

HEENEY/GREEN MOUNTAIN RESERVOIR SUBBASIN PLAN

“Try not to change Heeney -- It’s Heaven.”
-- Don Scott, Heeney resident

I. PURPOSE AND INTENT

The purpose and intent of the Heeney/Green Mountain Reservoir Subbasin Plan is to:

- Provide a policy foundation to recognize and preserve the character and identity of the Heeney community and surrounding area.
- Address community interests and values as the area and activity around the Green Mountain Reservoir continues to evolve and develop.
- Provide descriptions, goals, policies and maps that illustrate the location and distribution of desired land use patterns and subsequent land use designations.
- Identify reasonable improvements to upgrade the availability of services to improve the health, safety and welfare for residents and visitors.

II. THE 1988 HEENEY COMMUNITY PLAN

On November 3, 1988 the Lower Blue Planning Commission adopted the Heeney Community Plan. The plan contained policy guidance on issues relative to the Heeney community that were developed to primarily address significant nonconforming land use and zoning issues. There was no land use map associated with the plan and it encompassed a small area along the north side of CR 30 within the following subdivisions: Waterview Homesites, Green Mountain Subdivision of the Haldorsen Tract, Dudley Hill Lakeshore Homestead, Lee’s Lakeshore Homesites, Resubdivision of Lots 2-42, Block B (Lee’s Lakeshore Homesites) and Willow Hills Subdivision.

A majority of the policies, intended actions and implementation of the 1988 Plan have been met or addressed. Specifically, the Heeney citizens and County were proactive over the years with issues associated with the creation of new residential zone districts, nonconforming mobile homes, recreational vehicles, and improved fire protection. Issues mentioned or outlined in the plan also include improving the appearance of properties, and water and sewer infrastructure associated with small-sized lots. No formal action was ever taken to address these latter issues.

The most significant byproduct of the 1988 Heeney Community Plan was establishing the RC-5000 and RC-40000 zoning districts. The creation and codification of the respective zone districts implemented a number of key goals and policies contained in the 1988 Plan. Due to platting and underlying zoning of numerous small residential lots in the 1950s and 1960s, many problems existed in facilitating development in Heeney. The RC-5000 and RC-40000 zone districts outline the minimum lot size, permitted uses, setbacks and other development standards necessary to recognize unique conditions and to accommodate reasonable development in Heeney. For example, in the RC-5000 zone district, garages, septic systems, and residential storage are allowed on lots adjacent to or directly across the street from a single family residence, provided the lots are owned by the same person.

Changing the Boundary of the 1988 Heeney Community Plan

The 1988 Heeney Community Plan planning-area boundary was changed during the 2005/2006 Lower Blue Master Plan update to encompass the circumference of the Green Mountain Reservoir. The Heeney community feels its sphere of influence goes beyond its core subdivisions, thereby expanding the scope

and necessitating changing the name of the subbasin plan. Other reasons that warranted this decision to expand the subbasin plan boundary beyond Heeney proper in the 2006 edition of the subbasin plan included:

- To include lands outside the core Heeney subdivisions that have a linkage or similarity to, or dependence on the Heeney community based on services, infrastructure, use, tourism or commercial services.
- To allow issues associated with overall use of the Green Mountain Reservoir, which are not mutually exclusive from impacting the social and economic dynamics of the Heeney community, to receive attention.
- To provide Heeney residents the opportunity to better influence land use issues and decisions surrounding the entire reservoir.

As depicted on the Heeney/Green Mountain Reservoir Land Use Map, the subbasin plan boundaries include lands generally situated in between CR 30 and Highway 9. Also included in this boundary are: the Lower Blue Community Center, Green Mountain Overlook Subdivision, Green Mountain Reservoir Dam and pumping station facilities, Bureau of Reclamation Camp amenities, and all of the Lower Blue Fire Protection District Station PUD. The only exception is the exclusion of the Knorr Lakeside Ranch, located on the west side of the Blue River inlet. This land will remain in the Lower Blue Master Plan boundary.

III. BACKGROUND

Geographic Setting

Heeney and the Green Mountain Reservoir are located in the Lower Blue Basin and comprise the northern and lowest portion of the County. The reservoir is located approximately 23 miles north of the Town of Silverthorne and 18 miles south of the Town of Kremmling. The elevation of the reservoir, which is 7,950 feet at high water, is fed from the Blue River flowing north from the Dillon Reservoir and is surrounded by both Highway 9 (on the north) and County Road (CR) 30 (on the south and west). The area sits in a beautiful valley between the Williams Fork Range to the northeast and the Gore Range/Eagles Nest Wilderness Area to the southwest. The mountain ranges and wilderness area provide spectacular scenery and a magnificent, scenic backdrop. The landscape surrounding the reservoir to the south and west is characterized as rolling pastoral lands and large ranches.



History of Heeney Subdivisions

There is a dearth of information documenting the history and development of Heeney. In summary, Heeney was started as housing for workers who built the Green Mountain Dam in the 1930s and 1940s. When the dam was completed in 1939 and the Green Mountain Reservoir filled, the community was naturally situated to be used as a resort area with such close proximity and access to water activities.

There are currently nine subdivisions that make up the Heeney community’s core. Most of these subdivisions appear to stem from further subdivision of the Green Mountain Haldorsen Tracts and Lee’s Lakeshore Homesites plats. The Green Mountain Haldorsen Tracts was platted in October 1949. There is no date listed on the original Lee’s Lakeshore Homesites plat. However, it is assumed it was platted around the same time as the Green Mountain Haldorsen Tracts. Resubdivision of portions of the Green Mountain Haldorsen Tracts and Lee’s Lakeshore Homesites plats and dates they were recorded are as follows:

- Green Mountain Haldorsen Tracts—Haldorsen Tract #9 (July 1959 and May 1977), Dudley Hill Lakeshore Homestead Subdivision (May 1960), Waterview Homesites (July 1978), and Philips Resubdivision (December 1986 and July 1999).
- Lee’s Lakeshore Homesites—Lee’s Lakeshore Homesites Resubdivision (July 1969), Elliot Estates Block 4 (May 1988) and Stephens Subdivision (August 1992).

It is not clear if the Willow Hills Subdivision platted in July 1960 was a portion of the Lee’s Lakeshore Homesites plat.

Population and Trends

As of 2008, the current full-time/permanent population of Heeney was estimated to be approximately 130 residents. However, longtime residents feel that the permanent population was less than half of that just eight to 10 years ago. In addition, locals have indicated that approximately 80 percent of the 134 homes in Heeney serve as summer cabins, mostly owned by people from the Denver metro area, a two-hour drive away.

There are some trends becoming more apparent accompanying the homeownership makeup and inherent growth pressures being experienced by Heeney. These trends are similar to those that continue to be observed elsewhere in the County and include: a change from small summer cabins to new larger homes being built to serve as second residences and the need to better manage the resources and services to accommodate the needs of an increasing visitor base. Addressing these trends will pose future challenges for Heeney and its residents.

Build-Out

Table 1 below provides a build-out summary of all the properties within the Heeney/Green Mountain Reservoir Subbasin Plan boundary. The table separates the build-out into three sections: 1) the Heeney community’s core subdivisions based on platted parcels, 2) parcels located around the reservoir and outside of the Heeney community’s core subdivisions, and 3) commercially zoned properties.

Table 1. Heeney/Green Mountain Reservoir Build-Out			
Build-Out per Subdivision and Platted Parcels (Heeney Community’s Core Subdivisions)			
Subdivision	Built Units	Remaining Parcels with Building Potential	Comments
Dudley Hill Lakeshore Homestead	20	8	The 5 parcels zoned commercial in the subdivision were excluded.
Elliott Estates	3	0	
Green Mountain-Haldorsen Tracts	50	8	The Green Mountain Haldorsen Tracts Subdivision is the largest in the Heeney area. Most of the remaining lots are small, averaging approximately 0.18 acres in size.
Lee’s Lakeshore Homesites	32	14	Lee’s Lakeshore Subdivision has the most remaining units in the Heeney area. These remaining lots are very small, on average approximately 0.21 acres in

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Build-Out per Subdivision and Platted Parcels (Heeney Community's Core Subdivisions)			
Subdivision	Built Units	Remaining Parcels with Building Potential	Comments
			size. Lots containing garages were omitted from the vacant lot totals.
Lee's Lakeshore Resubdivision	8	10	The Lee's Lakeshore Resubdivision is the least developed subdivision. All of the lots are greater than one acre.
Metes and Bounds Parcels (all)	2	0	Metes and Bounds parcels are not located within a platted subdivision but are a collection of random properties in the area. There are 2 other metes and bounds parcels zoned commercial.
Philips Resubdivision	5	1	The Philips Resubdivision has the potential for one more unit on 0.93 acres. The 2 parcels zoned commercial in the subdivision were excluded.
Stephens	2	0	
Waterview Homesites	2	0	
Willow Hills	11	5	The remaining lots are small, averaging approximately 0.35 acres in size.
Total Build-Out Core Subdivisions	135	46	74.6% Built-Out (135 built/181 total parcels)
Build-Out of Parcels Outside of Heeney Community's Core Subdivisions (located around the reservoir)			
Property	Built Units	Potential for Additional Units	Comments
Caposole PUD	1	2	The subbasin plan recognizes the PUD as a potential receiving site for one (1) additional dwelling unit, in addition to the two remaining to be built under the existing zoning.
Division of Wildlife	0	4	There are two parcels that comprise the Division of Wildlife State Wildlife Area. There are no intentions to build or subdivide these properties.
Eagles Nest Cabins	6	0	Based on underlying zoning, there are 6 non-conforming cabins. One of these cabins straddles the property boundary. Reference the Resort Residential section on p. 12.
Green Mountain Overlook	2	1	
Melody Lodge Cabins PUD	10	0	Per the PUD approved and amended in May 2006: West side: <ul style="list-style-type: none"> • 3 one-bedroom cabins @ 576 sq. ft. each (1,728 sq. ft.) - Cabin 4 is deed restricted affordable for-sale housing unit. • 2 two-bedroom units in duplex cabin @ 920 sq. ft. each (1,840 sq. ft.) East side: <ul style="list-style-type: none"> • 1 one-bedroom cabin @ 331 sq. ft. • 1 one-bedroom cabin @ 645 sq. ft. • 1 one-bedroom cabin @ 825 sq. ft. • 1 lodge building unit (main level) @ 1,447 sq. ft. • 1 lodge building unit (second floor) @ 714 sq. ft. - deed restricted affordable rental unit
Metes and Bounds Parcels (all)	4	7	Metes and Bounds parcels are not located within a platted subdivision but are a collection of random properties around the reservoir.
Naomi's Twenty Subdivision	1	1	The subbasin plan recognizes the parcels as a potential receiving site for one (1) additional dwelling unit, in addition to the one remaining to be built under the existing zoning.
Total Build-Out of Parcels Outside of Heeney Community's Core Subdivisions	24	15	6.15% Built-Out (24 built/39 total parcels)

Table 1. Heeneey/Green Mountain Reservoir Build-Out

Build-Out per Subdivision and Platted Parcels (Heeneey Community's Core Subdivisions)			
Subdivision	Built Units	Remaining Parcels with Building Potential	Comments
Residential Build-Out Within Entire Subbasin Plan Boundary	159	61	72.3% Built-Out (159 built/220 total parcels)
Build-Out of Subbasin Plan Commercial Properties			
Subdivision & Zoning	Built Units	Parcels with Potential for Additional Commercial Square Footage	Comments
Dudley Hill Subdivision (B-1 zoning)	3	2	B-1 is a zoning district intended for highway business and allows a wide range of commercial uses. Density and dimensional requirements of the zone district (i.e. 50' setback requirements) would make building a large commercial structure difficult. Of the 5 parcels zoned B-1: 2 have possible rental cabins on them, 1 is the Bait and Tackle store, and 2 are vacant.
Melody Lodge Cabins PUD	1	0	Per the PUD approved and amended in May 2006: <ul style="list-style-type: none"> • 364 sq. ft. of retail space within lodge building (east side)
Metes and Bounds Parcels (B-1 zoning)	1	1	There are 2 metes and bounds properties zoned commercial. The church/school house and accessory structures are located on one of the parcels. The other parcel is 4.6 acres, of which, only a portion is zoned B-1. The section zoned B-1 has no structures but encompasses the "Trout Pond."
Green Mountain/Haldorsen Tract (B-1 zoning)	0	1	The parcel appears to have no commercial structures on it.
Philips Resubdivision, Green Mountain Inn (B-3 zoning)	3	0	B-3 is a zoning district intended to encourage coordination and clustering of mixed-use development. The maximum density is 1:12 FAR (bonus densities are permitted under certain conditions). The Green Mountain Inn is located on this parcel. Build-out based on zoning is 7,441 sq. ft. The assessor's records do not provide absolute square footage on the size of the Green Mountain Inn and accessory structures.
Philips Resubdivision, (B-3 zoning)	0	4	Commercial build-out based on zoning is 3,847 sq. ft. The parcel contains 4 structures/cabins on 1.06 acres. The cabins are currently assessed as 432 sq. ft. single-family structures, not commercial.
Total Commercial Build-Out	8	8	Approximately 50 % Built-Out (8 built/15 total parcels)

Source: Summit County Planning Department 2005 and 2009.

In general, the Heeneey Community's core subdivisions are approximately 75 percent built-out. The area around the reservoir, outside the Heeneey community's core subdivisions, within the subbasin plan is approximately 60 percent built-out. Hence, when combined, the residential build-out for the entire subbasin plan is roughly 72 percent. Commercial build-out for the subbasin plan is approximately 47 percent, with half of the build-out potential contained on one parcel in the Philips Resubdivision.

There are several methodologies and many factors to consider when conducting a build-out analysis. The above build-out for the Heeneey community's core subdivisions is based on platted parcels. The build-out does not represent either subdivision potential of lots or re-platting of vacated lot lines, as many lot lines in Heeneey have been vacated to create larger parcels and mitigate site constraints. A strict application of zoning in Heeneey, recognizing all subdivision potential (including identified TDR Receiving Areas) and replating of vacated lots lines, would hypothetically indicate the "absolute" residential build-out potential in the Heeneey community's core area to be 265 units (approximately 84 additional units than recognized through the build-out of just platted parcels).

Experience has shown that due to a combination of owners' desires and inherent site constraints, it is very unlikely that subdivision to the fullest extent possible and re-platting of vacated lot lines will occur in the Heene community's core. Further analysis of the lots in the Heene community reveals significant site constraint issues, primarily septic, water, unstable soil and small sized parcels. Given these constraints it is doubtful that all the vacant parcels will be developed or lot lines re-platted, barring any significant upgrades in the water and sewer services in the Heene community. Therefore, the "realistic" build-out of a total of 181 residential units in the Heene community is more likely.

Recreation, Activities and Amenities

The Green Mountain Reservoir has become a popular recreation area, as it is a haven for many outdoor recreational activities. In the summer, due to the close proximity to Denver, the population in Heene swells as the Green Mountain Reservoir, unlike Dillon Reservoir, allows swimming and waterskiing. Thus, Heene continues to be a destination for water sports aficionados, whether they are motor boaters, windsurfers, jetskiers or kite surfers.

Other activities around the area that attract visitors include: hiking the Eagles Nest Wilderness Area, camping on one of the 196 Dillon Ranger District designated campsites around the reservoir and Cataract Lake, fishing the Blue River, hang gliding from Blue Ridge, or even snowmobiling in the winter. Amenities that have been developed to support and accommodate the recreational influx of visitors consist of a restaurant (Green Mountain Inn), a convenience store/tackle shop/liquor store (Master Bait and Tackle), a marina with boat rentals, and cabin rentals at the Green Mountain Inn and Melody Lodge. All of these businesses thrive in the summer and experience a wintertime slow down.

Multi-Jurisdictional Authority

The Heene/Green Mountain Reservoir area has a number of different jurisdictional entities that have the authority to make decisions that influence development and the area's use. The organizational entities involved with managing resources in the Heene area include: the United States Forest Service (USFS) Dillon Ranger District of the White River National Forest, Bureau of Reclamation and Colorado Division of Wildlife. Around the reservoir, the Dillon Ranger District administers recreational resources and amenities, such as campsites, while the Bureau of Reclamation manages the Green Mountain Dam, and the Division of Wildlife manages two parcels/units along the Blue River inlet near the southern intersection of CR 30 and Highway 9.

Whereas the County has jurisdiction over all unincorporated lands around the reservoir, it does not have the ability to make decisions regarding the management of recreational resources and campgrounds, the Green Mountain Dam or reservoir levels, or the Division of Wildlife State Wildlife Area. It is recognized that local development decisions should not be burdened by a lack of cooperation or coordination, or manifestation of competitions between numerous jurisdictions. Therefore, ongoing efforts should be made to improve coordination and collaboration between jurisdictions, as there are a range of issues that affect Heene and its residents (e.g., roads, recreation, reservoir levels, wildlife, etc.).

IV. SIGNIFICANT ISSUES

Preserve Character

“Protect the area’s character and resources AT ALL COSTS. That’s why we live here and put up with driving 23 miles to jobs, shopping and medical facilities.”

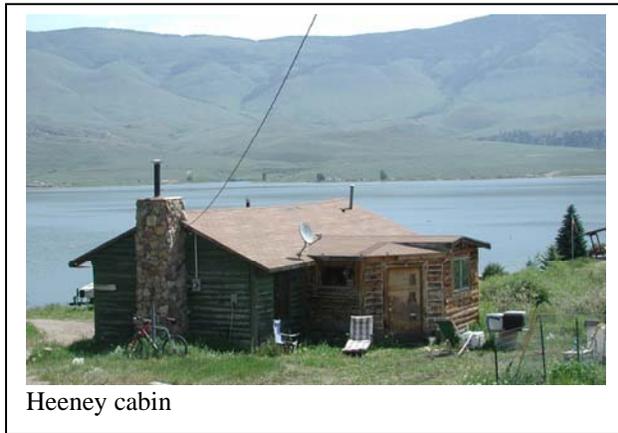
-- Anonymous Heeney Resident

Heeney’s remoteness and outstanding scenery give the area unique characteristics that provide for peace and quiet in a rural, yet resort environment. Sentiments from many residents suggest they are happy with the existing residential character and conditions in the area and would like to keep things the way they are. Additionally, some of the current residents of Heeney and users of Green Mountain Reservoir can be characterized as people that like the wide-open spaces that surround them and wide-open property rights (i.e. an unregulated environment).

Many full-time residents, in other words, have stated that Heeney is fine as it is. They would prefer to see no changes in the present residential area or commercial development beyond that allowed by existing zoning and land uses allowed on properties should not be modified. Supporting this position, most residents have expressed concern that increased density cannot be handled by the current infrastructure and that the community would suffer as a result.

To work toward and achieve protection of the community’s perceived sense of place, peace and quiet, and existing development patterns and infrastructure, a policy foundation and implementation strategies are needed. Therefore, the 2006 edition of the subbasin plan tailored land use designations and applicable policies, and identified important strategies to recognize and uphold these values to preserve the community’s character.

Appearance of Properties



As expressed in the 1988 Heeney Community Plan, some residents have indicated that the appearance of properties in Heeney should be improved. The County has regulations to manage complaints regarding rubbish and outdoor storage. However, it is the responsibility of Heeney residents or local homeowner associations to report suspected violations. When a complaint about rubbish or illegal storage is reported, it is acted upon in a responsive manner.

There is no annual community cleanup day in Heeney to improve the appearance of properties and remove rubbish (although the County did provide dumpsters for a community cleanup effort in 1988). It is felt by many homeowners that an annual cleanup day is a good idea and a concept the community should pursue. For the annual cleanup to be sustainable and effective, the community residents should initiate such an event (similar to the Town of Frisco or Breckenridge). The County’s role, per the request of the Heeney community, should be to support the event with appropriate and timely resources (e.g., free dump truck, free disposal at the landfill, hazardous materials recycling bins, etc.).

Reservoir Water Levels and Soil Instability

“We learned a long time ago that we have no control over water levels – that is solely controlled by the Bureau of Reclamation and calls on the Colorado River. Soil and instability needs less publicity until movement and causes are confirmed.”

-- Anonymous Heeney Resident

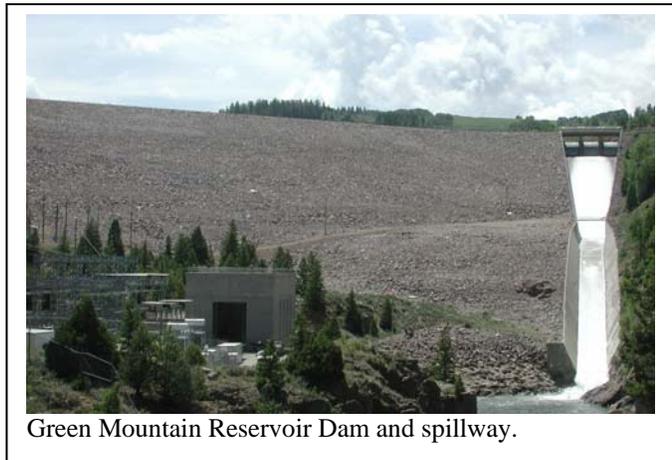
A big player in water usage in the Heeney area is the Northern Colorado Water Conservancy District, which manages the water in the approximately 153,639-acre-foot Green Mountain Reservoir. The district administers the delivery of Colorado-Big Thompson (C-BT) water to serve cities such as Ft. Collins, Boulder, Greeley, Longmont and Loveland, and land on both sides of the South Platte River all the way to the Nebraska border. Green Mountain Reservoir was authorized by Congress as a protection for Western Slope water rights so that the C-BT could be built to send water east of the Continental Divide. Spring runoff is stored in the reservoir to allow division of water by the district and more importantly releases to meet the requirements of the Colorado River later in the year. The reservoir faces the challenge of low water levels every year.

Water levels in the reservoir will likely continue to fluctuate, and people who recreate in the Lower Blue should continue to expect stream flows and reservoir levels to oscillate. Potential drought conditions and future calls on water rights will ultimately determine how far down the reservoir is drawn.

Water levels in the reservoir during 2002, caused by the most severe drought in recent history, created heightened concerns about landslide and soil instability issues around Heeney. Homes began to noticeably slip, and the last time that happened was in 1963, when a rapid drawdown of the water resulted in the loss of several homes. In 2002, the dramatic drop in water levels did not give the shoreline time to dry and solidify. Therefore, using inductive reasoning, it was thought that water helps hold back the land and prevents homes from sliding. Low reservoir levels in the future, as a result of possible drought conditions and high demand from water users downstream, exacerbated by a slow gravitational pull, will pose development challenges.

Bureau of Reclamation Monitoring, Research and Operations

The Bureau of Reclamation continues to monitor and study the slide activity in the area. Specifically, the Bureau developed a slide-monitoring program in the summer of 2002, in which 20 monitoring pins were installed along five separate survey lines to enable possible soil movement to be observed on a regular basis. In addition, continuing research efforts include an exploratory drill program initiated in 2003 and the installation of more equipment to measure movement of the surrounding slide mass and ground water elevation. As of the 2009 edition of the Plan, a map showing the location of survey lines with monitoring equipment was available from the Bureau. However, due to a range of considerations or issues, no report on the slide activity in the area had been finalized or released. Nevertheless, the data shows very slight, but consistent movement since 2002.



Green Mountain Reservoir Dam and spillway.

As of the 2006 edition of the Plan, no evidence had been found directly linking operations of the reservoir to triggers in slide movement. It is uncertain when the Bureau of Reclamation will have conclusive evidence or a firm plan to deal with landslide issues. Nonetheless, limitations that halted releases once the reservoir reached an elevation of 7,850 feet have been removed. New rate-of-drawdown criteria begin at 7,880 feet, when and if the reservoir gets that low. At that elevation, releases will slow to 1.5 feet a day and 0.5 feet a day at 7,865 feet. Otherwise, the reservoir continues to be operated as it has in the past, drawing it only as low as necessary to meet water demands of downstream users. Heeney residents expressed a desire to be kept abreast of the results and details of the Bureau's monitoring activities through some type of annual report.

County's Responsibilities and Process

The County is not involved with monitoring or studying slide activity in the Heeney area. However, due to the increased concerns about landslide and soil instability issues, the County has committed to notify building applicants in the area that there may be potential geotechnical concerns and encourages applicants to obtain a geological study prior to commencement of construction. Homeowners requesting building permits from the County in the Heeney area have the choice of: 1) providing the County with a geotechnical analysis and complying with the mitigation measures specified in that geotechnical analysis, or 2) signing a waiver releasing the County from any potential liabilities resulting from geologic instability. Therefore, failure to conduct a geotechnical study does not prevent or delay the issuance of a building permit or Certificate of Occupancy.

Recreational Amenities

"Campgrounds need to be kept open, improved; a decent boat ramp is needed (longer and smoother); fishing access could be better marked; fees are okay if the service amenities exist."

-- Anonymous Heeney Resident

Over the last ten to fifteen years, the reservoir has been experiencing an increased range of recreational uses. This heightened use is creating challenges in managing and providing for appropriate facilities. The Dillon Ranger District manages the public lands, campgrounds and facilities around the entire reservoir. According to the district, some of the accented issues and challenges it is experiencing with recreational use of the reservoir include:

- The population dynamics and frequency of when campgrounds are used (i.e. on the weekends campsite use can reach 150 % of capacity).
- Camping sites increasing in distance from reservoir water as the water level of the reservoir recedes or significantly oscillates.
- The need for a low water boat ramp.
- Providing for adequate sanitation facilities around the reservoir.
- Providing, maintaining and sustaining access and plowed roads for winter snowmobile use.
- Uncertainty in funding or planned improvements as a result of the Federal Lands Recreation Enhancement Act.

While updating the 2006 edition of the subbasin plan the Dillon Ranger District was in the process of finalizing the "Green Mountain Reservoir/Cataract Lake Recreation Management Plan." The recreation management plan was finalized later that year. The recreation management plan presents potential management options and projects to address user conflict issues, financial stability, forest service requirements and resource damage, and its implementation is currently a work in progress.

It is uncertain what permanent changes and impacts the recreation management plan will have on recreational opportunities in the area (e.g., raised fees, restricted ATV use, removal of fire pits, closure or

expansion of some campsites, etc.). The plan and its implementation continue to evolve due to new challenges and conditions faced by the Dillon Ranger District (e.g., economic and revenue considerations, the threat of invasive aquatic species, the authority to charge or increase fees, and input from the Recreational Resource Advisory Council/Green Mountain Focus Group). Nevertheless, the County continues to support the Dillon Ranger District's efforts to refine and implement the recreation management plan so recreational uses around the reservoir are appropriately addressed or enhanced.

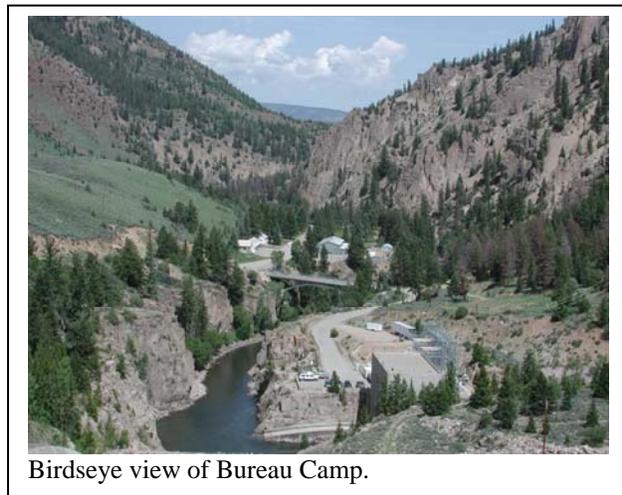
Green Mountain Reservoir Bureau of Reclamation Camp (Bureau Camp)

"No one seems to be interested or have the \$\$ in restoring the Bureau Camp buildings, so I think the buildings should be bulldozed. Mark the area with a monument and create a nice park – it's too beautiful a spot to have those eyesore buildings that no one cares about."

-- Anonymous Heeney Resident

The Bureau Camp is situated between Green Mountain to the east and Little Green Mountain on the west side of the Blue River, downstream from the Green Mountain Reservoir and Dam. The camp was constructed between 1936 and 1938 to provide living quarters for the workers who built and operated the Green Mountain Dam and Power Plant. The majority of the camp was constructed after the dam was built. It housed shops and garages for the "water works," and residences for the workers and their families. The camp was a bustling little community. The site is significant and important to the interpretation and history of water development in the West, aside from being an early source of hydroelectric power in the area.

After the power plant became automated, very few employees were needed to operate it, and the residents of the Bureau Camp moved away. In the early 1990s the BOCC, Summit Historical Society members and others obtained a special use permit from the Bureau of Reclamation to save the remaining buildings, and



Birdseye view of Bureau Camp.

preserve the historic site for public use. The special use permit was issued and effective January 1, 1993. The remaining buildings include a community hall, duplex, garages and a post office, and are currently unoccupied, neglected and teetering on the edge of deterioration. These buildings were some of the first features built as part of the Colorado-Big Thompson project and are eligible for the National Register of Historic Places.

To date, no group has been able to get behind preservation and create a true historic site. The conceptual plans and vision to preserve the camp as a historic park, recreation area, interpretative resource and museum have not come to fruition

primarily due to a lack of funds. In addition, there are a range of onsite management challenges and issues associated with asbestos removal, provision of electricity, potable water and sewage disposal.

The camp did host the Heeney Tick Festival for several years and presently a few of the camp's buildings are being used to house some equipment and materials. The Bureau of Reclamation does have a concern with the existing conditions of the camp and it is suggested that action be taken with the buildings to either immediately restore or demolish them. The County would like to investigate ways to either convey the special use permit to another entity that would be more proactive, or amend it to keep public access

and use (excluding the buildings) viable. The USFS has preliminarily expressed the possibility of taking over management of the special use permit area.

Blue River Access

The section of the Blue River accessed via the Bureau Camp receives a lot of traffic, as it is a popular section to visit, hike, fish or boat. However, no plan, shared vision or joint coordination exists to address issues on how to administer and develop better access or manage the river corridor. Although almost all users would like to improve river access or rehabilitate some of the camp's buildings to serve as an interpretative resource, a range of unresolved concerns persist. Some of the issues that need to be addressed and considered include: parking, maintenance, fees, sanitation, trash, signage, funding and Bureau of Land Management land-trade implications. At this time it not clear how user groups or government entities want the river access and the corridor to be managed. Further scoping efforts are needed to prioritize these important issues and create an approach and strategy to sustainably manage the Bureau Camp and its resources.

Green Mountain Reservoir Dam Security Issues

After the terrorist attacks of September 11, 2001 (9/11), Bureau of Reclamation officials were put on high alert to guard the Green Mountain Reservoir Dam. For a period, the County Sheriff's Office was under contract to patrol the area and posted guards there. Another incident like 9/11 and "Homeland Security" involvement or orders could cut off or limit future access to the Bureau Camp and Blue River. As a result of 9/11, the Bureau of Reclamation has developed and readied an emergency-response plan for different levels of security risks and awareness. If more elevated security is needed, the area around the dam will be shut down according to actions and steps laid out in these plans.

Lower Blue River Cooperative Management Plan

In early 2005, an initial group of stakeholders met to discuss concerns over management of the Lower Blue River corridor. Stakeholders included representatives from: Bureau of Land Management, Bureau of Reclamation, US Forest Service, Colorado Division of Wildlife, Grand and Summit County Governments, Trout Unlimited, Colorado Whitewater Association, Blue Valley Sportsman's Club, and private landowners along the Lower Blue River corridor. From that initial meeting, the stakeholders worked collaboratively toward the development of a strategic framework for protecting the natural and aesthetic resources of the Lower Blue River. The result of these efforts was the creation of the draft Lower Blue River Cooperative Management Plan. The Bureau of Land Management took the lead in drafting and writing the initial draft of this plan.

The management plan focuses on the Lower Blue River corridor, from Green Mountain Reservoir to the confluence with the Colorado River, in Grand and Summit Counties. The primary purpose of the plan is to protect the natural resources of the Lower Blue River corridor, including its wildlife, fishers, vegetation and soils. Two key components of the management plan are the mission and vision statements. Moreover, a list of issue statements that the stakeholders felt necessitated the development of a cooperative management plan for the Lower Blue River corridor have been drafted and included. Specific management actions in the plan are still being worked on, and uncertainties surrounding the management plan include funding and implementation. It is anticipated once the plan is completed stakeholders will be tasked with identifying options for implementation through vehicles such as cooperative agreements.

Policies or issues contained in the management plan of particular interest to the County surround the Bureau of Reclamation property below the Green Mountain Reservoir and Blue River access (as

discussed above). The management plan could provide better guidance or assurances to the County regarding: the management of the area and/or structures below the dam, and amending or possibly conveying the Bureau of Reclamation Special Use Permit issued to the County to some other entity.

The management plan was put out for public comments in February 2008. As of the 2009 edition of the subbasin plan it was in draft form and unlikely to be finalized soon. This is because in 2007 or 2008 an application was possibly submitted to the federal government to consider designating this portion of the Lower Blue as a “Wild and Scenic River”. Review and consideration of such a designation is likely to take several years and would influence the draft management plan significantly.

Water and Sewer Infrastructure

“Nobody wants to commit to water infrastructure.” -- Anonymous Heeney Resident

Currently properties within the Heeney/Green Mountain Reservoir Subbasin obtain water either from on-site wells or from one of two small, privately owned water systems. The larger of the two water systems is owned and operated by Green Mountain Inn, Inc. (referred to as the “Philips water system”). The Philips water system obtains its water from a spring located on the Lazy Shamrock Ranch, south of the Heeney community, and provides water service to all of the built units in the Green Mountain – Haldorsen Tracts Subdivision and several units in the Dudley Hill Lakeshore Homestead Subdivision. There is also another small, privately owned water system that provides water service to the built units within the Willow Hills Subdivision from another spring located on the Lazy Shamrock Ranch. Properties in Heeney that are not served by one of these two water systems obtain water from on-site wells, and all properties in the Heeney/Green Mountain Reservoir Subbasin use individual sewage disposal systems (ISDS) to provide sewage disposal.

Heeney residents feel that extensively expanding or upgrading its existing water and sewer infrastructure is unattainable or not realistic due to the economics and costs, associated water rights, regulations, and administration associated with forming a water or sewer district. Although, according to a distributed questionnaire, Heeney residents support pursuing grants to expand its existing water storage, service area and infrastructure. Essentially, the community does not feel it is in a position to realistically commit to the resources and money needed to significantly upgrade the existing water or sewer systems. It is preferred that improvements be made to present septic systems, and that the capacity of the existing Philips water system be upgraded and possibly purchased by a public district.

V. LAND USE DESIGNATIONS

The desired development pattern for the Heeney/Green Mountain Reservoir area remains similar to the one envisioned in the original 1988 Heeney Community Plan. The core Heeney subdivisions will continue to provide for lower-density, single-family residential development and limited commercial services along CR 30. The edges of the Heeney Community should be maintained to protect the rural and ranching character of the area. Other areas around the reservoir should preserve the existing open space, allow for appropriate dispersed and developed recreational activities, and support residential subdivision of properties if allowed by existing zoning and as contemplated by the subbasin plan. It is understood that any rezoning or subdivision request, which would increase density in the Heeney/Green Mountain Reservoir area, should include the Transferable Development Rights (TDRs) from within the Lower Blue Basin, in accordance with the Lower Blue TDR program regulations.

Eight subbasin plan land use designations, general guidelines and development patterns were developed as part of 2006 edition of the Heeney/Green Mountain Reservoir Subbasin Plan. These land use designations are described in Table 3 and exhibited on the Heeney/Green Mountain Reservoir Subbasin

Plan Land Use Map. The designations are intended to allow for an approach to land use that is simple, and recognizes the existing residential and commercial zoning and development patterns. As expressed by Heeney residents, the principles driving the basis for the land use designations and supporting policies/actions in the subbasin plan include:

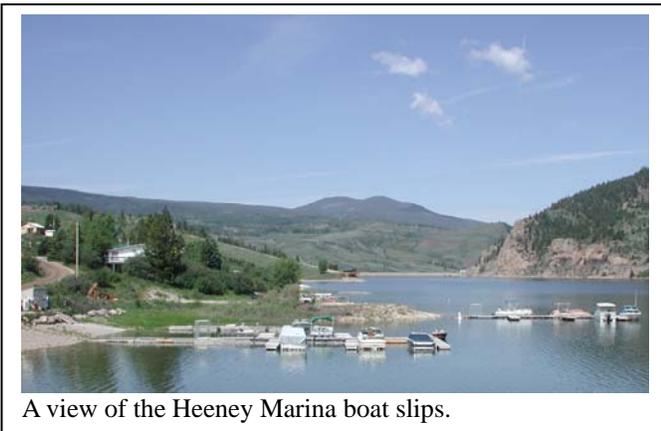
- Reflect consistency with zoning, existing development patterns, and subdivision, property and PUD boundaries.
- Limit future subdivision potential to that allowed by existing zoning.
- Recognize the physical limitations of the Heeney community and lot sizes.
- Identify and preserve open spaces around the Heeney community to protect its rural and ranching character.
- Provide for basic or limited community facilities that serve the community or are a necessary public benefit.

The following is background information on five of the eight land use designations developed for the subbasin plan (Marina Facility, Open Space/Natural Resource/Recreation, Open Space and Recreation, Residential, and Resort Residential).

Marina Facility

The Heeney Marina was built approximately 30 years ago and includes one of the two public boat ramps that access the reservoir. The marina offers dockside fuel and boat accessories, drinks, snacks and ice in the marina store, and rents three boats and seasonal boat storage slips. The marina operates through a special use permit issued by the Dillon Ranger District. In August 2004, the district re-issued a permit for the marina to operate and allow for facility improvements and reconstruction. However, the district is still scoping the marina project as it added a provision to the permit issued in August 2004, to allow a maximum of three years for a marina master development plan to be prepared and submitted to them for approval. If the master development plan is approved, the temporary three-year permit will be extended for an additional seven years, for a total of 10 years, to provide the permit holder adequate time to construct the facilities approved in the master development plan. At the end of the 10-year period, if the marina complies with the site development schedule in the master development plan, the permit will then be extended for an additional 10 years, for a total of 20 years.

Residents of the community have differing opinions on how the marina should be managed and developed. Thus, how to address the conditions, future improvements and planning of the marina provides challenges. Some community members feel



A view of the Heeney Marina boat slips.

the marina is at or beyond capacity. Moreover, due to the traffic and use, hazards have been created as the roads to access the marina and existing facilities are inadequate to accommodate the demand. In this context, limited improvements and minimal expansion should be made to the marina and the impacts from traffic should be mitigated. Residents with these concerns feel an important goal should be to locate an appropriate and alternate location for a new marina somewhere around the reservoir.

Other residents feel that it is important to maintain and improve the existing marina amenities and reservoir access for all users (day users, short-term and permanent residents); there are advantages to having the marina in its present location, and the marina operators are making progress toward improving

and expanding the site. The subbasin plan suggests a compromise to the debatable situation. The marina has a Marina Facility land use designation, following the special use permit boundary, to allow it to be brought up to better standards and to improve amenities; while being sensitive in the design, construction and operation of recreational facilities, and mitigating impacts to surrounding neighborhoods. Furthermore, the policies in the subbasin plan recognize certain limitations of the existing marina and suggest initiating a process to explore locating an alternative site for a new one.

Open Space/Natural Resource/Recreation (USFS)

The subbasin plan designates almost all of the National Forest System lands around the reservoir as Open Space/Natural Resource/Recreation. These lands should continue to be protected from development. Allowed uses should be consistent with maintaining the character of open space and allowing for appropriate dispersed or developed recreational amenities and uses.

Open Space and Recreation

Lands designated as Open Space and Recreation include lands purchased through the County’s open space program or owned by the Division of Wildlife. These lands should be protected and preserved in a predominantly undeveloped state, as they provide valuable community benefits, such as: protection of the rural character or identity of the Basin, open space buffers, view corridors and wildlife habitat. Appropriate land uses include passive and dispersed recreational activities.

Since the 2006 edition of the Subbasin Plan, four other properties (totaling almost 532 acres) were acquired by the County’s open space program. These properties are either immediately adjacent to or straddle the boundary of the Heeney/Green Mountain Reservoir Subbasin Plan. The properties acquired since February 2006 are shown on the land use maps as open space and include:

Table 2. County Open Space Acquisitions in the Lower Blue Since February 2006	
Property	Approximate Acreage
Trudy Robinson Open Space	35.23
McDonald Flats Open Space	35
Cow Creek Campground	66.28
Cow Camp Extension Open Space	351.22
Doig Meadow Extension	44.50
Total	532.23

Source: Summit County Open Space & Trails Department, March 2010.

Doig Meadow Open Space

The Doig Meadow Open Space is located just upstream from the Blue River inlet to the Green Mountain Reservoir, on the east side of Highway 9. The County acquired the Doig Meadow Open Space in 2000 in order to protect big game wildlife habitat and the Highway 9 view corridor. It also serves as an open space extension to adjacent National Forest System lands, the Division of Wildlife Blue River State Wildlife Area, and private lands to the south that are under conservation easements. The BOCC approved a management plan for the property in 2002 and the property is zoned as Open Space.

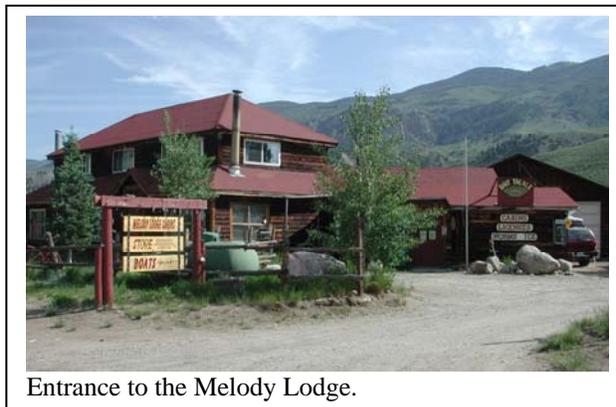
Residential

The Residential land use designation is intended to preserve and retain community character and existing development patterns based on existing zoning. Properties with a Residential land use designation should

provide for single-family residential development and density as permitted and subject to existing zoning, while retaining and protecting the area's character and resources. Land uses, densities, intensities and development standards should take into consideration site constraints and environmentally sensitive areas.

Resort Residential

There are two developments along the Blue River inlet, adjacent to CR 30, where the proposed density or existing residential density are nonconforming or more intense than allowed by existing zoning and the "rural" land use designation identified in the 2002 Lower Blue Master Plan. These properties include the Melody Lodge and Eagles Nest Lodge Cabins (six private cabins located on 4.1 acres, owned as a LLC and zoned NR-2). In the 2006 edition of the subbasin plan the owners of the property and residents of Heeney supported a land use designation that would allow the parcels to be legally subdivided and appropriately rezoned. The Resort Residential land use designation recognizes the unique non-conforming land use situations and the desire to ensure legal and long-term viability of the existing structures on the properties.



Entrance to the Melody Lodge.

In unique instances like these, a rezoning to a Planned Unit Development (PUD) would be the best mechanism to achieve the development goals for the properties, to allow for subdivision and to retain control over maintaining the properties existing character. A PUD would outline the reasonable upgrades that are allowed to the existing structures, to ensure the current level of use, and bulk, mass and floor area are not exceeded or changed significantly.

In October of 2006, the BOCC approved a rezoning request for the Melody Lodge, which changed the zoning on the 5.79-acre site from A-1 (Agriculture) to PUD. The PUD allows for:

- The conversion of the existing short-term commercial lodging cabins, associated main lodge building, and accessory uses into eight (8) for-sale, fee-simple, market-rate units. The units have a restricted occupancy length of six consecutive and eight cumulative months in any calendar year.
- Two (2) deed-restricted affordable units (one cabin and an accessory apartment in the main lodge building).
- Approximately 364 square feet of retail commercial space within the main lodge building, and accessory uses.

The Eagles Nest Lodge Cabins underlying zoning is NR-2, which is a zoning that recognizes existing uses and structures specified under a USFS permit. The cabins are individually owned but the entire property is recognized and operated as a single LLC, preventing the subdivision of the cabins. Through a rezoning process to PUD, the cabins could be recognized as individual residential parcels and allow for the subdivision and individual ownership of the subdivided property. However, for a rezoning to proceed, it would need consent from 100 percent of the property owners or members of the Eagles Nest Cabins, LLC.

VI. LAND USE DESIGNATION GENERAL GUIDELINES AND DESCRIPTION OF USES

General guidelines and a description of uses for the eight subbasin plan land use designations are described in Table 3 below and exhibited on the Heeneey/Green Mountain Reservoir Land Use Map.

Table 3. Heeneey/Green Mountain Reservoir Subbasin Plan Land Use Designations	
General Guidelines	Description of Uses
<i>Commercial</i>	
Allow for appropriate commercial activity to support community and visitor needs.	<ul style="list-style-type: none"> • General retail, service and recreation-oriented commercial businesses.
<i>Community Facility</i>	
Facilities used by the community as a whole that serve the population of the community and provide an essential service to the community in which they are located.	<ul style="list-style-type: none"> • Community facilities uses allowed such as: water and sewer treatment plants, police and fire stations, community centers, and maintenance or storage facilities.
<i>Marina Facility</i>	
Provide for and improve marina amenities and reservoir access for all users.	<ul style="list-style-type: none"> • Provide for and integrate marina, support and recreational facilities for day-use visitors, short-term visitors and permanent residents. • The size, scale and location of such facilities should be compatible with the desired small-scale intensity and purpose, and mitigate impacts to adjacent neighborhoods. • Man-made facilities or changes to the land should blend with natural features, and be designed to be sensitive to environmental constraints and conditions, and adjacent neighborhoods. • Winter boat storage should be minimized, and should only be permitted where authorized by the USFS special use permit.
<i>Open Space and Recreation</i>	
Protect and preserve lands in a predominately undeveloped state. These include lands purchased through the County's open space program or owned by the Division of Wildlife.	<ul style="list-style-type: none"> • Provides for one or more of the following community benefits: buffers; view corridors; and access to trails, trailheads, water bodies or National Forest System lands. • Extensions to existing undeveloped open-space or National Forest System lands. • Passive and dispersed recreation activities.
<i>Open Space/Natural Resource/Recreation (USFS)</i>	
The designation refers to National Forest System lands to be used for public use. Protect these lands from development other than recreational uses. Management activities should maintain or improve the quality of recreational opportunities.	<ul style="list-style-type: none"> • A broad spectrum of recreational activities should be provided while balancing environmental protection and other goals presented in this subbasin plan, and the Lower Blue Master Plan and Countywide Comprehensive Plan. • Developed (e.g., boat docks) and dispersed recreational uses and activities. • Other uses authorized by the USFS under a special use permit (e.g., visitor services for recreational users). Man-made/developed facilities or changes to the land should blend with natural features and complement the natural appearance of the landscape. • Uses related to maintaining the character of open-space areas and multiple-use management of natural resources, including protection and enhancement of riparian and wildlife habitat.
<i>Residential</i>	
Preserve and retain community character and existing development patterns based on existing zoning. Emphasize strategies to maintain existing types of residential	<ul style="list-style-type: none"> • Provide for single-family residential development and density as permitted by and subject to existing zoning, while retaining and protecting the area's character and resources. • Limit future subdivision potential to that allowed by existing zoning. • Allow for customary accessory structures as permitted by zoning.

Table 3. Heeney/Green Mountain Reservoir Subbasin Plan Land Use Designations	
General Guidelines	Description of Uses
development and infrastructure.	<ul style="list-style-type: none"> The uses, densities, intensities and standards should take into consideration site constraints and environmentally sensitive areas.
<i>Reservoir Support and Operations</i>	
Protect and support the facilities, infrastructure and security needed to effectively operate the Green Mountain Dam and Power Plant. Provided appropriate funding and plans exist, encourage cooperative efforts to redevelop the Bureau Camp and manage access to the Blue River.	<ul style="list-style-type: none"> Power Plant and Dam facilities and infrastructure (e.g., electric substation and spillway). Security networks and personnel. Rehabilitation or adaptive reuse of Bureau Camp historic structures. Improved access to the Blue River for visitors, boaters, anglers or hikers. Demolition of those structures that pose significant environmental health and safety issues or concerns. Storage of County or other governmental entities' equipment (e.g., trucks and fire equipment).
<i>Resort Residential</i>	
Applies to the Eagles Nest Cabins to recognize unique non-conforming land use situations that do not comply with underlying zoning. Provide the subject property the opportunity to be rezoned to a PUD to allow for the subdivision of the properties and to ensure the long-term viability of structures in their current locations.	<ul style="list-style-type: none"> A rezoning to a PUD to establish reasonable controls and address intensity of use, maintaining the existing character of the properties, and appropriate design to meet master-plan goals. Maintenance and repair of existing structures should be permitted, but structures should not be physically upgraded in a manner that exceeds their current bulk, mass or floor area. Reasonable upgrades should be permitted, provided the upgrades do not constitute a 'substantial change' to the existing structures. The term 'substantial change' should be defined as part of a future rezoning, and the Planning Department should evaluate any proposed upgrades for compliance with the applicable PUD provisions. If upgraded or improved, structures should continue to reflect the present character of the existing cabins or lodges.

VII. GOALS, POLICIES/ACTIONS

“In general, Heeney needs to remain the way it is today; that’s the reason we have moved and built here.”

-- Anonymous Heeney Homeowner

Community Character

Goal A. Allow for development in a manner that preserves the existing residential character, peace and quiet, and the rural and resort environment of the Heeney community and the area around the Green Mountain Reservoir.

Policy/Action 1. Present residential and commercial development and uses allowed on properties per existing zoning should not be changed and densities should not be increased, unless specifically contemplated by this plan (i.e. Naomi’s Twenty Subdivision and Caposole PUD).

Policy/Action 2. Development in the area should:

- Reflect consistency with zoning, existing development patterns, and subdivision, property and PUD boundaries.
- Limit future subdivision potential to that allowed by existing zoning.

- Recognize the physical limitations of lot sizes.
- Preserve open spaces around the Heeneey community and reservoir.
- Provide for basic or limited community facilities.

Land Use Designations and Descriptions

Goal B. Future land uses should be consistent with the land use designations identified on the Heeneey/Green Mountain Reservoir Land Use Map.

- Policy/Action 1. The location and extent of land uses or densities shall be consistent with the land use designations delineated on the Land Use Map, and as further defined in Table 3, and the goals and policies/actions of this subbasin plan.
- Policy/Action 2. Land designated as Commercial on the Land Use Map should allow for appropriate commercial activity to support community and visitor needs.
- Policy/Action 3. Land designated as Community Facility on the Land Use Map should allow for facilities that serve the community population and provide an essential service to the community in which they are located.
- Policy/Action 4. Land designated as Open Space and Recreation on the Land Use Map shall be protected and preserved in a predominately undeveloped state.
- Policy/Action 5. National Forest System lands designated as Open Space/Natural Resource/Recreation should continue to be protected from development other than recreational uses.
- Management activities on National Forest System lands should maintain or improve the quality of recreational opportunities.
- Policy/Action 6. Land designated as Marina Facility should allow for improvements and reconstruction to marina amenities and access to the reservoir for all users. The size, scale and location of such facilities should be compatible with the desired small-scale intensity and purpose, while being sensitive and mitigating impacts to surrounding neighborhoods.
- 6.1 Winter boat storage should be minimized, and should only be permitted where authorized by the USFS special use permit.
- 6.2 Recognizing the inherent limitations of the existing marina site, a process to identify additional marina site(s) should be investigated.
- Policy/Action 7. Land designated as Residential on the Land Use Map should provide for single family residential development and density, as permitted by and subject to existing zoning.
- Policy/Action 8. Land designated as Reservoir Support and Operations on the Land Use Map should support the facilities, infrastructure and security needed to effectively operate the Green Mountain Dam and Power Plant.

Policy/Action 9. Land designated as Resort Residential on the Land Use Map applies to the Eagles Nest Cabins to recognize unique non-conforming land use situations that do not comply with the current underlying zoning. Provide the subject property the opportunity to be rezoned to a PUD to allow for the subdivision of the properties and to ensure the long-term viability of structures in their current locations.

- Maintenance and repair of the existing structures on the property should be permitted, but the structures should not be physically upgraded in a manner that exceeds their current bulk, mass or floor area.
- Reasonable upgrades should be permitted, provided the upgrades do not constitute a 'substantial change' to the existing structures. The term 'substantial change' should be defined as part of a future rezoning, and the Planning Department should evaluate any proposed upgrades for compliance with the applicable PUD provisions.
- If upgraded or improved, structures should continue to reflect the present character of the existing cabins or lodges.

Affordable Workforce Housing

Policy/Action 10. No specific properties or sites have been identified or mapped as potential locations for affordable workforce housing in the Heeney/Green Mountain Reservoir Subbasin Plan. However, there could be properties not identified that exhibit characteristics that would make them good sites for affordable workforce housing. If there is a situation when such a property in the subbasin plan area 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, opportunities to create a quality residential community on the site.

TDRs

Policy/Action 11. The Melody Lodge, Naomi's Twenty Subdivision and Caposole PUD properties are eligible for TDRs through a rezoning or zoning amendment process.

- Sending site density for TDRs should originate from areas identified as TDR sending or approved optional areas on the Lower Blue Basin TDR Sending and Receiving Areas Map.
- Densities for Naomi's Twenty Subdivision and Caposole PUD should be for one (1) additional residential unit each.

Appearance of Properties

Policy/Action 12. The County's outdoor storage regulations should continue to be enforced in the Heeney area. Residents should be encouraged to notify the County when possible violations occur.

Policy/Action 13. To encourage property owners to improve the appearance of properties, the Heeney community should initiate an annual community cleanup.

- County participation and support in the event should be explored (e.g., provision of dump truck, free disposal at the landfill, hazardous materials recycling bins, etc.).

Reservoir Water Levels and Soil Instability

Policy/Action 14. The Bureau of Reclamation should provide an annual report on landslide and soil-instability monitoring activities to Heeneey residents and homeowners. It is encouraged that this report also contains a map showing the location of monitoring pins and significant movement activity.

Recreational Amenities

“Our rights as property owners to have a quiet lake, and quiet campgrounds, and banning of jet skis, ATV’s, and dirt bikes is absolutely imperative.”

-- Anonymous Heeneey Resident

Policy/Action 15. Encourage construction of boat ramps and similar facilities, which will allow recreational use of the Green Mountain Reservoir during periods of low water levels.

Policy/Action 16. Support efforts to initiate and investigate an appropriate location for an additional marina to serve and accommodate the increased demand created from boaters.

Policy/Action 17. Provided appropriate funding or plans exist, improve access to the Blue River below the Green Mountain Dam for visitors, boaters, anglers or hikers.

Policy/Action 18. The County should continue to support the Dillon Ranger District’s efforts to refine and implement the “Green Mountain Reservoir/Cataract Lake Recreation Management Plan,” and potential management options and projects, to address user conflict issues, maintenance or improvement to campground support facilities, financial stability, forest service requirements and resource damage.

Green Mountain Reservoir Bureau of Reclamation Camp (Bureau Camp)

Policy/Action 19. Determine whether the Bureau Camp historic structures should be preserved or demolished.

Policy/Action 20. Encourage the conveyance of the Bureau of Reclamation Special Use Permit issued to the County (effective January 1, 1993) to some other entity.

Policy/Action 21. If the County is to pursue amending the Bureau of Reclamation Special Use Permit it should reflect:

- Keeping public access and use (excluding the buildings) viable.
- Supporting cooperative efforts to protect the Bureau Camp’s facilities if appropriate funding and resources exist (e.g., Summit Historical Society funds to restore and preserve buildings for historic, cultural and interpretative values).
- Demolishing those structures that pose significant environmental health and safety issues or concerns.
- Supporting the development of adaptive reuse of historic structures.
- Improving access to the Blue River for boaters, anglers or hikers.

- Working toward retaining and improving appropriate structures to enable storage of equipment needed to support community needs (e.g., trucks and fire equipment).

Policy/Action 22. As a result of Homeland Security issues, support efforts, resources and management plans needed to secure the safety of the Green Mountain Reservoir Dam.

Lower Blue River Cooperative Management Plan

Policy/Action 23. Continue to work with the Bureau of Land Management, Bureau of Reclamation and other stakeholders to develop, finalize and implement the Lower Blue River Cooperative Management Plan.

Infrastructure

Policy/Action 24. The community and the County should work together to explore alternative methods of sewage disposal, which do not endanger health and environmental safety. Possible methods to be explored may include the following:

- Shared/communal septic fields or systems and development agreements between homeowners to maintain the systems (including allowing for a septic system on a separate lot from a residence);
- Alternative systems such as propane toilets or composting systems; and
- New technology such as recycling systems.

Policy/Action 25. Alternatives to wells should be explored, as a community water system would make septic systems more feasible by eliminating setback requirements between wells and septic systems.

Policy/Action 26. At the time of platting, encourage homebuilders to designate and design the location of water and sewer systems before designating the placement of building footprints or envelopes.

Interjurisdictional Cooperation

Policy/Action 27. Efforts should continue to be made to improve coordination and collaboration between jurisdictions (Summit County, Bureau of Land Management, Bureau of Reclamation, Dillon Ranger District, Division of Wildlife and Lower Blue Fire Protection District), as there are a wide range of issues that affect Heeney and its residents.