

Appendix A: Three-Mile Area Plan

Introduction

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

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

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

Philosophy and Methodology

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

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

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

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

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

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

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

Three-Mile Area Properties

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



Area 1: South Quaking Creek Ranch

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 2: Pioneer Creek Ranch

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 3: Dunham Property

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

Land Uses

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

Transportation

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

Utility Provisions

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

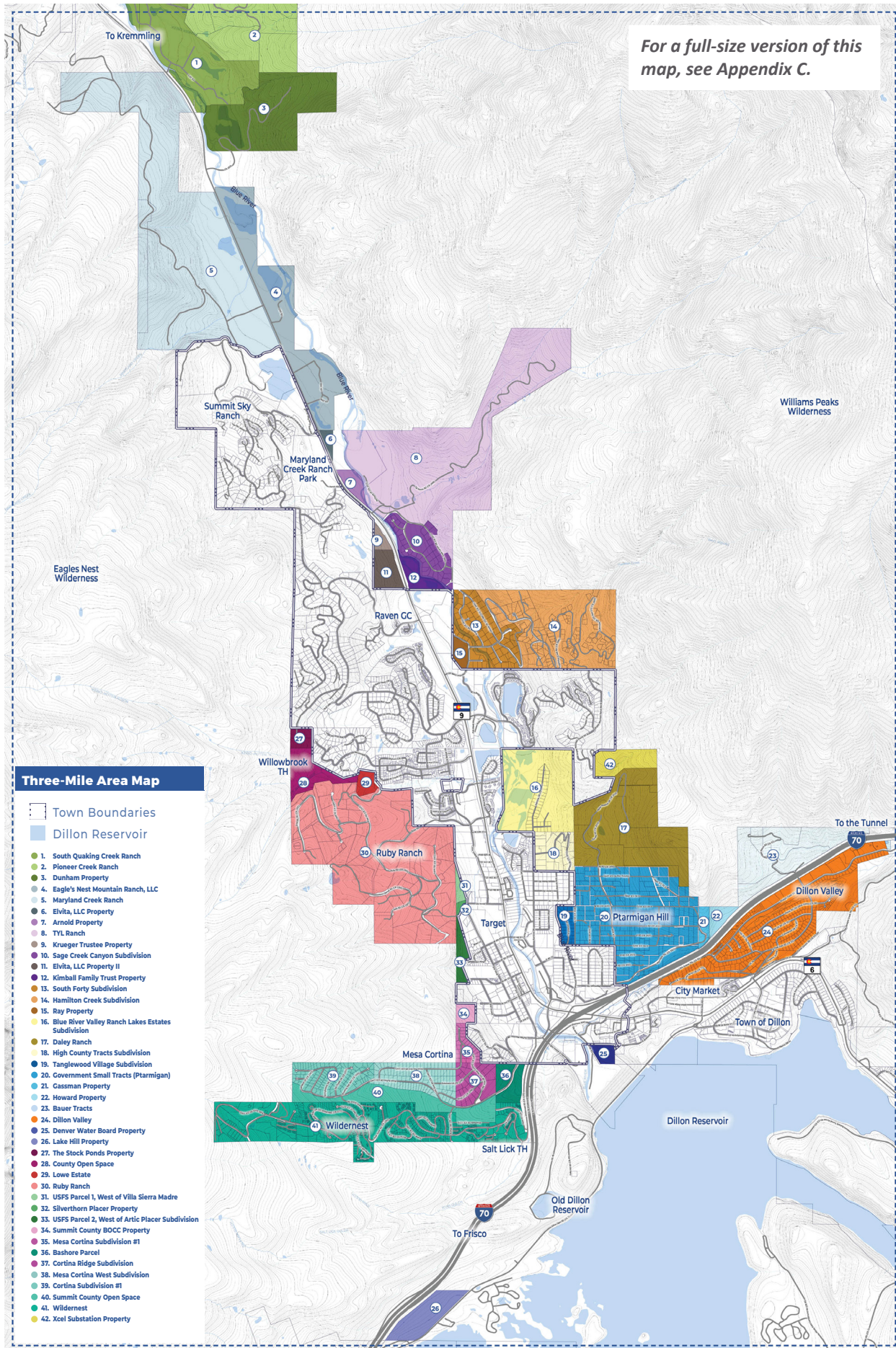
Community Services

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

Open Space, Parks, Recreation

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

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



Three-Mile Area Map

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

Area 4: Eagles Nest Mountain Ranch, LLC

Property

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 5: Maryland Creek Ranch

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

Land Uses

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

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

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 6: Elvita, LLC Property

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 7: Arnold Property

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 8: TYL Ranch

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 9: Krueger Trustee Property

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

Land Uses

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

Transportation

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

Utility Provisions

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

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

Community Services

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

Open Space, Parks, Recreation

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

Area 10: Sage Creek Canyon Subdivision

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 11: Elvita, LLC Property II

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

Land Uses

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

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

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 12: Kimball Family Trust Property

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

Land Uses

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

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

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 13: South Forty Subdivision

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 14: Hamilton Creek Subdivision

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 15: Ray Property

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 16: Blue River Valley Ranch Lakes Estates Subdivision

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

Land Uses

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

Transportation

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

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 17: Daley Ranch

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 18: High Country Tracts Subdivision

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

Land Uses

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

Transportation

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

Utility Provisions

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

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

Community Services

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

Open Space, Parks, Recreation

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

Area 19: Tanglewood Village Subdivision

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 20: Government Small Tracts (Ptarmigan)

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 21: Gassman Property

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 22: Howard Property

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 23: Bauer Tracts

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 24: Dillon Valley

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 25: Denver Water Board Property

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

Land Uses

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

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

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 26: Lake Hill Property

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 27: The Stock Ponds Property

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 28: County Open Space

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 29: Lowe Estate

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 30: Ruby Ranch

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

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

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

Land Uses

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

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

Transportation

No vehicular access is currently provided, or anticipated.

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 32: Silverthorn Placer Property

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

Land Uses

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

Transportation

The area is presently served by Annie Road.

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

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

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

Land Uses

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

Transportation

No vehicular access is currently provided, or anticipated.

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 34: Summit County BOCC Property

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

Land Uses

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

Transportation

No vehicular access is currently provided, or anticipated.

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 35: Mesa Cortina Subdivision #1

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 36: Bashore Parcel

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 37: Cortina Ridge Subdivision

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 38: Mesa Cortina West Subdivision

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 39: Cortina Subdivision #1

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 40: Summit County Open Space

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

Land Uses

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

Transportation

No vehicular access is currently provided, or anticipated.

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 41: Wildernest

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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

Area 42: Xcel Substation Property

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

Land Uses

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

Transportation

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

Utility Provisions

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

Community Services

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

Open Space, Parks, Recreation

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



DENVER AIRPORT
KEYSTONE
SILVERTHORPE

Daily Schedule
 Shuttle Service
 Camp, Please
 Shuttle Service
 Major Colorado

Summit Express

ELIZABETH • MICHAEL HURNE
 LYNN • BILL DYNE
NANCY + TOM KELTNER

ANNETTE • GERRY FRITKE
 VICKY • BILL CRON
 MARY ANN • JACK PARENTEAU
 JEAN • JOHN FOLZGERALD
 MARINE • MARTIN SM

KAREN • DON WHITE
 THE CHIPP'S FAMILY
 JOHN BAUER
JANE M

LN • BOB BOGE
 STARBUCKS BEER FUND
 PATTY • ED WHITEHA
 LYNN • CHRISTOPHER • KYLIE NELSON
 JOAN HEDLTON

CJ + CHRIS ORNES
 KAY • SOL RAGO
 LINDA • MIKE CLEM

LLA • RALPH STAR
 MARGHA • CARY COOPER
 LAURIE • BOB FISHER
 KITTEN • GARY MILLER
 KADY • STEVE SWANSON
 PROCK

TROH • STEVE SHAPRO
 SUSAN • BOB PAMEL
 WENDIA COLE • JOHN McMANUS
 PEG + LEE HENRY
 PAT • JOHN TAYLOR
 MARCIA • P

SUMMIT COUNTY GOVERNMENT
PEG + LEE HENRY

RENEE • NORM STOLLER
 BONNIE GUTHRIE

JANICE • AL
 DONALD

MARK BRISTON
 BILL PH

SUE + M

WILLIAM

Appendix B:

Community Engagement

Introduction

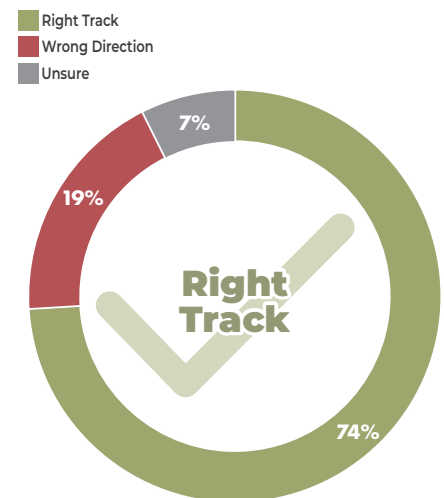
To guide this 2022 Update to Silverthorne's Comprehensive Plan, extensive community engagement was conducted to understand what makes the town unique and how residents, business owners, and visitors want to see the community evolve over the next 10-15 years. Engagement activities included:

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

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



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



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

Key Community Engagement Themes

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

Housing & Highway 9

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

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

Walkability + Connections

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

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

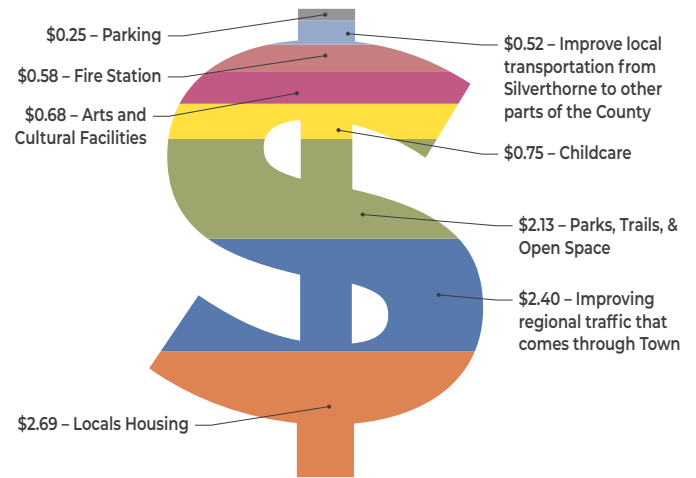
Community engagement themes are in alignment with the tangible progress that has occurred in the community since the 2014 Comprehensive Plan, which paved the way for new downtown development. Looking to other areas of town, feedback supports a development style near I-70 consisting of mixed-use residential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

Why residents continue to choose Silverthorne as their home:

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

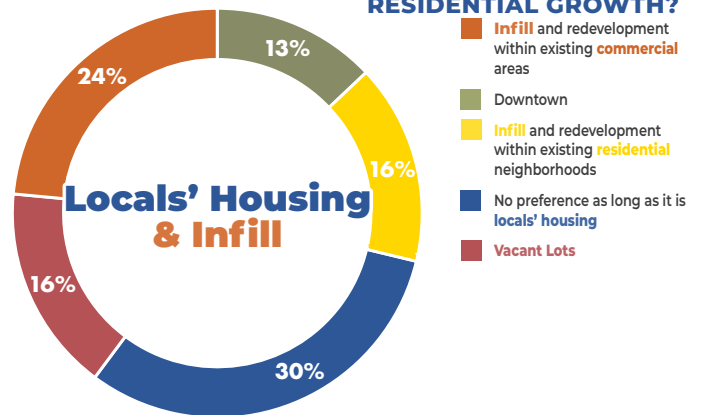
Silverthorne's locals' feel, high quality of life, and abundant recreation opportunities keep residents in the community.

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



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

WHICH LOCATIONS COULD SUPPORT ADDITIONAL RESIDENTIAL GROWTH?



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



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



Appendix C: **Full-Size Graphics**

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

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

[Future Land Use Map](#)

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

[Design Districts Map](#)

[Three-Mile Area Map](#)



Appendix D: **Adopted Resolution**

TOWN COUNCIL RESOLUTION 2022-28

TOWN OF SILVERTHORNE, COLORADO PLANNING COMMISSION

RESOLUTION NO. 2022-01

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

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

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

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

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

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

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

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

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

By: Jenny Gloudeman
Jenny Gloudemans, Chair

ATTEST:

By: Emily Niederbremer
Emily Niederbremer, Secretary to the Commission

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

TOWN COUNCIL
TOWN OF SILVERTHORNE, COLORADO

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

ATTEST:

By: Angie VanSchoick
Angie VanSchoick, Town Clerk

Date: May 25, 2022



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

SUMMIT COUNTY
BOARD OF COMMISSIONERS

By: _____
Chair

ATTEST:

By: _____

Date: _____



SILVERTHORNE
COLORADO