

2012

SILVERTHORNE COMMUNITY PROFILE



Prepared by:

TOWN OF SILVERTHORNE
Community Development Department
August 2012

SILVERTHORNE COMMUNITY PROFILE

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I. INTRODUCTION

Of all the Towns in the State of Colorado, few have experienced the overwhelming change that Silverthorne has in the short time since its incorporation in 1967. Over the course of its existence, the Town of Silverthorne has gone from a makeshift construction camp for workers building the Dillon Dam, to a convenient refueling stop along the Interstate, to a full-service, well-balanced community of an estimated 3,916¹ people.



Of course with rapid change such as this, specific information about the status of Silverthorne changes often. It is important to keep track of these physical, social, and economic factors in order to give a general indication of where the Town has been and where it is going. Information of this nature is helpful, not only for the Town government, but also for those thinking of starting a business here, relocating to the area, or for residents curious about their Town. In an effort to provide this information, the Community Development Department has organized the 2012 Silverthorne Community Profile.

All photos by Bill Linfield and Lina Lesmes.

II. PHYSICAL CHARACTERISTICS AND HISTORY

A. SETTING

The Town of Silverthorne is located in the Colorado Rocky Mountains, approximately 70 miles west of Denver at an elevation of 8,730 feet. It is situated in the Lower Blue River Valley below peaks of 12,000 and 13,000 feet, and is surrounded on two sides by national forest and Wilderness Areas. The Town is considered by many to be the gateway not only to Summit County, but also to much of Western Colorado, due largely to its excellent location as the first exit west of the Eisenhower

¹Population figure from the US Census Bureau, and the Community Development Department.

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Tunnel along I-70, at the intersection of Highway 9 and Highway 6. The Denver International Airport is roughly 100 miles from Silverthorne, approximately a two-hour drive. There are five ski areas within a half-hour drive from the Town - Breckenridge, Copper Mountain, Keystone, Arapahoe Basin and Loveland - and a few others, including Vail and Beaver Creek, less than an hour away.

B. DESCRIPTION



Silverthorne experiences a high number of visitors nearly year-round, and has developed many facilities to accommodate them. The Town is home to approximately 15% of the County's residents, and the number of built housing units is estimated at 1,929². One of the most enjoyable aspects about Silverthorne is the easy access to numerous recreational amenities. Included among these is the Blue River, a Gold Medal Trout Stream that meanders through the heart of the community, making it a very popular fishing location. The river also provides a scenic stretch of whitewater for kayakers, canoeists, and rafters. In addition, the Blue River Trail runs along its shores and connects to the countywide bike path system. The 18-hole Raven at Three Peaks Golf Course on the north side of Town complements four parks, including a skateboard park, sand volleyball courts, tennis courts, and soccer field in Rainbow Park. The 62,000 square foot Recreation Center, with four swimming pools, has a complete selection of exercise equipment. Many biking, hiking and camping opportunities await those looking for that wilderness experience.

For shoppers, the Town offers 130 retail shops, including 80 spanning three phases of the Outlets at Silverthorne, with stores such as Nike, Polo Ralph Lauren, Banana Republic, and Tommy Hilfiger. The Summit Place Shopping Center also provides a wide variety of shops and restaurants. There are approximately 26 restaurants in

²As of January, 2012, from Silverthorne Planning Department.

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Silverthorne ranging from fast food to unique, sit-down establishments. The Town is also a desirable place for many service commercial businesses, and is the current location of three car dealerships, a Target store and a Lowe’s store, and many contractor trade establishments. In fact, many county residents drive to Silverthorne just to take advantage of these unique services. With all of this going for it and more, Silverthorne has firmly established itself as a year-round community attractive to both residents and visitors.



Lastly, the Town has a Town Pavilion, which is a year-round facility that can accommodate approximately 400 people. The Pavilion hosts many events such as a popular comedy series and concerts; as well as private, nonprofit, and community events.

C. TOPOGRAPHY AND CLIMATE

Silverthorne is located in a scenic, high mountain valley carved by the Blue River. It is nestled below Buffalo Mountain and Red Peak, both part of the Gore Range to the west, and Ptarmigan Mountain and the Williams Fork Range to the east. Both sides of the valley are characterized by steep hillsides, large stands of lodgepole pine and aspen, and blue spruce and fir trees above 10,000 feet. The geographical size of Silverthorne is approximately 4.2 square miles, compared to 599 square miles for Summit County as a whole. The following is a condensed list of some of the more striking natural features to be found in and around the Town and some climatologic information about the area:

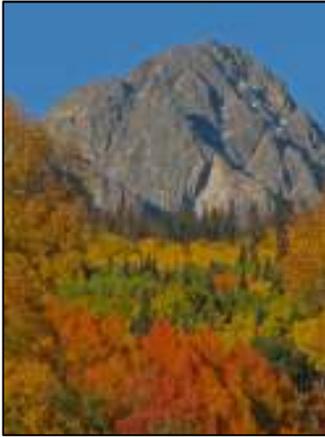
Geographical Features

Eagles Nest Wilderness Area: 133,496 acres, established in 1976

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Ptarmigan Wilderness Area:	13,175 acres, established in 1993
Gore Range:	Buffalo Mountain - 12,777 ft. Red Peak - 13,111 ft.
White River National Forest:	2,272,896 acres encompassing a large portion of Summit County
Blue River:	Headwaters at Hoosier Pass; runs through the Town to the Colorado River; for an approximate length of 65 miles
Lake Dillon Reservoir:	Completed December 17, 1963; surface area - 3,330 acres; Volume of storage - 257,500 acre feet



*Climatologic Information*³

Average Annual Snowfall in Inches:	103.1”
Average Annual Precipitation in Inches:	14.4”
Average High/Low Temperature in July:	87.4°/38.1°
Average High/Low Temperature in January:	40.8° / -15.1°
Highest/Lowest Temperatures Recorded:	92° / -32°
Average Annual Humidity:	60% - 65%

D. HISTORY

Incorporated as a Town since 1967, Silverthorne has a rich past. Credit for establishing the existing Town site goes to one of the more colorful characters in the history of Summit County, Judge Marshall Silverthorn. Known by most as “Judge” for his appointment as judge of the Miner’s Court in Breckenridge, Silverthorn arrived in Breckenridge in 1859, and stayed long enough to build and operate the Silverthorn Hotel, and provide many important services to the young Town. According to the *Breckenridge Journal*, “At times, in the

³ Temperature Information from NOAA, National Climatic Data Center, 1999-2010; Precipitation and snowfall information from the Western Regional Climate Center, 1995-2005

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early days, he was the principal, and sometimes the only, business man in camp. He was storekeeper, postmaster, justice of the peace, blacksmith and landlord by turns or all combined.”

Silverthorn also had a penchant for gold mining. In 1881, he and his colleagues purchased 160 acres from the US Government, in the area between the Blue River and HWY 9 in present-day Silverthorne. Envisioning great profits from gold extraction, Judge Silverthorn purchased the 7/8 interest from his friends and was the sole owner of the property when he applied for a Mining Patent for what became known as the Silverthorn Placer in April, 1882. Unfortunately, not much gold was found, and upon Silverthorn’s death in 1887, Silverthorn Placer was given to his daughters. In the 1930’s, the “e” was added to end of the name Silverthorn, when it was considered fashionable to have names ended in “e.”



Various mining companies owned the land until 1953, when it, and several other placer mines, were purchased by Clayton Hill for \$18,500. Hill subdivided what are now the Buffalo, Silverthorn, and Silverthorne Colorado Subdivisions in the mid 1950’s. In 1957, Myrth and Robert Z. Roush subdivided Ptarmigan Trail Estates. These subdivisions were home to the construction workers building the Dillon Dam, which began in the late 1950’s and was officially completed on December 17, 1963. When Silverthorne became an incorporated Town on September 5, 1967, it consisted of approximately 400 acres and by 1970 boasted a population of 400.

During the 1970’s and 1980’s, the Town adopted many of its Administrative and Zoning Regulations. The annexations of significant portions of Town also occurred during this time, most importantly that of Eagles Nest, which added 1,059 acres to the north of Town. In 1995, there was a major re-codification of the Silverthorne Municipal Code. Since that time, the Town has annexed two important subdivisions, Maryland Creek Ranch and Smith Ranch.

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Summit County Population

Blue River	849
Breckenridge	4,540
Dillon	904
Frisco	2,683
Montezuma	65
Silverthorne	3,887
Unincorporated	15,066
Total	27,994

Table Based on 2010 Census

III. POPULATION, DEMOGRAPHICS, EDUCATION

A. POPULATION

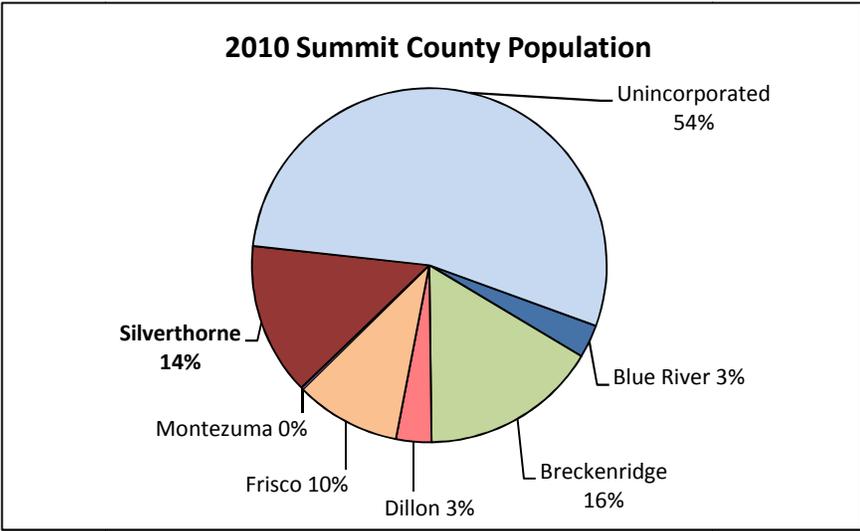
Silverthorne is the second most populous Town in Summit County. As of January of 2012, resident population was estimated at 3,916.⁴ Regionally, the Town of Silverthorne lies within the Western Slope, which includes the resort areas within Summit, Eagle, Pitkin, Routt, and San Miguel Counties. Despite the downturn in the economy that began in 2008, future population growth in the Western Slope is expected to occur at an approximate annual rate of 2%. Factors contributing to the growth include tourism, improved technology, baby-boomers becoming full-time retirees, and the appeal of the mountain life-style.

The Town’s population has increased steadily over time from 400 in 1970, to 1,768 in 1990, to 3,887 in 2010. Summit County as a whole had an estimated permanent resident population of 27,994 in 2010, and an estimated peak population of 89,928⁵, not including day-visitors. Monthly average population fluctuation indexes indicate that March has the highest seasonal population, and May has the lowest.

Since the year 2000, the County has experienced an 18.8% increase in fulltime residents, or roughly 1.8% growth in permanent population per year. The population increase between 2000 and 2010 was significantly lower than that experienced during the 1990’s of 82.3%. Based on the results of the 2010 Census, Summit County was ranked 20th in terms of growth rate for the State of Colorado. Looking to the year 2025, the State Demographer projects that the County’s permanent resident population will grow to approximately 43,000, and Silverthorne’s population will grow to approximately 5,050.

⁴ Figures from the US Census Bureau and the Silverthorne Planning Department.
⁵ Based on 26,976 occupied units, 3,000 hotel units, occupied at 3 persons per unit.

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Age and Race 2010 Statistics

Median Age	
Silverthorne	37.1
County	36.4
State	36.1
Cohort Aged 25-44	
Silverthorne	32.6 %
County	37 %
State	28.3 %
Cohort Aged 62 and over	
Silverthorne	11.3 %
County	11.2 %
State	14 %
Races - Silverthorne	
White	72.7 %
Hispanic	21.6 %
Black	2.6 %
Asian	1.4 %
Races - Summit County	
White	82.7 %
Hispanic	14.2 %
Black	0.8 %
Asian	1.0 %

Table Based on 2010 Census

B. DEMOGRAPHICS

Based on the data from the 2010 US Census, summarized on the table to the left, Silverthorne’s population is aging and becoming more stable. Factors indicative of an aging population include the increase in the Median Age, and the decrease in the size of the cohort aged 25-44. In 2000, the Median Age in Silverthorne was 30.3, and the percentage of residents aged 25-44 was 42.3. Similarly, in 2000, only 2.9% of Silverthorne’s population was 62 and over; an age cohort that grew to 11.3% by 2010. These demographic changes are likely to be the result of the aging baby boomers choosing to retire in Summit County, and Silverthorne becoming less transient and more stable.

An increase in ethnic diversity in the region is also evident in the 2010 Census data. The Hispanic population continues to grow, a trend that began in the late 1980s and increased significantly between 1990 and 2000. In the last decade, the percentage of the population that is Hispanic rose from 9.8% to 14.2%. In Silverthorne, in particular, Hispanics are more populous, at 21.6%. Ethnic diversification of the permanent resident population is expected to continue, influencing the demographic makeup of Silverthorne and Summit County.

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A 2011 Silverthorne Community Survey indicated that 31% of respondents have lived in Silverthorne for 6-10 years, 26.4% for 11-20 years, and 21.3% for 3-5 years.

C. EDUCATION

Quality of education has always been a priority in Summit County, and the community has historically been one of the most educated in the country. According to the American Community Survey for 2008-2010, 48% of the population in Summit County aged 25 years and older holds a Bachelor's Degree or higher. In comparison, the State of Colorado has 36.4% and the United States has 28.2% respectively.



In the 2011-12 school year, the Summit School District had 3,151 students enrolled at the high school, middle school, and six elementary schools. Silverthorne Elementary, located in Town on Highway 9, provides education for kindergarten through fifth grade, and had an enrollment of 335 students. Summit High School (777 students) is located at Farmers Korner near Breckenridge, and the middle school (600 students) is in Frisco.⁶ Snowy Peaks High School, Summit School District's alternative high school, had 38 students.

Colorado Mountain College (CMC) has two locations in Summit County: Dillon and Breckenridge. Between them, the Summit Campuses offer approximately 425 classes per semester. For the 2009-2010 school year, it served 3,623 full and part time students, with an average class size of 15 students. In August 2009, CMC opened a new state-of-the-art facility near Airport Road in Breckenridge. The college offers Associate Degrees in Liberal Arts, Science and General Studies, as well as various Certificate programs. In Summit County, CMC also offers Bachelor's Degrees in Business Administration and Sustainability Studies.

⁶ Based on the School District's official count on October 1, 2011.



IV. HOUSING

Based on the 2010 Census, there were nearly as many housing units in Summit County (29,842) as there were permanent residents (27,994). Given that on average 2.45 people reside per housing unit, Summit County has a surplus of approximately 12,100 units. That surplus in housing reflects the significant number of second homes in the County, and the low percentage of the housing stock occupied by permanent residents.

Occupancy of Housing Stock

Area	% Occupied
Breckenridge	28.2%
Blue River	46.3%
Dillon	35.3%
Frisco	41.6%
Montezuma	45.5%
Silverthorne	70.4%
Unincorp.	39.4%

Table Based on 2010 Census

Nonetheless, the ratio of permanently occupied housing units to vacant units (i.e. second homes) varies based on location within the County. Silverthorne is unique in that approximately 70% of its housing stock is permanently occupied. In addition, the percentage of owner-occupied units is significantly higher in Silverthorne at 45%, as compared to the County’s 25%. This occurs in Silverthorne because the housing stock is relatively less expensive than in the rest of the county, and because there are more multi-family units by comparison. In the coming decade, the build-out of Three Peaks, Angler Mountain Ranch, and South Maryland Creek Ranch will likely increase the number of second-homes in Silverthorne. However, that effect may be counter-balanced when Smith Ranch, a proposed workforce/attainable housing development, is constructed.

Silverthorne also has a variety of deed-restricted properties aimed at providing housing for persons living and working in Summit County full-time, and earning less than a certain percentage of the Area Median Income. Apart from a number of ‘single apartments’ used as rental housing for employees of local businesses, there are owner occupied units in the Solorado and Retreat on the Blue developments. Rental housing for lower income residents is also available in the Villa Sierra Madre and Blue River Apartments developments. Maintaining an appropriate level of attainable housing for all income levels will continue to be a priority for the Town in the future.

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Below is a summary of zoned, platted, and built units in the Town of Silverthorne, updated in January of 2012.



Subdivision	Zoned	Platted		Built	
		SF	MF	SF	MF
Angler Mountain Ranch	232	41	34	7	31
Beaver Valley	48	48	0	48	0
Blue River Apartments	78	0	78	0	78
Blue River Mesa	79	79	0	71	4*
Blue River Off. Center	0	0	0	0	3*
Blue River Run	111	31	80	27	80
Bristlecone Condos	6	0	8	0	8
C&B Storage	0	0	0	0	1*
Cottonwood Mob. Park	20	0	0	0	7
D&D Mobile Hm. Park	20	0	0	0	13
Eagles Nest	414	198	174	182	166
Enterprise Park	0	0	0	0	10*
L. Arnold Subdivision	1	1	0	1	0
Ox Bow Ranch	130	0	0	0	0
Ptarmigan Trail Estates	100	103	0	94	8*
Rainbow Village (RV)	51	0	34	0	34
Retreat on the Blue	41	0	36	0	36
Riverbend Condos	32	0	32	0	32
Riverfront Condos	45	0	45	0	45
S. Maryland Creek Ranch	83	0	0	0	0
Sierra Madre	61	0	61	0	61
Silv. Heights Condos	11	0	11	0	11
Silv. Heights, Lot 13	39	0	0	0	0
Silv. Professional Park	0	0	0	0	3*
Silverthorne Bus. Center	0	0	13	0	13
Silverthorne Colorado	11	8	4	7	13*
Silverthorne Heights	20	0	20	0	20
Silverthorne Sub #1	177	9	0	9	4*
Silverthorne Sub #2	0	2	0	2	1*
Smith Ranch	309	0	0	0	0
Solarado Subdivision	8	0	8	0	8
The Ponds	134	0	84	0	84
Three Peaks	331	302	26	215	24

Table Continued on following page

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Subdivision	Zoned	Platted		Built	
		SF	MF	SF	MF
Unsubdivided Comm.	0	0	0	0	1*
Unsubdivided R-15, 6 ac.	90	0	0	0	0
West of the Blue Thms	17	0	17	0	17
Willow Creek Highlands	95	89	0	59	0
Willow Grove #1	27	14	9	13	9
Willow Grove #2	93	8	82	19	56
Willowbrook Meadows	325	151	147	153	130

⁷ See notes below regarding table

Totals:	Percent Built Out:	Built Unit Mix:
Zoned Units: 3,253	Built/Zoned: 60%	929 Single Family Homes (48%)
Platted Units: 2,103	Built/Platted: 92%	1,000 Multi-Family Units (52%)
Built Units: 1,929		

Recession 2008-2010

From the start of the financial crisis in September of 2008, there have been approximately 3.2 million foreclosures nationwide.⁸ Nationally, the foreclosure inventory, or stock of homes in the foreclosure process, was at 3.4% at the end of 2011. In Colorado, the foreclosure inventory was lower than the national average, at 1.5% for the same year, an improvement of 0.4% from the previous year. It is estimated that the foreclosure inventory in Summit County is slightly above the State's at 1.7%.

According to Land Title Company's 2011 Year-End Report, there were 565 foreclosure actions in 2011 in Summit County. The majority of those actions (43.5%) occurred in Breckenridge, and 74% of those in Breckenridge were timeshare units. In Silverthorne, there were 42 known actions for 2011, none of which were timeshares.

⁷ * Indicates built MF units that are or have single apartments. Willow Grove includes Willow Grove #1 and #2, Silvergrove, Riley Road Triplex, and Westview. Eagles Nest includes the Ranch at Eagles Nest, Peregrine Ridge Subdivision, Ponderosa Condos, Eagles Glen, and Hideaway Townhouses. Three Peaks includes Osprey Reserve, Fox Valley Ranch, and Homestead at Three Peaks.

⁸ Corelogic, National Foreclosure Report for 2011

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V. ECONOMIC ACTIVITY

A. BUILDING

Beginning in 2003, there was an increase in commercial valuations due to the construction of a Target retail store on Blue River Parkway, followed by the remodeling of the Silverthorne Outlet Stores in 2005. This growth in commercial activity was paralleled by growth in residential development beginning in 2004, and continuing at a strong pace through 2008. Development activity in all sectors slowed significantly in 2008 and 2009 due to the national economic recession. In 2011, some commercial growth recurred with the construction of a Lowe’s and an AutoZone retail stores.

Building Permits 2003-2011

Year	Number of Permits	Total Valuation	Residential Valuation	Commercial Valuation
2003	82	14,852,431	12,558,202	2,294,229
2005	102	27,823,235	26,194,547	1,628,688
2007	132	25,577,289	20,314,290	5,262,999
2009	83	9,665,312	7,188,994	2,476,318
2010	51	14,478,503	7,530,503	6,948,000
2011	59	11,182,323	6,833,109	4,349,214

B. BUSINESS LICENSES

There were a total of 1,069 business licenses issued as of the June 30, 2012. That number includes many businesses located throughout Summit County and the State as well as some from out-of-state. Since 2000, Silverthorne has seen an increase of service commercial as well as retail business licenses. There are a total of 372 businesses located within Silverthorne Town limits, in the categories shown on the table to the left.

- 137 Service Commercial
- 112 Retail
- 26 Restaurant
- 33 Office/Professional
- 7 Lodging
- 25 Short-Term Rentals
- 2 Real Estate
- 16 Wholesale
- 14 Other

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C. SALES TAX, RETAIL SALES & OTHER TAXES

The Town relies heavily on revenue generated from sales tax. Silverthorne receives 4% in sales tax: 2% Summit County sales tax and 2% Town sales tax. The Town began self-collection of its 2% share in August, 1995; the County 2% tax is collected by the State and remitted to the Town.

Silverthorne Sales Taxes by Month of the Year (in Dollars)

	2005	2007	2009	2011
January	452,844	661,996	608,478	573,681
February	500,390	634,334	565,435	596,415
March	689,471	871,100	717,017	756,618
April	463,256	583,461	497,868	478,163
May	437,482	565,413	439,147	459,924
June	605,985	775,259	587,565	704,357
July	669,193	834,908	733,119	744,166
August	652,258	766,323	691,143	709,335
September	658,287	756,226	668,087	688,135
October	549,787	638,063	499,804	519,798
November	545,888	695,910	582,957	634,971
December	794,533	961,610	861,435	885,610
TOTAL	7,019,374	8,744,604	7,452,055	7,751,173

2011 Sales Tax Revenue Breakdown:

- 35% Outlets
- 24% Consumer Retail
- 16% Food/Liquor
- 10% Building Retail
- 7% Automotive
- 5% Services
- 3% Lodging

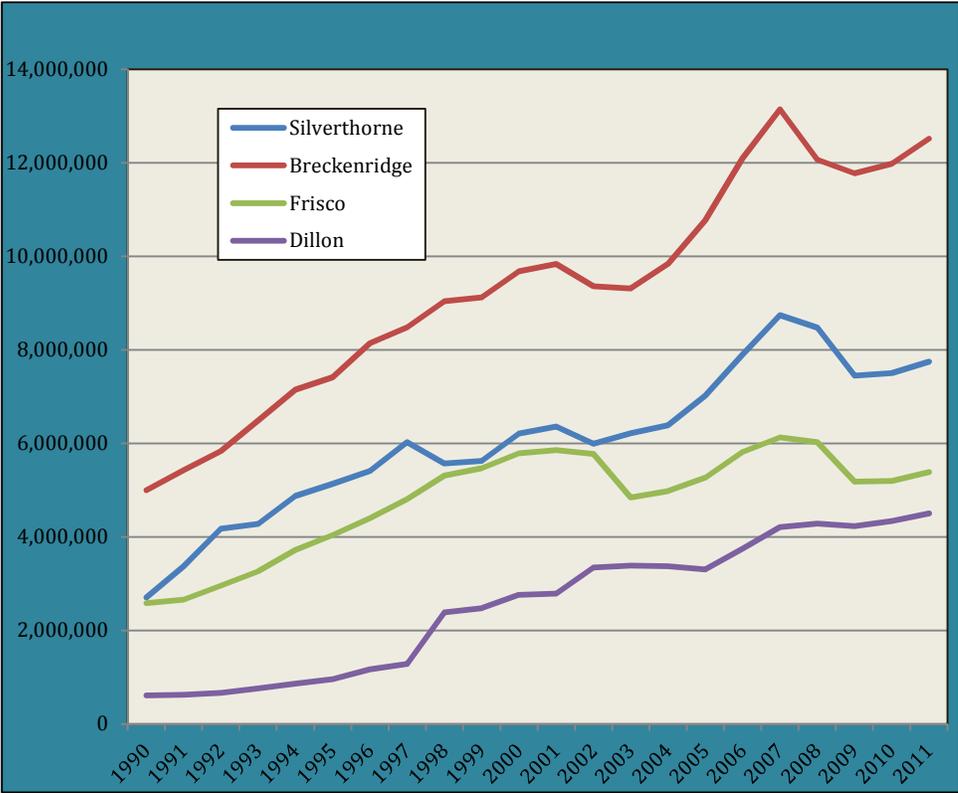
The Town of Silverthorne does not collect property tax. However, the Town does have a Development Excise Tax, a one-time charge on new residential development of \$2.00 per square foot. The Town also imposes a Lodging Tax of 2% on rental of lodging units for occupancy of less than 30 days. Eighty-five percent of the collected Lodging Tax is used for Parks, Trails and Open Space and the remaining 15% of the lodging tax is used for marketing.

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Town Comparisons of Annual Sales Taxes (1990-2011)⁹

Year	Silverthorne	Breckenridge	Frisco	Dillon
1990	2,709,302	5,002,392	2,585,179	613,604
2000	6,210,823	9,683,346	5,790,576	2,762,349
2005	7,019,374	10,769,998	5,264,562	3,310,840
2007	8,744,604	13,139,419	6,132,626	4,193,204
2009	7,452,055	11,775,591	5,183,952	4,230,893
2011	7,751,173	12,517,771	5,390,844	4,504,581



⁹ Town of Silverthorne, Administration Department, May 2012

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VI. SILVERTHORNE TOWN GOVERNMENT

The Town of Silverthorne is a home rule community consisting of a council-manager government with power vested in an elected, seven-member Town Council. The Home Rule Charter details the governing structures and procedures, financial controls and responsibilities, and methods for citizen participation. The Town Council enacts local legislation, adopts budgets, determines policies, and appoints a Town Manager to administer the Town government. The Town Council also appoints a seven-member Planning Commission, whose primary responsibilities are to review development proposals, and to update the Comprehensive Plan and the Three-Mile Plan periodically.

A. TOWN COUNCIL AND PLANNING COMMISSION MEMBERS

Town Council

- Dave Koop – Mayor
- Bruce Butler – Pro Tem
- Dave Anderson
- Derrick Fowler
- David Preus
- Stuart Richardson
- Ann-Marie Sandquist

Planning Commission

- Peggy Long – Chairman
- Robert Kieber – Vice Chair
- Russ Camp
- Stan Katz
- Tom McDonald
- Tanya Shattuck
- Brian Wray

B. SILVERTHORNE STAFF

<u>Department</u>	<u>Director</u>	<u>Employees</u>
Manager’s Office	Kevin Batchelder	4
General Government	Donna Braun	6
Public Safety	Mark Hanschmidt	19
Public Works/Water	Bill Linfield	24 (+6 PT)
Community Development	Mark Leidal	6
Recreation and Culture	Joanne Breigenzer	23 (+82 PT)
	TOTALS	82 (+88 PT)

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C. FINANCIAL PLAN

Silverthorne generally considers revenues in three categories: *Taxes* are imposed for the purpose of generating revenue; *Charges for Service / Licenses & Permits* recover costs from those benefiting from the service; and *Fines* are assessed with the purpose of changing behavior or impacting social decisions. The Town conservatively projects revenues due to the heavy dependence on retail sales tax, and the possible fluctuations in its resort economy. The Town's total sources for all funds are approximately \$29,588,532.

Chart 1:
2012
Sources
of All
Funds

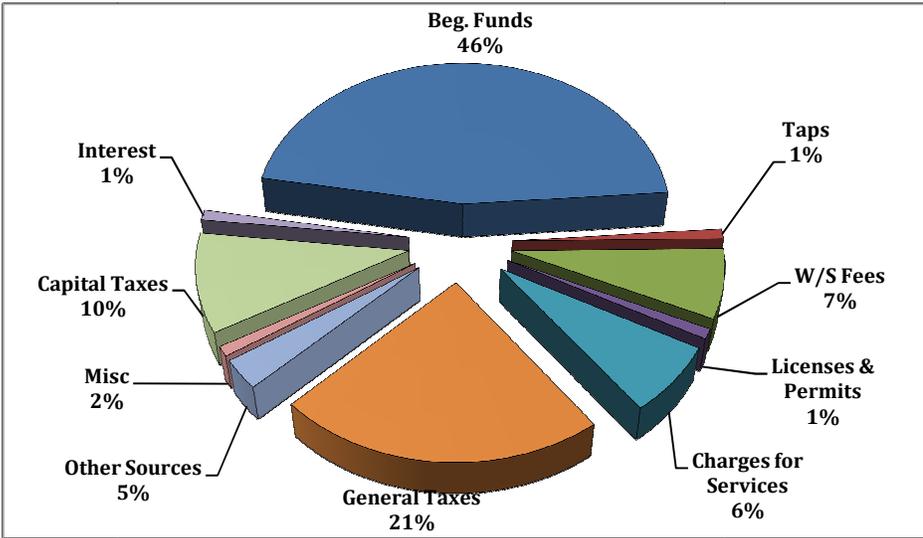
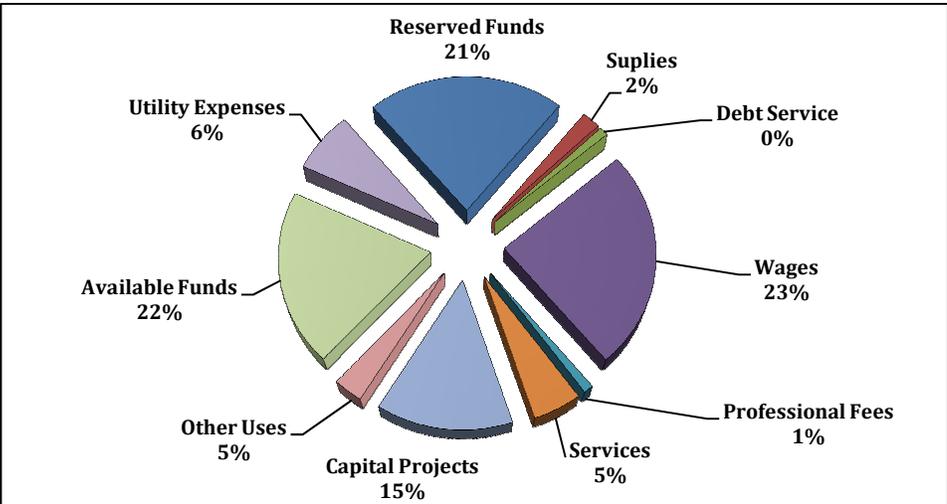


Chart 2:
2012
Uses
of All
Funds



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Budget Summary for 2012 by Fund

	General	Capital & Special Revenue	Enterprise	Grand Total
<i>Funding Sources</i>				
Sales Taxes	5,582,263	2,440,175	-	8,022,438
Other Taxes	630,491	596,592	-	1,227,833
Licenses & Permits	270,833	-	-	270,833
Charges for Services	1,850,857	-	2,076,730	3,927,587
Fines & Forfeits	149,000	-	-	149,000
Interest	72,973	17,245	63,901	154,119
Tap Charges	-	-	329,400	329,400
Miscellaneous	124,857	488,685	-	613,542
Other	443,198	837,500	137,500	1,418,198
Total Revenues	9,124,472	4,380,197	2,607,531	16,112,200
Beginning Sources	6,415,496	1,876,410	5,184,426	13,476,332
Total Available	15,539,968	6,256,607	7,791,957	29,588,532
<i>Expenditures</i>				
General Gov'ts	1,494,285	53,874	-	1,548,159
Public Safety	1,913,352	-	-	1,913,352
Public Works	2,241,389	-	-	2,241,389
Comm. Dev.	690,198	-	-	690,198
Recreation/Culture	2,708,389	-	-	2,708,389
Capital Outlay	-	3,727,563	688,000	4,415,563
Water & Sewer	-	-	1,847,301	1,847,301
Debt Service	-	15,879	-	15,879
Other	224,000	975,000	303,607	1,502,607
Total Expenditures	9,271,613	4,772,316	2,838,908	16,882,837
Ending Balances	6,268,355	1,484,291	4,953,049	12,705,695
Total Commitment	15,539,968	6,256,607	7,791,957	29,588,532

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D. UTILITIES

Sewer

Wastewater treatment facilities are provided by the Joint Silverthorne/Dillon Sewer Authority, which manages the Blue River Sewage Treatment Plant located at the north end of Town, with treatment capacity of 4 million gallons a day. The plant services Silverthorne, Dillon, Dillon Valley, Buffalo Mountain Metro District (Wilderness), and Mesa Cortina. The Town of Silverthorne is the lead agency for the Joint Authority, and is responsible for the capital improvement programs, as well as the management, operation, and maintenance of the plant and interceptor lines. The Town sewer enterprise fund maintains the sewer system within the Town.



Water

Water is provided by the Town of Silverthorne water enterprise fund through a system of wells, storage tanks, and distribution lines. The system consists of 8 wells, 6 of which produce 300 gallons/minute, and 2 in Eagles Nest, which produce 450 gallons/minute. The Town owns 5 water storage tanks, 4 of which are presently in service. All 5 tanks are located underground and provide a total storage capacity of 2.7 million gallons. The Town's water system is on 5 pressure zones. The system allows for development up to an elevation of 9,280 feet on the west side of the valley, and 9,080 feet on the east.

VII. EMPLOYMENT

A. MAJOR FULL-TIME EMPLOYERS

The Silverthorne region has a diverse range of employers. In 2012, the total number of businesses physically located in the Town of Silverthorne was estimated at 372 and classified as follows: 137

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service-commercial, 112 retail, 26 restaurant, 33 office/professional, 32 lodging, 2 real estate, 16 wholesale and 14 other. Beyond the major employers listed below, there are large companies with a presence in the area, (e.g., UPS and Fed EX) and employers with large seasonal staffs, such as the Raven Golf Course and Neils Lunceford.

In Silverthorne

- Outlets at Silverthorne: 400-800
- Target: 130-150
- Lowe’s H.I.W: 100-150
- Town of Silverthorne: 82-170
- CO Mountain Express: 35-100
- Summit Ford: 45
- La Quinta Inn: 30-35
- First Bank: 30
- Xcel Energy: 45
- Century Link: 30

In Summit County

- Keystone Resort: 1,100-2,400
- Breckenridge Resort: 400-2,100
- Copper Mountain: 550-1,650
- Beaver Run: 150-450
- Summit Cty Govt: 490
- Summit School District: 568
- Summit Medical Center: 253-283

Summit County Annual Average Workforce

Year	Labor Force
2000	16,109
2002	16,563
2004	16,069
2006	17,059
2008	17,093
2010	16,522
2011	16,804

B. WORKFORCE

Figures from the Colorado Department of Labor show that the labor force in Summit County has remained relatively flat since 2000, at an average annual growth rate of 0.4%. Significant increases in the labor force occurred between 2001 and 2002 and between 2005 and 2006. However, those increases were counterbalanced by decreases in the labor force between 2002 and 2003 and between 2007 and 2010. In 2011, unemployment rates fluctuated from 5.8% in December to 10.8% in May. However, averages over the last decade indicate that unemployment in Summit County varies from a low in December of 3.9% to a high in May of 6.3%.

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For Summit County, the largest major industry sector is the Accommodation and Food Services sector, with 32.3% of the employment. County-wide the retail trade sector was second with 14.1%, and the Public Administration sector was third with 8.7%. Those percentages remained flat during the 2000's.



**the Colorado Labor
Labor**

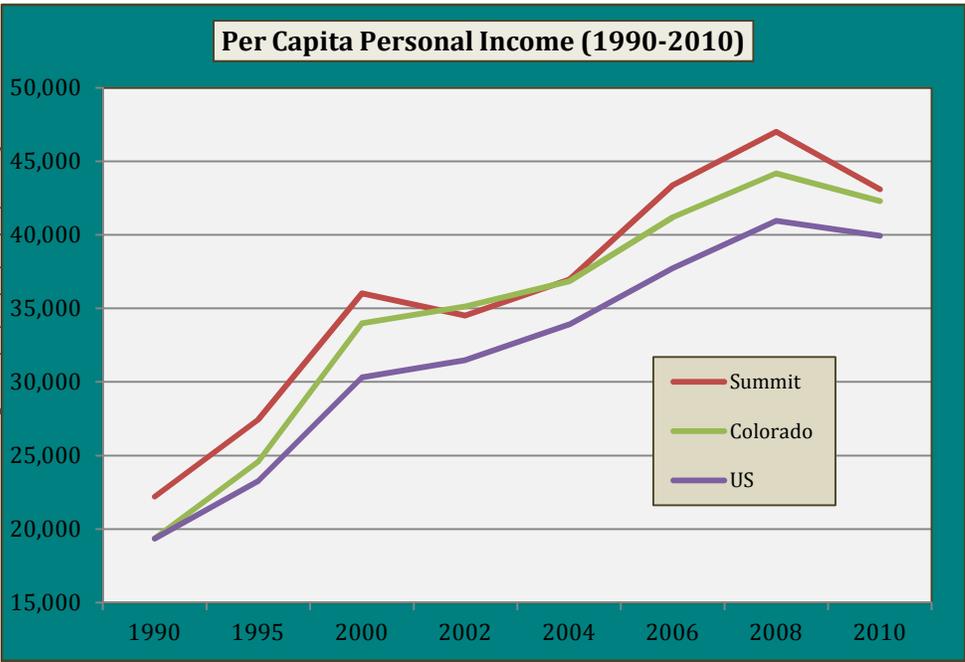
C. INCOME

The Department of Housing and Urban Development (HUD) establishes the Area Median Income (AMI) for a community. The Median Income divides the area's income distribution into two equal groups, and reflects the number in the middle of the distribution. It is also adjusted for household size. The 2012 AMI for Summit County is \$62,900 for a single person household, \$71,900 for a two person household, and \$89,800 for a household of four.

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Another measure of income, the Per Capita Personal Income (PCPI) is tabulated by the Bureau of Economic Analysis, and reflects the average of all incomes. The PCPI for Summit County in 2010 was \$43,090, and reflected a 2.6% increase from 2009. Based on per capita income, Summit County ranked 17th in the State and was above the national average. In 2000 the per capital personal income for Summit County was \$36,018 and ranked 9th in the state¹⁰. Summit County has sustained a higher PCPI than the State and National averages since 1977, though it has experienced slower growth in recent years.



VIII. RECREATION AND PARKS

The Town approved a Trails and Open Space Master Plan in 2001 to address existing parks, the trail system, and proposed improvements to Silverthorne’s recreational amenities.

¹⁰ Bureau of Economic Analysis Bearfacts. www.bea.gov/regional/bearfacts

SILVERTHORNE COMMUNITY PROFILE

A. SILVERTHORNE RECREATION CENTER



The Town's Recreation Center, located at 430 Rainbow Drive, officially opened on August 20, 1994. The 62,000 square foot center houses four pools (lap pool, deep pool, play pool, slide pool); indoor and outdoor hot tubs; a steam room and sauna; aerobics and weight rooms; two racquetball courts; and an 8,106 square foot gymnasium with a 1/11 mile track.

B. TOWN PARKS



Rainbow Park: a 12 acre park on Rainbow Drive that contains a regulation size football/soccer field, two tennis courts, a basketball court, two horseshoe pits, four outdoor sand volleyball courts, a walking path, a children's playground, picnic shelters, a skate board park and public restrooms. Its bowl-shaped field, which lies below the rest of the park, also serves as an amphitheater for spectator events and community festivals. This park is classified as a Community Park.

Trent Park: a 3.79 acre neighborhood park at the entrance to Willowbrook. It consists of a pavilion, a baseball field, two tennis courts, a children's playground, picnic tables, and a small fishing pond for kids. This park is classified as a Neighborhood Park.

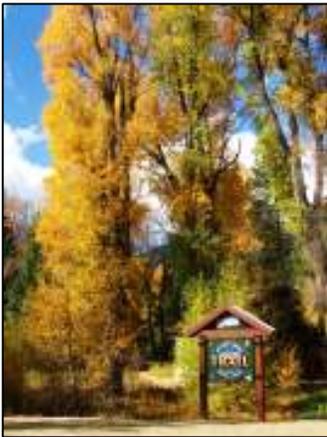
Arctic Placer Park: a 0.97 acre neighborhood park with a small covered picnic area and children's playground equipment. Although not intended as a major trailhead due to limited parking, this park provides access to National Forest land just west of the Town via soft surface trails. This park is classified as a Neighborhood Park.

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Cottonwood Park: a 17 acre parcel across Highway 9 from Eagles Nest that remains undeveloped at this time but is included in future plans as a multi-use park.

North Pond Park: a 5 acre passive park located directly south of Cottonwood Park. This is a unique mountain wetland and pond area that is home to osprey nesting and quality fishing. The park is preserved as open space and wildlife habitat. Recreational opportunities include canoeing, bird and wildlife viewing, river and pond fishing, interpretive activities, ice skating, hockey and ice fishing. Restrooms, parking, fishing docks and picnic pavilions are also available. The North Pond is also a future Trailhead site for the Blue River Trail and it is a Blue River access point for anglers.



C. COUNTY PARKS

Blue River Park: a 21 acre regional park housing the Spider Stephens Memorial Softball Complex located at the base of the Dillon Dam. It primarily consists of four softball fields, providing a venue for the Summit County Softball Leagues and youth soccer.

D. BLUE RIVER TRAIL

The Blue River Trail runs along the Blue River, providing a scenic view of the river corridor. It begins (or ends) just north of the Town Hall, follows the river south to Phase III of the Outlets at Silverthorne, passes underneath the Blue River Parkway at Rainbow Drive, winds through Phase II of the Outlets at Silverthorne to a connection with Wildernest Road, continues along the river to Phase I of the Outlets of Silverthorne to the top of Dillon Dam to the county wide trail system. That trail section runs from the Town limits near the Blue River Ballfields at the base of the Dillon Dam up to Dillon at Anemone Trail.

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North of Town Hall, new developments are encouraged to donate an easement to the Town along the river in order to expand the bike path north. In 2007, a connection was built with the development of the Ponds Subdivision, and this was followed by a connection from Blue River Run to the Ponds in 2008. Finally, in 2009, the Town constructed a bridge that connects the Blue River Trail with the Willow Grove and Blue River Run Subdivisions.

E. THE BLUE RIVER



Considered by many residents to be the heart and soul of the community, the Blue River runs through the center of Town and is home to some of the best catch-and-release fly fishing in the state. The river is a Gold Medal Fishing Stream, which means that it has a higher percentage of fish 14" or longer than most rivers. The Blue River, within the Town of Silverthorne, is "catch and release" only. In the past decade, the Town has received grant funds to complete improvements to the river to provide better fish habitat. There are several good access points along the river throughout Town and north of Town along Highway 9.

F. LAKE DILLON¹¹ AND GREEN MOUNTAIN RESERVOIR

Lake Dillon is the centerpiece of Summit County and is the focus for many activities over the course of the year, including many regattas and the Fourth of July fireworks. At an elevation of 9,000 feet, it boasts the highest yacht club in the nation and maintains marinas in Dillon and Frisco. The reservoir was completed in December of 1963, has a surface area of 3,300 acres, a shoreline of 24.5 miles, and a storage volume of 257,500 acre feet.

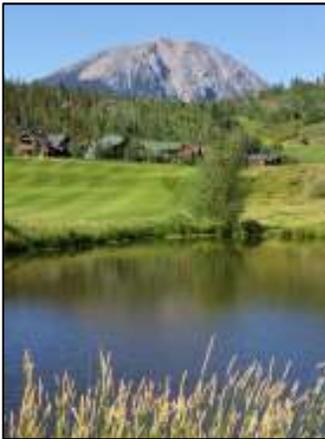
¹¹Sandra F. Pritchard, [Dillon - Denver And The Dam](#), Summit Historical Society, 1994

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Green Mountain Reservoir, located about 25 miles north of Silverthorne, allows recreational vehicles and activities that have more of a motorboat, water-skiing, and jet ski orientation, but is also very popular for windsurfing. At approximately 7,700 feet above sea level, the reservoir is warmer than Lake Dillon and is the lowest elevation point in Summit County. Camping and boating at the reservoir have long been favorite activities of Summit County residents. The reservoir was filled in the spring of 1943, has 1,800 acres of surface area, and has a storage volume of 146,900 acre feet.

G. RAVEN AT EAGLES NEST GOLF COURSE



This privately-owned course is an 18-hole, 7,000 yard, par 72 golf course with spectacular views along the way. The course was built in the mid-1980's in the Eagles Nest Subdivision on the north end of Town. The course was rebuilt in 2000, and reopened with additional amenities including a clubhouse, which features a golf shop, a restaurant, patio dining, and "cart-through" refreshments. Club members also benefit from a private lounge, lockers, and sun deck.

H. NORDIC CENTER

The Silverthorne Nordic Center is located at the Raven Golf Course at 2929 Golden Eagle Road, and was created with the cooperation of East West Partners, Intrawest and the Blue River Land Company. The course is maintained by the Raven Maintenance Crew and is open daily from sunrise to sunset. The Nordic Center offers several different levels of trails, which are clearly marked with different colored signs. The North trail is a four-kilometer intermediate level trail. The South trail is 3.7-kilometers and groomed for beginners.

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I. HIKING AND MOUNTAIN BIKING

The offerings for these activities are nearly endless, as there are miles and miles of opportunities within minutes of Silverthorne. Hiking and horseback riding trailheads for the 133,496 acre Eagles Nest Wilderness Area may be accessed at the top of Ryan Gulch Road in Wildernest, in Mesa Cortina, Willowcreek Highlands, or Eagles Nest Subdivision. Ptarmigan Trail, which can be accessed both from the trailhead on County Road #2021 above the Day's Inn, and from Angler Mountain Ranch Trail, provides stunning views of the Gore Range. Several guidebooks are available to help locate the numerous backcountry trails Summit County has to offer.



J. SKIING

Skiing is the mainstay of the economy in Summit County and the primary reason most people come to visit and live here. Skier visits have steadily increased over the years, making the Summit County resorts one of the top ski destinations in the country, if not the world.

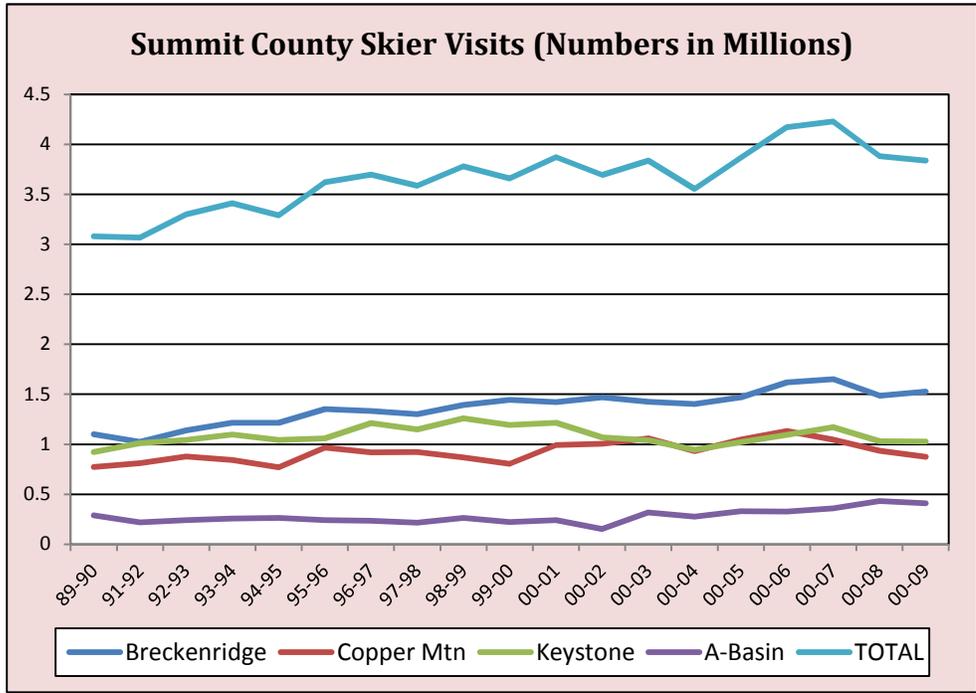
The first ski area to open in the County was Arapahoe Basin, which started towing skiers up the hill in 1949. Breckenridge Ski Area opened in 1961 with skiing on Peak 8. However, skiing during the 1960's remained a fairly small, local industry as transportation logistics prevented the introduction of skiing to a mass audience. Because of this, the 1965-66 season enjoyed a relatively small 172,000 skier visits.

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With the completion of the first bore of the Eisenhower Tunnel on I-70 in 1973, the drive time from Denver was reduced to about an hour and a half. This monumental change, coupled with the opening of Keystone in 1970 and Copper Mountain in 1972, served to put Summit County on the skiing map. By the 1979-80 season, the second bore of the tunnel had opened and the four Summit resorts topped the 2 million mark for skier visits; by the 1989-1990 season, they had gone over the 3 million mark and have steadily remained there. Even in a troubled economy with total skier visits down 5.5% in the US, Colorado saw almost 12 million skiers for the 2008-09 season.¹²

Beginning in 2010, Colorado Ski Country US stopped publishing Skier Visits per resort. Below is a chart of Summit County Skier Visits for 1989-2009. It is estimated that skier visit levels for the 2009-2010 and 2010-2011 seasons returned to the levels experienced in 2004-2006 due to the national economic recession.



¹² Data from Colorado Ski Country, www.coloradoski.com/skier-statistics.

SILVERTHORNE COMMUNITY PROFILE



All photos by Bill Linfield and Lina Lesmes.

IX. COMMUNITY FACILITIES, AGENCIES

<p>Silverthorne Town Government</p> <p>601 Center Circle PO Box 1309 Silverthorne, CO 80498 970-262-7300 www.silverthorne.org</p>	<p>Lake Dillon Fire Authority</p> <p>401 Blue River Parkway PO Box 4428 Silverthorne, CO 80498 970-513-4202</p>
<p>Silverthorne Recreation Center</p> <p>430 Rainbow Drive PO Box 1309 Silverthorne, CO 80498 970-262-7370</p>	<p>United States Post Office</p> <p>390 Brian Avenue Silverthorne, CO 80498 800-275-8777</p>
<p>US Forest Service</p> <p>680 Blue River Parkway PO Box 620 Silverthorne, CO 80498 970-468-5400</p>	<p>Sum. Cty. Chamber of Commerce</p> <p>975 N. Ten Mile Dr., Ste E3 PO Box 5450 Frisco, CO 80443 970-668-2051 www.summitcountychamber.org</p>
<p>Silverthorne Elementary</p> <p>101 Hamilton Creek Drive PO Box 1039 Silverthorne, CO 80498 970-368-1600 www.summit.k12.co.us</p>	<p>Summit County Government</p> <p>0037 County Road 1005 Frisco, CO 80443 PO Box 68, Breckenridge, CO, 80424 970-453-2561 www.co.summit.co.us</p>
<p>Colorado Mountain College</p> <p>107 Denison Placer Road PO Box 2208 Breckenridge, CO 80424 970-453-6151 www.coloradomtn.edu</p>	<p>Summit Historical Society</p> <p>111 N. Ridge Street PO Box 745 Breckenridge, CO 80424 970-468-2207 www.summithistorical.org</p>
<p>Xcel Energy (Gas/Electric)</p> <p>200 W. 6th Street PO Box 1819 Silverthorne, CO 80498</p>	<p>QWEST (Telephone Service)</p> <p>591 Center Circle PO Box 739 Silverthorne, CO 80498</p>
<p>St. Anthony Summit Medical Ctr.</p> <p>340 Peak One Drive PO Box 738 Frisco, CO 80443 970-668-3300 www.summitmedicalcenter.org</p>	<p>Summit County Library-North</p> <p>651 Center Circle Silverthorne, CO 80498 970-468-5887 www.summitcountylibraries.org</p>