

CONSOLIDATED PLAN GOALS AND STRATEGIES

1. AGRICULTURAL LAND AND WATER CONSERVATION

Goal 1.1 – Sustain the Economic Viability of Agricultural Operations.

Strategy A – Utilize Land and Water Trust Fund revenues to track changes in ownership of agricultural lands using the county assessor database and identify future opportunities for land and water conservation.

Strategy B – Facilitate business diversification on agricultural lands with uses such as guided outdoor trips, fishing access, guest ranches, retreats, ranching/range science and marijuana facilities.

Strategy C – Continue to refine land use and zoning regulations to allow for diversification of businesses on intact agricultural lands while maintaining the agricultural use and character of these intact agricultural lands.

Strategy D – Lead marketing programs to promote diversified businesses on intact agricultural lands.

Goal 1.2 – Provide Support for Agricultural Land Owners Who Want To Preserve Their Property as Agricultural and/or Open Land.

Strategy A – Facilitate voluntary agricultural land and water conservation.

Strategy B – Facilitate stream and riparian corridor restoration and habitat improvement on intact agricultural lands to encourage the use of these corridors for complementary business uses such as trout fishing and guided tours.

Strategy C – Combine agricultural land conservation with historic structure and site preservation.

2. CURTAILING THE PROLIFERATION OF SMALL LOT RESIDENTIAL DEVELOPMENT

Goal 2.1 – Implement and Adapt Land Development Code Standards that Protect the Rural and Alpine Landscape.

Strategy A – Maintain the five acre minimum residential lot size.

Strategy B – Consider and review residential subdivisions with lots smaller than five acres and/or multi-family housing where central water and sewer infrastructure are in place to accommodate higher densities.

Strategy C – Maintain zoning for intact agricultural lands that supports an environment where agricultural business operations can thrive and avoid conflict with residential subdivisions and other incompatible uses.



Strategy D – Continue to review residential uses in the mining zoning district on a case-by-case basis.

Strategy E – Implement rural subdivision design strategies, such as avoiding sensitive lands such as wetlands, big game migration corridors and calving areas, steep slopes, and prominent meadows.

3. WHAT TO DO WITH 20,000 VACANT LOTS

Goal 3.1 – Facilitate the Buildout of the Most Viable Residential Subdivisions.

Strategy A – Prioritize maintenance and improvements to county collector roads accessing the most populated and established subdivisions.

Strategy B – Expand and improve high speed internet and cell phone communications infrastructure.

Goal 3.2 – Adapt Unbuilt and Antiquated Subdivisions to Result in More Feasible Development Patterns.

Strategy A – Encourage lot consolidations that create more viable residential development sites.

Strategy B – Adapt land use regulations to encourage redevelopment of platted subdivisions lots under consolidated ownership for better road access, conservation areas, and lower, more reasonable densities. For example, an antiquated subdivision that contains small lots on steep slopes could be redeveloped to accommodate a smaller number of larger lots on the most level and accessible areas. This will be most feasible for subdivisions or clusters of subdivisions that are owned by the same or a few entities/individuals.

Strategy C – Better understand groundwater quality and quantity in emphasizing future growth opportunities and to determine the viability of existing platted lots based on quality and quantity of groundwater.

Strategy D – Encourage a transition to agricultural uses with more livestock than would be typically allowed in platted residential subdivisions and in unbuilt and antiquated subdivisions where lot sizes are large enough, where lot consolidations are possible or where contiguous common ownership already exists. Special attention should be given to the compatibility of agricultural uses on platted subdivisions with nearby residential development.

4. PROTECT AND ENHANCE SCENIC QUALITY

Goal 4.1 – Implement Design Standards in New Development That Minimize Impacts on the Scenic Quality of the Rural, Agricultural and Mountain Landscape.



Strategy A – Carefully monitor the outcomes of the ridgeline protection regulations and evaluate the need for adaptation.

Strategy B – Carry forward the Visual Priority Map from the 2001 Plan and continue to use this map to guide ridgeline protection priorities.

Strategy C – Develop and implement site design that mitigates the visual impact of future development as seen from scenic corridors including techniques such as clustering development in less visible areas, avoiding impacts on streams and riparian areas, avoiding steep, visible slopes and utilizing existing vegetation to screen development. Utilize the Visual Priority Map from the 2001 Plan to guide scenic protection priorities.

Strategy D – Continue to review residential uses in the Mining Zone District as conditional uses and consider scenic impacts, impacts on public roads, safety and emergency services, compatibility with future mining activities and ecological impacts when reviewing proposed residences in the Mining Zone District.

Goal 4.2 – Improve the Visual Appeal of Unincorporated Towns.

Strategy A – Facilitate the development of obvious parking and informational signage in unincorporated towns to make them more appealing places to stop.

Strategy B – Encourage small scale commercial and the renovation and occupancy of vacant structures in unincorporated towns.

Strategy C – Facilitate community clean-up in unincorporated towns.

5. WATER SUPPLY, CONSERVATION AND STREAM CORRIDOR RESTORATION

Goal 5.1 – Keep Existing Water Rights in Park County.

Strategy A – Work with land and water conservation entities to facilitate voluntary agricultural land and water conservation.

Strategy B – Support the efforts of water conservation entities to obtain water rights for the purpose of serving future uses in Park County.

Goal 5.2 – Build and Maintain Water Supply for the Future.

Strategy A – Expand water storage facilities for economic growth.

Strategy B – Support the efforts of water conservation district to purchase water rights and employ the expertise required to develop storage and sell water to Park County businesses and residents.

Strategy C – Coordinate land use and water/sewer infrastructure planning with the Towns of Alma and Fairplay.

Strategy D – Explore feasibility of shared water systems and districts in unincorporated towns.

Strategy E – Minimize impacts on groundwater supply & quality.



Strategy F – Restore streams and riparian corridors to improve habitat, water quality and enrich outdoor recreation opportunities.

Goal 5.3 – Better Understand and Take Steps to Improve Groundwater and Surface Water Quality.

Strategy A – Continue to coordinate with the Towns of Fairplay and Alma and the Bailey Water and Sanitation District to manage watersheds in order to preserve and improve their water quality.

Strategy B – Complete the countywide groundwater quality study that is currently underway to better understand where groundwater quality suffers and where ground water is adequate for household use.

Strategy C – Complete a countywide study and inventory of water quality impaired streams affected by mining.

Strategy D – Remediate non-point pollution sources on priority water quality impaired drainages.

6. EVOLVE AND EXPAND TOURISM

Goal 6.1 – Build on Established Visitor Attractions and Market Them.

Strategy A – Define the roles of the state, county tourism office, and the local chambers in marketing and developing tourist attractions and services.

Strategy B – Market outdoor recreation, scenic and heritage touring.

Strategy C – Encourage investment in Grant to establish it as a supply outpost for travelers along the recently upgraded Guanella Pass Road and Scenic Byway.

Strategy D – Establish visitor information at key gateways to Park County including kiosks on the Hoosier Pass Summit, the Kenosha Pass Summit, Trout Creek Pass and in Grant at the entrance to Guanella Pass.

Strategy E – Collect and analyze baseline data on the existing visitor market in Park County including origin, purpose of visit, satisfaction levels, length of stay, lodging/camping arrangements and other key information.

Strategy F – Create and regularly update a multi-year strategic marketing plan to attract target visitor markets to Park County.

Strategy G – Work with regional tourism marketing organizations and businesses to broaden the regional visitor experience to include day trips into Alma, Fairplay and South Park.

Strategy H – Promote existing campgrounds, hotels/motels and bed & breakfasts.

Goal 6.2 – Maintain and Enhance Visitor Attractions and Services.

Strategy A – Promote and protect natural, historic and cultural resources.



Strategy B – Coordinate and link hiking/biking trails.

Strategy C – Support heritage, athletic and arts special events.

Strategy D – Promote and support the development of a multi-use events center.

Strategy E – Provide a program for rehabilitation and re-use of historic buildings.

Strategy F – Communicate directly with property owners and potential tenants to offer planning assistance and other incentives to get vacant businesses up and running.

Strategy G – Encourage the expansion of existing lodging and RV camping sites.

Strategy H – Encourage and support local volunteer trails groups.

Strategy I – Continue to search for opportunities for public open space/conservation property especially in the Grant to Pine Junction corridor where it has been difficult to find land conservation funding partners and protected lands are limited to a few parcels and federal/state lands.

7. DIVERSIFY THE ECONOMY

Goal 7.1 – Diversify the Economy and Expand Livelihoods in Park County.

Strategy A – Maintain and improve core infrastructure and services emphasizing cell phone and internet, major collector roads and water storage.

Strategy B – Continue to encourage low impact home occupations.

Strategy C – Attract and facilitate the development of consistent and high quality medical services.

Strategy D – Promote opportunities for high altitude niche businesses.

Strategy E – Continue efforts to build the arts industry.

Strategy F – Promote the incentives offered by the enterprise tax credit incentives:

- Vacant building rehabilitation tax credit
- Investment tax credit
- New employee tax credit
- Employer sponsored health insurance credit
- Research and design tax credit

Strategy G – Attract new residents with improvements to basic infrastructure (roads and telecommunications) in the most viable residential neighborhoods. Support occupancy of vacant homes and further develop these viable neighborhoods.

Strategy H – Explore areas for small scale light industrial where water and sewer infrastructure are available and that are otherwise feasible and align with the mountain environment.



Strategy I – Carefully evaluate transportation costs and logistics when determining feasible locations for light industrial uses.

Strategy J – Many retail and commercial services will likely be covered by Front Range economies and by nearby communities such as Aspen Park, Woodland Park, Summit County and Cañon City. Encourage specialty niches that serve both recreational/visitor traffic and local residents.

Strategy K – Prioritize areas already zoned for commercial as sites for future commercial/nonresidential uses (see Chapter 3 Sub-Areas Growth Strategy for the quantity and location of land with zoning allowing commercial uses).

Strategy L – Consider rezoning land to accommodate commercial/non-residential uses if the proposed development includes adequate sewer and water, if it is proposed on a historic commercial/non-residential site, if it supports the relevant goals and strategies in this master plan and if impacts on nearby residential neighborhoods are adequately considered and mitigated.

Strategy M – Encourage and support business development and the development of a diversity of housing types in Fairplay and Alma.

Strategy N – Where adequate sewer and water infrastructure and safe access exists or can be developed, allow densities supporting affordable multi-family and townhome formats.

Strategy O – In preparation for potential investment in fluid mineral development, maintain relations with the Colorado Oil and Gas Conservation Commission and the Bureau of Land Management and follow adopted plans by these agencies.

8. BUSINESS SUPPORT AND TRAINING

Goal 8.1 – Support Efforts of Local Non-Profits to Develop Business Support and Training Services.

Strategy A – Support and encourage the Platte Canyon Area Chamber of Commerce and the South Park Chamber of Commerce to partner with local governments, state agencies and other non-profits to establish a business support center or network:

- Support business-to-business networking and collaborative marketing.
- Strengthen access to funding for business expansion and training.
- Encourage and support business workshops, individual training and mentorships.
- Promote hands-on business experience for high school students.
- Promote the Colorado Enterprise Zone employee training tax credit (12% of qualified training expenses) to encourage workforce training.

Strategy B – Continue to provide a web-based community profile that will inform business decisions through Park County Department of Heritage, Tourism and Community Development.



9. COUNTY CORE SERVICES, INFRASTRUCTURE AND ASSETS

Goal 9.1 – Maintain and Incrementally Improve Busy Collector and Driving Tour Roads.

Strategy A – Create a long range plan and program for prioritizing maintenance and road improvements that integrates several factors:

- Traffic volumes
- Surface types
- Level of buildout and viability of subdivisions/developments
- Access to communities and public facilities
- Routes that are alternatives to highways (‘cutoff’ roads, highway closure detours).
- Dangerous intersections and other hazards

Strategy B – Maintain recreation destination roads and historic/scenic driving tours routes, such a Tarryall Road, Guanella Pass Road and the roads accessing the reservoirs in South Park.

Strategy C – Work with federal and state land management agencies and private property owners to improve trailhead parking.

Goal 9.2 – Systematize Road Maintenance in Residential Subdivisions.

Strategy A – Establish an annual road maintenance schedule and communicate it to homeowners, neighborhood associations and businesses each year.

Strategy B – Facilitate the formation and management of local improvement districts in new developments and in existing neighborhoods that want to make specific road improvements or initiate localized maintenance and snowplowing.

Strategy C – Educate residents in more remote neighborhoods about snow plow schedules and set realistic expectations for the timing of plowing during winter storms.

Goal 9.3 – Expand and Improve Cellular Phone and Internet Infrastructure.

Strategy A – Continue to coordinate with regional counties, municipalities, schools, businesses, residents and telecommunications companies to improve and expand cell phone and internet infrastructure.

Strategy B – Make investments in priority telecommunications infrastructure such as cell phone towers and broadband extensions.

Goal 9.4 – Support Fire Districts Efforts to Provide Fire and EMS.

Strategy A – Support the continuance of the cooperation that exists today among fire districts, state and federal fire protection agencies, and local governments and strengthen these partnerships to increase the regional capacity to prepare for and mitigate hazards and respond to emergencies.



Strategy B – Encourage coordination between insurance companies and fire districts to educate property owners about defensible space and emergency access insurance standards and policy enforcement.

Strategy C – Consider fire hazard, fuels mitigation and access for fire apparatus in reviewing future development proposals.

Goal 9.5 – Maintain and Incrementally Upgrade County Facilities.

Strategy A – Continue to update and refine long range maintenance and replacement schedules.

Strategy B – Replace the county’s main offices in Fairplay.

10. THE FUTURE OF UNINCORPORATED HISTORIC TOWNS

Goal 10.1 – Increase the Appeal and Economic Role of Unincorporated Towns.

Strategy A – Maintain the rural and mountain community character.

Strategy B – Facilitate the development of visitor infrastructure: parking, signage, restrooms, and amenities.

Strategy C – Increase community capacity: partnerships, coordination and investment.

Strategy D – Ensure that commercial uses in unincorporated towns are small-scale and fit the rural/small town character:

- Mountain Light Industrial
- Public Facilities
- Highway Commercial
- Restaurants
- Tourist/Traveler Services
- Lodging

Strategy E – Make unincorporated towns more visually appealing to visitors and residents.

Strategy F – Invest in wayfinding, easy and obvious parking, visitor amenities and restrooms to attract more people to stop.

11. STRATEGIC COORDINATION WITH MUNICIPALITIES

Goal 11.1 – Coordinate with Alma and Fairplay and Improve Communications (Also See “Regional Hub” Subarea in Chapter 3).

Strategy A – Consider each municipality’s comprehensive plan when reviewing land use proposals and during planning infrastructure improvements in the periphery around the town boundaries.



Strategy B – Refer to the growth and annexation areas when considering development applications in these areas as delineated in the Regional Hub subarea discussion in Chapter 3.

Strategy C – Coordinate planning and establish protocols for communications between county and municipalities for development and infrastructure in the municipal peripheries.

Strategy D – Work with the Town of Fairplay and Colorado Department of Transportation to create objectives and develop a funding strategy to establish wayfinding, gateway signage and monumentation leading into town and at key intersections in town.

Strategy E – Reexamine the potential for improvements that would attract more community and visitor use of the Park County Fairgrounds and seek funding partners.

12. COUNTY GOVERNANCE

Goal 12.1 – Improve Communications to Include Consistent Outreach to All Communities.

Strategy A – Inform residents of the Notify Me system on the Park County website which provides email and text alerts for upcoming events, emergencies, meeting schedules, newsletters and more. Conduct a major Notify Me sign-up campaign.

Strategy B – Evaluate effectiveness of the current system for providing county residents with important information and consider improvements and alternatives to increase efficient and timely spread of county information. For example, notifications and outreach to second home owners will require a customized approach.

Strategy C – Increase outreach to rural areas by offering more town hall style meetings with the County Commissioners, Public Works Department, and other county departments as needed in the unincorporated towns throughout the county.

Strategy D – Improve the system for providing important information to residents such as county meetings, road maintenance schedules and road closures.

Goal 12.2 – Increase the consistency and geographic reach of enforcement of county regulations.

Strategy A – Establish a funding strategy for increasing enforcement capacity.

Goal 12.3 – Ensure that youth and the elderly are adequately represented and considered.

Strategy A – Plan for the medical and housing needs of an aging population.

Strategy B – Engage students in county government with tours and presentations at the schools and encourage young people to participate in local government.

Strategy C – Support efforts to develop youth recreation opportunities.

