

SUMMIT COUNTY

SNAKE RIVER MASTER PLAN

Prepared by the

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Craig Suwinski, Chair

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Organization and Use of the Plan

The Snake River Master Plan, hereafter referred to as “the Plan,” is organized and presented in the following sections:

- I. EXECUTIVE SUMMARY:** Previews the main issues associated with the Snake River Basin (“the Basin”) and provides a summary of the significant recommendations of the Plan.
- II. HISTORY OF MASTER PLANS PREPARED FOR THE SNAKE RIVER BASIN:** Presents a brief chronological summary of the development and adoption of master plans in the Basin.
- III. INTRODUCTION:** Includes the guiding tenets and basic information on the purpose and scope of the Plan public participation, and monitoring and updating is presented. In addition, a background section is provided that gives an overview of the Basin’s history, geographic setting, and population.
- IV. VISION STATEMENT:** Presents the vision for the future development of the Basin.
- V. GOALS, POLICIES/ACTIONS:** Identifies and defines Basin specific issues of importance accompanied by related goals and policies/actions.

APPENDIX A - IMPLEMENTATION STRATEGIES: Provides a list of measures that could be pursued to implement the action steps identified in the Goals and Policies/Actions section of the Plan. Strategies are prioritized and agencies responsible for implementation identified.

APPENDIX B - DEFINITIONS: Lists and defines key terms used within the Plan.

APPENDIX C - ARCHITECTURAL AND ENVIRONMENTAL DESIGN STANDARDS: Presents standards, guidelines and figures to achieve development that compliments and respects the Basin’s mountain setting.

- VI. MAPS:** Provides mapped information for illustrative purposes.



I. EXECUTIVE SUMMARY

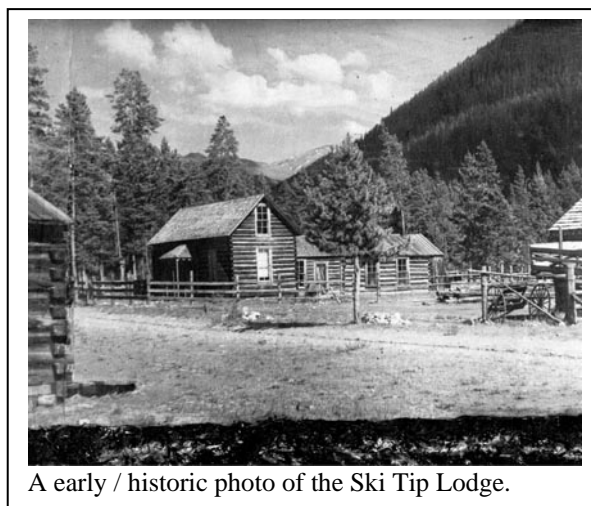
*“Growth is good, controlled growth is better.”
-- Anonymous, Snake River Master Plan Update Public Survey*

Overall, the Plan, when combined with the Countywide Comprehensive Plan, serves as a foundation to guide physical development into the future and address issues perceived as important to Basin residents. Certain development proposals will be evaluated against the Plan to ensure they are in conformance with the Plan’s overall direction and intent of its provisions. Whereas the Plan takes a comprehensive look at a range of issues in the Basin, the focus is primarily on land use. Driving tenets and ideologies that formed the land use framework and associated maps or policies include:

- Develop land use designations to recognize the Basin’s vision, development potential, inherent development constraints and to accommodate a range of appropriate intensities and uses.
- Recognize existing Neighborhoods and residential development patterns found throughout the Basin.
- Encourage development patterns to protect the rural mountain character of the Basin. Specifically, protecting backcountry resources and environmentally sensitive areas by focusing development in existing urban and residential areas.
- Use compatibility standards to assess the appropriateness of additional density (upzonings) in residential neighborhoods.
- Provide for separation and open space buffers between communities.
- Protect National Forest System lands from development.
- Distinguish the unique land use issues associated with backcountry inholdings, mining claims or base areas located within ski area boundaries.

Outside of land use, the other elements in the Plan include: Affordable Workforce Housing, Environment, Transportation, Design and Visual Resources, Historic and Cultural Resources, and Recreation and Trails.

The maps, goals and policies/actions contained in the Plan are based on extensive analysis of current land use conditions and growth related issues. The Plan has been organized to provide background information on respective issues accompanied by appropriate goals, policies/actions or maps to address the issues. In addition, an Implementation Strategies section is provided that outlines and prioritizes measures to be taken to enact action steps identified in the policies.



A early / historic photo of the Ski Tip Lodge.

II. HISTORY OF MASTER PLANS PREPARED FOR THE SNAKE RIVER BASIN

The Basin has a long-standing history of master planning. Since the early 1970s considerable time, effort and money has been spent in developing and implementing master plans, and utilizing them in a wide range of initiatives, programs, decisions, land use proposals or development applications. Some of the critical junctures in master planning efforts in the Basin are described below.

1975 - Snake River Valley Guidelines

As the Keystone Ski Area developed and Keystone Village became a destination area, development pressure increased for the rezoning of properties in the Base II area for resort uses such as condos and commercial space. As a result, the County's Regional Planning Commission adopted the Snake River Valley Guidelines in 1975, which "acknowledged Base II as an area of potential growth". These Guidelines served as the first attempt to assign potential uses and actual unit densities to properties in the Keystone Area in order to direct future development.

1995 - Snake River Master Plan

The Snake River Master Plan was adopted in 1995 to address the physical development of the Basin. The Plan established a more cohesive or common vision for the future, articulated a desired future land use character within the Basin, and was very relevant to the concepts of equivalent unit density and Transferable Development Rights (TDRs).

Subsequent to the adoption of this master plan, the Keystone Resort PUD was developed and approved. The Keystone Resort PUD represented a significant rezoning to consolidate 14 separate existing PUDs into one PUD. Keystone voluntarily delayed their rezoning application in order to cooperatively work with the County to enable the development of the Snake River Master Plan first, and an evaluation of the broader based issues related to the potential build-out of the Keystone area and the Basin as a whole.

2005 – Update to Snake River Master Plan

The Snake River Master Plan was significantly amended in 2005. The amendment addressed significant changes in development pressures, as well as population growth since 1995. The 2005 edition expanded on and refined: the original philosophies and direction provided in the 1995 Plan; modified land use designations and maps; updated policies to control growth and development; better reflected existing circumstances; and addressed issues unique to the Basin.

2008 – Affordable Workforce Housing

In September 2008, the Board of County Commissioners ("BOCC") directed all planning commissions and Planning Department Staff to pursue an update and amend their respective master plans (i.e. Lower Blue Master Plan, Snake River Master Plan, Ten Mile Master Plan and Upper Blue Master Plan). The updates were to focus on locating potential sites for affordable workforce housing and strengthening related narrative, goals, policies/actions and implementation strategies. Additionally, the amendment provided an opportunity to update: 1) outdated narrative, goals, policies/actions or strategies that had been implemented or were no longer relevant, and 2) master plan maps, data or information to reflect land use approvals that had occurred or existing conditions/circumstances that had changed since the last amendment to the Snake River Master Plan in 2005.

The update to the Plan was adopted on February 19, 2009 and identified eleven sites for potential

affordable workforce housing in unincorporated portions of the Basin. General guidelines, to shape possible proposals, were developed for each of these respective locations.

2010 – Applicability and Interrelationships of Master Plans

In August 2009 the BOCC reprioritized the Planning Department’s work program to amend the County’s master plans and Land Use and Development Code (“Development Code”) to more thoroughly address issues related to the balance and interaction between the various master plan goals and policies. Moreover, the manner in which the Countywide Comprehensive Plan is intended to support and provide a general context to, rather than supersede, the specific goals and policies contained in the basin or subbasin master plans. The update was adopted on January 21, 2010.



The narrative contained herein serves to explain some of the background and important considerations in developing the Plan, and provides a summary of significant elements and policy direction presented. The narrative does not serve as a goal or policy/action in its own right, or the basis for any determination as to applicable master plan goals and policies, and is for illustration and guidance only.

III. INTRODUCTION

“Summit County has become known for its rural nature – with an urban mentality. Let’s keep it that way.” -- Anonymous, Snake River Plan Update Public Survey

Geographic Setting

The Basin occupies the eastern portion of the County and is dominated by mountains. The Basin is 74,015 acres in size and ranges in elevation from a low of 8,786 feet at the bottom of the Dillon Dam to a high of 14,270 atop Grays Peak. Ten miles of Interstate 70 (I-70) runs through the northwestern portion of the Basin extending from the western edge of the Eisenhower Tunnel down to the Town of Silverthorne. Colorado Highway 6 bisects the heart of the Basin extending east to west from Loveland Pass, through the Keystone corridor, around a portion of Dillon Reservoir and into the Town of Dillon.

The Basin’s most distinguishing feature—the Continental Divide, demarcates the majority of its northern and eastern boundaries, and is characterized by a series of prominent peaks. These peaks include Grizzly, Torreys, Grays, Argentine, Sante Fe and Geneva Peaks. Other notable mountains surrounding the Montezuma area include Bear, Glacier and Teller. Independence Mountain overlooks the Keystone corridor whereas Tenderfoot Mountain serves as a northern backdrop to the residential areas of Dillon Valley, Town of Dillon, Corinthian Hills, and Summerwood PUD. Swan Mountain serves as a southwestern buffer to the Summit Cove area.

The Snake River is the largest and most significant river in the Basin. It begins above the Town of Montezuma, cuts through the Keystone corridor, and ultimately terminates in the Dillon Reservoir. It is fed by a number of high altitude tributaries of which the North Fork of the Snake and Peru Creek contribute the most water flow.

Guiding Tenets of the Snake River Master Plan

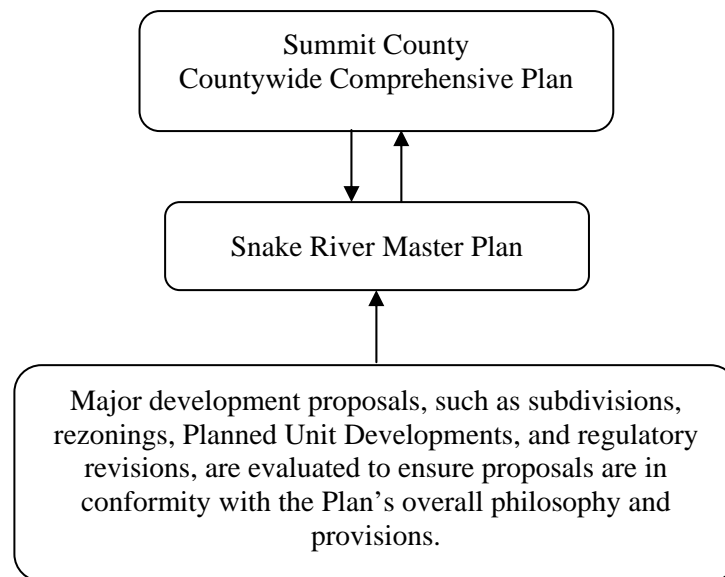
Umbrella Document/Hierarchy of Master Plans: The Countywide Comprehensive Plan is intended to provide general policy guidance, and serves as the umbrella document for this Plan. In contrast, the Snake River Master Plan serves as the primary document for particular guidance envisioned for the Basin, and is intended to be in harmony with the Countywide Comprehensive Plan. It is expressly intended that the Countywide Comprehensive Plan address broader issues and defer specific goals and policies/actions to this Plan for specific issues pertaining to the Basin. The goals and policies/actions presented in the Plan must be viewed in their totality and balanced with other goals and policies/actions presented in the Countywide Comprehensive Plan.

The heart of the Countywide Comprehensive Plan is the Land Use Element which directs the general location of where and how new growth will occur in the County. The Land Use Element establishes the County’s overall direction on land use issues. For example, several policies focus on the need to identify urban areas and rural areas in the County. However, that specific identification is a task delegated to each basin master plan. Thus, basin or subbasin master plans continue to provide the primary guidance on the location of different types of land uses.

The Plan's Land Use Map reflects the anticipated development pattern for the Basin. This map is a synthesis and interpretation of all of the goals and policies/actions presented herein. In using this Land Use Map it is important to insure that the map is consistent with and furthers the intent of the various goals and policies/actions presented.

Figure 1 demonstrates the relationship between various master plans and development proposals in unincorporated Summit County. Development proposals are reviewed against the documents listed in the boxes above it to ensure general conformity.

Figure 1. Relationship between Master Plans & Development Proposals



Consistency Between Goals and Policies: The goals and policies/actions articulated in this Plan are the primary mechanism to carry out the vision and goals of this particular master plan.

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

Application and Interpretation: The BOCC and planning commissions have the authority to consider, and even require, compliance with this Plan, and certain goals and policies herein, in particular applications (i.e. rezonings, PUDs, subdivisions, CUPs and regulatory revisions).

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

"When a development application is evaluated regarding its general conformance with applicable master plans, the Review Authority shall evaluate the application against the entirety of the goals, policies and

actions contained in the master plans and need not require compliance with every provision contained therein. Nonetheless, the Review Authority may require that an applicant satisfy any particular goal, action or policy if such compliance is deemed necessary to attain general conformance.”

Nexus to Development Code: Master plans are utilized to set out the broad goals, policies, information and concerns that speak to the issues that are implicated by growth and development, and, in turn, may affect the manner in which such development occurs. In this regard, within the framework of master planning, local ordinances and land use regulations are developed and adopted in consideration of master plan policies. Thus, such regulations including the County’s Land Use and Development Code, and regulations contained therein for procedures such as subdivisions, rezonings, and permits are regulatory and contain specific standards.

Purpose and Scope

The Plan provides the public policy base from which good planning decisions can be made. The purpose and intent of the Plan is multifaceted. The Plan does not regulate zoning but outlines goals, policies/actions and implementation strategies to guide development toward achieving a desired future land use character and guide development patterns within the Basin. Specifically, the Plan:

- Articulates a common vision for the future, informs citizens, landowners and developers of the goals, policies/actions and desired future land use character within the Basin.
- Provides policy direction on appropriate land uses within different parts of the Basin, significant transportation issues, affordable workforce housing, and measures to protect water resources, visually important lands, historic and cultural resources and public access to trails.
- Provides a means for the County to communicate and coordinate between towns, special districts, and federal, regional, and state agencies about key planning issues affecting the Basin.
- Serves as an advisory guide to the Snake River Planning Commission and the BOCC for making decisions on the future physical development of the Basin.
- Assures certain development proposals in the Basin, such as subdivisions, rezonings, Planned Unit Developments, conditional use permits, and regulatory revisions, are evaluated to ensure the proposals are in general conformity with the overall direction and intent of the provisions of the Plan.

The Plan is directly applicable to unincorporated areas in the Basin. It is understood that the Towns of Dillon and Montezuma have control over land use decisions within their respective town boundaries. Nonetheless, the Plan does make some suggestions on land use issues in the towns because some of these issues cross jurisdictional boundaries and impact unincorporated areas.

Monitoring, Updates and Amendments

Existing conditions and assumptions, which the Plan is based on, can change. As a result, no master plan can offer a complete and final prescription for the future and thus master plans need to be dynamic documents that can be modified. For this reason, it is anticipated that future amendments to the Plan could be necessary and desirable. The Snake River Planning Commission, the planning department or any property owner can propose the initiation of amendments to the Plan. Amendments will be considered by the Planning Commission according to the procedures for amending master plans stated in Chapter 2 of the Development Code. At a minimum, master plans are required to be updated every five years.

Staff in conjunction with the Snake River Planning Commission will monitor the Plan in upcoming years and identify potential changes necessary to improve its effectiveness and reflect the community’s desires.

The Plan can be periodically amended to consider and incorporate these revisions and it is the goal for the Planning Commission to update the master plan every two years. The amendments to the 2009 and 2010 editions of the Plan, to more thoroughly address affordable housing, and applicability and interrelationship of master plans, emulate and carry forth these intentions.

Background and History

Mining

The Basin's rich mineral ores have produced a storied mining heritage and many boom and bust towns throughout the Basin. Early prospectors traveled from Georgetown on pack trail searching the Montezuma area for gold and instead found veins of silver and lead. The benchmark for the unearthing of silver in the Basin is 1863 when the prospector named "Coley" discovered silver in the Saints John area (also referred to as Saints Johns). This was also considered to be the first discovery of silver in what was then called the Territory of Colorado.

The silver mining provided general prosperity in the area and invariably many towns and camps developed and existed with different degrees of success. Montezuma was one of the main and principle mining towns and had a population of 743 residents by 1881. Some of the other significant mining camps towns or settlements that grew, prospered or were planned "dream towns" included: Argentine (Decatur), Chihuahua, Haywood, Saints John, Filger, Wild Irishman Mine Camps, Franklin (Franklyn) and Adrian. In 1893 a "Silver Panic" brought about the demise of nearly all these towns. Today this tumultuous mining history is evident by the many abandoned mines, tailings and skeletons of mine operations or towns that scatter and dot the hillsides throughout the Basin.

There have been periodic revivals of mining in the Montezuma area, especially during the two World Wars. However, it has been tourism and skiing, two of Colorado's largest industries, that economically revived the Basin. The economies of the Basin are now primarily centered on catering to visitors who come to experience the multitude of available winter and summer recreation activities or enjoy the beautiful Rocky Mountain scenery and nature. Most of the winter activities are associated with Arapahoe Basin and Keystone; two world-class ski areas located in the Basin. These two resorts when combined account for approximately 1.6 million skier visits a year.

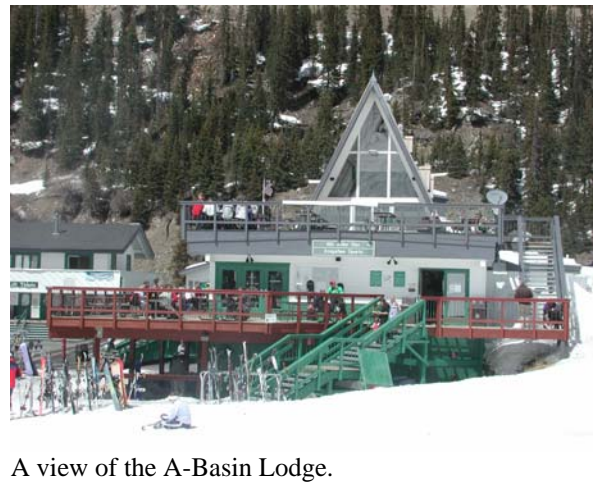
- Source: *A History Of Montezuma, Sts. John and Argentine – Early Mining Camps of Summit County*; Sharp, V., Summit Historical Society 1971.

Arapahoe Basin (A-Basin)

A-Basin, located on the south side of Loveland Pass off US Highway 6, is nestled in the northeast portion of the Basin. It is on the western slope of the Continental Divide and has majestic mountains that surround a natural bowl, providing a dramatic setting for skiing and snowboarding above treeline. It opened in 1946 with a single rope tow served by a military transport truck to haul skiers to the base and lift tickets cost \$1.25.

The resort was founded under the direction and involvement of Larry Jump (10th Mountain Division veteran), Max and Edna Dercum, Frederick Schaufler and Dick Durrance. The original chairlifts, trails and building were completed for the start of the 1947 - 1948 ski season. Since opening it has served as a pioneer for the ski industry and initiated many innovative ski programs. Some of these innovations and programs to originate at A-Basin include: The Rocky Mountain News Ski School, Rocky Mountain Ski Operators Association (Colorado Ski Country USA), first chairlifts in Colorado, the pomalift, amputee ski program and first Colorado Ladies Day.

Skier-day count during the first season in 1946 was 1,200 and jumped to more than 13,000 during the second season. Over sixty years later skier counts have increased dramatically as demonstrated by the 2006-2007 and 2007-2008 ski seasons, which respectively accommodated 360,247 and 430,897 day skiers. Ownership of A-Basin has changed throughout the decades and in 1978 Keystone's then parent company, Ralston Purina, acquired it for \$3,200,000. Ralston Resort operated the ski area until early 1997 when Vail Resorts merged with Ralcorp Holdings Inc., which included ownership of A-Basin. In August 1997 Vail Resorts announced divestiture of A-Basin to Dundee Realty USA, a subsidiary of Dundee Realty Corp. of Toronto, Canada. The divestiture received Department of Justice approval on August 26, 1997.



A view of the A-Basin Lodge.

Today A-Basin covers approximately 900 acres, has six chairlifts, over one hundred trails, and receives an average annual snowfall of approximately 350 inches. With that much snow, and A-Basin's high elevation (a hike-to summit elevation of 13,050 feet), the resort typically remains open until the first of second Sunday in June. Recent improvements have included a snowmaking system, which opened on October 22, 2004, construction of a mid-mountain lodge and expansion of the ski area boundary into Montezuma Bowl for the 2007-2008 season. Future plans could include development to enhance the base area.

A-Basin remains a classic Colorado ski area and is a favorite among local skiers and riders who enjoy the warm, sunny days of spring and summer skiing. With an unpretentious and laidback ambiance A-Basin continues to offer the true spirit of skiing, shunning the frills associated with other ski areas located in the County.

Keystone Ski Resort

“Keystone Resort is more than a ski and snowboarding destination, it's an adventure. It's more than a place; it's a way of life that compels everyone to try something new and discover their favorite Rocky Mountain adventure.” -- Vail Resorts

Max and Edna Dercum founded Keystone Resort on November 21, 1970 with the vision of developing an adventurous place where people could come to be with friends and family. Along with the Dercums, Bill and Jane Bergman were significantly involved in the development of the resort and Bill served as the first president of the Keystone Resort Corporation. On November 21, 2003, Keystone inaugurated Founders' Day and renamed Keystone Mountain as "Dercum Mountain".

Today Keystone Resort spans several miles along the Snake River and encompasses three mountains: Dercum Mountain, North Peak and The Outback. The three mountains are stacked up one behind the other moving away from the base. The combination of the three mountains that make up Keystone offer a diverse skiing experience and the terrain gets more challenging the further back one goes. The Outback, the furthest back of the three mountains, has bowls with above treeline skiing.

Currently Keystone has a total of 20 lifts that service approximately 121 ski trails covering 3,148 acres. In addition, it has the largest night-skiing operation in Colorado. Keystone accommodated 1.17 million



skier days during the 2006-2007 season and 1.13 million skier days the following 2007-2008 season. A recent major development to the base area was the planning and construction of the River Run Neighborhood/Village. River Run was developed and expanded to function as a vibrant core base area, serve host to a range of special events and offer a variety of lodging, shopping and dining opportunities. In 2009 the old gondola located at the base of River Run was replaced in conjunction with the construction of a new skier-bridge.

Keystone and its villages can be enjoyed anytime of the year. In the winter guests can engage in an array of activities outside of skiing such as ice skating, snowshoeing, snowmobiling, sleigh rides, and backcountry adventures. In the summers, Keystone offers great mountain biking terrain as well as boating, horse rides, concerts, and hiking. Keystone Resort also features award winning dining, two championship golf courses, a distinguished conference center, and a range of lodging and guest amenities.

Population

The Basin has experienced significant growth over the decades, which was most notable during the 1990s. Excluding Dillon Valley, but including the Town of Dillon, permanent population growth in the Basin from 1990 to 2000 was approximately 2,671 residents (115 percent or an average of 11.5 percent per year). Since 2000 permanent population growth has curtailed and slowed significantly. Between 2000 and 2009 the growth in permanent residents was roughly 24.3 percent or 2.7 percent annualized. These slower growth rates of 2 to 3 percent a year are anticipated to continue throughout the Basin. Regardless, the Basin population is still expected to increase approximately 60 percent by 2025.

Including the Town of Dillon, the current population of the Basin accounts for approximately 20 percent of the approximately 29,000 permanent residents in the County. Factors that could influence permanent population and occupancy in the Basin and County in the future include: the influence and associated trends of the aging population, types of ski resort developments, housing and lifestyle preferences of the seniors, availability of water resources and growth pressure from the Front Range.

Table 1. Approximate Population Estimates and Projections: Town of Dillon, Snake River Basin and Summit County						
	1990	2000	2009	2010	2020	2025
Town of Dillon	553	802	861	897	1,178	1,329
Snake River Basin	1,765	4,187	5,205	5,538	7,271	8,205
Summit County	12,881	25,727	29,280	30,937	40,620	45,837

Sources: Colorado Department of Local Affairs Demography Section, Summit County Planning Department.

IV. VISION STATEMENT

“We know what we are, but know not what we may be.” -- William Shakespeare

The vision for the Basin is to encourage a vital and stable community based upon distinct neighborhoods while preserving the open natural beauty and character. County residents and businesses of the Basin must work earnestly to maintain and enhance the special and unique qualities that make it a desirable place to live, work and visit. The vision in this Plan includes a community where:

- Public input is carefully considered and respected.
- The land use goals and objectives of the Plan are aggressively pursued through promoting a coordinated approach to the use of land with other governmental and private entities; including the Towns of Dillon and Montezuma.
- Housing is provided to serve the diverse housing needs of all residents, workers, and guests in the Basin.
- The Basin's tremendous natural resources, including its spectacular vistas, diverse wildlife and ecosystems, pristine air and water quality are preserved and enhanced.
- The economic vitality of the Basin is maintained while promoting a sense of community.
- Visually important lands, significant open areas and historical resources are identified and protected.
- A comprehensive and efficient multi-modal transportation system is developed while maintaining the rural mountain resort character of the Basin.
- Adequate infrastructure and services are provided for existing and future development, except in areas which are designated to remain as open space and recreation areas.
- New development is complementary to both the environment and the character of neighboring properties.
- Important open spaces, trail systems, access and other public recreation opportunities are secured and improved.
- The unique and distinct character of each neighborhood is nurtured and protected and edges are defined.
- A significant portion of the Basin's public lands, over 90 percent of its current land area, are preserved as open space and recreation lands and the Basin's open natural character and recreational opportunities are maintained.
- Opportunities conducive to growth associated with the ski resorts in the Basin are recognized and supported when in harmony with land use development patterns, the environment and community character.

V. GOALS, POLICIES/ACTIONS

The following Land Use Element narrative does not serve as a goal or policy/action in its own right and is for illustration and guidance only.

Land Use

“Land is the only thing in the world that amounts to anything, for ‘tis the only thing in this world that lasts... ‘Tis the only thing worth working for, worth fighting for—worth dying for.”
-- Gerald O’Hara, in *Gone With the Wind*

Introduction

The Basin contains a rich and high quality alpine environment that provides incredible opportunities and experiences for residents and visitors alike. The Basin contains two world-class ski resorts, is flanked by beautiful mountains and the Continental Divide, is bisected by the Snake River corridor, and borders a portion of the Dillon Reservoir. Thus, coordinating future land use development with respect to protecting and conserving resources and sensitive areas is a high priority. The Land Use section is critical in providing guidance for future growth and development of the remaining unbuilt density in the Basin. Specific intentions and functions of the Land Use section include:

- Providing a policy basis to allow for orderly development while accommodating projected growth, densities, building intensities and appropriate infrastructure to support intended land uses.
- Allowing densities to be redistributed if viewed appropriate and compatible with surrounding land uses.
- Utilizing more conventional land use designations,
- Providing maps that illustrate the location and distribution of land use designations.

Density and Zoning

A number of considerations under federal, state, and local law allow or enable the County to impose more restrictive development standards or otherwise create a higher degree of restriction on the development of property, including the density related thereto. It is expressly anticipated that the application of the Plan’s provisions during subdivision review, as well as subdivision regulations, and other laws and regulations, may limit and affect the type of land uses and/or related density that may be located on the property below the maximum potential density set by zoning.

Accordingly, this Plan by design goes beyond the simple linear or direct contemplation of density afforded by zoning and establishes goals and policies that attempt to shape the actual physical development of the community and Basin. Thus, this Plan, in conjunction with the Countywide Comprehensive Plan, may have the effect of limiting the potential development or theoretical maximum density allowed by zoning on property.



Looking east through the Keystone corridor towards Montezuma.

Background and Existing Conditions

The major land use issue facing the Basin is how to effectively manage and direct the remaining density allocated by zoning. Based on public comments received during the 1994 Snake River Master Plan process, there appeared to be general frustration among Basin residents in the early 1990s that growth was continuing to occur too rapidly and was poorly planned. The transparent messages and theme, as a result of the previous master plan efforts, was the desire to rein in growth, limit available density and provide for better ways to manage and plan future development.

The Basin consists of a variety of land use types and development patterns. The predominant existing patterns include: National Forest System lands, a town center (Dillon), highway corridor (Highway 6), permanent residential neighborhoods (Dillon Valley, Summerwood PUD, Summit Cove, Soda Creek), a resort center (Keystone), and a small rural mountain community (Montezuma). The linear orientation of the valley along the Snake River and Highway 6 has been a major influence on the development pattern, both past and future.

Overall, the desired development pattern for the Basin remains similar to the one envisioned in the original 1994 Snake River Master Plan. The River Run Neighborhood in Keystone will continue to serve as a vital resort center; new concentrated development of residential, commercial and resort services will be focused within the established development centers of the River Run, Jones Gulch, Lakeside and Mountain House areas and the Town of Dillon; and separation between communities is maintained with edges defined by open spaces. Lower density residential development will continue to take place in the existing neighborhoods of Dillon Valley, Summit Cove and appropriate areas in the Keystone Resort area. The rest of the Basin should be maintained to preserve the Basin's rural mountain character.

Conversely, the Basin has experienced many phases of growth, development and architecture during the last several decades. As a result, deterioration of some infrastructure has occurred and antiquated architecture is apparent. In addition to the continued and concentrated growth in identified areas, another expected trend will be increased redevelopment of areas.

Land Use Ownership

Of the Basin's 74,216 acres, land managed by governmental entities accounts for over 92 percent (68,565 acres) of the Basin's total land area. Table 2 shows approximate acres and percent land ownership/management and conservation easements within the Basin.

Owner/Manager	Approximate Acres	Percent Ownership/Management of Total Snake River Basin Land Area
Denver Water Board	422	0.57
Summit County Government	1,393	1.88
Towns ¹	821 ²	1.11
Private Land Within Towns	570	0.77
Private Land Outside Towns	5,081	6.85
United States Forest Service	65,929	88.83
Total Basin Land Area	74,216	100

¹ Includes Town of Dillon, Montezuma, Silverthorne, and City and County of Denver owned lands.

² Conservation easement in the Town of Dillon accounts for 179 acres.

Source: Summit County Open Space and Trails and Planning Departments 2009.

Snake River Basin Residential Build-Out

Build-out refers to housing units built as a percentage of total units zoned. The Basin is moving towards build-out if future development continues to take place according to current growth rates. In 1993 the Basin (including both the unincorporated areas and the incorporated towns) was at approximately 44 percent build-out. As of July 2009 the Basin was at nearly 72 percent build-out. Thus, about 30 percent of the Basin's total residential capacity has been absorbed in the last seventeen years.

However, recent development activity has slowed. An analysis of growth rates over the past five years (2004 – 2009) reveals that, on average the number of residential housing units built in the Basin (including both the unincorporated areas and incorporated towns) has increased approximately 0.89 percent per year, with an average of 62 new housing units constructed each year. If the same rate of growth continues, there would be approximately 8,113 residential housing units in the Basin by the year 2020, 8,733 units by 2030, and 9,353 units by 2040. These represent respective build out percentages of approximately 80 percent in 2020, 86 percent in 2030 and 92 percent in 2040.

	Total Units Built	Remaining Units To Be Built	Potential Build- Out (In Units)	Existing Build-Out %
Unincorporated Area	6,041	2,223	8,334	72.5%
Town of Dillon	1,244	23	1,755	70.9%
Town of Montezuma	45	38	81	55.6%
Total	7,307	2,865	10,172	72%

Source: Summit County Planning Department 2009.

Commercial Build-Out

The majority of the commercially zoned land in the unincorporated portions of the Basin is located within the Keystone Resort PUD. Currently, there are approximately 127,269 square feet of commercial space built within the Keystone Resort PUD. This commercial development is primarily located within the River Run and Lakeside Neighborhoods, with the majority located in the River Run Neighborhood. The Keystone Resort PUD allows a total of 264,000 square feet of commercial space. Therefore, the commercial build-out within the Keystone Resort PUD is approximately 48 percent. Per the Town of Dillon's 2008 Comprehensive Plan, approximately 529,365 square feet of commercial is built within the Town, and a total of 601,773 square feet of commercial is permitted. Therefore, in terms of commercial, the Town is approximately 88 percent built-out.

Significant Basin Land Use Issues

As part of the 2005 master planning update process, a number of key land use themes were discussed. These themes are described below.

Provide Separation and Open Space Buffers

A key objective of the Plan is to provide separation and open space buffers between communities as a way to maintain unique community identity. As such, it is critical to maintain an open space character between the communities of Dillon, Summit Cove, Keystone and Montezuma. The southeast Dillon area, along Highway 6 between Dillon and Keystone, provides this opportunity and the County has committed considerable investment in open space protection in this area. The other major landowner in the area,

Denver Water Board, has also maintained the majority of its land in open character. As such, there are great opportunities to maintain the open space character in this corridor.

If development is to occur in the southeast Dillon area, the most appropriate location for clustered or feathered residential development is immediately surrounding the Corinthian Hills subdivision, within the Dillon town limits. While not under the jurisdiction of the County, it is recommended that the properties southeast of this area, such as the fen wetlands and cemetery property, should be maintained in their existing state for open space and environmental reasons (i.e. the fen has been documented as one of the most important conservation sites in the County). It is preferred that development stop before the ridge separating Corinthian Hills from the fen wetlands property. Development southeast of this area would be inconsistent with and detract from the various open space efforts that have been undertaken in the area (i.e. much of the western portion of the landfill property is managed for open space and recreation and over 90 acres of adjacent property next to Highway 6 has been recently acquired for open space).



A view of 'Fishhook Ranch' and the junction of Swan Mountain Road and Highway 6 as seen from the County landfill.

County Owned Properties (Southeast Dillon Area)

The County has acquired parcels in the southeast Dillon area (77 acres and ~15 acres), and the Fishhook Ranch Property on the north side of Highway 6 across from the entrance to Summit Cove (~35 acres) for open space purposes. The County also owns and operates the landfill property (465 acres). The landfill property is anticipated to continue to allow for community facilities, including the landfill, recycling and related uses and recreational uses (e.g., hiking and mountain biking trails, gun/shooting and archery ranges). Outdoor storage that is screened from view is another use that might be appropriate on the site. Storage would need to be appropriately designed to ensure that storage is accommodated in a visually and environmentally sensitive manner; also taking into account impacts to other uses (e.g., trail users).

Open Space/Natural Resource/Recreation and Open Space and Recreation

The Plan designates most National Forest System lands as Open Space/Natural Resource/Recreation. These lands should continue to be protected from development and allowed uses should be consistent with maintaining the character of open space areas, allowing appropriate resource extraction (e.g., timber harvest) and recreational uses.

A number of properties, particularly within urban locations in the Basin, have been assigned an Open Space and Recreation land use designation. Lands within this designation are intended to be maintained in a predominantly undeveloped state, while providing for one or more of the following benefits: open space buffers between developed areas; view corridor protection; access to trails, trailheads, water bodies or national forest; or recreational activities and facilities. During development of the Plan, efforts were made to identify properties that were platted as open space or designated as open space in PUDs. These properties were all given the Open Space and Recreation land use designation. However, not every parcel with such plat or PUD restrictions was identified, and the lack of an Open Space and Recreation designation in the Plan does not negate existing subdivision plat notes and PUD notes restricting uses to open space.

Some facilities, such as utility and transportation alignments, may be located within lands with this designation. In addition, the affordable workforce housing section of this Plan identifies four properties with an Open Space and Recreation land use designation as potentially appropriate locations to accommodate affordable workforce housing (i.e. Wintergreen Neighborhood Parcel D, Summit Cove Recreation site, the Denver Water Board Property west of Glen Cove Subdivision, and the property south of Soda Creek Condominiums). More details on the potential for affordable workforce housing to be located on these properties is contained in the affordable workforce housing section.

Transferable Development Rights (TDRs)

There are a number of planning tools available that can be used to help protect the County's rural character and focus growth in appropriate areas. One tool used by the County are TDRs. TDRs enable development rights to be transferred out of backcountry/rural areas to more suitable locations in the urban/developed portions of the County.

TDRs were discussed as early as 1977 in the Basin, and eventually a Basin TDR program was codified in the mid 1990s. The Snake River TDR program was used sporadically between 1999 and 2006, and protected approximately 300 acres over this timeframe. The TDR program required TDRs to accompany requests for rezonings, which result in densities greater than that allowed as base net densities as identified in the 1994 Snake River Master Plan Community and Neighborhood Program Table. The TDR program did not delineate sending or receiving area (i.e. almost any property in the Basin could potentially serve as a TDR sending or receiving site). This arrangement was different than most TDR programs, which typically select certain resources for protection as sending areas and certain areas to serve as receiving areas.

Due in part to the success of the TDR Program in the Upper Blue Basin, in March 2005 both the Ten Mile and Snake River basin planning commissions amended their master plans to include goals, policies/actions and implementation strategies stating that the County should: 1) create Ten Mile Basin TDR Regulations, and amend the Snake River Basin TDR regulations, to function like the TDR Regulations adopted and utilized in the Upper Blue Basin, 2) allow any area identified as urban in the Basin to potentially serve as a TDR receiving area, and 3) encourage use of TDRs to protect rural backcountry locations. In accordance with these implementation strategies, the Ten Mile and Snake River Basin TDR regulations were adopted or modified and codified in the summer of 2006. As a result the Snake River, Ten Mile and Upper Blue basins have almost identical TDR program regulations.

Basin Specific TDR Issues

Keystone Resort PUD: A situation unique to the Snake River Basin TDR program is the interrelationship with the Keystone Resort PUD. In essence, the Basin's TDR program allows for the continued transfer of density between different neighborhoods in the existing boundaries of the Keystone Resort PUD, to allow the resort flexibility in its phasing of build-out.

The Plan's intent is that density may be increased within specific neighborhoods of the existing Keystone Resort PUD (i.e. River Run, Lakeside, and Mountain House specifically) by transferring density between different neighborhoods provided that the overall density allocated in the PUD is not exceeded. Such transfers would only be allowed when 1) the proposal is compatible with surrounding properties and 2) such density transfer is evaluated by the County in accordance with the Development Code or applicable PUD requirements (i.e. required PUD amendment/modification process). Once the PUD's existing overall density allocation is proposed to be exceeded, then TDRs would be required from the backcountry or other specified locations.

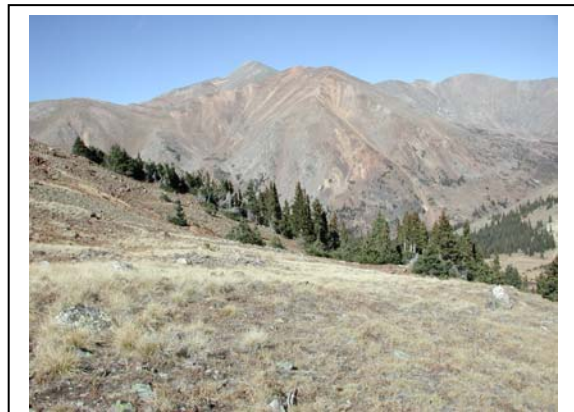
Notwithstanding the above discussion regarding density transfers within the Keystone Resort PUD, "administrative transfers" (as outlined in the "Density Transfer" provisions of the Keystone Resort PUD) may occur subject to the rules outlined in the Keystone Resort PUD (e.g., 5 percent increase beyond neighborhood densities allowed in the 1995 PUD). Any density administratively transferred must be approved per the applicable criteria for decision of the Development Code at the time of development review.

Wildlife Movement Corridor: Another situation unique to the Snake River TDR Program is the only basin to have an assigned "density bonus". The 2005 edition of the Plan advised that it might be worth considering some density bonus incentives for TDRs that result in the protection of land within critical wildlife movement corridors. As a result, the Basin's TDR Sending and Receiving Areas Map recognizes one such corridor, in which there is a density bonus provision. The corridor generally runs south-to-north following the area between Montezuma and Jones Gulch and is identified in the White River National Forest Land and Resource Management Plan as a "Forested Landscape Linkage". Forested Landscape Linkages provide potential movement and migration routes for forest carnivores such as lynx and other wide-ranging wildlife species.

As part of future Development Code amendments, it is recommended that the establishment of a TDR Bank possibly be pursued for the Basin. A TDR Bank could help facilitate TDRs by providing a known location for sellers and buyers of development rights to complete their TDR transactions.

Backcountry Land Use and Zoning District

In the 2005 edition of the Plan, the Backcountry land use designation was created, essentially replacing most lands designated as Recreation and Resource—Private in the 1994 Plan. The Backcountry designation in the 2005 edition was intended to be applied to backcountry mining claims in the Montezuma area and other backcountry areas of the Basin, to provide for low-impact residential development while retaining and protecting the area's character, resources and rural/high alpine character. To implement the strategies identified in the 2005 Plan, in August 2007 approximately 275 mining claims in the Basin were rezoned to the Backcountry (BC) Zoning District.



Sunrise Mining Lode, located in the Montezuma backcountry area.

The BC zoning district regulations ensure that development on backcountry properties is constructed in a manner that preserves the rural, high alpine character of these areas. TDRs and BC zoning work together and complement each other, giving a property owner the choice to either voluntarily sell or transfer their development right, or build on their property in accordance with the BC zoning district regulations.

Rural Areas—Transitional

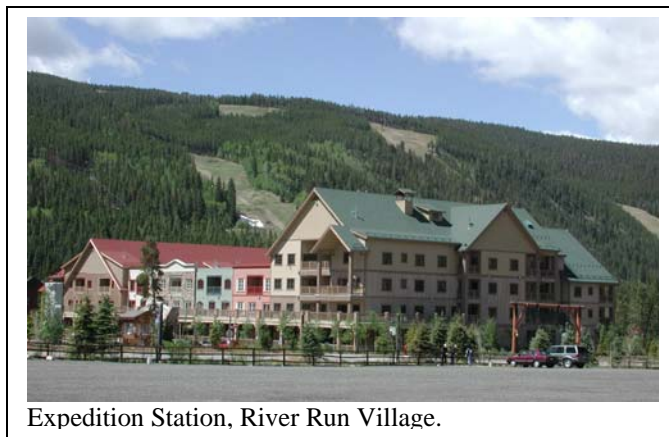
There are a number of rural mining claims that either 1) serve as a transition between the rural backcountry and urban areas or 2) have site and access characteristics that would enable them to be more developable than the majority of other backcountry mining claims. The primary and distinguishing characteristic of these sites is proximity and direct access to improved and maintained roads (i.e. Montezuma road). Therefore, based on site characteristics, the Rural Areas—Transitional land use

designation has been established to allow for rural densities, but without the structure size limitations on the BC designated properties.

Community Center and Resort Neighborhood Densities

The Community Center and Resort Neighborhoods originally identified in the 1994 Plan have been adjusted to better reflect the existing community character. For example, Resort Neighborhoods have been focused in the core areas that actually serve the purpose envisioned for the Resort Neighborhood. The densities allowed in Community Center and Resort Neighborhoods reflect the densities allowed per the Keystone Resort PUD. By using TDRs the overall density in the River Run, Lakeside and Mountain House Neighborhoods may be exceeded by up to twenty-five percent if approved by the County via the PUD modification process.

Modified Resort and Residential Neighborhoods



A significant change to land use designations and the Land Use Map in the 2005 update to the Plan involved making modifications to the boundaries of the “Resort” and “Residential” Neighborhoods as outlined in the 1994 edition of the Plan. In the 2005 edition, the Residential Neighborhood designation was reconfigured to better reflect existing neighborhood boundaries and development patterns focusing on areas of residential development. The Resort Neighborhood designation was reconfigured to concentrate on areas of commercial land use and high

density resort residential uses. Many of the areas designated Resort Neighborhood on the 1994 Future Land Use Map were primarily residential in nature and did not fit the description of the Resort Neighborhood. Resort Neighborhoods now represent the core areas that actually serve that purpose and best fit the designation, which is to identify areas for commercial and accompanying high density residential uses.

Residential Neighborhoods and Compatibility Standards

Instead of identifying specific densities within Residential Neighborhoods, the Plan uses compatibility standards. “Compatibility” refers to the ability of a proposed development to locate next to existing development without conflict or detrimental effects. The Plan evaluates residential compatibility (e.g., units per acre) by considering factors including, but not limited to, the following:

- No upzonings (increases in density) are allowed unless TDRs are used to transfer density to a rezoning site.
- The relationship of the proposed development to the surrounding community, neighborhood and adjacent development.
- The relationship of the proposed development to and impacts on surrounding land uses, natural systems or environmental resources.
- Impacts on existing and planned services and utilities.
- Compatible transition between different residential uses and densities.

In essence, the intent of using compatibility standards is two-fold: 1) to assess and protect neighborhood character and 2) to evaluate cumulative impacts of the proposed residential development. It is at the

discretion of the Planning Commission and BOCC to interpret the compatibility standards policies and determine if a residential project request or proposal is compatible and therefore appropriate.

The compatibility standards outlined in the Plan apply only to Residential Neighborhoods identified on the Land Use Map and when master plans are used to evaluate appropriate proposals in these areas. These standards are not intended to conflict with or substitute for compatibility outlined in the Development Code as a finding for approval criteria for: a zoning amendment, conditional use permit, preliminary zoning, PUD modification or temporary use permit.

Ski Area Land Use Designation

The Basin contains two of the County's four developed ski areas: Arapahoe Basin and Keystone. The development of a new Ski Area land use designation to address uses within ski areas was pursued in the 2005 edition to address land use issues associated with each. Specifically, the Ski Area designation was initiated to address issues raised by Arapahoe Basin and ultimately address concerns Keystone had for the area at the base of the gondola. Arapahoe Basin holds a number of private mining claims scattered across the mid and upper mountain where a number of uses have been considered. Keystone requested the need to have some flexibility in the uses allowed at the bottom of the River Run ski slope so that potential special events and temporary food and beverage facilities could be allowed.

Regarding Arapahoe Basin, it is recognized that the ski area may eventually trade its mining claims on the upper mountain to the U.S. Forest Service in exchange for land at the base area. Contemplating the potential for this land transaction, the base area at Arapahoe Basin has been designated Ski Area, even though the land is currently national forest.

In examining uses for the ski area, the following key issues were considered.

- Allowing uses commonly associated with a ski area, such as ski lifts, trails, and snowmaking, because the uses are entirely consistent with uses expected to occur within a ski area boundary.
- Some limited commercial development would be appropriate to occur provided the uses were associated with typical resort services (e.g., on-mountain restaurant, ski school), restricted in size, and designed to blend with the alpine surroundings.
- Precluding residential development, with some limited exceptions as discussed below.

Arapahoe Basin is different from the other ski areas in the County partly because it has no large private land holdings and thus lacks residential development. The ski area is surrounded by national forest and the few facilities it does have are limited commercial and skier services buildings at the base, a mid-mountain restaurant, and upper mountain ski patrol headquarters and warming hut. The undeveloped nature of the Arapahoe Basin is what gives it much of its charm, ambiance and feeling.

Allowing for most typical forms of residential development would be inconsistent with the existing character of the area and the vision for the future. However, some limited residential uses could be appropriate at Arapahoe Basin. The Plan restricts these uses to employee housing provided for workers of the ski area and potentially a small lodging facility, limited to a location at the base of the ski area. The lodging facility should be similar in size to the previous lodge that housed guests at the ski area base in the 1960s. That lodge burned down circa 1963/1964 and was replaced by the existing day lodge. The lodge housed 17 private guest rooms, two dormitory style rooms with 20 beds each, and skier services.

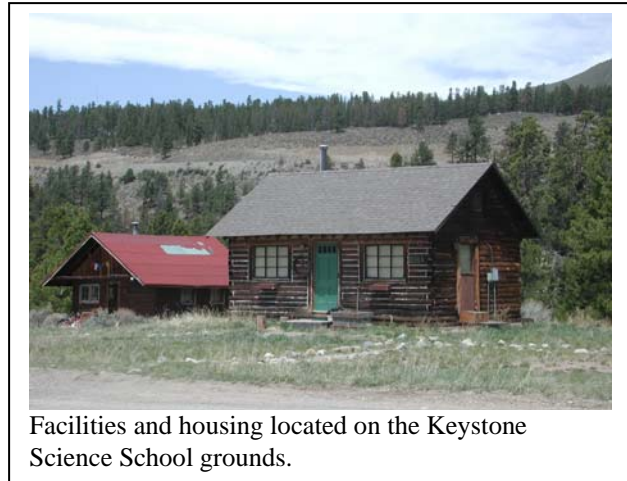
Keystone Science School

The Keystone Center and Science School are important contributors to the community in the Basin. The

non-profit Science School serves as a residential field science school that challenges children and adults to develop critical thinking skills. A range of year-round educational and interactive science education programs is offered and include: summer youth and community educational programs, discovery camps, mountain adventures, and resort and community activities. The campus is built on the site of the historic Old Keystone Village, and provides a dynamic and beautiful setting for learning about the rich natural and cultural history of the County. The school and property contribute to the character of the Soda Ridge and Old Keystone Neighborhoods, and complement Keystone Resort's winter and summer activities.

The Science School property was acquired in a congressional land exchange from the U.S. Forest Service in the early 1990s. Until recently rezoned to a PUD, the property had an NR-2 zoning designation, which allowed for uses previously allowed by a U.S. Forest Service Special Use Permit. The Special Use Permit for the property allowed for a number of uses related to school operations, including residential uses for guests and employees.

In June 2007, to help ensure the long term viability of the Science School, the property was rezoned to the Keystone Science School PUD. The PUD allows structures and activities associated with Keystone Science School operations (i.e. classrooms, dormitories, kitchen and dining facilities, and administration and program offices). In addition, the PUD also allows the following residential uses: 9 single family units (with an exemption to transfer TDRs), one caretaker unit, one accessory apartment, and deed-restricted employee housing in single unit or multi-unit structures for use by the Keystone Science School staff or visiting faculty only.



Land Use Designations

One of the key objectives of the Plan is to identify appropriate land uses within the unincorporated locations in the Basin. Per the direction of the Countywide Comprehensive Plan, land uses are divided under two primary headings: urban and rural. A number of land uses are associated with each of these headings. These land uses are identified on the Land Use Maps and the associated uses are described in more detail below.

The land use designations outlined and contained in the Plan are not the equivalent of zoning, and do not replace the zoning that is in effect on properties in the Basin. As mentioned, the maximum zoned density sets the initial ceiling for the theoretical maximum allowable density on any parcel only in light of parcel size and zoning. Maximum density, as identified in the zoning code, may not be able to be achieved in consideration of certain goals and policies of this Plan, subdivision regulations, development standards, other provisions in the Development Code or any other applicable laws, rules or regulations.

The Plan's land use designations and densities are intended to represent the long-term vision of the community. The Plan's proposed land uses are intended to provide guidance for certain development proposals subject to master plan consideration, including: requests for rezonings, subdivision, conditional use permits, and a number of other development activities. When a rezoning of a property is proposed, the master plan land uses provide guidance on the type of uses and intensities that are envisioned to be appropriate on the property. In some cases, rezonings of properties may be initiated for properties that have zoning that is significantly out of conformance with the Plan's envisioned land uses.

Premise for Land Use Designations

Thirteen land use designations, accompanied by general guidelines and development patterns are described in Table 4 and exhibited on the Land Use Map. The designations are intended to allow for an approach to land use that is simple, flexible and recognizes multiple uses and community character. The following bulleted points provide the basis for the Plan's land use approach:

- Carries forth the original philosophy and intent of the 1994 Snake River Master Plan to maintain the current level of density in the Basin.
- Creates and reinforces a land use pattern that respects and relates to the natural environment and provides for buffers and open space between developed areas.
- Reflects consistency with zoning, existing development patterns, PUD boundaries, residential compatibility and community character.
- Supports the use of TDRs.
- Would not compete with or diffuse the original intent of the Community Center as being the focus of intense land use in the Basin (i.e. River Run).
- Focuses the Resort Neighborhood designation in the areas that best fit the designation.

Whenever possible, the land use designations on the Land Use Maps are intended to follow property boundaries. However, in very limited situations, land use designations on an individual property may be split. For example, the designation for the "Summerwood Triangle" parcel, located immediately north of the Summerwood subdivision, has been split to allow for residential uses on the southern two-thirds of the parcel. An Open Space and Recreation designation has been assigned to the northernmost portion of the parcel, including the existing trail, to maintain its open space and recreational values.

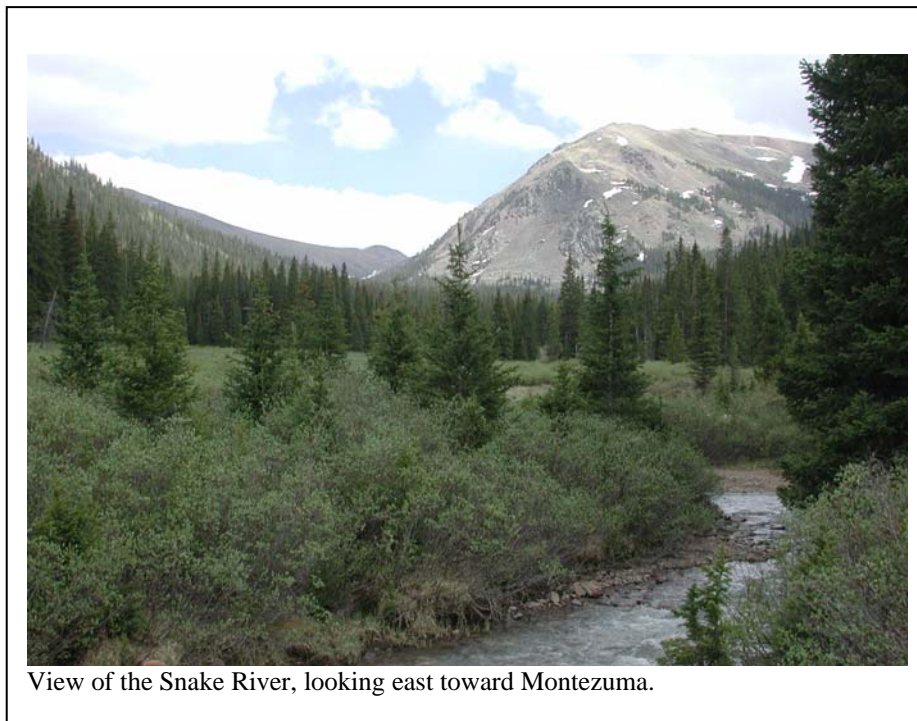


Table 4. Snake River Master Plan Land Use Designation Guidelines & Land Use Description/Development Pattern

Land Use Designation	General Guidelines	Land Use Description / Development Pattern
Community Center	<p>Continue to develop a community-wide retail, activity and village center for the Keystone Resort area. The Community Center should: provide increased amenities for resort guests; increase transportation efficiency by reducing travel for entertainment and resort shopping; and increase the potential for the Keystone Resort area to attract destination guests on a year round basis. Projects on the periphery of the center should transition to a lesser density.</p>	<ul style="list-style-type: none"> • Have a significant concentration of tourist oriented uses and activities including restaurants, galleries, retail, and outdoor equipment rentals. • Provide for and integrate facilities for day use visitors, short-term visitors and permanent residents within the resort. • Concentrate retail and residential development within walking distance of the center. • Higher density residential uses or commercial space (sq. ft.), not to exceed permitted densities allowed per the approved Keystone Resort PUD, except as allowed in the TDR provisions below or allowed in the Countywide Comprehensive Plan. <ul style="list-style-type: none"> - The number of residential units or the amount of commercial square footage allowed within the Community Center may be proposed to be increased by transferring a corresponding number of development rights to the Community Center, and provided both of the following criteria are met: <ul style="list-style-type: none"> o The maximum density allocated to the entire Community Center may not be exceeded by more than 25 percent; and o The proposed use is determined to be compatible in density/intensity and character with surrounding uses, as evaluated during the development review process. • Resort support uses or facilities as allowed per the Keystone Resort PUD, affordable workforce housing and employee housing or similar uses for each Resort Neighborhood based on specific needs (e.g., Park Lane Pavilion, tramways), and recreational uses, provided the size, scale, and location of such facilities is compatible with the intensity and purposes of each neighborhood.
Resort Neighborhood	<p>Create or continue to develop resort neighborhoods in the areas of Jones Gulch, Lakeside (Keystone Village) and Mountain House (Mountainside) neighborhoods (refer to Land Use Map). Provide residential accommodations for visitors and residents developed around a variety of viable and vital neighborhood centers that in turn provide amenities for the resort and a focus for the individual neighborhoods.</p>	<ul style="list-style-type: none"> • Provide residential accommodations for visitors and residents developed around a variety of viable and vital neighborhood centers that in turn provide amenities for the resort and a focus for the individual neighborhoods. • Should not compete with the Community Center but should provide goods and services to those most frequently desired to support the amenity needs and vitality of the resort neighborhood. • Form a concentrated development pattern around an identifiable neighborhood center that feathers density away from the core and accommodates appropriate resort support facilities. • Jones Gulch, Lakeside, Mountain House—Multi-family residential and commercial uses not to exceed permitted densities allowed per the approved Keystone Resort PUD, except as allowed in the TDR provisions below (or the Resort Redevelopment provisions of the Plan for Lakeside) or allowed in the Countywide Comprehensive Plan. <ul style="list-style-type: none"> - The number of residential units or the amount of commercial square footage allowed within the Mountain House and Lakeside Neighborhoods may be proposed to be increased by transferring a corresponding number of development rights to the Resort Center, and provided both of the following criteria are met: <ul style="list-style-type: none"> o The maximum density allocated to Mountain House and Lakeside Neighborhoods may not be exceeded by more than 25 percent; and o The proposed use is determined to be compatible in density/intensity and character with surrounding uses, as evaluated during the development review process. • Resort support uses or facilities as allowed per the Keystone Resort PUD affordable workforce housing and employee housing or similar uses for each Resort Neighborhood based on specific needs (e.g., boathouse, tramways), and recreational uses, provided the size, scale, and location of such facilities is compatible with the intensity and purposes of each neighborhood.
Residential	<p>Provide lower density residential neighborhoods in the Dillon Valley, Summerwood PUD and Summit Cove areas</p>	<ul style="list-style-type: none"> • Intensity and type of residential development to occur subject to compatibility standards. • Limited or necessary resort support facilities (i.e. pump houses, bus stops, storage facilities, employee housing, and stables/western center).

Table 4. Snake River Master Plan Land Use Designation Guidelines & Land Use Description/Development Pattern

Land Use Designation	General Guidelines	Land Use Description / Development Pattern
	and neighborhoods surrounding the Community Center and Resort Neighborhoods. Additionally, enhance residential neighborhoods through the provision of appropriate accessory uses, resort support or community facilities that are important to contributing to neighborhood functionality or sustainability.	<ul style="list-style-type: none"> • Certain community facilities or institutional uses allowed (i.e. parks, water and sanitation districts, public or private schools, police and fire stations, libraries, community centers and churches). • The density of new residential neighborhood development will vary depending on how the neighborhood meets the compatibility standards of this Plan. Land uses include: <ul style="list-style-type: none"> - Predominately single-family residential development. - Multi-family residential at an intensity generally consistent with surrounding properties.
Mixed Use	Mixed use allows for sites to be developed for a variety of uses such as residential, commercial, office or public facilities (refer to Land Use Map). Single buildings are allowed to contain more than one type of use. Development should integrate the use of shared facilities, vehicular and pedestrian access and parking areas.	<ul style="list-style-type: none"> • A mix of residential and commercial development. <ul style="list-style-type: none"> - Flexibility is provided for a broader range of potential uses and associated customary accessory uses while retaining the existing neighborhood character. - Examples of locations include the following projects: Gateway, Quicksilver, Mountain View Plaza, Inn at Keystone (Novak-Nelson Hotel), Snowdance PUD, Snake River Saloon/Christy Sports and Ski Tip Ranch. • Commercial cores located in residential neighborhoods. <ul style="list-style-type: none"> - Examples of locations include the Summit Cove Center and the clubhouse at the “The River Course” (Keystone).
Community Facility	Facilities used by the community as a whole that provide an essential service to the community, such as water and sewer treatment plants, libraries, schools, police and fire stations.	<ul style="list-style-type: none"> • Community facilities to serve the population of the community in which it is located that have a significant public benefit. • Appropriate affordable workforce housing or employee housing integrated into a community facility. • Fire and police stations within resort or residential neighborhoods (i.e. Dillon Valley, Summit Cove and Lakeside neighborhood). • Private or public schools located within resort or residential neighborhoods (i.e. Dillon Valley and Summit Cove Elementary schools). • Expansion of the Town of Dillon’s public maintenance facility into Denver Water Property/North Study Area.
Community Facility/Recreational Uses	Allows for community facilities and recreational uses to coexist; specifically applicable to the County landfill property.	<ul style="list-style-type: none"> • County landfill operations. • Recycling and related uses. • Recreational uses (e.g., hiking and mountain biking trails, shooting/gun and archery ranges).
Resort Support	The buildings or spaces that are provided as amenities or occupied by non-commercial services or operational facilities, which are used in connection with the operation of a ski resort.	<ul style="list-style-type: none"> • Resort support uses or facilities as allowed per the Keystone Resort PUD. • Size, scale, and location of resort support facilities should be compatible with the intensity and purposes of each respective neighborhood.
Backcountry	Retain the relatively open and undeveloped character of backcountry areas in the Basin while allowing for very low impact development, consistent with the type of development that historically occurred in the area.	<ul style="list-style-type: none"> • Restricted residential development and associated accessory structures. • Limits on site disturbance activities so that only the area necessary for structures, roads, leach fields, or utilities is disturbed. • Permitted residential densities of 1 primary dwelling unit/20 acres. • Provide for intensity, scale and impact that is harmonious with the characteristics and constraints found in backcountry areas.
Rural Transition	Provide opportunity for low-density residential development in areas that serve as	<ul style="list-style-type: none"> • Permitted residential densities of 1 primary dwelling unit/5 acres. • Residential and accessory structures should be located within the vicinity of Montezuma Road or existing residential

Table 4. Snake River Master Plan Land Use Designation Guidelines & Land Use Description/Development Pattern

Land Use Designation	General Guidelines	Land Use Description / Development Pattern
	a transition between rural backcountry areas and urban areas. Characterized as having access to improved and maintained roads.	<ul style="list-style-type: none"> • developments (e.g., locating structures near valley floor or adjacent to Corinthian Hills). • Select mining claims that are accessible to improved and maintained roads (e.g., Montezuma Road/CR 5).
Rural	Maintain the rural character of outlying areas while providing the opportunity for low-density residential development, recreational, resource and open space uses. The uses, densities and standards are intended to protect residential, recreational development and other compatible uses.	<ul style="list-style-type: none"> • Permitted residential densities of 1 primary dwelling unit/20 acres. • Residential development is low intensity with natural features and landforms remaining dominant. <ul style="list-style-type: none"> - Examples of locations include Ptarmigan Ranch, Gassman properties north of I-70, and the Rice property adjacent to Swan Mountain Road.
Open Space and Recreation	Protect and preserve lands in a predominately undeveloped state while providing for one or more of the following community benefits: buffers, view corridors, access to trails, trailheads, water bodies, or national forest areas, and dispersed or developed recreation facilities or passive recreational activities.	<ul style="list-style-type: none"> • Platted open space parcels in existing subdivisions or PUDs (e.g., Summit Cove and Dillon Valley subdivisions). • Lands near urban areas purchased through the County's open space program. • Extensions to existing undeveloped open space or National Forest System lands. • Separation and open space buffers between communities (i.e. communities of Dillon, Summit Cove, Keystone and Montezuma). • Limited or necessary resort support facilities or uses. • Active recreation often requiring equipment and taking place at prescribed places, sites, or fields. Examples include recreation associated with soccer fields, tennis courts, golf courses, and ski area. • Passive recreation including hiking, biking, nordic skiing, horseback riding, picnicking, and nature interpretation/viewing.
Open Space/Natural Resource /Recreation	Open Space/Natural Resource/Recreation lands should be protected from development other than recreation and natural resource uses. If permanent or accessory uses associated with resource extraction are to be permitted they should be consistent with the natural resource character and nature of the area.	<ul style="list-style-type: none"> • The designation refers to National Forest System lands to be used for public use. • A broad spectrum of recreational activities should be provided while balancing environmental protection and other goals presented in both this plan and the Countywide Comprehensive Plan. • Other uses authorized by the USFS under the special use permit (e.g., communication towers, visitor services for recreational users, on-mountain skier restaurants). • Uses related to maintaining the character of open space areas and multiple use management of natural resources including protection and enhancement of riparian and wildlife habitat, resource extraction (e.g., timber harvest) and recreational uses. • Management activities should maintain or improve the quality of recreation opportunities. • Man-made facilities or changes to the land should blend with natural features and not interfere with the natural appearance of the landscape.
Ski Area	It is recognized that lands and private lands located within ski area boundaries need to be managed in a manner that allows the ski areas to operate in a competitive environment. Thus, the Ski Area designation has been assigned to several areas of private lands within ski area boundaries. The intent of the designation is to allow uses typically associated with ski areas while limiting the impacts of these uses and maintaining the area's alpine character.	<ul style="list-style-type: none"> • Land uses may include activities normally associated with the operation of ski areas (e.g., ski lifts and trails, snowmaking, patrol huts, uses previously allowed by US Forest Service special use permit, and resort support uses), special events, and temporary food and beverage facilities. • Limited commercial uses typically associated with resort services (e.g., on-mountain restaurant and ski schools) may be allowed provided the uses: use sensitive site design, are designed to blend with the alpine surroundings and are restricted in size. • Residential uses are not appropriate within the Ski Area land use designation, with the exception of employee housing and a small lodge facility located at the base of Arapahoe Basin.

Goals, Policies/Actions

Land Use Development Patterns and Density

Goal A. Future land use should be consistent with land use designations identified on the Land Use Map.

Policy/Action 1. The location and extent of intended land uses or densities shall be consistent with the land use designations delineated on the Land Use Map, and as further defined in Table 4 and the following goals and policies/actions of this Plan.

Separation and Open Space Buffers

Policy/Action 2. Maintain separation and open space buffers between the communities of Dillon, Summit Cove, Keystone and Montezuma.

Policy/Action 3. If the Town determines that development is appropriate in the southeast Dillon area, encourage the Town to focus new development adjacent to the existing Corinthian Hills development and to preserve the fen wetland area and areas to the south as open space.

Backcountry and Open Space/Natural Resource/Recreation Lands

Policy/Action 4. Lands designated as Backcountry on the Land Use Map should only allow for limited development in accordance with the County's Backcountry (BC) Zoning District Regulations, with the intent of maintaining rural backcountry character.

Policy/Action 5. National Forest System lands designated as Open Space/Natural Resource/Recreation should continue to be protected from development, with uses that are consistent with the recreation and natural resource character and special use permit for the area.

Transferable Development Rights (TDRs)

Policy/Action 6. Upzonings of land in the Basin shall require a transfer of development rights to the receiving site corresponding to the density requested. Per the Development Code, sending site density for TDRs should originate from areas identified as TDR sending area on the Official TDR Sending and Receiving Areas Map.

- Where upzonings are proposed in neighborhoods within the existing boundaries of the Keystone Resort PUD, density may be transferred from other neighborhoods of the PUD or from identified TDR sending sites. At such time that a zoning amendment request would exceed the overall density allocated to the Keystone Resort PUD (as of April 25, 2006), then new density will only be allowed if it is transferred from other designated TDR sending sites.
- Sending site density for TDRs on NR-2 zoned land is further restricted by Policy/Action 7 below.

Policy/Action 7. Where a rezoning of private land from the NR-2 zoning district to a zoning designation that recognizes density is proposed, then development rights shall be transferred to the property corresponding to the density requested. When available, a portion of the TDRs (in addition to a portion from Snake River Basin

identified TDR Sending Areas) may originate from the Blight Placer TDR Bank.

- For rezonings of the NR-2 zoning district land known as “the Soda Ridge Triangle” into the Keystone Resort PUD, sending site density may originate exclusively from Keystone’s “PUD-wide Density Bank”, up to 35 units. Additional density for this site may originate following the provisions listed below.
- For rezonings of NR-2 zoning district land proposed to become a portion of the Keystone Resort PUD, sending site density for a portion of the TDRs (in addition to a portion from Snake River Basin backcountry mining claims) may originate from Keystone’s “PUD-Wide Density Bank” or from the Keystone Resort PUD.
- The appropriate portions of TDR sending site density originating from different locations (e.g., backcountry, density banks) shall be determined as part of the review of a rezoning application.

Policy/Action 8. Explore the possibility of establishing a more formal mechanism to enable the sale and banking of TDRs (e.g., institute a Snake River TDR Bank or joint Ten Mile and Snake River Basin TDR Bank).

Policy/Action 9. Encourage the Town of Dillon to utilize TDRs and other appropriate planning techniques in the southeast Dillon area as a means of preserving open space and separation between communities, protecting visually important lands and directing growth towards existing and planned developed areas in the Town.

Community Center

Policy/Action 10. Continue to develop a community-wide retail, activity and village center for the Keystone Resort area. The Community Center should:

- Have a significant concentration of tourist oriented uses and activities including restaurants, galleries, retail, and outdoor equipment rentals.
- Provide for and integrate facilities for day use visitors, short-term visitors and permanent residents within the resort.
- Concentrate retail and residential development within walking distance of the center.

Policy/Action 11. Land uses and densities in the Community Center should not exceed permitted densities allowed per the approved Keystone Resort PUD as of April 25, 2006, except as allowed in the TDR provisions below or allowed in the Countywide Comprehensive Plan.

11.1 The number of residential units or the amount of commercial square footage allowed within the Community Center may be proposed to be increased by transferring a corresponding number of development rights to the Community Center, and provided both of the following criteria are met:

- The maximum density allocated to the entire Community Center may not be exceeded by more than twenty-five percent; and
- The proposed use is determined to be compatible in density/intensity and character with surrounding uses, as evaluated during the development review process.

Resort Neighborhoods

Policy/Action 12. Continue to develop Resort Neighborhoods in the areas of Jones Gulch, Lakeside (Keystone Village) and Mountain House (Mountainside) neighborhoods (refer to Land Use Map). The resort neighborhoods shall:

- Provide residential accommodations for visitors and residents developed around a variety of viable and vital neighborhood centers that in turn provide amenities for the resort and a focus for the individual neighborhoods.
- Not compete with the Community Center but should provide goods and services to those most frequently desired to support the amenity needs and vitality of the resort neighborhood.
- Form a concentrated development pattern around an identifiable neighborhood center that feathers density away from the core and accommodates resort support facilities.

Policy/Action 13. Land uses and densities in the Resort Neighborhoods (Jones Gulch, Lakeside, and Mountain House) should not exceed permitted density allowed per the approved Keystone Resort PUD as of April 25, 2006, except as allowed in the TDR provisions below or allowed in the Countywide Comprehensive Plan.

13.1 The number of residential units or the amount of commercial square footage allowed within the Mountain House and Lakeside Neighborhoods may be proposed to be increased by transferring a corresponding number of development rights to the Neighborhood, and provided both of the following criteria are met:

- The maximum density allocated to Mountain House and Lakeside Neighborhoods may not be exceeded by more than twenty-five percent; and
- The proposed use is determined to be compatible in density/intensity and character with surrounding uses, as evaluated during the development review process.

Resort Redevelopment

Policy/Action 14. Encourage the redevelopment of the portion of the Lakeside Resort Neighborhood south of Highway 6 in order to strengthen its viability as a resort neighborhood.

Policy/Action 15. Explore different incentives (e.g., tax increment financing, relaxed or reduced development standards, permit processing assistance, density bonus) for the redevelopment or renovation of existing structures in the Lakeside Resort Neighborhood.

Residential

Goal B. Maintain existing character in designated Residential Neighborhoods.

Policy/Action 1. Development in Residential Neighborhoods shall be subject to the compatibility standards as outlined in policies/actions 2-10 below.

- These standards are not intended to conflict with or substitute for compatibility outlined in the Development Code as a finding for approval for: a zoning

amendment, conditional use permit, preliminary zoning, PUD modification or temporary use permit.

Residential Neighborhood Density

Policy/Action 2. Land development or redevelopment in designated Residential Neighborhoods (as identified on the Land Use Map) should be compatible with surrounding residential densities, uses and associated activities.

- A density analysis of surrounding properties shall be reviewed as part of this compatibility analysis.

Policy/Action 3. Proposed residential densities should be similar to the density of surrounding properties.

- Residential densities shall be directed toward preserving the stability and integrity of, and maintaining compatibility with, established surrounding residential development.
- Where single-family structures comprise the dominant structure type within these areas, new development on undeveloped abutting lands shall include compatible structure types.

Policy/Action 4. Where varying densities of residential use occur on surrounding properties, the proposed development must be evaluated based on having densities that approximate densities of surrounding developed properties or projects.

Policy/Action 5. Density considerations should also include whether the development site provides a transition between lower and higher density surrounding the property.

Relationship to the Surrounding Community, Neighborhood and Adjacent Development

Policy/Action 6. Where redevelopment does occur, the development should be encouraged to be in harmony in design and appearance with surrounding structures and the neighborhood area.

Policy/Action 7. New development should consider and incorporate appropriate existing site design and building orientation requirements in relationship to surrounding properties: setbacks, height, building mass (bulk and scale), lot coverage, parking, lighting, snow storage, and materials.

Relationship to and Impact on Surrounding Land Uses, Natural Systems or Environmental Resources

Policy/Action 8. New development should avoid, to the extent practicable, adverse impacts to visually important lands, prominent landscapes, visual quality, environmentally sensitive areas, critical habitat for threatened or endangered species, natural features, and historical or archaeological resources.

Impacts on Existing and Planned Services and Utilities

Policy/Action 9. New development shall provide and plan for the availability of adequate infrastructure:

- Reductions in the existing level of service (LOS) standards should be avoided.

- New development shall maintain and improve physical connections (i.e. access or recreational pathways).

Buffering and Landscaping

Policy/Action 10. New development should incorporate compatible land use transitions and landscaping or screening to assure smooth transition in residential structure types and densities (i.e. buffers, natural features).

Residential—Additional Land Uses

Policy/Action 11. Additional land uses in Residential Neighborhoods include appropriate accessory uses, resort support uses, and cultural or community facilities that are important to enhancing or contributing to neighborhood functionality and sustainability.

Mixed Use

Policy/Action 12. Allow for those lands designated as mixed use on the Land Use Map to be developed for uses such as residential, commercial, office or public facilities. Mixed use developments shall:

- Integrate the use of shared facilities, vehicular and pedestrian access, and parking areas.
- Provide flexibility for a range of customary accessory uses to commercial and residential uses.

Community Facility

Policy/Action 13. Lands recognized as community facility on the Land Use Map should provide for facilities used by the community as a whole and that provide an essential service to the community in which it is located (e.g., water and sewer treatment plants, libraries, schools, police and fire stations, and community centers). Community facilities may:

- Integrate appropriate employee housing based on needs.
- If appropriate, co-locate in a Residential Neighborhood.

Community Facility/Recreational Use

Policy/Action 14. The solid waste facility property should continue to allow for community facilities, including the landfill, recycling and related uses, accessory uses, open space and recreational uses (e.g., hiking and mountain biking trails, gun and archery ranges).

Policy/Action 15. The County should develop a plan for the solid waste facility property to outline appropriate uses and strategies to sustainably manage the area. The plan should explore options to balance uses on the property in a manner that best serves the community's interests. Examples of issues to be evaluated and outlined in the plan include, but are not limited to:

- The appropriate range of facilities, services and recreational opportunities that should be provided on the property to meet the community's needs, while

preserving the ability to conduct the primary uses of solid waste disposal and resource recovery.

- Compatibility of motorized uses with the surrounding residential communities, as well as any unintended consequences that could potentially result from prohibiting all motorized recreational uses on the landfill property (e.g., driving motorized users into other, more sensitive areas of the County).
- Visual impacts of facilities as seen from Highway 6.

Policy/Action 16. Based on guidance provided in the plan, initiate a rezoning of the solid waste facility property to a zoning designation that accommodates appropriate uses on the property (i.e. PUD).

Rural—Transition

Policy/Action 17. Those parcels designated as Rural—Transition on the Land Use Map should have residential densities of 1 unit/5acres and:

- Serve as a transition between the rural backcountry and urban areas.
- Have proximity and access to improved and maintained roads (i.e. Montezuma Road).

Policy/Action 18. Where practicable, residential and accessory development on properties designated as Rural—Transition should be kept on the valley floor.

Policy/Action 19. For A-1 zoned properties in the Rural – Transition land use designation, establish a new or modify an existing zoning district (e.g., RU, RE). The zone district should include a modified list of uses compared to uses allowed in the A-1 zone, with an elimination of uses not consistent with the Rural – Transition areas of the Basin.

Rural

Policy/Action 20. Those parcels designated as Rural on the Land Use Map should allow low-density development, recreational, resource and open space uses.

- Permitted residential densities should be 1 primary dwelling unit/20 acres.
- Residential development should be low intensity with natural features and landforms remaining dominant.

Policy/Action 21. Establish a new or modify an existing zoning district (e.g., RU, RE) for properties in the Rural land use designation. The zone district should include a modified list of uses compared to uses allowed in the A-1 zone, with an elimination of uses not consistent with rural areas of the Basin.

Open Space and Recreation

Policy/Action 22. Those lands designated as Open Space and Recreation on the Land Use Map shall be preserved in a predominately undeveloped state while providing for one or more of the following community benefits: buffers, view corridors, access to trails, trailheads, water bodies or National Forest areas, and dispersed and developed recreation facilities or activities.

- Policy/Action 23. Expansion of developed recreation facilities is permitted in the open space and recreation designation provided the intensity, scale, and impact is harmonious and reasonable to accommodate or improve the operation/amenities (e.g., golf course support facilities or activities), without significantly impacting the integrity of the open space.
- Policy/Action 24. Expansion of infrastructure may be allowed on lands designated as open space and recreation, provided such uses and expansions do not detract from the open space character of the area. For example, snow storage on the Montezuma Parking Lot Highway 6 buffer parcel and expansion of adjacent Highway 6 intersections.
- Policy/Action 25. Explore additional uses that would be appropriate on Wintergreen Neighborhood Parcel D, as identified in the Keystone Resort PUD, including deed-restricted affordable workforce housing and child-care facilities.
- Before a change in use occurs on Parcel D it should be determined by the Summit School District that an additional school site is not needed in the Basin.
 - If the use of Parcel D is to change from open space and recreation the PUD should be referenced to determine if the existing requirement to convey the land to the BOCC at no cost should be sustained.
- Policy/Action 26. Deed-restricted affordable workforce housing may be appropriate on: 1) the Summit Cove Recreation site (Summit Cove Subdivision #4 parcel east of Lakeside Townhomes and Cove Condos); 2) the Denver Water Board Property west of Glen Cove Subdivision; and 3) the property south of Soda Creek Condos (Soda Creek at Lake Dillon Filing #3, Block 1, Tract B). More details on the potential for affordable workforce housing to be located on these properties is contained in the affordable workforce housing section of this Plan.

Open Space/Natural Resource/Recreation

- Policy/Action 27. Open space/natural resource/recreation lands as identified on the Land Use Map shall maintain the character of open space areas, and allow resource extraction (e.g., timber harvest) uses and recreational uses.
- A broad spectrum of recreational activities should be provided on open space/natural resource/recreation lands while balancing environmental protection and other goals presented in both this plan and the Countywide Comprehensive Plan.
- Policy/Action 28. If permanent uses are to be permitted on open space/natural resource/recreation lands they should be consistent with the natural resource character and nature of the area.
- Policy/Action 29. Man-made facilities or changes to the land should blend with natural features and not interfere with the natural appearance of the landscape.

Ski Area

- Policy/Action 30. Lands designated as Ski Area on the Land Use Map should be used in a manner that is consistent with protecting and enhancing the existing character of the ski area and its alpine surroundings.

- Land uses may include activities normally associated with the operation of ski areas (e.g., ski lifts and trails, snowmaking, patrol huts, uses previously allowed by U.S. Forest Service special use permit, and resort support uses), special events, and temporary food and beverage facilities.
- Limited commercial uses typically associated with resort services (e.g., on-mountain restaurant, ski schools, rental shops) may be allowed provided the uses: use sensitive site design, are designed to blend with the alpine surroundings, and are restricted in size.
- Residential uses are not appropriate within the Ski Area land use designation, with the exception of employee housing and a small lodge, located at the base of Arapahoe Basin.

Towns and U.S. Forest Service

Policy/Action 31. To further the goals of the Snake River Master Plan, the County should coordinate land use issues and plans with the Towns of Montezuma and Dillon and the U.S. Forest Service (i.e. recognize intergovernmental agreements, urban growth boundaries, TDRs, separation and open space buffers between communities, land supply, and consistent land use and development patterns).

- The Cooperative Land Use Planning/Intergovernmental Agreement between the Town of Montezuma and Summit County Board of County Commissioners was recorded under reception number 489318, March 27, 1995 to consider the Town of Montezuma Major Street Plan and Watershed Protection Boundary (Montezuma Town Ordinance 92-4) as a planning guide in the Basin.

Affordable Workforce Housing

In response to the undersupply of affordable workforce housing, in September 2008 the BOCC determined that it was a priority and necessary for each basin planning commission to update their respective master plan in an attempt to identify properties in the unincorporated areas of the County that could potentially serve as sites to locate affordable workforce housing.

Intent

This section of the Plan is intended to represent a significant step toward working to address the supply of housing that is affordable to all types of local employees in the unincorporated portions of the Basin. The results of inserting this element into the 2009 edition of the Plan could have direct impacts to help plan for or facilitate any potential affordable workforce housing projects in the future.

Amending the Plan to evaluate and identify sites suitable for affordable workforce housing was relevant to the overall housing issues in the Basin, and one of the first steps necessary to encourage and plan for future affordable workforce housing in unincorporated portions of the Basin. The subsequent information, goals, policies/actions and accompanying Affordable Workforce Housing Map are intended to ultimately help guide, spur or encourage affordable workforce housing projects in the future (e.g., land banking, land trades, development and redevelopment opportunities, and/or strategic partnerships).

Overview of the Existing Inventory of Affordable Workforce and Employee Housing Units

Table 5 identifies the inventory of affordable workforce and employee housing units in the Basin as of October 2008. The summary represents units that have some type of “restriction” attached to them.

**Table 5. Inventory of Affordable Workforce and Employee Housing Units
in the Snake River Basin**

Unincorporated Area – Existing Housing Units		
Project Name	# Units	Description
Cinnamon Ridge	2	Employee housing units
Dillon Valley East	1	Affordable workforce housing – 100% AMI
Gateway Condominiums	1	Employee housing unit
Hidden River Lodge	16	Affordable workforce housing
International Racquet Club	1	Employee housing unit
Lifside at Keystone	3	Employee housing units
Ski Run Condominiums	3	Employee housing units
Snake River Village	4	Employee housing units
Soda Creek Condominiums	20	Affordable workforce housing – 100% AMI
Summit Center	2	Employee housing units
Keystone Resort PUD		
Sagebrush	20	Dormitory-style employee housing units
Sunrise 1 and 3	142	Employee housing (46 two bedroom units, 96 studios)
Sunrise 2	56	Employee housing (34 one bedroom units, 16 two bedroom units, and 6 two bedroom units with lofts)
Tenderfoot	125	Employee housing (17 two bedroom units, 108 three bedroom units)
Total Existing Units in Unincorporated Area	396	
Potential/Proposed Housing Units		
Project Name	# Units	Description
Buck Ridge	6	Employee housing units
Total Potential/Proposed Housing Units in Unincorporated Area	6	
Town of Dillon – Existing Housing Units		
Project Name	# Units	Description
Mountain Creek Apartments	30	Affordable rental units – 60% AMI
Total Existing Units in Town of Dillon	30	
Town of Dillon - Potential/Proposed Housing Units		
Project Name	# Units	Description
Ristorante Al Lago Redevelopment	3	Affordable workforce housing – 120%, 140%, and 160% AMI
Total Potential/Proposed Housing Units in Town of Dillon	3	

Overall Snake River Basin Totals			
Snake River Basin	Existing Housing Units	Potential / Proposed Housing Units	Total Housing Units (Existing & Potential / Proposed)
Unincorporated Area	396	6	402
Town of Dillon	30	3	33
Total	426	9	435

Source: Summit County Planning Department and Town of Dillon 2008.

Per the table, as of October 2008 there were approximately 426 affordable workforce and employee housing units built or in the process of being built in the Basin. Of these there were 396 existing restricted units in the unincorporated portion of the Basin and 30 existing restricted units in the Town of Dillon. Accessory apartments and caretaker units are other forms of housing for local residents and employees, but these units were not included in the above analysis. Nevertheless, as of October 2008 there were approximately 24 accessory apartments and one (1) caretaker unit in the Basin.

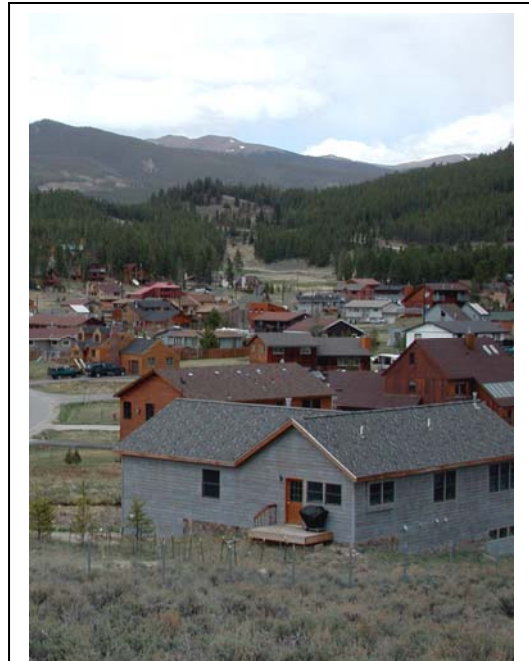
As of October 2008, there were 1,800 existing affordable workforce and employee housing units built or in the process of being built in the entire County. Approximately 51 percent of these existing units (920 units) are located within the incorporated towns, and 49 percent (881 units) are located within the unincorporated areas of the County. Among the incorporated towns, the Town of Breckenridge contains the most affordable workforce and employee housing with 679 units, followed by the Town of Silverthorne with 177 units, and the towns of Frisco and Dillon with 34 units and 30 units respectively. Within the unincorporated areas of the County, the majority of the existing housing units are located in the Snake River and Ten Mile basins. These are predominantly “employee housing” units provided within the Keystone and Copper Mountain Resort areas.

There are approximately 660 additional housing units that have been proposed and approved through a public review process, but have not yet been built (e.g., approximately 365 units in the proposed Valley Brook and Block 11 developments in the Town of Breckenridge). Following construction of these proposed housing units there would be a total of approximately 2,460 deed-restricted affordable workforce and employee housing units in the County. Fifty percent of these units will be located within the Upper Blue Basin (1,238 units), with the remaining 50 percent dispersed throughout the Ten Mile (512 units), Snake River (429 units) and Lower Blue basins (284 units).

Methodology and Site Suitability Analysis

To identify properties that could potentially serve as locations for affordable workforce housing, a thorough analysis to evaluate “every” property in unincorporated portions of the Basin was conducted. The process resulted in identifying specific properties in the Basin that were not encumbered by significant development constraints and displayed characteristics that, when weighed against other sites, made potential affordable workforce housing seem the most viable or practical. These properties were discussed further with the Snake River Planning Commission and evaluated in more depth through a “site suitability analysis”.

The site suitability analysis conducted for each property evaluated locator and factual background information, and specific criteria such as: proximity to employment centers, availability of necessary infrastructure and utilities, adequate access, access to mass transit, neighborhood compatibility, development constraints on the site and opportunities to create a quality residential community on the site. Discussions with the Snake River Planning Commission regarding the site suitability analyses resulted in identifying eleven sites or general areas for potential affordable workforce housing. These specific sites and locations are discussed in detail below.



Single-family residences in the Summit Cove neighborhood.

Redevelopment Opportunities (Multifamily Residential Buildings)

In addition to the properties identified on the Affordable Workforce Housing Map, there are a number of multi-family properties that could potentially provide redevelopment opportunities to increase the stock of affordable workforce and/or employee housing in the Basin. These are parcels that generally contain older multi-family residential buildings, which have historically been affordable for local residents but are not deed-restricted (e.g., condominiums in the Dillon Valley area).

Town of Dillon

After conducting the exercise in each basin to identify potential sites for affordable workforce housing based on specific criteria, it is recognized that properties within the Town of Dillon provide good opportunities to locate affordable housing. In comparison to unincorporated portions of the County, properties within the Town are typically: within better proximity to employment centers, have the necessary infrastructure to accommodate higher residential densities or provide better opportunities for redevelopment and infill. Moreover, concentrating affordable workforce housing in the town is consistent with the Countywide Comprehensive Plan and Snake River Master Plan philosophy and goals of focusing development in existing urban areas and protecting rural, outlying areas of the Basin from development. For these reasons, the County will continue to encourage the Town of Dillon to plan for and accommodate affordable workforce housing (e.g., Restorante Al Lago redevelopment).

Goals, Policies/Actions

The following goals and policies/actions are intended to advance affordable workforce housing in the Basin.

Goal C. Increase the supply of local resident housing in the Snake River Basin through promoting or facilitating opportunities, strategies and proposals that guide, plan for and provide affordable workforce and employee housing.

Policy/Action 1. Support the Countywide Comprehensive Plan goals and policies/actions regarding affordable workforce housing (e.g., deed-restricted affordable workforce housing units shall be exempt from requirements to transfer density).

Policy/Action 2. The following sites or general locations (as identified in the Table 6 and/or on the Snake River Basin Affordable Workforce Housing Map) have been identified as potentially appropriate for affordable workforce housing (in addition to other possible identified land uses). The general guidelines in the Table shall be used to shape proposals for affordable workforce housing on these properties.

Table 6. Snake River Basin – Potential Affordable Workforce Housing Sites/Locations	
Site or General Location	General Guidelines
USFS Compound (adjacent to CR 51 and Forest Canyon Rd.)	This property serves as a location to encourage or accommodate additional affordable workforce or employee housing through redevelopment activities. Any future development on this property should be compatible with the surrounding neighborhood (i.e. similar unit types and densities as those in the surrounding neighborhood). When evaluating any future development of this property for affordable workforce housing, the County should consider the adequacy of the Highway 6 / CR 51 intersection and work with appropriate entities to

Table 6. Snake River Basin – Potential Affordable Workforce Housing Sites/Locations

Site or General Location	General Guidelines
	address any necessary improvements to the intersection.
City and County of Denver Property (north of the USFS compound)	To ensure livability, affordable workforce housing on this site should be buffered/visually screened from adjacent Town of Dillon community facility uses. Development should also occur in a manner that maintains access to area trails and buffers development from adjacent recreational uses. Any future development on this property should be compatible with the surrounding neighborhood (i.e. similar unit types and densities as those in the surrounding neighborhood). When evaluating any future development of this area for affordable workforce housing, the County should consider the adequacy of the Highway 6 / CR 51 intersection and work with appropriate entities to address any necessary improvements to the intersection.
East Extension to Dillon Valley Condos	Affordable workforce housing on this property should be compatible with the surrounding neighborhood (i.e. similar unit types and densities as those in the surrounding neighborhood). When evaluating any future development of this property for affordable workforce housing, the County should consider the adequacy of the Highway 6 / CR 51 intersection and work with appropriate entities to address any necessary improvements to the intersection.
Glen Cove West (property west of Glen Cove Subdivision)	Affordable workforce housing on this property should ensure continued public access for recreational uses, and should be buffered from Highway 6 and the adjacent recreational uses. Development on this property should also be compatible with adjacent properties (i.e. similar unit types and densities as those of the surrounding properties).
Summit Cove Recreation Site (southwest corner of Cove Blvd. and Summit Dr.)	Affordable workforce housing on this property should be compatible with the surrounding neighborhood (i.e. similar unit types and densities as those in the surrounding neighborhood), and should be adequately setback from the power lines along the southern property line, in accordance with the then current regulations/setback requirements for residential development adjacent to high-tension power lines. In addition, any redevelopment of this property for affordable workforce housing should ensure a portion of the site is reserved for public neighborhood parks, open space and recreational uses (e.g., ball fields).
Soda Creek Condos Extension (property south of Soda Creek Condos)	Affordable workforce housing on this property should be compatible with the surrounding neighborhood (i.e. similar unit types and densities as those in the surrounding neighborhood), and avoid impacts to adjacent wetlands. Development should also accommodate possible realignment of the County Recpath through the property, and ensure adequate buffering of residential development from the County Recpath.
Keystone Ranch/Stables Property	Affordable workforce housing on this property should be buffered/visually screened from the adjacent Keystone Science School property. Consideration should be given to preserving historical structures on the property (i.e. historic Keystone train station), and designing the neighborhood in a manner that protects the existing character of the area.
Wintergreen Neighborhood	The Wintergreen Neighborhood serves as a potential location to accommodate community-oriented affordable workforce and employee housing, in conjunction with other community facilities (e.g., childcare center, post office boxes, transit center, and limited neighborhood commercial). Neighborhood design should: provide adequate landscaping / buffering along Highway 6; address the wildlife movement corridor in the area and possible mitigation measures (as identified by the DOW);

Table 6. Snake River Basin – Potential Affordable Workforce Housing Sites/Locations	
Site or General Location	General Guidelines
	preserve or potentially relocate the historical cabin on the site; provide pedestrian connections, parks, open space and recreation areas; and avoid wetland disturbance. Additionally, future development on the property should be designed to provide an aesthetically pleasing entrance/gateway to the Keystone Resort area.
Keystone Gulch Property	Affordable workforce housing in this area should be compatible with the surrounding neighborhood (i.e. similar unit types and densities as those in the surrounding neighborhood). Development should occur in a manner that to the extent reasonable: mitigates wildfire hazard; ensures access to public transit; provides continued access to the Keystone Gulch Road for emergency vehicles and other Keystone Resort vehicles; mitigates potential impacts to wildlife; provides continued public access to trailhead parking and area trails; and buffers development from adjacent recreational uses (i.e. Keystone Gulch Road and Granny’s Trail).
Brown’s Cabin Property	The property is potentially appropriate for affordable workforce and employee housing. Any development of the site should: avoid impacts to adjacent wetlands; buffer residential development from the County Recpath to the south; and provide high quality design that is compatible with the surrounding neighborhood and resort development.
Lakeside Neighborhood, Parcel A	This parcel serves as a location to potentially accommodate additional affordable workforce or employee housing. Any future development of the area should: avoid wetland impacts; be buffered/visually screened from the adjacent Keystone Center property; mitigate potential impacts to wildlife; and provide high quality design that is compatible with the surrounding neighborhood and resort development.
Town of Dillon	The Town of Dillon is a preferred location for affordable workforce housing due factors including: availability of urban services, employment opportunities, and infrastructure; and access to mass transit. Moreover, concentrating residential development in the Town is consistent with the Plan’s goal of focusing development in existing urban areas and protecting rural, outlying areas of the Basin from development. For these reasons, the Town should continue to plan for and accommodate affordable workforce housing (e.g., Ristorante Al Lago redevelopment).

- 2.1 The specific properties or sites listed in the above table represent those identified as a result of a very exhaustive, extensive and thorough process and analysis of all properties in unincorporated portions of the Basin. As a result, these properties are considered to have the highest potential for affordable workforce housing in unincorporated portions of the Basin. The properties or sites display characteristics (e.g., lack of significant development constraints and proximity to employment centers), when weighed against other properties and sites in the Basin that make potential affordable workforce housing seem the most viable or practical.
- 2.2. However, there could be properties not identified in the table that exhibit similar characteristics to those determined to have the highest potential for affordable workforce housing, and would therefore make good affordable workforce housing sites. If there is a situation or instance when such a property (not identified in the above table) is proposed for affordable workforce housing, the property’s suitability shall be determined by the appropriate review authority in conjunction with any proposed development application on a case by case basis.
- 2.2 When determining whether the property may be appropriate for affordable workforce housing, the review authority shall give consideration to such factors including but not limited to: existing use, proximity to employment centers, availability of necessary

infrastructure and utilities, adequate access, access to mass transit, neighborhood compatibility, development constraints on the site, and opportunities to create a quality residential community on the site.

Policy/Action 3. The Affordable Workforce Housing Map identifies properties that contain existing affordable workforce housing and/or employee housing units. Any future development of these properties should maintain and, to the extent possible, increase the current level of affordable workforce housing and/or employee housing that exists on these sites.

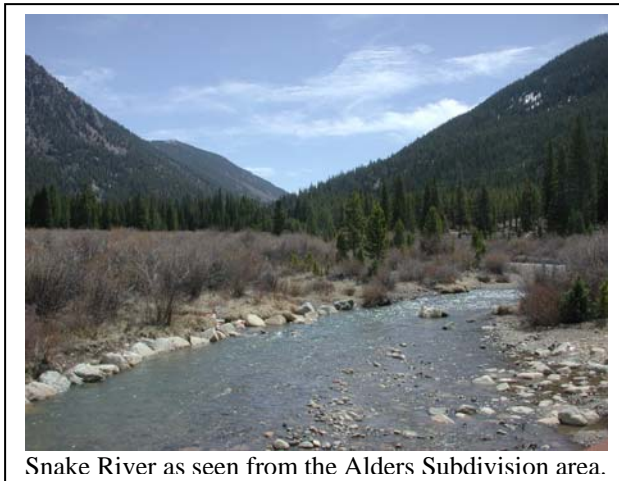
Policy/Action 4. Encourage future infill or redevelopment of multifamily properties, particularly those that contain older residential buildings, provide permanently deed-restricted affordable workforce housing or employee housing for local residents (e.g. condominiums in the Dillon Valley area).

Policy/Action 5. Continue to work with the Town of Dillon, Summit Combined Housing Authority or other entities to:

- Monitor and update the inventory of affordable workforce and employee housing units in the Basin.
- Explore and support mechanisms or tools to facilitate affordable workforce and employee housing in the future (e.g., land banking, land trades, development and redevelopment opportunities, creative funding, and/or strategic partnerships) in the Basin.

Environment

“But the breathtaking part of it all was not so much the planning as the fantastic skill with which the planning was concealed.” -- Anonymous



A key attraction of the County and Basin is the crisp rocky mountain water, clear skies, and a pristine landscape that is home to an abundance of wildlife. A high quality environment is the foundation of the economy and a critical livability factor for residents. Protecting unique habitats, environments, environmentally sensitive areas or those with environmental constraints is critical for maintaining this high quality environment. Environmentally sensitive areas are those lands that contain physical environmental characteristics including: wetlands, streams and riparian areas, floodplains, slopes thirty percent or greater, avalanche hazard areas and other geologic hazards, and alpine tundra. These areas typically

either present a constraint to development or are extremely susceptible to development impacts.

Some unique habitats and environments are found in the Basin. The fen wetlands complex next to the Dillon cemetery is considered one of the most valuable conservation sites in the County. A stand of Ponderosa Pine, a relatively rare occurrence in the County, is found on the hillside next to the County landfill road. The area west of Montezuma and east of Keystone is considered a critically important wildlife movement corridor. Other areas, such as the lower slopes of Tenderfoot Mountain and areas to

the south of Summit Cove, are important habitat for elk.

The Environmentally Sensitive Areas map identifies steep slopes thirty percent or greater and wetland areas in the Basin that development should avoid wherever possible. In addition, much of the Basin borders the Continental Divide and is situated above treeline. These areas are characterized as alpine tundra, which is an extremely sensitive landscape that can be easily damaged and takes many years to recover. Many private parcels/mining claims in the Basin are located in areas typified by alpine tundra. Development in these areas, as well as on steep slopes should be discouraged.

High Quality Wetlands

Wetlands are diverse and important components of our landscape and provide vital ecological functions. The loss of wetlands can have wide-ranging effects, including increased flood damage, loss of fish habitat, drought damage and bird population declines. Management prescriptions could be developed to help further protect some of the high quality wetlands found throughout the Basin.

Though all wetlands in the County are important, wetlands that have been scientifically documented as fulfilling one or more of the following criteria are considered to be significant assets to the County and termed, “high quality wetlands “ or “wetlands of high importance”.

- Wetland contains known populations of Federal or State threatened or endangered species.
- Wetland contains fens.
- Wetland performs at a high level of functionality, is relatively undisturbed by humans, and possesses a superior example of a particular wetland habitat type.
- Wetland type is rare in the County.

Wetlands exhibiting one or more of the above criteria are considered to be “the best of the best” and both directly and indirectly play major roles in supporting the overall biological diversity found in the Basin and County. As of 2002 twenty-six wetlands, totaling approximately 2,375 acres, had been scientifically documented as high quality wetlands in the County. Of these there are six high quality wetlands identified in the Basin. When combined these six wetlands total approximately 389 acres.

Water Quality

As a result of extensive past mining activities in the Basin, the Snake River and watersheds that feed it have some significant water quality issues. Peru Creek is the largest contributor of heavy metals in the Snake River and a large portion of the total heavy metals loading in it can likely be attributed to the Pennsylvania Mine. However, for a number of reasons (i.e. impractical water quality standards, liability and mine cleanup investigations) it may not be possible to bring water quality in this area to within established state or federal standards, even with huge monetary investments in cleanup efforts. One of the major obstacles to mine cleanup is federal laws that potentially place long-term environmental liability on parties that take on cleanup efforts.

Water quality policies in this plan address these issues. Particularly, supporting input on changes to water quality regulations for the Basin so that limitations and realistic expectations for water quality standards can be met. For example, if realistic cleanup goals were developed it could be possible to change water quality standards to something that is attainable by cleaning up some of the mining sites in the Basin. Subsequently, this could enable Peru Creek to be removed from the Clean Water Act 303d listing monitored by the Environmental Protection Agency. The 303d listing refers to stream segments that have been identified as having impaired water quality resulting in the production of load capacities and loss of ability to support certain uses.

Goal D. Protect identified environmentally sensitive areas from development.

- Policy/Action 1. Develop management prescriptions to protect high quality wetlands in the Basin. These include but are not limited to:
- Blight Placer
 - Dillon Bay Fen
 - Montezuma and Surrounding Areas
 - North Fork Snake Riverine
 - North Fork Snake Slope
 - Peru Creek
- Policy/Action 2. Any modifications or road improvements to the County landfill access road should occur in a manner that protects the stand of Ponderosa Pine on the hillside.
- Policy/Action 3. Development in important wildlife movement corridors (i.e. the Jones Gulch/Montezuma area) should be avoided to the maximum extent possible.

Water Quality

Goal E. Improve the quality and quantity of water within the Basin.

- Policy/Action 1. To the extent practicable, reduce acid mine drainage in the Upper Snake River Watershed in cooperation with the Environmental Protection Agency, Colorado Departments of Natural Resources and Health and other appropriate entities through the encouragement of demonstration projects and other techniques.
- Policy/Action 2. Utilize the Snake River Water Quality/Quantity Task Force for data and strategies to address water issues in the Basin. Provide input to State regulatory changes in water quality protection for the Snake River watershed, such as:
- Develop applicable water quality standards, realistic cleanup goals, and remediation technologies for the Basin.
 - Establish realistic and attainable aquatic life goals for each delineated stream segment in the Basin (i.e. use an attainability analysis instead of the Colorado Stream Standards and Classifications).
- Policy/Action 3. The County landfill operations shall continue to adhere to State water quality standards and regulations as required by the Colorado Department of Public Health and Environment and as outlined in the approved plan for landfill design, operations, and closure.

Transportation

"If the only tool you have is a hammer, everything begins to look like a nail" -- Mark Twain

Movement to and within the County and the Basin remains a challenge. Providing an effective transportation system, roadway improvements, and transportation alternatives hinges primarily on available funding at the local, state, and federal levels. Additional traffic and impacts from future development in the Basin is imminent as there is continued growth on the Front Range, in year-round

visitor numbers, and the County approaches build-out. Significant roadway improvements that could be targeted in the future include the widening of Montezuma and Swan Mountain Roads to provide adequate shoulders and expansion of the Highway 6/Swan Mountain Road intersection to accommodate increased traffic. Other major considerations in addressing future transportation capacity is limiting access to Highway 6, working cooperatively with appropriate entities to evaluate transportation system needs, and possibly developing new standards for roads in resort village cores.

Goal F. Preserve and enhance the Basin’s overall transportation capacity, system and roads and roadway improvements.

- Policy/Action 1. To the extent feasible, maintain and improve roadways to enhance user safety and protect County rights-of-way:
- Widen the Montezuma and Swan Mountain Roads to provide adequate shoulders.
 - Monitor and enforce County rights-of-way in the Dillon Valley Neighborhood (i.e. residential driveways that are too wide and illegal landscaping or snow storage in County rights-of-way).
 - In redeveloping Cove Boulevard continue to assess the alignment and need for medians.
- Policy/Action 2. Use County Road and Bridge Standards to define Functional Classifications for roads, including:
- Principle arterials (US Highway 6).
 - Arterials (Dillon Dam Rd., Swan Mountain Rd., and Montezuma Rd.).
 - Collectors (Soda Ridge Rd./Keystone Ranch Rd., East and West Keystone Roads., Cove Blvd., Royal Coachman Blvd. existing/future loop, Evergreen/Deer Path, and Straight Creek Dr.).
- Policy/Action 3. Limit intersections along U.S. Highway 6 for both traffic flow and aesthetic reasons. Where access is necessary, internal circulation paralleling U.S. Highway 6 is encouraged.
- Policy/Action 4. Tie future development into existing access points, or if one does not exist, tie into the access point on the opposite side of US Highway 6 (i.e. four way intersections).
- Policy/Action 5. Work cooperatively with Colorado Department of Transportation, Keystone Resort, and Arapahoe Basin to maintain a current database for road information; conducting traffic counts during the winter season; and evaluating traffic counts every few years.
- Policy/Action 6. Explore developing new standards for roads in resort village cores to allow flexibility in design and to accommodate unique circumstances.
- Policy/Action 7. Continue to support CDOT’s Adopt-a-Highway program along Highway 6.
- Policy/Action 8. Explore different incentives to encourage the development of a tramway to link core neighborhoods located in Keystone Resort, as a means of enhancing the Basin’s overall transportation system.

Pedestrian and Bikepaths

This section attempts to address pedestrian and bikepaths as part of the transportation system within the Basin. As development within the Basin continues, it will be important to provide pedestrian and bicycle transportation routes as alternatives to motorized vehicle use. Some specific examples that emulate a deficiency in safe pedestrian routes include: the lack of paved and plowed shoulder or sidewalks in the Summit Cove neighborhood and pedestrian movement across Highway 6 in the Keystone area. In addition, a section of the final connection to completing the County's recreational pathway system that would circumnavigate the Dillon Reservoir is located in the Basin. Funding and completion of this final link should be facilitated.

- Policy/Action 9. During the development review process and in future road improvements, enhance pedestrian and bike routes by providing neighborhood linkages and paved and plowed shoulders or sidewalks in the following areas:
- Along Highway 6
 - Dillon Valley (Straight Creek Drive)
 - Montezuma Road
 - Soda Ridge Road
 - Summit Cove—Cove Boulevard, Summit Drive and Swan Meadow Drive (specifically from the bus stop at Cove Boulevard to the elementary school and mobile home park).
- Policy/Action 10. Improvements to enhance transportation and pedestrian traffic in Summit Cove should encourage sidewalks to be grade-separated to the extent practicable and where appropriate.
- Policy/Action 11. Accommodate safe pedestrian access across and along US Highway 6 in developed areas.
- Policy/Action 12. Pedestrian areas in the River Run and Mountain House areas should be free from vehicles (including delivery vehicles) to the greatest extent possible.
- Policy/Action 13. Develop pedestrian networks along main arterials in Summit Cove leading from bus stops to the elementary school (i.e. Summit Drive and Cove Boulevard).

Hazardous Waste Transport Through the Basin

- Policy/Action 14. Work cooperatively with CDOT, State Patrol and other appropriate agencies to explore alternatives to transporting hazardous materials over Loveland Pass.
- Policy/Action 15. Work cooperatively with CDOT, State Water Quality Control Division, State Patrol, Summit Water Quality Committee, Summit County Environmental Health and other appropriate agencies to identify and evaluate areas and the times most prone to hazardous material spills on Highway 6.
- Policy/Action 16. Work with appropriate agencies to develop proper diversion methods, containment structures, catch basins or shut-off valves to mitigate potential hazardous material spills into the Snake River and its tributaries.
- Policy/Action 17. Require large projects to minimize cross-traffic patterns on Highway 6 to decrease the potential of a hazardous material spill.

Parking

There are a number of factors that make projecting and providing for future skier parking in the County and the Basin challenging. Currently, skier parking at Keystone Resort and Arapahoe Basin is accommodated primarily in surface lots.

Keystone Resort Parking

Parking issues specific to Keystone Resort include:

- An increased demand for parking that parallels the projected increase in population on the Front Range and in the County.
- Possible loss of parking in the interior of the Keystone Resort due to construction of additional lodging facilities.
- Finding space where additional parking can be provided to maintain adequate parking facilities.

It has been concluded that there is a reasonably certain and foreseeable need to replace anywhere from approximately 1,000 to 1,600 day skier parking spaces in the Keystone Resort area that are expected to be lost as development in existing parking lots occurs. To address some of these demands a site plan for Parcel H (Powerline) Parking Lot was approved in 2004. Parcel H is located on the north side of the Ski Tip Neighborhood and was approved for a day skier parking lot, bus stop building, parking booth, entry gates and other parking lot improvements on approximately 8.4 acres.

Arapahoe Basin Parking



Currently there are four surface parking lots at Arapahoe Basin ski area. The Early Riser parking lot is located directly adjacent to the mountain, between the Exhibition and Pallavicini lifts; the High Noon parking lot is located across Highway 6, a few hundred yards east of the base area (towards Loveland Pass); the Last Chance parking lot is located further up Highway 6 towards Loveland Pass; and the Administration parking lot is located directly outside the Guest Services Building and the Ticket/Season Pass Office adjacent to the base area.

To accommodate increased parking demand, Arapahoe Basin added a \$1.2 million parking expansion and reconfiguration for the 2008-2009 ski season. Improvements included:

- A new pedestrian tunnel under Highway 6, between the High Noon parking lot and the base area. The tunnel is intended to improve safety by eliminating the need for guests to walk across Highway 6.
- Reconfiguration and the addition of 300 new parking spaces in the High Noon and Last Chance parking lots.
- A new shuttle bus system to take guests from the upper parking lots to the base area.

Source: Arapahoe Basin website (<http://www.arapahoebasin.com/ABasin/mountain/guest-info/parking.aspx>, 2008).

Alternatives

Alternatives to constructing new parking facilities and alternative means of transportation to reduce parking needs must continue to be examined (i.e. neighborhood park-n-rides). However, to address parking needs in a more comprehensive manner it is suggested to encourage the development of a long range parking demand model that takes into consideration the ultimate build-out of both the Basin and County.

Goal G. Accommodate new parking facilities in the Basin in a manner that meets increasing parking demands and maintains the visual quality and environmental protection goals of this Plan, while promoting alternatives to constructing new parking facilities.

Policy/Action 1. Work with Keystone Resort and Arapahoe Basin to enhance existing parking lots that allow safe pedestrian access to ski slopes.

Policy/Action 2. In determining day skier parking lot locations, consider the following:

- Access should not interfere with arterial and collector roads, that is, maintain free traffic flow via minimizing access points and signalization.
- Location should be compatible with the neighborhood and meet visual standards as recommended in the Design and Visual Resources Element of this Plan, in accordance with the applicable Development Code provisions.
- Discourage pedestrians and buses from crossing arterial and collector roads to reach ski slopes.
- CDOT future plans for signalization.

Policy/Action 3. Encourage the development of a long range parking demand model (via a task force, community committee or group) based on current demographic, economic and infrastructure changes; the model should be kept current, take into consideration ultimate build-out of both the Basin and County and identify suitable parcels of land for eventual use as surface or structured parking lots.

Policy/Action 4. Work with appropriate entities to identify and evaluate appropriate sites for neighborhood park-n-rides (e.g., adjacent to Snake River Water Treatment Plant, elementary schools, and the middle of the Town of Dillon).

Design and Visual Resources

“The loftier the building the deeper the foundation must be.” -- Thomas à Kempis

The high alpine scenery, natural setting, and relatively unspoiled environment in large part, determine the quality of life for residents and the visitor experience within the Basin. The incredible scenery and unspoiled views contribute to creating the Basin’s and County’s sense of place. The value associated with this beauty is immeasurable and visual quality can be changed whenever new land uses are introduced. In this context the County has a need and responsibility to consider aesthetics when planning. Inadequate consideration of the visual impact of proposed land uses can lead to degradation of the visual quality of an area.

This Plan provides direction to protect lands of highest visual importance in the Basin. These lands are identified on the Visually Important Lands Map and development that impacts these areas shall consider

and incorporate policies contained in the Countywide Comprehensive Plan Design and Visual Resources Element. In addition, strategies to encourage improving visually blighted/less attractive areas and appearance of existing development are introduced.

Visually Important Lands

Goal H. Preserve the Basin’s scenic beauty through identification, protection and planned development prescriptions of visually important lands.

Policy/Action 1. New development that will impact areas identified on the Visually Important Lands Map as highest visual importance shall be evaluated for conformity with the Countywide Comprehensive Plan Design and Visual Resources Element.

Improve Visually Blighted/Less Attractive Areas

Goal I. Improve the visual quality of existing development in areas that are less attractive yet highly visible from the Highway 6 corridor.

Policy/Action 1. Encourage improving the appearance of lands through enhanced landscaping, berming and other techniques that soften the visual character of buildings, outdoor storage areas, and parking lots.

Policy/Action 2. Develop incentives to encourage appropriate entities to improve the appearance of their property.

Design Guidelines

Without attention to detail in where development is placed and how it is designed within the Basin, the natural setting and quality environment could be threatened. It is important to have standards to achieve development that compliments and respects the Basin’s beautiful mountain setting. Examples of projects that could contribute to enhancing the aesthetics of the Basin include improved gateways into the Keystone and Summit Cove areas, a coordinated signage or wayfinding program in the Keystone Resort, and better landscaping along the Highway 6 corridor.

Design and architectural guidelines are addressed and applied through a few different regulations in the Basin:

Countywide Comprehensive Plan—The Countywide Comprehensive Plan contains a Design and Visual Resources Element. The policies contained in the element can be used as a guide for decisions that affect the physical development of the County such as major development proposals, rezonings or PUDs.

These proposals must be evaluated to ensure that they are in general conformity with the Countywide Plan’s provisions. Specifically, to focus development in areas where it is screened, protect the overall visual character of the forest, and avoid adverse environmental impacts.

Snake River Basin and Keystone Resort PUD—Design and architectural guidelines in the Snake River Basin and the Keystone Resort PUD are guided by Appendix C (Architectural and Environmental Design



Standards). Appendix C provides specific architectural and environmental design standards, policies and figures keyed to the varying landforms, vegetative cover types, and development types in the Basin and the Keystone Resort area.

Countywide Building Architectural Design Standards - In May 2007, the County adopted Building Architectural Design Standards, which are contained in Section 3505.05 of the Development Code. These design standards are applicable to duplex, multi-family, commercial, industrial and other non-residential development in the County. The purpose of the Countywide design standards is to accomplish the following goals:

- To encourage the design of buildings that will be compatible in terms of scale, materials and forms with the mountain setting in which the buildings are being established.
- To ensure that buildings are designed to convey a human scale and provide interest to pedestrians, particularly along the edges of large commercial, industrial and multi-family structures.
- To provide variations in building mass and scale.

Goal J. Provide attractive living environments for residents and visitors in the Basin.

Policy/Action 1. Encourage the enhancement of the Basin’s gateway and sense of arrival through buildings and structures (e.g., signed monuments or historic reproductions).

Policy/Action 2. Develop a coordinated and comprehensive sign program for the Keystone Resort area that purports consistent styles compatible with the mountain resort community. The Keystone Resort area encompasses all developed areas between Settlers Creek on the east and Antlers Gulch and Keystone Science School on the west.

Policy/Action 3. Develop a coordinated and comprehensive wayfinding program for the Keystone Resort area.

3.1 Work with Keystone Resort, CDOT and other appropriate agencies to coordinate and implement an effective wayfinding program (e.g., allow for off-premise signs in rights-of-way).

Policy/Action 4. Establish landscaping to screen any potential facilities or structures seen from Highway 6 (e.g., buildings associated with landfill operations).

Goal K. Ensure that future development in the Basin is subject to design standards.

Policy/Action 1. Development proposals within the Basin shall be subject to the Architectural and Environmental Design Standards contained in Appendix C.

Historic and Cultural Resources

“If you want to know your past - look into your present conditions. If you want to know your future - look into your present actions.” -- Chinese Proverb

Historic Resources

Historical, cultural and archeological resources are important links in helping to identify and understand the Basin’s colorful past. These resources are valued and when preserved can contribute significantly to

enriching the experiences and the character of the Basin. Inversely, the destruction of these resources can be an irreversible loss. Cooperative efforts among residents and appropriate entities are needed to protect these resources and to consider impacts prior to new development within the vicinity of the respective resource.

An in depth inventory and research conducted in the Basin indicates approximately 700 sites exist that qualify as historic, cultural or archeological resources (conducted by Mike Cleary; County resident). These resources are peppered throughout the Basin but are predominately located in the backcountry areas and are a byproduct of past mining activities. Specific examples of these sites include the Towns of Chihuahua and Old Keystone, the Highline Stage and Wagon Road, Montezuma Cemetery, Wild Irishman Mining Camp, Hunky Dory Mine, Pennsylvania Mine, Ida Belle Mine, and the Montezuma School House. It is recommended that a comprehensive inventory of historic resources for the entire County be conducted and that those resources identified in the Basin be incorporated.

Goal L. Preserve historic structures and sites in their existing location when possible and practical.

Policy/Action 1. Preserve historic structures and sites in their existing location when possible and practical and no significant environmental constraints or concerns exist. In the Basin, examples of these sites and resources include, but are not limited to:

- Highline Stage and Wagon Road;
- Hunky Dory, Pennsylvania and Ida Belle Mines
- Montezuma Cemetery
- Montezuma School House
- Pennsylvania Mine
- Saints John(s)
- Towns of Chihuahua and Old Keystone
- Wild Irishman Mining Camp.

Policy/Action 2. Historic, cultural or archeological resources identified in the Basin should be incorporated into the County's comprehensive inventory of historical and cultural resources. When finished the County's comprehensive inventory should be used to identify and consider specific sites to be protected in the Basin prior to development.

Cultural Resources / Economic and Community Sustainability

Many destination ski resorts are beset by a challenging economic situation. This situation is characterized by high visitation during peak ski season followed by low visitation in the shoulder seasons and summer ("off season"). As a destination resort, Keystone Resort feels the effects of the fluctuations in seasonal visitation and lack of off season activity.

In this regard, it is felt measures could be taken to bolster economic activity and create more year round opportunities at Keystone. This in turn could make the Resort more sustainable. Strategies that may be developed to guide the Resort toward being more sustainable could be based on an underlying premise of the need to develop a heightened sense of community. Existing residents, property owners, Resort Operator, and other stakeholders at Keystone should continue to engage in and expand discussions on means to broaden economic opportunities and sustainable community development activity. Encouraging civic and cultural activities, amenities, and community events that better balance social, cultural and economic goals could make the Resort a more livable and vibrant year round community in the future.

Goal M: Foster economic vitality, a sense of community, and heightened cultural and civic consciousness.

Policy/Action 1. Stimulate activities, amenities or actions to involve existing resident, property owners, Resort Operator, and other stakeholders in building a stronger sense of community and engagement. For example, this could be accomplished through initiating discussions in future amendments to the Snake River Master Plan, major amendments to the Keystone Resort PUD, affordable workforce housing projects, encouraging more opportunities for cultural amenities and permanent residency.

1.1 Work with the Resort Operator, homeowners associations, appropriate stakeholders and entities to make the River Run Pavilion (multipurpose community facility) a permanent structure.

Recreation and Trails

“Be not afraid of growing slowly; be afraid only of standing still.” – Chinese Proverb

Recreational facilities and trails are important resources and an invaluable asset the Basin has to offer. The many roads and trails throughout the Basin enable people to experience firsthand the stunning mountain views and natural features. Whether by foot, snowshoe, backcountry ski, mountain bike, or motorized vehicle, the enjoyment of the Basin's backcountry can be experienced.

However, existing and desirable trails and accesses to the National Forest and other protected areas could be jeopardized if access points are not identified and protected for public access. The Significant Summer and Winter Routes Maps included in this Plan outline the priority recreational trails, roads and accesses for protection by the County, and appropriate uses of the identified routes (i.e. non-motorized, shared use). In addition, the recreation and trails goals and policies address specific topics related to summer and winter trails, trailheads, accesses, connections and the County landfill and recognize the importance of cooperative planning efforts between various governmental jurisdictions.



Trailhead and signage for a significant route located in Summit Cove.

Of particular importance in the Basin is the need to:

- Continue to differentiate and where appropriate separate motorized and non-motorized use on trails (e.g., Peru Creek and Deer Creek).
- Enhance trail or pedestrian connections to and from Dillon Valley.
- Develop improved access to the Oro Grande Trail adjacent to the Town of Dillon maintenance yards.
- Use a portion of the vacant land near the entrance to Summit Cove to develop a neighborhood park.
- Construct the remaining portions of the Swan Mountain Recreational Pathway.
- Improve trail connections through the Keystone area, effectively manage the Nordic centers, and better regulate access to Keystone Gulch.

- Continue to coordinate with appropriate governmental and private entities to enable better planning of all recreational opportunities in the Basin (i.e. enhanced access to the Dillon Reservoir and designated uses on National Forest System lands).

Goal N. Maintain and improve recreational and trail access throughout the Basin.

- Policy/Action 1. Ensure that access to significant trails and trailheads as identified on the Significant Summer and Winter Route Maps are secured and maintained. Specific locations include but are not limited to:
- Saints John Condominium/Keystone Center Trail (accessing Frey Gulch)
 - Blight Placer (Denver Water property up Montezuma Road)
 - Keystone Ranch
 - Between Ski Tip and Peru Creek Trailhead (this trail needs to be constructed).
- Policy/Action 2. Differentiate and separate motorized and non-motorized use on trails where possible and appropriate. Specific locations may include:
- Deer Creek
 - Webster Pass
 - Peru Creek
 - Old Montezuma Toll Road (a.k.a. Montezuma Highline Road)
 - Tenderfoot Mountain Area.
 - Keystone Gulch.
- Policy/Action 3. Develop appropriate public park and recreational areas in Summit Cove, Dillon Valley and the Keystone Resort area in cooperation with the school district, homeowners associations and other appropriate entities to meet neighborhood recreational needs and to serve as a neighborhood focus while maintaining and protecting dedicated open space areas (e.g., Summit Cove Subdivision #4 parcel east of Lakeside Townhouses and Cove Condo).
- Policy/Action 4. Complete the Recpath through the Keystone Mountain House Neighborhood, and the community pathway connection on the northern side of the Snake River in the Keystone Resort area (i.e. between Liftside, Snowflake and Tenderfoot Condominiums).
- Policy/Action 5. Improve pedestrian and bicycle connections between Dillon Valley trails and the Oro Grande Trail.
- Policy/Action 6. Work to improve pedestrian access between Dillon Valley and the towns of Dillon and Silverthorne.
- Policy/Action 7. If development is to occur on the identified triangle parcel, south of the County Road 4 (Soda Ridge Road) and County Road 8 (West Keystone Road) junction, realign the identified significant summer and winter routes on the property (e.g., Granny Trail).

Tenderfoot Mountain Area

Note: The boundary of the Tenderfoot Mountain Area is delineated on the Significant Summer and Winter Routes Maps.

During the 2009 update to the Plan, attention was given to motorized and non-motorized uses in the Tenderfoot Mountain area as a result of a concurrent process for the County to comment on the White River National Forest Travel Management Plan. After discussing and making a recommendation on the Travel Management Plan, the Commission requested that the Plan be amended to designate all significant routes in the Tenderfoot Mountain area as “non-motorized”, with the limited exceptions noted below, and to include these modifications in the 2009 Plan update.

To correspond with the recommendation forwarded to the USFS on the Travel Management Plan, amendments were made to the Recreation and Trails Element and the corresponding Significant Summer and Winter Routes Maps to address motorized and non-motorized uses in the Tenderfoot Mountain area. Specifically, the designation on trails in the Tenderfoot Mountain area was changed from “shared-use” to “non-motorized use”. Moreover, a few exceptions were made to the “non-motorized” designation for specific roads in the Tenderfoot Mountain area (as identified on the Significant Routes Maps) to allow access only for: 1) full-sized licensed vehicles; and 2) ATVs exclusively during the designated hunting season.

Goal O. Sustainably plan and manage access points to National Forest System lands in the Tenderfoot Mountain Area to provide for and accommodate recreational opportunities aligned with the Significant Summer and Winter Routes maps.

Policy/Action 1. Work with the US Forest Service to restrict motorized recreation in the Tenderfoot Mountain Area to the specific routes designated for “Non-motorized and Full-Sized Licensed Vehicles Only” on the Significant Summer and Winter Routes Maps with the following limitations:

- Prohibit all “off-road” motorized recreation.
- Limit public motorized recreational uses to: 1) full-sized licensed vehicles; and 2) ATVs exclusively during the designated hunting season, according to US Forest Service Regulations.

Policy/Action 2. Take appropriate actions to implement restrictions of off-road motorized uses on Tenderfoot Mountain during summer and winter.

Policy/Action 3. Work with the US Forest Service to evaluate existing trails identified in the US Forest Service Travel Management Plan to determine the potential to sustainably manage these as non-motorized trails, while protecting sensitive resources.

Landfill / Solid Waste Facility and Recreation

A unique and important facility in the Basin is the approximately 465-acre solid waste facility owned and managed by the County. This Plan suggests that the County work to develop a plan to better protect and sustainably manage the property, and to outline the appropriate range of facilities, services and recreational opportunities that should be provided on the property to meet the community’s needs. More details on this future planning effort for the solid waste facility property are provided in the Land Use Element of this Plan.

Goal P. Plan and sustainably manage the County solid waste facility property to provide for and accommodate recreational opportunities that are compatible with both the adjacent residential areas and the solid waste facility operations.

- Policy/Action 1. Trails and appropriate recreational uses in the landfill area should be evaluated and addressed in a future plan for the County solid waste facility property (as described in more detail in the Land Use Element of this Plan).
- Policy/Action 2. Manage the County solid waste facility property to promote safe, sustainable and appropriate use of the area, to minimize wetland and natural resource impacts, and to require users to remain on designated routes or in designated areas.
- Policy/Action 3. Provide appropriate signage on the County solid waste facility property that delineates the designated routes and use areas.
- Policy/Action 4. Appropriately manage the shooting range at the County solid waste facility property to ensure user safety and use compatibility (e.g., electric power substation and mountain bike trails).

Joint Efforts

Goal Q. Work with appropriate entities to enhance trail and recreational opportunities within the Basin.

- Policy/Action 1. Work with Keystone Resort to organize transit routes from the Montezuma free skier parking lot to various trailheads.
- Policy/Action 2. Work with Keystone Resort, Arapahoe Basin, CDOT and other appropriate entities and businesses to: develop a comprehensive signage system and educational materials in the Keystone Resort area to encourage pedestrians to utilize appropriate pathways, rather than roadways, and promote recreational opportunities.
- Policy/Action 3. Work with the appropriate local, state, and federal agencies, user groups, homeowners associations and Keystone Resort to ensure a suitable parallel, natural surface route for non-motorized uses (i.e. cyclists, cross country skiers, and hikers) along the Snake River between Settler's Creek Subdivision and Peru Creek.
- Policy/Action 4. Continue to work with the Dillon Reservoir Recreation Committee (DRReC), residents, and appropriate user groups to ensure adequate trailheads and public access to Dillon Reservoir for aquatic sports such as kayaking, sailing, and fishing.
- Policy/Action 5. Provide input to and work with the USFS and local residents to determine if the development of improved camping sites would be more appropriate and less environmentally impacting than the unrestricted camping now occurring in the Basin (e.g., Peru Creek, Montezuma Road and Tenderfoot Mountain area).
- Policy/Action 6. Work with appropriate local, state, and federal agencies to provide appropriate trailhead-related facilities and amenities (e.g. signage and maps) to encourage environmental stewardship and enhance user experience. Some of the trailheads that have been identified include:

- Deer Creek (at parking area)
- Keystone Gulch
- Peru Creek parking lot
- Saints John (at parking lot in Montezuma at junction of Sts. John Road)
- Webster Pass
- Dispersed, unofficial campgrounds.

Policy/Action 7. Work cooperatively with property owners, Town of Dillon and land management agencies to retain loop opportunities and appropriate trail access (e.g., Dillon Valley, Keystone Ranch, Keystone Resort and Summit Cove neighborhoods).

Policy/Action 8. Work with the Town of Montezuma, surrounding residents, and the USFS to secure public access and formalize public trailheads for both summer and winter use at Deer Creek, Peru Creek, Saints John, and Webster Pass, and summer use at Chihuahua Gulch and Lenawee Trail.

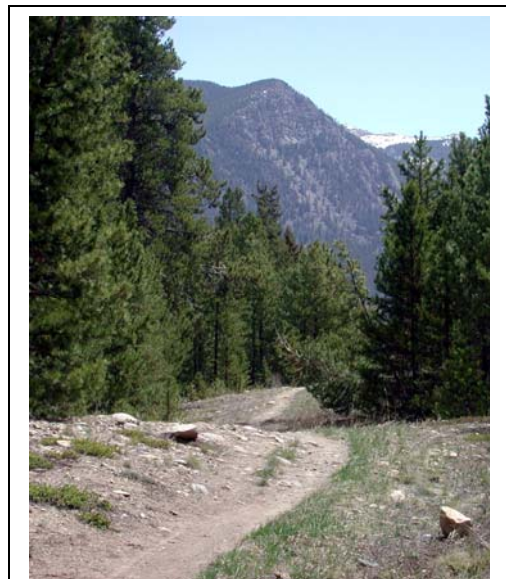
Policy/Action 9. Work with Keystone Resort to ensure appropriate and timely recreational pathway maintenance in the Keystone Resort area.

Policy/Action 10. Work with the Town of Dillon to ensure long-term access for the portion of the Oro Grande Trail located within town jurisdiction (i.e. maintenance and water treatment facility areas).

Policy/Action 11. Work with Keystone Resort to improve pedestrian travel and safety along East Keystone Road between River Run and Mountain House.

Policy/Action 12. Coordinate efforts with Keystone and Arapahoe Basin Ski Areas and the U.S. Forest Service to select, designate and sign appropriate through routes within the ski area boundaries to permit summer access to routes outside of ski area boundaries (e.g., Lenawee Trail and Erickson Mine).

Policy/Action 13. Coordinate efforts with the U.S. Forest Service to identify, designate and sign a non-motorized winter route to the west out of the Swan Meadow Village and Meadow Wood subdivisions area during winter months.



The “Grandma’s Trail” – Keystone Resort Area.