



## Blue River Staff Report November 2024

Town of Blue River  
0110 Whispering Pines Circle  
Blue River, CO 80424

970-547-0545  
michelle@townofblueriver.org  
<https://townofblueriver.colorado.gov>



### **Special Election**

- Ben Stuckey and Kristopher Carsted will appear on the ballot for the special election to be held via mail ballot December 17, 2024. Ballots will be mailed no later than November 29<sup>th</sup>.
- It should be noted that at this time, the December Board of Trustees meeting will be cancelled due to the election.

### **Transit-From Deputy Clerk John DeBee**

- Operations
  - Winter schedule will run from November 17 – April 19
  - All winter shifts (65) to be staffed once 4 drivers complete training.
  - 4 electric vehicles have been received and all staff has started training.
  - Security on the buses and at the Transit centers is still a priority.
- Planning
  - Evaluating the addition of a stop at Northstar Village entrance
  - A survey was sent to Northstar residents with 79% of responders in favor and all wanting the service to go to Breck versus Alma/Fairplay.
- Pilot Micro Transit Program
  - Program is close to all redlines being agreed upon.
  - Optimistic start date would be in mid-January 2025.
  - Initial target areas are Swan Mountain Village and Dillon Valley.

### **Upper Blue Planning Commission-Dan Cleary**

- During the 10/24 UBPC there was a public hearing for PLN23-075: Class 5 - A request for a Preliminary Rezoning from RME to PUD. The planning commission recommended denial of the application. We also had a work session to discuss Phase IV of the Countywide Comprehensive Plan. The focus was on reviewing the draft plan. Our focus was on the Upper Blue, and there is some mention of Blue River which is designated "Mountain Village". It's my understanding that this plan revision will not address any changes to the Joint Upper Blue Master Plan at this time. Simon Corson with the planning department ([Simon.Corson@summitcountyco.gov](mailto:Simon.Corson@summitcountyco.gov)) asked if Blue River would like to comment. Document is included in this report.



**Code Violations logged into Citizen Serve YTD for 2024: 40**

- Advertising Violations: 16
- Dog Violation: 5
- Snow Removal Violation: 1
- Construction Site: 1
- Trash: 9
- Fire Pit: 3
- Other: 5

**Code Complaint Calls to Dispatch**

**October Total Code Calls-13**

**Violations attributable to STR: 6**

<b>Complaint</b>	<b>Subdivision</b>	<b>Action</b>
Unauthorized Use	Tarn	Warning
Unauthorized Use	Tarn	Warning
Parking	Blue Rock Springs	Warning
Uncontrolled Animal	Blue Rock Springs	Citation
Noise, Trash, Parking	Wilderness	Warning
Parking	Timber Creek Estates	Warning
Fire Ban	Timber Creek Estates	Citation
Trash	Sherwood Forest	Warning
Trash	Mountain View	Warning
Trash	Sunnyslope	Warning
Trash	Leap Year	Warning
Trash	DOT Condo	Warning
Uncontrolled Animal	96 Sub	Warning

## **Town Statistics**

Facebook Page Likes  
Town-1,300  
Police Department-917  
Instagram-1,257 followers  
Twitter (X)-85 followers  
Threads-213  
Residents on Email List-1,026  
Blue River News-1,205  
TextMyGov-143

## **Building Statistics**

**September 2024**  
Permits Issued: 24  
YTD: 171  
Inspections: 69  
New Construction 2024: 5  
  
Certificates of Occupancy New  
Construction 2024:1

**Business Licenses-262**

**Lodging Registrations Issued-225**

## **Municipal Court October**

Total tickets written for September Court: 8  
Total on the October Docket: 4  
Total October Failure to appear(s): 2  
Total October OJW(s): 1

## **Tarn Permits**

**YTD September 30, 2024**  
Resident Permits: 207  
Boat Permits: 213



End of Month Report: October 2024  
Chief David Close

**Calls for Service**

Total number of a calls: 177

Top 10 calls as follows:

Traffic Stops	93
Code Enforcement	13
Road Hazard	8
Motorist Assist	7
Suspicious Person/Vehicle	6
Other Agency Back Up	5
Welfare Check	5
Extra Watch Request	5
Animal Complaint	4
Reckless Driver	3

**Summary:** October was the first month in several months without a reported motor vehicle crash with driving conditions being relatively favorable. Towards the end of October, the department got involved in one of its most extensive cases in recent history. This case is currently still under investigation; involves collaboration with over 7 agencies, 3 Counties, a mass of collected evidence, 19 known victims, and pending multiple felony and misdemeanor charges. Items recovered thus far include illegal controlled substances, firearms, a stolen vehicle, personal identifying information, and financial transaction devices.

Arrests: 9 = 6 misdemeanor, 3 felony  
Motor Vehicle Crash: 0  
DUI: 1

**Citations Issued**

Municipal = 17  
County = 10

**Current Administrative Focus**

- Town Ambassador – The department is conducting an analysis of strengths and weakness in current code enforcement system to create an efficient program.
- Investigations – The department is assisting several other law enforcement agencies with ongoing investigations outside our jurisdiction.

## Financial Summary Report

Prepared by: Michelle Eddy, Town Manager

Month Ending October 31, 2024

### Revenues/Expenditures:

Revenues are ahead of budget for the by 21.88%. Sales tax, lodging tax, building and franchise fees are all tracking ahead of budget. Expenses are tracking ahead of budget by 12.33% primarily due to increased sign expense, surveys for land acquisition and refunds for payments received but not owed.

### Reserve Accounts \*As of 10/31/24

#### Unrestricted

Reserve accounts Alpine Bank:	\$1,466,728.54
Colorado Trust Assigned to Capital:	\$3,552,941.10
Colorado Trust Assigned to Broadband:	\$212,883.64
CSAFE:	\$100.00
Illiquid Trust Funds:	\$1,187.42

---

<b>Total Unrestricted</b>	<b>\$5,233,840.70</b>
---------------------------	-----------------------

#### Restricted

American Rescue Plan Funds:	\$197,149.40
Conservation Trust:	\$157,807.98

---

<b>Total Reserves Restricted</b>	<b>\$354,957.38</b>
----------------------------------	---------------------

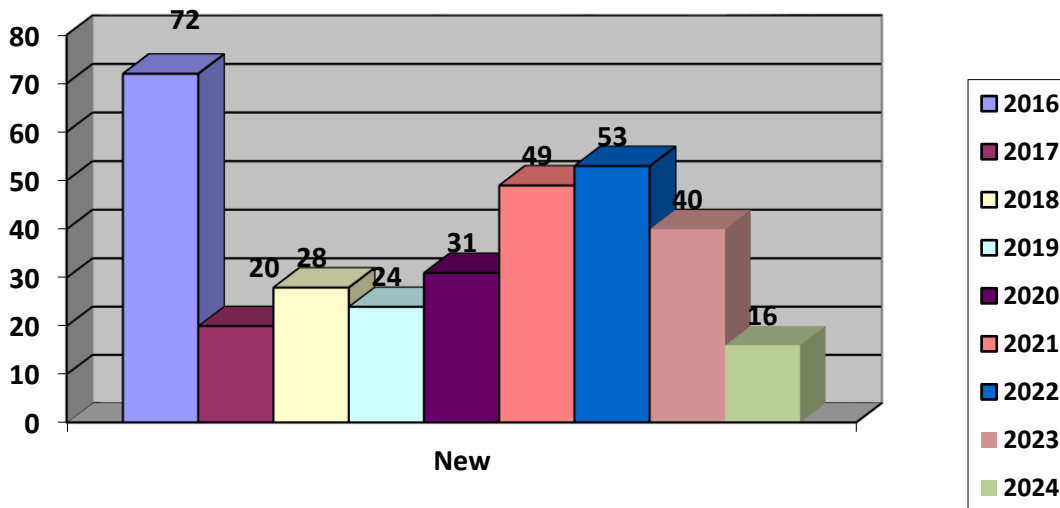


# Town of Blue River

**Staff Report**  
**Short-term Rental Update**  
 Submitted By: Michelle Eddy, Town Manager

## Statistics

Total Issued Licenses as of 10/31/2024: 225-28%



## Annual Revenue

Year	Sales Tax	Lodging Tax
2016	\$264,757.05	\$123,742.00
2017	\$237,468.92	\$126,585.55
2018	\$286,968.54	\$155,511.07
2019	\$425,616.72	\$166,883.33
2020	\$842,141.13	\$176,339.81
2021	\$844,558.23	\$228,743.34
2022	\$1,002,256.27	\$327,762.62
2023	\$996,818.50	\$303,230.72
2024	\$899,545.12	\$332,710.17



## Percentage of STRs by Subdivision

***\*\*Please note the percentage of STRS is based on total homes built within each subdivision and NOT buildable lots.***

Subdivision	# STR	%STR **	% Build Out	% Full-Time Res.
96 Sub	9	27%	90%	30%
97 Sub	12	29%	84%	37%
Aspen View	7	44%	80%	13%
Blue Rock Springs	13	24%	93%	46%
Bryce Estates	1	25%	57%	0%
Clyde Lode	0	0%	50%	0%
Coronet	10	32%	78%	35%
Crown	24	35%	93%	28%
DOT Condo	5	14%	100%	31%
DOT Placer	0	0%	50%	100%
Golden Crown	3	60%	63%	20%
Lakeshore	13	33%	93%	23%
Leap Year	8	38%	91%	43%
Louise Placer	2	29%	70%	14%
McCullough Gulch	1	33%	43%	67%
Meiser	2	100%	100%	0%
Misc Sec TR7-77 Land	0	0%	22%	40%
Mountain View	13	30%	96%	34%
New Eldorado Sub	4	50%	73%	38%
New Eldorado Townhomes	1	11%	100%	56%
Pennsylvania Canyon	0	0%	100	0%
Pomeroy	0	0%	0%	0%
Rivershore	0	0%	63%	0%
Royal	16	24%	94%	31%
Sherwood Forest	20	26%	94%	23%
Silverheels	1	25%	67%	29%
Spillway	3	15%	90%	25%
Spruce Valley Ranch	0	0%	68%	20%
Sunnyslope	13	43%	86%	33%
Timber Creek Estates	30	42%	89%	7%
Wilderness	14	25%	96%	33%



PLANNING DEPARTMENT  
970.668.4200 0037 Peak One Dr. PO Box 5660  
www.SummitCountyCO.gov Frisco, CO 80443

**TO:** Upper Blue Planning Commission (UBPC)  
**FROM:** Simon Corson, Senior Planner  
**SUBJECT:** Blueprint Summit: Comprehensive Plan Update  
**DATE:** Prepared for October 24, 2024 Work Session

---

**SUMMARY OF REQUEST:**

Staff and the consultant team have been diligently working on the fourth phase of the Countywide Comprehensive Plan update process. The Planning Department in collaboration with the consulting firm, Logan Simpson held a workshop with all Basin Planning Commissioners on May 9<sup>th</sup> where the Commissioners participated in a priority analysis exercise, informed the draft future land use maps, and helped define metrics of success for the Plan. Logan Simpson will provide a PowerPoint Presentation to the Upper Blue Planning Commission (UBPC) on October 24<sup>th</sup> to ask for feedback on the organization and content of the draft Land Use Chapter for the Upper Blue Basin (Attachment A).

**BACKGROUND OF REQUEST:**

Last updated in 2009, the Comprehensive Plan and Basin Master Plans (the Plans) represent the long-range vision for how the County would like to grow and develop over time. The Plans are policy documents that guide development review decisions regarding land use, physical growth, environmental protection, open space, recreational trails, housing, and economic development.

In 2022, Summit County contracted with professional planning consulting firm Logan Simpson to assist the County in the update and streamlining of the Countywide Comprehensive Plan and Basin Master Plans.

Over the course of this project, Logan Simpson will collect and analyze all the public feedback received from the questionnaires, community events, focus groups, and stakeholder interviews. This functionality will allow the engagement strategies to be adjusted during the process to ensure that diverse and representative public feedback is being received from all four distinct Basins.

**RECOMMENDATION:**

Staff recommends that the Upper Blue Planning Commission consider Logan Simpson's PowerPoint Presentation and Draft Land Use Chapter for the Upper Blue Basin of the Countywide Comprehensive Plan and provide feedback on the organization and content of the draft plan.

**ATTACHMENT:**

A. Countywide Comprehensive Plan Draft Land Use Chapter – Upper Blue Basin

# UPPER BLUE PLANNING COMMISSION

## Feedback from the Upper Blue Focus Groups

The feedback from the focus groups earlier this summer highlighted several key concerns for the Upper Blue River area. These included the significant impact of transportation and truck traffic on road infrastructure, the need for improved access to services, and better trail connectivity to Breckenridge. Participants also emphasized the importance of increasing bus route services and maintaining the unique community character. Additionally, there was a strong focus on enhancing access to recreational activities and trails. The focus groups highlighted concerns regarding infrastructure constraints when considering the addition of workforce housing as properties adjacent to the Town face significant challenges due to capacity issues and the presence of wetlands that restrict development to areas along SH 9.

The focus groups conducted in the Breckenridge area emphasized the importance of trail and recreational access, highlighting two notable trails in particular, Georgia Pass and Boreas Pass. Participants acknowledged that downtown Breckenridge features higher density development compared to most of Summit County, necessitating solutions that align Town and County goals for public transportation. The focus group felt that affordable and workforce housing development is the most appropriate land use for surrounding County land, while encouraging commercial growth to remain within the Town of Breckenridge. The groups advocated for coordination with the Town of Breckenridge to ensure compatibility between land use goals and addressing shared challenges, making alignment between County and Town land use planning key to tackling common issues such as transportation and connectivity, infrastructure capacity, and the preservation of the area's unique character while promoting sustainable growth.

## Integration into the Land Use Chapter

The new Blueprint Summit County Plan highlights nine key areas to show the unique considerations of geography and community identity throughout the County. Each of these areas includes an introduction and summary section describing the area, and a section on unique considerations. These unique considerations have come from public input, focus group comments and relevant plans such as the Joint Upper Blue Master Plan.

This chapter is a first draft for the Blueprint Summit plan, providing an example of how elements of the Basin Master Plan and other relevant plans have been integrated into the Countywide Plan and how key areas throughout the County will be highlighted for their unique characteristics. The Countywide Land Use Goals and Policies will apply to all key areas and will be the lens through which staff review development proposals. Only in cases where key areas require specific goals and policies that are not applicable Countywide, will goals and policies be located in the key area sections.

## Draft Plan Review

The following chapter is a combination of key areas that fall within the Upper Blue Basin. Each key area contains specific considerations and for the purpose of the Planning Commission review,

identifies goals and policies that are accounted for in the County-wide Land Use Chapter and specifically apply to the key areas within the basin.

This chapter highlights the key areas of Breckenridge and Blue River. Please review the following text and the goals and policies associated with both areas and make note of any additional context or considerations needed to capture their unique considerations in the countywide plan.

Each key area section includes:

- **Map of Key Area:** The map represents the future land use designations within the key area. Each key area is made up of different land uses based on key considerations, community feedback, environmental constraints, and historical trends.
- **Introduction/Summary:** The introduction provides an overview of the area and what makes it unique.
- **Key Considerations:** Each area has considerations that shape land use, goals, and policies. This section explains the key considerations for each key area.
- **Key Area-Specific Goals and Policies:** Due to the unique factors of each key area, the County recognizes that there may be Goals and Policies that are specific only to the area. This section recognizes unique Goals and Policies if applicable (be mindful that not all key areas have area specific Goals and Policies).
  - **Key Area-Specific Actions:** Specific actions are identified to ensure that the plan is implemented. These preliminary actions are what the County will use to make Blueprint Summit a reality. Please provide feedback on these actions! Are there actions that are missing?

# DRAFT BLUEPRINT SUMMIT LAND USE CHAPTER

## Land Use Authority: (Include as a callout)

**C.R.S. § 30-28-106:** It is the duty of a county planning commission to make and adopt a master plan for the physical development of the unincorporated territory of the county, subject to the approval of the county commission having jurisdiction thereof.

## Introduction/Importance

Looking to the future, it is important to the community that Summit County prioritizes intentional development, focused on providing more affordable housing, strengthening community connection, and enhancing community services, all while safeguarding recreation areas, open spaces, and natural resources. This future includes thoughtful development strategies and countywide policies that support balanced growth, preservation of view corridors, and areas to support sustainability efforts. To enhance land use efficiency, future growth should be evaluated based on availability of existing utility connections and capacity, as well as the feasibility of increasing the service volume of utilities. Growth will involve efforts to develop efficiencies across jurisdictional boundaries, providing seamless services, trails, and transportation networks connecting County land to towns.

The Blueprint for Summit County's future upholds a vision for thoughtful and intentional growth, aiming to "Prioritize thoughtful development and concentrated growth areas to maintain the unique character of each part of our mountain community."

The community envisions a unified approach to visioning and governance, where Summit County and its incorporated communities work together towards common goals through interagency collaboration and partnerships. Sustained and meaningful public engagement is key to creating resilient, sustainable, and equitable future land use decisions.

## Key Considerations:

**Utilities and Infrastructure:** Growth continues to occur within incorporated communities, with Silverthorne and Breckenridge seeing the highest levels of development since the last comprehensive plan update in 2009. Future development should continue to focus on efficient and cost-effective development within areas that have established services or where expansion is feasible. This strategy supports the creation of sustainable communities easily accessible by transit, trails, and essential services, while preserving the County's environmental and recreational quality. Concentrating growth in these areas aligns with the County's long-term goals, ensuring that development is both responsible and resilient.

**Build-Out:** Residential development has impacted the amount of developable land remaining across the County. Incorporated areas average 91% build-out and the unincorporated County averages a 77% build-out, with an overall build-out average of 83% (Summary of Residential Build Out, 2022). Areas of change and redevelopment in the future should focus on enhancing and strengthening existing neighborhoods to achieve community goals.

**Industrial Preservation:** The County has a limited amount of industrial land that continues to see redevelopment pressure as housing increasingly becomes a priority. It is a priority for Summit County to preserve existing industrial land wherever possible to not lose this vital economic resource. Industrial areas provide essential services, local employment, and support various sectors, reducing the need for imports and long-distance transportation. This local production capability strengthens the community's resilience against economic fluctuations and supply chain disruptions.

**Concentrated Development:** As the County continues to grow, the demand for additional services, housing, and transportation connections will become increasingly important. Prioritizing concentrated development in the future should allow the County to enhance access to essential services in closer proximity to where people live. Concentrated and mixed-use development areas foster a sense of community by encouraging social interactions and creating more dynamic public spaces. This approach is essential for addressing affordability concerns by promoting diverse housing options and reducing infrastructure costs while preserving essential natural resources.

**Constraints:** Summit County's unique high-elevation, mountainous environment creates considerable constraints to development, limiting where and how the County can grow. Focusing growth in areas with fewer environmental constraints helps protect the County's natural beauty and protects sensitive areas like viewsheds, wildlife habitat, and wetlands. Steering development away from risk zones, such as steep slopes and landslide areas, also helps protect residents over the long-term.

**TDRS:** Summit County utilizes a TDR program designed to protect open spaces, rural lands, and environmentally sensitive areas by transferring development potential from "sending areas" to more suitable "receiving areas." The program allows landowners in designated sending areas to sell their development rights to developers or landowners in areas more suitable for increased development, who can then use these rights to increase the density or intensity of development beyond what is normally permitted by zoning regulations.

Sending areas are typically located in areas the county wants to preserve, such as open space, wildlife habitat, or lands with high scenic value. Once development rights are transferred from a sending area, the land is preserved permanently through conservation easements. Receiving areas are generally closer to existing infrastructure, services, and urbanized areas, where higher-density development is more appropriate and sustainable. Continuing the TDR program into the future, helps concentrate development in appropriate areas of the county that supports the county's environmental and conservation goals while allowing density in key areas that can support critical County needs like community services and housing.

## Relationship to Cross-Cutting Themes

**Resilient** land use for Summit County involves creating land use patterns that support long-term community well-being and environmental health. Allowing the community to proactively plan for natural disasters, climate change, and economic shifts. This includes incorporating strategies for risk mitigation, such as building in areas less prone to flooding or wildfires, designing infrastructure to withstand extreme weather, and ensuring diverse land uses that contribute to economic and social resilience. By prioritizing adaptability and sustainability, resilient land use growth helps communities thrive despite uncertainties. Viewing land use decisions through a lens of resiliency enhances the County's ability to respond to future challenges.

**Sustainable** land use for Summit County involves using land efficiently to minimize environmental impact, such as preserving natural habitats, reducing pollution, and managing resources responsibly. Sustainable land use also incorporates thoughtful infrastructure and utility considerations, ensuring that development supports efficient and lasting systems for transportation, water supply, waste management, and energy. This approach includes designing infrastructure that reduces energy consumption, supports renewable resources, and accommodates future growth without compromising the needs of the environment or Summit County community. By integrating these principles, sustainable land use aims to create balanced, thriving communities that are adaptable and supportive of long-term quality of life.

**Equitable** land use for Summit County facilitates access to amenities like parks, housing, and transportation, ensuring that future land use decisions do not disproportionately disadvantage marginalized or underserved groups. Equitable future land use also involves inclusive participation opportunities that consider the needs and circumstances of diverse community members.

### Relevant Plans

The Summit County Comprehensive Plan integrates content from the 2009 Basin Plans as well as subbasin and neighborhood plans such as the Heeney and Bills Ranch Plans. By incorporating these documents, the comprehensive plan elevates key goals and principles that are important across the county, promoting a cohesive vision while simplifying the review process. This ensures that local values are maintained and reflected in policies that align with countywide priorities. Key Goals and Policies from the referenced plans have been integrated into the key area sections.

## Countywide Goals and Policies

The following countywide goals and policies establish a framework to guide future development throughout the County.

### Goal 1. Manage growth to align development with community values and preserve community identity.

To achieve this goal, we will...

- Policy 1. Prioritize development in areas with existing infrastructure and utilities, or areas where efficient extension of services can be provided.
- Policy 2. Discourage development in areas with visual importance or within critical wildlife movement corridors to protect the natural environment and preserve scenic views.
- Policy 3. Encourage infill development and the redevelopment of underutilized properties to optimize the use of infrastructure and services.
- Policy 4. Maintain and enhance buffers surrounding wilderness areas to protect wetlands, wildlife corridors, and recreational opportunities.
- Policy 5. Encourage subdivisions and site designs to preserve the natural landscape through clustered development, maximum building sizes, and minimum open space standards.

### Goal 2. Provide effective and sustainable services and facilities for current and future development.

To achieve this goal, we will...

- Policy 1. Focus development in areas with access to sufficient emergency and social services, including law enforcement, fire protection, schools, and healthcare.
- Policy 2. Encourage multi-purpose use of public lands and facilities to maximize community benefit.
- Policy 3. Support expansion and enhancement of communication infrastructure, in a way that respects visual and environmental impacts.

### Goal 3. Enhance the quality, desirability, and integrity of existing neighborhoods.

To achieve this goal, we will...

- Policy 1. Encourage mixed-use development where appropriate to create more dynamic public spaces and enhance access to essential services.
- Policy 2. Create opportunities for placemaking that reinforce neighborhood character and improve safety and accessibility for people with disabilities, the elderly, and families with young children.
- Policy 3. Integrate trails and open spaces into neighborhood planning to support recreation and multimodal transportation options.
- Policy 4. Promote development supporting healthy, active lifestyles, and fostering unique and diverse communities.
- Policy 5. Screen development in impactful viewsheds where possible.



#### GOAL 4. Provide safer and more resilient infrastructure, development patterns, and County operations.

- Policy 1. Consider development constraints when evaluating future land use plans to ensure proposed uses can be implemented without negative environmental impacts.
- Policy 2. Educate residents on the associated risks and costs of living in high-risk areas and facilitate informed decision-making when future development within high-risk areas is proposed for consideration.
- Policy 3. Integrate cultural resource preservation into growth management efforts, ensuring that development respects and incorporates the community's historical and cultural assets.
- Policy 4. Preserve existing industrial land to provide a balanced mix of land uses and maintain local access to essential services, jobs, and goods.

#### GOAL 5. Strengthen local and regional collaboration to address shared challenges and maximize efficiencies.

- Policy 1. Partner with neighboring jurisdictions and state and federal agencies to develop common goals related to growth and future development.
- Policy 2. Collaborate with neighboring jurisdictions to plan, fund, and implement joint infrastructure projects that benefit multiple communities.
- Policy 3. Create formal partnerships with towns, neighboring counties, and regional entities to coordinate land use planning efforts and address regional challenges.
- Policy 4. Work closely with utility providers, emergency services, and other key service providers to ensure coordinated and efficient delivery of services across municipal boundaries.
- Policy 5. Coordinate with neighboring jurisdictions, service providers, and special districts to assess capacity for future needs.

#### GOAL 6. Promote development practices that facilitate long-term sustainability, and balance resource allocation.

- Policy 1. Incentivize sustainable building and site design practices that reduce environmental impact and support long-term community resilience.
- Policy 2. Coordinate the location of infrastructure and communication facilities such as utility corridors and cellular communication towers, to support joint use where possible.
- Policy 3. Reduce end-user water consumption through efficient water use practices, conservation measures, and the adoption of water-saving technologies.
- Policy 4. Strengthen climate-resilient development policies to reduce greenhouse gas (GHG) emissions and increase resilience to climate risks.

#### Goal 7. Protect and enhance ecological corridors to ensure that wildlife can safely move between habitats.

- Policy 1. Integrate wildlife crossings into transportation planning along key roadways to reduce vehicle-wildlife collisions and improve road safety for drivers.
- Policy 2. Promote the use of wildlife-friendly infrastructure, such as underpasses, overpasses, and fencing, to facilitate safe passage for wildlife across roads and developed areas.

Policy 3. Conduct regular monitoring and assessments of ecological corridors to evaluate their effectiveness and implement adaptive management strategies to address emerging challenges.

## Goal 8. Ensure the long-term health and sustainability of waterbodies and waterways throughout the County.

Policy 1. Encourage management of outflow from Dillon and Green Mountain Reservoirs in a manner which reduces short-term fluctuations in streamflow.

Policy 2. Maintain healthy water table levels throughout the County.

Policy 3. Address user conflict issues, maintenance, or needed improvements to campground support facilities, financial stability, forest service requirements, and resource damage.

## Environmental Stewardship

### ES Goal 1: Reduce the impacts of development on the natural environment

ES Policy 1.1. Limit the disturbance envelope of new development to 5% of development area to minimize environmental impact and preserve natural landscapes.

ES Policy 1.2 Limit setbacks from main roads to avoid long driveways to reduce unnecessary land disturbance and improve accessibility.

ES Policy 1.3 Limit light pollution from developed areas to help keep skies dark and protect nighttime ecosystems.

ES Policy 1.4 Avoid development in areas that provide significant ecosystem services, such as riparian areas, water bodies, and wetlands, to preserve critical environmental functions and biodiversity.

ES Policy 1.5. Maintain and update County standards to meet or exceed state and federal environmental protections to ensure the highest level of environmental care and regulatory compliance.

ES Policy 1.6. Ensure a sufficient buffer between development and riparian areas to protect water quality and support healthy ecosystems.

### ES Goal 2. Improve equitable and inclusive access to our natural environment.

ES Policy 2.1 Enhance ADA accessibility within appropriate open space areas to expand equitable recreational opportunities for residents and visitors of all abilities.

ES Policy 2.2. Create accessible neighborhood connections to the existing trail network.

ES Policy 2.3 Enhance inclusivity and cultural relevance of open spaces and trails through thoughtful acquisition, programming, and interpretive signage.

### ES Goal 3. Improve the health of our natural environment.

ES Policy 3.1 Restore environmentally degraded areas improve ecosystem health and enhance biodiversity.

ES Policy 3.4 Design for wildlife permeability to ensure animals can move safely across landscapes without barriers.

ES Policy 3.5 Evaluate the impacts of development on wildlife and natural resources to make informed decisions that minimize harm to ecosystems.

ES Policy 3.6 Protect/preserve wildlife habitat and corridors by prioritizing development that clusters development away from high quality habitat, avoids fragmenting contiguous habitat, and maintains or creates habitat corridors to support wildlife populations and ecosystem connectivity.

### ES Goal 4. Reduce exposure and increase capacity to adapt to natural hazards and climate change impacts.

ES Policy 4.1. Limit development in areas with the highest-known hazard exposures, such as the wildland-urban interface, wildfire and flood-prone areas, to protect vulnerable populations, including those in affordable housing, from increased risks and potential disasters.

ES Polic 4.2 Design, maintain, and improve public infrastructure to be resilient and adaptable to future challenges and risks, climate change, and other natural and human-caused hazards.

ES Policy 4.4 Guide density toward areas with existing water and wastewater infrastructure, as well as sufficient water supply, treatment capacity, and wastewater treatment capacity to optimize resource use and ensure that new development is supported by adequate utilities and services.

ES Policy 4.5 Utilize the existing Transfer of Development Rights program to concentrate additional growth near existing infrastructure.

### ES Goal 5. Reduce our reliance on natural resources.

ES Policy 5.1 Coordinate regional water planning efforts with water providers to enhance water conservation, water quality, and integrate water and land use decision-making to ensure effective management of water resources and sustainable development.

ES Policy 5.5 Promote water conservation through land use planning and design to integrate efficient water use into development projects and reduce overall water demand.

### ES Goal 7. Protect and enhance ecological corridors to ensure that wildlife can safely move between habitats.

ES Policy 7.1 Integrate wildlife crossings into transportation planning along key roadways to reduce vehicle-wildlife collisions and improve road safety for drivers.

ES Policy 7.2 Promote the use of wildlife-friendly infrastructure, such as underpasses, overpasses, and fencing, to facilitate safe passage for wildlife across roads and developed areas.

ES Policy 7.3 Conduct regular monitoring and assessments of ecological corridors to evaluate their effectiveness and implement adaptive management strategies to address emerging challenges.

## Housing

### H Goal 1. Increase the supply of affordable housing in the County.

H Policy 1.1 Revise and streamline development standards, procedures, and fee structures to remove unnecessary barriers to the development of local resident housing.

H Policy 1.2 Incorporate ADUs into new large developments and provide incentives for smaller developments to diversify unit types.

H Policy 1.3 Leverage existing ADU stock plans and create stronger incentives for constructing accessory apartments (ADUs) to streamline approval processes.

H Policy 1.4 Ensure affordable units are distributed throughout projects and included in mixed-income developments with varied unit types and sizes to significantly increase affordable housing.

H Policy 1.5 Collaborate with local governments, businesses, nonprofits, and other stakeholders to leverage shared resources to implement strategies such as acquiring existing housing units through buy-down programs, converting them to affordable workforce housing, and exploring creative programs.

### H Goal 2. Prioritize the development of new housing that meets the evolving needs of current and future residents.

H Policy 2.1 Evaluate and adapt strategies for each affordable workforce housing proposal to align with current market conditions while ensuring long-term affordability and benefit to the community.

H Policy 2.3 Incentivize the development of family-sized units and explore additional strategies identified by state housing authorities to enhance local housing affordability.

H Policy 2.4 Incentivize developments that prioritize long-term affordability.

### H Goal 3. Expand land available for affordable housing.

H Policy 3.1 Expand the Land Banking Program to acquire and reserve land for affordable workforce housing.

H Policy 3.2 Collaborate with public entities, including exploring land trades with the US Forest Service, to develop criteria to prioritize acquisitions and development of banked land based on local housing needs and available funding.

H Policy 3.3 Collaborate with partner agencies, community-based organizations, and affordable housing developers to implement a Community Land Trust (CLT) Program, building on existing models if needed.

#### H Goal 4. Balance the housing needs of local residents with the demand for short-term accommodation.

H Policy 4.1 Prioritize the preservation, rehabilitation, and adaptive reuse of existing housing to meet the needs of the local workforce and long-term residents.

H Policy 4.2 Continue exploring programs that convert seasonal and short-term rental housing into year-round affordable rental units like the Lease to Locals program, hotel conversions, and master leasing properties to further expand affordable housing options.

H Goal 4.3 Expand existing programs that convert market-rate units into affordable housing, such as acquisition and buy-downs, to support efforts to prevent the displacement of local residents and employees.

H Goal 4.4 Explore additional strategies, including the rehabilitation of aging properties and the adaptive reuse of underutilized buildings, to maintain neighborhood diversity and long-term affordability using deed restrictions and other protective mechanisms.

H Policy 4.5 Mitigate the impact of short-term rentals (STRs), second homes, and underutilized or vacant units to ensure more housing stock is available for local residents.

#### H Goal 6: Advocate for housing policies that promote affordability, equity, and long-term housing stability.

H Policy 6.1 Enhance education, outreach, collaboration, and advocacy to ensure that both residents and the County are well-informed about housing programs, resources, and housing needs as conditions evolve.

#### H Goal 8 Integrate housing into the broader community support system to sustain the local workforce and preserve long-term community stability.

H Policy 8.1 Work with the Summit Combined Housing Authority (SCHA) to expand financial assistance programs for the repair, rehabilitation, weatherization, and maintenance of affordable workforce housing.

H Policy 8.2 Consider using tax credits, public-private partnerships, and revolving loan funds to support initiatives and ensure long-term housing stability for local workers.

H Policy 8.4 Regularly review and adjust funding strategies to ensure they remain effective and aligned with housing needs.

H Policy 8.5 Expand efforts to leverage financial resources through public/private/nonprofit partnerships, focusing on joint ventures that align with the County's affordable housing goals.

H Policy 8.6 Explore creative financing options and partnerships that maximize the impact of available resources.

H Policy 8.7 Commit to and maintain eligibility for funding under Article 32 of Title 29 (Proposition 123) to secure this essential funding for long-term housing initiatives.

## Transportation

### T Goal 1. Promote Alternative Forms of Transportation to Connect Housing with Community Amenities and Employment Centers

T Policy 1.1 Construct additional trails and pathways to promote active transportation and connect residential areas with amenities and employment centers.

T Policy 1.2 Improve the on-street walking and bicycling network to enhance year-round safety, accessibility, and connectivity to homes, key destinations, and bus stops.

T Policy 1.3 Enhance safety measures along streets and pathways, including speed limits, separated pathways, and visibility around turns, to improve user experience and accommodate the growing presence of e-bikes.

T Policy 1.4 Identify areas where dedicated bus lanes on key roadways could improve transit efficiency.

T Policy 1.5 Reevaluate bus service timing to better accommodate school and work schedules.

T Policy 1.8 Where practical, connect open space areas together through a linked trail system.

### T Goal 3: Support Electric Vehicle (EV) Adoption

T Policy 3.2 Fund EV infrastructure and support EV-friendly policies along regional corridors and at major destinations.

### T Goal 4 Maintain and Improve Roadway Infrastructure

T Policy 4.1 Identify areas in need of additional local roadway connections to improve access while prioritizing sustainable design principles and minimizing environmental impacts.

T Policy 4.2 Incorporate bilingual signage on roadways to support the non-English speaking community.

## Community Connection

### CC Goal 1. Ensure County facilities and services enhance access to essential and valued resources for all Summit County community members.

CC Policy 1.1 Enhance community gathering spaces and multi-generational amenities to provide additional resources for community members.

CC Policy 1.2 Enhance year-round recreational opportunities for community members.

CC Policy 1.3 Take a fiscally responsible approach to acquiring, developing, and maintaining parks, trails, open space, and other recreational facilities.

CC Policy 1.4 Encourage design of new developments, housing, and facilities to accommodate the needs of all users, including youth, aging, disabled, and special needs populations.

## CC Goal 2 Celebrate diversity and strengthen community identity.

CC Policy 2.5 Ensure County facilities and services enhance access to essential and valued resources for all Summit County community members.

## CC Goal 4. Utilize land use planning to support community services.

CC Policy 4.3 Where needed, expand existing public facility links such as trails, paths, open space, and streets to create connectivity between communities and neighborhoods.

## CC Goal 5. Empower community members with knowledge and resources about the unique considerations of living in Summit County

CC Policy 5.1 Establish partnerships and emergency hubs to support the resilience of residents and visitors during and after extreme weather events and other natural hazards.

CC Policy 5.3 Educate landowners on the benefits of preserving historic resources to strengthen support for preservation.

## Economy And Tourism

### E Goal 1. Preserve a Mixture of Land Use Types to Support Diverse Industry

E Policy 1.2 Preserve existing light industrial areas via zoning regulations to provide spaces for future industrial uses.

## **FUTURE LAND USE MAP**

The Future Land Use Map (FLUM) serves as a guide for planning growth and addressing needs in the County's unincorporated areas. Through defined future land use categories, the FLUM outlines the type and location of potential development and aligns with community values and long-term goals. While the FLUM itself is not regulatory, it provides the basis for future zoning changes and land use regulations in the County. The following future land use categories reflect one overarching vision for growth in the County and illustrate the intent behind the countywide goals in this chapter.

DRAFT



## FUTURE LAND USE CATEGORIES

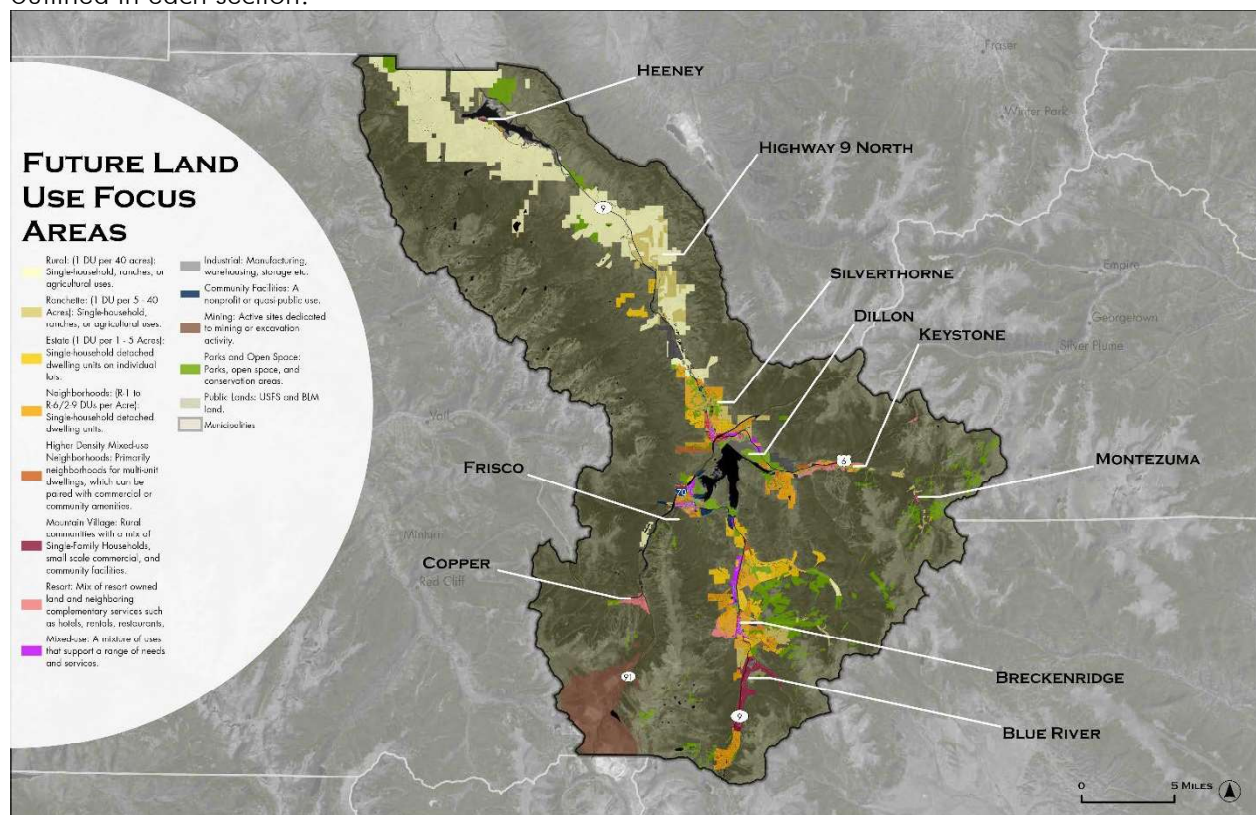
Rural (1 DU per 40 acres)	Single-household, ranches, or agricultural uses with densities of one dwelling unit (DU) per 40 acres. Land uses in this category minimize impacts on environmentally sensitive lands, which can also help preserve open space areas.
Ranchette (1 DU per 5 - 40 acres)	Single-household, ranches, or agricultural uses with densities of one DU per 5-40 acres. Minimizes impacts on environmentally sensitive lands, which can also help preserve open space areas.
Estate (1 DU per 1 - 5 acres)	Single-household detached dwelling units on individual lots ranging in densities from one DU per one to five acres. Minimizes impacts on environmentally sensitive lands, which can also help preserve open space areas.
Neighborhoods (R-1 to R-6/2-9 DUs per acre)	Single-household detached dwelling units on individual lots ranging in densities from two to nine dwelling units per acre.
Higher Density and Mixed-Use Neighborhoods (10+ DUs per acre)	Primarily neighborhoods for multi-unit dwellings that provide a mix of housing options and costs, which can be paired with commercial or community amenities, to promote a variety of higher density living options. In addition, Higher Density and Mixed-Use Neighborhoods can include townhomes, duplexes, small-scale commercial, parks, and open spaces.
Community Facilities	A nonprofit or quasi-public use, such as schools, churches, libraries, hospitals, and utility structures like substations and wastewater treatment plants. These areas could also contain workforce housing.
Open Space	Parks, public and private open space, greenways, recreation, and conservation areas.
Resort	This is a mix of resort-owned land and neighboring complementary services such as hotels, rentals, restaurants, employee housing, parking, and commercial.
Mixed-use	A mixture of retail, offices, light industrial, lodging, or other uses that promote multi-use buildings and corridors that support a range of needs and services. This area may also contain multi-unit residential dwellings.
Industrial	Sites with primary uses such as manufacturing, warehousing, storage, research facilities, auto-related services, or other supporting industrial-related services.
Mining	Active sites dedicated to mining or excavation activities.
Mountain Village	Rural communities with a mix of single-households, small-scale commercial, and community facilities.
Public Lands	US Forest Service (USFS) and bureau of Land Management (BLM) land.

*{Placeholder for Countywide future land use map}*

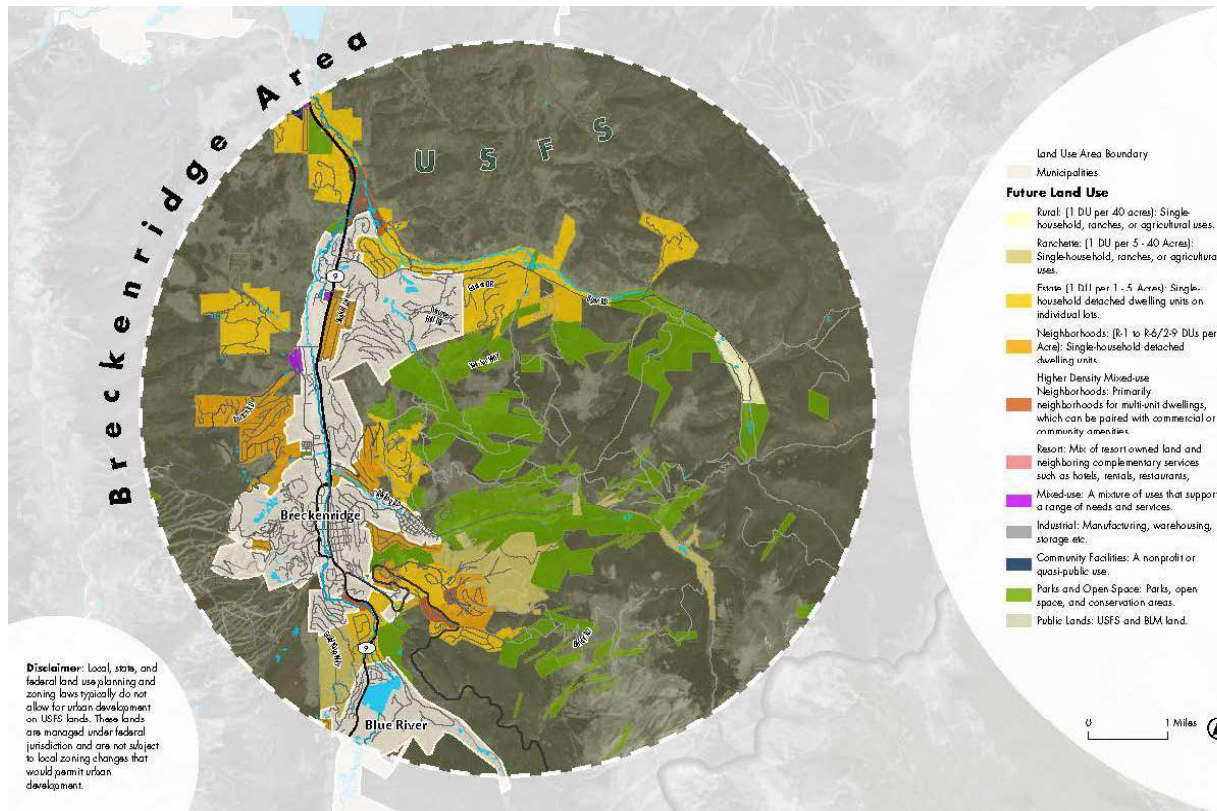
## FUTURE LAND USE FOCUS AREAS

Neighborhood character varies significantly across the County, from the rural, agricultural, and recreation-oriented northern region near Green Mountain Reservoir to the high alpine southern portion near Blue River. The County is shifting from individual basin and sub-basin plans to the Focus Areas to adequately address the unique characteristics of these different regions and neighborhoods, the County has been divided into nine key areas. Each area has different distinct growth potential and important community character that requires consideration.

The following sections will highlight each key area individually, explaining what makes it special and what considerations may influence future development of the area. While each key area is ultimately guided by countywide goals and policies, in unique circumstances, a key area may have area-specific goals and policies that relate to its specific geography. These additional goals and policies have been outlined in each section.



## BRECKENRIDGE AREA



### Introduction/Summary

The Breckenridge area has a long history associated with recreation. Development at the heart of downtown Breckenridge contains higher concentrated densities than seen in most of the County. This development pattern has necessitated more urban-style solutions in terms of public transportation infrastructure like park-and-ride lots, and the Summit Stage stops. The transit system includes service to Boreas Pass and Park County. East of the Town boundaries, the density transitions from urban or suburban to rural development. The FLUM reflects these densities and designates lands beyond as open space.

### Key Considerations

The Future Land Use Map (FLUM) designates residential development as the most appropriate use for the County land surrounding the Breckenridge area, while commercial growth is encouraged to remain within town boundaries. This approach acknowledges the unique factors influencing commercial development, such as traffic impacts, infrastructure availability, and compatibility with surrounding areas.

Future growth will be focused near the Town boundaries and gradually decrease further out, helping to preserve the character of the areas closer to forest land and natural open spaces as shown on the FLUM. This tiered approach helps to accomplish countywide housing and land use goals within areas

that can be serviced by infrastructure, while aligning with environmental stewardship goals of retaining wildlife corridors and protecting sensitive lands.

This key area is one of the few in Summit County that identifies locations where mixed-use development could be suitable, both west of SH 9 and adjacent to Breckenridge. The areas include one south of Stan Miller Drive and the other along Airport Road and Coyne Valley Road. The FLUM also indicates that the west and north parts of this area are most suitable for increased workforce and affordable housing development, particularly due to their proximity to Breckenridge. These areas are well-suited for workforce housing, helping to alleviate commuter traffic by providing homes for those working in the town.

Open space and recreation access are important to the area's character and the communities who live in this area. Preserving trail connections and ensuring access to open spaces remain high priorities, and these considerations should be incorporated into future site planning and development efforts.

As the area continues to grow within the town and surrounding county land, transportation infrastructure will play an increasingly important role. Microtransit systems, trails to support walkability and bikeability, and support for ridership on the Summit Stage bus routes will be an important part of reducing traffic congestion and providing community members access to amenities and services within Breckenridge. Expanding and improving these transportation options will help connect the area to the greater Summit County region, County services and Summit High School supporting the mobility needs of residents and workers.

Moving forward, close coordination with the Town of Breckenridge will be essential to ensure compatibility between land use goals and to address shared challenges. Aligning land use planning between the County and Town will be key to addressing common issues such as transportation, infrastructure capacity, and maintaining the unique character of the area, while promoting sustainable growth.

### Area-Specific Goals and Policies

#### **Goal 1.** Increase the supply of workforce and affordable housing units in key neighborhoods.

Policy 1. Prioritize workforce and affordable housing development in areas identified in the FLUM, particularly the west and north parts of the Breckenridge area.

Policy 2. Ensure new residential developments are designed to support workforce housing needs and alleviate housing shortages for those working in Summit County.

Policy 3. Utilize the TDR program to mitigate growth impacts of new affordable housing within unincorporated County by allowing two units of workforce housing for one development right.

Policy 4. Maintain a cap on development density, targeting a realistic build-out of 14,000 residential units.

Policy 5. Partner with the Town of Breckenridge to implement a density transfer program that facilitates the transfer of its development rights to affordable workforce housing projects at a

ratio of 1:4 (one development right for every four affordable workforce housing units constructed).

Policy 6. As part of the Town of Breckenridge development review process and procedures, 25% of zoned density may be extinguished and considered an eligible public benefit (e.g., as part of a Development Agreement for large projects).

## Goal 2. Support the development of alternative transportation systems to reduce traffic congestion and improve connectivity within the region.

Policy 1. Expand microtransit systems, pedestrian and bike trails, and public transportation options to promote walkability and reduce car dependency.

Policy 2. Work with the Summit Stage to evaluate bus routes and increase ridership to ensure access to services in Breckenridge, County Commons, Summit High School, and Frisco.

Policy 3. Prioritize the development of trails and transportation links that connect the Breckenridge area with adjacent communities and key services, such as the extension of the Recpath along SH 9.

Policy 4. Incorporate trail connectivity into future site planning and development, ensuring that residents have access to a variety of transportation options.

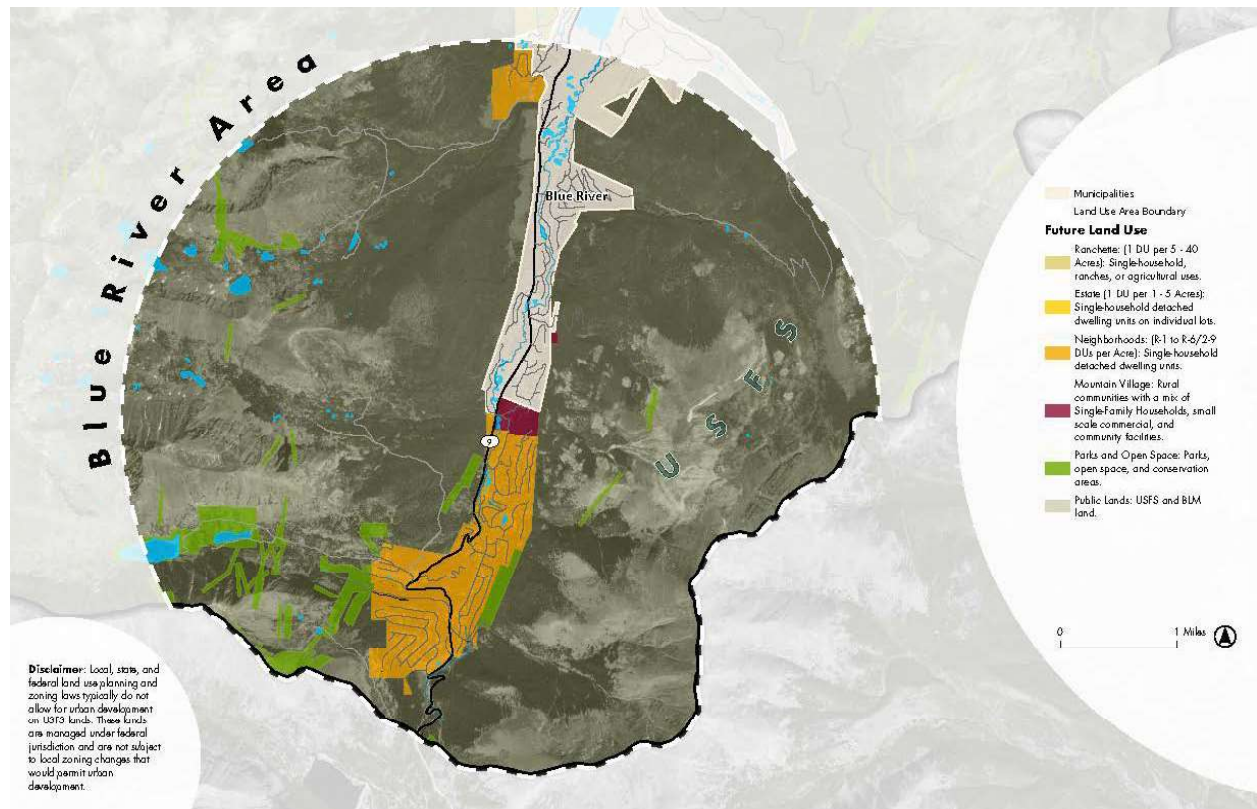
## Goal 3. Ensure close coordination between Summit County and the Town of Breckenridge to achieve shared land use and infrastructure goals.

Policy 5. Align land use planning between the County and the Town of Breckenridge to address common issues such as transportation, infrastructure capacity, and housing needs.

### Actions (to be included in the action table)

- o Incorporate collaborative hillside development standards and regulations within the county and Town of Breckenridge
- o Develop an alternative access road from Lakeview Meadows that connects with the high school road just west of the SH 9 and Swan Mountain Road intersection, thereby reducing direct traffic entrances and the need for additional traffic lights on SH 9.
- o Redirect traffic from Highlands Meadow, Farmer's Grove, and other areas along SH 9 in the Farmer's Korner area to the Swan Mountain intersection instead of allowing direct access to SH 9.
- o Re-route the northern portion of County Road 3.
- o Reduce grades on Moonstone Road.
- o Establish a park-and-ride facility on the property northwest of the intersection of Airport Road and Coyne Valley Placer Road.
- o Create a grade-separated Recpath or widen paved shoulders along SH 9 from the Town of Breckenridge to the Town of Blue River or Hoosier Pass.
- o Establish a non-motorized route to connect the Peak 7 neighborhood and Airport Road.

## BLUE RIVER AREA



### Introduction/Summary

County land just south of the Town of Blue River, is known for its scenic landscapes, outdoor recreation opportunities, and low-density residential development. This key area is predominantly characterized by natural and recreational land use, surrounded by protected forest lands and wilderness areas offering access to hiking, biking, and skiing trails. Residential areas are made up of scattered mountain cabins and vacation homes, typically on rugged, mountainous terrain with no more than two units per acre.

The communities here value their natural surroundings, placing importance on maintaining community character and small-town feel while balancing growth and development. Access to services is more limited in this area and residents rely on nearby Breckenridge for much of their shopping, dining, and amenities.

### Key Considerations

Historically, the areas surrounding Blue River deviated slightly from the county-wide recommendations to reduce density, allowing for additional growth. However, properties within and adjacent to the town face significant constraints on further development due to infrastructure and capacity challenges. The presence of abundant wetlands limits development to areas along SH 9, and the region relies on groundwater, requiring private wells.

Given these limitations, the current Future Land Use Map (FLUM) guides small-scale commercial and mixed-use development, represented by the Mountain Village land use category, directly adjacent to the Town of Blue River. This aligns with existing local businesses, such as the "Lodge by the Blue" hotel, and can accommodate additional small-scale services. Future residential growth should remain limited to the densities outlined in the Neighborhood category.

Infrastructure improvements, including extending the Recpath along SH 9 to connect Breckenridge to Hoosier Pass, should be considered. Currently, the lack of amenities and services in the Blue River area means that residents must travel to Breckenridge for most needs. Additionally, the area serves as a heavy freight truck route, but the existing road infrastructure is strained by the volume and type of traffic passing through.

### Area-Specific Goals and Policies

**Goal 1. Enhance transportation infrastructure to improve safety, reduce congestion and enhancing mobility.**

Policy 6. Collaborate with CDOT to assess and upgrade road infrastructure to accommodate existing freight truck traffic while ensuring the safety of local residents.

Policy 7. Advocate for improved public transportation services, such as the Summit Stage, to enhance connectivity between Blue River, Breckenridge, and surrounding areas.

Policy 8. Encourage the development of pedestrian and bike-friendly infrastructure to promote walkability and cycling as viable transportation options within the area.

**Goal 2. Facilitate appropriate growth while addressing infrastructure and service limitations in the area.**

Policy 9. Work to align County and Town of Blue River land use goals, emphasizing compatible development that supports both community needs and environmental stewardship.

Policy 10. Ensure consistency between The Town of Blue River's dark sky goals and county development.

Policy 11. Explore areas where additional workforce and affordable housing could be accommodated with adequate water and sewer infrastructure.

### Actions (to be included in the action table)

- Expand recreational path along SH 9 to connect Blue River to Breckenridge
- Establishing a park-and-ride facility at Blue River Town Hall.
- Establish public transportation (e.g., Summit Stage) to service the Town of Blue River along the Highway 9 Corridor.
- Creating a grade-separated Recpath or widened paved shoulders along SH 9 from the Town of Breckenridge to the Town of Blue River or Hoosier Pass.
- In cooperation with the towns, secure legal access, and parking at trailheads for the following locations:
  - Pennsylvania Gulch (adjacent to Town of Blue River).