



SILVERTHORNE
Comprehensive Plan



2008 Update

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CHAPTER ONE – INTRODUCTION

OVERVIEW

The Town of Silverthorne is located in the Colorado Rocky Mountains in Summit County, approximately 67 miles west of Denver. The Town is located at the first exit west of the Eisenhower Tunnel along Interstate 70 (I-70). Silverthorne is also at the intersection of State Highway 9 (SH 9) and U.S. Highway 6 (US 6) and is the major gateway to Summit County. Construction of the Eisenhower Tunnel on I-70 helped bring about a dramatic change for both the community and Summit County. In 1973, when the first bore of the tunnel was completed, it was no longer necessary to drive over Loveland Pass to access the Western Slope of Colorado.

The White River National Forest, Eagles Nest Wilderness Area, and Ptarmigan Peak Wilderness Area surround Silverthorne. The Eagles Nest Wilderness Area, located west of Silverthorne, consists of 133,496 acres and was established in 1976. The Ptarmigan Peak Wilderness area, located east of Silverthorne, was established in 1993 and contains 13,175 acres.

Located at an elevation of 8,730 feet, the community is nestled in a scenic, high mountain valley carved by the Blue River. The Blue River runs in a northerly direction through the center of the town as it flows out of the Dillon Dam. Dillon Reservoir effectively divides the Blue River into upper and lower basins. While Breckenridge and the Town of Blue River are in the Upper Blue Basin; Silverthorne and lands to the north are in the Lower Blue River Basin. Frisco is located in the Ten Mile River Basin and Dillon and Keystone are located in the Snake River Basin.

The Town is approximately 4.2 square miles in size and surrounded, and in some cases, divided by natural and man-made barriers. These barriers include the public lands that border the community, I-70, SH 9 and the Blue River.

Notable landmarks in the area include Buffalo Mountain (in the Gore Range) to the west and Ptarmigan Mountain (in the Williams Fork Range) to the east. Both the east and west sides of the valley are characterized by steep hillsides, large stands of lodgepole pines, aspen and Blue Spruce above 10,000 feet in elevation. Both the Town of Dillon and Dillon Reservoir Dam border the south side of Town. The incorporated area of the Town is about one mile wide in most sections and has a fairly limited area to expand in any direction, except to the north.

Although Silverthorne is relatively young as a community, it has experienced significant change. It has evolved from a temporary construction camp for

workers, to a small town off the interstate offering a convenient refueling stop to the traveling public and providing a full-service residential and regional commercial/service area for Summit County. The Town also serves as a gateway to many popular Summit County communities and ski areas including: Dillon, Keystone, Arapahoe Basin, Frisco, Breckenridge, and Copper Mountain. Silverthorne has a range of residential developments from low-rise multi-family and condominium developments, to medium density and low density single-family communities.

THE PURPOSE OF A COMPREHENSIVE PLAN

The idea behind planning is at its essence, a simple one. It is the idea that people living in a community can guide decision-making, development, and growth in the place where they live. This idea often takes 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 based upon the long-range impacts of those actions.

A comprehensive plan is only one of the tools used to guide decision-making. It is an advisory framework; no codes or ordinances are found in a comprehensive plan. Still, it is a valuable management tool that reflects the goals and objectives of the entire community, not just individuals or special interest groups. It is a strong foundation upon which decisions are based.

In addition to guiding land use decisions, a comprehensive plan serves as a guide for public investment. Through wise land use planning, a town is able to 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.

The purpose of the Silverthorne Comprehensive Plan is to:

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

- Guide public investment and the provision of services, and
- Develop policies to balance the rights of the individual with the interests of the community at large.

Community members who expressed their values, ideals, and aspirations for the Town of Silverthorne's future helped shape the vision of this plan. In addition to defining the community's view of its future, the Silverthorne Comprehensive Plan outlines community goals, policies, and specific strategies to guide decision-makers in the future. The Silverthorne Comprehensive Plan will be used to guide public and private growth decisions in Silverthorne and its three-mile planning area for years to come. The Silverthorne Comprehensive Plan has a primary objective of preserving and enhancing the quality of life in Silverthorne, Colorado for current and future citizens.

HISTORY OF THE SILVERTHORNE COMPREHENSIVE PLAN

1993 Plan

The 1993 Silverthorne Comprehensive Plan was the first to provide the Town with a document that met the requirements of the Colorado Revised Statutes 31-23-206 which states: *"It is the duty of the commission to make and adopt a master plan for the physical development of the municipality..."* The Colorado Revised Statutes 21-23-207 also describes a purpose for the Master Plan stated as follows *"...The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development, including among other things, adequate provision for traffic, the promotion of safety from fire, flood waters, and other dangers, adequate provision for light and air, distribution of population, affordable housing, the promotion of good civic design and arrangement, efficient expenditure of public funds, the promotion of energy conservation, and the adequate provision of public utilities and other public requirements."*

1994 Plan

The 1994 Silverthorne Comprehensive Plan amendment recommended changes to zoning designations on specific properties located in the Town. These changes included rezoning properties from "Business" and "Commercial" zone designations to a "Light Commercial, C-1" zone designation and adding a map and text describing the Blue River Overlay Zone District, location, goals, and polices.

2001 Plan

The 2001 Silverthorne Comprehensive Plan involved a major amendment process that significantly revised the previous plan. The 2001 plan amendment created a single plan document that was an update of three distinct plans that were in effect in Silverthorne, Colorado prior to 2001. Those plans were the 1993 Comprehensive Plan (as amended in 1994), the 1995 Transportation Plan, and the 2000 Three-Mile Annexation Plan.

During the development of the 2001 major amendment, the Town of Silverthorne conducted an extensive public meeting process to gather opinions regarding the future of the community. The citizen participation component consisted of five open house community workshop meetings conducted over a period of six months and attended by approximately 300 persons.

Public input was formalized in the open house community workshop meetings with a series of survey questionnaires that asked participants to “vote” *yes* or *no* on different alternatives. These alternatives were grouped around the four elements of the Comprehensive Plan.

- Land Use
- Transportation
- Community Design
- Three-Mile Area

2004 Plan

In 2004, an amendment to the Comprehensive Plan was made that primarily affected the Land Use Element and the Community Design Element. The amendment included renaming the Main Street District to the Adams Avenue District; and enhancing the goals and policies of the Riverfront District to include balancing the preservation of the river with active river-side development, establishing site design principles, and establishing architectural character based upon recommendations from the Economic Development Advisory Committee (EDAC).

2008 Plan

The 2008 update to the Silverthorne Comprehensive Plan focuses on the Land Use Element and changes to the Town’s Commercial Districts; revisions to the Three-Mile Area Plan Element to include a revised boundary based on recent annexations to the Town; the addition of an Economic Development Plan included as an appendix to the document; the addition of a section regarding I-70 transit; and the addition of current housing data.

LOCAL GOVERNMENT PLAN DEVELOPMENT AND REVIEW PROCESS

Input from the Silverthorne Town Council and Planning Commission has been formalized during the development of the plan and each amendment, through a series of individual and joint work sessions. These sessions were used to engage the Planning Commissioners and the Town Council Members in developing the plan process, preparing for project milestones, and reviewing drafts of the document.

Town Council

The Town of Silverthorne is a home rule community that consists of a council-manager government with power vested in an elected, seven-member Town Council. The Town Council enacts local legislation, adopts budgets, determines policies, and appoints a Town Manager to enforce laws and administer Town government. The Town Council, which includes the Mayor and six council-members, are elected at-large for four-year, overlapping terms and may take action through ordinances, resolutions, and motions. As of January 1, 1996, elected officials may only serve two terms by state law.

The Town of Silverthorne Home Rule Charter was adopted by vote of the population of the Town on April 5, 1994 and the Town Code was adopted in 1995.

Planning Commission

The Silverthorne Town Council appoints seven members and one or two alternate members to the Town of Silverthorne Planning Commission. The position of Planning Commissioner is a volunteer position and is appointed in three-year, overlapping terms. The Planning Commission's primary responsibilities are to review development applications for conformance with the Town of Silverthorne Comprehensive Plan and Community Development Code and make recommendations to Town Council, and to update the Comprehensive Plan.

The Silverthorne Comprehensive Plan is considered an advisory document and is not binding on the decision-making process of the Town of Silverthorne. Though advisory, it is part of the basis for regulatory measures including development review recommendations and updates to the Silverthorne Town Code. The Silverthorne Comprehensive Plan also serves as the foundation for future inter-governmental agreements (IGA), capital improvement programming, and other studies and programs.

The Silverthorne Comprehensive Plan should be referenced by Town Staff, the Planning Commission, and the Town Council when reviewing development proposals, updating the Town Code, working on intergovernmental issues, developing work programs, preparing annual budgets, and evaluating the

Town's progress in meeting community goals. The Silverthorne Comprehensive Plan should also be used to guide residents, landowners, and developers concerning land planning and community development objectives within the Town of Silverthorne.

It is recommended that the Town of Silverthorne Planning Commission conduct a general review of the Silverthorne Comprehensive Plan at least once a year. Based on the outcome of this general review, the Planning Commission should determine whether or not an update is needed.

COMMUNITY HISTORY

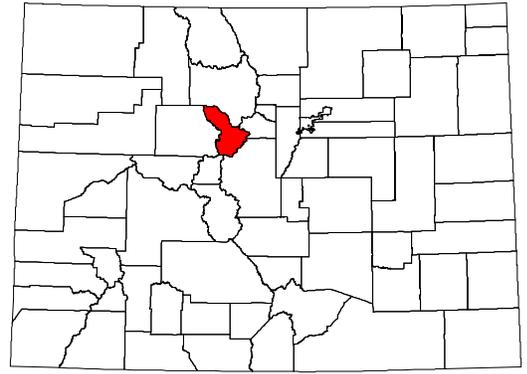
Colorado became part of the United States in 1819 as a result of separate treaties with Spain and the Ute Indians. Claims to these lands were strengthened by the explorations of John C. Fremont in 1844/1845 and Colorado officially became a Territory in 1861. The discovery of gold near Breckenridge in 1859 started the "booms" of 1860, 1878, and 1898 in the area. When Colorado became a state in 1876, Summit County was one of its original 17 counties.

The Town of Silverthorne was named for Judge Marshall Silverthorn, known by most simply as "Judge" due to his eventual appointment as judge of the Miner's Court in Breckenridge. The Judge came to the Breckenridge area in 1859 with the intention of reclaiming his health. He settled in Breckenridge and built and began to operate the Silverthorn Hotel.

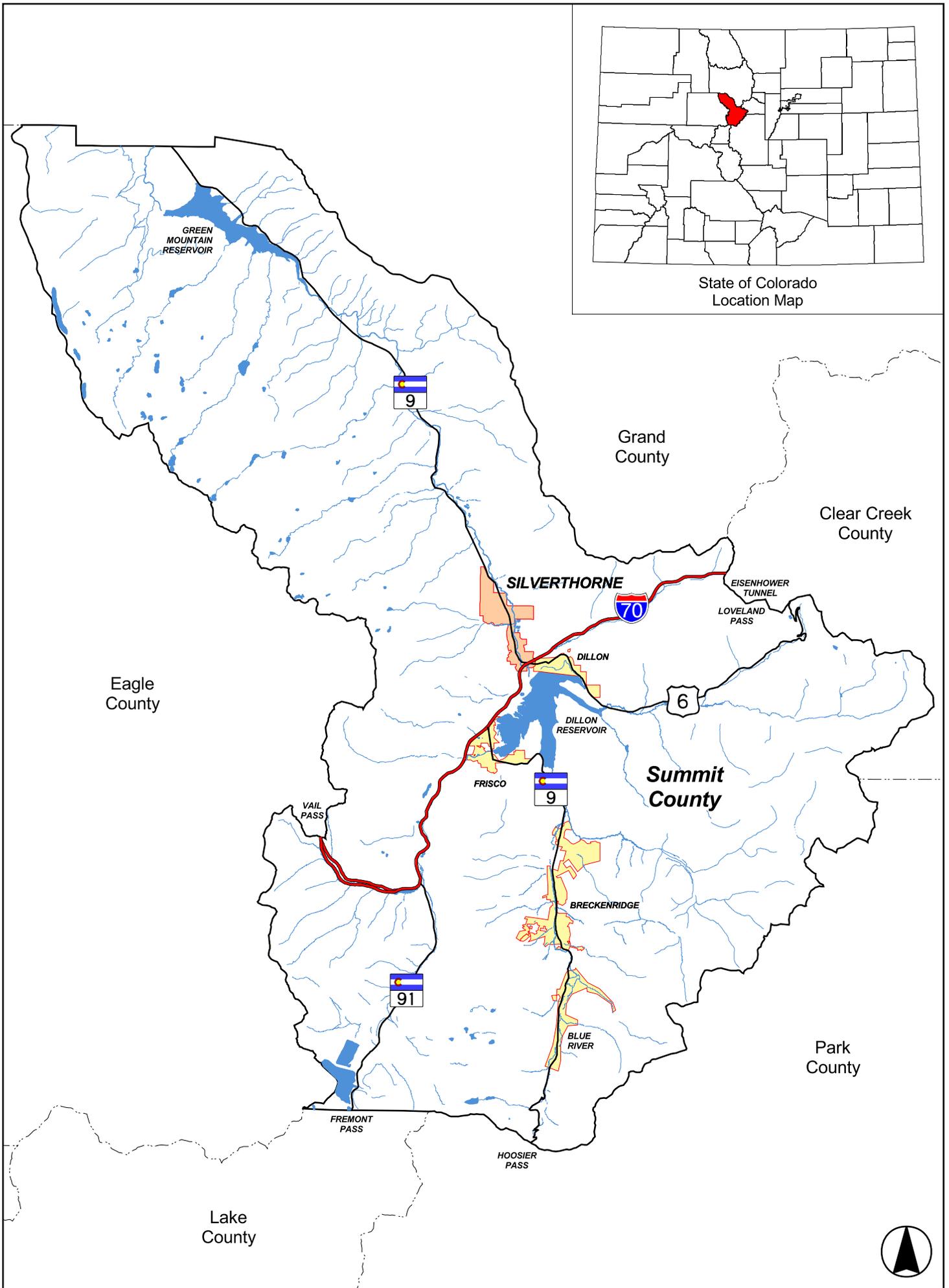
In 1881, Silverthorn and several partners purchased 160 acres of land between the Blue River and what is now known as the Blue River Parkway, from the U.S. Government. Today, this area is located within the Town of Silverthorne. Silverthorn later purchased the land from his friends and applied for a mining patent. On April 15, 1882, the patent was approved, and the land became officially known as the Silverthorn Placer.

Five years later, Silverthorn passed away, leaving the Silverthorn Placer to his daughters. Although various mining companies owned the land over the next 68 years, there was little, if any, activity on the land. It was not until 1953 when Harry Baron sold the Silverthorn Placer to Clayton Hill that activity began to take place on the land. The Silverthorn Placer was sold along with several other placer mines for \$18,500.

Mr. Hill was responsible for subdividing the Buffalo Subdivision, the Silverthorn Subdivision, as well as the Silverthorn Colorado Subdivision in 1956. The following year the Ptarmigan Trail Estates Subdivision Units 1, 2, and 3 were subdivided. These subdivisions were eventually developed into camps for construction workers building the Dillon Dam that began in the late 1950s. Some of Silverthorne's first structures were actually buildings relocated from the original Town of Dillon before the reservoir was filled. After the completion of the dam, the young community continued to prosper and in September of 1967, Silverthorne became an incorporated town.



State of Colorado
Location Map



CHAPTER TWO – VISION STATEMENT

Silverthorne’s vision for its future emerged during a series of citizen workshops held during the preparation of the 2001 Silverthorne Comprehensive Plan.

The following statements describe Silverthorne’s community values as they relate to land use, transportation, design and growth themes. These four themes form the foundation for the goals, policies and actions found in the Silverthorne Comprehensive Plan.

Land Use

A community of cohesive residential neighborhoods for people of all incomes, with a vital downtown core of commercial services and employment centers that serve local and regional needs, set in a physical environment with a wealth of natural, agricultural and recreational resources that are to be protected, preserved and enjoyed.

Transportation

A multi-modal local and regional road system that serves the capacity of residents and visitors, providing safe, convenient connections between origin and destination within an integrated network of highways, roads, sidewalks, paths and trails.

Design

A scenic mountain town with attractive gateways and corridors, distinct residential, commercial, and industrial districts, and a uniquely identifiable character reflected through its built environment and the premier elements of its natural environment.

Growth

A pattern of development supported by adequate infrastructure and efficient intergovernmental services that accommodate current and future residents, promotes healthy economic expansion, and respects natural and rural resources.

These four themes can be distilled into a single vision statement:

“Silverthorne, a vital community of residences and businesses in the Lower Blue River Valley, is dedicated to protecting its spectacular natural resources, enhancing its sense of place, and creating a diverse, stable and sustainable economy.”

CHAPTER THREE – PLANNING INFLUENCES

INTRODUCTION

A wide range of factors, from population numbers to soil types; and housing costs to employment opportunities combine to affect the setting of the Silverthorne community. When combined and understood as a representation of the community, these characteristics help identify short and long term planning needs and provide guidance as to what may be anticipated in the future.

DEMOGRAPHICS

Population

Silverthorne's population has steadily increased since its incorporation in 1967, from 400 in 1970, to 989 in 1980, to 1,768 in 1990, to 3,422 in 2000, and 4,065 in 2008 (*population totals based on Historical Census data from the Colorado Department of Local Affairs, Division of Local Government, State Demography Office*).

Silverthorne has a large percentage of permanent full-time residents compared to other municipalities within Summit County. A 2007 Silverthorne Community Survey indicated that, of the full-time resident respondents, the majority (29%) have lived in Silverthorne for three to five years, 25 percent have lived here for six to ten years and 20 percent have resided in Silverthorne for eleven to twenty years. Due to a substantial second home and tourist residential population, an accurate projection of the population in Silverthorne at any given time is difficult to define.

Any action by the Town to annex new lands into the community could dramatically increase the population of Silverthorne as extensive residential areas are found on the private lands between the current corporate limits of the town and the public lands. These include: Wildernest, Mesa Cortina, Ruby Ranch, Government Small Tracts, Sage Creek, South Forty, Hamilton Creek, Blue River Valley Ranch Lakes Estates, Tanglewood Village, and High Country Tracts.

The incorporated area of the Town of Silverthorne is estimated to reach a population of nearly 4,225 by the year 2010. If areas that are adjacent to Silverthorne petition the Town, and be granted annexation, the population of the community could grow much larger than projected.

General Demographic Characteristics

According to the 2000 U.S. Census, the median age of Silverthorne residents is 30.3 years and the age group of 25 to 44 represents the largest segment (42 percent), of the Town's population. The percentage of the population that is male is 56.6 percent and female is 43.4 percent.

ECONOMY

Work Force Characteristics

Work force statistics for Silverthorne are obtained from the Quarterly Census of Employment and Wages (QCEW) which includes information on workers covered by unemployment insurance and, therefore, does not include some types of self-employed workers. The data does supply useful estimates of the types of industries that provide employment in Silverthorne.

As of the third quarter of 2007, the largest percentage of employment in Silverthorne is in retail trade which has grown approximately 6.1 percent from 2002 through 2007, to comprise 31.6 percent of the employment in Silverthorne. Accommodation and food services is the second largest employer, at about 14.5 percent of Silverthorne's employment, with the construction industry following closely behind.

Income

The Department of Housing and Urban Development (HUD) establishes the area median income (AMI) for a community based on average wages in the area. It is also adjusted for household size. The 2008 AMI for Summit County is \$56,900 for a single person household and \$65,000 for a two person household. The AMI for a household of three is \$73,200 and \$81,300 for a household of four.

Development Activity

Silverthorne continues to experience development in both residential and commercial land uses, although at a somewhat slower pace over the past seven years than in the 1990's. The average number of building permits issued from 1990 to 2000 was 182 permits per year, the lowest was in 1990 with 127 permits issued, and the highest was in 1994 with 263 permits issued. The average number of building permits issued from 2001 to 2007 was 100 permits per year. The lowest number of permits issued in that time was in 2003, with 82 permits and the highest was in 2007, with 132 permits issued.

Sales Tax Revenue

Sales tax collections are an important barometer of the fiscal strength of a community. Sales tax is also the financial lifeblood of the Town of Silverthorne and is needed in order to provide the funds for Public Works, Police, Recreation and Culture, Administration, and other public services for Town residents.

Silverthorne's sales taxes have increased throughout the last two decades with two notable exceptions. Sales taxes decreased 8% in 1998 compared to 1997 and then only increased 1% in 1999 due to City Market's move from Silverthorne to Dillon. By 2000, sales taxes were higher than those in 1997 as building supplies and other retail helped Silverthorne replace the lost revenue from City Market's relocation. Silverthorne experienced another decrease in 2002 after the tragic events of September 11, 2001, triggered a nationwide economic downturn. Fiscal year 2002 sales taxes were down 6% and only increased 4% in 2003. 2004 sales taxes exceeded 2001 sales taxes, and have continued to increase since. Target's opening in 2003 and the Outlets at Silverthorne's site improvements have helped Silverthorne's sales tax revenues to remain strong since 2004.

Sales tax revenue collected by the Town averaged \$5.7 million per year from 1995 to 2000 and \$6.9 million per year from 2001 to 2007. Sales tax revenues are vulnerable to many different economic variables that the Town can not necessarily control; however, the Town estimates a total annual income from sales tax for 2008 at approximately \$8.7 million.

Employment

The Silverthorne region has a diverse range of employers. In 2007, the total number of business physically located in the Town of Silverthorne was estimated at 366 and classified as follows: 163 service-commercial, 109 retail, 27 restaurant, 24 office/professional, 16 lodging, 6 real estate, 9 wholesale and 12 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 Landscaping.

HOUSING

Due to the resort and second home nature of Summit County, vacancy rates are well above what is the norm in most areas of Colorado. Of the over 15,000 vacant units identified in Summit County during the 2000 Census, 13,325 of

those units were for seasonal use. Actual 2000 vacancy rate was 1,756 units or approximately 9.6% of the homeowner market in Summit County.

In November of 2006, the voters of Summit County approved the implementation of a sales/use tax and impact fee to fund affordable housing efforts in each of the Summit County communities. Each of the Towns and the County joined forces to create the multi-jurisdictional, Summit Combined Housing Authority (SCHA). The SCHA conducts periodic housing needs assessments on a County-wide basis. In 2008, Silverthorne contracted with an independent consulting firm to develop a housing needs assessment specifically for the Town of Silverthorne. A copy of this report is available at the Community Development Department.

ENVIRONMENTAL CONDITIONS

Climate

The climate in Silverthorne ranges from an average high of 73 degrees and an average low of 38 degrees in July to an average high of 31 degrees and an average low of 1 degree in January. The average annual snowfall is 139 inches, (12 feet) and the average annual precipitation is 14 inches. Average annual humidity ranges from 60 percent to 65 percent.

Soils and Vegetation

For the purposes of this analysis, the Town of Silverthorne has been divided into four general sections based on the predominant soil and vegetation types. The four general sections are as follows:

Northwest Section – this includes the northwest area of Town located west of SH 9 in the area of the Eagles Nest residential development and further north.

This section of Silverthorne contains primarily Muggins Sandy Loam and is mostly woodland. This is a deep, well-drained soil that formed in glacial drift derived from various sources. Permeability of this soil is slow, the available water capacity is high, and surface runoff is medium. The hazard of wind and water erosion is low on 0 percent to 6 percent slopes, moderate on 6 percent to 15 percent slopes, and high on 15 percent to 35 percent slopes.

Excessive shrinking and swelling upon wetting and drying is the most limiting soil property to be considered when designing access roads and residential subdivisions. Foundations and roads, especially all-weather asphalt roads, are impractical unless provisions are made to offset shrink-swell and frost action.

Northeast Section – this includes an area of Town that extends east at Bald Eagle Drive (near Allegra Lane).

This section of the Town includes large areas of Anvik Loam on slopes of 15 percent to 35 percent. This is a deep, well-drained, steep soil on mountainous uplands. It formed in colluviums and glacial drift from a variety of rocks. Permeability of this soil is moderate and the available water capacity is high. Surface runoff factors are medium and the hazard of water erosion is high. Excessive slope is the most limiting factor to be considered in the design of access roads and recreation home-site subdivisions.

Lowland/River Section – this section consists of the land that generally surrounds the Blue River and Willow Creek.

The Handran Gravelly Loam soil is found in this area of Silverthorne. It is a deep, well-drained soil on nearly level terraces formed from alluvial deposits. Permeability of this soil is rapid and the available water capacity is medium. The hazard of wind and water erosion is slight.

Excessive amount of both small and large stones and rapid permeability are the most limiting soil properties to be considered in the design of access roads, septic systems, and home-site subdivisions. Stones in the soil profile interfere with excavations and cuts and fills. All-weather asphalt surfaces are impractical unless provisions are made to offset frost action.

West Section – this section of Town includes a strip of land along the southwest area of town (west of Brian Ave.) from roughly I-70 at the south to Ruby Ranch Road on the north.

The majority of soils in this area are classified as Cumulic Cryaquolls. This soil is poorly drained and before the construction of the Dillon Reservoir, subject to annual flooding. The water table in these soils is fairly high (12 inches to 24 inches) and the hazard of erosion by wind and water is slight.

Water Resources

Blue River

With headwaters that flow from Blue Lake, just below Quandary Peak in the Ten-mile Range; the Blue River runs northwest through the Town of Breckenridge, Dillon Reservoir, the Town of Silverthorne, and Green Mountain Reservoir, to the confluence of the Colorado River just southwest of the Town of Kremmling. About 600 to 700 square miles of the Blue River Basin is located above Green Mountain Reservoir while the total area of the basin encompasses 800 square miles.

The Blue River runs through the center of the Town of Silverthorne and is classified as a Gold Medal Fishing Stream, which means that it has a higher percentage of fish 14 inches or longer than most rivers. In order to protect the

Blue River's Gold Medal Fishing Stream status through restoring fish habitat and to help manage recreational access to the river, a multi-agency organization called the Blue River Restoration Project was created which included participation from Trout Unlimited, the White River National Forest, Summit County, Town of Silverthorne, Colorado Division of Wildlife, Denver Water Board, Colorado River District, Middlepark Water Conservancy District and the Northwest Colorado Council of Governments. In 2000, through the efforts of the Blue River Restoration Project, which included funding help provided through a "Fishing is Fun" grant, the Town implemented the first of three restoration projects designed to improve the health of the Blue River. The 2000 project restored a 0.5 mile section of the river from SH 9 to 6th Street. In 2002, the National Forest Foundation awarded the collaborative efforts of the Blue River Restoration Project with grant funding to help restore a 0.5 mile section of the Blue River from Dillon Dam to just south of the I-70 bridge, additional funds for this project were accrued by fund raising efforts. In 2005, the third Blue River Restoration Project was completed. This restoration project was assisted by a Colorado State Division of Wildlife grant of \$120,000 and \$20,000 from fund raising efforts.

Dillon Reservoir and Dam

The Dillon Dam, located just south of Silverthorne, was completed on December 17, 1963, and the Dillon Reservoir was created. The Dillon Reservoir has a surface area of 3,000 acres and 252,000 acre-feet of storage.

The reservoir has 24.5 miles of shoreline and is considered a centerpiece of Summit County. It has marinas located in Dillon and Frisco. There is year round activity at the reservoir including several regattas and a fireworks display on the Fourth of July.

Green Mountain Reservoir

The Green Mountain Dam was constructed on the Blue River between 1938 and 1943, creating Green Mountain Reservoir. The reservoir has a surface area of 2,000 acres and 156,000 acre-feet of storage. Green Mountain Reservoir is located twenty-five miles north of Silverthorne and just west of SH 9. Located at an elevation of 7,700 feet, Green Mountain Reservoir is warmer than Dillon Reservoir and is more oriented towards motorized water recreation including motor boating, water skiing, and jet skiing.

Wildlife

Woodland wildlife in the Silverthorne area includes mule deer, elk, black bear, blue grouse, snowshoe hare, yellow-bellied marmot, and chipmunks. Rangeland wildlife includes mule deer, sage grouse, white-tailed jackrabbit, mourning dove, and ground squirrels.

The natural migration routes of deer and elk herds between winter and summer ranges has been disturbed in many areas of Silverthorne as new residential developments are built.

The Blue River provides excellent habitat for both aquatic and riparian species. Listed as a Gold Medal Fishing Stream, conditions are generally very good for trout and other fish species. Reclaimed gravel mining ponds found along the Blue River also provide important riparian habitat in Silverthorne.

Environmental Constraints

Many environmental conditions pose a constraint to development either in terms of physical features such as excessive slope, floodplains, or wetlands; or in terms of environmental resource preservation, such as the protection of significant wildlife habitat.

Geologic Hazards

The Colorado Geologic Survey defines a geologic hazard as “a geologic phenomenon, which is so adverse to past, current or foreseeable construction or land use as to constitute a significant hazard to public health, safety, and/or property.” Geologic hazards in Silverthorne include avalanches, landslides, rock falls, mudflows, debris fans, and unstable slopes.

The majority of the Silverthorne community is located in areas that have little potential for natural disasters such as avalanches or landslides, however, as Silverthorne grows and development on steep hillsides continues to be considered, the hazard potential will increase.

Slope and Topography

As slope increases, land becomes less suitable for development. Steep slopes generally have the following increased risks: wildfire; unstable soils; problems with road design, construction, and maintenance; and difficulty being accessed by fire protection equipment. Slopes can be divided into four categories:

- Slopes between 0 percent and 10 percent. Most road design standards and building codes allow construction within this range.
- Slopes between 10 percent and 20 percent. Some mitigation may be necessary, with possible structural reinforcement along with more extensive cut-and-fill activity.
- Slopes between 20 percent and 30 percent. Significant mitigation is necessary, with the need to evaluate proposed construction on a case-by-case basis.

- Slopes greater than 30 percent. Mitigation is not recommended due to the extensive hazard risk.

Slope is the most limiting factor to be considered in the design of access roads and residential subdivisions. Slope stabilization in the Silverthorne areas is difficult even where homes are constructed on nearly level pads. Snow removal also becomes an increasingly greater problem as more homes are built. The surface runoff that results from snowmelt increases the erosion hazards on cut and fill slopes. Although seeding can minimize this hazard, it can be difficult to establish viable plant growth in these areas. Homes should be designed to utilize the existing slope as much as possible and keep foundation cuts to a minimum. Roads should be designed to keep cut and fill slopes to a minimum and to provide appropriate snow stacking areas and drainage. Current Town Code standards require paved roads.

While most of the Town itself is relatively flat, the Eagles Nest, Willow Creek Highlands and South Maryland Creek Ranch subdivisions in the northwestern portion of the Town have been developed on forested hillsides. Angler Mountain Ranch subdivision, located in the northeastern portion of the Town, has been developed on a sage meadow hillside.

There are several areas in the Town that have slopes between 10 percent and 20 percent. These areas are located primarily west of SH 9 in and around Golden Eagle Road in the Willowbrook Subdivision. South of Golden Eagle Road, there are slopes between 10 percent and 20 percent along the western most edge of Town west of Brian Avenue and Adams Avenues and west of Warren Avenue. Slopes of this same percent are also found in the portion of Town that extends east in and around Angler Mountain Ranch. There are also many slopes within the Town and its immediate vicinity that are over 30 percent.

Floodplains

The Blue River is the predominant waterway within the Town in terms of size, flows and affected, mapped, floodplain areas.

Release from the Lake Dillon dam is the main source of flow for the Blue River within Silverthorne and the Lower Blue Valley. The Denver Water Board (DWB) determines, and can control, flow rates as long as the lake level remains at or below the elevation of the “glory hole” overflow structure and spillway. Release volumes from the lake cannot be controlled if the lake level rises above the elevation of the glory hole. Because of this, the Lake Dillon dam is not classified by FEMA as a controlled flood prevention dam.

The width of the floodplain varies significantly throughout Town since it is largely influenced by topography. Deeper, more channeled topography results in a narrower floodplain while flatter areas result in a wider one. Throughout the

Town of Silverthorne, the Blue River floodplain has varying widths with approximate ranges of 100 feet to 1,200 feet.

Straight and Willow Creeks are tributaries to the Blue River and provide substantially less flows as compared to those from Lake Dillon. Flows from Straight Creek originate from the Continental Divide to the east, and flows from Willow Creek originate from the Gore Range to the west.

The Town of Silverthorne is a participating member in the Federal Emergency Management Agencies (FEMA) National Flood Insurance Program (NFIP). The NFIP makes federally backed flood insurance available for buildings, whether in a floodplain or not. The purchase of flood insurance is usually required for properties that are located in a FEMA designated floodplain and which receive bank financing as well as other federally related financial assistance.

The Town reviews development proposals to ensure that they comply with FEMA standards and regulations. The Town also holds and maintains FEMA maps and studies for reference by the general public. The Town does not determine insurance rates, sell insurance nor make direct determinations regarding whether or not an existing structure is located inside or outside of a floodplain.

Wetlands

Significant wetland areas exist east of SH 9 and north of 12th Street in Silverthorne as the Blue River meanders northwards. There are also many wetland areas adjacent to ponds, streams and tributaries to the Blue River. All water bodies and wetlands are protected by the Waterbody, Wetland, and Riparian Protection Regulations of the Town Code.

Wildfire Hazards

Wildfire hazards, especially those posed by the wildland-urban interface are becoming a larger issue in Silverthorne and on the surrounding public lands. This is largely due to the fact that most of the valley floor in the Town has been developed, and residential subdivisions are now being built on the forested slopes that surround the Town. Areas of significant concern include the Wilderrest and Mesa Cortina subdivisions located in Summit County (but within Silverthorne's Three-Mile Area), and the Ptarmigan Mountain area (Government Small Tracks Subdivision) on the southeast side of Town. Many of these subdivisions do not comply with current fire codes and present significant challenges to the Fire District, especially with regard to access. The Eagles Nest and Willow Creek Highlands subdivisions, the Daley Ranch, and Angler Mountain Ranch on the northeast side of Town are other areas where wildfire hazard is a concern. In the past several years, recent annual outbreaks of pine beetle infestations in the forested areas around the Town have resulted in large

numbers of dead trees which also creates safety and fire hazards. The Town Code requires the removal of dead, diseased and/or beetle infested trees from properties upon receipt of written notice from the Town to the property owner.

The Lake Dillon Fire Protection District, which provides fire protection services to the Town of Silverthorne and surrounding area, is considered an initial attack center for wildland fires on all private land and takes a joint responsibility with the U.S. Forest Service for fires on federal land. Forest fire “red zone” maps are available from the Lake Dillon Fire Protection District. These maps depict areas of high fire hazard based on fuel type.

PUBLIC SERVICES, FACILITIES, AND INFRASTRUCTURE

Overview

Public services, facilities, and utilities are key determinants of the Town of Silverthorne’s capacity to guide and accommodate future growth. An understanding of public services, facilities and utilities provides guidance as to where future growth may be directed in an efficient and cost-effective manner. Because Silverthorne is a permanent residential community as well as a second home and tourist community, user demand on public services, facilities and utilities can be difficult to define.

Education

At the end of the 2007-2008 school year, the Summit School District had 3,078 students enrolled at the high school, middle school, and six elementary schools. A new Silverthorne Elementary School opened in 2004, located on the north end of SH 9 at Hamilton Creek Road, provides education for kindergarten through fifth grade, and accommodates approximately 450 students. Enrollment for the 2007-2008 school year for Silverthorne Elementary was 322 students.

The Colorado Mountain College (CMC), with campuses in Dillon and Breckenridge, offers more than 300 classes each semester. CMC has an annual average of 3,000 full and part time students with an average class size of 12 to 17 students. The college offers associates degrees in liberal arts, general studies, and other certificate programs.

Recreation

The Town of Silverthorne provides easy access to many recreational amenities. Details of all recreational amenities can be found in the 2001 Town of Silverthorne Parks, Trails, and Open Space Master Plan.

Public Lands

Eagles Nest Wilderness Area located to the west of the Town and Ptarmigan Peak Wilderness Area east of Town are public lands within White River National Forest that provide high mountain trails, 14,000-foot peaks, river corridors, high meadows, and forested hillsides all within easy reach of Silverthorne residents.

Silverthorne Recreation Center

The Silverthorne Recreation Center, located at 430 Rainbow Drive, opened on August 20, 1994. The 62,000 square foot complex provides four swimming pools, an aerobics room, a weight room (with both free weights and cardiovascular weights), two racquetball courts, an 8,106 square foot gymnasium, and an indoor track. The four pools include a lap pool, a deep pool, a play pool, and a slide pool. The center also has indoor and outdoor hot tubs, a steam room, and a sauna.

Town Pavilion

The Silverthorne Town Pavilion located adjacent to the Blue River at 4th Street is a 13,900 square foot facility that can seat approximately 400 people for special events and performances. This facility also has a full service kitchen and adjoining retail spaces.

Golf Course

The 18-hole, Raven at Three Peaks Golf Course, is located in the northwest area in the Eagles Nest Subdivision. In the winter, The Raven is home to Nordic skiing and snowshoeing trails.

Ice Skating

A Town maintained skating pond is located at North Pond Park.

Ski Resorts

Skiing is the largest industry in Summit County and a primary reason most people visit the area. There are eight ski resorts within 50-miles of Silverthorne. These include Arapahoe Basin, Beaver Creek, Breckenridge, Copper Mountain, Keystone, Loveland, Ski Cooper and Vail.

Parks

In 2001, Silverthorne adopted a Parks, Trails, and Open Space Master Plan. This plan, intended as “providing the glue” for the community, developed

guiding principles for open space, trails, and park planning, set level of service standards, inventoried existing facilities, and developed recommendations that identified 38 projects including seven greenways, ten conservation areas, eight trail projects, and ten park projects.

Rainbow Park

Rainbow Park, located on Rainbow drive, is a 12-acre community park, with five acres of the park currently undeveloped. The park contains a soccer field (improved in 2000), two tennis courts, two volleyball courts, a basketball court, two horseshoe pits, a playground, picnic shelters, an 11,300 square foot skateboard park, and public restrooms. The soccer field lies below the level of the rest of the park and can serve as an amphitheater for spectator events and festivals.

Trent Park

Trent Park, a 3.79-acre neighborhood park, is located at the entrance to the Willowbrook Subdivision. Trent Park consists of a baseball field, two tennis courts, a playground, picnic tables, a small fishing pond for children, and a small outdoor pavilion. Trent Park can be expanded to the south side of Willowbrook Road on an undeveloped parcel.

Arctic Placer Park

Arctic Placer Park is a small 0.97-acre pocket park that provides playground equipment and a small covered picnic area. This park also provides access to National Forest land just west of Silverthorne, although it is not intended to be a major trailhead due to the small size of the parking lot and the steep slope of the trail.

Cottonwood Park

Although currently undeveloped, this 17-acre parcel across SH-9 from the Eagles Nest subdivision has been identified as a future multi-use community park. A portion of this parcel has also been designated for a future Public Works facility.

North Pond Park

North Pond Park is a 5-acre neighborhood park located directly south of the Silverthorne Elementary School. This is unique mountain wetland and pond area is home to nesting osprey and quality catch and release fishing habitat. In 2006, the Town added restrooms and a small enclosed pavilion to the park. These new facilities are used for small venue events, such as birthday parties or family picnics, and as a warming hut for associated winter ice skating activities

that occur on the pond. Other new amenities also implemented in 2006 include new docks, trails, picnic areas and a paved parking lot.

Maryland Creek Ranch Development

A currently undeveloped 20-acre community park site is located on the eastern edge of the Maryland Creek Ranch development adjacent to SH 9. Conceptual plans include the following park amenities: two multi-purpose playfields, exercise stations, an accessible looped trail, play equipment area, sledding hills, restrooms and a picnic pavilion. This community park is scheduled to be available to the public in 2014.

Blue River Park (*Summit County Park*)

Blue River Park is a 21-acre Summit County regional park located adjacent to the Town of Silverthorne at the base of Dillon Dam. The major feature of the community park is the Spider Stephens Memorial Softball Complex with four softball fields. This park is a venue for the Summit County Softball Leagues, Rodeo Arena, and youth soccer program.

Blue River Trail (Multi-purpose)

The Blue River Trail runs along the scenic corridor of the Blue River. This multi-purpose trail provides user access to the Summit County Trail system via a connection that was constructed in 2003. This trail segment runs from the cul de sac on West Anemone Trail to the County ball fields located at the base of the dam. From the ball fields, the trail continues north through the Town of Silverthorne along the Blue River corridor and currently concludes just north of the Town Hall. The master plan for the Blue River Trail envisions a trail that continues north from Town Hall along the Blue River corridor and ends just north of Cottonwood Park. A large scale Greater Outdoors Colorado (GOCO) grant for \$1,670,000 was awarded to the Town in 2004 to be used towards the Blue River Experience. Some of this GOCO grant as well as funding from other sources will be used to fund the land acquisition, planning, design and construction of future phases of the Blue River Trail.

Other Town Public Facilities:

Transfer Station

A public parking area containing 24 standard spaces and 1 van accessible space, along with a restroom facility, adjacent to the Summit Stage transfer center serves as a park and ride facility for the Summit Stage and public parking for the community.

Law Enforcement Services

The Silverthorne Police Department was established in 1968 and earned accreditation in 2000. The Department is a progressive agency, which is committed to professional standards and the philosophy of community policing. The department has a total of 21 employees including 15 sworn police officers and 3 civilian staff members. The department has 9 operations vehicles that are used on a daily basis and one bus.

The demand for service has been increasing since 1998 in Silverthorne. The majority of calls received by the department are traffic related. Other typical calls include: civil assists, underage drinking, domestic violence, and driving under the influence.

Department programs currently in place include the following:

Community Education:

- DARE (Drug Abuse Resistance Education) at the elementary school level
- TIPS (Training for Intervention Procedures) for local businesses
- Citizen's Advisory Committee
- DUI education classes
- Bicycle Safety Seminars
- Victimization Prevention Classes
- Neighborhood Watch
- Adopt an Angel
- Safe Summer Kick Off

Specialized Teams:

- Drug Task Force
- Tactical Team

Fire Protection Services

The Lake Dillon Fire Protection District provides fire protection and rescue service to the towns and surrounding areas of Dillon, Dillon Valley, Silverthorne, Frisco, Wilderrest, Keystone and Summit Cove; and supports similar efforts through mutual aid agreements to the areas of Breckenridge, Copper Mountain, and Heeney/Green Mountain Reservoir. Although the district technically only covers 46 square miles, its response area extends east to the Eisenhower Tunnel, north towards Heeney, northeast to Ute Pass, west almost all the way to Copper Mountain, and south towards Farmer's Korner.

Lake Dillon Fire Protection District offers the community the following services:

- Fire Response & Investigation
- Rescue and Emergency Medical Response
- Hazardous Materials Mitigation
- Wild land Firefighting
- Fire Safety Inspections
- Plan Review Services
- First Aid and Fire Extinguisher Training
- Safety Education
- Community Events

The Lake Dillon Fire Protection District (LDFPD) currently operates out of three stations including, Station No. 2 in Frisco, Station No. 8 in Dillon, and Station No. 11 in Keystone. LDFPD is a career/volunteer organization and is currently staffed by 11 volunteer firefighters, 14 Tactical Assistance Group volunteers and 64 paid staff which includes, career, civilian and resident staff.

Emergency Medical Services

Summit County Ambulance Service (SCAS) is a community-owned department of the Summit County Government and provides a variety of emergency medical and community services to the citizens and visitors of Summit County. These services include:

- Emergency Medical Response to the scene of accidents or illness throughout Summit County. Ambulances are strategically placed throughout the County and staffed 24 hours a day, 365 days a year. All ambulances are staffed with a minimum of 1 EMT-Paramedic and 1 EMT-Basic. Ambulances respond in conjunction with local Fire Districts who also provide EMT-Defibrillation level care or above. Patients are usually transported to local emergency facilities in Frisco, Breckenridge, Keystone or Copper Mountain. In the event of serious injury ambulance personnel will coordinate and assist St. Anthony's Hospital Flight for Life to directly airlift patients to the Denver area. The ambulance also assists local ski patrols when requested.
- Medical Transportation from local clinics to hospitals statewide is also provided as needed. Medical Transportation is arranged by physicians at local clinics and is provided by SCAS paramedic staff. Patients requiring intensive care may be transported by helicopter or critical care ground ambulance which is operated jointly by SCAS and Flight for Life.
- Stand-By Services are provided to community events including fairs, festivals, school sporting events, TV and film production, races, rodeos and

bicycle tours. Services can range from on-call staff through EMTs on-site or even multiple ambulances dedicated to an event.

- Special Programs and Mutual Aid are provided to other emergency services agencies as requested. Summit County has mutual aid agreements with all surrounding jurisdictions, including a mutual response arrangement with Grand County EMS to cover the Heeney area in the northern part of Summit County. A specialized response team of paramedics is available to respond on backcountry missions with the Summit County Rescue Group. Support is also provided to the unified Summit County SWAT team and specialized bicycle teams are available for special events.

Medical Center/Hospital

St. Anthony Summit Medical Center opened the first medical center in Summit County in 1978. In 2005, St Anthony Summit Medical Center opened the first hospital in Summit County located at Highway 9 and Peak One Drive. St Anthony Summit Medical Center offers the region's highest level of emergency care and is the mountain base of Flight for Life, Colorado, the nation's first civilian medical helicopter founded by St. Anthony Hospitals in 1972. The 95,000 square foot hospital includes: a total of 25 beds including 12 beds for medical, surgical and pediatric patients, 9 maternity beds and 4 special care (ICU) beds; a state-of-the-art emergency department; a helipad to accommodate two helicopters adjacent to the emergency department and 200 parking spaces available for patients, physicians, staff and visitors. Located adjacent to the new hospital is a 10,000 square foot ambulatory surgery center (ASC) that provides same-day surgery procedures.

Infrastructure Systems

Transportation

Community transportation systems function as networks that support the safe and efficient movement of people and goods. They also become the basic structural and organizational framework on which a community grows and develops. Changes to a transportation system can have economic, social, and environmental impacts on a community. Transportation systems should efficiently meet economic and social needs without disrupting existing neighborhoods, unique natural resources, or cohesive land use districts in Silverthorne.

US 6, which runs east-west from I-70 to the eastern Town limit, and SH 9, which generally runs in a north-south direction from I-70 through Town to the northern Town limit, dominates the street system in the Silverthorne community. A system of local and collector streets facilitates movement throughout the Town.

The transportation network in Silverthorne is addressed in the Transportation Element of this plan and the 2005 Transportation Master Plan.

Wastewater System

Wastewater treatment facilities are provided by the Joint Sewer Authority (JSA), which operates the Blue River Wastewater Treatment Plant located at the north end of Town. The plant serves Silverthorne, Dillon, Dillon Valley, Buffalo Mountain Metropolitan District (Wilderness), Dillon Valley Metropolitan District, and Mesa Cortina Water and Sanitation District in unincorporated Summit County. The Town of Silverthorne is the managing agency of the Joint Authority. The plant has a treatment capacity of four million gallons and 10,000 pounds of biochemical oxygen demand per day. Wastewater service is limited by treatment plant and pipe capacity. The Town has reserved constructed wastewater treatment capacity in the Blue River Treatment Plant and major interceptors to serve an additional 2,765 equivalent residential units (EQRs).

Water System

Water is provided to the Town by a system of wells, pumphouses, storage tanks, and distribution lines. The system consists of six wells: four produce 300 gallons per minute and two, located in Eagles Nest, produce 450 gallons per minute. The Town owns four water storage tanks, three of which are presently in service. All are located underground and provide a total storage capacity of 1.85 million gallons. By the end of 2009, there will be two additional 300 gallons per minute wells and an additional 600,000 gallons of storage.

Two areas of Town, one on the east and one on the west, are served by pressurized systems due to the inability to provide storage tanks at a higher elevation. These areas serve approximately 75 lots.

Water service is limited by water rights and pumping and storage capacity. The Town currently has adequate water rights to serve up to an additional 3,250 EQRs.

CHAPTER FOUR – LAND USE ELEMENT

INTRODUCTION

Silverthorne not only serves as a gateway to Summit County and the Lower Blue River Valley, but also provides access to a wealth of skiing, hunting, and fishing in Colorado. Interstate 70 (I-70) has had a significant influence on the Town, providing direct access to the Town from an interstate highway. I-70 also provides a direct link to the City of Denver, which is approximately 67 miles to the east. Silverthorne's close proximity to the Denver area was one of the primary factors that led to the development of the factory outlet stores in the late 1980s.

Although I-70 provides many opportunities to the Town of Silverthorne, it has also created constraints and challenges for the community. I-70 forms both a physical and visual separation between the northern and southern section of the community and contributes to traffic congestion. The Blue River, which runs through the center of Silverthorne, also creates a physical separation between the east and west portions of the Town, as does the State Highway (SH 9).

LAND USE PATTERNS

The current land use pattern in the Town of Silverthorne is generally composed of predominantly residential land uses in the northern and eastern areas of Town with commercial uses in the western and southern areas of the Town.

Zoning

There are nine zone districts in the Town of Silverthorne. These zone districts help regulate the types of land uses allowed within each zone district area.

Within this document, these eleven zone districts are organized into the following five categories: Residential, Commercial, Open Space and Public, Planned Unit Development, and Mixed Use.

Residential

Agricultural (A-1) Zone District

The A-1 Agricultural Zone District consists of land that is used primarily for agricultural or ranching uses but also can include residential uses.

Residential 2 (R-2) Zone District

The R-2 Residential Zone District is intended for residential uses with an average density of two dwelling units per acre.

Residential 6 (R-6) Zone District

The R-6 Residential Zone District is intended for residential uses with an average density of six dwelling units per acre.

Residential 15 (R-15) Zone District

This district is intended for residential uses with an average density of 15 dwelling units per acre.

Commercial

Commercial 1 (C-1) Zone District

The intent of the C-1 Light Commercial Zone District is to allow for sales and service facilities and establishments which conduct all activities inside and may require outside display, some outside servicing and/or secured storage for large merchandise.

Commercial 2 (C-2) Zone District

The C-2 Heavy Commercial Zone District is to allow for uses that do not require visibility from main thoroughfares, are fairly self-contained operations, and are likely to have large vehicles associated with a service production operation.

Open Space and Public

Open Space (O) Zone District

According to the Community Development Code Use Schedule, the Open Space Zone District is intended for recreational uses including bike paths, cross-country ski trails, camping areas, skating rinks, swimming pools, and gymnasiums.

Governmental (G) Zone District

The Government Zone District is intended for recreational uses including bike paths, cross-country ski trails, camping areas, skating rinks, swimming pools, and gymnasiums. Utility substations are also allowed in this district.

Mixed-Use

River Front Mixed Use (RFMU) Zone District

The Riverfront Mixed Use Zone District is intended to promote the Blue River as the central image of the Town. There are a variety of uses permitted in the Riverfront Mixed Use Zone District including many sales and service commercial uses, entertainment uses, residential uses, public uses, and recreation uses. Development standards for this district are quite extensive due to the variety of uses allowed.

Planned Unit Development (PUD)

The purpose of the Planned Unit Development is to encourage flexibility and creativity in development in the Town of Silverthorne. Permitted uses can potentially include any use permitted in any zone district, however, the uses allowed are only determined upon submission and approval of the formal application.

LAND USE GOALS AND POLICIES

Vision Statement: Land Use

“A community of cohesive residential neighborhoods for people of all incomes, with a vital downtown core of commercial services and employment centers that serve local and regional needs; set in a physical environment with a wealth of natural, agricultural and recreational resources that are to be protected, preserved and enjoyed.”

Goal LU 1

To establish a pattern of future land uses which will promote the highest degree of health, safety, and well being for all segments of the community, and make the most efficient use of land, community facilities, and services, while protecting the environment and natural resources.

Policy LU 1.1

Development shall occur in a logical pattern with higher density occurring near the downtown commercial business districts located at the southern end of the Town and lower density development radiating out from these commercial business districts toward the northern and eastern edges of the Town where residential land uses predominate.

Policy LU 1.2

Commercial uses shall be encouraged that are compatible with Silverthorne's livability, that mitigate any adverse impacts and that do not disrupt residential areas.

Policy LU 1.3

The Town shall encourage the development of the existing commercial business districts prior to creation of additional commercial districts.

Policy LU 1.4

Commercial activity along Highway 6 and 9 should be limited to an area running generally from Little Beaver Trail to approximately 500 feet beyond Ruby Ranch Road, and an additional node in Eagles Nest. Additional commercial activity shall be evaluated on a case-by-case basis taking into consideration sensitive site design buffering the commercial use from adjoining properties.

Policy LU 1.5

Retail, commercial and higher density residential projects shall be located near transportation systems.

Policy LU 1.6

The Town shall encourage shared parking for appropriate uses in the Town's commercial areas and reduced parking requirements for development that promotes alternative modes of transportation.

Policy LU 1.7

The Town shall encourage diversity and flexibility in housing types.

Policy LU 1.8

Multi-family residential land uses shall be sited and designed in such a manner as to reduce the negative impacts with adjacent uses.

Policy LU 1.9

Public land uses shall be located in land use districts that are compatible to the proposed use.

Policy LU 1.10

The Town shall encourage recreational uses adjacent to the Blue River in accordance with the Parks, Trails, and Open Space Master Plan.

Policy LU 1.11

Open space shall be provided throughout the community in accordance with the Parks, Trails, and Open Space Master Plan.

Policy LU 1.12

The Town shall encourage the dedication of privately-owned river property to the Town for public access.

Goal LU 2

To develop a viable commercial area within the Town that is composed of six distinct districts: A Gateway District, a Town Core District, a Town Core Periphery District, a Riverfront District, a Destination Commercial District and a Business Park District.

Gateway District Policies

Policy LU 2 GD.1

In the Gateway District, encourage interstate and highway traveler/tourist oriented land uses (e.g., guest services facilities - restrooms, gas, and fast food, lodging and restaurants.)

Policy LU 2 GD.2

In the Gateway District, the image of the Silverthorne 'front door' should be enhanced with a Visitor Information Center. The Visitor Information Center should be highly visible and easily accessible to welcome travelers and visitors to further explore the community.

Policy LU 2 GD.3

The Town shall consider increased building height in the Gateway District for appropriate traveler/tourist oriented uses which require multiple building stories.

Policy LU 2 GD.4

In the Gateway District, new development of long term residential uses should be secondary to short term residential uses.

Policy LU 2 GD.5

The Town shall explore the potential for a future multi-modal transit center site near the I-70 corridor.

Policy LU 2 GD.6

Private development shall include building and landscape development patterns that enhance and complement the civic gateway improvements through appropriate building placement, orientation, scale and massing.

Policy LU 2 GD.7

The Town shall provide signage that will help travelers to clearly identify the edge of Town, location of attractions and directions to the Core District.

Town Core District Policies

Policy LU 2 TC.1

The Town shall encourage the development of the Town Core District as a compact, mixed-use pedestrian-oriented, commercial district.

Policy LU 2 TC.2

In the Town Core District, intense development which promotes pedestrian activity, and includes a diversified land use mix of ground floor retail, commercial, restaurant uses, and entertainment uses shall be encouraged with office uses above the ground floor only.

Policy LU 2 TC.3

No residential uses shall be allowed on the ground floor in the Town Core District.

Policy LU 2 TC.4

Retail and restaurant uses shall be considered a first priority and all other commercial and office uses as a second priority.

Policy LU 2 TC.5

The Town shall consider increased building heights in the Town Core District for new development uses which serve to enhance pedestrian vitality.

Policy LU 2 TC.6

The Town shall encourage land uses and site designs which are pedestrian oriented and provide reasons for pedestrians to frequent the area.

Policy LU 2 TC.7

The Town should create a pedestrian oriented “destination” that is focused on the streetscape and the Blue River, and will draw people from I-70 and SH-9 and provide a reason to linger.

Policy LU 2 TC.8

The Town shall provide a major civic amenity or park, which can be the focus of activity in the Town Core District. A mixture of uses including civic and entertainment uses should surround this amenity.

Policy LU 2 TC.9

The Town may consider the development of a focal point or landmark within the Town Core District. This land mark may exceed the typical building heights to provide a visual cue to the location of the Town.

Policy LU 2 TC.10

A pedestrian friendly environment that links street edges and parking systems to the Blue River Corridor to encourage walking within the Town Core District shall be provided.

Policy LU 2 TC.11

Developments shall promote a safe, continuous pedestrian network that minimizes conflict with automobile movement while offering a convenient option for pedestrian movement within and between developments and access to the Blue River.

Policy LU 2 TC.12

The Town shall ensure that new development projects provide trails and sidewalks to connect to existing trails and sidewalks.

Policy LU 2 TC.13

The Town shall help to improve the identity and function of the Town Core District as a pedestrian friendly environment through appropriate signage and application of traffic calming measures.

Policy LU 2 TC.14

The Town should consider round-a-bouts at the major intersection of Wilderrest Road/Rainbow Drive and SH-9; and the intersection of Sixth Street and SH-9 as a traffic calming measure.

Policy LU 2 TC.15

The Town should consider and encourage alternative transportation options other than cars, within the Town Core District.

Policy LU 2 TC.16

The Town should consider reducing parking requirements and encouraging on-street parking options within the Town Core District.

Policy LU 2 TC.17

In the Town Core District consider the development of a parking district to assist with on-site parking requirements.

Policy LU.2 TC.18

On-street parking within the Town Core District should be incorporated with streetscaping elements to promote a traditional downtown pedestrian street.

Town Core Periphery District Policies

Policy LU 2 TCP.1

In the Town Core Periphery District, land uses that support the Core District area uses, (e.g., pedestrian oriented and vehicle destination oriented retail, civic and professional office land uses) shall be encouraged.

Policy LU 2 TCP.2

The “Civic Triangle” uses, (i.e., Town Hall, Library, Forest Service, Recreation Center and Pavilion) should be preserved and enhanced with complimentary uses.

Policy LU 2 TCP.3

In the Town Core Periphery District, consider land uses that compliment the Outlets at Silverthorne and enhance the area's regional draw.

Policy LU 2 TC.4

The Town shall consider increased building heights in the Town Core Periphery District for new development and uses which serve to support the Town Core District and enhance pedestrian vitality.

Policy LU 2 TCP.5

The Town should consider and encourage alternative transportation options other than cars, within the Town Core Periphery District.

Policy LU 2 TCP.6

Developments shall promote a safe, continuous pedestrian network that minimizes conflict with automobile movement while offering a convenient option for pedestrian movement within and between developments and access to the Blue River.

Policy LU 2 TCP.7

Public streetscape improvements including curb, gutter, sidewalk, and landscaping shall be encouraged during redevelopment to promote sidewalk activity.

Policy LU 2 TCP.8

The Town shall ensure that new development projects provide trails and sidewalks to connect to existing trails and sidewalks.

Policy LU 2 TCP.9

No residential uses shall be allowed on the ground floor in the Town Core Periphery District.

Riverfront District Policies

Policy LU 2 R.1

The Town shall encourage the development of a Riverfront District into a compact, mixed-use pedestrian-oriented commercial district.

Policy LU 2 R.2

A mix of commercial, retail, business, office and second-floor residential uses is encouraged in order to promote activity and vibrancy.

Policy LU 2 R.3

The Town should encourage the combination of 100-foot wide lots for cohesive development within the Riverfront District. Town owned lots in this area may be utilized to off-set onsite parking requirements.

Policy LU 2 R.4

The Riverfront District shall be a pedestrian district oriented to the river, and buffered from the highway and linked to a public common area that is surrounded by a mixture of civic and business uses. Pedestrian paths shall link the civic and business uses within the District.

Policy LU 2 R.5

A mix of commercial and residential use is encouraged in the Riverfront District to promote activity and vibrancy.

Policy LU 2 R.6

The Town shall encourage land uses and site designs which are pedestrian oriented and provide reasons for pedestrians to frequent the area.

Policy LU 2 R.7

Developments shall promote a safe, continuous pedestrian network that minimizes conflict with automobile movement while offering a convenient option for pedestrian movement within and between developments and access to the Blue River.

Policy LU 2 R.8

The Town should consider and encourage alternative transportation options other than cars, within the Riverfront District.

Policy LU 2 R.9

Public streetscape improvements including curb, gutter, sidewalk, and landscaping shall be encouraged during redevelopment to promote sidewalk activity.

Destination Commercial District Policies

Policy LU 2-DC.1

In the Destination Commercial District, encourage regional and neighborhood retail uses that serve destination users (e.g., auto dealerships, grocery stores, and larger general merchandise stores.)

Policy LU 2 DC.2

Ensure that new development projects provide trails and sidewalks to connect to existing trails and sidewalks.

Policy LU 2 DC.3

Private development shall include building and landscape development patterns that enhance and complement the civic improvements through appropriate building placement, orientation, scale and massing.

Policy LU 2 DC.4

Suitable space for service commercial development shall be protected from encroachment by incompatible land uses.

Policy LU 2 DC.5

Development that reinforces safe linkages between commercial development and surrounding streets shall be encouraged.

Policy LU 2 DC.6

In the Destination Commercial District, new development of long term residential uses should be discouraged.

Business Park District Policies

Policy LU 2 BP.1

The Town shall encourage the redevelopment of the current light industrial and heavy commercial areas into a cohesive, attractive Business Park District.

Policy LU 2 BP.2

In the Business Park District, the development of commercial uses intended to serve a regional clientele, (e.g., contractor trades, light manufacturing, fabrication, warehousing, distribution) shall be encouraged.

Policy LU 2 BP.3

In the Business Park District new development shall integrate with existing commercial and business uses.

Policy LU 2 BP.4

The Business Park District shall be the development of an organized and compact business neighborhood, with distinct boundaries and edges.

Policy LU 2 BP.5

The Town should encourage "cottage industry" and business incubators within the Business Park District.

Policy LU 2 BP.6

Suitable space for service commercial development shall be protected from encroachment by incompatible land uses.

Policy LU 2 BP.7

In the Business Park District prohibit new development of residential uses.

Policy LU 2 BP.8

Development that reinforces safe linkages between commercial uses and to surrounding streets shall be encouraged.

Policy LU 2 BP.9

Residential uses in the Business Park District shall be discouraged.

Goal LU 3

To encourage future land uses and developments that meet the economic, social, and physical needs, requirements, and limitations of all segments of the community.

Policy LU 3.1

Affordable housing developments and programs shall be encouraged.

Policy LU 3.2

The Town shall encourage year round recreational activities in accordance with the Parks, Trails, and Open Space Master Plan.

Policy LU 3.3

The Town shall strive to preserve, expand, and promote the Town's bicycle and pedestrian paths in accordance with the Parks, Trails, and Open Space Master Plan.

Goal LU 4

To maintain Silverthorne as a family oriented community that offers safe neighborhoods, and provides recreational opportunities for all its citizens.

Policy LU 4.1

Low-density residential zoning districts shall be protected from heavy through traffic, conflicting land uses, and other encroachments.

Policy LU 4.2

Recreational land uses shall be developed in conjunction with residential developments in accordance with the Parks, Trails, and Open Space Master Plan.

Policy LU 4.3

Pedestrian and multi-purpose trails and paths shall be developed in conformance with the Silverthorne Parks, Trails, and Open Space Master Plan within the Town Core District, Riverfront District and adjacent to the river to provide access and connectivity.

Goal LU 5

To protect the environment, and improve it whenever and wherever possible.

Policy LU 5.1

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

Policy LU 5.2

The Town shall prohibit development on slopes greater than 30 percent and require engineering investigations of steep sites during project review. Development on slopes in excess of 15 percent shall maintain the maximum vegetative cover possible to protect soils, prevent land slippage, and retain wildlife habitat and open space resources.

Policy LU 5.3

The Town shall encourage the paving of existing gravel roadways, driveways and parking lots to decrease pollution from dust.

Policy LU 5.4

New developments shall recognize the value of existing on-site natural vegetation and preserve these resources.

Policy LU 5.5

The Town should promote recreational amenities along the Blue River which have limited impacts to aquatic species and habitats.

Policy LU 5.6

The Town shall work with Summit County to control noxious weeds and support weed spray and other weed elimination programs on Town property.

Policy LU 5.7

Riparian and in-channel vegetation shall be preserved or restored to the maximum extent possible to protect water quality and the wildlife habitat associated with these important corridors.

Policy LU 5.8

The Town shall work with the appropriate 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.

Policy LU 5.9

The Town shall continue to protect water quality and fish habitat to maintain the Blue River classification as a Gold Medal Fishing Stream.

Policy LU 5.10

The Town shall require new and existing developments to provide adequate measures to control any adverse effects to the water quality and groundwater resources of the region.

Policy LU 5.11

The Town shall require project applicants to develop a storm water management plan to protect water quality.

Policy LU 5.12

The Town shall encourage energy efficient building designs and sustainable construction practices.

Policy LU 5.13

The Town shall consider the adoption and implementation of a sustainable building code.

Policy LU 5.14

Commercial projects shall be designed to mitigate any adverse impacts such as those related to noise, parking, lighting and traffic.

Goal LU 6

To preserve the unique natural, physical characteristics of Silverthorne.

Policy LU 6.1

The Town shall establish open space land dedication requirements that preserve and protect areas of significance to the community. These include but are not limited to wetlands, steep slopes, 100 year floodplains, significant landforms, significant vegetation, and view corridors.

Policy LU 6.2

Scenic backdrops and links to open space lands shall be preserved.

Policy LU 6.3

The Town shall establish view corridors to prominent views from public areas. New projects shall be designed to maximize views to prominent features such as the Blue River and surrounding mountain vistas.

Policy LU 6.4

Development adjacent to the Blue River shall be accomplished in a manner that enhances the river corridor and protects water quality. No incompatible uses or designs shall be allowed. Pedestrian access and use is required so long as it does not negatively impact the scenic and natural resources of the Blue River.

Policy LU 6.5

The Town shall develop regulations so that rooflines do not extend above ridgelines.

CHAPTER FIVE – TRANSPORTATION ELEMENT

INTRODUCTION

The Transportation Element of the Silverthorne Comprehensive Plan is derived from detailed information contained in the 2005 Silverthorne Transportation Master Plan that provides recommendations for alternatives and actions related to the Town's transportation issues and needs. The Transportation Element intends to promote safe and efficient movement of motorized and non-motorized transportation within and throughout the Town. Specifically, it will be used to identify and address transportation issues and support the implementation of other elements of the Silverthorne Comprehensive Plan as follows:

- Improve the function and continuity of the Town's existing street system.
- Coordinate with the Colorado Department of Transportation on issues involving State Highway 9 (SH 9), U.S. Highway 6 (US 6), and Interstate 70 (I-70).
- Provide neighborhood connections other than those that use the highway systems.
- Provide additional north-south roadway capacity along routes other than SH 9.
- Improve off-street bicycle and pedestrian facilities in accordance with the Parks, Trails and Open Space Master Plan.
- Preserve opportunities for needed future rights-of-way.
- Enhance bus transit services.

EXISTING CONDITIONS

The Town of Silverthorne is located at the I-70 interchange with SH 9 and US 6, approximately 67 miles west of Denver. From I-70, SH 9 extends north along the Blue River through Silverthorne to Kremmling where it ends at US Highway 40. The portion of SH 9 that is within the study area is between the north end of the Town of Silverthorne and the I-70 interchange and US 6 from the I-70 interchange to Little Beaver Trail.

Existing Transportation Network

Since the Town of Silverthorne lies within a relatively narrow valley bordered on the west by the Gore Range and on the east by the Williams Fork Range, most roadways of significant length are oriented in the same north-south

direction as the valley. SH 9 bisects the Town of Silverthorne and provides a continuous north-south passage through the entire Town. Within the Town boundaries, SH 9 is composed of a four-lane arterial with left turn and acceleration/deceleration lanes at at-grade intersections. In limited sections, primarily near the I-70 interchange, SH 9 widens to six lanes. The alignment of US 6 generally runs east-west. US 6 merges into and becomes SH 9 just under the I-70 overpass. Within the Town limits, US 6 is a four-lane arterial with an additional acceleration/deceleration lane in each direction.

Due to the Town of Silverthorne's natural geographic and topographic constraints, east-west roadways of significant length are few. Wilderrest Road provides access to some commercial areas within the Town core and also provides the primary access to the Wilderrest subdivision, one of the largest residential areas within the general region, located in unincorporated Summit County. Willowbrook Road is also a relatively long east-west roadway which serves one of the most densely developed residential areas within Town Limits. While natural geographic, topographic and prior development factors have greatly influenced road alignments, the roads within the Town's commercial core south of 6th Street and west of SH 9 are generally configured in a grid pattern.

Roadways within the Town are categorized into one of three different classifications:

- Arterials
- Collectors
- Local Streets

Three roadways in Silverthorne are classified as arterials:

- Interstate 70 (I-70)
- State Highway 9 (SH 9)
- United States Highway 6 (US 6)

The Colorado Department of Transportation (CDOT) has the responsibility for the planning, design, construction, and maintenance of these arterials. The Town of Silverthorne works cooperatively with CDOT on maintenance and improvements to SH 9 and US 6. The Town maintains landscaping, medians, sidewalks and bikepaths, and assists with highway pothole patching, sweeping for dust control, snowplowing, sanding and de-icing.

Collector roadways provide access and circulation within residential, commercial and industrial areas. Collector roadways often connect with both arterial and local roadways and often serve as a transition between the two. Collector roads often distribute traffic between the highway system and local streets and to and from neighboring developments. Collectors can also provide direct access to

individual residential and/or commercial lots. Roads which serve commercial properties typically tend to generate more traffic than in residential areas and as such are usually considered to function as collectors. However, roadways within residential areas are often considered as being collectors depending on the size of the development served and the volume of vehicles that use the road.

There are twenty-two roadways in Silverthorne classified as collectors:

3 rd Street	Hamilton Creek Road
4 th Street (SH 9 to Brian Ave)	Hunters Knob Road
6 th Street	Little Beaver Trail
Adams Avenue	Ptarmigan Trail (CR 2021)
Annie Road	Rainbow Drive
Bald Eagle Road	Rancher's Road
Brian Avenue	Ruby Ranch Road
Buffalo Mountain Drive	Stephens Way
Center Circle	Tanglewood Lane
Game Trail Road	Wilderness Road
Golden Eagle Road	Willowbrook Road

This Transportation Element suggests the expansion of a network of collector streets and develops a framework for future roadway planning including potential alignments for new collectors. Installation of collector streets shall be required for large, new developments to ensure that there is adequate roadway capacity to serve these developments.

Local roads typically experience lower volumes of traffic than do collectors or arterials; usually lead to specific destinations; and generally are in locations where they are not part of a larger thoroughfare which may experience more traffic. Local roads typify residential uses. While commercial access from a local road is possible, it is less common.

Walking and cycling are popular modes of travel in the Town of Silverthorne. The Town is working to meet this demand with the development of a system of off-street bicycle and pedestrian facilities to interconnect the commercial core and the Town civic center with residential areas. For further information see the Parks, Trails and Open Space Master Plan.

Assessment of Existing System and Deficiencies

The assessment of the existing transportation system in the Town of Silverthorne can be summarized as follows:

- SH 9 provides the only continuous north-south passage through the entirety of Town.
- Due to the Town's natural geographic, topographic and existing development constraints, east-west roadways of significant length are few.
- It is anticipated that by 2030 or sooner the levels of service at the two ramp intersections of the Silverthorne interchange of I-70 will have deteriorated to the point where a complete reconstruction will be necessary.
- Though bicycle/pedestrian facilities exist throughout Town, several segments are discontinuous, and improvements to promote bicycle and pedestrian connectivity are planned.
- The 2005 Transportation Master Plan suggests enhancement of the Summit Stage bus routes, particularly in the commercial core.

Continual roadway capacity in a north-south orientation consists only of SH 9. Rainbow Drive, Adams Avenue and Brian Avenues provide some additional north-south capacity, but due to discontinuities in their alignments, do not result in complete north-south alternatives to SH 9. Rainbow Drive also has insufficient capacity at the SH 9 intersection. As a result, north-south connectivity through Town is quite limited.

Roadway capacity in an east-west orientation is also minimal and sometimes has difficulty satisfying the current travel demand, especially within the commercial core near the I-70 interchange, on Wilderrest Road, and on Rainbow Drive. As a result, westbound queuing at the Rainbow Drive intersection often extends from SH 9 into the adjacent intersection at Tanglewood Lane, even during off-peak times of the day.

Travel demand on SH 9, at and near the I-70 interchange, exceeds the capacity of SH 9 and the interchange. Queuing for southbound traffic on SH 9 has been observed to extend from the I-70 eastbound ramp to the 6th Street intersection, nearly three quarters of a mile north of I-70. This causes operational problems along SH 9, particularly at the intersections located between I-70 and 6th Street.

Existing bicycle/pedestrian facilities include the Blue River Path, the Blue River Parkway Path, and the Willowbrook Path. The Blue River Path is an off-street facility that runs along the east side of the Blue River and connects from the central part of Town and Blue River Park to the commercial core near the I-70

interchange. The Blue River Parkway Path runs along the west side of SH 9 and connects the northern part of Town with the commercial core. The Willowbrook Path runs along Willowbrook Road from SH 9 to the western end of the Willowbrook subdivision. For further information, see the Parks, Trails and Open Space Master Plan.

Bus transit services in the Town of Silverthorne are provided by Summit Stage, which is operated by Summit County and supported by sales tax. In Silverthorne, the current Summit Stage bus transit system provides service to the commercial and residential areas of Town. The bus service through the commercial core operates at 30-minute, peak hour headways. These bus routes provide connections to many other communities within Summit County, including Dillon, Frisco, Breckenridge, and Keystone and Copper resorts. There is existing transit service to residential developments within the Silverthorne area. The service, which is free to the public, has been in operation since 1990. The Summit Stage estimates it serves 1.75 million riders annually.

TRANSPORTATION ELEMENT GOALS AND POLICIES

Vision Statement: Transportation

“A multi-modal local and regional road system that serves the capacity of residents and visitors, providing safe, convenient connections between origin and destination within an integrated network of highways, roads, sidewalks, paths and trails.”

Goal T 1

To develop a circulation system of roadways, mass transit, pedestrian and bicycle ways that will provide for safe and convenient movement of people within Silverthorne and the surrounding area.

Policy T 1.1

Future streets shall be designed to contribute to the creation of an efficient circulation network and provide for convenient movement of traffic and access to adjacent neighborhoods and developments.

Policy T 1.2

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

Policy T 1.3

Access to the highway system shall be limited, where feasible; and major traffic generators shall utilize secondary access points rather than direct highway access whenever possible.

Policy T 1.4

The Town shall continue to improve the street system in the future to accommodate future growth and correct any existing problems.

Policy T 1.5

The Town shall also work to allow alleyways within the commercial district of Town to improve delivery, service and parking capabilities.

Policy T 1.6

The Town shall encourage developments to provide adequate bicycle parking, and to improve bicycle parking at bus stops and other areas of public activity.

Policy T 1.7

The overall bicycle and pedestrian system in and around Silverthorne shall encourage non-motorized travel to major activity centers such as schools, shopping areas, parks, and the work place and shall be developed in accordance with the Parks, Trails and Open Space Master Plan.

Policy T 1.8

The Town shall continue to work toward a bicycle and pedestrian way along the Blue River and shall encourage participation in additional system improvements through policies in the zoning ordinance and subdivision standards.

Policy T 1.9

The Town shall encourage future design features of pedestrian and bicycle ways that allow for year round usage.

Policy T 1.10

The Town shall work closely with the appropriate agencies to preserve and improve existing soft surface trails adjacent to Silverthorne and to develop new ones in accordance with the Parks, Trails and Open Space Master Plan. Future trails development shall be accomplished in harmony with existing natural features, limitations and wildlife habitat.

Policy T 1.11

The Town shall update its Transportation Plan at least every five years. The Plan should identify both short-range improvements and larger scale long-range improvements that address existing and anticipated transportation system deficiencies.

Goal T 2

To support and help formulate a multi-modal, mass transit system that meets the transportation needs of the community for in-town, countywide and regional service.

Policy T 2.1

The Town shall work with public and private carriers to improve the transit system between Denver and Silverthorne.

Policy T 2.2

The Town shall encourage Summit Stage to improve the quality and design of the bus stops within Silverthorne to improve the image of the system and community.

Policy T 2.3

The Town shall require new developments to provide bus stops that are architecturally integrated into the project.

Policy T 2.4

Bus stops shall be located near public parking, work force centers, and residential neighborhoods wherever possible.

Policy T 2.5

The Town shall support development of a multi-modal transit hub in a feasible location or locations that could potentially accommodate future transportation systems.

Goal T 3

To develop a safe, convenient, and economical transportation system which does not disrupt urban social units, unique natural resources, or cohesive land use zones, and responds to the proposed future land use patterns established in the Plan.

Policy T 3.1

The Town shall work with CDOT capacity improvements along SH 9, US 6 and I-70.

Policy T 3.2

New streets shall provide a logical continuation of the existing street system and their alignment shall be determined with consideration given to existing property lines, natural features and maximum land utilization.

Policy T 3.3

The Town shall work with area residents to improve local neighborhood to neighborhood connections by connecting the north-south road network and by providing connections between neighborhoods.

Policy T 3.4

The Town shall develop alternative north/south road alignments and connections as an alternative to SH 9.

Policy T 3.5

The Town will remain an active participant in efforts by CDOT to address the I-70 transportation issues. This shall include participation in the I-70 Corridor Coalition and similar groups as well as continuing efforts to influence CDOT on improvements chosen on the corridor and specifically at the Silverthorne Interchange area.

Goal T 4

To provide private and public parking that meets the needs of the Town from a quantity and location standpoint.

Policy T 4.1

The Town shall work to provide public and private parking spaces in close proximity to the Town Center.

Policy T 4.2

The Town should continue to require adequate parking for all developments, and parking lots and access drives to multifamily residential, commercial, and service commercial uses that are paved and adequately screened.

Policy T 4.3

The Town shall work with Summit Stage to provide adequate public parking in conjunction with bus stops, transfer sites, and multi modal transit centers.

CHAPTER SIX – COMMUNITY DESIGN ELEMENT

INTRODUCTION

The overall pattern and quality of development in Silverthorne helps to establish the community's sense of place. The location and character of buildings, parking lots, roads, open spaces, parks, and trails provide the setting for visitors and residents to live, recreate and play in Silverthorne.

Designing a community that fits into a unique natural setting like the Lower Blue River Valley presents many opportunities and challenges. Like the beautiful houses that many people build, a community can be built to have a welcoming porch, or "gateway", a beautiful backyard like a community "open space", and a well organized house with logically placed rooms and hallways, such as community "neighborhoods and connections". A designed community has the power to enrich everyone's life, and to improve the value of place and community for all who experience the Town of Silverthorne.

DISTRICTS/CORRIDORS/NODES

To help strengthen and enhance the community's identity, the Town is spatially organized into a collection of districts and nodes that are linked together by travel and natural open space corridors. Other design elements such as landscaping, streetscaping, wayfinding signage, public art and the architectural character of buildings also contribute to the overall identity of the community.

Districts

Districts are the distinct development areas in Town. A district usually has common physical attributes, development patterns and compatible land uses throughout its area. Districts should also have distinct edges so they have a legible form. Linear travel and open space corridors connect districts. In Silverthorne, districts include:

Gateway District

The Gateway District is the highly visible front door to the Town of Silverthorne, and is dominated by the I-70 interchange. In this district, aesthetics and visibility are important and development project designs should be oriented to the interstate/highway traveler, and encourage them to further explore the community of Silverthorne.

Town Core District

Quality mixed-use development will create a lively and vital pedestrian and village like setting which can become the focus of diverse uses and a downtown magnet of activity. This activity along the Blue River will enhance the community identity and sense of place and provide an economic anchor in the core area. This district should be compact and walkable with attractive building storefronts that are scaled and oriented to pedestrians. This district includes the Town Center and the Pavilion.

Town Core Periphery District

In this district infill development should provide a pedestrian friendly setting for a variety of service-oriented uses, amenities and multi-modal linkages to the rest of the community. This district should be pedestrian oriented and contain attractive streetscapes where buildings are scaled and oriented toward both pedestrian and vehicular traffic.

Riverfront District

Mixed-use development is encouraged in this district and development should be designed to promote the Blue River. This district should be scaled and oriented toward both vehicular and pedestrian traffic. Parking and pedestrian access to the Blue River should be accommodated within development sites.

Destination Commercial District

Because this district is generally composed of destination retail uses, buildings should have attractive façades oriented toward vehicular traffic along the Blue River Parkway. Mechanical equipment, outdoor storage areas and loading areas should be screened from public right-of-way. Buildings in this District may be predominantly single story because it is a vehicular destination area. Parking should be accommodated on project development sites in this District.

Business Park District

An attractive, organized, and cohesive Business Park district should be redeveloped in the commercial areas located along the western edge of the Town. These areas should include: attractive building facades, screened storage, mechanical equipment and loading areas, extensive landscape improvements, buffered parking areas, and safe, comfortable and direct pedestrian linkages between uses and to surrounding destinations.

Corridors

A Corridor has a singular quality that distinguishes it from surrounding uses, usually in the form of a road, a trail, a natural drainage feature or a significant view of a natural feature. The Town of Silverthorne's corridors consist of its major linear roadway, SH 9 and spectacular natural attributes such as the Blue River and views to the surrounding mountains. Corridors usually link districts together, and sometimes, as in the case of SH 9, may create a barrier between and within districts. In Silverthorne, corridors and their features include:

View Corridors

The mountain and river resources of Silverthorne and Summit County are cherished and appreciated by Town residents and visitors. These resources define the sense of place of this area, and contribute significantly to people's lives. Growth and development may potentially disrupt or block views of these resources, and can significantly alter the local quality of life and appearance of neighborhoods. By establishing protected or managed view corridors from key observation points, the mountains and rivers will continue to be a significant resource for today's and future populations in Silverthorne.

Blue River Corridor

The Blue River is a unique scenic, recreational and natural resource, it is an amenity that should become the focus of development in the core area. The Blue River Trail has access to fishing and picnic spots, while retaining the natural character of the river. Additional amenities along the Blue River include interpretive markers that help people understand the riparian environment and future opportunities for public art.

Highway Corridor

The SH 9/US 6 corridor is a north-south arterial that carries high traffic volumes through Silverthorne. Through most of Town, SH 9 is a four-lane arterial. Streetscape improvements, including median landscape treatments, banners and lighting currently exist south of 6th Street. The corridor should be redeveloped with limited private property access and a reduced number of curb cuts. With redevelopment, large landscape setbacks and buffers to adjacent properties could be created, with new access points from north-south collector streets.

Nodes

Nodes are the smaller, well-defined special activity places that may be associated with civic development, parks, visitor gateways and natural landmarks. Nodes are typically where special events are held and where there are community-gathering places.

Town Gateways

The entryways to Silverthorne should be enhanced to create a memorable “first impression” and community identity to visitors and to identify the edge of the community. These gateways can be established with appropriate land development patterns and architectural features to serve as entrances through which people enter and leave Silverthorne on US 6, SH 9, and I-70.

Other Design Elements

Landscaping/Streetscaping

Landscape improvements in Silverthorne shall improve the appearance of the community, buffer automobile impacts, provide safe/comfortable pedestrian settings, and unify Town neighborhoods. Much of the public right-of-way along public streets should be landscaped, building upon the streetscape improvements along Highway SH 9. Whenever possible, attractive traffic calming devices and separate pedestrian walkways should be incorporated, particularly on collector streets.

Wayfinding Signage

The existing visual character of Silverthorne is very complex and the pattern of development is sometimes confusing. Visitors to Silverthorne may not understand where the key destinations are located. A visitor friendly public signage system will help visitors and new residents navigate and find their way around Silverthorne, and improve the civic identity of the Town, which is expressed in the quality of the signs.

Public Art

The beauty of the Silverthorne community should be enhanced by placing quality visual art that is educational, attractive and culturally diverse, in highly accessible and visible public places for residents and guests to enjoy.

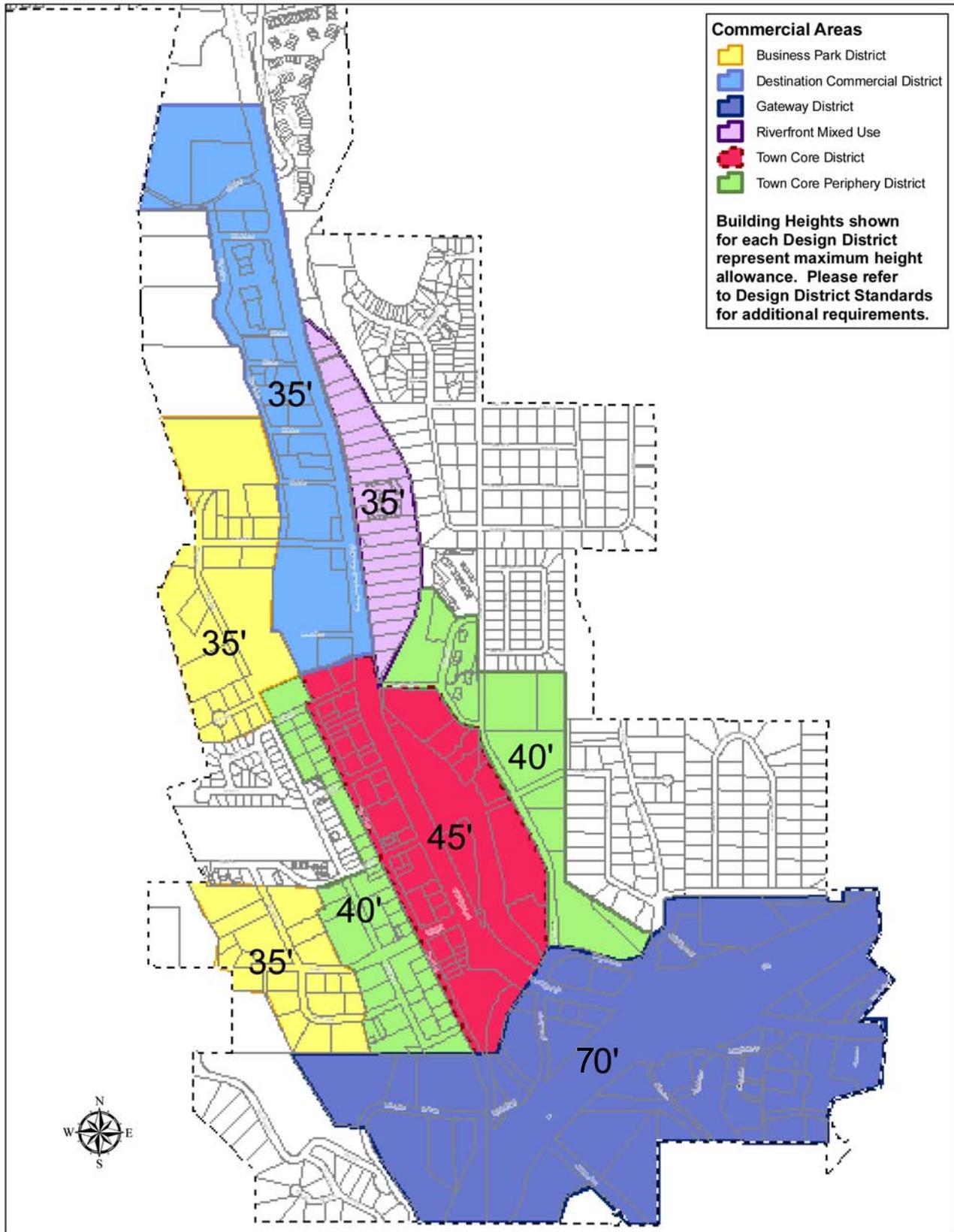
In June 2007, the Town initiated an Art in Public Places Program to establish a public art program that is unique to Silverthorne and has a primary responsibility to the community.

Architectural Character

The Town continues to strive to establish a moderate sense of continuity in its architecture. This can be accomplished while allowing individual properties to develop to meet their specific needs and visual character goals. Each of the Town's commercial districts has site and architectural standards that have been adopted to define the character of that district.

DESIGN DISTRICT MAP

DESIGN DISTRICTS



Design Districts

Town of Silverthorne

September 9, 2008



COMMUNITY DESIGN GOALS AND POLICIES

Vision Statement: Design

“A scenic mountain town with attractive gateways and corridors, distinct residential, commercial, and industrial districts, and a uniquely identifiable character reflected through its built environment and the premier elements of its natural environment.”

Goal CD 1

To establish clearly defined entryways to establish a sense of arrival to the community.

Policy CD 1.1

The Town shall establish community gateways at the east and west I-70 off ramps, and the north and south entrances along US 6 and SH 9 to establish a physical boundary and portal through which visitors enter and leave the community. Gateways shall include public right-of-way, civic gateway improvements and adjacent private development parcels that affect the visitors' entry experience.

Policy CD 1.2

Major entry points into Silverthorne shall be clearly identified and “celebrated” with landscaping, lighting, art and signs.

Policy CD 1.3

Town gateways shall be designed to frame significant views, where feasible.

Policy CD 1.4

The Town's gateways should include large landscape masses that can be seen by motorists at a distance, such as a cluster of trees or a rock form.

Policy CD 1.5

Entry signs that include the Town logo and color scheme should be prominently located in Town gateways.

Policy CD 1.6

The Town's gateways should include landscape details that can be seen by motorists and pedestrians when close to the Gateway.

Goal CD 2

To protect mountain vistas, scenic backdrops, ridgelines, the Blue River and significant vegetation and integrate the open space into the community.

Policy CD 2.1

The Town shall establish and maintain view corridors to mountain vistas and the Blue River from public areas, such as parks, Town Hall, the Pavilion, the Recreation Center and the riverfront.

Policy CD 2.2

New development shall take views into consideration in site plan and architectural design, with projects designed to enhance and frame views, not block prominent views of mountain vistas or the Blue River.

Policy CD 2.3

Key views of mountain vistas from the Blue River shall be highlighted, and "viewing stations" including benches, and interpretive markers shall be provided along public trails.

Policy CD 2.4

Development along the Blue River shall be varied in height and mass so as to frame and preserve selected views both to the river as well as views to the surrounding mountain vistas.

Policy CD 2.5

Building placement, height, and massing character along the Blue River and Blue River Parkway shall complement and enhance key view corridors to the river and mountains.

Goal CD 3

To enhance the visual character of Silverthorne by increasing the level of streetscape improvements and landscaping throughout the community.

Policy CD 3.1

Streetscape treatment intensity shall be increased from the north edge of Town into the downtown core, progressing from a rural character to a more formal urban character.

Policy CD 3.2

Public streetscape improvements including trees and other landscaping, curb, gutter, sidewalks, and street furniture shall be encouraged to promote pedestrian activity in a traditional downtown environment.

Policy CD 3.3

The Town has established landscaping requirements within its commercial district design standards to improve the design, quality and quantity of landscaping provided by new developments.

Policy CD 3.4

The Town shall establish a planting palette of tree, shrub, and flower species that are suited to the climate.

Policy CD 3.5

Development projects shall be encouraged to use native plant materials and well-adapted plant species to create an attractive environment within and along the edges of each development parcel. Landscaping shall be utilized to break up the apparent size and monotony of parking areas.

Policy CD.3.6

The Town should provide public landscaping and streetscape improvements to encourage redevelopment.

Policy CD 3.7

The Town shall strive to create a safe, continuous pedestrian network that minimizes conflict with automobile movement while promoting a convenient option for pedestrian movement within and between developments.

Policy CD 3.8

Sidewalks shall be provided adjacent to all street edges within the Town's commercial districts. Sidewalks shall be separated from the street by a landscaping median where feasible.

Policy CD 3.9

New developments shall be required to provide internal pedestrian circulation systems and pedestrian linkages to surrounding neighborhoods, the Blue River Trail and adjacent sidewalks.

Policy CD 3.10

Create an automobile circulation system that provides for safe and efficient movement within and between properties.

Policy CD 3.11

The Town should consider and encourage alternative transportation options other than cars.

Policy CD 3.12

Parking areas shall provide safe, convenient, and efficient access and shall be located to minimize negative visual impacts. Whenever possible, parking areas shall be consolidated and hidden from public view, preferably to the rear of buildings.

Policy CD 3.13

The Town should consider reduced parking requirements and on-street parking options within key commercial areas.

Goal CD 4

To create effective way-finding communication and enhance the visual character of the Town.

Policy CD 4.1

A coordinated sign system with consistent materials, colors, and graphics shall be developed to provide a visually unifying element in Town. Coordinated signage shall include:

- Town entry signs: These would be large, high quality, graphic panel signs located in the Town Gateways.
- Traffic regulation signs: These are typical speed limit and directional flow signs.
- Parking regulation: These define time limits, snow plow zones, etc.
- Auto-oriented directories: These identify the location of resources.
- Pedestrian-oriented directories: These also identify the location of resources for pedestrians, and are located in public parking lots, along trails and within the Town Center.
- Interpretive markers: These may provide information about natural resources and views, and shall be located along trails and within other public projects.

Goal CD 5

To utilize lighting to highlight features while protecting the night skies.

Policy CD 5.1

Lighting levels shall be adequate to provide the lighting necessary for a safe community, but lighting levels on one property shall not affect other properties or the community as a whole. Downcast lighting is required. No bare bulbs should be visible from offsite.

Policy CD 5.2

Public lighting features shall relate to the function for which they are intended; and lighting sources, both public and private, shall be screened.

Policy CD 5.3

Develop a plan for lighting features along public ways that relate to the function of the public way and the user.

Goal CD 6

To foster high-quality public and commercial architectural and site design within Town districts and corridors.

Policy CD 6.1

The Town of Silverthorne's public facilities shall be encouraged to have some architectural elements in common, such that these resources are easily identifiable by the public. These elements shall include: 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.

Policy CD 6.2

The Town shall encourage architecture appropriate for the mountains of Colorado.

Policy CD 6.3

In order to create an image of high quality development, the Town shall 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 commercial sites and provide visual interest.

Policy CD 6.4

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

Policy CD 6.5

Large massive single structures with long continuous wall planes shall be avoided. The mass or proportions of a structure shall be reduced by stepping building heights and wall planes, varying eave lines and by providing offsets in building elevations.

Policy CD 6.6

Exterior building colors shall be aesthetically pleasing, utilize naturally occurring earth tones found in nature within and around Silverthorne, and shall be compatible with colors of nearby conforming structures.

Policy CD 6.7

Roof forms shall be simple and utilize contemporary mountain architectural elements such as gables, dormers, and shed configurations. Flat roofs are discouraged in the Town Core and Town Core Periphery Districts. They may be used in other districts, but only as limited connecting elements linking other roof masses.

Policy CD 6.8

Roof forms shall contribute to the overall image of quality and permanence, and shall be used to screen rooftop equipment where possible.

Policy CD 6.9

Visible roof surfaces shall be made of durable materials such as concrete tile, metal, other pre-finished architectural metals or architectural grade asphalt shingles. Membrane systems are prohibited on any visible portion of the roof.

Policy CD 6.10

Roof colors shall be natural subdued colors that are complimentary to the architecture.

Policy CD 6.11

The Town shall encourage the consolidation of site elements such as parking, snow stacking, trash enclosures, and detention ponds.

Policy CD 6.12

Screening shall effectively mitigate negative visual and acoustic impacts of commercial uses and shall be integrated into each project's overall site design. Items to be screened include but are not limited to:

- Loading docks
- Truck Parking

- Utility meters
- HVAC equipment on both the roof and the ground
- Trash collection and dumpsters
- Trash compaction equipment
- Recycling containers

Policy CD 6.13

The Town shall establish a set of design standards for each of the Town's commercial districts, (Gateway District, Town Core District, Town Core Periphery District, Destination Commercial District and Business Park District.) Development within the Town's commercial districts shall conform to the design standards established for that district.

CHAPTER SEVEN – THREE-MILE AREA ELEMENT

INTRODUCTION

The Three-Mile Area Element 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 adopted on April 1, 1992 as revised and readopted on December 12, 2001.

The Three-Mile Area Element of this 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 in the 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.

- 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), public ways (streets, bridges, aviation fields, etc.) within the Three-Mile Area are described on the Three-Mile Area Plan 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

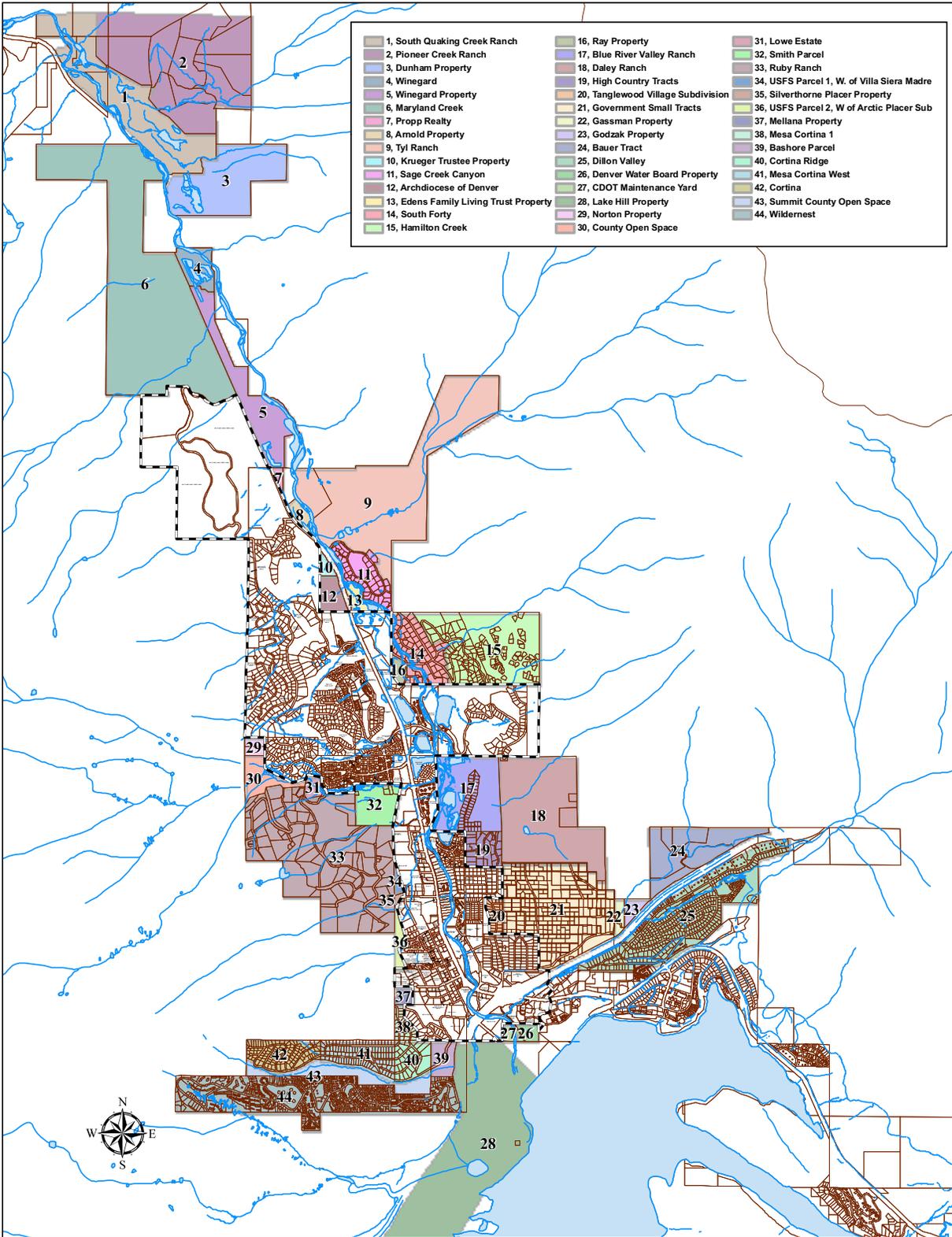
- Open Space, Parks, Recreation

Three-Mile Area Properties

The following 44 parcels and/or land area descriptions 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 nor guarantee annexation.

THREE MILE AREA PLAN

THREE MILE PLAN



Three Mile Plan

Town of Silverthorne

September 9, 2008



AREA 1: SOUTH QUAKING CREEK RANCH

Description

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, Trails, and Open Space Master Plan.

AREA 2: PIONEER CREEK RANCH

Description

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, Trails, and Open Space Master Plan.

AREA 3: DUNHAM PROPERTY

(AKA: North Winegard, Tract 1, Young Ranch)

Description

The property is located along State Highway 9 (SH 9) east of the northern portion of the Maryland Creek Ranch (Area 6).

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, Trails, and Open Space Master Plan.

AREA 4: WINEGARD REALTY COMPANY PROPERTY *(AKA: Lower Winegard, Tract 1, Young Ranch)*

Description

The property is located along State Highway 9 (SH 9) east of the Maryland Creek Ranch (Area 6).

Land Uses

The site is approximately 37.1 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, Trails, and Open Space Master Plan.

AREA 5: WINEGARD REALTY COMPANY PROPERTY *(AKA: Young Ranch)*

Description

The property is located along SH 9 east of South Maryland Creek Ranch.

Land Uses

The site is approximately 138.4 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, Trails, and Open Space Master Plan.

AREA 6: MARYLAND CREEK RANCH

Description

The Maryland Creek Ranch is located north of South Maryland Creek Ranch Subdivision 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, trails, and open space 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, Trails, and Open Space Master Plan.

AREA 7: PROPP REALTY (AKA: *Government L 6*)

Description

The property is located at the southern tip of the Young property (Area 5), 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, Trails, and Open Space Master Plan.

AREA 8: ARNOLD PROPERTY

Description

The property is located between the Tyl Ranch and Eagles Nest, 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 west 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, Trails, and Open Space Master Plan.

AREA 9: TYL RANCH

(AKA: Murphys Meadow LLLP-407.7 acres and Fernalld Trust, Kylee McVaney-35.9 acres)

Description

The TYL Ranch is located east of SH 9, north of Sage Creek (Area 11) 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, Trails, and Open Space Master Plan.

AREA 10: KRUEGER TRUSTEE PROPERTY

Description

The property is located west of SH 9 and north of the Archdiocese of Denver Property (Area 12), 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 north 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, Trails, and Open Space Master Plan.

AREA 11: SAGE CREEK CANYON SUBDIVISION

Description

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

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

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, Trails, and Open Space Master Plan.

AREA 12: ARCHDIOCESE OF DENVER PROPERTY

(AKA: Hammer Parcel, Tract A, Blue Star 101 Placer)

Description

The Archdiocese of Denver property is bounded by the Eagles Nest/Three Peaks development to the south and west, the Krueger Trustee property (Area 10) 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 property is approximately 27.4 acres and is presently zoned A-1 (Agriculture) by Summit County. This parcel should be zoned either Agricultural or Open Space 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.

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

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, Trails, and Open Space Master Plan.

AREA 13: EDENS FAMILY LIVING TRUST PROPERTY

(AKA: Blue Star Placer, Track B, Blue Star 101 Placer)

Description

The Blue Star Placer parcel 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 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.

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, Trails, and Open Space Master Plan.

AREA 14: SOUTH FORTY SUBDIVISION

Description

The property is located between the Hamilton Creek Subdivision (Area 15) and the Dave Ray Property (Area 16).

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 in to 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, Trails, and Open Space Master Plan.

AREA 15: HAMILTON CREEK SUBDIVISION

Description

The property is located east of the South Forty Subdivision property (Area 14), 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 by Hamilton Creek Road (County Road 1900) and Summit Drive (County Road 1902). A neighborhood to neighborhood connection to Angler Mountain Ranch should be made, if one has not yet been implemented.

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, Trails, and Open Space Master Plan.

AREA 16: RAY PROPERTY

Description

The Ray property is located on the east side of SH 9, west of the South Forty Subdivision (Area 14) and north of Hamilton Creek Road.

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 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, Trails, and Open Space Master Plan.

AREA 17: BLUE RIVER VALLEY RANCH LAKES ESTATES SUBDIVISION

Description

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 18).

Land Use

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; Rainbow Road should be extended to the north. The 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 subdivision lies within the Summit School District and the Lake Dillon Fire Protection District. These governmental agencies would continue to serve the subdivision 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, Trails, and Open Space Master Plan.

AREA 18: DALEY RANCH

Description

The Daley Ranch 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 Use

The site is approximately 291.2 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 and County Road 2020.

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 entire property. The Daley Ranch area also includes a number of potential sites for an electric substation. Successful siting of an electric substation is critical in meeting the present and future electric supply needs of the Town.

Community Services

This property lies entirely within the Summit County School District and Lake Dillon Fire Protection District. These governmental agencies would continue to serve the property, if annexed. Police protection, presently provided by the Summit County Sheriff's Office, would then come under the Silverthorne Police Department purview.

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, Trails, and Open Space Master Plan.

AREA 19: HIGH COUNTRY TRACTS SUBDIVISION

Description

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 Use

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

No opportunities exist for any public open space, park, or recreational facility within this existing subdivision, in accordance with the Town of Silverthorne Parks, Trails, and Open Space Master Plan.

AREA 20: TANGLEWOOD VILLAGE SUBDIVISION

Description

The Tanglewood Village subdivision is located west of the Government Small Tracts (Area 21).

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, Trails, and Open Space Master Plan.

AREA 21: GOVERNMENT SMALL TRACTS (PTARMIGAN)

Description

The Government Small Tracts area consists of the area located east of Tanglewood Village Subdivision, (Area 20), 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, Trails, and Open Space Master Plan.

AREA 22: GASSMAN PROPERTY

Description

The property is bounded by I-70 to the south, Government Small Tracts (Area 21) to the west, the Godzak parcel (Area 15) to the east, 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, Trails, and Open Space Master Plan.

AREA 23: GODZAK PROPERTY

Description

The property is bounded by I-70 to the south, the Gassman parcel (Area 22) to the west, the Bauer Tract (Area 24) to the east, and the White River National Forest to the north.

Land Uses

The site is approximately 12.3 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

No access is currently available to the Godzak 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 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, Trails, and Open Space Master Plan.

AREA 24: BAUER TRACT

Description

The Bauer Tract is north of Dillon Valley (Area 25), bounded by I-70 to the south and the White River National Forest to the east and to the north.

Land Uses

The site 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 25).

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, Trails, and Open Space Master Plan.

AREA 25: DILLON VALLEY

Description

The residential area known as Dillon Valley is located east of Silverthorne on the south side of I-70.

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 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, Trails, and Open Space Master Plan.

AREA 26: DENVER WATER BOARD PROPERTY

Description

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 from 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, Trails, and Open Space Master Plan.

AREA 27: COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) MAINTENANCE YARD

Description

This parcel is located at the base of the Dillon Dam, with the Ballfields (Area 26) to the east, the first phase of the Outlets at Silverthorne factory stores to the north and the Moorlag Subdivision to the west. The Blue River runs along the eastern boundary of the parcel.

Land Uses

The land is approximately 5 acres and is currently zoned A-1 (Agriculture) by Summit County. Current uses include CDOT's vehicle maintenance shops and yard and the Summit County fairgrounds. In the future, the property could be redeveloped to include commercial uses. If annexed, this parcel should be zoned commercial.

Transportation

South Adams Avenue provides the primary vehicular access to this area, but would need to be improved to handle additional traffic. The intersection of Adams Avenue and Wildernest Drive needs upgrades and improvements. To improve emergency access, a secondary access should be provided across the Blue River. 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

Both sewer and water service are available on an adjacent lot and could be extended to this property.

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, Trails, and Open Space Master Plan.

AREA 28: LAKE HILL PROPERTY
(AKA: *Dam Road Property*)

Description

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 Use

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.

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, Trails, and Open Space Master Plan.

AREA 29: THE STOCK PONDS PROPERTY

Description

The Stock Ponds Property is a parcel of land lying north of the County Open Space property (Area 30), 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 Use

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 Norton 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, Trails, and Open Space Master Plan.

AREA 30: COUNTY OPEN SPACE

Description

The property is located between Ruby Ranch (Area 33) and the Norton Property (Area 29), 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

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, Trails, and Open Space Master Plan.

AREA 31: LOWE ESTATE

Description

The Lowe Estate is located north of Ruby Ranch subdivision (Area 33), east of the County Open Space (Area 30), southeast of Willow Creek Highlands, and west of Willowbrook Meadows Subdivision, Filing 5.

Land Use

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, Trails, and Open Space Master Plan. There is the potential for historic preservation of the existing facilities.

AREA 32: SMITH PARCEL

Description

The area known as the Smith Parcel is a large meadow lying immediately south of the Willowbrook Meadows subdivision. The property slopes upward at a moderate rate to its boundary with the Ruby Ranch development (Area 33). Highly desirable view corridors exist throughout this area. The eastern portion of the Smith Parcel, approximately 19.2 acres, is incorporated into the Town and is zoned commercial PUD.

Land Use

The property is approximately 55.6 acres and is presently zoned A-1 (Agriculture) by Summit County. Existing uses include:

- The Smith's home and horse barn;
- A road that is the primary access to the Ruby Ranch development (Area 33).

The proposed land use for this area is for moderate density, single family and/or possible multi-family residences, perhaps with a daycare facility and neighborhood commercial uses. If annexed the property should be zoned either residential, not to exceed six units per acre, or PUD.

Transportation

Primary access is provided from SH 9 immediately east of the site. The extension of Adams Avenue between the Willowbrook Meadows Subdivision to the north and the remainder of Silverthorne to the south is a critical element of the Town's transportation system and should be extended through the site. The existing access to the Ruby Ranch development (Area 33) also runs through the property and would need to be tied into any local road systems provided to the site. Neighborhood to neighborhood road connections to adjacent subdivisions would be required.

Utility Provisions

Sewer and water facilities would be provided through the extension of lines that exist adjacent to the site. Sewer lines are located in the SH 9 right-of-way east of the site and to the north within the Willowbrook Meadows Subdivision. Water lines are also located to the east, north, and south of the site, and can easily be extended to and connected through, 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, Trails, and Open Space Master Plan.

AREA 33: RUBY RANCH

Description

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 Use

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, Trails, and Open Space Master Plan.

AREA 34: USFS PARCEL 1, WEST OF VILLA SIERRA MADRE

Description

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 33) to the west and the Silverthorne Placer Property (Area 35) 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

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

AREA 35: SILVERTHORN PLACER PROPERTY

Description

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 Sheriffs 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 36: USFS PARCEL 2, WEST OF ARCTIC PLACER SUBDIVISION

Description

This USFS parcel is located west of Brian Avenue, bordered by C & B Storage, Brian Avenue Business Center, Arctic Placer Subdivision and the Summit School District Property to the east, the Ruby Ranch Parcel (Area 33) 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 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. 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, Trails, and Open Space Master Plan.

AREA 37: MELLANA PROPERTY

Description

The property is located north of Mesa Cortina I (Area 38).

Land Uses

The site is approximately 10.0 acres and is presently zoned A-1 (Agriculture) 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 39).

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, Trails, and Open Space Master Plan.

AREA 38: MESA CORTINA I SUBDIVISION

Description

Mesa Cortina I is a low-density residential subdivision located southwest of Silverthorne between Wildernest (Area 44) and the existing Town limits.

Land Use

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 to Mesa Cortina I 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 is double chip seal and has numerous 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, Trails, and Open Space Master Plan.

AREA 39: BASHORE PARCEL

Description

The privately owned parcel is located west of I-70 and east of Cortina Ridge (Area 40).

Land Use

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 Wilderrest 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, Trails, and Open Space Master Plan.

AREA 40: CORTINA RIDGE SUBDIVISION

Description

The property is located between Mesa Cortina West Subdivision (Area 41) and the Bashore Parcel (Area 39).

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, Trails, and Open Space Master Plan.

AREA 41: MESA CORTINA WEST SUBDIVISION

Description

Mesa Cortina West is a low-density residential subdivision located southwest of Silverthorne between Wildernest (Area 44) and the existing Town limits.

Land Use

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 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, Trails, and Open Space Master Plan.

AREA 42: CORTINA SUBDIVISION

Description

Cortina is a low-density residential subdivision located southwest of Silverthorne between Wilderndest (Area 44) and the existing Town limits.

Land Use

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 Wilderndest 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 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, Trails, and Open Space Master Plan.

AREA 43: SUMMIT COUNTY OPEN SPACE

Description

The Summit County Open Space tract is located between Wildernest (Area 44) and Cortina and Mesa Cortina West (Area 41).

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, Trails, and Open Space Master Plan.

AREA 44: WILDERNEST

Description

The Wilderdest area is located west of I-70 and south of Cortina Ridge (Area 40), Cortina (Area 42) and Mesa Cortina West (Area 41).

Land Use

Wilderdest 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 Wilderdest 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

Wilderdest 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, Trails, and Open Space Master Plan.

THREE-MILE AREA GOALS AND POLICIES

Goal TMA 1

To annex lands in accordance with Colorado Revised Statutes.

Policy TMA 1.1

All annexations shall be in conformance with the provisions of Section 31-12 of the Colorado Revised Statutes. In particular, a community of interest shall exist between the Town of Silverthorne and any area proposed for annexation, with clear support by existing and/or potential Town residents.

Policy TMA 1.2

The Three-Mile Area Plan shall be reviewed and updated annually, incorporating any municipal boundary adjustments and related three-mile area boundary adjustments as necessary.

Goal TMA 2

To annex lands in a fiscally responsible manner.

Policy TMA 2.1

A fiscal impact report shall 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) the overall economic benefit to the Town of Silverthorne.

Policy TMA 2.2

The Town of Silverthorne shall maintain its capability to provide adequate levels of service. Municipal infrastructure shall be available for extension to the area proposed for annexation.

Policy TMA 2.3

Direct costs of services and infrastructure associated with an annexation shall be borne by the petitioner.

Policy TMA 2.4

All improvements shall be constructed in accordance with Town of Silverthorne or other appropriate public entity design standards, with performance surety in place.

Policy TMA 2.5

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

Goal TMA 3

To develop annexed lands in compliance with the Comprehensive Plan.

Policy TM 3.1

The existing and/or proposed land use associated with annexation shall be in conformance with the Town of Silverthorne Comprehensive Plan.

Policy TMA 3.2

All development associated with annexation shall be in compliance with the Town of Silverthorne zoning, subdivision, and other land use codes.

Policy TMA 3.3

All annexations shall be consistent with sound land use planning principles, furthering the purposes of managing growth, ensuring compatibility between urban and rural development patterns, containing urban form, and protecting environmental resources.

Policy TMA 3.4

Agricultural lands on the edges of the community should be encouraged to be protected in accordance with the Three Mile Area Plan.

Policy TMA 3.5

Areas for low-density rural residential development shall be encouraged outside the urban service area.

CHAPTER EIGHT – IMPLEMENTATION ELEMENT

INTRODUCTION

The Town of Silverthorne has a number of tools in place that can be used to implement the goals and policies found in this document. These tools include zoning, subdivision regulations, a permit system, and a fee and tax system. Following is an outline of tasks that the Town of Silverthorne may choose to undertake to more effectively implement the Comprehensive Plan.

PLANNING TOOLS

Zoning Ordinance and Zoning District Updates

Changes that may be necessary to implement this Plan should be made as soon as possible. Zoning districts should also be brought into compliance with the Land Use Element.

Subdivision Ordinances

The existing subdivision ordinance should be evaluated to ensure that it is consistent with the goals and policies found in this Plan.

Capital Improvement Program

The Town should utilize the annual budget process as a method to implement a wide range of community improvements. A capital improvements program should be developed for a minimum of a 5-year period into the future and updated annually. The capital improvements program should identify Town infrastructure projects including road, sewer, drainage, signage, park, trail, and other community improvement efforts. The capital improvement program should always be planning for at least a 5-year timeframe. The Town should actively seek public input into the development of this program.

Comprehensive Plan Monitoring and Evaluation Approach

Plan monitoring and evaluation involves: (1) determining an effective course of action toward achieving goals, and (2) tracking progress and setbacks in accomplishing objectives.

Update the Comprehensive Plan

Comprehensive planning, to be successful, must be an ongoing activity. As such, refinements to actions or minor modifications to policies should be considered when appropriate. If goals are not met, the Town staff, Planning Commission, and Town Council should re-evaluate policies and consider new actions that are necessary to accomplish Plan objectives.

IMPLEMENTATION ELEMENT GOALS AND POLICIES

Goal I 1

To achieve public interest, involvement and support of the planning process.

Policy I 1.1

The Plan must respond to changes in economic conditions, public human needs, social interests, technology changes, legislative actions and other various influences.

Policy I 1.2

The Planning Commission and the Town Council shall undertake a general review of the plan once a year.

Policy I 1.3

A full review of the Plan shall take place every three to five years.

Policy I 1.4

Town ordinances shall be in compliance with the adopted maps, goals, and policies of the Plan.

Goal I 2

To provide a balanced system of community facilities, services and utilities to meet the future needs of the community and all of its citizens.

Policy I 2.1

The Town shall insure that community facilities are provided in a manner that contributes to an efficient framework for incremental community growth and development.

Policy I 2.2

The Town shall consider impacts on community facilities and services when development and annexation requests are reviewed.

Policy I 2.3

Public facilities and services shall be provided in a manner that meets the physical needs of all segments of the community.

APPENDIX A - ECONOMIC DEVELOPMENT ELEMENT

INTRODUCTION

The ability to provide quality municipal services and infrastructure to the Silverthorne community is directly related to the economic success of the local business community. In a narrow, geographically defined mountain valley, land use options and land availability are limited, and as a result, economic development opportunities are limited.

Over time, Silverthorne has developed a reliance on visitor shopping and retail land uses. In Silverthorne, sales taxes account for up to 70% of the operations and capital improvement revenues for the Town. To ensure continued sustainability of the community, both in terms of economic and social viability, in 2003, the Town Council established the goal of developing an economic development strategy.

In July of 2003, The Town Council established a community based Economic Development Task Force to address the Town's economic situation, define the issues, establish priorities and make recommendations regarding a long term strategy for Council's consideration. This eleven member task force identified the top economic issues and provided recommendations to the Council in 2003.

To ensure that the task force recommendations were implemented and monitored, and also to solicit additional recommendations, the Council appointed a permanent eleven member Economic Development Advisory Committee (EDAC) in 2004.

EDAC and Town Staff have worked since 2003 to refine and implement the recommendations of the original task force. Significant contributions have been made by EDAC, including recommendations that were incorporated into the Community Design goals and policies contained in the Comprehensive Plan. EDAC has also been instrumental in introducing and organizing business outreach components for the local Silverthorne business community.

The Economic Development Element represents EDAC's recommended policies, and are presented here as a framework for the Town's economic development activities. The Economic Development Element outlines the definition, vision, mission, and goals and policies for economic development in Silverthorne.

ECONOMIC DEVELOPMENT – DEFINITION, VISION AND MISSION

Definition

The Town of Silverthorne defines Economic Development as:

The attraction, creation, and improvement of the local business environment including:

- Encouragement of existing business to improve and upgrade,
- Recruitment and establishment of new businesses, and
- Quality development of both business and residential sectors of the community.

Vision

The Economic Development vision for Silverthorne is to further establish our reputation as a regional economic and commercial hub with services for tourists and locals alike. Silverthorne will be known as a diverse, well-rounded, self-sufficient, exciting community that capitalizes on its strategic location and year-round opportunities within its beautiful mountain surroundings.

Mission

The Economic Development mission for Silverthorne is to grow and enhance sustainable businesses and Town revenues, both in the short and long term, while being sensitive to the quality of life.

ECONOMIC DEVELOPMENT ELEMENT – GOALS AND POLICIES

Goal E 1

To build upon the success of the pedestrian oriented features of the Silverthorne Pavilion and its focus on the Blue River, to further establish a vibrant and easily identifiable Town core.

Policy E 1.1

The Town should promote the Pavilion and Town Center as a pedestrian oriented destination that features the Blue River and provides an opportunity for residents and visitors to extend their visit in Silverthorne.

Policy E 1.2

The Town should encourage pedestrian friendly mixed use development on sites available within the Riverfront District.

Policy E 1.3

The Town should promote a clearly defined plan and vision for the Blue River corridor to encourage potential investors to consider development opportunities along the riverfront.

Policy E 1.4

The Town should establish clear visual cues at the boundaries of the Town Center so that visitors can easily identify the area.

Goal E 2

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

Policy E 2.1

The Town should conduct all activities related to economic development in a manner that enhances Silverthorne's reputation as a great place to do business, or develop a new business.

Policy E 2.2

The Town will maintain a clear and well defined Town Code that fosters quality development through a well-defined process.

Policy E 2.3

The Town will maintain a development approval process that is clearly defined and contains easily understandable rules and regulations.

Policy E 2.4

The Town should maintain a business resource network with local, state, and national professional economic development and business organizations to identify effective economic development strategies and policies. The business resource network should also be used to promote and encourage business development opportunities in Silverthorne.

Policy E 2.5

The Town should foster an active and engaged business community through activities such as the Town's Annual Business Breakfast, seminars, and other networking and volunteer opportunities.

Policy E 2.6

The Town should consider incentive programs where appropriate to assist existing local businesses that wish to upgrade their operations.

Policy E 2.7

The Town should develop incentives to promote visual and aesthetic property improvements for beautification of the commercial district including, but not limited to, public and private art, landscaping and facade improvements.

Goal E 3

To consider all potential methods of revenue diversification and economic stabilizers when appropriate in an attempt to diversify the Town's revenue streams.

Policy E 3.1

The Town should periodically review the effectiveness of current revenue streams, and also the feasibility of additional revenue streams, including property taxes, which could provide further economic stabilization.

Policy E 3.2

The Town should recruit businesses that provide a stable source of revenue, a community amenity, limited environmental impacts and additional jobs to Silverthorne. Incentives may be used where appropriate to bring high quality businesses to Silverthorne.

Policy E 3.3

The Town should encourage lodging and restaurant development to support revenue diversification.

Policy E 3.4

The Town should consider “lighthouse” destination development opportunities which would provide defining features to Silverthorne’s landscape, character and reputation.

Goal E 4

To maintain a strategic marketing plan that ensures a consistent message, vision, and market position for the Town of Silverthorne.

Policy E 4.1

The Town should utilize electronic and print marketing materials to promote the recreational, retail and business opportunities the Town offers.

Policy E 4.2

The Town should utilize electronic and print marketing materials to recruit selective businesses that would add economic and community value to the Town.

Goal E 5

To continue cooperative efforts with adjoining communities and other public agencies to advance Silverthorne’s economic development.

Policy E 5.1

Joint marketing opportunities with public and private sector entities should be utilized when appropriate.

Policy E 5.2

Opportunities to cooperate or consolidate public service provision should be considered where appropriate to achieve the best efficiency and effectiveness of government service provision.

Policy E 5.3

The Town will continue to support and promote diverse housing types in Silverthorne, and the region, as an essential component of a healthy local and regional business economy.

Policy E 5.4

The Town will continue to communicate with the Colorado Department of Transportation on any issues related to the Interstate 70 corridor which might affect the economic health of the local business community.

Policy E 5.5

The Town should begin to consider the long term potential for mass transit opportunities, including the opportunity to play a role as the central hub and crossroads for the Summit County region through the location of a mass transit station.

Policy E 5.6

The Town should stay informed of the Silverthorne Elementary and Summit School District's programs and academic performance, and highlight their achievements in the Town's business recruitment marketing materials.

Policy E 5.7

The Town should continue to work through the Summit County Telecommunications Consortium to secure and maintain the availability of up to date telecommunication services for Silverthorne businesses.

Goal E 6

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

Policy E 6.1

The Town should continue to strategically upgrade public infrastructure systems as needed, and encourage private infrastructure providers, such as those in the telecommunications and electricity industries, to do the same.

APPENDIX B - PLANNING INFLUENCES TABLES

Table 2.1 Silverthorne versus Summit County Resident & Peak Population

Year	Silverthorne	Summit County Resident	Summit County Peak
1990	1,768	12,881	88,750
2001	3,455	26,355	138,278
2004	3,783	27,439	156,419
2007	3,927	27,929	159,011

Population figures were obtained from the US Census Bureau, Population Division, data released July 10, 2008, and the Summit County Planning Department.

Table 2.2 Population Projections

Year	Silverthorne*	Summit County
2010	4,225	31,765
2015	4,808	36,154
2020	5,437	40,880
2025	6,072	45,653
2030	6,662	50,092
2035	7,188	54,042

Colorado Division of Local Government, Demography Office, August 2006. *Projection based on assumption that the Silverthorne percentage of total Summit County population remains at the average of the past 30 years, approximately 13.3%.

Table 2.3 Population Profile – 2000

Category	Summit County		Silverthorne	
	Number	Percent	Number	Percent
Total Population	23,548	100.0	3,196	100.0
Male	13,697	58.2	1,809	56.6
Female	9,851	41.8	1,387	43.4
Median Age	30.8	X	30.3	X
Race*				
White	21,626	91.8	2,626	82.2
Black or African American	160	.7	32	1.0
American Indian and Alaskan Native	112	.5	21	0.7
Asian	205	.9	24	0.8
Native Hawaiian/Pacific Islander	17	.1	9	0.3
Hispanic or Latino (of any race)	2,306	9.8	751	23.5

Source: U.S. Census, Summary File SF-1, Oct. 2001, *percentages add to over 100% as some people identified more than one race.

Table 2.4 Town of Silverthorne, Employment by Industry 2002 to 2007

	2002	2003	2004	2005	2006	2007	% Change
Retail Trade	25.5	28.6	29.9	29.2	30.5	31.6	6.1
Accommodation and Food Service	18.0	17.0	16.4	14.9	14.6	14.5	-3.5
Construction	17.7	15.9	15.2	15.6	15.7	12.6	-5.2
Administrative and Waste Services	8.2	8.5	8.3	9.1	8.1	8.5	0.3
Finance, Insurance, Real Estate, Rentals	7.3	7.3	6.9	6.9	6.6	6.5	-0.8
Government	5.2	5.7	5.9	6.2	6.1	6.4	1.2
Transportation and Warehousing	6.9	5.7	5.6	5.6	5.7	5.8	-1.1
Prof/Tech Services, Health Care, Social Assistance, Education, Arts	3.1	3.0	3.7	4.4	4.4	4.3	1.1
Mining	1.7	1.6	1.7	2.0	2.5	3.4	1.7
Other Services	3.2	3.3	3.1	3.1	2.9	3.0	-0.2
Information	1.4	1.5	1.3	1.3	1.3	1.7	0.3
Wholesale Trade	1.8	1.8	2.1	1.8	1.6	1.7	-0.1

Source: Quarterly Census of Employment and Wages and RRC Associates

Table 2.5 Town of Silverthorne Change in Jobs, Population, Housing Units and Households

	2000	2008	% Change
Jobs	3,377	3,620	7.2%
Population	3,196	4,202	31.5%
Housing Units	1,582	2,209	39.6%
Households	1,103	1,458	32.2%

Source: DOLA, Census Zipcode Patterns and RRC Associates

Table 2.6 Summit County Area Median Income (AMI) 2008

	1-person	2-person	3-person	4-person	5-person
30% AMI	\$17,100	\$19,500	\$21,950	\$24,400	\$26,350
50% AMI	\$28,450	\$32,500	\$36,600	\$40,650	\$43,900
80% AMI	\$43,050	\$49,200	\$55,350	\$61,500	\$66,400
100% AMI	\$56,900	\$65,000	\$73,200	\$81,300	\$87,800
120% AMI	\$68,280	\$78,000	\$87,840	\$97,560	\$105,360
140% AMI	\$79,660	\$91,000	\$102,480	\$113,820	\$122,920

Source: Department of Housing and Urban Development

Table 2.7 Town of Silverthorne Building Permits 1990 – 2007

Year	Total # of Permits	Total Valuation	Residential Valuation	Commercial Valuation
1990	127	\$11,889,098	\$1,181,923	\$10,707,175
1995	182	\$14,001,075	\$8,166,183	\$5,834,892
2000	179	\$24,900,063	\$18,581,453	\$6,133,078
2001	108	\$27,103,150	\$19,488,578	\$7,614,572
2002	112	\$20,630,928	\$12,770,481	\$7,860,447
2003	82	\$14,852,431	\$12,558,202	\$2,294,229
2004	90	\$18,413,925	\$16,169,400	\$2,244,525
2006	87	\$24,242,710	\$18,391,744	\$4,350,966
2007	132	\$25,577,289	\$20,314,290	\$5,262,999

Source: Town of Silverthorne

Table 2.8 Town of Silverthorne Sales Tax Collections by Month

	1995	2000	2005	2006	2007
January	\$ 388,808	\$ 413,919	\$ 452,844	\$ 573,599	\$ 661,996
February	\$ 410,914	\$ 453,620	\$ 500,390	\$ 583,945	\$ 634,334
March	\$ 516,237	\$ 609,154	\$ 689,471	\$ 794,444	\$ 871,100
April	\$ 366,618	\$ 438,414	\$ 463,256	\$ 540,193	\$ 583,461
May	\$ 307,624	\$ 411,377	\$ 437,482	\$ 491,017	\$ 565,413
June	\$ 391,786	\$ 523,075	\$ 605,985	\$ 695,313	\$ 775,259
July	\$ 505,228	\$ 597,502	\$ 669,193	\$ 754,656	\$ 834,908
August	\$ 505,884	\$ 654,322	\$ 652,258	\$ 716,092	\$ 766,323
September	\$ 456,616	\$ 586,781	\$ 658,287	\$ 715,983	\$ 756,226
October	\$ 345,363	\$ 465,543	\$ 549,787	\$ 570,264	\$ 638,063
November	\$ 348,913	\$ 451,181	\$ 545,888	\$ 579,331	\$ 695,910
December	\$ 574,102	\$ 605,933	\$ 794,533	\$ 884,318	\$ 961,610
Total	\$5,118,093	\$6,210,823	\$7,019,374	\$7,899,155	\$8,744,604

Source: Town of Silverthorne

Table 2.9 Silverthorne Housing and Ownership of Units

	2000	2008
Total Housing Units	1,582	2,209
Occupied Housing Units	1,103	1,458
Vacant Housing Units	848	751
Overall Vacancy Rate	30.3%	34%

Source: DOLA, RRC Associates

APPENDIX C - ADOPTION RESOLUTION

TOWN COUNCIL RESOLUTION 2008-26

**TOWN OF SILVERTHORNE, COLORADO
PLANNING COMMISSION**

RESOLUTION NO. 2008-1

**A RESOLUTION AMENDING AND UPDATING THE 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 a public hearing on amendments and updates to the Comprehensive Plan on August 19, 2008, and October 14, 2008, 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:

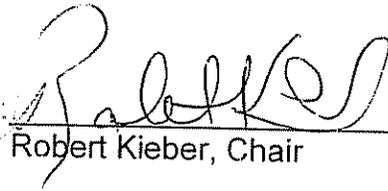
1. The amendments and updates to the Silverthorne Comprehensive Plan be hereby adopted.

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 14th DAY OF OCTOBER, 2008 BY A MAJORITY VOTE OF THE ENTIRE MEMBERSHIP OF THE COMMISSION.

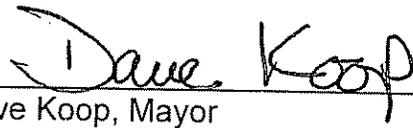
By: 
Robert Kieber, Chair

ATTEST:

By: 
Melody Hillis, Secretary to the Commission

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

TOWN COUNCIL
TOWN OF SILVERTHORNE, COLORADO

By: 
Dave Koop, Mayor

ATTEST:

By: 
Michele Karlin, Town Clerk

Date: 10/23/08

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

SUMMIT COUNTY
BOARD OF COMMISSIONERS

By: _____
Chair

ATTEST:

By: _____

Date: _____

APPENDIX D - GLOSSARY OF PLANNING TERMS

Affordable Housing: A dwelling unit which is available for rent or purchase on terms that would be affordable to households earning eighty (80) percent or less of the median income of Town residents, as adjusted for family size.

Capital Improvements Program: A schedule and budget for future capital improvements (building or acquisition projects) for roads, utilities, and other capital facilities, to be carried out over a specified period of time.

Cluster Development: Cluster development consists of a development design that concentrates buildings on a portion or portions of the site to leave the remainder undeveloped and used for agriculture, open space, and/or natural resource protection.

Fee-in-lieu: A fee paid instead of making a land dedication, capital improvement, or other requirement and equivalent to that requirement. An example is a fee-in-lieu of a school site dedication as part of a subdivision approval.

Higher Density Residential: Residential development with a density of up to a maximum of fifteen (15) dwelling units per acre.

Inter-governmental Agreement (IGA): A contractual agreement between the Town and another governmental entity for achieving coordinated planning and the efficient provision of urban services.

Low-density Residential: Residential development with a density ranging from one unit per one-half acre of land to one unit per several acres of land, that may or may not be served by public water and/or sanitary sewer systems.

Mass Transit: Public transportation, referring to bus, trolley, heavy rail, and light rail.

Mixed Use: The development of a lot, tract or parcel of land, building or structure with two (2) or more different uses including, but not limited to, residential, office, retail, personal service, entertainment or public uses, designed, planned and constructed as a unit.

Multi-Modal Transit Hub: A structure where travelers can access and/or transfer from several different forms of transportation such as bus and light rail.

Open Space: Undeveloped land under public ownership and management that may or may not be used for passive recreational purposes.

Potential Hazardous Areas: Locations that have geologic phenomena adverse to past, present or foreseeable construction or land use as to constitute a significant hazard to public health and safety or property, such as areas of landslides, rockfalls, avalanche chutes, mudflows, debris fans and unstable slopes.

Private Open Space: Undeveloped land under private ownership that may or may not have conservation easements or other use covenants or restrictions.

Rural Residential: Subdivisions typically with a minimum lot size of five (5) acres, and/or a subdivision designed for cluster development.

Scenic Backdrop: A background that affords pleasing views of natural features.

Transportation Systems: A network of roads, trails, and the equipment necessary for the movement of passengers or goods.

Urban Service Area: Area for which water, wastewater and/or other urban services may be provided.

View Corridor: A passageway or path that provides a field of vision towards a pleasing view of natural features.

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ACKNOWLEDGEMENTS

Thanks are due to the dedicated representatives of the Town of Silverthorne who took part in the development and revisions to this plan.

Town of Silverthorne Town Council

Dave Koop, Mayor
Peggy Long
Vincent L. Lanuza
Kevin McDonald
Roseanne Shaw
Ann-Marie Sandquist
Bruce Butler

Town of Silverthorne Planning Commission

Robert Kieber, Chairman
Brian Moriarty, Vice Chairman
Russ Camp
Finton Doyle
Karl Heggland
Dennis Nemura
Keith F. Schaefer
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