

APPENDIX A. Implementation Strategies

“Plans are only good intentions unless they immediately degenerate into hard work.” -- Peter Drucker

In order for master plans to be useful and relevant documents, it is necessary to identify specific strategies to be implemented. This section categorizes and summarizes major tasks that should be undertaken to implement the Plan. These tasks represent efforts that can significantly improve the linkage between the overall philosophy, vision statement, goals, policy/actions, and implementing tools.

The specifics on how master plans are to be implemented are outlined in Chapter 2 of the Development Code. It is the intent of the Planning Department to periodically receive recommendations from respective basin planning commissions and the Countywide Planning Commission regarding the highest priorities for master plan implementation. These recommendations are then forwarded to the BOCC for consideration and prioritization. Ultimately, the BOCC determines which strategies will be worked on in the upcoming year.

Many of the policies/actions identified in the Plan require some future work, such as an amendment to the Development Code, in order to see their successful implementation. The table below identifies and outlines different action steps and specific strategies that are recommended to fully implement the Plan. Priorities are identified to give an indication of the current relative importance of a particular implementation strategy. These strategies and priorities are provided as guidelines only, are dependent on staffing levels, and may change over time.

Prioritized Implementation Strategies: In light of annually updating the Planning Department’s Work Program, the BOCC requests that respective planning commissions prioritize the top master plan implementation strategies they would like to see implemented. In updating the 2010 edition of the Plan, the Lower Blue Planning Commission recommended the following implementation strategies are a **high priority**, and should be considered as either part of future Planning Department work program priorities or County resources be dedicated to in the near future:

- **Emergency Service Infrastructure (Very High Priority)** – To address the gaps in fire and emergency infrastructure, galvanize and coordinate efforts (e.g., creation of task force or advisory committee) to more thoroughly identify or analyze salient issues, and more clearly identify how to create and implement a plan of action. This should include: the evaluation and extension of fire district and emergency boundaries; scoping the feasibility and location of additional water storage (e.g., ponds and underground tanks) and new fire protection facilities within the vicinity of the Ute Pass Road/State Highway 9 intersection; and ultimately improving service where the gaps between emergency service infrastructure exists.
- **Wildfire Mitigation** – Continue to support efforts to implement, maintain and fund the Summit County Community Wildfire Protection Plan to minimize risk of wildfire occurrence, reduce potential loss of property and valued ecological resources in the Basin.
- **Water Rights** – Continue to protect County appropriated water rights and encourage management of outflow from Dillon Reservoir in a manner, which reduces short-term fluctuations in streamflow.
- **Sensitive Site Design Requirements and Development Code Amendments** - Require all subdivision, rezoning, and site plan proposals in the Basin be subject to sensitive site design requirements. Strongly discourage locating development along or in: prominent hillsides or ridgelines, environmentally sensitive areas, sage meadows and open landscapes, and agricultural lands. More specific measures to address site design requirements include amending the Development Code to develop more detailed wetland and hillside / ridgeline regulations.

Lower Blue Master Plan Implementation Strategies			
Goal, Policy/Action	Project/Description	Timeframe	Priority
Land Use – Urban/Silverthorne Area			
A.3—3.2	The County and Town of Silverthorne should work cooperatively to develop intergovernmental agreements that establish: a requirement that TDRs accompany all future annexations that include higher densities or more intense land uses than allowed in the Rural Area; the designation by the Town of Silverthorne of an urban growth boundary and TDR receiving areas within the Urban/Silverthorne Area, clearly defining the areas where the Town plans future annexations and anticipates growth.	1 year	Medium
Land Use – Rural Area			
B.4	For parcels less than 35 acres, the Development Code should be amended to require conditional use permits for certain uses so that adequate conditions are put in place to ensure impacts of the uses are appropriately addressed. Examples of these uses include the following: elementary and middle schools, motor vehicle storage yards, athletic facilities, fish farms and hatcheries, and small scale hydro plant facilities.	1-2 years	Medium
B.5—5.1	Amend the Development Code to provide more local control (e.g., requiring conditional use permits) over the location and operation of wild game ranches, and certain commercial lumbering in the A-1 Zoning District.	1-2 years	Medium
Land Use, Environment and Visual Quality & View Corridors			
A.4-4.2 B.6-6.1 H.1.2 L.1	Amend the Development Code to require all subdivision, rezoning, and site plan proposals in the Basin be subject to sensitive site design requirements. Strongly discourage locating development along or in: prominent hillsides or ridgelines, environmentally sensitive areas, sage meadows and open landscapes, and agricultural lands. More specific measures to address site design requirements include amending the Development Code to: <ul style="list-style-type: none"> • Develop more detailed wetland regulations, and modify the requirement to avoid disturbance within 25-foot of wetlands and streams to be greater than 25 feet depending on site-specific considerations and potential environmental impacts, and exempt agricultural operations. • Development hillside / ridgeline regulations, and adopt design standards for the protection of visual quality and preservation of rural character. 	1-2 years	High
Transferable Development Rights (TDRs)			
D.1—7	Explore and establish a more formal mechanism to enable the sale, banking or interbasin transfer of TDRs in the Lower Blue Basin (e.g., institute a Lower Blue TDR Bank).	1 year	Low
Agricultural Lands			
F.1.2	Amend the Development Code to identify criteria governing buffering of incompatible uses adjacent to agricultural land.	Ongoing	Low
Environment			
I.4	Continue to protect County appropriated water rights, and encourage management of outflow from Dillon Reservoir in a manner, which reduces short-term fluctuations in streamflow.	Ongoing	High
I.5	Continue to support efforts to implement, maintain and fund the Summit County Community Wildfire Protection Plan to minimize risk of wildfire occurrence, reduce potential loss of property and valued ecological resources in the Basin.	Ongoing	High
Transportation			
J.1—1.1	Examine proposed improvements to the transportation system in the Basin for consistency with the Basin’s rural character and explore and consider the opportunity to provide for transit stops in any future improvements to State Highway 9 and local roads.	Ongoing	Low

Lower Blue Master Plan Implementation Strategies

Goal, Policy/Action	Project/Description	Timeframe	Priority
J.2.1	Work with the BOCC, CDOT, and property owners to improve State Highway 9 from Silverthorne north to the County line in an effort to provide adequate shoulder widths, safe passing zones, parking, and turnout areas and turning lanes where necessary in a manner that is compatible with the Basin’s rural character.	Ongoing	Low
J.2.3; N.9.1	Work with CDOT and other local, state, and federal agencies to ensure a suitable shoulder for cyclists is included in future State Highway 9 improvement projects where a grade-separated trail along the Blue River is not feasible.	1 year	Low
J.2.7—2.8	Amend the Development Code to clarify the responsibilities of developers to, as part of a rezoning, evaluate off-site traffic impacts, which include additional traffic congestion at intersections and make necessary improvements (e.g., acceleration/deceleration lanes) or provide financial obligations to maintain acceptable traffic flow for access to and from State Highway 9. If traffic levels on State Highway 9 or other County roads exceed 75% of road capacity, conduct further analysis of traffic flows to determine which necessary improvements are appropriate.	Ongoing	Low
Infrastructure			
K.2.1	To address the gaps in fire and emergency infrastructure, galvanize and coordinate efforts (e.g., creation of task force or advisory committee) to more thoroughly identify or analyze salient issues, and more clearly identify how to create and implement a plan of action. This should include: the evaluation and extension of fire district and emergency boundaries; scoping the feasibility and location of additional water storage (e.g., ponds and underground tanks) and new fire protection facilities within the vicinity of the Ute Pass Road/State Highway 9 intersection; and ultimately improving service where the gaps between emergency service infrastructure exists.	1 year	Very-High
Historic and Cultural Resources			
M.2	Historic, cultural or archeological resources identified in the Basin should be incorporated into the County’s comprehensive inventory of historical and cultural resources, as envisioned in the Countywide Comprehensive Plan. 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.	Ongoing	Low
Open Space			
N.3	Work with the Town of Silverthorne and property owners to preserve open space values adjacent to the edge of development within the Town of Silverthorne.	Ongoing	Low
Recreation, Trails, and Public Access			
O.2.2	Develop and implement a recreation master plan for the Blue River corridor in cooperation with the U.S. Forest Service, Division of Wildlife, and Summit County Government.	3-5 years	Medium
O.2.4	In conjunction with property owners, land trusts, and public agencies, aggressively pursue funding from all available funding sources including, but not limited to, Great Outdoors Colorado to preserve recreational values in the Basin.	Ongoing	Low
O.4.1	Work with the U.S. Forest Service and local residents to determine solutions for impacts caused by unrestricted camping.	Ongoing	Low
O.5	Work with appropriate government agencies to provide trash receptacles and portable toilets at specific locations during high use times (e.g., hunting season). Some of the trailheads and access points that have been identified include: Acorn Creek; boat take-outs and put-ins along the Blue River; Brush Creek trailhead and Cemetery parking area; Eaglesmere trailhead; Green Mountain Reservoir; Lower Cataract Lake; Rock Creek trailhead; Surprise Lake trailhead; and, Ute Peak trailhead.	Ongoing	Low