

Consistencies/Discrepancies Between External and Internal Inputs

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INTRODUCTION

The purpose of this documents is to compare the input we received from the community workshop series and live survey to the input we have subsequently received from Park County Staff and leadership. Following the community workshop series, the consulting team subsequently followed up with county staff and leadership in the form of over a dozen one-on-one interviews. The representative groups included planning commissioners, county commissioners, the Park County Land and Water Trust Fund, Center of Colorado Water Conservation District, Town of Fairplay, Town of Alma, and county departments including Public Works, Development Services, Tourism and Economic Development, Historic Preservation and the County Sheriff.

The follow-up interviews indicated general alignment between the broader community input and the strategic direction offered by county staff and leadership. For the most part county staff and leadership offered more detailed strategies for accomplishing the general guidance garnered during the first round of interviews (almost 40 interviews) and the community workshop series.

The additional insights are summarized as “Community Strategies” that were gathered during the public involvement process to date and “Guidance from Staff and Leadership” which was garnered during the follow-up interviews described above.

AGRICULTURAL LAND AND WATER CONSERVATION

COMMUNITY STRATEGIES

Sustain regulations and marketing programs to support diversification of businesses on intact agricultural lands.

Facilitate voluntary agricultural land and water conservation.

Maintain lower density agricultural zoning for intact agricultural lands.

GUIDANCE FROM STAFF AND LEADERSHIP

Continue to track changes in ownership of agricultural lands and identify future opportunities for land and water conservation.

Combine agricultural land conservation with historic structure and site preservation.

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

Facilitate stream and riparian corridor restoration and habitat improvement on intact agricultural lands.



Continue working to identify land conservation opportunities in the Grant to Pine Junction area that would result in open space that is open to public recreation.

CURTAILING THE PROLIFERATION OF SMALL LOT RESIDENTIAL DEVELOPMENT

COMMUNITY STRATEGIES

Maintain the five acre minimum and limited impact residential zone.

Allow lots smaller than five acres only in rural centers where water and sewer infrastructure will allow higher densities.

Implement rural development design.

Maintain lower density zoning for intact agricultural lands.

Review residential uses in the mining zoning district on a case-by-case basis

GUIDANCE FROM STAFF AND LEADERSHIP

Test the adopted land use regulations, evaluate outcomes and adapt.

Identify existing subdivisions and platted lots that serve viable market niches.

Adjust the Residential Zone District in platted areas to allow more livestock on larger acreage lots, especially in the southern reaches of the county.

Establish and promote a clear and timely review process for lot consolidations.

Implement rural development design during the site planning process in future development regulations.

Minimize the disturbance of riparian corridors, steep slopes, natural hazard areas and the visual impacts of development from state highways and arterial county roads.

Allow more livestock for larger properties in the residential zone, especially in South Park, Lake George and Guffey.

Create a clear and streamlined review process to encourage lot consolidations.

WHAT TO DO WITH 20,000 VACANT LOTS

COMMUNITY STRATEGIES

Encourage land owners to rethink/redesign vacant subdivisions.

Adapt land use regulations to encourage conservation redevelopment.



Vacate the least feasible subdivisions and county road rights of way.

Improve road infrastructure to encourage growth in feasible vacant subdivisions.

GUIDANCE FROM STAFF AND LEADERSHIP

Refocus from vacant subdivision lots as a liability to identifying viable vacant lots and promoting the buildout of these lots as an opportunity by making them more attractive to buyers and renters.

- Roads
- Broadband
- Lot consolidation and re-platting

Encourage adaptation of untenable subdivision designs by adjusting land use regulations to encourage lot consolidation and where platted ownership patterns are not feasible.

Integrate findings from groundwater studies and water availability studies to determine water and wastewater feasibility of future growth opportunities.

PROTECT THE SCENIC QUALITY AND IMPROVE THE VISUAL APPEAL OF RURAL CENTERS AND TOWNS

COMMUNITY STRATEGIES

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

Support and help facilitate open space conservation.

Develop and implement site design that is sensitive to the rural character and environment.

Enhance the character, design and identity of the municipalities and rural centers.

GUIDANCE FROM STAFF AND LEADERSHIP

Identify “scenic corridors” and use the line of sight from these corridors to determine whether a structure has protruded into the natural skyline and map specific ridgeline projection overlay areas visible from these scenic corridors.

Encourage small scale commercial and the renovation of existing vacant structures in rural centers.

Facilitate the development of obvious parking and informational signage in rural centers to make them more appealing places to stop.



Facilitate community clean-up in rural centers.

WATER SUPPLY, CONSERVATION AND STREAM CORRIDOR RESTORATION

COMMUNITY STRATEGIES

Minimize impacts on groundwater supply & quality.

Coordinate planning and infrastructure with the two municipalities.

Maintain and incrementally expand water storage.

Explore feasibility of water systems in rural centers.

Keep agricultural water tied to land in Park County.

Support water providers' efforts to protect their watersheds.

GUIDANCE FROM STAFF AND LEADERSHIP

Complete a countywide groundwater quality study to better understand where groundwater quality suffers and where ground water is adequate for household use.

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

Restore streams and riparian corridors to improve habitat, water quality and enrichen outdoor recreation opportunities.

Remediate non-point pollution sources on priority water quality impaired drainages such as Handcart Gulch west of Grant which pollutes the South Platte River preventing it from supporting a natural fishery.

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 source water quality.

Restore publicly owned streambanks and riparian corridors in towns and rural centers and formalize public access with trails and interpretive signage.

EVOLVE AND EXPAND TOURISM

COMMUNITY STRATEGIES

Align county economic development efforts with municipal economic development efforts.



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

Expand lodging and RV camping.

Promote and protect natural, historic and cultural resources.

Support athletic, arts and heritage special events.

Market outdoor recreation and heritage touring.

Coordinate and link hiking/biking trails.

GUIDANCE FROM STAFF AND LEADERSHIP

Find ways to access the natural resources the county has today, especially in Platte Canyon.

Establish Grant as a supply outpost for travelers along the recently upgraded Guanella Pass Road and Scenic Byway.

Communicate directly with property owners and potential tenants to offer planning assistance and other incentives to get vacant businesses occupied.

Encourage and support trails groups such as the Bailey Trails Alliance.

Continue to search for opportunities for public open space/conservation property in the Grant to Pine Junction corridor.

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.

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.

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

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

Promote developed campgrounds.

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



DIVERSIFY THE ECONOMY

COMMUNITY STRATEGIES

Improve and expand the telecommunications infrastructure, beginning with cell phone service and fast internet.

Encourage low impact home occupations.

Attract and facilitate the development of high quality medical services.

Promote opportunities for high altitude niche businesses.

Continue efforts to build the arts industry.

GUIDANCE FROM STAFF AND LEADERSHIP

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

People who already live here and want to live here are the economic future, not necessarily a particular industry that would be deliberately recruited.

Attract new residents with improvements to basic infrastructure (roads and telecommunications) in the most viable residential neighborhoods. Get vacant homes occupied and further develop these viable neighborhoods.

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

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

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

Promote areas already zoned for business for future business development.

Encourage and support business development in Fairplay and Alma.

Attract business real estate brokers to offer services in northern Park County.



BUSINESS SUPPORT AND TRAINING

COMMUNITY STRATEGIES

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.

GUIDANCE FROM STAFF AND LEADERSHIP

Promote the Colorado Enterprise Zone employee training tax credit (12% of qualified training expenses) to encourage workforce training.

Provide a web-based community profile that will inform business decisions.

Support and encourage the South Park Chamber of Commerce and the Platte Canyon Area Chamber of Commerce to partner in marketing, business-to-business commerce, and training workshops.

CORE SERVICES, INFRASTRUCTURE AND ASSETS

COMMUNITY STRATEGIES

Incrementally improve busy collector roads.

Identify and improve dangerous intersections.

Improve drainage on residential roads.

Advise and facilitate improvement districts.

Improve recreation destination roads.

Increase trailhead parking.

GUIDANCE FROM STAFF AND LEADERSHIP

New subdivisions with internal road networks will need to create a local improvement district to maintain internal road infrastructure.

Create a long range plan and program for prioritizing and completing road improvements that integrates several factors:

- Traffic volumes
- Surface types



- Access to public facilities (school, fire station, etc.).
- Routes that are alternatives to highways (“cutoff” roads, highway closure detours).
- A road surface and drainage maintenance program for both paved and gravel roads.
- Support for the Sheriff’s Department’s efforts to enforce speed limits.

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

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

Encourage cooperation among fire districts and state and federal fire protection agencies to increase the capacity to respond to fires and other natural and human caused disasters and emergencies.

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

THE FUTURE OF RURAL CENTERS

COMMUNITY STRATEGIES

Maintain the rural and mountain community character.

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

Increase community capacity: partnerships, coordination and investment.

Ensure that commercial uses in rural centers are small-scale and fit the rural/small town character:

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



GUIDANCE FROM STAFF AND LEADERSHIP

There should be less emphasis on high density residential development in rural centers, more emphasis on small-scale commercial development, rehabilitating or replacing existing vacant businesses.

Make rural centers more visually appealing to visitors and residents.

Telecommunications infrastructure is crucial for the success of rural centers.

Investments in wayfinding, easy and obvious parking and visitor amenities and restrooms would attract more people to stop in Rural Centers.

STRATEGIC COORDINATION WITH MUNICIPALITIES

COMMUNITY STRATEGIES

Support each town's comprehensive plan.

Coordinate on land and infrastructure planning.

Coordinate on economic development and marketing.

Coordinate to improve/expand community facilities.

Coordinate to get affordable housing built.

GUIDANCE FROM STAFF AND LEADERSHIP

Integrate planned annexation areas into the Strategic Master Plan.

Respect town guidance for community character around the towns.

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

Work with the municipalities and unincorporated communities to establish entrance/gateway signage and monumentation.

Work together with Fairplay to utilize vacated county buildings and sites optimally.

Reexamine the potential for improvements that would attract more community and visitor use of the Park County Fairgrounds

Work with the Town of Fairplay and the Town of Alma to improve the appearances of the highway corridors running through each municipality.



GENERAL COUNTY GOVERNANCE

COMMUNITY STRATEGIES

Improve access to county services in rural areas.

Increase county government outreach to rural centers.

Develop a system for providing important information to residents such as county meetings, road maintenance schedules and road closures.

GUIDANCE FROM STAFF AND LEADERSHIP

Increase county outreach to rural areas by offering more regular meetings in rural centers.

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.

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.

