoned R-P (Residential with Plan) by Summit County. The land use is single family detached residential. If annexed this parcel should be zoned PUD, to reflect the existing land use.

Transportation

Limited access is provided from Eagles Nest Golf Course Filing No. 1, utilizing a private driveway off of Two Cabins Road. A public access trail originating from Willow Creek Highlands Filing No. 7 provides pedestrian access to the property.

Utility Provisions

The property is connected to the Town water and sewer systems.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Other than the normal open space facilities anticipated with all developments, no specific open space, park or recreational needs have been identified within this particular area. Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 28: County Open Space

The property is located between Ruby Ranch (Area 30) and the Stock Ponds Property (Area 27), and is bounded by the White River National Forest to the west.

Land Uses

The site is approximately 37.0 acres and is presently zoned OS (Open Space) by Summit County. If annexed this parcel should be zoned Open Space.

Transportation

Tanglewood Lane provides unpaved vehicular access to the Lower Two trails currently access the site. No vehicular access exists or is anticipated.

Utility Provisions

No utilities are currently provided. Water and sewer could be extended from Willow Creek Highlands to the east of this parcel.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 29: Lowe Estate

The Lowe Estate is located north of Ruby Ranch subdivision (Area 30), east of the County Open Space (Area 28), southeast of Willow Creek Highlands, and west of Willowbrook Meadows Subdivision, Filing 5.

Land Uses

The site is approximately 11.6 acres and is presently zoned A-1 (Agriculture) by Summit County. In order to preserve the mountain character of the community, the suggested use is to remain agricultural in nature. If annexed, this parcel should be zoned to reflect the existing land use.

Transportation

There are two accesses to the Lowe Estate; one access is from the Ruby Ranch Subdivision, a second access is from Willow Creek Highlands Subdivision off Willowbrook Road.

Utility Provisions

Sewer and water facilities could be provided through the extension of existing lines adjacent to the site.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Other than the normal open space facilities anticipated with all developments, no specific open space, park or recreational needs have been identified within this particular area. Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan. There is the potential for historic preservation of the existing facilities.

Area 30: Ruby Ranch

Ruby Ranch is located west of SH 9, east of National Forest Service land, and south of the Willow Creek Highlands and Willowbrook subdivisions.

Land Uses

The site is approximately 585 acres and is presently zoned R-P (Residential with Plan) and SU-1 (Special Use) by Summit County. Ruby Ranch is an existing low-density, single-family development. The western portion of Ruby Ranch is primarily tree covered, and the front, eastern portion is primarily steep-slopes that have been designated as common open space area. In order to preserve the mountain character of the community, the land use should remain rural residential in nature. These subdivisions should be zoned PUD, to reflect the existing land use, if annexed into the Town.

Transportation

Primary access is provided from SH 9 on Ruby Ranch Road. A secondary access exists at the intersection of Ruby Ranch Road and Adams Avenue.

Utility Provisions

Ruby Ranch is presently served by septic tanks and has its own public water system. This site has its own public domestic water system with a connection to the Town water system. If annexed, the Town would require a water system upgrade and a sewer collection system connected to the Blue River Treatment Plant.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Other than the normal open space facilities anticipated with all developments, no specific open space, park or recreational needs have been identified within this particular area. Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 31: USFS Parcel 1, West of Villa Sierra Madre

This USFS parcel is located west of Adams Avenue, bordered by Villa Sierra Madre Subdivision, Lot 1, Hickey Subdivision and the intersection of Annie Road and Brian Avenue right-of-way to the east, the Ruby Ranch Parcel (Area 30) to the west and the Silverthorne Placer Property (Area 32) to the south.

Land Uses

The site is approximately 5.8 acres and is presently zoned NR-2 (Natural Resources) by Summit County. This parcel is un-

developable and currently slated to be included in a land trade. If annexed this parcel should be zoned Open Space.

Transportation

No vehicular access is currently provided, or anticipated.

Utility Provisions

No utilities are currently provided. The Town anticipates difficulties in providing water service due to the location of the site relative to existing water facilities since wetlands would have to be crossed.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Other than the normal open space facilities anticipated with all developments, no specific open space, park or recreational needs have been identified within this particular area. Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 32: Silverthorn Placer Property

The Silverthorn Placer Property, also referred to as Neville/Hammer, is located at the west end of Annie Road, just west of the Brian Avenue right-of-way.

Land Uses

The site is approximately 2.4 acres and is presently zoned A-1 (Agriculture) by Summit County. If annexed this parcel should be zoned Open Space.

Transportation

The area is presently served by Annie Road.

Utility Provisions

The Silverthorn Placer property presently has no public facilities. Water and sewer lines would be provided through the extension of lines that lie adjacent to the site. Water and sewer lines are located in Annie Road and could be easily extended.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

No opportunities exist for any public open space, park, or recreational facility within this area.

Area 33: USFS Parcel 2, West of Arctic Placer Subdivision

This USFS parcel is located west of Brian Avenue, bordered by business and light industrial uses, Arctic Placer Subdivision and the Summit School District Property to the east, the Ruby Ranch Parcel (Area 30) to the northwest and the Silverthorne Heights Subdivision to the south.

Land Uses

The site is approximately 14.7 acres and is presently zoned NR-2 (Natural Resources) by Summit County. This parcel is undevelopable and currently slated to be included in a land trade. If annexed this parcel should be zoned Open Space

Transportation

No vehicular access is currently provided, or anticipated.

Utility Provisions

No utilities are currently provided. If annexed into Town, water and sewer service could extend from Arctic Placer and 4th Street.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 34: Summit County BOCC Property

The property is located adjacent to Mesa Cortina I (Area 35). The area includes two open space parcels between Mesa Cortina and Wildernest (Area 41).

Land Uses

The site is approximately 80 acres and is presently zoned OS (Open Space) by Summit County. If annexed this parcel should be zoned Open Space.

Transportation

No vehicular access is currently provided, or anticipated.

Utility Provisions

No utilities are currently provided. The Town anticipates difficulties in providing water and sewer service due to the location and elevation of the site relative to existing facilities. Sewer and water facilities would need to be extended to the site. The closest water and sewer facilities are within Mesa Cortina I (Area 35).

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 35: Mesa Cortina Subdivision #1

Mesa Cortina I is a low-density residential subdivision located southwest of Silverthorne between Wildernest (Area 41) and the existing Town limits.

Land Uses

The site is approximately 17.7 acres and is zoned R-2 (Single-family Residential) by Summit County. The subdivisions consist of primarily large lot, single-family homes lying within a combination of forests and meadows. If annexed Mesa Cortina I should be zoned R-2 Residential to reflect the existing land use.

Transportation

Vehicular access is somewhat limited with the primary access coming from Buffalo Mountain Road. A secondary access is provided through the Wildernest subdivision that accesses Mesa Cortina I at two locations. Buffalo Mountain Road has structural problems including a potential slide area near the Town boundary. All other roads within the subdivision are gravel and in need of upgrading, including paving and drainage improvements to bring them up to Town standards.

Utility Provisions

Mesa Cortina I is served by all necessary utility services. The sewer system is already connected to the Blue River Treatment Plant. If annexed, the Town would require a water and sewer system upgrade.

Community Services

The subdivision is within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

A number of open space areas and trails exist and need to be retained. Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 36: Bashore Parcel

The privately owned parcel is located west of I-70 and east of Cortina Ridge (Area 37).

Land Uses

The site is approximately 28 acres and is presently zoned A-1 (Agriculture) by Summit County. If annexed this parcel should be zoned Open Space.

Transportation

Buffalo Mountain Road bisects the Bashore Parcel which is also served by Wildernest Road. No major transportation improvements are required to serve the area. A realignment potential for lower Buffalo Mountain Drive has been discussed due to ongoing road stability issues and maintenance and repair costs. Buffalo Mountain Road is double chip seal and has numerous structural problems including a potential slide area near the existing Town boundary. Mountain bike and pedestrian systems in the form of a soft surface trail are recommended.

Utility Provisions

No municipal sewer or water facilities are currently provided to this site.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 37: Cortina Ridge Subdivision

The property is located between Mesa Cortina West Subdivision (Area 38) and the Bashore Parcel (Area 36).

Land Uses

The site is approximately 42.0 acres and is presently zoned PUD by Summit County. If annexed this subdivision should be zoned PUD to reflect existing land use.

Transportation

Vehicular access to Cortina Ridge is somewhat limited with the primary access coming from Buffalo Mountain Road in Mesa Cortina West. A realignment potential for lower Buffalo Mountain Drive has been discussed due to ongoing road stability issues and maintenance and repair costs. Buffalo Mountain Road is double chip seal and has numerous structural problems including a potential slide area near the existing Town boundary. All roads within the subdivision are gravel and in need of upgrading, including paving and drainage improvements to bring them up to Town standards.

Utility Provisions

The site is served by all necessary utility services. The sewer system is already connected to the Blue River Treatment Plant. If annexed, the Town would require a water and sewer system upgrade.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 38: Mesa Cortina West Subdivision

Mesa Cortina West is a low-density residential subdivision located southwest of Silverthorne between Wildernest (Area 41) and the existing Town limits.

Land Uses

The site is approximately 62.8 acres and is zoned R-2 (Single-family Residential) by Summit County. The Mesa Cortina West Subdivision consists of primarily large lot, single-family homes lying within a combination of forests and meadows. If annexed Mesa Cortina West should be zoned R-2 Residential to reflect existing land use.

Transportation

Vehicular access to Mesa Cortina West is somewhat limited with the primary access coming from Buffalo Mountain Road. A secondary access is provided through the Wildernest subdivision that accesses Mesa Cortina West at two locations. Buffalo Mountain Road is double chip seal and has numerous structural problems including a potential slide area near the existing Town boundary. All other roads within the subdivision are gravel and in need of upgrading, including paving and drainage improvements to bring them up to Town standards.

Utility Provisions

The site is served by all necessary utility services. The sewer system is already connected to the Blue River Treatment Plant. If annexed, the Town would require a water and sewer system upgrade.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

A number of open space areas and trails exist and need to be retained. Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 39: Cortina Subdivision #1

Cortina is a low-density residential subdivision located southwest of Silverthorne between Wildernest (Area 41) and the existing Town limits.

Land Uses

The site is approximately 57.3 acres and is zoned R-3 (Single-family Residential) and PUD by Summit County. The subdivision consists of primarily large lot, single-family homes lying within a combination of forests and meadows. If annexed Cortina should be zoned PUD to reflect existing land use.

Transportation

Vehicular access to Cortina is somewhat limited with the primary access coming from Buffalo Mountain Road. A secondary access is provided through the Wildernest subdivision that accesses Cortina at two locations. A realignment potential for lower Buffalo Mountain Drive has been discussed due to ongoing road stability issues and maintenance and repair costs. Buffalo Mountain Road double chip seal and has numerous structural problems including a potential slide area near the existing Town boundary. All other roads within the subdivision are gravel and in need of upgrading, including paving and drainage improvements to bring them up to Town standards.

Utility Provisions

The site is served by all necessary utility services. The sewer system is already connected to the Blue River Treatment Plant. If annexed, the Town would require a water and sewer system upgrade.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

A number of open space areas and trails exist and need to be retained. Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 40: Summit County Open Space

The Summit County Open Space tract is located between Wildernest (Area 41) and Cortina (Area 39) and Mesa Cortina West (Area 38).

Land Uses

The site is approximately 75.1 acres and is presently zoned OS (Open Space) by Summit County. If annexed this parcel should be zoned Open Space.

Transportation

No vehicular access is currently provided, or anticipated.

Utility Provisions

No utilities are currently provided. The Town anticipates difficulties in providing water service due to the location of the site relative to existing water facilities.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 41: Wildernest

The Wildernest area is located west of I-70 and south of Cortina Ridge (Area 37), Cortina Subdivision (Area 39) and Mesa Cortina West (Area 38).

Land Uses

Wildernest is approximately 295.8 acres and is currently zoned R-6 (Single-family/Duplex Residential), R-25 (High Density), PUD and Commercial by Summit County. Existing land use ranges from single-family units to multi-family and limited commercial developments. Because Wildernest is an existing residential subdivision, the Town does not anticipate changing uses. If annexed, the proposed zoning could be R-2 Residential to R-15 Residential as appropriate for the residential uses, C-1 Light Commercial for the commercial uses, or PUD.

Transportation

Wildernest Road is the primary vehicular access. Secondary access is provided at locations through the Cortina and Mesa Cortina West subdivisions. All roads within the subdivision are paved.

Utility Provisions

The site is served by all necessary utility services. The sewer system is already connected to the Blue River Treatment Plant. If annexed, the Town would require a water and sewer system upgrade.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

A number of open space areas and trails exist and should be retained. Future planning should be done for this area to include recreation, open space, and trails, in accordance with the Town of Silverthorne Parks, Open Space, and Trails Master Plan.

Area 42: Xcel Substation Property

The Xcel Substation is located south of the Clark Ranch and Oxbow properties, north of the Ptarmigan Mountain neighborhood, and has an eastern boundary with U.S. Forest Service property.

Land Uses

The site is approximately 35 acres and zoned A-1 in Summit County. Existing structures include the Xcel Energy substation and associated facilities.

Transportation

Angler Mountain Ranch Road South is the primary vehicular access. There is no secondary access to the site. The road is paved through the Vistas at Angler Mountain Ranch Subdivision to the roundabout, then changes to a gravel surface.

Utility Provisions

No municipal sewer or water facilities are currently provided to this site.

Community Services

The property lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection would change from the Summit County Sheriff's Office to the Silverthorne Police Department.

Open Space, Parks, Recreation

No future specific open space, park or recreational needs have been identified within this property. Because of the site's land uses, access is limited. The Angler Mountain Ranch Trail #29, which connects to the Ptarmigan Trail, passes near-by the substation and should be maintained with any future changes to this property.

Appendix B: Community Engagement

Introduction

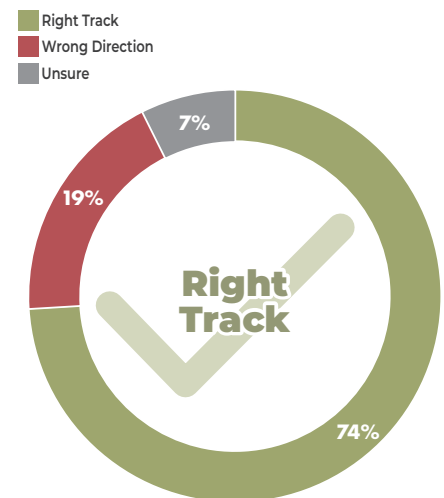
To guide this 2022 Update to Silverthorne's Comprehensive Plan, extensive community engagement was conducted to understand what makes the town unique and how residents, business owners, and visitors want to see the community evolve over the next 10-15 years. Engagement activities included:

- An online resident and visitor survey (491 responses);
- Booths with informational materials at two First Friday Events, September and October 2021;
- One open house at the Town Pavilion, November 2021;
- Updates via the Town's website, social media, and email newsletters; and
- Presentations at multiple Planning Commission meetings.

Common themes that emerged include appreciation for the direction that the Town is headed alongside enjoyment of recent downtown additions like the Performing Arts Center and Bluebird Market. When residents were asked why they continue to choose Silverthorne as their home, respondents overwhelmingly favored the community's locals' feel and less busy environment compared with the rest of Summit County. This top choice was followed by other lifestyle preferences that include Silverthorne's quality of life and the access it offers to abundant parks and recreational amenities. The most-cited community concerns included cost of housing and availability of workforce housing, regional traffic on Highway 9, and crossing Highway 9 in the Town Core.



IS THE TOWN ON THE RIGHT TRACK OR HEADED IN THE WRONG DIRECTION?



Nearly three-quarters of residents feel that the Town is on the right track with new development that has occurred since the 2014 Comprehensive Plan.

Key Community Engagement Themes

This section summarizes input and key takeaways from all engagement events.

Housing & Highway 9

Housing for locals and regional traffic through town were top-cited areas requiring investment among survey respondents, which consisted of 72% full-time residents, 19% part-time residents, and 9% nonresidents or other. When further asked about locations in the community that could support additional housing, the most popular response was having no particular preference for location as long as it was locals' housing, indicating the strong need for new housing units that are attainable for residents. Respondents also indicated an interest in seeing housing included in infill development within existing commercial areas.

During First Friday Events and the Open House, the community continued to confirm that crossing Highway 9 and regional traffic on Highway 9 were concerns for the future. The affordability of housing and continuing Silverthorne's legacy as a locals' community were also regularly discussed as important topics.

Walkability + Connections

Key elements of community members' vision for Silverthorne are that the community is walkable, connected, and offers an active lifestyle with plentiful housing, jobs, and community services for locals. Both survey data and written comments collected from in-person engagement events highlight the need for daycare, additional bike and pedestrian connections, and attainable housing for workers.

The community identified connections to parks, open space, and trailheads as key quality-of-life attributes as well. Improvements that support the connectivity of Silverthorne, including multimodal connections to outdoor recreation, are desirable areas of focus.

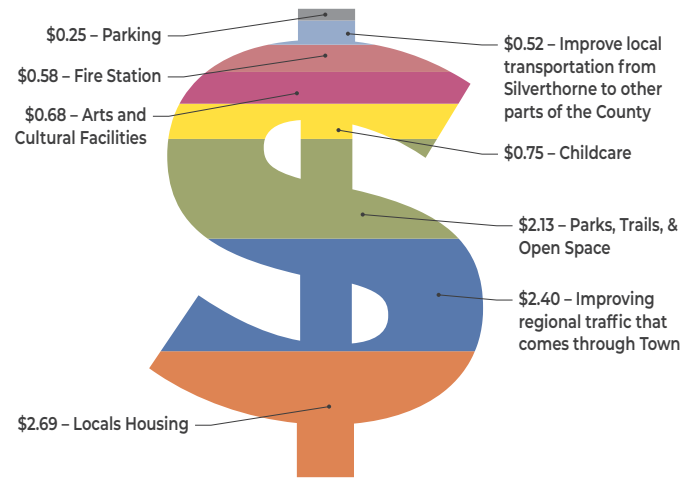
Community engagement themes are in alignment with the tangible progress that has occurred in the community since the 2014 Comprehensive Plan, which paved the way for new downtown development. Looking to other areas of town, feedback supports a development style near I-70 consisting of mixed-use residential and commercial uses in a walkable setting. These themes of focusing on locals' housing and amenities and providing a connected multimodal transportation system have been carried through the policies and recommendations contained in this 2022 Comprehensive Plan Update.

Why residents continue to choose Silverthorne as their home:

1. More of a locals' feel/less busy than rest of County
2. Quality of life
3. Great parks and recreational amenities
4. Cost of living (including housing)
5. Warmer climate/ sunnier than the rest of the county

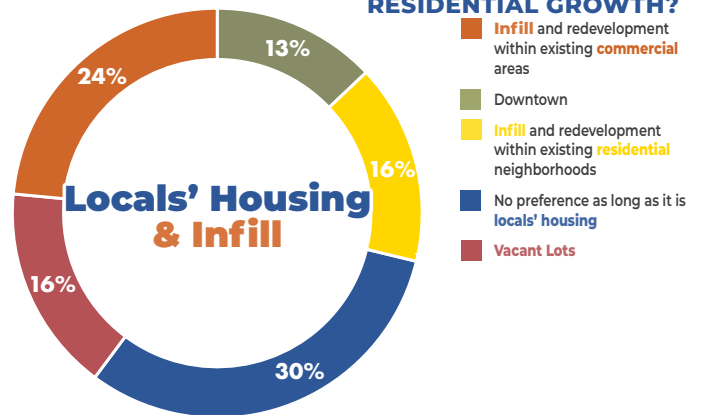
Silverthorne's locals' feel, high quality of life, and abundant recreation opportunities keep residents in the community.

IF YOU HAD \$10 TO SPEND ON COMMUNITY NEEDS, WHERE WOULD YOU ALLOCATE IT?



Locals' housing, regional traffic improvements, and investment in parks, trails, and open space were top priorities for survey respondents.

WHICH LOCATIONS COULD SUPPORT ADDITIONAL RESIDENTIAL GROWTH?



Many respondents suggested that locals' housing would be welcome in any location.



Comments received during in-person community engagement reflect a desire for additional amenities and services, preservation of locals' housing and character, and creation of new pedestrian and bike connections.



Appendix C: **Full-Size Graphics**

The body of this Plan contains reduced-size maps that are intended to supplement the document's text. Full-size graphics are also available and support zooming and detailed review of map boundaries, designations, and features.

Please use the below links to access full-size maps via the Town of Silverthorne's website.

[Future Land Use Map](#)

[Future Land Use Map: Focus Area](#)

[Design Districts Map](#)

[Three-Mile Area Map](#)



Appendix D: **Adopted Resolution**

TOWN COUNCIL RESOLUTION 2022-28

TOWN OF SILVERTHORNE, COLORADO PLANNING COMMISSION

RESOLUTION NO. 2022-01

A RESOLUTION AMENDING AND UPDATING THE TOWN OF SILVERTHORNE COMPREHENSIVE PLAN.

WHEREAS, the Town of Silverthorne, Colorado, acting through its Planning Commission is empowered pursuant to Section 31-23-201, *et seq.*, C.R.S., to make and adopt a Comprehensive Plan, and

WHEREAS, the Silverthorne Comprehensive Plan has been prepared for the incorporated area of the Town, and

WHEREAS, the Silverthorne Comprehensive Plan complies with the requirements of Section 31-23-201, *et seq.*, C.R.S., and

WHEREAS, the Planning Commission conducted public meetings and a public hearing on amendments and updates to the Comprehensive Plan on February 15, 2022, March 15, 2022, and May 3, 2022, and

WHEREAS, the Planning Commission believes it in the best interest of the Town that the amendments and updates be adopted,

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF SILVERTHORNE, COLORADO:

1. The amendments and updates to the Silverthorne Comprehensive Plan be hereby adopted.
2. The amendments as adopted hereby, expressly includes maps and other matter, intended by the Planning Commission to form a portion of the whole of the Silverthorne Comprehensive Plan, all of which materials are contained within the plan document itself, and which materials are hereby declared to be part of the Plan.
3. A copy of this Resolution shall be attached to each copy of the Silverthorne Comprehensive Plan and shall serve as an attestation that each such copy is a true and correct copy of the Plan as adopted.
4. That an attested copy of the Silverthorne Comprehensive Plan shall be and hereby is certified to the Town of Silverthorne Town Council and to the Summit County Board of Commissioners pursuant to § 31-23-208, C.R.S.

MOVED, SECONDED AND ADOPTED ON THE 3rd DAY OF MAY, 2022, BY A MAJORITY VOTE OF THE ENTIRE MEMBERSHIP OF THE COMMISSION.

By: Jenny Gloudemans
Jenny Gloudemans, Chair

ATTEST:

By: Emily Niederbremer
Emily Niederbremer, Secretary to the Commission

RECEIVED, APPROVED AND ADOPTED PURSUANT TO § 31-23-208, C.R.S.

TOWN COUNCIL
TOWN OF SILVERTHORNE, COLORADO

By: Ann-Marie Sandquist
Ann-Marie Sandquist, Mayor

ATTEST:

By: Angie VanSchoick
Angie VanSchoick, Town Clerk

Date: May 25, 2022



RECEIVED, APPROVED AND ADOPTED PURSUANT TO § 31-23-208, C.R.S.

SUMMIT COUNTY
BOARD OF COMMISSIONERS

By: _____
Chair

ATTEST:

By: _____

Date: _____



SILVERTHORNE
COLORADO