

ASSESSMENT OF THE 2001 STRATEGIC MASTER PLAN AND ROAD MAP

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INTRODUCTION

Part 1 - 2001 Strategic Master Plan Assessment summarizes the major themes and the progress made implementing this plan. Park County has been planning for decades and has achieved results. Most of the strategic direction contained in the 2001 Strategic Master Plan has been implemented. Some of the strategic direction regarding the implementation of growth in rural centers has been partly implemented or has gotten less traction.

Part 2 - Road Map for the 2015 Update summarizes the public involvement approach and themes for this update. Much has changed since 2001. Given that many of the goals in the 2001 plan have been implemented, it is likely that there is still strong support for most of the goals. There are lessons learned from the strong effort to implement the 2001 Plan and new values that have emerged. The Road Map outlines the planning themes that have evolved since 2001 and articulates a strategy for involving the communities in the county to update the 2001 Strategic Master Plan to reflect today's opinions and aspirations for the future.

PART 1 – 2001 STRATEGIC MASTER PLAN ASSESSMENT

A. 2001 STRATEGIC MASTER PLAN THEMES THAT HAVE BEEN WELL IMPLEMENTED

A review of the Land Use Regulations and preservation programs in light of the 2001 Strategic Master Plan (2001 SMP) shows that the county has been successful at implementing the preservation-oriented goals and strategies across many themes:

- Agriculture Preservation
- Curtailing the Proliferation of Small Lot Residential Development
- Protection of Scenic Quality
- Habitat Conservation and Natural Hazards Avoidance
- Historic Preservation
- Water Supply and Conservation

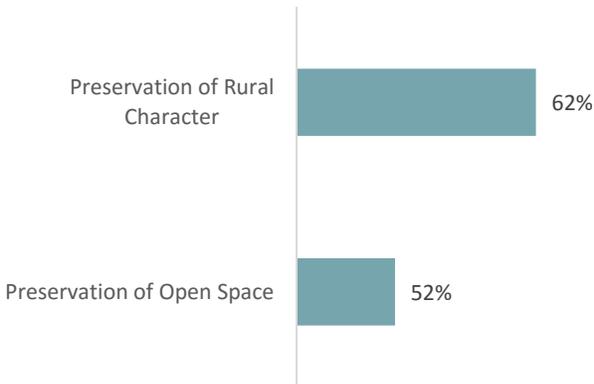
For these important themes that have been implemented in various ways, the question for the 2015 update is “What is next?” The community interviews (see section xx) show that community values support these efforts and so do the results from 2015 Park County Community Survey.



AGRICULTURE PRESERVATION

Most of the guiding principles and strategies in the 2001 SMP have been implemented in the land use regulations and through on-going conservation efforts and county programs. It is clear that support for agricultural preservation is intact given the level of implementation that has and continues to occur. Support for an agricultural county is also found in the 2015 Park County Community Survey:

Figure 1 - What are the most pressing issues Park County will face in the next five years?



Programs

The Land and Water Trust Fund has resulted in the conservation of a dozen ranches and the water rights tied to those ranches totaling over 18,000 acres of land conservation. Colorado Open Lands and Colorado Cattlemen’s Agricultural Land Trust hold most of the Land and Water Trust Fund conservation easements, most of which include water rights so they cannot be removed from the land, while the LWTF facilitates the process and pays for the transaction expenses and matching funds of the cost of the easement itself. In some cases such as with the Wahl Ranch, the land conservation also included state/national registered historic site and structures. Many of these properties are open for public fishing by reservation at southparktrout.com which is a booking service provided by the county Office of Recreation.

The Historic Preservation Program has assisted with getting over 60 structures/compounds listed on the historic and/or national historic register, many of which are ranching/agricultural structures or compounds. The program has also leveraged funding for stabilization and rehab of several historic agricultural buildings.

Land Use Regulations

The Land Use Regulations offer many avenues to preserving open lands, agriculture and habitat. The Agricultural Zone District contains many allowable and conditional uses that allow operators to realize revenue from recreation and other resource activities to help sustain the agricultural use of the land. Guest ranches, shooting ranges, riding arenas, and



central water systems are allowed uses in the agriculture zone. Conditional uses in the agriculture zone include a range of recreation uses: golf course, conference center, commercial campground. Allowable uses decrease in intensity and there are more conditional uses in the Agriculture Small Lot zone. The zoning map also shows that the larger intact agricultural parcels are mostly zoned agriculture, which carries a 160 acre minimum lot size.

The land use regulations also clearly state that platting 35 acre lots under the state subdivision exemption does not give land owners the right to develop without compliance to the zoning and other regulations that apply to all development.

CURTAILING THE PROLIFERATION OF SMALL LOT RESIDENTIAL DEVELOPMENT

Today, the land use regulations allow 1 unit per 5 acres in the residential zone district, which is the highest density residential district. The land use regulations have the effect of discouraging undesirable residential sprawl in areas designated for agricultural and other commercial uses and conversion of agricultural and open lands to residential neighborhoods. According to Section 5-203 of the land use regulations it's required that the following standards be met:

- Consistency with the current strategic master plan
- Consideration of landscape and community character that are not compatible with a proposed rezoning
- Consideration of circumstances that have changed since master plan adoption that support the proposed zoning change.
- In addition to the re-zoning standards, "subdivision exemptions" for lot splits and out-parcels been removed from the land use regulations.

HISTORIC PRESERVATION

At the time the 2001 SMP was written, the county had the then recent 1999 Historic Preservation Plan so it referenced this plan and called for its implementation. The Preservation Plan is currently being updated with a 2015-2020 planning horizon. This soon to be updated plan is the guiding document that defines the long range goals and objectives of the Office of Historic Preservation and the Park County Historic Preservation Advisory Commission and guides the activities undertaken by the department.

The Office of Historic Preservation has assisted with the designation of 56 properties throughout Park County. Adding to the success of the office, in March 2009 Congress approved, and President Barack Obama signed, a bill designating the South Park National Heritage Area - one of less than 50 such congressionally designated areas in the United States that represent the human and natural history of the country.

The Historic Preservation Advisory Commission (HPAC) and county staff have been educating citizens, and continue to pursue this as an objective of the program, with regular



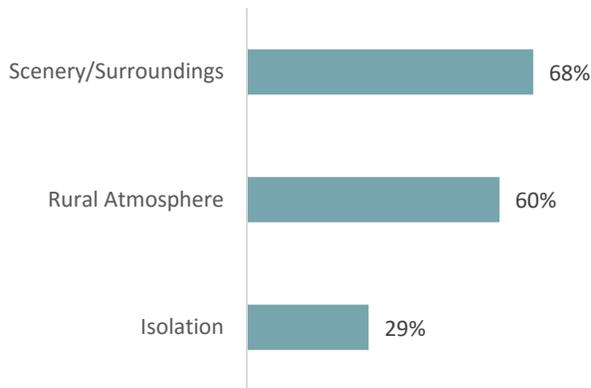
meetings and events and a “Preservation Matters” newsletter with descriptions of current preservation projects, recent successes, history articles and opportunities to participate. HPAC offers micro-grants to help with cash match on other grants and funding. The 2001 SMP also called for a county revolving loan fund, but this need may be met by providing assistance in accessing the Colorado Historical Foundation Revolving Loan Fund.

The county’s Historic Preservation Program has pulled in \$2.4 million in State Historical Fund grants since the program began and it has stabilized/rehabbed twenty structures during the past six years (2010-2015) and has raised over \$800,000 in grants from all sources for historic preservation and interpretation.

PROTECTION OF SCENIC QUALITY

The 2001 SMP repeatedly calls for ridgeline regulations aimed at minimizing the protrusion of structure from the natural ridgelines. Section 7-601 of the land use regulations implements this by limiting the height of structures beyond the top of the ridge to no more than 25 feet above the top of the ridge.

Figure 2 - Why do you live in Park County?



Source: 2015 Park County Community Survey

Section 7-600 Steep Slope Protection also plays a role in protecting scenic quality by requiring larger lot sizes on steep slopes to prevent erosion and directing development into flatter areas where road cuts and cut-fill scars will not affect scenic quality. The agricultural land retention tools listed above also protect scenic quality.

The mining zone district is in the higher elevations and only allows residential structures via a conditional use permit and the associated standards and review process. In addition to preserving mining opportunities for the future, this zone district has the added effect of limiting and mitigating the impacts of private cabins that could otherwise degrade the scenery and character of the high country.

HABITAT CONSERVATION AND NATURAL HAZARDS AVOIDANCE

Programs



The Land and Water Trust Fund (LWTF) and program have successfully conserved over 18,000 acres of ranch land, including the water, critical wildlife habitat and riparian areas on these ranches. In addition the LWTF has been utilized to complete habitat restoration, especially along riparian corridors.

Land Use Regulations

The 2001 SMP references the need to implement regulations to protect wildlife and to ensure that development is located so as not to be adversely affected by natural hazards. Land Use Regulations Article VII Division 6 Natural Resource Protection includes standards to avoid critical wildlife and geologic hazard areas and requirements for drainage to prevent degradation of water quality as well as erosion controls. The slope regulations in Division 6 also prevent erosion and issues with slope instability that can occur as a result of developing on steep slopes.

As an added measure for habitat protection, 1041 Wildlife Regulations apply to developments not involving an application for a rezoning, subdivision, or a planned unit development.

The 2001 SMP calls for a 200 ft. stream bank setback for structures. The Land Use Regulations currently contain a setback of 50 feet. The Flood Plain Regulations also encourage development outside of the 100 year floodplain adding a further layer of protection of riparian habitat in addition to protecting structures and preventing debris damming during a flood event.

WATER SUPPLY AND CONSERVATION

The 2001 SMP reviews a long history of “de-watering” ranch lands in Park County by the sale of agricultural water rights to Front Range water service providers and other investors. The South Platte Basin Implementation Plan component of the Colorado State Water Plan documents the South Platte as “fully appropriated”, meaning that all the water rights are already owned and being used and that any the only water not yet appropriated is only available during periodic high flow runoff events. Capturing this intermittent water requires storage facilities to collect water only during peak flows and to store this water until it is needed.

The Upper South Platte Water Conservancy District was formed in 1955 and covers Park County and parts of Jefferson, Teller, Douglas, and Clear Creek Counties. The Center of Colorado Water Conservancy District was formed in 1997 and is funded by a 1 mill levy. The two districts partnered to form the Headwater Authority of South Platte (HASP), a water rights enterprise. The two water conservancy districts together own and operate the following water resources:

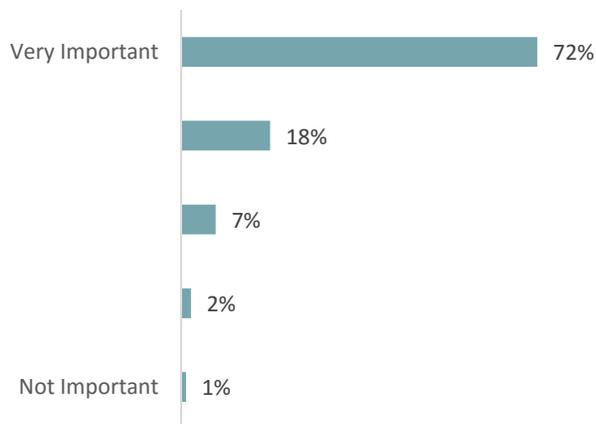
- Supply-700 acre feet from the Bargas Ranch near Jefferson, 30 acre feet consumptive water on Deer Creek, and 37 acre feet in Spinney Mountain.



- Storage-200 acre feet of the James Tingle Reservoir, 26 acre feet Smelter Pipeline Reservoir, 50 acre feet of in Spinney Mountain, and two Twin Lakes Shares on the Arkansas River.

The Park County Land and Water Trust Fund has preserved over 18,000 acres of ranch land and the water rights that run with the ranches. This program is aimed at preserving the ranches and continuing to utilize the water rights for agricultural operations and associated business and ancillary activities. Water quality and stream flow are key factors in the economy both because clean water and intact riparian corridors add to the beauty and habitat diversity of the county and because recreationists have long valued the streams in South Park for their trout and scenic setting.

Figure 3 - How important is water quality/quantity?



Source: 2015 Park County Community Survey

Land Use Regulations Article VII Division 7 Water Quantity and Quality require a demonstrated reliable and legitimate water supply for new development, so any new subdivisions with lots less than 35 acres and any commercial development will need to own water rights or purchase them to be able to develop. The lack of water supply is a real limitation on development in Park County.

B.2001 STRATEGIC MASTER PLAN THEMES THAT NEED TO BE REVISITED IN THE PLAN UPDATE

A review of the Land Use Regulations and county programs/projects shows that implementation of goals that encourage and promote desirable development has been less complete than for the preservation oriented components of the 2001 SMP. Additionally, some important topics such as economic development and tourism marketing are almost entirely absent in the 2001 SMP.

- Directing Density and Future Commercial Uses into Rural Centers



- Ensuring Adequate Public Infrastructure and Services and Making Growth Pay Its Way
- Economic Development and Marketing
- Intergovernmental Agreements with Municipalities Regarding Land Use and Infrastructure

DIRECTING DENSITY AND FUTURE COMMERCIAL USES INTO RURAL CENTERS

The 2001 SMP complements the conservation oriented strategies with a general vision for concentrating growth areas in existing places, called rural centers that already have a community identity and/or a critical mass, and existing infrastructure/services.

Implementation of the rural center concept in the 2001 SMP has been less complete compared to the level of implementation of the preservation components of the 2001 plan. An overarching goal of the 2001 SMP is to limit far-flung rural residential development and highway commercial sprawl and direct growth into designated and mapped rural centers. As summarized in interim deliverable A. *Interview Summaries*, there is limited traction and a vague understanding by landowners of the rural center concept.

The 2001 SMP called for defined boundaries of rural centers accounting for a 20 year growth horizon. Two recessions and 14 years later, growth has not occurred at the rate anticipated by planners in 2001. The county implemented the rural center mixed use zone district allowing a variety of comingled uses in areas of Hartsel, Lake George and Pine Junction. But there has been limited success in directing or stimulating growth in rural centers.

Here are few “troubleshooting” observations regarding the rural center concept: The current rural center boundaries should be reviewed to see if adjustments are recommended. The 2001 SMP applies the rural center concept to places that share few characteristics except that they are places with names in Park County. The rural centers named in the 2001 SMP could be grouped into 3 sub-categories for the 2015 SMP update that better reflect the context:

- *The Highway 285 corridor East of Kenosha Pass* is a unique corridor in Park County and the rural centers along this corridor have a very different form and function than those in South Park. Grant is a contiguous and constrained canyon floor of commercially zoned land right on Highway 285. Bailey has commercial and residential zoning in what appears to be an existing use pattern. The top of Crow Hill is also a concentration of various uses with commercial zoning throughout the area. Pine Junction has a strip of rural center zoning along the Jefferson County boundary that does not appear as if it has redeveloped recently. Due to this corridor’s daily connection to the urban Front Range via Highway 285, it needs to be treated as a unique and integrated corridor in the 2015 SMP Update.
- *Fairplay and Alma* are the incorporated municipalities in Park County and should be considered independently, not under the general umbrella of a “rural center”.



Each municipality has its own character, leadership and infrastructure and service capacity and needs to be treated as such in the 2015 SMP update.

- *Heritage Outposts* - The unincorporated communities of Jefferson, Como, Hartsel, Guffey and Lake George may be more aptly named “heritage outposts” because they provide a historic setting for rural lifestyles, attractions for heritage tourists, and goods and services for outdoor recreation. These are the historic mining and agriculture towns of South Park and still exhibit this heritage with historic properties, landmarks and long-time residents and businesses. Similar to the Highway 285 Corridor, the RPI team anticipates a similar approach of providing an additional layer of specificity beyond what the 2001 SMP provided within the rural centers in South Park. These heritage outposts will be treated uniquely given their unique and historically rooted identities, their remoteness and the limited availability of public services and community facilities, particularly in the southern portion of Park County.

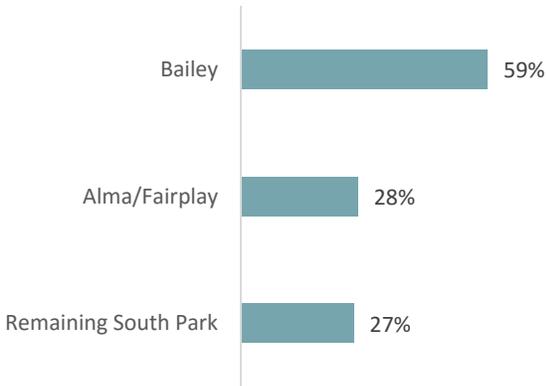
ENSURING ADEQUATE PUBLIC INFRASTRUCTURE AND SERVICES AND MAKING GROWTH PAY ITS WAY

The 2001 SMP states in several places that development should not be approved unless it can be served adequately with basic infrastructure and public services (this was ignored when approving Tanglewood PUD). It implies the need for an adequate public facilities ordinance, requiring infrastructure and public service upgrades if a proposed development would either be underserved or would degrade the level of service of existing residents and businesses. This is an ambitious policy that was once popular during the boom times in the 1990s and 2000s, but one has not been implemented. Currently, development applications that would have an impact on public service and infrastructure providers are referred to the appropriate entities to get comments and identify shortfalls that need to be addressed.

The 2001 SMP also calls for a countywide transportation plan, and one was completed in 2002 but there is a need to create an updated plan to reflect evolving transportation demands and fiscal circumstance. The future land use plan and map that will be created as part of the 2015 SMP Update will be an important basis for prioritizing transportation improvements. Roads and transportation remain one of the top priorities for citizens.

Figure 4 - Percentage of respondents who feel traffic mobility is an important issue for the next five years.





Source: 2015 Park County Community Survey

The 2001 SMP also calls for the expansion of impact fees to ensure that new development covers its fair share of the cost of capital facilities capacity related improvements. Park County currently charges impact fees for fire/ems protection and requires a school land dedication or fee in lieu for new subdivision lots. The two most common county impact fees in Colorado are for roads/transportation and for law enforcement facilities. Given the slow-down in land use permitting during the past seven years, impact fees would not have generated much revenue. The only reason to reconsider impact fees at some point in the future is if building and development activity increases sufficiently to generate enough revenue to pay for actual improvement projects, or at least contribute substantially to the costs.

The 2001 SMP calls for special districts to provide central water and sewer service in Hartsel, Guffey and Lake George. This will require obtaining a legitimate water supply, more water storage, and creating a district and tax/service rate structure to pay for the improvements and to cover operations and a vote by residents. Small water treatment and distribution systems can be expensive for each individual user because the fixed costs and capital costs are shared by a relatively small number of users. If a water district were found to be fiscally feasible, a reliable water source would likely attract more investment in rural centers since water rights are not readily available in Park County.

In summary, there is a clear implementation gap regarding public infrastructure and facilities. This becomes important for evaluating growth potential and ability to serve in rural centers and other growth areas. The rough draft slides included in the interim deliverables entitled *G. Public Services and Infrastructure Availability GIS Model and Analysis* are a series of maps that summarizes a “distance to services” analysis for Park County. In essence, it is a geographic summary of level of service. This is an early iteration of how to begin assessing current conditions and evaluating the spatial level of service throughout the county and the early runs of this model show that the more remote areas in southern Park County have much more limited access to public services and facilities compared to the northern communities along Highway 285. Public infrastructure and services availability and accessibility have real implications on the level of



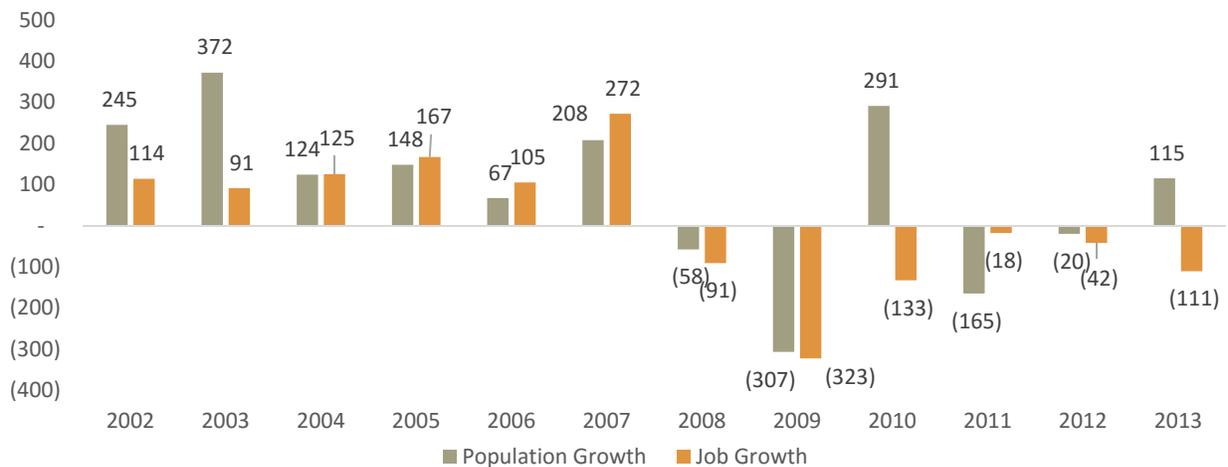
development that is likely and feasible in the various rural centers throughout the county. Future planning in these growth areas needs to integrate these realities by either accepting the limitations and/or planning to improve the accessibility of infrastructure and public services.

The consultant team also needs to gather information from the Towns of Fairplay and Alma regarding their water and sewer capabilities, streets networks and feasible annexation areas. This includes identifying areas where intergovernmental coordination is required between the municipalities and the county as well as support for the towns' plans. The towns are incredibly important in that they can serve denser residential development and commercial uses that are not feasible in the unincorporated county.

ECONOMIC DEVELOPMENT

In 2001, demographers and planners thought that population growth in the mountain counties of Colorado had just begun and that thousands of new residents would continue to move to the mountains and build second homes. Growth slowed in the early 2000s, and then gained momentum again by 2007 and then slowed again in 2008. The Census shows that Park County's population declined during most of the years between 2008 and 2013. The economic future looks much different today than it did in 2001.

Figure 5 - Annual Added Population and Jobs 2002-2013



Source: Colorado Department of Local Affairs Demography Section

Our early interviews show that there is a legitimate question among county leaders about how Park County can be economically sustainable over the long term. Although the 2001 SMP does not directly address economic development as a plan topic, it does include guidance for economic development.

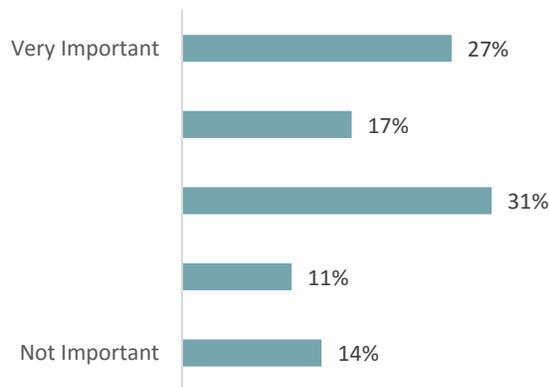
- The 2001 plan promotes expanded flexibility for generating revenue on agricultural lands by encouraging visitor based businesses. The county and its citizens have been very successful at implementing this goal with programs such as southparktrout.com that makes private fisheries available to online customers. The 2015 update will need to build from the efforts to realize revenues from ranches by



identifying new markets and aligning county regulations to make it possible for ranches to adapt and remain financially feasible.

- The rural center concept that is central to the 2001 SMP directs growth into concentrated areas and recommends investment in public infrastructure and services. However the 2001 SMP does not provide implementation guidance on what conditions are required and what steps need to be taken to make the rural centers more prosperous and successful. What public infrastructure and community facilities and services are needed? What economic activities are successful today and what activities could work in the rural centers in the future? What are the existing and potential visitor markets for the heritage outposts such as Lake George, Hartsel, Jefferson and Como?

Figure 6 - How important is economic development?



Source: 2015 Park County Community Survey

The 2015 Strategic Master Plan Update needs to explore options for expanding the economic base well beyond the guidance offered by the 2001 SMP. The consulting team needs to have further discussions with county staff and engage the public to gather additional ideas, but here are some of the projects to date that need to be included in the strategic plan:

Tourism marketing - The 2015 Strategic Master Plan update needs to discuss the long range goals and strategies for attracting visitors to Park County. This involves identifying target markets (heritage tourism, summer recreation, winter recreation, special event participants) and developing marketing materials specifically tailored each market. The website marketing is already well-established. The National Heritage Area website includes tours, history and maps and Southparktrout.com allows online booking of private fisheries. The county also maintains a tourism marketing plan that addresses strategies and target markets. The 2015 SMP Update needs to articulate long range goals and strategies for the various tourism marketing efforts at work in the county.

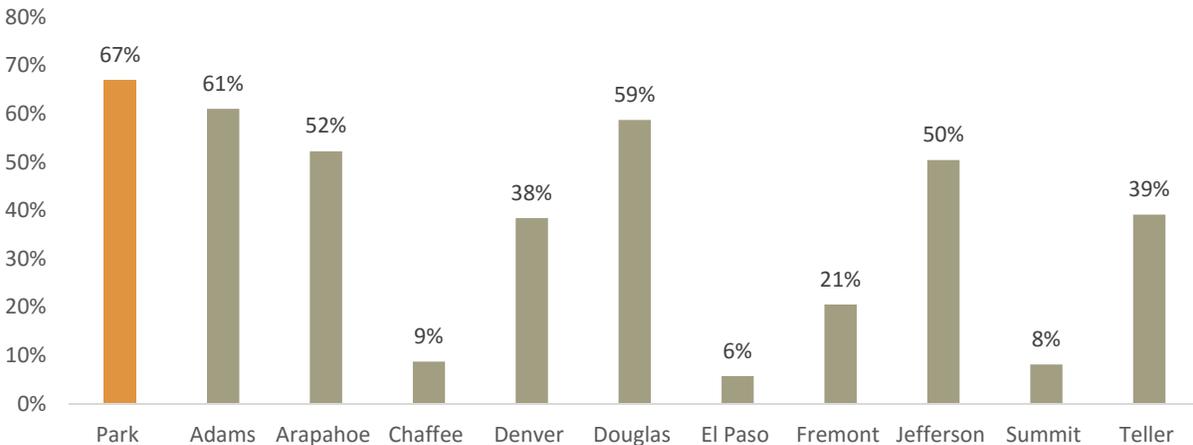
Opportunities for diversifying revenues from agricultural operations - The ranching land base in Park County is critical on many levels and this was well articulated



in the 2001 SMP. The Ranch Recreation program is in place and offers support and programs for encouraging ranch operators to realize revenues from their properties. The 2015 SMP update needs to articulate the long-range goals and strategies for continuing to capitalize on the private land assets in the county to attract visitors and keep them in the county longer.

Expanding and diversifying primary jobs in Park County - As of 2013, the Census shows that 67% of employed persons in Park County commute outside of the county for work. This means that the vast majority of wealth in Park County is earned somewhere else. This means that for most of the day, two-thirds of the working residents are not in the county and not buying goods and services or participating in civic activities. It also means that the economic activity and tax revenue generation associated with the industries employing two-thirds of working residents is captured in neighboring counties. The high altitude setting with mountains and natural landscapes in all directions could be the perfect setting for new base industries that generate new dollars in the county. Base industries could include mountain science organizations; outdoor equipment research, design and manufacturing; high altitude athletic training; medical services and research, agricultural research and innovations; and other businesses that can capitalize on the elevation and setting in Park County.

Figure 7 - Worked Outside of County of Residence 2013



Source: US Census Bureau

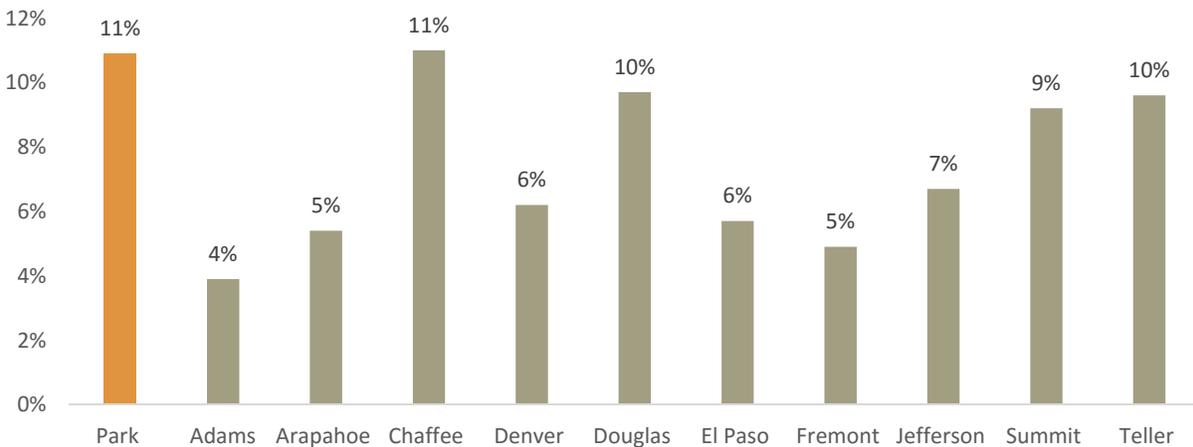
Business support and startup assistance - In order to better capitalize on the tourists that drive through the county or tourists that have chosen Park County as a destination, successful and attractive businesses need to be in place. Were the county successful in landing a primary industry as described above, the opportunities extend beyond the primary industry and into secondary support industries and businesses that serve the resident workers in the primary industries. Initial interviews suggest a common pattern of business start-ups struggling with cash flow and seasonality and start-ups often go out of business within a year or two of opening. This signals the need for a business support and start-up assistance program to help with business planning, to educate businesses about



the economic realities of seasonal swings in revenues, and to direct businesses to state and federal business development resources and financing. Many counties have enacted a “rapid response team” that helps businesses that are in trouble recover and revise their business plans to be more successful in the future.

Lone eagles, telecommuting and home occupations - The census bureau shows that 11% of employed persons work at home in Park County, a remarkable number when compared to urban economies such as Denver, where only 6% of employed people work at home. This is somewhat of a new frontier in economic development and it is rare that a county would actively support lone eagles through economic development programs. However, this is one economic trend that seems to be working for Park County and the 2015 SMP Update needs to articulate strategies for supporting growth in lone eagle/telecommuter businesses including improved internet and cell service

Figure 8 - Percentage of Population Working From Home 2013



Source: US Census Bureau

Better capitalize on the proximity to the Front Range economy - 10,000 of the county’s 16,000 residents live along the Highway 285 corridor east of Kenosha Pass and 74% of the working residents in this area commute out of the county for work. With several communities or nodes along the Highway 285 corridor (Grant, Shawnee, Bailey, Crow Hill, Pine Junction) that have commercially zoned land, there should be a good market for neighborhood scale commercial development that would also serve visitor traffic along Highway 285. There may also be opportunities for residents to establish a base of operations for mobile businesses closer to where they live and deliver goods and services to the customers that are likely on the Front Range. This may be a matter of better understanding and promoting the opportunities in this corridor and it may be a matter of providing business support and start-up assistance. The zoning patterns appear to promote business development in the rural centers, but actual commercial development is often met with resistance by local residents. The 2015 SMP Update needs to develop strategies to identify strategies for economic growth that fit the lifestyles and views of local residents



and to capture more economic activity generated by the largest population center in the county.

Broadband and Cellular Phone Service – Park County plans to incrementally provide broadband and improved cellular phone service. The 2015 SMP Update is an opportunity for articulating the long-term goals and phasing of achieving a higher level of broadband access and improving cellular phone service and coverage.



PART 2 – ROAD MAP TO THE 2015 UPDATE

STEP 1 - COMMUNITY VISION WORKSHOP SERIES

✓ **COMPLETE.** In order to develop a road map for the 2015 SMP update a lengthy process of public involvement occurred. This process began with phone interviews with over 34 residents throughout Park County. Through the interview process information was gathered on current needs and issues in the county. Information gathered from phone interviews along with review of the 2001 SMP provided the ground work for the Community Vision Workshop Series.

This workshop series was held in six locations throughout Park County: Hartsel, Bailey, Guffey, Lake George, Alma and Fairplay. A total of 190 community members attended a workshop in their area. The goal of the workshop series was to gain insight into the direction residents in Park County want to head. At each workshop community members participated in two sessions, a live survey using keypad polling and a visioning exercise. During the keypad polling survey participants were presented with concepts and strategies using PowerPoint and were able to ask questions and discuss before responding anonymously. The results were calculated in real-time for all to see. The polling session had two parts, the first part focused on identifying elements of the 2001 SMP that are still relevant and supported by community members today. The second part addressed ideas and issues identified from the phone interviews and extensive research.



Keypad Polling Participants in Bailey

The visioning exercise was less structured and allowed community members to identify new directions and issues to be addressed in the 2015 SMP Update. During the visioning exercise participants worked in small groups to answer two questions:

- What do you treasure and want to preserve about Park County?
- What concerns do we have and what changes are needed in Park County?

Each small group compiled their responses to the questions and presented their results out to the larger group. The results from each workshop were compiled by theme and combined into one document. Items unique to a specific part of Park County are noted under the name of the location.



KEY PAD POLLING LIVE SURVEY

Following are the topics (blue heading) goals (bold black heading) and strategies (bullets) that were presented during the key pad polling live survey.

COMMUNITY CHARACTER AND PRESERVATION

Sustaining and Preserving-In Tact Agricultural Lands

- Regulations & programs supporting recreation businesses
- Agricultural land and water conservation (voluntary sale or easement)
- Lower density zoning for intact agricultural lands
- Historic ranches and structure preservation

Curtailing the Proliferation of Small Lot Residential Development

- 5 acre min and limited impact residential zone
- Zoning reflecting rural character
- Lower density zoning for intact agricultural lands
- Mining district = full review for residential

Historic Preservation

- Voluntary programs
- Funnel funding
- Combining ag and historic preservation

Protecting Scenic Quality

- Ridgeline protection regulations
- Open space conservation
- Design and community character

Water Supply and Conservation

- Keep agricultural water rights tied to land in the county
- Minimize impacts on groundwater supply & quality
- Develop supply and storage for future development
- Develop supply and storage for existing development

SUSTAINING THE LOCAL ECONOMY

Evolve and Expand Tourism



- Align with municipal economic development efforts
- Program for Rehabilitation and Re-use of Historic Buildings
- Expand lodging and RV camping
- promote and protect natural, historic and cultural resources
- Athletic and heritage special events
- Museums
- Targeted Outreach to Outdoor Recreationists and Heritage Travelers

Business Support and Training

- Encourage business-to-business support and collaborative marketing
- Strengthen Access to Business Funding for expansion and training.
- Facilitate business informational workshops , individual training and mentorships
- Address the need for broadband and cell phone coverage throughout the county
- Explore Programs or Opportunities for Business Experience for High School Students

Diversify the Economy

- Encourage local artists to display their works in existing galleries
- Explore the establishment of a robust art and cultural consortium or facility
- Expand the Plein Air Arts Festival and encourage more arts/cultural events
- Attract Medical Services and a pharmacy

Coordinate Economic Development Efforts

- Establish a single clearinghouse and point of contact for business information
- Support and encourage the South Park Chambers of Commerce and the Platte Canyon Area Chamber of Commerce to partner in marketing, business-to-business commerce, and workshop
- Define the roles of the state, county tourism office and the local chambers in marketing and developing tourist attractions and services

CORE SERVICES, INFRASTRUCTURE AND ASSETS

County-Wide Services, Infrastructure and Assets

- Identify most important services and assets to be close to: community facilities, schools, EMS stations and law enforcement stations
- Identify and incrementally improve busy collector roads



- Encourage local improvement districts and advise on costs and financing

Directing Density and Future Commercial Uses into Rural Centers

- Maintain character/rural/mountain communities
- Infrastructure investments including water, parking, signage, community facilities, and greenspace
- Expand community capacity and partnerships

Strategic Coordination with Municipalities

- Integrate planned annexation areas into the plan
- Respect guidance for community character around the towns
- Coordinated planning and protocol for communications between county and municipalities for development in the municipal peripheries

WHAT TO DO WITH THE 20,000 VACANT LOTS IN PARK COUNTY?

- Encourage land owners to rethink/redesign zombie subdivisions
- Redevelopment regulations for paper subdivisions that will never happen
- Identify subdivisions in logical areas that might be occupied were road infrastructure better
- Vacate obsolete subdivisions and county rights of way
- There are 0 reported cases from states in which statutes are silent on this issue that have concluded that a governing body did not have authority to modify or vacate a plat.

STEP 2 - SUMMARIZE THE INTERGOVERNMENTAL COORDINATION POLICIES OF TOWN OF FAIRPLAY AND TOWN OF ALMA

TOWN OF FAIRPLAY 2014 COMPREHENSIVE PLAN SUMMARY

The 2014 Town of Fairplay Comprehensive Plan outlines several policies regarding intergovernmental coordination covering a range of topics. The new plan contains mapped annexation areas and policies as well as other policies regarding cooperation with the county such as public infrastructure, parks and recreation facilities, utility extensions, community character and land use. These policies are summarized in Attachment A - Town of Fairplay 2014 Comprehensive Plan Summary.



TOWN OF ALMA - COORDINATION AND COMMUNICATIONS ON THE 2015 COMPREHENSIVE PLAN UPDATE

The Town of Alma is currently underway with a comprehensive plan update. The consulting team will work closely with the Town and the consulting team to establish intergovernmental policies for inclusion in the Park County 2015 Strategic Master Plan update. The existing plan was completed in 1998, so instead of summarizing this decades old plan, the consulting team will coordinate on the town's current update efforts.

STEP 3 - FOCUS GROUPS WITH COUNTY STAFF AND COMMUNITY LEADERSHIP

With the general direction charted from the participants in the Community Vision Workshops, it will be time to engage the county staff, the county planning commission, other county community leaders and representatives from the Towns of Alma and Fairplay to add more specificity and chart a course for implementation. These will be focused meetings covering the priority topics arising from the Community Vision Workshops and other priorities voiced by County officials:

- County Roads Maintenance and Improvements
- Economic Development
- High Speed Internet
- Water and Land Conservation
- Investment and Land Use in Rural Centers
- Health Care Services
- Communications and Governance
- Coordination with Alma and Fairplay
- Historic Preservation

These meetings will be small focus groups with the objective of providing the planning team with guidance and suggestions for additional priorities and further details about how to implement the basic goals and strategies arrived at during the Community Vision Workshops.

Having completed this meeting series (ideally accomplished during one multi-day trip and potentially by phone), the planning team will write the results into a concise document that summarizes the content of the Strategic Master Plan Update in detail in a comprehensive table of contents. The process will merge and reconcile the input from the focus groups and from the Community Vision Workshops.



STEP 4 - INTERIM DRAFT STRATEGIC MASTER PLAN FOR PUBLIC REVIEW

The input and information leading up to this draft will be sufficient to create a complete draft for public review.

STEP 5 - SEEK INPUT ON THE INTERIM DRAFT STRATEGIC MASTER PLAN

Electronic Commenting on Interim Draft - This will be combination of circulating the draft internally to Park County staff and leaders, as well soliciting public input via online commenting tools. With the email lists we built during the Community Vision Workshops, it will be efficient to distribute the draft plan and gain digital input. Having received the online comments, the planning team will then work with county staff to determine whether additional onsite meetings are necessary in various portions of the county.

Planning Commission Workshop - This would be an opportune time to meet with the planning commission as a group in a workshop setting.

STEP 6 - FINAL DRAFT AND REVIEW PROCESS

Having integrated and addressed the comments from the input process, the planning team will finalize the draft for formal adoption. This will entail a public hearing before the planning commission.

