



Community Workshop Series

Park County Strategic Master Plan Update



History and where we are today

- County adopted 2001 Strategic Master Plan
- Most of it has been implemented
- Now we need to:
 - Check-in on the core policies of the 2001 plan
 - Get feedback on emerging planning topics
 - Hear your values, concerns and ideas in your words

Topics Covered in Key Pad Session

- Agriculture
- Scenic preservation and community character
- Curtailing small lot residential sprawl
- Historic preservation
- Core infrastructure and services
- Evolving and expanding tourism
- Diversifying the economy
- Transportation improvement needs
- Form & function of rural centers
- The legacy of 20,000 vacant lots

Have you ever lied to your mother?

22%

1. Never

0%

2. Only once

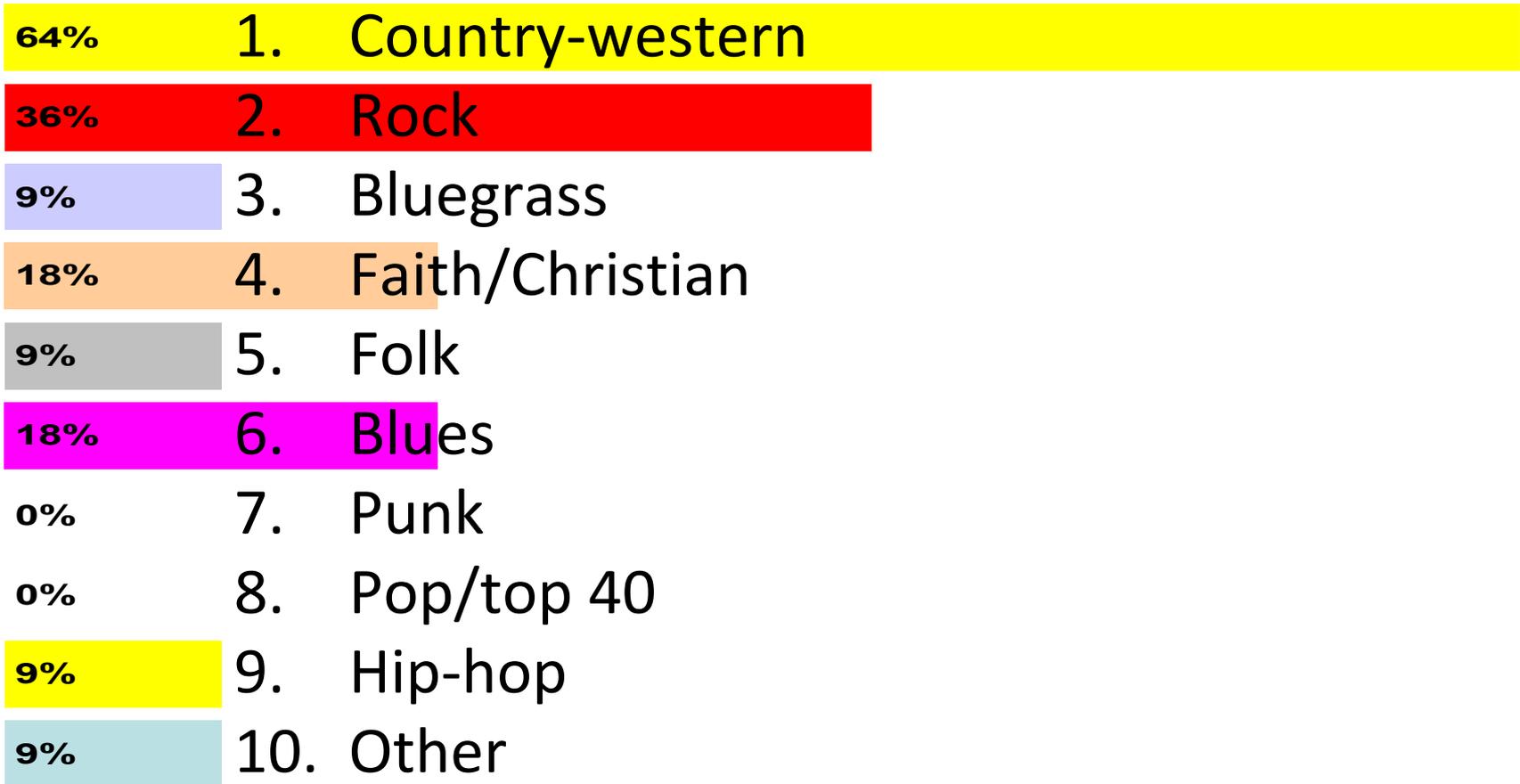
33%

3. A few times

44%

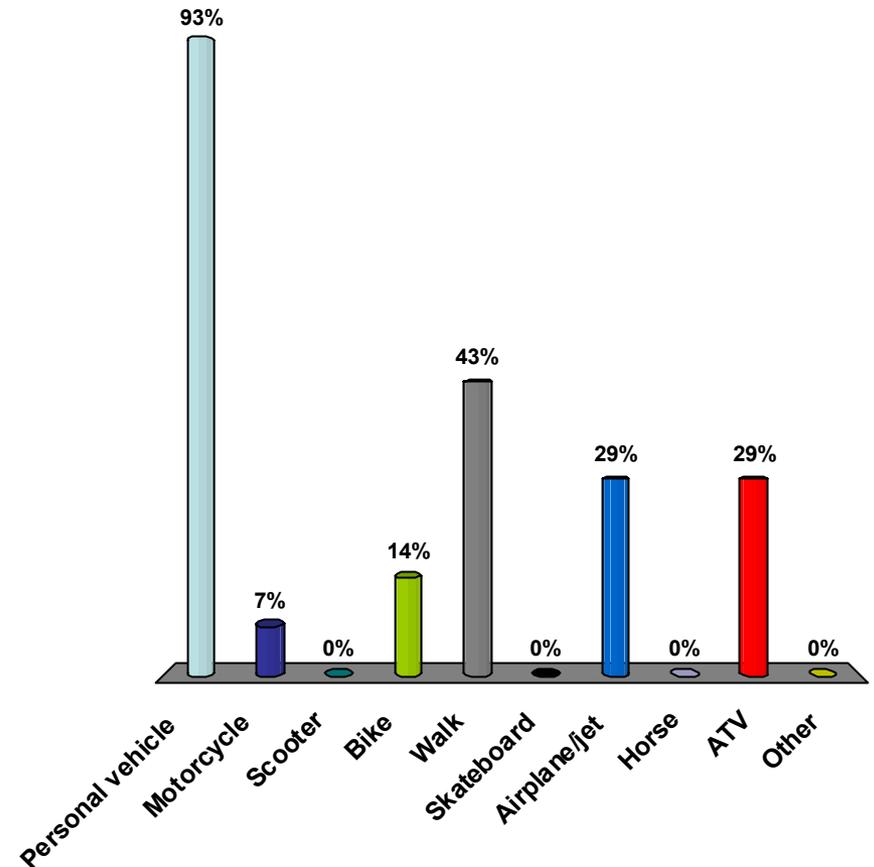
4. More times than I can count!

Your Top 2 Favorite Types of Music



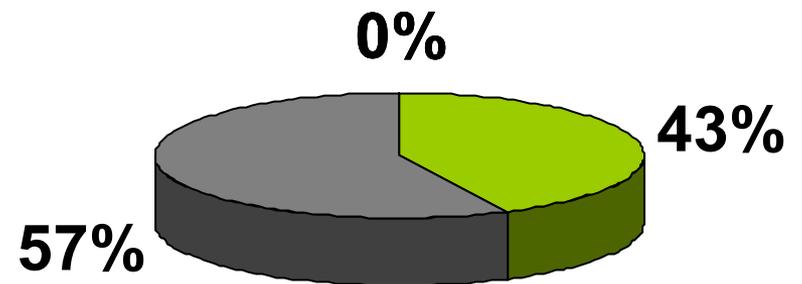
What transportation does your household use most often? (Top 3)

1. Personal vehicle
2. Motorcycle
3. Scooter
4. Bike
5. Walk
6. Skateboard
7. Airplane/jet
8. Horse
9. ATV
10. Other



What is your age

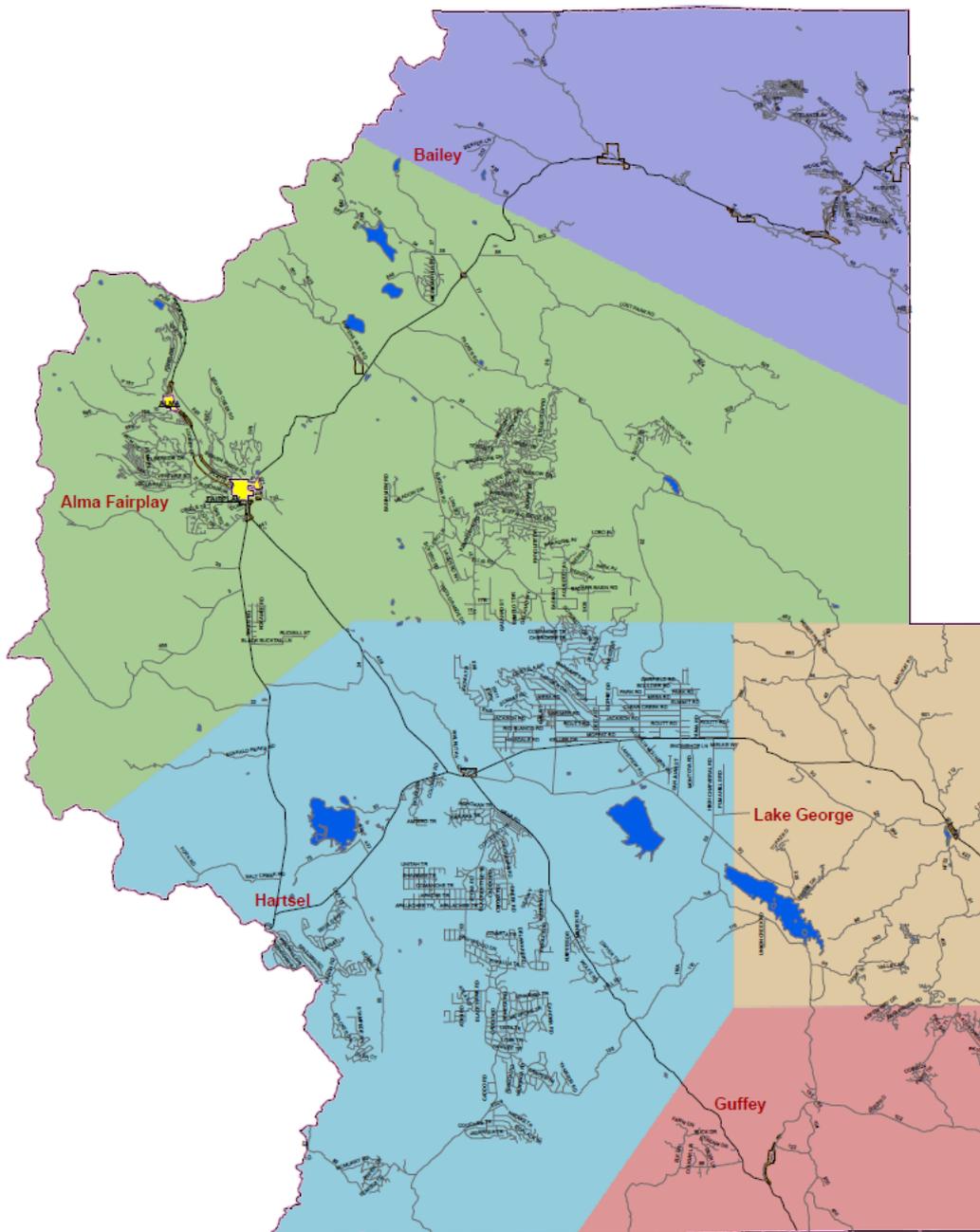
1. Under 18
2. 19-29 years
3. 30-44 years
4. 45-65 years
5. Over 65 years





Park County

Park County Jurisdictional Map, Planning Areas and Rural Centers

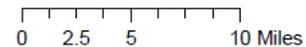


Legend

- | | |
|--------------------|---------------|
| Park County Line | Name |
| City Limits | Alma Fairplay |
| Rural Center | Bailey |
| <all other values> | Guffey |
| | Hartsel |
| | Lake George |

Legend

- | |
|-----------------------|
| County/City Lines |
| Rural Center Boundary |
| Highways |
| Lakes |





Sensitive Lands (Constraints)

Legend

— Geologic Fault Lines

FloodHazards

FLD_ZONE

100 yr flood

Wetlands

Public Lands

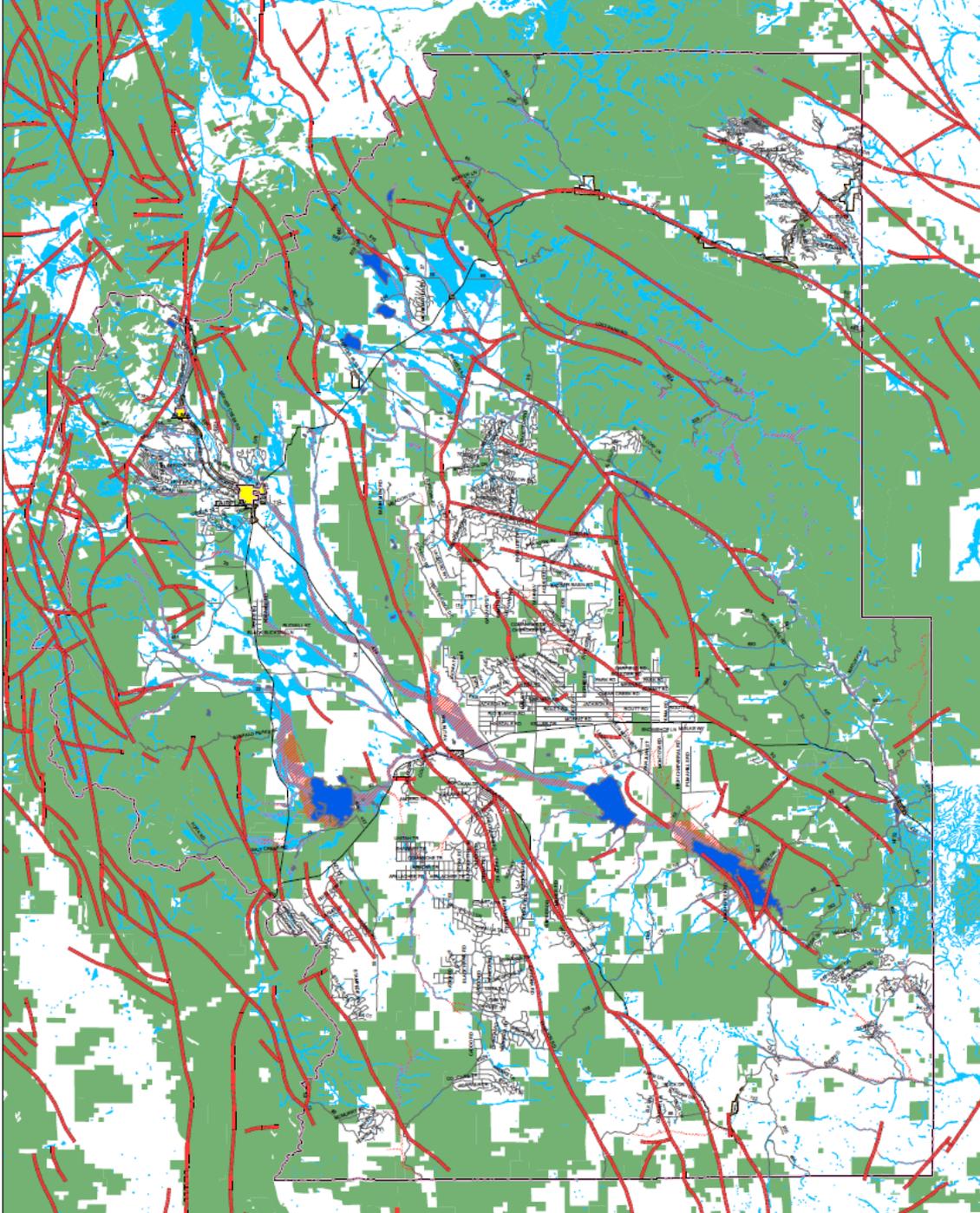
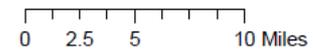
Legend

County/City Lines

Rural Center Boundary

Highways

Lakes



Top 2 strategies for sustaining and preserving agriculture

- | | |
|-----|--|
| 33% | 1. Marketing and support of rec businesses on ag lands |
| 47% | 2. Voluntary ag land and water conservation |
| 47% | 3. Lower density zoning for intact ag lands |
| 53% | 4. Voluntary preservation of historic ag structures |
| 0% | 5. Other |
| 7% | 6. None of these |



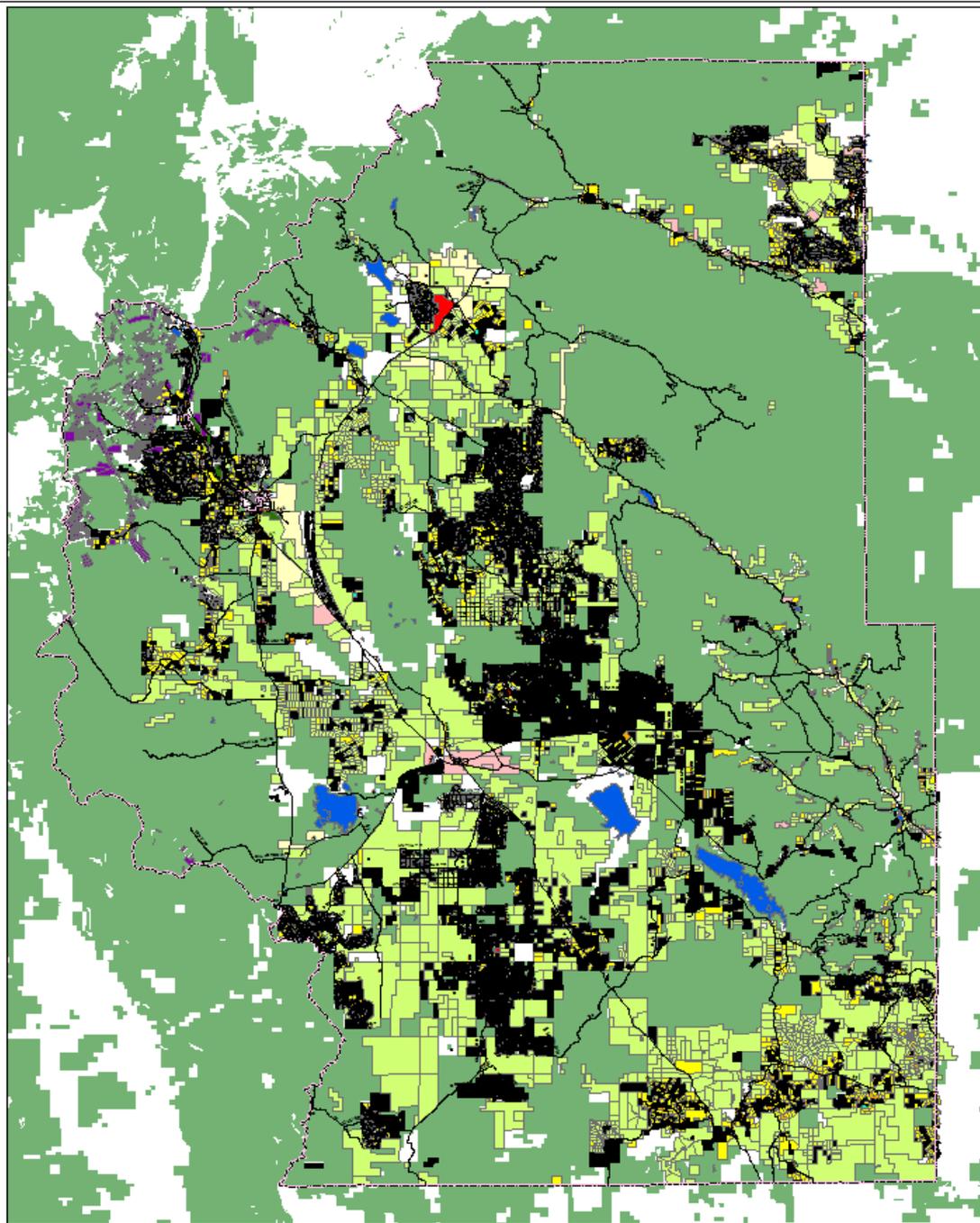
Top 2 Strategies for Scenic Preservation and Community Character

- | | | |
|-----|----|---|
| 47% | 1. | Ridgeline protection regulations |
| 47% | 2. | Open space conservation |
| 40% | 3. | Rural character and design sensitive to the environment |
| 33% | 4. | Character, design & identity for towns & rural centers |
| 7% | 5. | Other |
| 7% | 6. | None of these |





Park County



Vacant Land

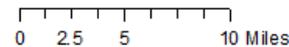
Property Type Legend:

Legend

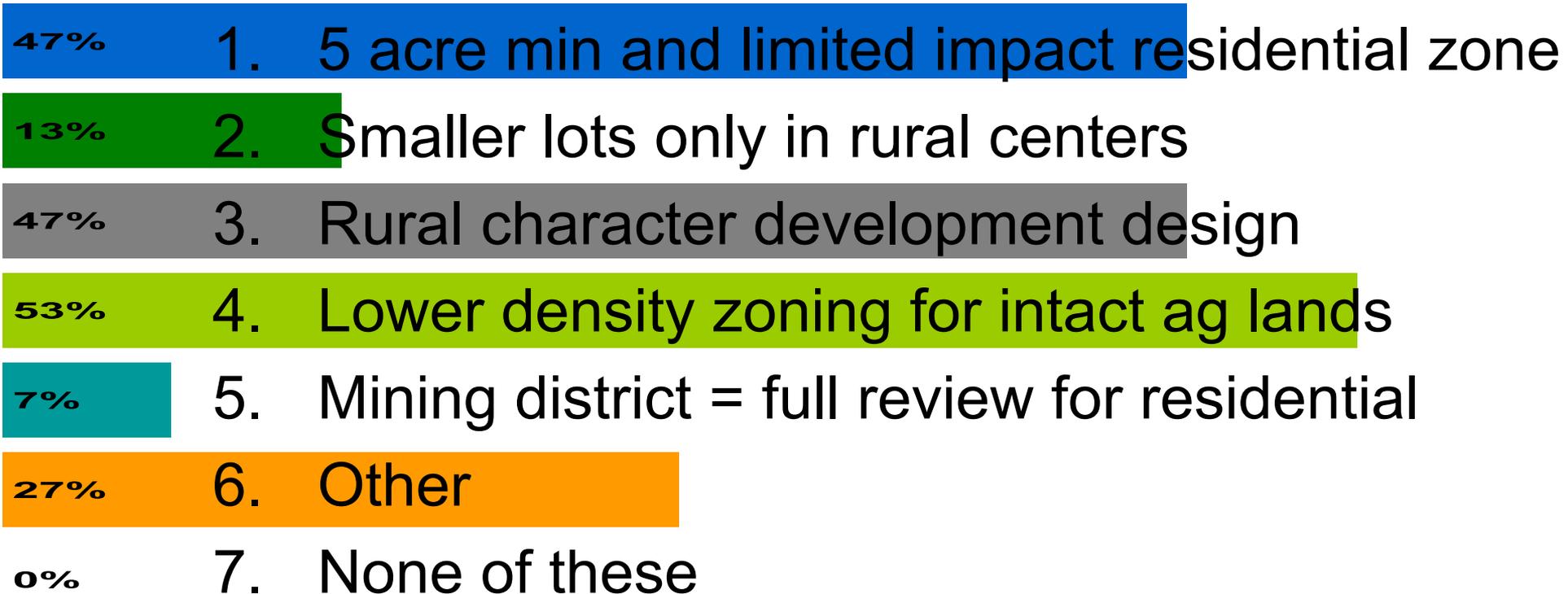
ParcelAttributed	Mineral Rights
prop_TYPE	Mining
<all other values>	Mixed Use- Com
<Null>	Mixed Use-AgRes
Agricultural	Mobile Home
Commercial	Nat. Resources
Industrial	Residential
MRB	Vacant Land
Public Lands	

Legend

County/City Lines
Rural Center Boundary
Highways
Lakes



Top 2 strategies for curtailing small lot rural sprawl



Top 2 historic preservation strategies

- 57% 1. Voluntary programs
- 50% 2. Facilitate funding for restoration and stabilization
- 43% 3. Combining ag. and historic preservation
- 43% 4. Promoting hist. preservation and educating
- 0% 5. Other

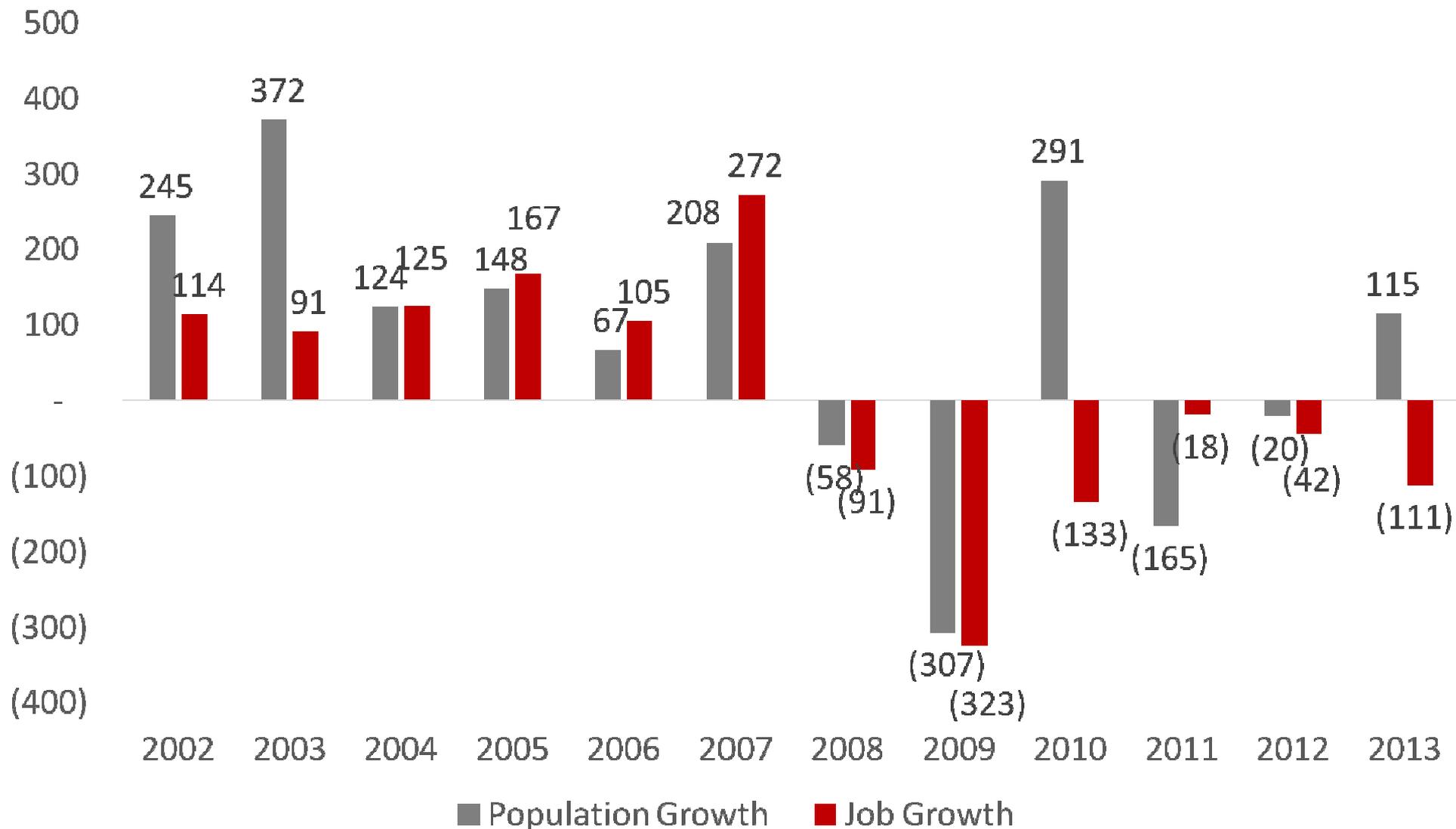


Paris Mill

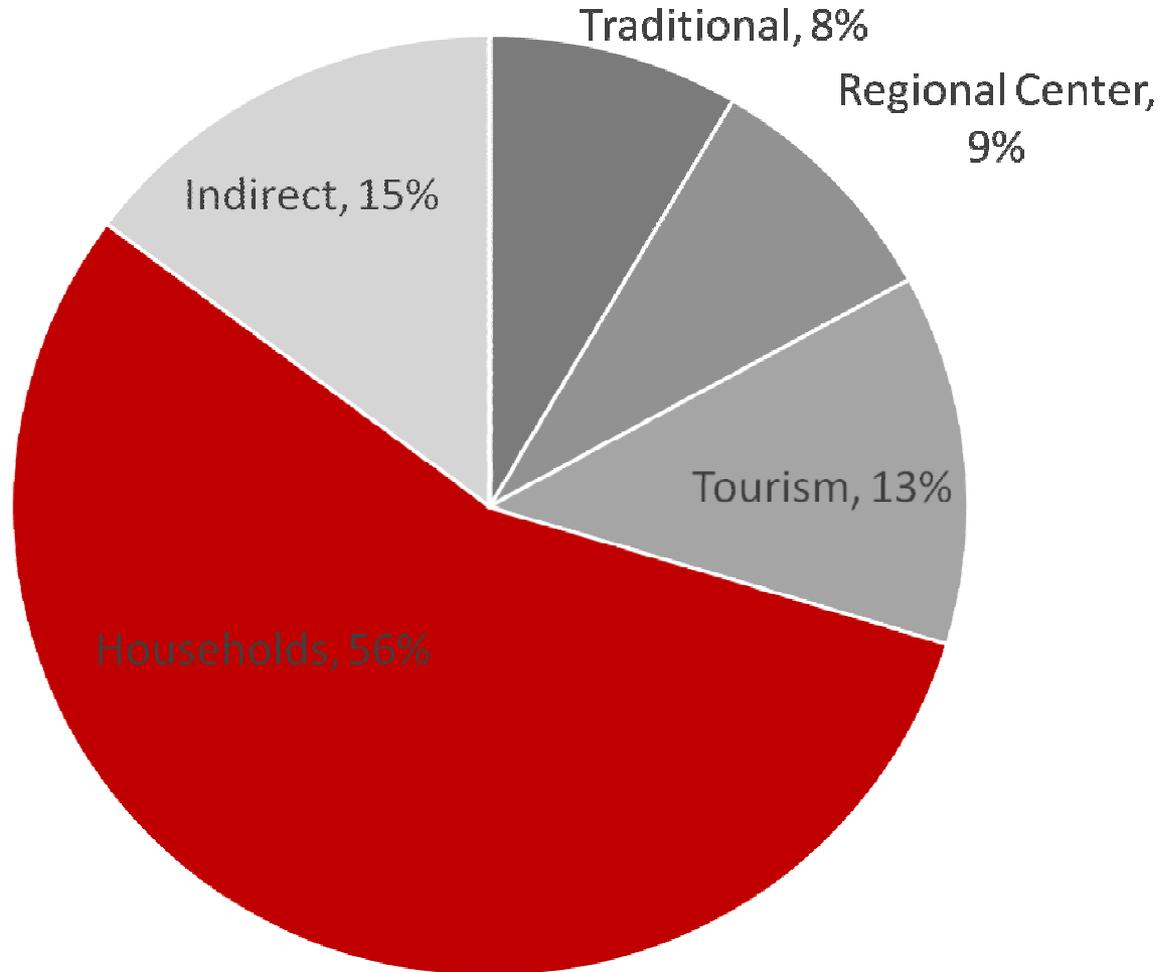


Roberts Cabin-Como

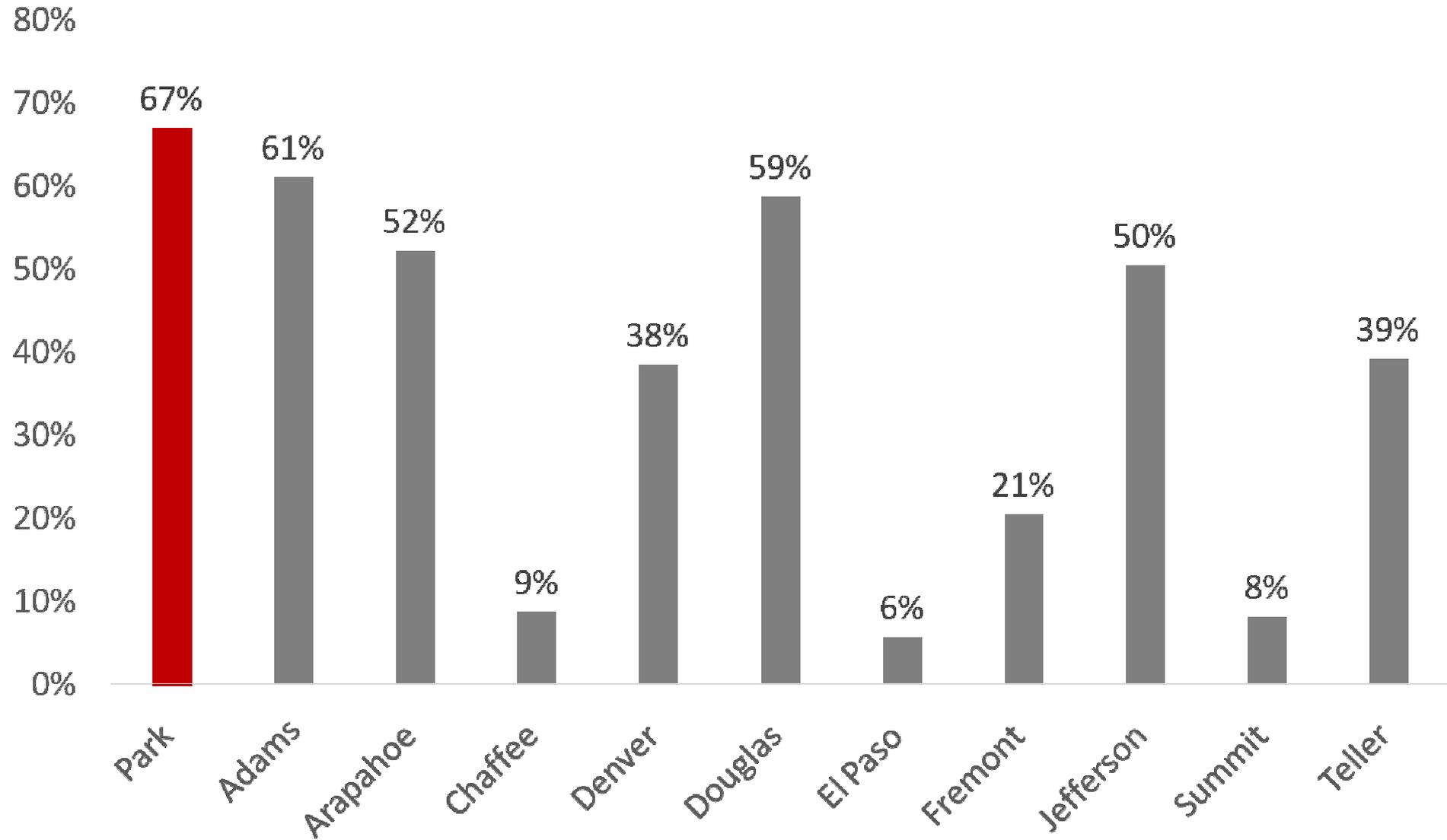
2002-2013 Annual Change in Population and Jobs, Park County



2013 Base Analysis Basic Jobs By Sector - DOLA



Worked Outside County of Residence - 2013



Recreation and Tourism



Elevenmile Reservoir



Gold Dust Trail



South Platte River



Photo Credit: Gary Nichols

Top 2 strategies for evolving and expanding tourism

- 7% 1. Align with municipal economic development efforts
- 20% 2. Program for rehab and re-use of historic buildings
- 13% 3. Expand lodging and RV camping
- 53% 4. Promote & protect natural, historic, cultural resources
- 13% 5. Athletic, arts and heritage special events
- 0% 6. Museums
- 33% 7. Marketing for outdoor recreation and heritage touring
- 7% 8. Coordinate and link hiking/biking trails
- 7% 9. Other
- 27% 10. None of these, don't expand tourism

Economic Diversification



Top 2 strategies for diversifying the economy

- 0% 1. Continue efforts to build the arts industry
- 20% 2. Capitalize on high altitude niche businesses
- 47% 3. Encourage low impact home occupations
- 7% 4. Attract retirees and amenity migrants
- 33% 5. High quality medical services and a pharmacy
- 73% 6. Fast/reliable internet and cell phone service
- 0% 7. None of these, not in favor of economic devt.
- 7% 8. Other

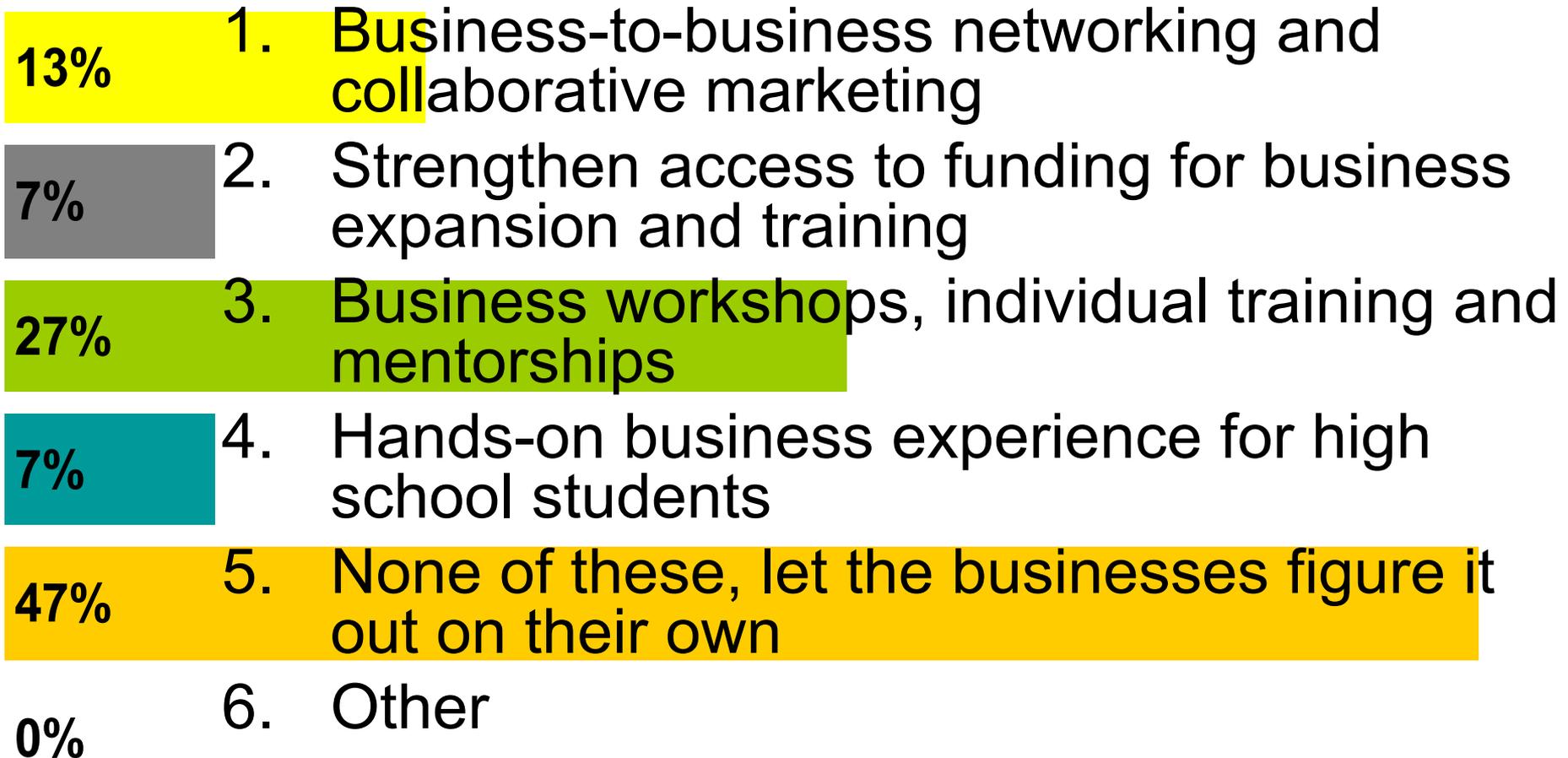
Should the community work together to diversify and expand the economy?

36% 1. Yes

29% 2. Yes, but it needs to fit Park County

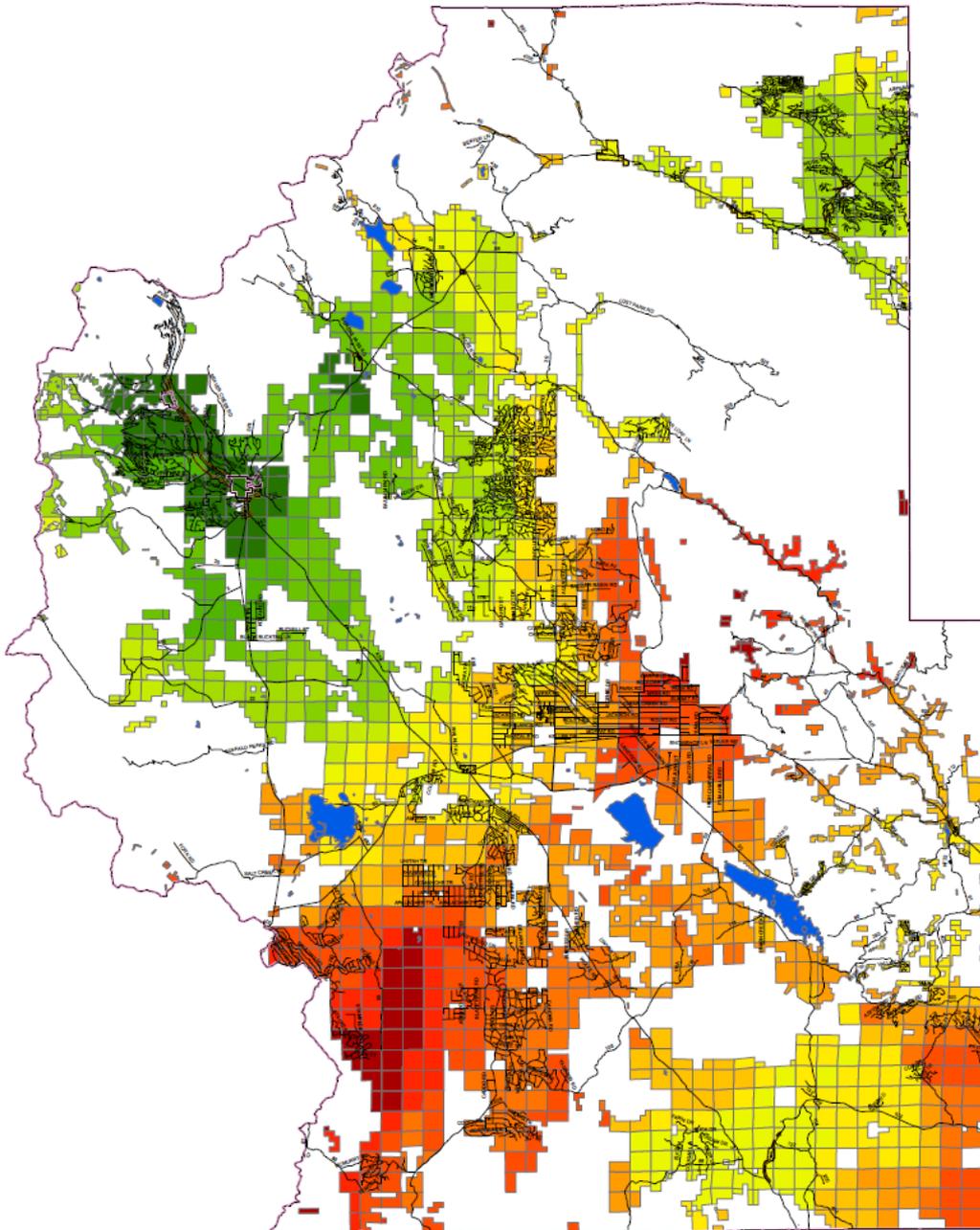
36% 3. No

The most useful business support and training strategies

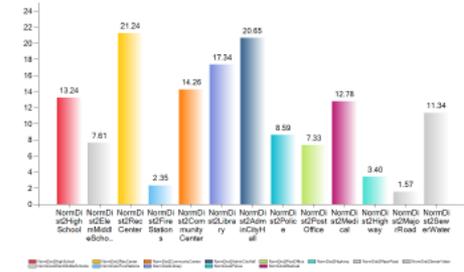




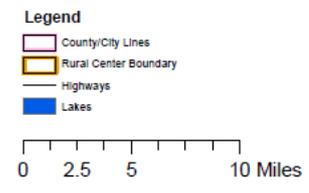
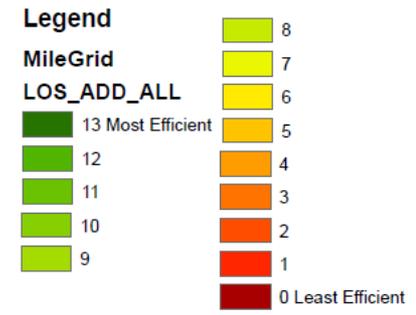
Park County



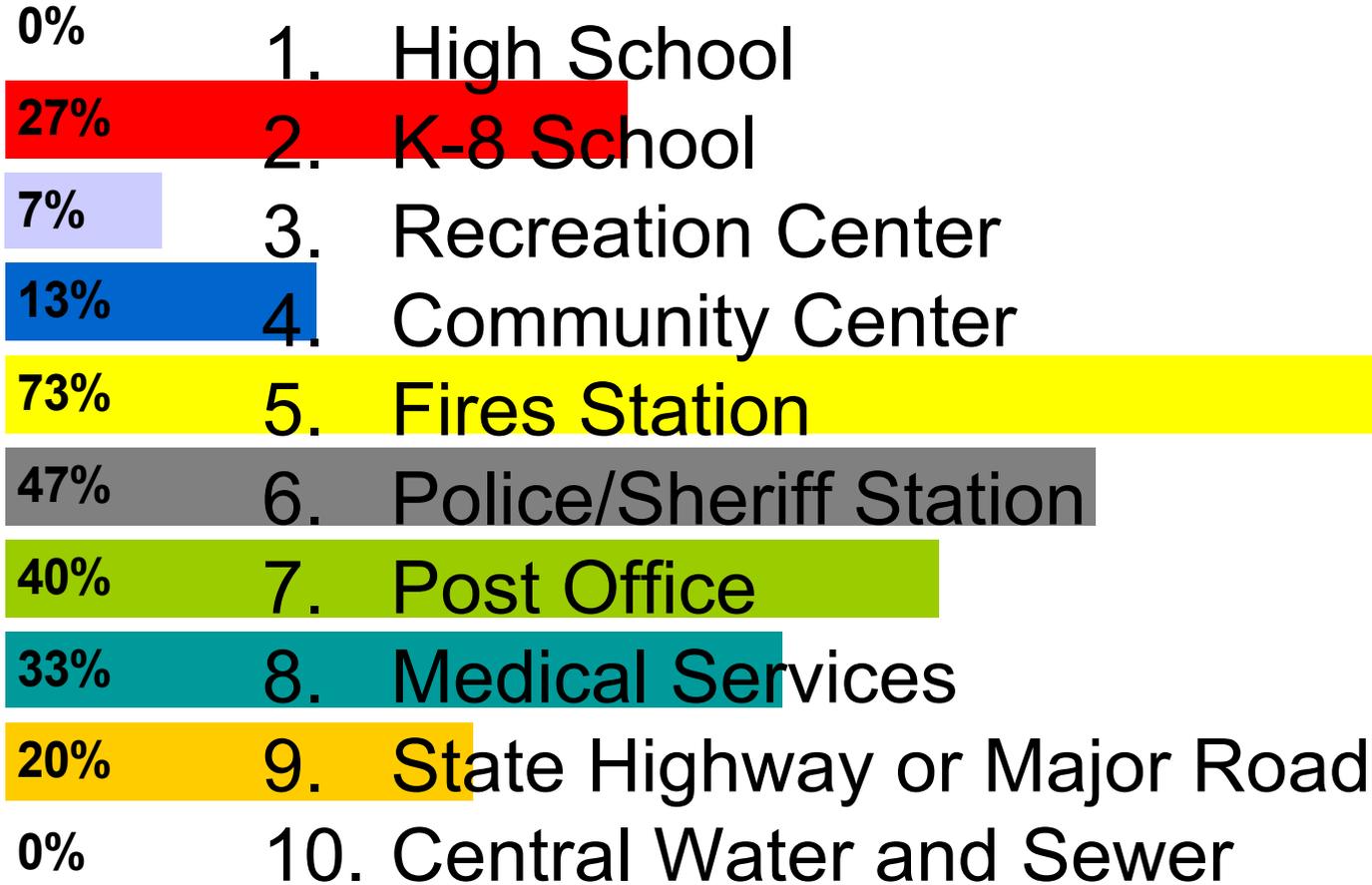
Community Norms



Growth Efficiency Level of Service Summary



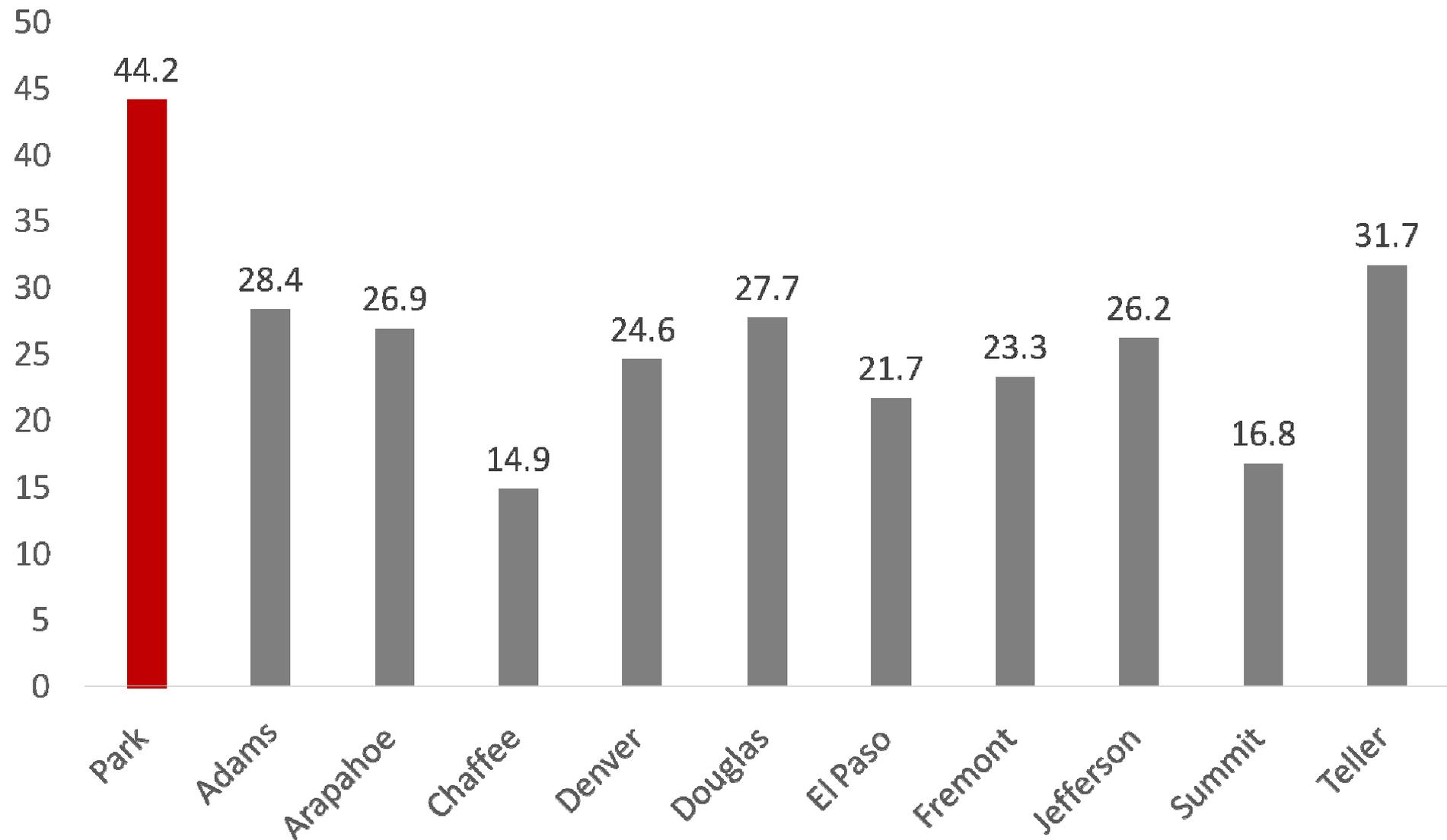
Top 3 most important for Proximity to services and infrastructure



If a proposed development adversely affects public services (reduces your Level of Service), would you support it?

- 21% 1. I would support if they paid the extra costs
- 0% 2. I would support, we need additional growth here in Park County
- 79% 3. I would not support this development

2013 Mean Travel Time (Minutes) To Work - ACS



Top 2 Transportation Improvement Needs

- | | |
|-----|---|
| 53% | 1. Incrementally improve busy collector roads |
| 27% | 2. Identify and improve dangerous intersections |
| 20% | 3. Improve drainage on residential roads |
| 0% | 4. Advise and facilitate improvement districts |
| 27% | 5. Improve recreation destination roads |
| 20% | 6. Trailhead parking |
| 7% | 7. Transit |
| 7% | 8. Other |
| 7% | 9. None of these |

Water conservation and supply



South Park Basin



James Tingle
Reservoir

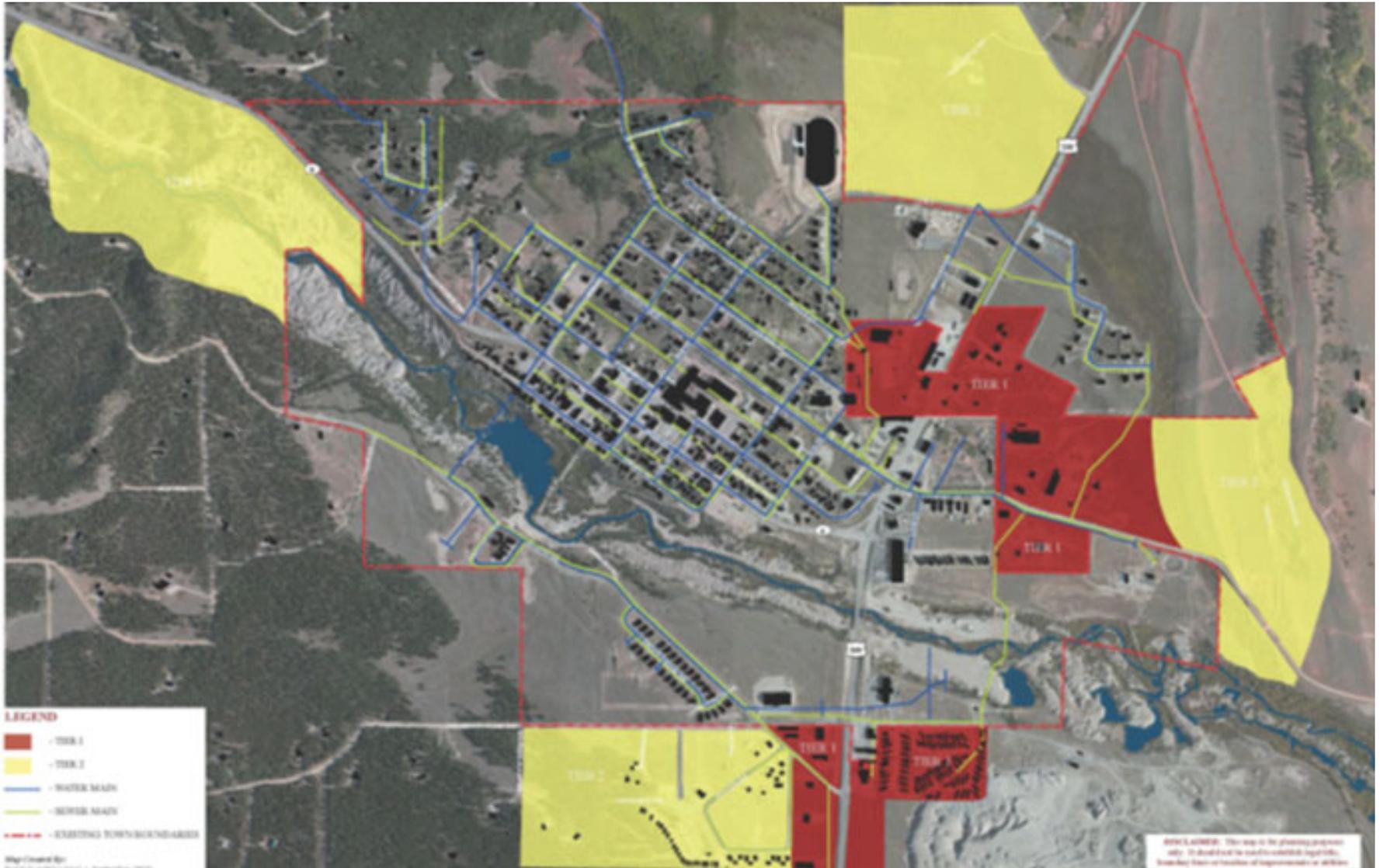


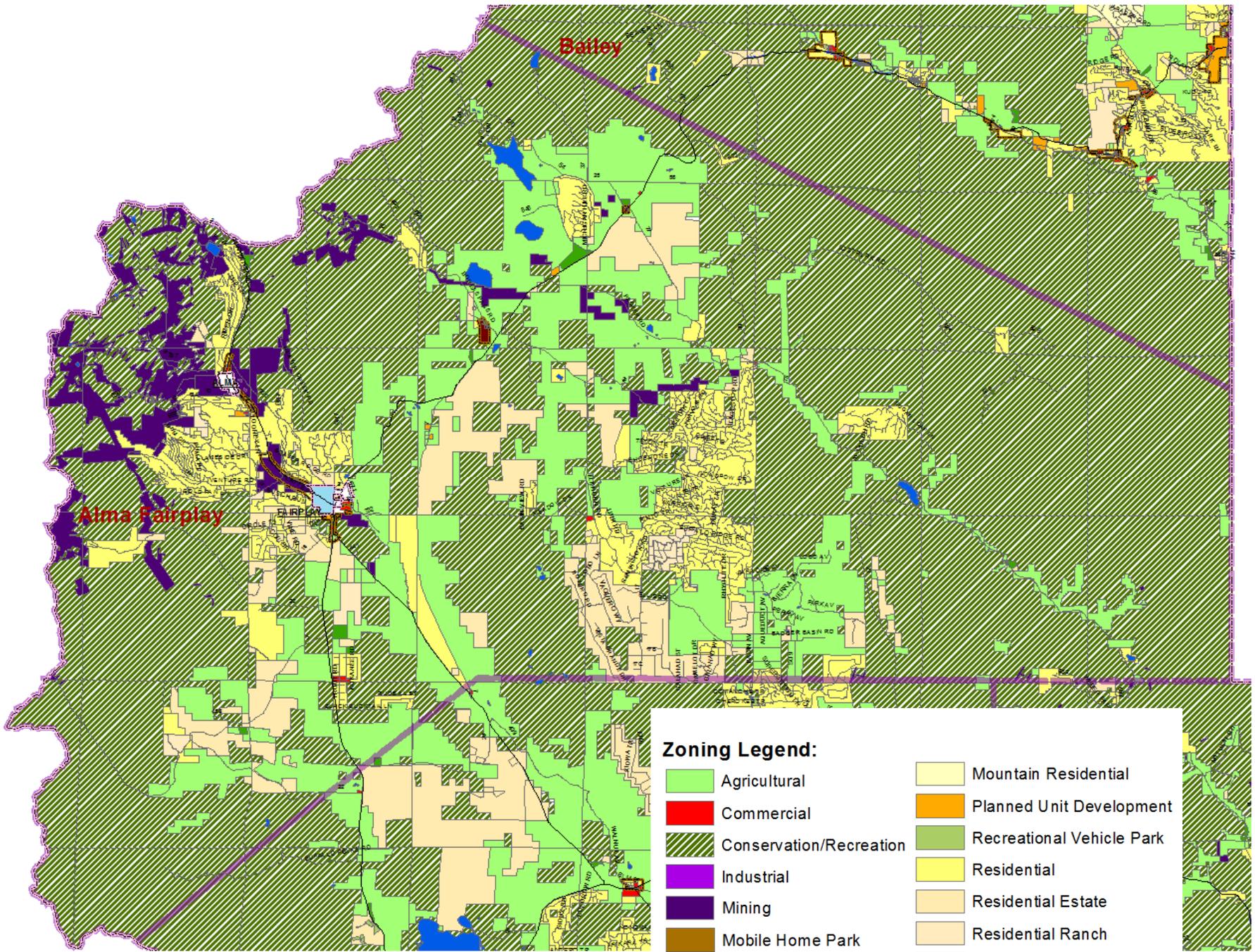
Spinney Mountain Reservoir

Top 2 strategies for water conservation and supply

-
- | | | |
|-----|----|---|
| 40% | 1. | Minimize impacts on groundwater supply & quality |
| 0% | 2. | Coordinate planning and infrastructure with towns |
| 27% | 3. | Maintain and incrementally expand water storage |
| 20% | 4. | Explore feasibility of water systems in rural centers |
| 33% | 5. | Keep agricultural water tied to land in Park County |
| 7% | 6. | Expanded business opportunities on ag. lands |
| 33% | 7. | Watershed protection |
| 7% | 8. | Other |
| 13% | 9. | None of these, we don't need water conservation |

Fairplay Planned Annexation Areas





Zoning Legend:

- | | | | |
|---|-------------------------|---|---------------------------|
|  | Agricultural |  | Mountain Residential |
|  | Commercial |  | Planned Unit Development |
|  | Conservation/Recreation |  | Recreational Vehicle Park |
|  | Industrial |  | Residential |
|  | Mining |  | Residential Estate |
|  | Mobile Home Park |  | Residential Ranch |
|  | Rural Center |  | Rural Center Mixed Use |

Top 2 strategies for Coordination with Fairplay and Alma

- | | | |
|-----|----|---|
| 46% | 1. | Support each town's comprehensive plan |
| 38% | 2. | Coordinating land and infrastructure planning |
| 38% | 3. | Coordinate on economic development and marketing |
| 31% | 4. | Coordinate to improve/expand community facilities |
| 8% | 5. | Coordinate to get affordable housing built |
| 8% | 6. | Other |
| 8% | 7. | None of these, no coordination needed |

Rural Centers



Hartsel



Como



Shawnee



Jefferson



Guffey Sculpture



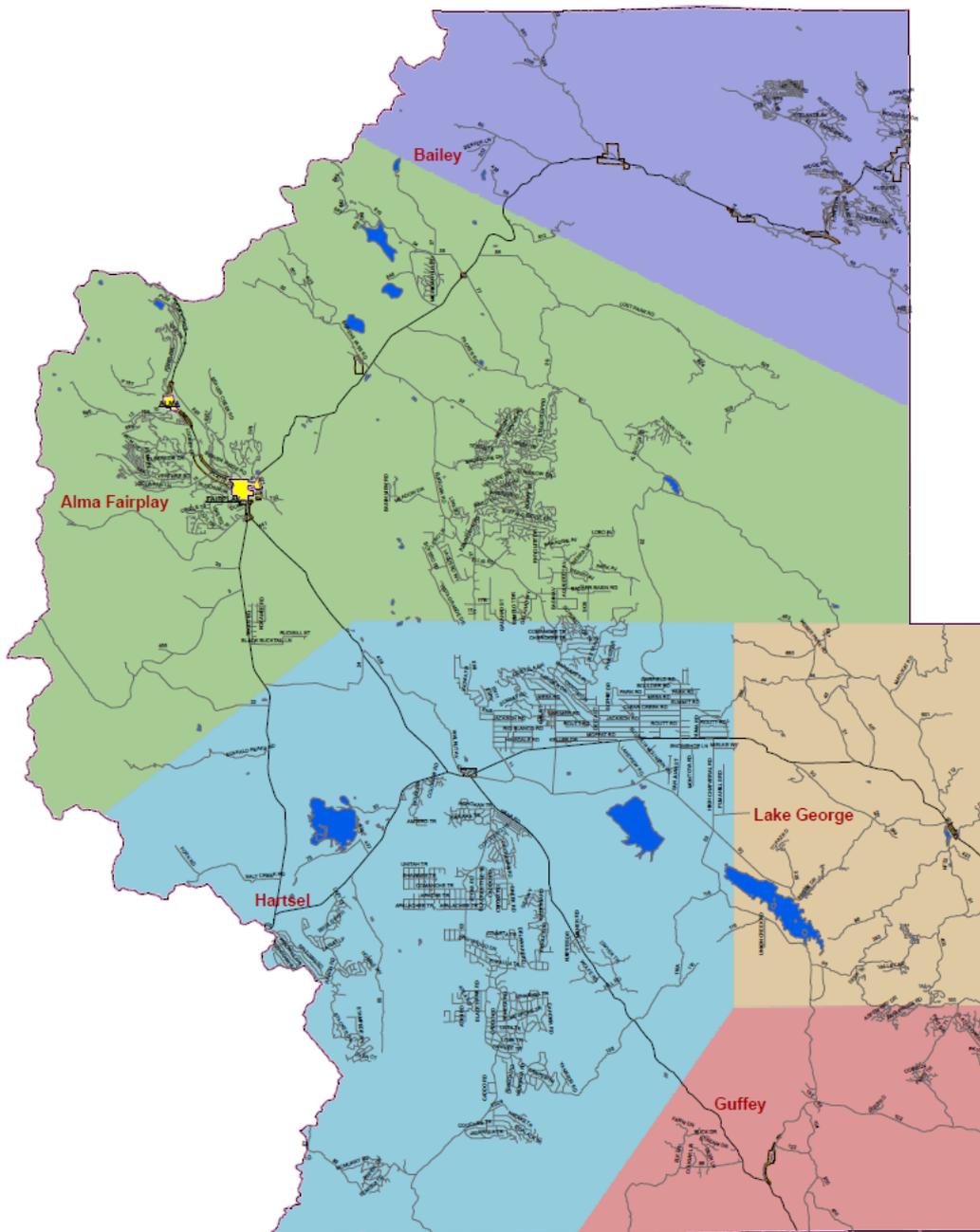
Lake George

Form
&
Function?



Park County

Park County Jurisdictional Map, Planning Areas and Rural Centers

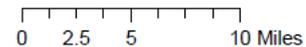


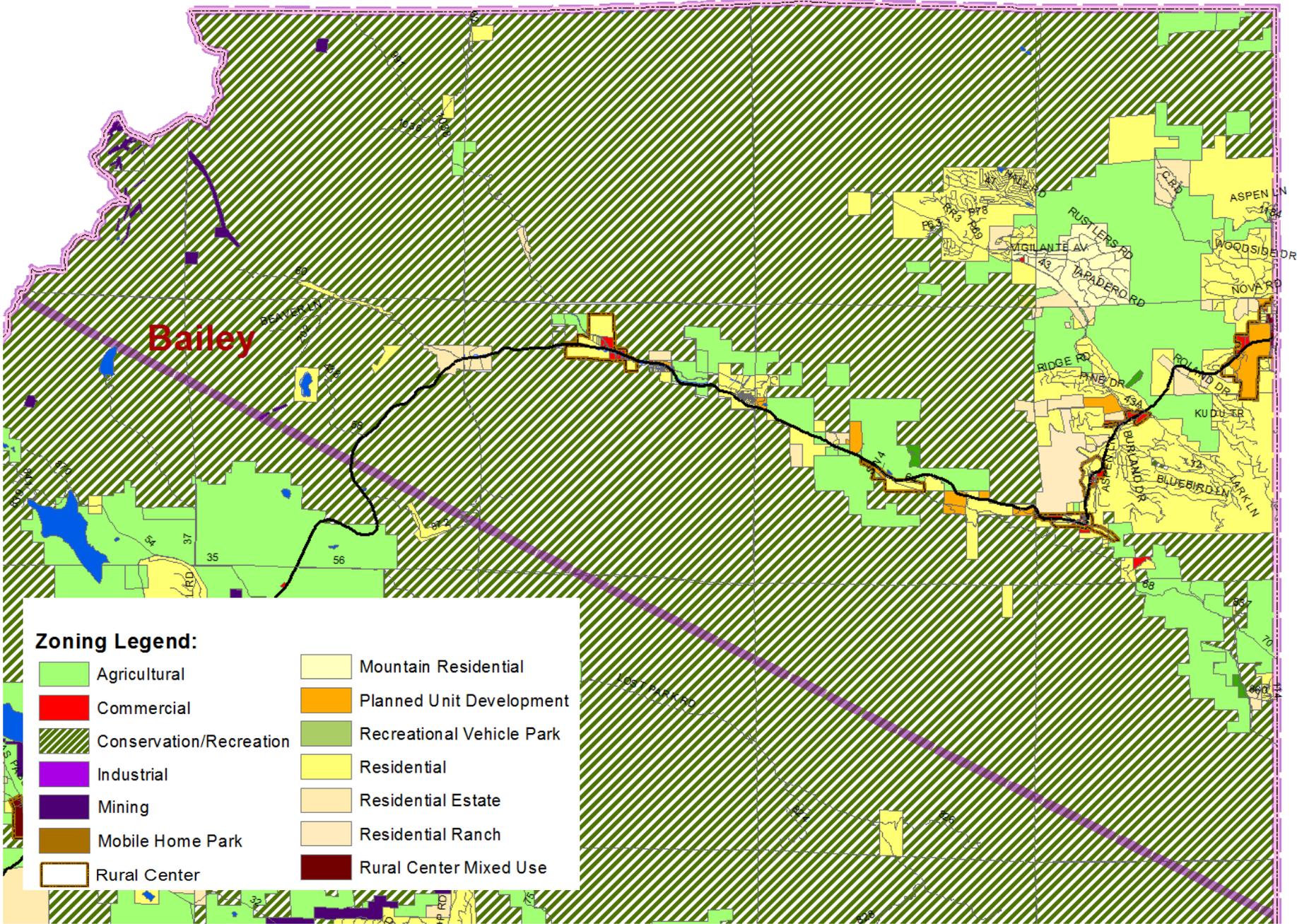
Legend

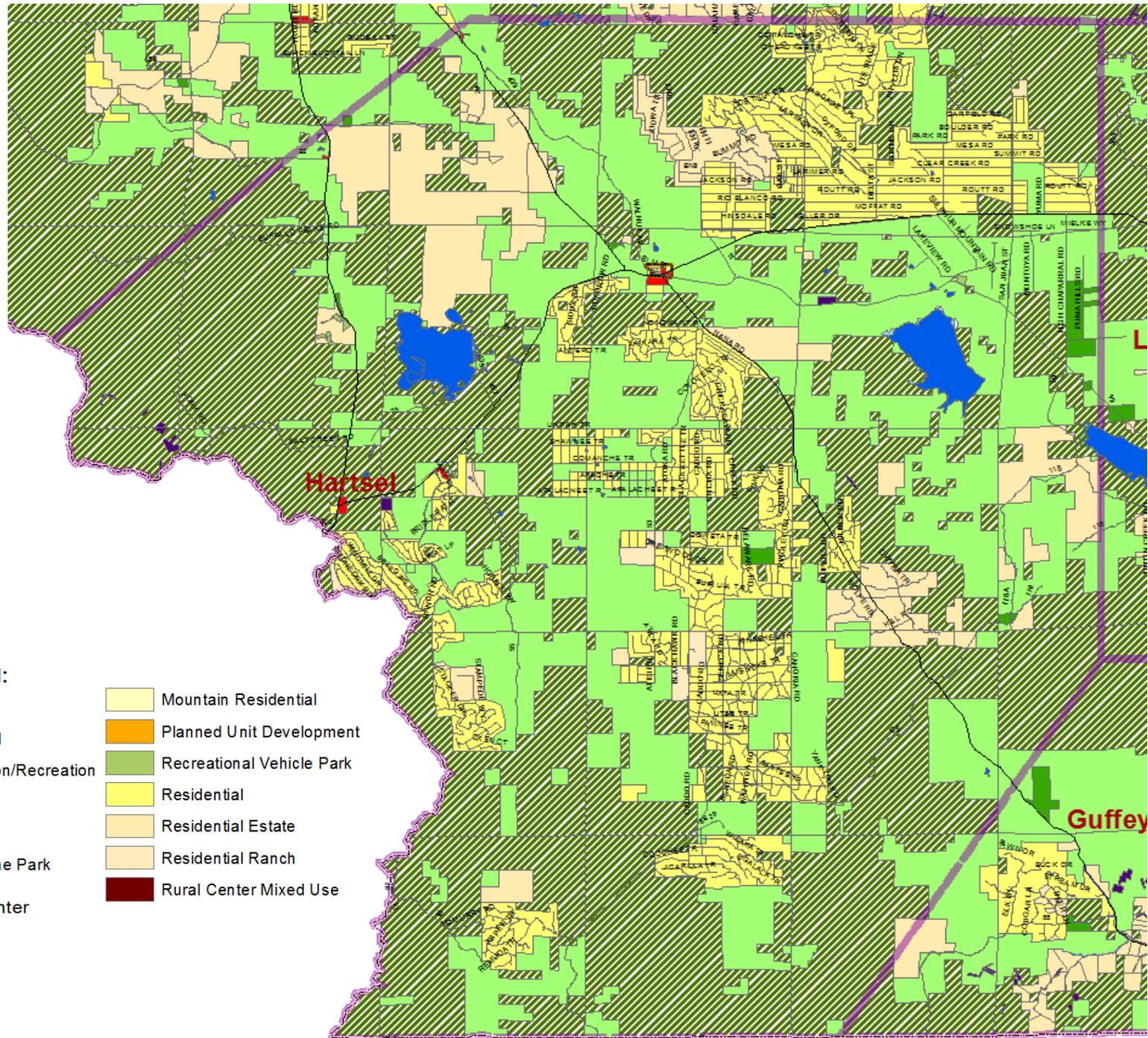
- | | |
|--------------------|---------------|
| Park County Line | Name |
| City Limits | Alma Fairplay |
| Rural Center | Bailey |
| <all other values> | Guffey |
| | Hartsel |
| | Lake George |

Legend

- | |
|-----------------------|
| County/City Lines |
| Rural Center Boundary |
| Highways |
| Lakes |





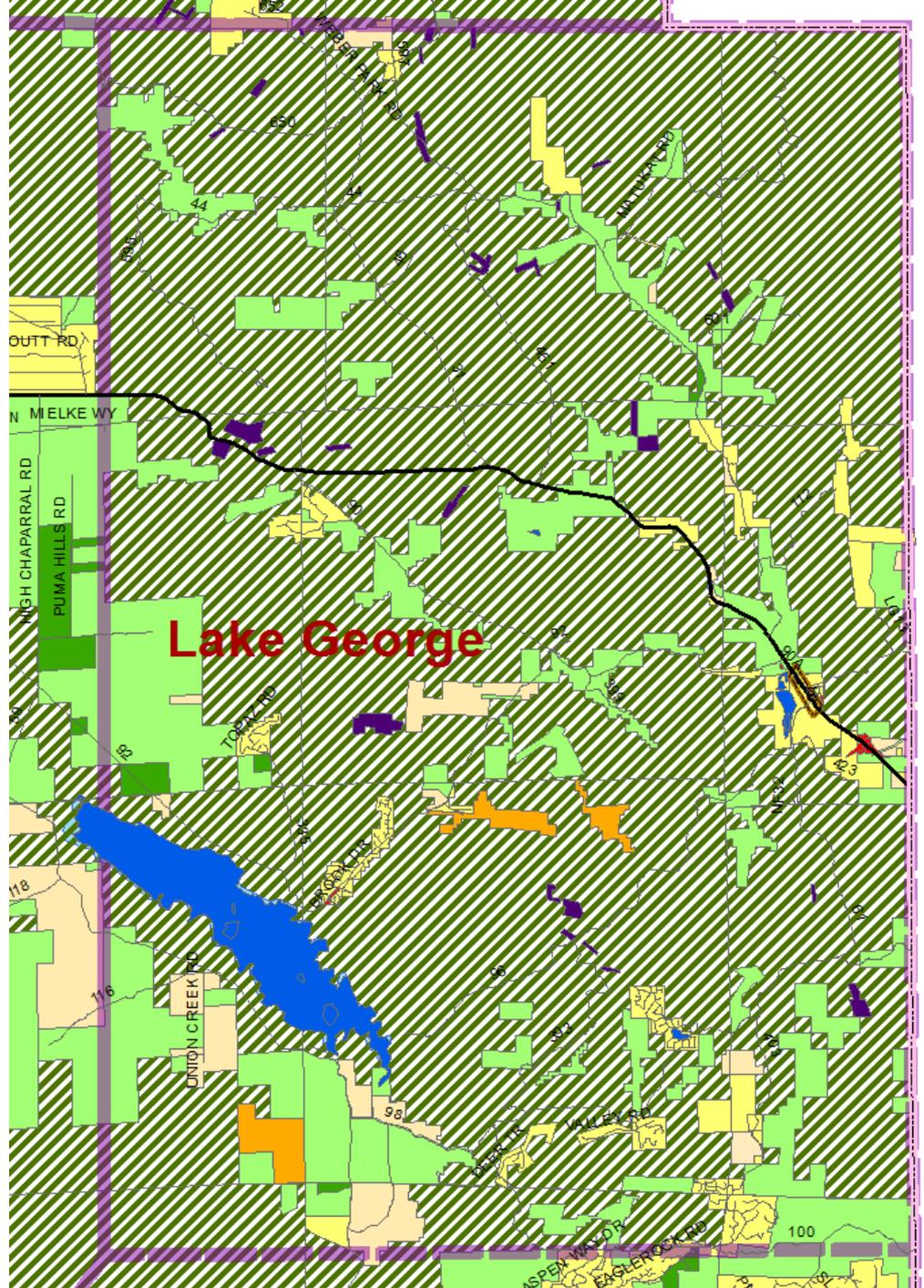


Zoning Legend:

- Agricultural
- Commercial
- Conservation/Recreation
- Industrial
- Mining
- Mobile Home Park
- Rural Center
- Mountain Residential
- Planned Unit Development
- Recreational Vehicle Park
- Residential
- Residential Estate
- Residential Ranch
- Rural Center Mixed Use

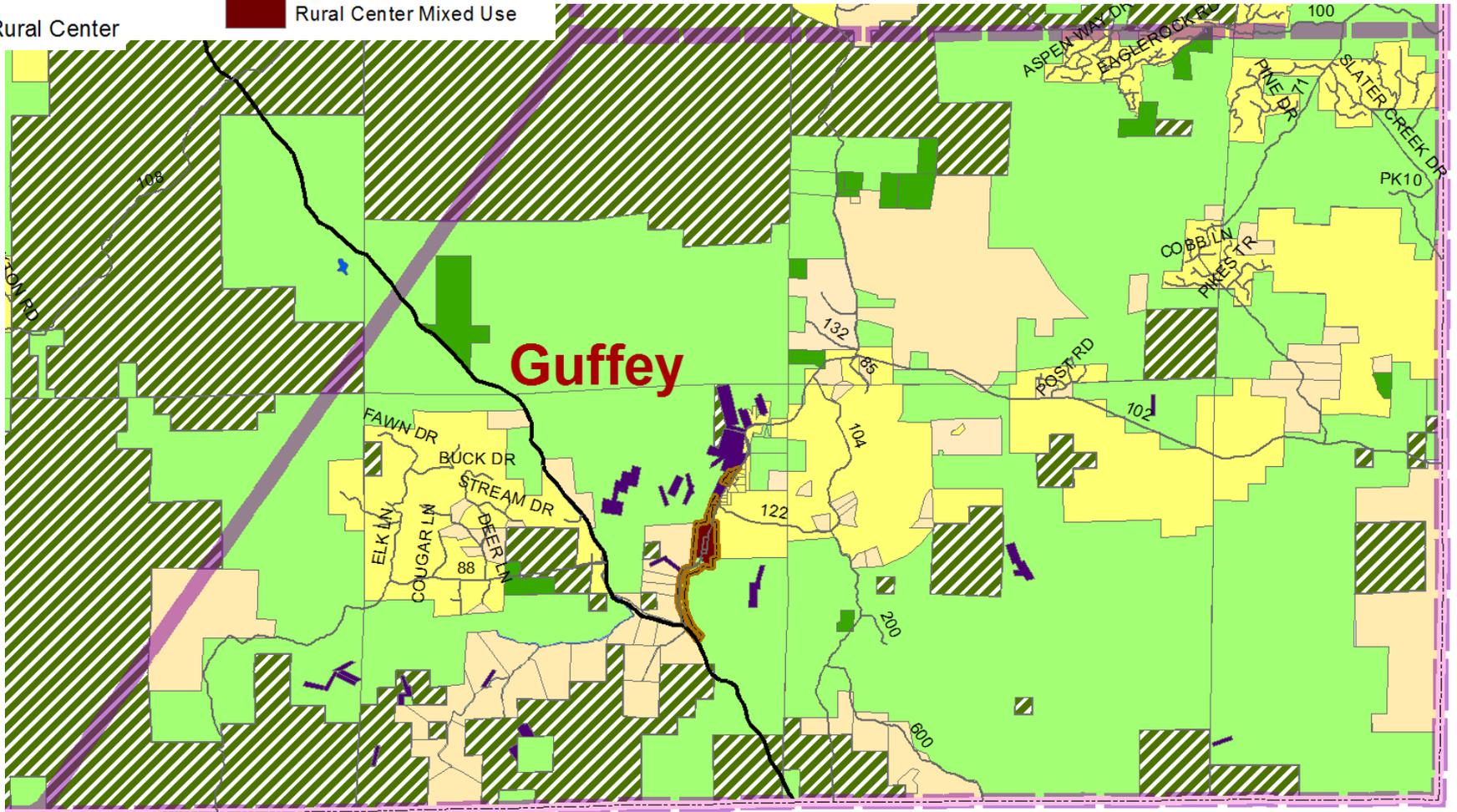
Zoning Legend:

- | | | | |
|--|-------------------------|---|---------------------------|
|  | Agricultural |  | Mountain Residential |
|  | Commercial |  | Planned Unit Development |
|  | Conservation/Recreation |  | Recreational Vehicle Park |
|  | Industrial |  | Residential |
|  | Mining |  | Residential Estate |
|  | Mobile Home Park |  | Residential Ranch |
|  | Rural Center |  | Rural Center Mixed Use |



Zoning Legend:

- | | | | |
|--|-------------------------|---|---------------------------|
|  | Agricultural |  | Mountain Residential |
|  | Commercial |  | Planned Unit Development |
|  | Conservation/Recreation |  | Recreational Vehicle Park |
|  | Industrial |  | Residential |
|  | Mining |  | Residential Estate |
|  | Mobile Home Park |  | Residential Ranch |
|  | Rural Center |  | Rural Center Mixed Use |



Mountain Light Industrial



Sturman Industries-Woodland
Park, CO



Weston Snowboard Manufacturing-
Minturn, CO



Moots Bike Manufacturing-Steamboat
Springs, CO

Public Facilities



Fire Station-Carbondale, CO



Mountain Rescue-Aspen, CO



Chamber of Commerce-Conifer, CO

Highway Commercial



Hybrid Highway and Local
Commercial Basalt, CO



Medium Scale Offices
Woodland Park, CO

?



Modern Fuel and Convenience Store

Vertical Mixed Use



**Delores Way Mixed Use
Carbondale**



**New Urban
Basalt, CO**



**Live Work
Carbondale, CO**

Mom and Pop Lodging



Country West Motel-Craig, CO



Plains Motel-Douglas, WY



White River Inn-Minturn, CO

Franchise Lodging



Super 8
Georgetown, CO



Comfort Inn
Ouray, CO



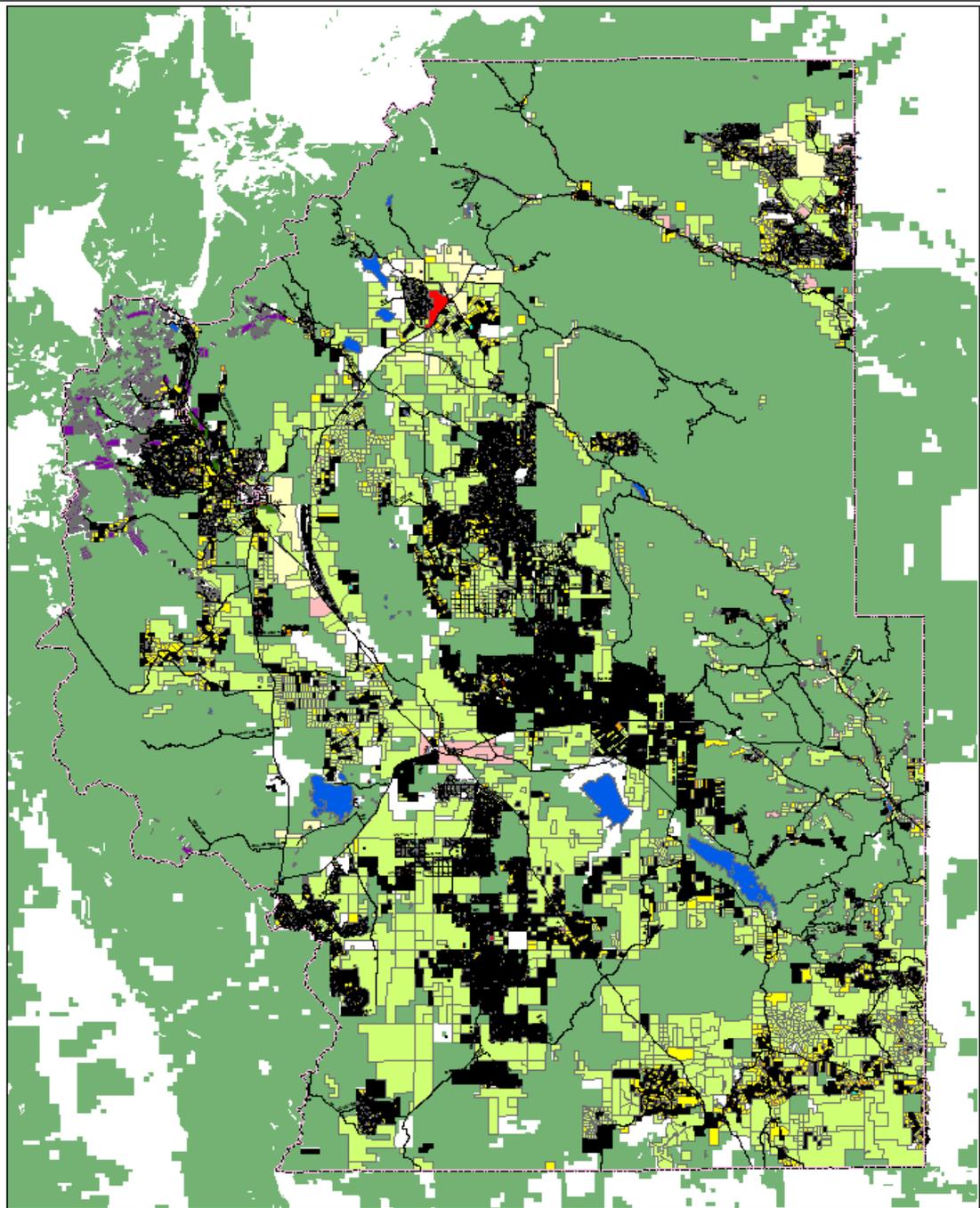
Hampton Inn & Suites
Rifle, CO

Best Commercial Uses in Rural Centers (Top 3)



Top 2 most important for rural centers

- 43% 1. Maintain the rural and mountain community character
- 29% 2. Core infrastructure: water, sewer, roads, law enforcement, emergency/fire service
- 7% 3. Recreation: Parks, easy hiking loops, wayfinding, community centers
- 36% 4. Visitor infrastructure: parking, signage, restrooms, amenities
- 14% 5. Community capacity: partnerships, coordination and investment
- 29% 6. None of these, I don't want rural centers to change or to plan to facilitate growth
- 7% 7. Other needs not listed here



Park County

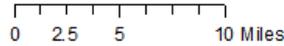


Vacant Land

Property Type Legend:

Legend	
ParcelAttributed	Mineral Rights
<all other values>	Mining
prop_TYPE	Mixed Use- Com
<Null>	Mixed Use-AgRes
Agricultural	Mobile Home
Commercial	Nat. Resources
Industrial	Residential
MRB	Vacant Land
Public Lands	

Legend	
County/City Lines	
Rural Center Boundary	
Highways	
Lakes	



Top 2 Strategies for evolving the legacy of 20,000 Vacant Lots

- 40% 1. Encourage land owners to rethink/redesign zombie subdivisions
- 40% 2. Adapt land use regulations to encourage conservation redevelopment
- 27% 3. Vacate the least feasible subdivisions and county road rights of way
- 20% 4. Road infrastructure to encourage growth in feasible vacant subdivisions
- 40% 5. None of these, let the market determine the fate of zombie subdivisions
- 7% 6. Other