

SUMMIT COUNTY

TEN MILE MASTER PLAN

Prepared by the

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Gary Wilkinson, Chair

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Organization and Use of the Plan

The Ten Mile Master Plan, hereafter referred to as “the Plan,” is organized and presented in the following sections:

- I. HISTORICAL OVERVIEW OF COUNTY MASTER PLANS IN THE TEN MILE BASIN:** Presents a brief chronological summary of the development and adoption of master plans in the Ten Mile Basin.
- II. EXECUTIVE SUMMARY:** Previews the main issues associated with the Ten Mile Basin and provides a summary of the significant recommendations of the Plan.
- III. INTRODUCTION:** Includes the guiding tenets and basic information on the purpose and scope of the Countywide Comprehensive Plan, Ten Mile Basin Master Plan, and Copper Mountain and Bill’s Ranch Neighborhood Subbasin Plans. In addition, a background section is provided that gives an overview of the Ten Mile Basin’s history, geographic setting and land use.
- IV. COMMUNITY VISION:** Presents a statement of the community’s vision for the future of the Ten Mile Basin.
- V. GOALS, POLICIES/ACTIONS:** Defines issues of importance throughout the Ten Mile Basin along with related goals. A list of policies/actions are presented and recommended to pursue to realize the defined goals.

COPPER MOUNTAIN SUBBASIN PLAN: Provides policy direction for future decisions within the Copper Mountain Subbasin area and reflects the 2008 Copper Mountain PUD approval.

BILL’S RANCH NEIGHBORHOOD SUBBASIN PLAN: Addresses the needs and desires of the Bill’s Ranch Neighborhood area residents. The narrative and policies/actions provide guidance to protect and maintain the unique character of Bill’s Ranch while also providing for reasonable improvements.

APPENDIX A. DEFINITIONS: Lists and defines key terms used within the Plan or subbasin plans not contained in the *Countywide Comprehensive Plan for Summit County, Colorado*.

APPENDIX B. IMPLEMENTATION STRATEGIES: Provides a list of measures that could be pursued to implement the action steps identified in the goals, policies/actions sections. Strategies are prioritized and a timeframe for implementation identified.

MAPS: Provides mapped information after each respective plan for illustrative purposes.

The narrative contained herein serves to explain some of the background and important considerations in developing the Plan, and provides a summary of significant elements and policy direction presented. The narrative does not serve as a goal or policy/action in its own right, or the basis for any determination as to applicable master plan goals and policies, and is for illustration and guidance only.

I. HISTORICAL OVERVIEW OF COUNTY MASTER PLANS IN THE TEN MILE BASIN

1990s: The first documented master plan in the Ten Mile Basin was the Bill’s Ranch Neighborhood Master Plan, adopted on August 13, 1992. The next master plan developed in the Basin was the Copper Mountain Subbasin Plan, adopted on January 7, 1999 and amended August 8, 2002.

2001: In December 2001 the Ten Mile Planning Commission adopted the first Ten Mile Master Plan. Similar to the Bill’s Ranch and Copper Mountain master plans, the Ten Mile Master Plan was intended to provide general policy guidance for decisions involving land use, growth, and related issues in the Ten Mile Basin.

2004: As part of the Planning Department’s work program for 2004, the Board of County Commissioners (“BOCC”) directed planning staff to commence work on updating the 2001 Ten Mile Master Plan and Copper Mountain and Bill’s Ranch Subbasin Plans. The process to update the plans was initiated in June 2004. One of the primary reasons for the update to the plans was to consolidate the Ten Mile Master Plan, Copper Mountain Subbasin Plan and the Bill’s Ranch Neighborhood Subbasin Plan into one document. This update to the Ten Mile Master Plan was adopted on March 10, 2005, and expanded on and refined the original philosophies and direction provided in the 2001 Ten Mile Master Plan.

2009: In September 2008, the BOCC directed all planning commissions and Planning Department staff to pursue an update and amend their respective master plans (i.e. Lower Blue Master Plan, Snake River Master Plan, Ten Mile Master Plan and Upper Blue Master Plan). The updates were to focus on locating potential sites for affordable workforce housing and strengthening related narrative, goals, policies/actions and implementation strategies. Additionally, the amendment provided an opportunity to update: 1) outdated narrative, goals, policies/actions or strategies that had been implemented or were no longer relevant, and 2) master plan maps, data or information to reflect land use approvals that had occurred or existing conditions/circumstances that had changed since the last amendment to the Ten Mile Master Plan in 2005.

The update to the Plan was adopted on February 12, 2009 and identified four (4) sites for potential affordable workforce housing in unincorporated portions of the Ten Mile Basin. General guidelines, to shape possible proposals, were developed for each of these respective locations.

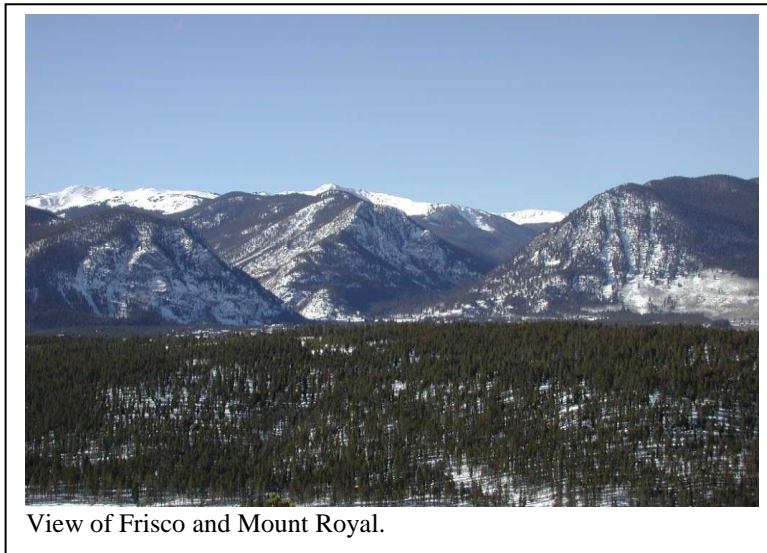
2010: In August 2009 the BOCC reprioritized the Planning Department’s work program to amend the County’s master plans and Land Use and Development Code (“Development Code”) to more thoroughly address issues related to the balance and interaction between the various master plan goals and policies. Moreover, the manner in which the Countywide Comprehensive Plan is intended to support and provide a general context to, rather than supersede, the specific goals and policies contained in the basin or subbasin master plans. The update to the Plan was adopted January 14, 2010.

II. EXECUTIVE SUMMARY

Overall, the Plan, when combined with the Countywide Comprehensive Plan, serves as a foundation to guide physical development into the future and address issues perceived as important to Ten Mile Basin residents. Certain development proposals will be evaluated against the Plan and subbasin plans to ensure they are in conformance with the Plan's overall direction and intent of its provisions. Whereas the Plan takes a comprehensive look at a range of issues in the Basin, it also focuses on issues unique to the Copper Mountain and Bill's Ranch Neighborhood Subbasin Areas.

A large focus of the Plan is defining the appropriate land uses throughout the Ten Mile Basin. Outside of land use, the other elements in the Plan include: Environment, Housing, Community and Public Facilities, Design and Visual Resources and Trails and Public Access. The Copper Mountain Subbasin Plan also focuses on land uses issues and attempts to define the character of the seven identified neighborhoods. The other Copper Mountain Subbasin Plan sections include: Transportation, Housing, Community and Public Facilities, Design and Visual Resources and Open Space and Recreation. Lastly, the Bill's Ranch Neighborhood Subbasin Plan addresses unique neighborhood issues such as: interstitial lands, land use, open space, roads, historic resources, and recreational pathway and trail easements.

The maps, goals and policies/actions contained in the Plan are based on analysis of current land use conditions and growth related issues. The Plan has been organized to provide background information on respective issues accompanied by appropriate goals, policies/actions or maps to address the issues. In addition, an Implementation Strategies section is provided that outlines and prioritizes measures to be taken to enact action steps identified in the policies/actions.



III. INTRODUCTION

The Ten Mile Basin, hereafter referred to as “the Basin,” encompasses that portion of Summit County, Colorado that extends from the Gore Range on the north to the Lake County line (just north of Fremont Pass) on the south. The east and west boundaries are a portion of the Tenmile Range and the Eagle County line respectively (see Ten Mile Basin & Subbasin Areas Map). Located in the southwestern portion of the County, the Basin includes the Town of Frisco and Copper Mountain Ski Resort. It encompasses an elevation range of from 9,017 feet at Lake Dillon to a high point of 13,951 feet at the summit of Fletcher Mountain in the Tenmile Range.

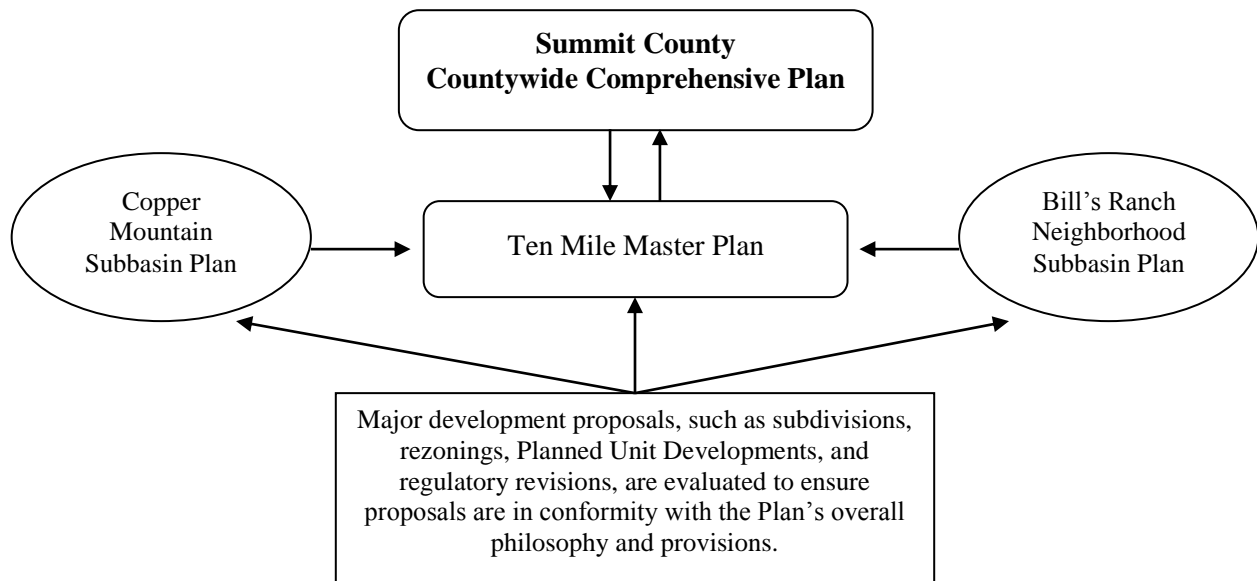
Guiding Tenets of the Ten Mile Master Plan

Umbrella Document/Hierarchy of Master Plans: The Countywide Comprehensive Plan is intended to provide general policy guidance, and serves as the umbrella document for this Plan. In contrast, the Ten Mile Master Plan serves as the primary document for particular guidance envisioned for the Basin, and is intended to be in harmony with the Countywide Comprehensive Plan. It is expressly intended that the Countywide Comprehensive Plan address broader issues and defer specific goals and policies/actions to this Plan for specific issues pertaining to the Basin.

The goals and policies/actions presented in the Ten Mile and subbasin plans master plans must be viewed in their totality and balanced with other goals and policies/actions presented in the Countywide Comprehensive Plan. The policies/actions of the Copper Mountain Subbasin Plan and Bill’s Ranch Neighborhood Subbasin Plan are applicable to all development proposals in those specific areas. Policies/actions in the subbasin plans should be consistent with the policy direction found in the Ten Mile Master Plan and the Countywide Comprehensive Plan.

Figure 1 below demonstrates the relationship between various master plans and development proposals in unincorporated portion of the County. Development proposals are reviewed against all subbasin and master plans to ensure conformity.

Figure 1. Relationship Between Master Plans & Development Proposals



Consistency Between Goals and Policies: The goals and policies/actions articulated in this Plan are the primary mechanism to carry out the vision and goals of this particular master plan.

Advisory Nature: The County’s master plans are advisory documents and contain recommendations of the vision for the community in a number of different areas (e.g., envisioned use of land), and such goals or policies do not have the force and effect of law. Nevertheless, the Development Code makes “*general conformance*” with the provisions of master plans a requirement for certain development applications.

Application and Interpretation: The BOCC and planning commissions have the authority to consider, and even require, compliance with this Plan, and certain goals and policies herein, in particular applications (i.e. rezonings, PUDs, subdivisions, CUPs and regulatory revisions).

Review Authority: When using and applying a master plan, a Review Authority (i.e. BOCC, planning commission or staff) is entitled to discretion in evaluating whether there has been “*general conformance*” and compliance with the County’s master plans, assigning weight to particular goals and policies in this Plan on a case-by-case basis. Accordingly, Chapter 15 of the Development Code defines general conformance as:

“When a development application is evaluated regarding its general conformance with applicable master plans, the Review Authority shall evaluate the application against the entirety of the goals, policies and actions contained in the master plans and need not require compliance with every provision contained therein. Nonetheless, the Review Authority may require that an applicant satisfy any particular goal, action or policy if such compliance is deemed necessary to attain general conformance.”

Nexus to Development Code: Master plans are utilized to set out the broad goals, policies, information and concerns that speak to the issues that are implicated by growth and development, and, in turn, may affect the manner in which such development occurs. In this regard, within the framework of master planning, local ordinances and land use regulations are developed and adopted in consideration of master plans policies. Thus, such regulations including the County’s Development Code, and regulations contained therein for procedures such as subdivisions, rezonings, and permits are regulatory and contain specific standards.

Purpose and Scope of Respective Master Plans

Countywide Comprehensive Plan

On November 3, 2003 the Summit County Countywide Planning Commission adopted a major update of the Countywide Comprehensive Plan for Summit County, Colorado. The Countywide Comprehensive Plan is the County’s overall guiding document that establishes the County’s policies related to land use, growth and other issues of importance to the community. The Countywide Comprehensive Plan provides direction to deal with issues of broad community interest or that are “countywide” in scope. The Plan consolidates policies from basin master plans and intends to retain unique land use issues in basin master or subbasin plans. Due to this policy consolidation in the Countywide Comprehensive Plan, the extent of policies/actions contained in the update to the Ten Mile Master Plan in 2005 were significantly less than in the previous 2001 edition of the Plan.

The heart of the Countywide Comprehensive Plan is the Land Use Element which directs the general location of where and how new growth will occur in the County. The Land Use Element establishes the County’s overall direction on land use issues. For example, several policies focus on the need to identify urban and rural areas in the County. However, that specific identification is a task delegated to each basin master plan. Thus, basin or subbasin master plans continue to provide the primary guidance on the location of different types of land uses.

Ten Mile Master Plan

The Plan is intended to provide policy direction for future land use decisions within the Ten Mile Basin area. The policies/actions of the Plan establish a desired community goal for the type of growth that should occur in the future. The Plan articulates a common vision for the future and informs citizens, landowners and developers of the desired goals and policies/actions, which will shape the future of the Basin. Additionally, the Plan provides the public policy base from which good planning decisions can be made. For example, the Plan provides policy direction on issues such as appropriate land uses within different parts of the Basin, measures to protect wetlands and public access to trails.

The Plan also provides guidance to County planning staff, the Ten Mile Planning Commission, the BOCC and applicants submitting development proposals for decisions that affect the physical development of the Basin. The Plan provides a means for the County to inform special districts, and federal, regional, and state agencies about key planning issues affecting the Basin. Moreover, development proposals, such as changes to the existing Copper Mountain Planned Unit Development (PUD) or new PUDs, must be evaluated to ensure that the proposals are in general conformity with the overall direction and intent of the provisions of the Plan and any applicable subbasin plans.

Copper Mountain and Bill's Ranch Neighborhood Subbasin Plans

The Copper Mountain and Bill's Ranch Neighborhood Subbasin Plans are intended to better define the unique character of these specific geographic locations. What is included in the subbasin plans are issues that are not addressed in Countywide Comprehensive Plan or Ten Mile Master Plan policies/actions. Having the subbasin plans as a component to the Ten Mile Master Plan eliminates both the need to have separate and stand-alone documents and eliminates redundancy of policies/actions in different master plans.

Public Participation

The policy direction found in the Plan is a product of community participation and public comments received. In developing the 2001, 2005 and 2009 editions of the Plan, a major effort was undertaken by the Ten Mile Planning Commission and staff to ensure that frequent and numerous opportunities were available for public input. In 2001 public outreach included a community newsletter sent to all property owners in the Basin, community open houses held at the County Commons Building in Frisco on August 10, 2000 and November 14, 2001, a community survey, and numerous public meetings of the planning commission. Public hearings to review and adopt the Plan were held by the planning commission in November and December 2001.

The update to the 2001 edition of the Plan was commenced in June of 2004. Overall, seven work sessions were held with four of those being focused entirely on the Copper Mountain Subbasin Plan. A community open house and public hearing to adopt the Plan was held on March 10, 2005. Members of the Bill's Ranch Homeowner's Association and homeowners at Copper Mountain were involved throughout the update process and work sessions. A large effort was also made to engage Copper Mountain/Intrawest representatives in discussions and proposed changes.

The update to the 2009 edition of the Plan focused on affordable workforce housing. Overall, a thorough referral process was conducted, three public hearing were held and efforts were made to notify the public outside of the standard noticing requirements. A significant amount of the initial outreach and public participation efforts focused around a communitywide open house/informational meeting held on October 22, 2008.

The update to the 2010 edition of the Plan focused on applicability and interrelationship of master plans. Two public hearings were held and a referral process was conducted to notify the public.

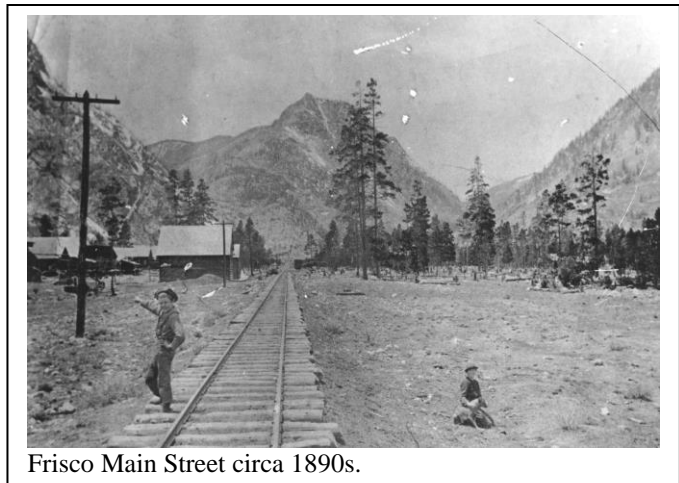
Ten Mile Master Plan Monitoring and Updates

Conditions in a community change over time and the Plan needs to be a dynamic document that can be modified. Staff in conjunction with the Ten Mile Planning Commission will monitor the Plan in upcoming years and identify potential changes necessary to improve its effectiveness. The Ten Mile Planning Commission will review the Plan on a periodic basis (every two to five years) as required by the Development Code. As a result the Plan will be amended as necessary to ensure that it continues to reflect the community's desires and changing conditions. The 2009 and 2010 amendments to the Plan more thoroughly address affordable workforce housing, and applicability and interrelationship of master plans, emulates and carries forth these important concepts and charge.

Background

History

The Basin has had a rich and diverse history that extends back at least 6,000 years and has witnessed different phases of human activity and occupancy. Ute Indians occupied and hunted in this area, as evidenced by archaeological findings of hunting camps in the vicinity of Vail Pass. The gold rush of the 1800's brought the arrival of white settlers to the Basin, and resulted in the flowering of a mining industry that defined the area for a hundred years. During that time, hundreds of gold, silver and copper mines sprung up across the mountainsides.



Frisco Main Street circa 1890s.

To support this thriving mining industry, towns were established to serve as railway stops along the rail line in Tenmile Canyon, as well as to provide lumber to the mining enterprises. Established mining towns during that time included Kokomo, Robinson, Carbonateville, Boston, the mill town of Wheeler, and the rail-connecting towns of Curtin and Excelsior. The Town of Frisco also thrived during the mining rush of the late 1800s with its population peaking in the 1880s at 250. It dropped to 18 residents in the 1930s.

During the first half of the twentieth century, development activity in the area quieted and the once prosperous mining towns were abandoned. Frisco was one of the few mining towns that persevered the bust of the mining industry in the Basin. Many of the smaller, less accessible mining towns were deserted. It was not until the opening of the ski areas, including that of Copper Mountain in 1972, that development resumed in earnest in the Basin and tourism became the economic driving force of the community. Since that time, development of Copper Mountain, as well as lodging and commercial uses at the base of the mountain and in the Town of Frisco has continued. Today the ski area is among the most popular in Colorado and as of July 2009 the Town of Frisco boasted an approximate population of 2,837 permanent residents (Source: Colorado Department of Local Affairs, Summit County Planning Department).

Geographic Setting and Land Use

The Basin occupies an area dominated by mountains (i.e. the southern portion of the Gore Range, the western slopes of the Tenmile Range) and traversed by river valleys. Two of the major drainages of the Basin, Tenmile and West Tenmile Creek, converge within the Copper Mountain Subbasin. Interstate 70 (I-70) runs through the center portion of the Basin, leading west to Vail Pass and Eagle County and east to the Town of Frisco. Colorado State Highway 91 also runs through the heart of the Basin and extends south over Fremont Pass into Lake County. Because of its position along these two major state transportation arterials, and relatively close proximity to two airports, the Basin is seen or visited by millions of travelers every year.

Approximately 69,733 acres of land are located within the Basin, 8,344 acres of which are located within the Copper Mountain Subbasin, and 1,124 acres within the Town of Frisco. Most of the land within the Basin is National Forest System lands, administered by the White River National Forest. Almost 850 acres of privately owned land are found within the Copper Mountain Subbasin, much of which is owned by the Copper Mountain Resort. The largest private landholder in the Basin is Freeport-McMoRan Copper & Gold, Inc., owner of the Climax Molybdenum Mine. Freeport McMoRan is the world's largest publicly traded copper company, and one of the world's largest producers of gold. It recently moved its headquarters to Phoenix, Arizona, after acquiring copper producer Phelps Dodge in 2007 (Source: Freeport McMoRan homepage). The Climax Molybdenum Mine is approximately 9,198 acres in size and located in the southern portion of the Basin.

Another significant large tract of private land is held in the Uneva Lake area. The property is zoned A-1, approximately 266 acres in size and has a 60 acre conservation easement on it held/monitored by Colorado Open Lands. Approximately 66 separate private mining claims are scattered throughout the backcountry and mountainous regions of the Basin. Unincorporated private land surrounding the Town of Frisco is comprised mainly of subdivisions allowing two units per acre. Several larger unincorporated Frisco tracts are located near Lake Dillon, at the mouth of North Tenmile Creek, in the vicinity of the County Commons and north of I-70. Denver Water Board owns some of these larger tracts. Approximately 174 acres of the Giberson property, north of I-70, has been placed in a conservation easement. Howard Giberson donated the easement in 1998.

Land uses in unincorporated areas can be generally described or characterized as follows:

Frisco area: Residential subdivisions (i.e. Evergreen, Bill's Ranch, Frisco Terrace, and Wiborg Subdivisions), County government offices, hospital and affordable workforce housing developments.

Copper Mountain: A full range of residential uses (e.g., single family, duplexes, multi-family, condominiums), commercial uses, resort support uses, golf course and downhill skiing facilities.

Climax area: Mining-related uses such as tailings ponds, pipelines, and water treatment facilities and some recreational uses.

Other rural areas: Open space and recreation uses.

Permanent Resident Population Projections

Table 1 provides a brief overview of the distribution of the estimated permanent resident population in the Basin. The population estimates are based on a methodology using Certificate of Occupancy (CO) permits issued by the County and towns, vacancy rates, and population per household and cohort survival estimates

determined by the Colorado State Demography Office (“State Demographer”) in the Colorado Division of Local Government.

Area	1970	1980	1990	2000	2004	2009
Town of Frisco (incorporated)	471	1,221	1,601	2,443	2,697	2,837
Ten Mile Basin (Unincorporated)			532	837	1,155	1,212
Totals			2,136	3,280	3,852	4,049

Based on the above table, the Basin has recently exceeded a permanent resident population of 4,000. This is approximately a 23 percent increase in fulltime residents since 2000 or roughly 3 percent growth in permanent population per year since 2000.

As of July 2009 the permanent resident population of the County was approximately 29,280. Of this total approximately 58 percent (16,773 residents) lived in unincorporated portions of the County and 42 percent (12,507) lived in incorporated towns. The Basin has the fewest number of permanent residents in comparison to the other basins.

Looking forward 15 - 20 years, it appears that some amount of permanent resident population growth in the Basin is inevitable. Although the difficult questions to answer are “How much growth will occur?” and “How quickly will it occur?” Population projections are challenging endeavors and represent approximations determined and based on the best information available at the time. Projections can be easily affected by factors that are constantly fluctuating such as: estimated occupancy rates, estimated number of persons per household, the transient nature of the County, large number of second homes/investment properties in the County, and implications associated with aging baby boomers potentially converting their second homes into permanent residences.

In light of the factors and considerations mentioned above, it is difficult to pinpoint if the County’s and Basin’s 2010 and 2025 permanent resident population will be less or more than projected by the State Demographer if current growth trends continue. Nevertheless, conservative estimates for the Ten Mile Basin would have the permanent resident population increase by 2 percent a year. Two percent growth per year in permanent resident population in the Basin portends the following projections for the years 2010, 2015, 2020 and 2025:

Year	Projected Permanent Resident Population at 2 Percent Growth per Year
2010	4,150
2015	4,582
2020	5,059
2025	5,585

In consideration of these growth rates, the importance to have a master plan in place to deal with the demands and pressures that will accompany such growth is underscored. Moreover, what is not accounted for or discussed above are the projected second home and peak populations for the Basin. In addition to the permanent resident population, second home occupancy and peak population could increase over time and affect growth and develop in the Basin.

Basin Residential Build-Out

Table 3 provides a snapshot of the residential build-out in the Basin as of December 2007. Build-out refers to the development of land based on existing zoning, and the County’s build-out analysis is broken out into two categories: “absolute” build-out and “realistic” build-out. Refer to the Countywide Comprehensive Plan Land Use Element for details on absolute and realistic build-out methodologies.

Table 3. Ten Mile Basin Summary of Absolute and Realistic Build-Out as of July 2009					
Residential Totals	Total Units Built to Date	Remaining Units to be Built	Additional Subdivision Potential in Units	Absolute Build-Out	Realistic Build-Out
Unincorporated	1,921	624	104	2,649 (72.5%)	2,527 (76.0%)
Town of Frisco	2,982	354		3,336 (89.4%)	3,336 (89.4%)
Basin-wide	4,903	1,027	105	5,985 (81.9%)	5,863 (83.6%)

Sources: Summit County Planning Department and 2005 Frisco Build-Out Study and Redevelopment Opportunities.

In general, the build-out analysis for the Basin indicates that the Town of Frisco is more built-out than the unincorporated portions of the Basin. When looking at the respective planning basins (including both unincorporated areas and incorporated towns), in the context of “absolute” build-out, the Ten Mile Basin is the most built-out of the four basins, with an absolute build-out of approximately 82 percent, followed by the Snake River Basin, which is approximately 72 percent built-out. In 1993, approximately 16 years ago, the Basin was approximately 50.6 percent built-out.

Remaining density to be built in the Basin is primarily located in the Copper Mountain Subbasin. The Copper Mountain Resort PUD allows for a maximum of 2,151 residential Equivalent Units (EUs). During the last major PUD amendment in 2008, no new density was added or allocated to the PUD. However, density transfers were approved which allow for approximately 560 EUs to be developed within the Village Center Neighborhood, with another 30 EUs transferred to the A-Lift Neighborhood. The unincorporated Frisco Area also has remaining density to be built, which realistically is approximately 349 units (e.g., Bill’s Ranch Neighborhood single family residences). The Backcountry zoned properties in the Basin, Officer’s Gulch/Uneva Lake, and Climax areas have a limited amount of development potential.

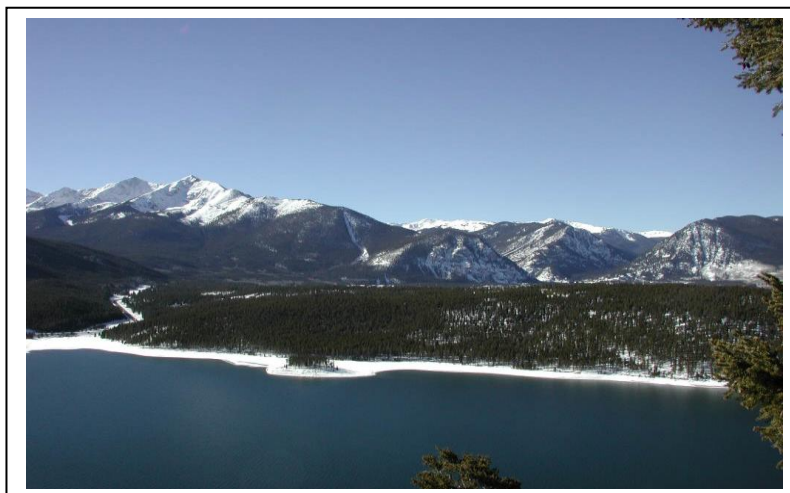
Commercial Build-Out

Outside of the Copper Mountain PUD, there is no commercial zoning in unincorporated portions of the Basin. As of 2008 there was approximately 152,859 square feet of commercial space occupied within the Copper Mountain Resort. This commercial development is primarily focused within the Village Center Neighborhood and East Village Neighborhood, with the majority located within the Village Center Neighborhood. The Copper Mountain Resort PUD amended in 2008 permits for additional 109,969 square feet of commercial to be occupied. Therefore, as of 2008 the commercial build-out for unincorporated portions of the basin (i.e. Copper Mountain Resort PUD) was approximately 58 percent. Per the 2005 Town of Frisco build-out analysis, approximately 1,134,323 commercial square feet are built and a total of 2,727,649 commercial square feet is permitted. Therefore, as of 2005 the Town was approximately 42 percent built-out commercially.

IV. COMMUNITY VISION

The Basin is a diverse area that provides both urban and rural amenities for its residents and visitors. Some of the Basin's greatest assets include its natural beauty and scenery, environmental resources (e.g., wildlife, forests, clean air), trails and outdoor recreation opportunities, open space and wilderness areas, views, small town atmosphere and urban amenities (e.g., shopping, restaurants). The community's vision for the future of the Basin includes the following:

- Retain the Basin's existing small town and rural mountain character to the maximum extent possible.
- Promote an urban destination resort community in the Copper Mountain Subbasin.
- Focus future development and growth within the existing urban centers of Frisco and Copper Mountain.
- Avoid the sprawl of development into rural areas of the Basin.
- Make available a variety of mass transit options to transport people to and within the Basin as a means of reducing traffic impacts.
- Preserve open spaces and environmentally sensitive areas within the Basin.
- Preserve and improve the environmental health of the Basin.
- Protect and improve the quality of the Basin's water resources.
- Provide affordable housing options for both local residents and employees.
- Maintain recreational opportunities within the Basin and access to those opportunities.
- Manage future growth so that it is done in a controlled and architecturally pleasing manner that preserves the Basin's natural beauty.
- Encourage continued reclamation and restoration of the Climax Mine lands.



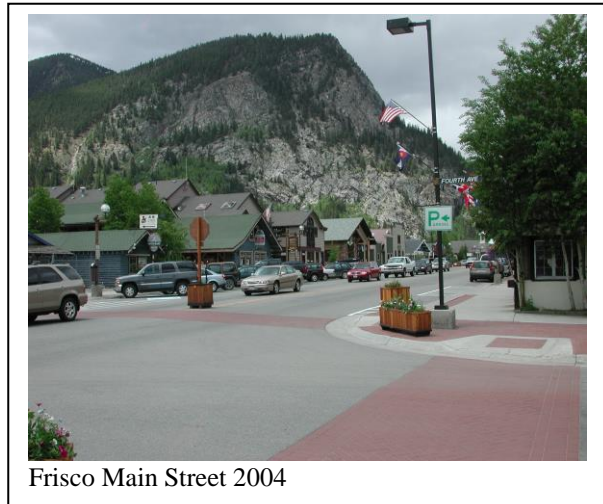
V. GOALS, POLICIES/ACTIONS

The following Land Use Element narrative does not serve as a goal or policy/action in its own right and is for illustration and guidance only.

Land Use

The Basin contains superlative mountain scenery and recreational opportunities that attract people to the area both to visit and live. The local economies are dependent on maintaining a high quality mountain environment so that the area remains attractive to visitors. As development occurs, it becomes increasingly important to preserve open spaces and undeveloped mountain scenes so that relief is provided from developed landscapes. As such, it is the intent of the Plan to maintain the existing character of the mountainsides and rural areas within the Basin, to the extent possible.

Two areas, Frisco and Copper Mountain, currently contain most of the developed landscape within the Basin. It is the goal of the Plan to target future growth to these areas and to prevent sprawl into rural areas. Implementation of this goal will help preserve rural landscapes, protect valuable wildlife habitat, important environmental areas, and limit the area needed to be served by a full range of public facilities and services. It is also the goal of the Plan to ensure that development that does occur, both in urban and rural locations, is sensitively designed so that it blends with the natural environment and does not detract from it.



Density and Zoning

A number of considerations under federal, state, and local law allow or enable the County to impose more restrictive development standards or otherwise create a higher degree of restriction on the development of property, including the density related thereto. It is expressly anticipated that the application of the Plan's provisions during subdivision review, as well as subdivision regulations, and other laws and regulations, may limit and affect the type of land uses and/or related density that may be located on the property below the maximum potential density set by zoning.

Accordingly, this Plan by design goes beyond the simple linear or direct contemplation of density afforded by zoning and establishes goals and policies that attempt to shape the actual physical development of the community and basin. Thus, this Plan, in conjunction with the Countywide Comprehensive Plan, may have the effect of limiting the potential development or theoretical maximum density allowed by zoning on property.

Land Use and Land Use Maps

One of the key objectives of the Plan is to identify appropriate land uses within the unincorporated locations in the Basin. Per the direction of the Countywide Comprehensive Plan, land uses are divided under two primary headings: urban and rural. A number of land uses are associated with each of these headings. These land use are identified on the Land Use Maps and the associated uses are described in

more detail below.

The land uses outlined and contained in the Plan are not the equivalent of zoning, and do not replace the zoning that is in effect on properties in the Basin. As mentioned, the maximum zoned density sets the initial ceiling for the theoretical maximum allowable density on any parcel only in light of parcel size and zoning. Maximum density, as identified in the zoning code, may not be able to be achieved in consideration of certain goals and policies of this Plan, subdivision regulations, development standards, other provisions in the Development Code or any other applicable laws, rules or regulations.

The Plan's land uses and densities are intended to represent the long-term vision of the community. The Plan's proposed land uses are intended to provide guidance for certain development proposals subject to master plan consideration, including: requests for rezonings, subdivision, conditional use permits, and a number of other development activities. When a rezoning of a property is proposed, the master plan land uses provide guidance on the type of uses and intensities that are envisioned to be appropriate on the property. In some cases, rezonings of properties may be initiated for properties that have zoning that is significantly out of conformance with the Plan's envisioned land uses.

Goal A. Reflect a respect for the natural environment of the Basin in land use decisions, with an emphasis on focusing urban growth in identified areas so that the undeveloped mountain character of the Basin's rural areas is preserved.

Urban Areas

Policy/Action 1. Locate urban development only within defined Urban Areas in the Basin, as identified on the Basin Land Use Map.

- 1.1 Prohibit the extension of commercial land uses in new locations along Basin highways in order to avoid the creation of commercial strips.
- 1.2 Appropriate land uses in Urban Areas are identified in the following sections:
 - The Frisco Area subsection of this Land Use section (Table 4).
 - The Affordable Workforce Housing subsection of this Plan.
 - The Copper Mountain Subbasin Plan.
 - The Bill's Ranch Neighborhood Subbasin Plan.

Rural Areas

Policy/Action 2. Designate all areas outside Urban Areas for land uses and densities consistent with protecting the rural character. Appropriate land uses and densities in Rural Areas are:

- 2.1 Low density residential uses, with a density not exceeding one unit per 20 acres.
 - 2.1.1 Utilize clustered housing, maintain open space, avoid sensitive environmental areas, and avoid visual impacts to visually important lands so that the open mountain character of the rural areas is protected.
- 2.2 Resource related activities (i.e. mining) that are permitted and existing as of December 2004 are acceptable in Rural Areas provided that the activities are carried out in an environmentally sensitive manner and utilize Best Management Practices (BMPs).

- 2.3 Dispersed and developed recreational facilities, provided the facilities are reviewed through a conditional use permit to ensure that the proposed facilities are compatible with surrounding land uses and protect environmentally sensitive areas.

Transferable Development Rights (TDRs) & Backcountry (BC) Zoning District

There are a number of planning tools available that can be used to help protect the County's rural character and focus growth in appropriate areas. Two primary tools used by the County are TDR and BC zoning district regulations. TDRs enable development rights to be transferred out of backcountry/rural areas to more suitable locations in the urban/developed portions of the County. Accompanying the TDR regulations, the BC zoning district regulations ensure that development on backcountry properties is constructed in a manner that preserves the rural, high alpine character of these areas. These two tools work together and complement each other, giving a property owner the choice to either voluntarily sell or transfer their development right or build on their property in accordance with the BC zoning district regulations.

Due in part to the success of the TDR Program and the BC zoning district in the Upper Blue Basin, in March 2005 both the Ten Mile and Snake River basin planning commissions amended their master plans to include goals, policies/actions and implementation strategies stating that the County should: 1) create Ten Mile Basin TDR Regulations, and amend the Snake River Basin TDR regulations, to function similar to the TDR Regulations adopted in the Upper Blue Basin, and 2) apply the BC zoning district to the backcountry parcels in their respective basins.

In accordance with these implementation strategies, the Ten Mile and Snake River basin TDR regulations were adopted and codified in the summer of 2006. As a result the Snake River, Ten Mile and Upper Blue basins have almost identical TDR program regulations. To complement the TDR regulations, the BC zoning district was then applied to backcountry properties in the Ten Mile and Snake River basins in August 2007.

As part of future Development Code amendments, it is recommended that the establishment of a TDR Bank be explored for the Basin. A TDR Bank could help facilitate TDRs by providing a known location for sellers and buyers of development rights to complete their TDR transactions.

Policy/Action 3. Work with the Town of Frisco to explore opportunities for the Town's participation in the County's TDR program.

Policy/Action 4. Explore and possibly establish a more formal mechanism to enable the sale and banking of TDRs in the Basin (e.g., institute a Ten Mile TDR Bank or joint Ten Mile and Snake River basin TDR Bank).

Uneva Lake and Officers' Gulch Areas

The Uneva Lake and adjacent Officers' Gulch areas in Tenmile Canyon are important resources that contribute to the overall character of the Basin. Uneva Lake is the largest naturally occurring lake in the Basin. Most of the lakeshore and lands to the east and south of the lake (approximately 266 acres) are under private ownership. There is currently only one lakeside residence in the area. Officers' Gulch and Officers' Gulch Pond are readily accessed by an I-70 exit and provide recreational opportunities such as fishing and hiking. A U.S. Forest Service campground was formerly open to the public in the area but has since been closed because of sewage disposal problems.

- Policy/Action 5. Ensure that land use in the Officers' Gulch and Uneva Lake areas is consistent with maintaining or enhancing recreational opportunities and protecting the open space character of these areas.
- 5.1 Maintain a lower density (e.g., one unit per 20 acres) zoning designation for private lands in the Uneva Lake area.
 - 5.2 Place development that may occur in the Uneva Lake area behind ridgelines or adequately screen development with vegetation so that it is not visible from I-70.
 - 5.3 Work cooperatively with property owners to encourage means to keep the Uneva Lake area in its existing state to the maximum extent possible.
 - 5.3.1 Promote conservation easements to protect the Uneva Lake area.
 - 5.3.2 Make the acquisition of the Uneva Lake area a high priority in the Basin for future open space acquisitions.
 - 5.4 Designate the Officers' Gulch area for recreational uses. A small to moderately sized campground may be appropriate, provided environmental impacts (e.g., sewage disposal and wildlife) are avoided.

Climax Area

The Climax area is located in the southern portion of the Basin. It contains some of the headwaters for Tenmile Creek and is bordered on the south by the Lake County line and on the west by the Eagle County line. Much of the area, approximately 9,370 acres, is part of the Climax Molybdenum Mine operations currently owned by Freeport McMoRan Copper & Gold, Inc. As such, these lands are easily the largest private land holdings in the Basin. The part of the Climax operations located in the County is used primarily as an area for disposing of tailings from mining operations.

Several tailings ponds take up a relatively large land area in the valley floor. Some areas of Climax-owned land are being actively reclaimed from previous mining disturbance and revegetated. Within the disturbed area are a number of mining-related facilities such as pipelines, water treatment facilities and outbuildings. Part of the area owned by Climax is undisturbed and this area provides scenic mountain backdrops, recreational opportunities and open space values.

- Policy/Action 6. Allow the historic mining operations as land uses in the Climax area while protecting recreational and open space opportunities.
- 6.1 Allow for mining related activities in the areas either currently or historically used by the Climax Mine for mining purposes.
 - 6.2 Designate areas not historically used for mining related activities by the Climax Mine (e.g., area above West Intercept road, mountainside southwest of Clinton Reservoir) for open space and dispersed recreation uses.
 - 6.2.1 Allow nordic huts and snowmobile tour operations in these areas, provided they are determined to be compatible with the surrounding area, do not negatively impact wildlife, and provided visual impacts are avoided to the maximum extent possible.

- 6.3 Continue to successfully cooperate with the owners of Climax Mine to improve the water quality of Tenmile Creek.
- 6.4 The County’s Open Space and Trails Department shall continue to actively pursue the purchase or acquisition of backcountry (BC) mining claims in the Basin (e.g., backcountry claims outside of the active Climax Mine operation).

Frisko Area

The area within and around the Town of Frisko is identified as one of two urban areas within the Basin. To most effectively plan for urban growth in unincorporated areas, it is appropriate to coordinate planning efforts with the Town of Frisko. In the summer of 2000 and March 2005, joint meetings between the Ten Mile Planning Commission and the Frisko Planning Commission were held to discuss appropriate future land uses in the unincorporated areas around the Town of Frisko. The results of these meetings are identified in the policies/actions and land use table that follows.

Goal B. Coordinate Basin land use issues so that planning between different jurisdictions is consistent.

Policy/Action 1. Work cooperatively with the Town of Frisko to identify unincorporated areas surrounding Frisko that are appropriate for urban growth.

- 1.1 Areas identified as appropriate for urban growth may eventually be annexed by the Town of Frisko.
- 1.2 Areas identified as not appropriate for urban growth should remain unincorporated.
- 1.3 Ensure consistency between the Three Mile Plan for the Town of Frisko and the Ten Mile Master Plan.
- 1.4 Enter into an intergovernmental agreement with the Town of Frisko that recognizes and commits to adhering to the land use policies and designations for unincorporated areas established in the Ten Mile Master Plan.
- 1.5 Appropriate land uses in unincorporated areas surrounding the Town of Frisko are identified in the Table 4 below.

Table 4. Land Use in Unincorporated Areas Surrounding the Town of Frisko	
Name of Unincorporated Area	Land Use
1. Bill’s Ranch	Residential (2 units/acre maximum)
2. County Commons ¹	Community facilities/institutional uses/affordable workforce housing
3. Dam Road Area ²	<ul style="list-style-type: none"> • Community facilities/institutional uses/affordable workforce housing¹ • Open space and developed/dispersed recreation
4. Denver Water Lakeshore Property	Open space and dispersed recreation
5. Eagles Nest Wilderness Area	Open space and dispersed recreation
6. Evergreen Subdivision	Residential (2 units/acre maximum)

Table 4. Land Use in Unincorporated Areas Surrounding the Town of Frisco	
Name of Unincorporated Area	Land Use
7. Frisco Heights Neighborhood	Residential (2 units/acre maximum)
8. Frisco Terrace/Wiborg Park	Residential (2 units/acre maximum)
9. Giberson Properties	Open space and low density residential
9a. Giberson Preserve	Open space
10. Kid's Pond/Ski Jump Area	Open space and developed/dispersed recreation
11. Mount Royal	Open space and dispersed recreation
12. North Tenmile Creek Area	Open space and dispersed recreation/water plant operations
13. Ophir Mountain	Open space and dispersed recreation
14. Hunter's Circle (Lots 80/81/82 Bills' Ranch)	Residential (2 units/acre maximum)
15. Summit Middle School	Institutional uses/developed and dispersed recreational uses
16. Tenmile Canyon	Open space and dispersed recreation
17. U.S. Forest Service Peninsula Area	Open space and developed/dispersed recreation

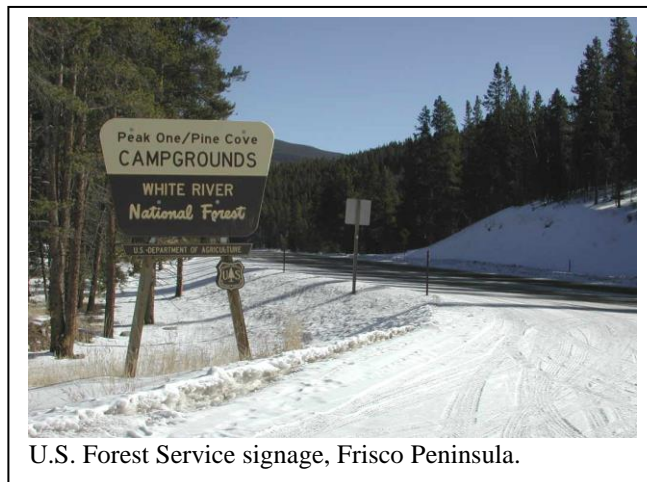
¹ Areas or properties discussed and identified for potential affordable housing are discussed in more detail in the Affordable Workforce Housing section and displayed on the Ten Mile Basin Affordable Workforce Housing Map.

² Any development occurring in this area should be encouraged to incorporate a transition/buffer area between any development and adjacent recreational uses to mitigate any visual impacts. Development should also occur in a manner that maintains access to area trails, even if the trails are relocated, in accordance with the policies under Goal G (Trails and Public Access).

National Forest System Lands, Joint Planning and I-70 Corridor

National Forest System lands make up the majority of the land within the Basin and largely define its mountainous character. The County has historically enjoyed a good working relationship with the U.S. Forest Service, especially with the local Dillon Ranger District, which is important to sustain the high level of cooperation needed to protect the character of the Basin.

A number of recreational uses (e.g., downhill and cross country skiing, hiking, camping, mountain biking) have historically occurred on National Forest System lands and should continue. The open space and scenic values of these areas are superlative and special attention should be given to maintain these values. The Eagles Nest Wilderness Area in the Gore Range in the northern part of the Basin provides an important sanctuary for wildlife and primitive recreational opportunities. In addition, the Continental Divide/Colorado Trail/Wheeler National Scenic Trails are located within the Basin and need to be preserved.



U.S. Forest Service signage, Frisco Peninsula.

The undeveloped western slopes of the Tenmile Range and southern portion of the Eagles Nest Wilderness Area contribute to form a beautiful and stunning canyon bisected by I-70 from Frisco to Copper Mountain. The Tenmile Canyon is very pristine as it is surrounded by undeveloped National Forest System lands.

Moreover, the Canyon has unique alpine characteristics and vegetation and is one of the highest, deepest and most spectacular in the country. The I-70 corridor within the Basin extends all the way to Vail Pass and the Tenmile Canyon portion remains an awe inspiring natural feature that residents and visitors take for granted. Efforts should be made to protect and conserve the Canyon's or corridor's natural beauty or visual quality.

Policy/Action 2. The U.S. Forest Service should consult with the Ten Mile Planning Commission on all proposed permits for mining in the Basin.

Policy/Action 3. Discourage land exchanges that transfer public land in rural areas of the Basin into private ownership because of potential impacts to wildlife, environmentally sensitive areas and potential changes to the rural character of these areas.

- Possible exceptions to this policy are the areas immediately surrounding the Town of Frisco, Copper Mountain Resort, and rural areas if the goals of minimizing impacts to wildlife, environmentally sensitive areas and changes to the rural character of these areas are met.

Policy/Action 4. Maintain the undeveloped character of the west side of the Tenmile Range for its open space and scenic values, and protect the character of the Continental Divide/Colorado Trail/Wheeler National Scenic Trails.

Policy/Action 5. Preserve and protect the open space values associated with the Tenmile Canyon and corridor, extending from Frisco to Vail Pass, from any uses that would detract from its visual quality.

Environment

Wetlands and Water Resources

Wetlands are found in numerous locations in the Basin. Most wetlands in the Basin are found in association with the riparian areas of the Basin's major streams or in association with the shores of lakes and ponds. Among the most notable of the Basin's wetlands are the wetlands in Officers Gulch, the North Tenmile drainage and Bill's Ranch.

In terms of other water resources, the Basin's lakes, ponds, and streams provide the lifeblood of the Basin and its inhabitants. Both humans and wildlife rely on the waters in the Basin as a source for drinking water. North Tenmile Creek provides a primary source of domestic water for the Town of Frisco. Riparian areas associated with streams provide a unique habitat that an unusually high number of species depend on for their habitat needs. Furthermore, water is utilized for a variety of other uses in the Basin, including snowmaking and mining operations. For all these reasons, clean water is crucial to ensure the viability of the Basin.

Unfortunately, some streams in the Basin (e.g., Tenmile Creek above the junction with West Tenmile Creek) have had their water quality negatively impacted by past and current mining operations, railroads and other activities (e.g., storm water runoff from highways, impact from chemicals and sediment). In the future the widening of I-70 (i.e. additional lanes) through the Tenmile Canyon and corridor to Vail Pass could have significant impacts to water quality if not appropriately mitigated.

Most unincorporated areas that surround the Town of Frisco are not connected to the Town's central water system. Exceptions include the County Commons, Ophir Mountain Employee Housing and



Wetlands of concern located adjacent to I-70 and the Frisco Transit Center.

Summit Medical Center Campus complexes, and the Evergreen Subdivision. Wells going dry in the summer provides evidence that groundwater is being depleted in some of these unincorporated areas and continued groundwater withdrawals can cause serious impacts (e.g., subsidence from withdrawals can require the closing of some wells).

When a well is used for water supply and a septic system is used for sewage treatment for a residential home, the septic system recharges used water back into the groundwater. However, if public central sewer is used, recharge to the groundwater

at that location is reduced. Many houses in these unincorporated areas are connected to central sewer (e.g., approximately 89 out of the potential 160 units (56%) in Bill's Ranch are connected to the Frisco Sanitation District) and the area groundwater may thus experience lost recharge. Short term, long term and cumulative impacts to groundwater or quality are possible and could be exacerbated by drought conditions.

Currently Town policies would require annexation for any of the unincorporated areas to hook up to a central water system. Controls could be established in areas impacted by a lack of recharge to mitigate impacts or ensure equitable distribution. Establishing a process or criteria to identify projects that are subject to possible ground water supply shortages and recharge issues should be considered.

Goal C. Protect and enhance the Basin's wetlands, water, wildlife, air, and land resources by maintaining a healthy ecosystem and sustaining the quality of life for community residents.

- Policy/Action 1. Encourage the County, the Town of Frisco and Copper Mountain Resort to develop riparian and wetland interpretive areas that educate residents and visitors about the importance of these aquatic environments.
- Policy/Action 2. Maintain in-stream flows and lake levels to provide natural fish and wildlife habitat to enhance the creek's aesthetic, recreational and water supply values, and to avoid the appearance of mudflats on Lake Dillon.
- Policy/Action 3. Summit County should work cooperatively with Copper Mountain Resort, the Colorado Department of Wildlife and other appropriate agencies to develop and implement a restoration plan for West Tenmile Creek and Tenmile Creek.
- Policy/Action 4. Monitor and evaluate the watershed approach to the Upper Colorado River Basin currently being developed and managed by the Northwest Council of Governments and its Quality/Quantity Committee. If appropriate, utilize the watershed approach to the Upper Colorado River Basin to identify water quality/quantity issues and develop strategies to improve water quality/quantity in the Basin.
- Policy/Action 5. Work with the Town of Frisco, Clinton Reservoir & Ditch Company, and the owners of Climax Mine to pursue supplemental water flows for Tenmile Creek for recreational

uses such as kayaking and other water activities, and to maintain sufficient water levels in the Dillon Reservoir.

Policy/Action 6. Explore the feasibility of supplementing stream flows in Tenmile Creek during low flow periods with County or Clinton Reservoir & Ditch Company appropriated waters from the Clinton Reservoir.

Policy/Action 7. Reductions in natural in-stream flows and lake levels should be minimized, with an emphasis on maintaining environmental and recreational values. It is recognized that lake levels of man-made storage ponds for snowmaking purposes will fluctuate as designed.

Policy/Action 8. Preclude the diversion of water from the Basin.

Policy/Action 9. Summit County should work cooperatively with the Town of Frisco and other appropriate agencies to assess groundwater quantity, quality and recharge and develop strategies to mitigate adverse impacts to and ensure reliable groundwater supplies.

9.1 Assess the impact of development patterns on reducing the recharge of groundwater, particularly in the unincorporated Frisco Area.

Wildlife

The Basin provides a diversity of habitats for the many species of wildlife that inhabit the area. Big game species such as elk and mule deer utilize the higher elevations during the summer and move through the Basin's canyons to lower winter range outside of the Basin. Some areas, such as areas between Guller Creek and Vail Pass, provide important movement corridors for wildlife species moving from south to north. Elevated freeways provide one of the few opportunities for animals to freely travel under I-70. The Basin contains a mix of coniferous forests at lower elevations and alpine meadows at higher elevations, providing different habitat types. Wetland systems and riparian areas further diversify habitats found in the Basin. Development activities, especially in undisturbed areas, can fragment habitat areas and movement corridors for wildlife.

Policy/Action 10. The owners of Climax Mine should continue to work cooperatively with the Colorado Division of Wildlife to develop effective strategies for improving wildlife habitat conditions and facilitating movement of wildlife on Climax Mine lands.

Air Quality

The air quality in the County and the Basin is generally good. However, increased growth has greatly increased the number of sources of air pollution. Emissions from automobiles and other gas and diesel burning vehicles, wood smoke from wood-burning fireplaces and stoves and dust from areas of ground disturbance are some of the main sources of air pollutants in the Basin. Ground disturbance can be associated with development sites where vegetation has been cleared and the ground graded and excavated. Mining and associated activities (e.g., tailings ponds) in areas such as the Climax Mine lands have also caused a significant amount of ground disturbance. As growth in the Basin continues, it is important to maintain the high level of air quality that we currently enjoy.

Policy/Action 11. The owners of Climax Mine should continue in their efforts to stabilize the Climax Mine tailings piles by the use of sludge application, revegetation and other practices that reduce airborne pollutants.

Policy/Action 12. Locate all new developments, except low intensity rural land uses, in the existing urbanized areas of Copper Mountain and Frisco in close proximity to work, commercial centers and recreation centers, in order to minimize transportation impacts to air quality.

Noise

Construction activities and vehicular traffic are two of the primary sources of noise in the Basin. As growth in the area continues it is important to alleviate excessive noise so that the quality of life for residents in the Basin is maintained.

Policy/Action 13. Work with appropriate state agencies to minimize the use of “jake brakes” on I-70 in the Copper Mountain and Frisco areas to reduce noise impacts.

Affordable Workforce Housing

Direction from BOCC in 2008

In response to the undersupply of affordable workforce housing, in September 2008 the BOCC determined that it was a priority and necessary each basin planning commission update their respective master plan in an attempt to identify properties in the unincorporated areas of the County that could potentially serve as sites to locate affordable workforce housing.

Intent

This section of the Plan is intended to represent a significant step to address the supply of housing that is affordable to all types of local employees in the unincorporated portions of the Basin. The results of updating this element of the Plan in the February 2009 edition could have direct impacts to help plan for or facilitate any potential affordable workforce housing projects in the future.

Amending the Plan to evaluate and identify sites for affordable workforce housing was relevant and one of the first steps necessary to encourage and plan for future affordable workforce housing in unincorporated portions of the Basin. The subsequent information, goals, policies/actions and accompanying Affordable Workforce Housing Map are intend to ultimately help spur or encourage affordable workforce housing projects in the future (e.g., land banking, land trades, development and redevelopment opportunities, and/or strategic partnerships).

Overview of the Existing Inventory of Affordable Housing Units

Table 5 identifies the inventory of affordable workforce and employee housing units in the Basin as of October 2008. The summary represents units that have some type of “restriction” attached to them.

Per the table, as of October 2008 there were approximately 512 affordable workforce and employee housing units built or in the process of being built in the Basin. Of these there were 434 existing restricted units in the unincorporated portion of the Basin and 30 restricted units to be constructed at Copper Mountain Resort. In the Town of Frisco there were 34 restricted units built and 14 restricted units to be constructed. Accessory apartments or caretaker units are other forms of affordable housing but were not included in the above analysis. Nevertheless, as of October 2008 there were seven accessory apartments and zero caretaker units in the Basin.

Table 5. Inventory of Affordable Workforce and Employee Housing Units in the Ten Mile Basin			
Ten Mile Basin	Existing Housing Units	Potential / Proposed Housing Units	Total Housing Units (Existing & Potential / Proposed)
Unincorporated Area	434	30	464
Town of Frisco	34	14	48
Total	468	44	512

Source: Summit County Planning Department and Town of Frisco 2008.

As of October 2008, there were 1,800 existing affordable workforce and employee housing units built or in the process of being built in the entire County. Approximately 51 percent of these existing units (920 units) are located within the incorporated towns, and 49 percent (881 units) are located within the unincorporated areas of the County. Among the incorporated towns, the Town of Breckenridge contains the most affordable workforce and employee housing with approximately 680 units, followed by the Town of Silverthorne with 177 units, and the towns of Frisco and Dillon with 34 units and 30 units respectively. Within the unincorporated areas of the County, the majority of the existing housing units are located in the Snake River and Ten Mile basins. These are predominantly “employee housing” units provided within the Keystone and Copper Mountain Resort areas.

There are approximately 660 additional housing units that have been proposed and approved through a public review process, but have not yet been built (e.g., 30 units at Copper Mountain Resort as part of the PUD approval in 2008). Following construction of these proposed housing units there would be a total of approximately 2,460 deed-restricted affordable workforce and employee housing units in the County. Fifty percent of these units will be located within the Upper Blue basin (1,238 units), with the remaining 50 percent dispersed throughout the Ten Mile (512 units), Snake River (429 units) and Lower Blue basins (284 units).

Methodology and Site Suitability Analysis

To identify properties that could potentially serve as locations for affordable workforce housing, a thorough analysis to evaluate “every” property in unincorporated portions of the Basin was conducted. The process resulted in identifying specific properties in the Basin that were not encumbered by significant development constraints and displayed characteristics that when weighed against other sites, made potential affordable workforce housing seem the most viable or practical. These properties were discussed further with the Ten Mile Planning Commission and evaluated in more depth through a “site suitability analysis”.



The site suitability analysis conducted for each property evaluated locator and factual background information, and specific criteria that took into consideration such things as: proximity to employment centers, availability of necessary infrastructure and utilities, adequate access, access to mass transit, neighborhood compatibility, development constraints on the site and opportunities to create a quality residential community on the site. Discussions with the Ten Mile Planning Commission regarding the site suitability analyses resulted in identifying the properties or areas to potentially locate affordable

workforce housing. These specific sites and locations are discussed in detail below.

Note—The Town Owned Triangle Parcel (Peak One) and County Commons PUD were not evaluated and discussed in depth as they were already identified as appropriate locations for affordable housing per the 2001 and 2005 editions of the Plan.

The following goals and policies/actions are intended to advance affordable workforce housing in the Basin.

Goal D. Increase the supply of local resident housing in the Ten Mile Basin through promoting or facilitating opportunities, strategies and proposals that guide, plan for and provide affordable workforce housing.

Policy/Action 1. Support the Countywide Comprehensive Plan goals and polices/actions regarding affordable workforce housing (e.g., continue to allow deed-restricted affordable housing units, created in conjunction with an upzoning, to be exempted from the need to transfer in development rights).

Policy/Action 2. The following sites or general locations (as identified in Table 6 and/or on the Ten Mile Basin Affordable Workforce Housing Map) have been identified as potentially appropriate for affordable workforce housing (in addition to other possible identified land uses). The general guidelines, when applicable, shall be used to shape possible proposals on these properties.

2.1 Continue to cooperatively work with appropriate entities (i.e. CDOT, Town of Frisco, U.S. Forest Service, Summit Combined Housing Authority, etc.) to explore opportunities and the feasibility of affordable workforce housing on the Lake Hill / Dillon Dam Road property.

Site or General Location	General Guidelines
County Commons PUD	Any affordable workforce housing occurring in this area shall provide an adequate buffer between the development, adjacent neighborhoods, and the County Recpath.
Middle School Property	Any affordable workforce housing shall not encroach east of the Dillon Reservoir watermark of 9,025 feet, and provide an adequate buffer between any development and the County Recpath.
Dam Road Area / Lake Hill	Any affordable workforce housing occurring in this area should be encouraged to incorporate a transition/buffer area between any development and adjacent recreational uses to mitigate any visual impacts. Development should also be conducted in an environmentally sensitive manner, be compatible with adjacent uses, and maintain access to area trails (even if the trails are relocated) in accordance with the policies/actions under Goal G (Trails and Public Access).
Overlay - Copper Mountain PUD	Refer to the Copper Mountain Subbasin Plan.
Town of Frisco	The Town should provide for and accommodate affordable workforce housing (e.g., Peak One Parcel).

Table 6 Footnotes:

- The specific properties or sites listed in the above table represent those identified as a result of a very exhaustive, extensive and thorough process and analysis of all properties in unincorporated portions of the Basin. As a result, these properties are considered to have the highest potential for affordable workforce housing in unincorporated portions of the Basin. The properties or sites display characteristics (e.g., lack of significant development constraints and proximity to employment centers), when evaluated against other properties and sites in the Basin, which make potential affordable workforce housing seem the most viable or practical.
- There could be properties not identified in the above table that exhibit similar characteristics to those determined to have the highest potential for affordable workforce housing, and would therefore make good affordable workforce housing sites. If there is a situation or instance when such a property (not identified in the above table) is proposed for affordable workforce housing, the property's suitability shall be determined by the appropriate review authority, in conjunction with any proposed development application, on a case-by-case basis.
- When determining whether the property may be appropriate for affordable workforce housing, the review authority shall give consideration to such factors including but not limited to: existing use, proximity to employment centers, availability of necessary infrastructure and utilities, adequate access, access to mass transit, neighborhood compatibility, development constraints on the site, and opportunities to create a quality residential community on the site.

Community and Public Facilities/Water and Sewer Infrastructure

The provision of roads, sewer, water and utilities are essential in order to serve the needs of urbanized areas in the Basin. It is the intent of this Plan to promote the provision of such infrastructure to appropriate development areas in the Basin.

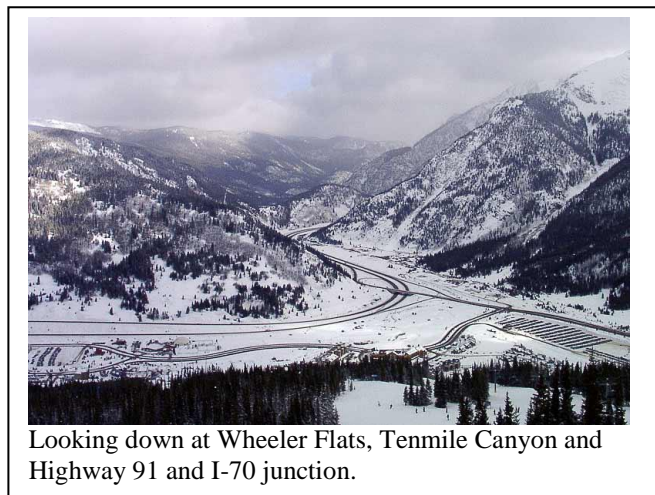
Goal E. Ensure water and sewer infrastructure is planned, funded, and built to support existing or new development.

Policy/Action 1. Encourage and facilitate the provision of sewer service to all areas with urban densities and to areas with failing on-site septic systems.

Policy/Action 2. Encourage the expansion of sewer and water systems to the Bill's Ranch Neighborhood and other unincorporated areas of Frisco where urban growth exists.

Design and Visual Resources (Visually Important Lands)

The high alpine scenery, natural setting, and relatively unspoiled environment significantly contribute to the quality of life for residents and the visitors within the Basin. The incredible scenery and unspoiled views contribute to creating the Basin's sense of place. Some of the mountainsides in the Basin are prominently visible from urbanized valley locations such as Copper Mountain Resort. Insensitive development of these mountainsides could significantly impact the views enjoyed by the Basin's residents and visitors.



The Countywide Comprehensive Plan and the Development Code require that “visually important lands” be

identified in basin master plans. In keeping with this direction, a new Visually Important Lands Map was created and included in the February 2009 edition of the Plan. The former editions of the Plan contained narrative on 21 “Viewshed Management Prescriptions”. The management prescriptions provided details on the location of the viewshed and on specific recommendations to protect them. The 21 viewsheds were identified and mapped on a Visually Important Lands Map, which classified the viewsheds into three visual ratings (exceptional, high and medium).

The new Visually Important Lands Map prepared for the February 2009 edition of the Plan identified the locations of the some of the most highly visible landscapes as seen from public areas (specifically from major roads and from key public gathering spaces). New development that is proposed within these locations shall be evaluated against the Countywide Comprehensive Plan policies/actions, in the Design and Visual Resources Element, to ensure that any visual impacts are minimized.

Goal F. Preserve the Basin’s scenic beauty, backdrops, prominent ridgelines and mountain vistas through identification, protection, and sensitive design of development in visually important lands.

Policy/Action 1. Protect and preserve the visual quality of the Basin and minimize the visual impacts associated with the development of land for residential and other uses.

- New development proposed within lands identified on the Visually Important Lands Map should be evaluated for conformity with the policies in the Design and Visual Resources Element of the Countywide Comprehensive Plan.

Policy/Action 2. The Ten Mile Basin Visually Important Lands Map shall be used to help evaluate:

- Visual assessments of individual properties.
- The visual impacts associated with identified TDR Sending and Receiving areas.
- Development plans that make use of sensitive design/clustered/rural land use subdivision-type techniques.
- Timber management prescriptions (e.g., aesthetic concerns in the wildland/urban interface areas) as a result of the Summit County Community Wildfire Protection Plan.

Policy/Action 3. Encourage CDOT and the National Emergency Management Agency (likely through a U.S. Forest Service task force) to preserve or improve the appearance of highway corridors, avoid visual impacts, protect open space values and address wildfire mitigation. For example, portion of Highway 9 or Tenmile Canyon / corridor (extending from Frisco to Vail Pass).

Policy/Action 4. Protect and preserve viewsheds and the visual integrity of the Highway 91 portion of the Top of the Rockies Scenic and Historic Byway Corridor Management Plan.

Open Space

The western slope of the Tenmile Range provides an outstanding example of some of the key open space values in the Basin; undeveloped forested mountainsides topped by high alpine areas that provide spectacular vistas. Other smaller natural features, such as North Tenmile Creek and its riparian corridor, are also important contributors to the area’s open space character. The Basin, however, is not entirely pristine, as evidenced by areas such as the Climax tailings ponds and the Frisco and Copper Mountain

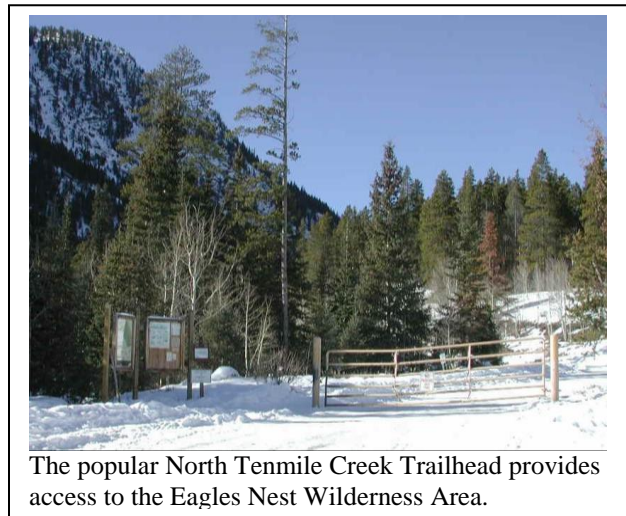
urban areas. Nevertheless, some open space values can be found in these areas as well. Open space helps define the character of the Basin. The following policy promotes continued efforts to protect open space in the Basin.

Goal G. Preserve and protect the open space values and backcountry character of the Basin, and minimize the negative impacts on open space values associated with developments.

Policy/Action 1. Work cooperatively with property owners, the Town of Frisco, Copper Mountain Resort and other applicable agencies to acquire property interests to protect open space values in the Basin when zoning and regulations are not a viable alternative. These open space values include:

- Shoreline areas on Dillon Reservoir.
- Open space areas along the Highway 91 and I-70 corridors.
- Backcountry areas of the Basin (e.g., Mayflower and Clinton Gulches).
- The Uneva Lake area.

Trails and Public Access



Trails and recreational facilities are important recreational resources that invite people to experience the spectacular mountain setting and terrain within the Basin help boost the local economy and are used extensively by County residents. Existing and desired trail corridors, along with access to National Forest System lands, could be lost if not identified and protected.

The Significant Summer and Winter Routes Map shows significant trails identified by the community, as well as future desired trails and connections. Significant routes are intended to provide recreational or transportation access for neighborhoods or the general public, offer high quality recreational experiences to County

residents and visitors, serve the greater community by providing recreational access to public lands or easements, or have received considerable historic use. The County shall strive to retain, acquire and protect the identified significant routes, while also recognizing that additional trails may develop or change, some routes may have been mistakenly excluded, or routes not listed in the significant route map may also be appropriate for County protection, retention or acquisition efforts. In essence, the significant routes map is a starting point from which the County’s extensive recreational trail and road network, and their respective access points, can be planned for and protected.

A number of key public trails and trailheads are found throughout the Basin. Some of the key trails in the Basin include: the Gore Range Trail, North Tenmile Creek, Meadow Creek trails leading into the Eagles Nest Wilderness Area, the Peaks and Colorado Trails in the Miners Creek Basin, the Wheeler/Colorado/Continental Divide Trail on the west slope of the Tenmile Range, and the Guller Creek/Colorado/Continental Divide Trail to the west of Copper Mountain.

Hikers, equestrians, and mountain bikers primarily use the National Forest System trails in the summer. Trails entering the Eagles Nest Wilderness Area are closed to motorized and mechanized uses. The Tenmile

Canyon and Vail Pass National Recreation Trails are heavily used repaths that travel through the heart of the Basin. Winter use of the Basin trails includes cross country skiing, snowshoeing and snowmobiling. The Vail Pass area is especially popular for these winter activities.

The following goals and policies/actions address winter and summer routes, trails and public access issues.

Goal H. Maintain and preserve public access to trails in the Basin.

Policy/Action 1. The County shall re-evaluate and update the Ten Mile Master Plan significant routes in the future to reflect: community goals and desires, the USFS Travel Management Plan, changes in use or access, and other changes as deemed necessary (e.g., more accurate GIS data).

Trailheads/Access

Policy/Action 2. Coordinate with the U.S. Forest Service, other appropriate agencies, developers and user groups in a cooperative manner to acquire and develop those important trail links as identified on the Significant Summer and Winter Routes Map.

2.1 Work cooperatively with the owners of Climax Mine lands to ensure continued public access is provided through Climax property lands to trails and trailheads on the Significant Summer and Winter Routes Map (e.g., Searle Gulch, Mayflower Gulch, Carbonate Hill) and to secure public access on roads leading to Camp Hale.

Policy/Action 3. Differentiate and separate use on trails that are not manageable for shared uses where appropriate. Specific locations may include the Miner’s Creek drainage.

Policy/Action 4. Work cooperatively with property owners, the Town of Frisco and Copper Mountain Resort to connect neighborhood areas to regional trail systems.

Recreational Pathway (Repath), Bicycle and Pedestrian Routes

An extensive repath system exists in the Basin, connecting most major portions of the Basin together. The Tenmile Canyon and Vail Pass National Recreation Trails connect the Basin from Vail Pass to Frisco. From Frisco, portions of the County repath connect to other basins and towns in the County. A last major linkage needed is a route from Copper Mountain to Fremont Pass. Per the Copper Mountain Resort PUD approval in 2008, there is a commitment from Copper Mountain and County to initiate and pursue an evaluation/study regarding the feasibility of a portion of the linkage to Fremont Pass. In addition to the repath, the continued development of pedestrian path systems is important for linking together neighborhoods and providing access to the National Forest System lands.

Policy/Action 4. Develop a bicycle route that connects the Tenmile Canyon Repath to Fremont Pass.

4.1 Ensure that the path can safely accommodate users and incorporate the path as either a grade separated route or a bicycle lane along Highway 91.