



MEETING MINUTES

PO Box 2729 | 323 West Main St. Suite 201 Frisco, CO 80443

Office: 970.668.3398 | www.segroup.com

DATE: January 25, 2016

PROJECT: Clear Creek County Master Plan

SUBJECT: Citizen Advisory Committee - Meeting #1

LOCATION: County Commissioners' Hearing Room, County Courthouse, 405 Argentine St., Georgetown, CO

ATTENDEES:

<i>Name, Title</i>	<i>Region of Representation</i>	<i>Role</i>
Mark Kane (via call in)	SE Group	Project Leader
Chris Hawkins	Alpine Planning LLC	
Scott Prior	SE Group	Staff Planner
Fred Rollenhagen	Clear Creek County	County Planning Manager
Brad Boland	Clear Creek County	County Planner- Zoning Specialist
John Caldwell	Idaho Spring / Empire	CAC Member
Dianna Rockwell	D-L-D	CAC Member
Kim Steele	Idaho Springs	CAC Member
Cynthia Neely	Georgetown	CAC Member
Russell Clark	Planning Commission Representative	CAC Member
Jim White	Floyd Hill	CAC Member
Jim Epstein	Upper Bear Creek	CAC Member
Tracy Troia	Georgetown	CAC Member
Donna Moody	Planning Commission Representative	CAC Member

DISCUSSION:

1. Introductions

- Consulting team (SE Group and Alpine Planning LLC) introduces themselves to CAC
- County planning staff introduces themselves to CAC

2. Overview

Purpose of a master plan:

- (Re)Establish a shared community vision
- Define Goals/Policies and objectives to support that vision
- Act as a frame work for regulatory tools like zoning

Review of major elements to be considered in a master plan (economic development, tourism, transportation, recreation/open space, housing, and land use). Discussion of the process and where SE Group/ Alpine planning LLC are to date. Currently establishing a foundation, gathering base data and getting ready to analyze. The CAC itself is a resource for this data collection and shaping what is important for analyzing.

Major themes that have come up thus far:

- Establishing a county vision
- Supporting economic development
- Aligning needs for recreation and open space
- Defining the county's role
 - County role in achieving goals versus city goals, where do they overlap and diverge, this will be important to understand throughout the process as Clear Creek County is characterized by many sub-areas

3. Role of the CAC

- Acting as “ambassadors”
- Advocate for the Process
- Participate in the Visioning
- Provide Comment and Input
- Review draft policies and plans

Q: Jim White: What is the role of committee? How this plan might relate to other plans, in particular Floyd hill sub-area plan? Recreation plan?

A: Chris Hawkins- We are working to share common threads discovered through research and make sure we don't lose sub area plan policies. We have been looking into these and some have a lot of detail but not a lot of policy. There are very different goals across many of the sub-area plans. In the development of this master plan it is really important to balance goals of sub areas and the goals of the county as a whole. Finding those common threads, will help roll up to county level perspective

Mark Kane: In terms of the recreation working group, we're trying to understand what this group is trying to accomplish. Tough timing, but we're trying to work with them to understand fundamental issues and incorporate these ideas into our master plan. We want to give some latitude to the county supporting a conversation around recreation, making sure we support it and curtail its ongoing nature.

4. Round Table Discussion

Steve Schultz

- Where in the County do you live?
 - Up Fall river
- How long have you lived in Clear Creek County?
 - 35 years
- What do you do...for work...for fun?
 - Electrical engineering for Coors, came for the rich history and environment
- What motivated you to come to Clear Creek County?
 - I like to explore. Navy background
- What issue/concern do you think is of highest priority?
 - Biggest concern is decline of the mine, director for the Arapahoe project.
- What would you like Clear Creek County to look like in 2035?
 - Love the CCC environment, maintain respect for the land and citizens into 2035. Citizens include the wildlife.
- How far into the future should Clear Creek County plan? What is the right planning horizon?

- Shouldn't plan for much more than 10 yrs, tech changes too fast.
- Additional Notes:
 - Was involved in 2004 fall river master plan. Not quite a tree hugger but "I get close to them" and also a republican.
 - There are 3 parts of county: East end where people go shopping in evergreen (very wealthy); middle part of the county- working class and blue collar; west end of the county includes the apres ski crowd. We need to determine if there are elements that can connect all 3 areas? Perhaps this is when income falls out of the county in 3 years... the economic situation of county has masked some of the differences that exist
 - Master plan doesn't address revenue, can make a difference in direction but it's not the county's job to start businesses. Need to have support from county, and tools like zoning regulations s can make a huge difference to economic well-being of the county.

Brad Boland

- Where in the County do you live?
 - I work for the county but don't live in the county- planning staff
- How long have you lived in Clear Creek County?
 - 1.5 years working for county
- What do you do...for work...for fun?
 - I love the outdoors
- What motivated you to come to Clear Creek County?
- What issue/concern do you think is of highest priority?
 - We really need to be thinking about how we use land and land use
- What would you like Clear Creek County to look like in 2035?
- How far into the future should Clear Creek County plan? What is the right planning horizon?

Fred Rollenhagen

- Where in the County do you live?
 - I also work for the county but don't live in the county- planning staff
- How long have you lived in Clear Creek County?
 - Worked here for 15 years
- What do you do...for work...for fun?
- What motivated you to come to Clear Creek County?
 - The location is proximate to Denver but still rural and has many outdoor opportunities
- What issue/concern do you think is of highest priority?
 - Tax revenue going forward without the Henderson mine, what's next?
- What would you like Clear Creek County to look like in 2035?
- How far into the future should Clear Creek County plan? What is the right planning horizon?

Donna Moody

- Where in the County do you live?
 - Dumont
- How long have you lived in Clear Creek County?
 - 42 years
- What do you do...for work...for fun?
 - Large presence and outspokenness for fire department
- What motivated you to come to Clear Creek County?
 - Husband was working for mine, housing was dense, commuted from Denver at the time. The area became home.
- What issue/concern do you think is of highest priority?
 - Stakeholders groups identified different communities, threads that held each other together and what made us different. It dissolved and was never used in a plan ... now there's a very different group of "stakeholders".

- Need to get control there are a lot of things in this county we have very little control over. For example, CDOT and I-70... one lane of highway yet never have never seen anyone working, need to convey these sentiments.
- What would you like Clear Creek County to look like in 2035?
 - Can't tell what it's going to look like next week. "God laughs at plans". Can try to decide what we want and aim for that, but there's no way of forecasting what it should look like
- How far into the future should Clear Creek County plan? What is the right planning horizon?
 - Need to remember this plan is advisory, the document will get used if the commissioners are bought in. It will sit on a shelf if they don't buy in.
 - One thing that's unique about the county, were all individuals and all very independent, we fight we fuss, but anything goes south they'll all back each other up... and then go back to not talking. There may be 3 big county divisions but you have to be tough to live up here.

Tracy Troia

- Where in the County do you live?
 - Own Troia's restaurant here in Georgetown. Work and essentially live there
- How long have you lived in Clear Creek County?
 - 6yrs. Moved to Georgetown with roommate, fell in love with community. Community is what pulled me in, the hometown touch and feel. My Mom ended up moving here too and loves it as well.
 - Restaurant wise it fell into my lap and I've rolled with it. It has been a great challenge!
- What do you do...for work...for fun?
 - Ski, outdoor sports, running hiking
- What motivated you to come to Clear Creek County?
 - The beauty, location, easy access to city for events and convenience of being in the outdoors
- What issue/concern do you think is of highest priority?
 - Population decreases (I'm in 30 year age range), recreation is the key to bringing the younger age group and families into county and must be combined with housing. The shortage of housing big issue, I've lost restaurant employees due to rent/shortage of places to purchase. Working to be a seasonal area, rafters in the summer, and skiers in the winter, affordable/short term housing is necessary.
 - Transportation is also key – my employees walk, bike, carpool, but we need further transportation for Idaho springs to Georgetown and across the county.
- What would you like Clear Creek County to look like in 2035?
 - Showing openness to expanding especially in recreation and housing
- How far into the future should Clear Creek County plan? What is the right planning horizon

Russell Clark

- Where in the County do you live?
 - Old squaw pass on the eastside
- How long have you lived in Clear Creek County?
 - 18-20 years and CO native
- What do you do...for work...for fun?
 - Outdoor recreation
- What motivated you to come to Clear Creek County?
 - Wanted to be in mountains but also close to work. I Work for Jefferson County government, as a planning supervisor down there
- What issue/concern do you think is of highest priority?
 - Trying to find balance of what the plan can realistically accomplish and set the table for what is expected of development when it occurs
 - Need to encourage developments that will benefit county in the long run. There's a difference between jobs and counties revenue, we need to find a balance between the types of users that will actually make up for the income that will be lost when mill shuts down without selling our soul to next thing coming to town.

- What would you like Clear Creek County to look like in 2035?
 - I like it how it is now, I don't want it to be drastically different and want it to feel how it feels now but more mature
- How far into the future should Clear Creek County plan? What is the right planning horizon?
 - Long term vision with shorter term goals that serve as checkpoints
- Additional Notes
 - Some of the numbers appear to misinform - In an essence, American survey falls to pieces with small communities and this will make it tough to build accurate model with non-accurate numbers. SE Group to have follow-up call about numbers

Jim Epstein

- Where in the County do you live?
 - East end, upper bear creek
- How long have you lived in Clear Creek County?
 - 27-28 years, came from Front Range when we became empty nesters
- What do you do...for work...for fun?
 - Recently retired from corporate finance with large companies like GE, AT&T, etc.
 - Public policy advocate, graduated from some CO programs, served on boards, long-term public policy advocate
- What motivated you to come to Clear Creek County?
 - Fell in love with the mountain lifestyle and stumbled into CCC. Still in same house from 28 years ago
- What issue/concern do you think is of highest priority?
 - 1. Economic development- replacing revenue for the county, the numbers are scary
 - 2. Internet and broadband service- It is impossible to get families and people to move here mainly business without improved broadband
 - 3. Fire suppression and fire mitigation- from *Mark Kane*: HMP is its own plan and we need to determine how it finds its voice in the MP
 - 4. Work with economic corp. for CCC, the county is not a business, it doesn't generate revenue, and everything the county does has a price tag around it. Interested in helping on this aspect
- What would you like Clear Creek County to look like in 2035?
- How far into the future should Clear Creek County plan? What is the right planning horizon?

Kim Steele

- Where in the County do you live?
 - Idaho Springs
- How long have you lived in Clear Creek County?
 - 12 years; 3 in Idaho Springs and 9 on Floyd Hill
- What do you do...for work...for fun?
 - Hiking, dog person, work on the county mapping committee with Matt Taylor, and skiing
- What motivated you to come to Clear Creek County?
 - Moved for the housing prices, wanted to be in the mountains while also having the proximity to Denver. The proximity is a big plus. In 20 mins can be at a movie theatre downtown while still living in mountain town
- What issue/concern do you think is of highest priority?
 - Getting the county looking cleaner, this is not just on a municipality issue but needs to be a group effort by the whole county
- What would you like Clear Creek County to look like in 2035?
 - Would like the county to look inviting, clean and snappy, I want there to be various housing options throughout county. More positive PR for the county, our graduation rate for CCC is high, currently have a 98% graduation rate from high school, we want the good things of the county to be out there.
- How far into the future should Clear Creek County plan? What is the right planning horizon?

- 3-5 years, short term goals

Diana Rockwell

- Where in the County do you live?
 - Currently in DLD but have everywhere but silver plume
- How long have you lived in Clear Creek County?
 - 46 years CO native
- What do you do...for work...for fun?
 - I've done it all, worked for Steve Schultz at a gas station, married to a couple sheriffs ago, sat on Idaho springs city council, have been a business owner, now managing a business, mother of two, both went to Navy and now back, husbands father miner from Georgetown, husband started out working for Henderson, worked for school district, also worked at Chicago creek clinic
- What motivated you to come to Clear Creek County?
- What issue/concern do you think is of highest priority?
 - Cleaning up DLD, I own a small trailer park and am trying to clean it up. I want to keep that stuff (trailer park) because it is the spirit of CCC. In the area there's a lot that needs to be cleaned up. Don't like MMJ that took out a big business
 - Need medical services-this is becoming more problematic. County must support this also. No hospital district in county, no doctors at all, closest thing to medical is ambulance, best to dial 911. We're also 20 mins from Lutheran hospital in Denver which is great... unless the "blood's gushing" need something for that. Emergency medical care is the main issue.
- What would you like Clear Creek County to look like in 2035?
 - Cleaner with same culture
- How far into the future should Clear Creek County plan? What is the right planning horizon?

Cynthia Neely

- Where in the County do you live?
 - In Georgetown. Have lived there the whole time, came for a year and re-up every year
- How long have you lived in Clear Creek County?
 - Since 1967
- What do you do...for work...for fun?
 - Was a teacher, my late husband started Georgetown historical society, has since been deeply involved, also on DRB, and represent CCC in a number of dealings with CDOT. Also coordinator for national landmark district in Georgetown and Silver Plume.
 - Facilitator of Bakerville plan. Facilitating stakeholder groups along I-70 and what happens along highway. The county commissioner decides what we need along different stretches, been involved in a lot of this planning.
 - Anxious not to lose initiative of DLD, holding off on that plan to get through this one.
 - For fun I like to eat at Troia's, ski, hike, and travel all over world
- What motivated you to come to Clear Creek County?
 - Mountain town and close to international airport
- What issue/concern do you think is of highest priority?
 - Younger people talk about housing and what the communities look like, demographics that show younger people are not staying
 - Older folks worried about tax revenues. We need to find balance between both
- What would you like Clear Creek County to look like in 2035?
- How far into the future should Clear Creek County plan? What is the right planning horizon?
 - Dual time frame, dollars are short term issue. Also need to be speaking to long term lifestyle and long range protection of the environment. Do things that don't jeopardize environment of this beautiful place

John Caldwell

- Where in the County do you live?

- Idaho Springs, and building a house in empire this year
- How long have you lived in Clear Creek County?
 - I'm raising a grandson that's 6 years old, we moved up here in summer 2010, after visiting and enjoying the hot springs. The friendly, trustworthy, community is what made us stay especially when we realized we were raising our grandson and didn't want to do that in Denver. Too much crime and trouble in a big, wanted to be in a community where the people will help raise a child. I never thought I would, but fell in love with the small town feel/
- What do you do...for work...for fun?
 - I've worked at Tommy Knocker Brewery for 5 years, which provides an interesting perspective on how we are looked at from the outside.
- What motivated you to come to Clear Creek County?
 - Raising grandson
- What issue/concern do you think is of highest priority?
 - Affordable housing, there are people living long term in Blair motel, medical, transportation are equally as important.
 - People with a skill set that is marketable in town live up here but don't have reliable transportation to Denver. People can't get from Idaho springs to empire for work. Should we look into becoming part of the regional transportation district? Transportation has long since been mentioned but has never been adequately addressed. Transportation ties into the medical issue as getting to medical is a huge issue, coordinating requires huge efforts to get to medical.
 - Need new business, and new revenues. We're losing tourist dollars to I-70, for a lot of people the traffic isn't worth it anymore to go skiing.
 - There's not enough parking in Idaho Springs, we need park and rides leaving from Idaho springs. Huge potential for tourist dollars but people leave because there's not enough parking and people leave. If we can find a way to tie this into the park and ride situation it could be a big win
- What would you like Clear Creek County to look like in 2035?
- How far into the future should Clear Creek County plan? What is the right planning horizon?
 - Incremental with 10 year vision, and 5 year/2 year shorter term goals

Jim White

- Where in the County do you live?
 - Floyd Hill
- How long have you lived in Clear Creek County?
 - 13 years
- What do you do...for work...for fun?
 - Retired from corporate America after 30 years as a management consultant. I love skiing and running. Also a member of the Georgetown historical society and state historical society. I enjoy model railroads, bridge, ballroom dancing, community affairs, and am active in organizations that make CCC a better area.
- What motivated you to come to Clear Creek County?
 - Open lifestyle, environment, get out and be outside from front door. I love living in the middle of it. Close to Denver, not living in city but I got it if I want it.
- What issue/concern do you think is of highest priority?
 - 3 general areas: residential, private sector, and county government.
 - For the county government the biggest issue losing dollars from the Henderson mine. We need to deal with that issue in a way that makes real progress. We also need to be aware of solutions with hidden costs and need that to be echoed in the Master Plan. Development projects need fiscal impact statement so that the county understands if they are making or losing money.
 - Need to find opportunities for private sector to be richer without being bigger, diversification. Cleanliness, marketing county.
 - For individuals it is all about preserving the lifestyle
 - All of these general areas have pieces in pie and are very different

- What would you like Clear Creek County to look like in 2035?
 - Not too different from it is now, as you've heard- we like it. More housing, tourism, higher value added kinds of economic development for county.
- How far into the future should Clear Creek County plan? What is the right planning horizon?
 - 25 years for vision and principals but detailed plan must be closer in. Multi-tiered plan with more specific short term goals for the long term.
- Additional Notes:
 - Need to be careful with numbers, some numbers don't jive with common sense. Need to see number and understand what assumptions behind it are along with confidence behind it. Availability of water is not considered for CCC, county has not state to calculate and therefore they can't, skews pop growth way higher.

5. Clear Creek County Vision

We need to spend time thinking about how the language in the Master Plan frames and addresses these issues (see examples in slides)

- What does *actively* mean in terms of this master plan?
- Quality of life? What are these attributes and what does it mean now vs. 2004. Important to think about this going forward.
- Perseveration or protection? What do these words actually mean and which aspects do we want to preserve and which are those that we want to protect.
 - Cynthia Neely- "preserve" doesn't mean that other things don't change. It doesn't mean there can't be any change. This is an advisory document, not an active document. Need to be consistent with existing regulations.

6. What's next?

Jim White- Floyd hill has a community message board online which could be an interesting tool. Could be helpful to post posts and gets county familiar with plan. It is important to realize that things have evolved a lot and we've learned a whole lot. Need to figure out how we get the community's input back in here.

Mark Kane- The public meetings will be an extremely useful tool for engaging the community in the visioning process, the CAC can encourage people to be there, ask them these questions, helping to shape their vision.

Meeting on 16th is at Rec Center

ACTION ITEMS:

<i>Action Item</i>	<i>Responsible Party</i>	<i>Due Date</i>



Citizens Advisory Committee Meeting #1

January 25, 2016

7:00pm – 9:00pm



#1 - Introductions

- County Planning Staff
- Consulting Team



#2 - Overview

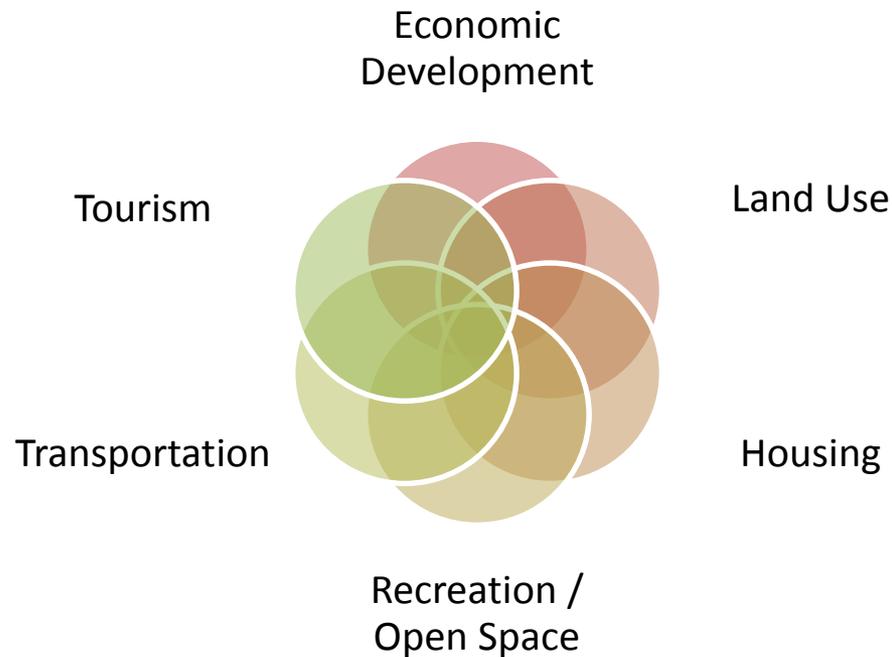
- What is the purpose of the Master Plan?





#2 - Overview

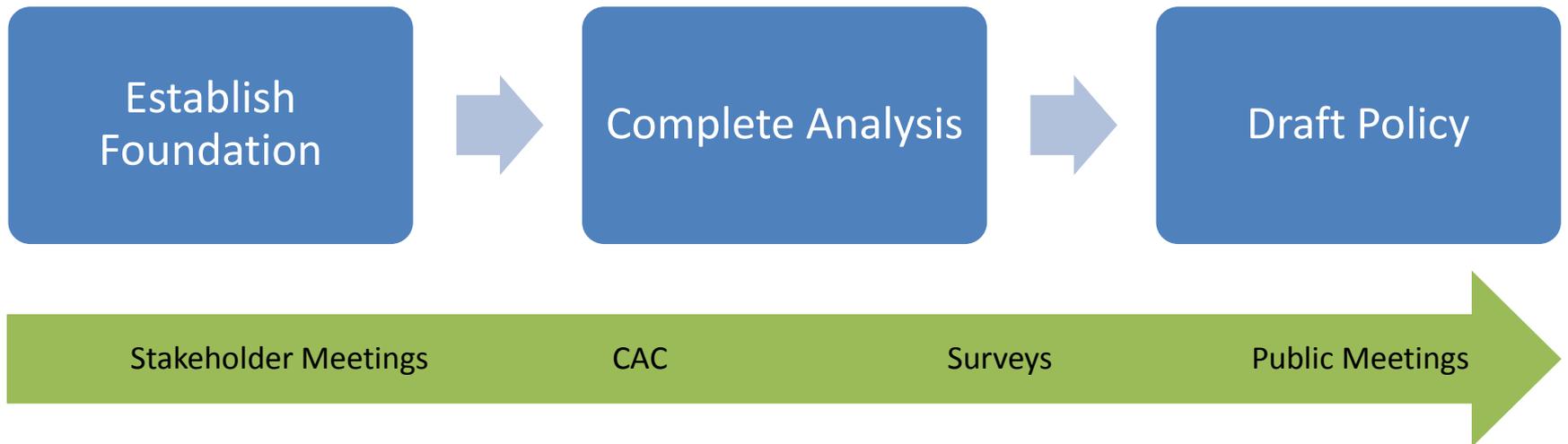
- What major elements are considered in the Master Plan?





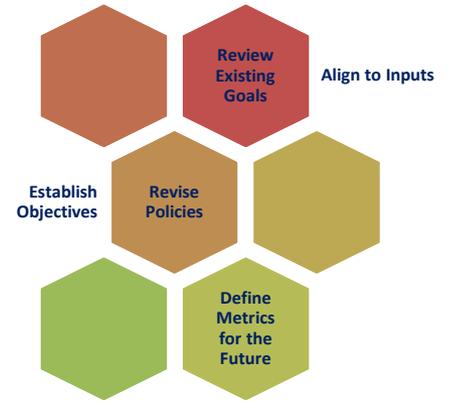
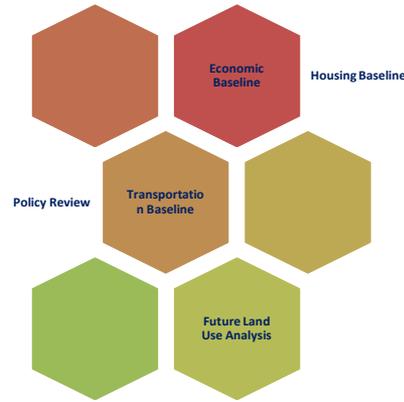
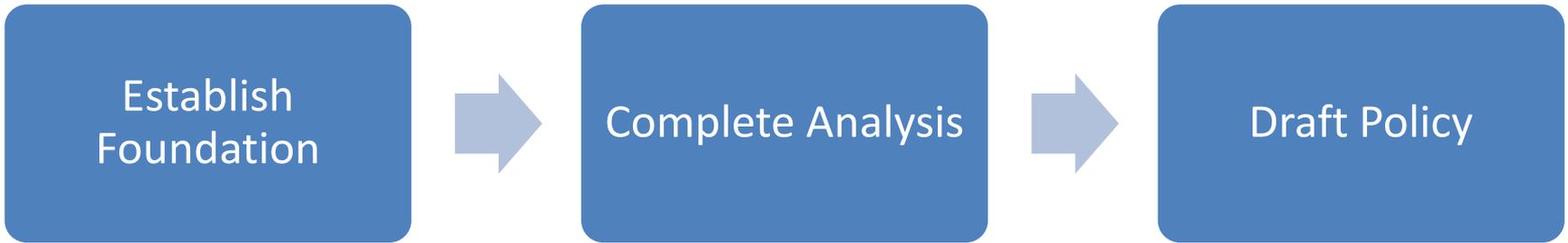
#2 - Overview

- What process is used to complete the update?



#2 - Overview

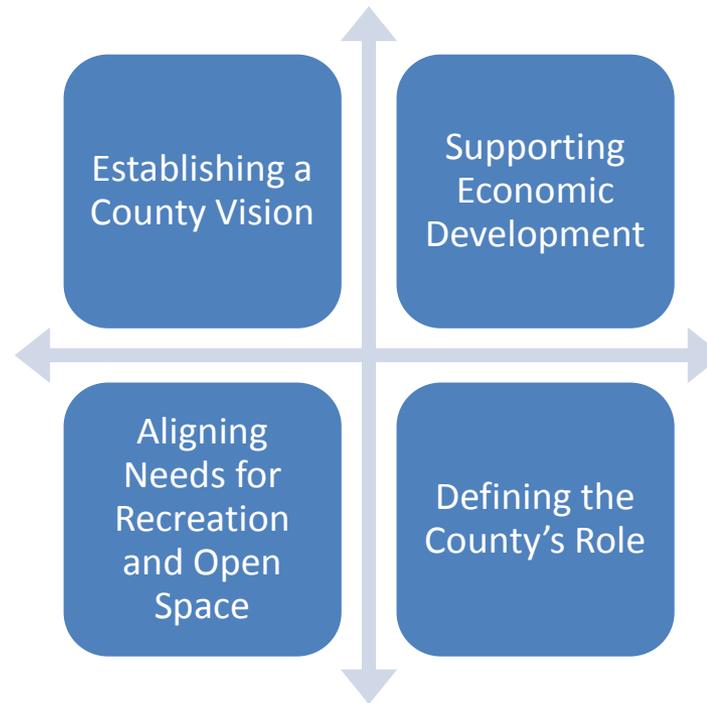
- Where are we now in the process?





#2 - Overview

- What are the major “themes” in 2016





#3 - The Role of the CAC

- Acting as “ambassadors”
- Advocate for the Process
- Participate in the Visioning
- Provide Comment and Input
- Review draft policies and plans



#4 – CAC Roundtable Discussion

- Who are the CAC?
- How long have you lived in CCC?
- Why did you come to CCC?
- What do you do for work? Fun?
- What are the highest priority issues?
- How far into the future should we plan for?



#5 – Clear Creek County Vision

- How does the 2004 Vision meet the needs for Clear Creek County in 2016?

Actively pursue economic plans, build on the existing quality of life, and preserve the natural and cultural resources all for the benefit of the County and its citizens.



#5 – Clear Creek County Vision

- Let's parse this statement out...

Actively pursue economic plans, build on the existing quality of life, and preserve the natural and cultural resources all for the benefit of the County and its citizens.

WHAT DOES “ACTIVELY” MEAN WITHIN THE CONTEXT OF THE MASTER PLAN?
DOES THE MASTER PLAN SUPPORT ECONOMIC DEVELOPMENT OR DRIVE IT FORWARD?



#5 – Clear Creek County Vision

- Let's parse this statement out...

*Actively pursue economic plans, build on the existing **quality of life**, and preserve the natural and cultural resources all for the benefit of the County and its citizens.*

WHAT ARE THE ATTRIBUTES OF CLEAR CREEK COUNTY THAT ESTABLISH THIS QUALITY OF LIFE? WHAT IS IMPORTANT TO PROTECT? TO ALLOW TO CHANGE? ARE THE NEEDS OF THE COMMUNITY CHANGING?



#5 – Clear Creek County Vision

- Let's parse this statement out...

*Actively pursue economic plans, build on the existing quality of life, and **preserve** the natural and cultural resources all for the benefit of the County and its citizens.*

IS THE VISION PRESERVATION OR PROTECTION? DOES “PRESERVE” ALLOW FOR CHANGE? THAT ASPECTS OF NATURAL AND CULTURAL RESOURCES DO WE WANT TO PRESERVE?



#5 – Clear Creek County Vision

- Let's parse this statement out...

*Actively pursue economic plans, build on the existing quality of life, and preserve the natural and cultural resources all for the benefit **of the County and its citizens.***

WHAT DEFINES THE RELATIONSHIP BETWEEN THE COUNTY AND ITS CITIZENS?
DO PEOPLE IDENTIFY WITH WHERE THEY ARE FROM (FLOYD HILL) OR CLEAR CREEK COUNTY?



#5 – Clear Creek County Vision

- What is missing from this vision? Does it reflect today's realities?

Actively pursue economic plans, build on the existing quality of life, and preserve the natural and cultural resources all for the benefit of the County and its citizens.



#6 – Next Steps

- More work to do!

Month / Date	Event/Activity
January 25	CAC Meeting #1 – Welcome!
February 16	Public Meeting #1 - the Vision for Clear Creek County
March 14	CAC Meeting #2 – Land Use and Policy Framework
March 28	Public Meeting #2 – Focus on Future Land Use and Policy
April 25	CAC Meeting #3 – First Draft Master Plan Review
May 16	PC Meeting / CAC Meeting #4 – Draft Presentation
June 6	Public Meeting #3 – Review of the Draft Plan
July	Final Plan for PC Review



Thank You!



MEETING MINUTES

PO Box 2729 | 323 West Main St. Suite 201 Frisco, CO 80443

Office: 970.668.3398 | www.segroup.com

DATE: 3/14/16

PROJECT: Clear Creek County Comprehensive Master Plan Update

SUBJECT: CAC Meeting #2

LOCATION: Clear Creek County Commissioner's Board Room

ATTENDEES:

<i>Name, Title</i>	<i>Organization</i>	<i>Role</i>
Gabby Voeller	SE Group	Associate Planner
Scott Prior	SE Group	Staff Planner
Fred Rollenhagen	Clear Creek County	County Planning Manager
Brad Boland	Clear Creek County	County Planner- Zoning Specialist
Dianna Rockwell	D-L-D	CAC Member
Jim Epstein	Upper Bear Creek	CAC Member
Tracy Troia	Georgetown	CAC Member
Russell Clark	Planning Commission Representative	CAC Member
Jim White	Floyd Hill	CAC Member
Cynthia Neely	Georgetown	CAC Member
Donna Moody	Planning Commission Representative	CAC Member
Absent: Kim Steele, John Caldwell, Bob Judge, Steve Schultz		

DISCUSSION:

Project update:

- Where we are in the process, the role of CAC, and quick walk through of the agenda
- Summary of first two meetings from Fred
 - Meeting minutes from CAC and Public meeting are available
 - Comments that have been received thus far (Public meeting #1 and CAC meeting #1) were included in the draft of vision

Key Themes:

- Comments and participation are a key component to finding common threads that will ultimately shape the revised vision and policy framework. So far we have discovered the following themes:
 - High importance in the economy and need for diversity in economic pursuits
 - Recreation as an asset and opportunity
 - Desire to build on the high quality of life

- Maintaining natural beauty of the county is very important and requires the efficient use of resources
- Maintaining connectivity with/to the region
- Separate regions of the county want to maintain their independence while working together

Comments on themes we have discovered thus far, do you agree or disagree:

- Cynthia-There are distinct areas in the county with differences. Need to focus more on distinctness of areas and celebrate distinctness of unique areas
 - Donna Moody- We want to keep the different parts of the county separate, that's what makes us unique. One size doesn't fit all in this county. People are very independent but at the same time share some common interests like transportation, healthcare, and emergency services, that tie us all together. While this is all true the areas themselves are very distinct. A perfect example is how the community rallied together during the big fire a few years back.
- There is a theme that needs to stand alone and that is the protection of a beautiful environment. The efficient use of resources is not the same as protecting an environment, nor is building on the existing quality of life. We need more detail on what it is about that quality of life we want to build on. We want greater detail on how we use resources. Too vague as it stands now.
 - SE Group- this refers to more government and infrastructure resources and we need to make that more clear.
- The themes need to echo more protection than use, it does not currently speak to protection and these are two very different topics.

The Vision

Review of past vision 2004:

Actively pursue economic plans, build on the existing quality of life, and preserve the natural and cultural resources all for the benefit of the County and its citizens.

Introduction of 2016 DRAFT vision and opportunity for comments:

Support a diverse economic strategy that builds upon the existing quality of life, protects important natural and cultural resources, encourages recreational access and celebrates the County's unique sense of independence.

What are your reactions?

- Russell- This is extremely different, it is written as an economic strategy. Every word that comes after "*Support*" is a modifier. Would read better if we changed to "Support diverse economic strategy INSERT COMMA".
- The vision needs to be more specific about "unique sense of independence" and what that actually means

- Jim White- At this time there's too much confusion, what is it we are trying to do? Diverse economic strategy means too many different things to too many different people. We need to be more specific.
- Jim Epstein- It's hard for me to envision the vision until we know what it is what we're trying to do.
 - Gabby articulates that we're afraid to get too specific, the vision is supposed to be a high level statement
- Fred Rollenhagen- Clarifies that we are looking at economic diversity rather than economic growth, we are no longer getting the majority of jobs and tax revenue from a single employer. What we're trying to say is that we're going for diversity and no longer chasing a new single employer.
- Cynthia- Consider changing to "*develop a diverse economy*" we haven't had a diverse economy...use the word "*develop*", echoes the start of a new chapter
- Donna moody- In re-examining 2004, it has lasted us this long, can we not just tweak its language.
- Cynthia- Quality of life needs to come first, we are not here for economics. Should read more like sustain the existing quality of life by developing a diverse economy...
- Eliminate the word "access" it is a tough word in this county, it makes people think their private property is being infringed on as this has already been an issue.
- Brad Boland- Use language like "*build upon*" rather than "*sustain*", it will facilitate a more forward looking vision rather than static vision.
 - Russell- I agree with this and would also recommend, language that accommodates forward progression, and suggests making it better. This is important as in ten years it still needs to read true.
- Concerns about recreation in vision:
 - There are too many different ways to recreate, as it stands it includes everything from having a picnic to installing a zipline
 - Tempering the word "*recreation*" with something like "*appropriate recreation*" or "managed recreational use" would be beneficial...it needs to be less open.
 - There are lots of conflict on recreation in this county, it is one of the highest contested issues. Recreation means too many different things to too many different people. Conflicts exist with with residential life, shooters vs bird watchers, etc. We want to craft language to get us ahead of that snowball.
- These thoughts and concerns can come through land use maps when we really get into the recreational aspect and use this to craft zoning
 - The recreation work group can help inform this master plan. They are working to find common ground between rec interests, and we can use these to inform our plan
- The word recreation needs a modifier in the vision

Note that we changed word “*preserve*” to “*protect*”, which do you like you better? What does it mean for natural and cultural resources?

- Cynthia- I like this change, preserving something exactly how it is may not actually be protecting it. Sometimes you must thin a portion of the forest to protect the forest as a whole
 - The group as a whole agrees with this point and likes the “*protect*” change

The word “*independence*”- good or bad?

- Independence of what? The spirit of the people or just the sub areas?
- Donna- Keep in mind we don’t have 400 acres to plan for, but only 100 acres to plan for. This doesn’t belong in vision but this is something to think about during planning. What are we planning for?
- Russell- It seems strange to have “*celebrate independence*” in vision, switch to something like “*celebrate unique history*” as it speaks more to the recognition of how we got to this point.

Review of Policy Framework, what are your reactions?

- Cynthia- Is there an organization to these policies? They would be easier to interpret if the vision is broken up before the policies i.e. portions of the vision like “*develop a diverse economy*” then followed by the policies that work to achieve that specific part of the policy
 - This provide for easier reading? Break out linkages from parts of the vision to policies that work to achieve that specific part of the vision.
 - There needs to be some way to keep this clear and organized...some policies may not fit neatly under one part of the vision.
 - Get visual icons to keep organized and allow different policies to fall under the same part of the vision.

Policies:

Seek a greater diversity of economic activity within the County

“The County will use a multi-pronged approach to actively engage and support local businesses, recognizing and building on key assets of the county – recreation, tourism, the rural mountain lifestyle and high quality of life, its proximity to the Denver metropolitan area, and its mining legacy and infrastructure. The County will position itself to respond to local and regional trends, giving it the flexibility to capture a broad range of economic opportunities. The County will measure its progress by using economic development performance measures such as business expansion and retention, economic stability, numbers of businesses and jobs, and the diversity of those businesses and jobs”

- This is a clear economic policy, we need to move quality of life and maintaining rural mountain community values to the top of this policy.
- There is a disconnect between title line and what is included in text

- Goal is to increase diversity but the measures included in the text seem to facilitate getting bigger. Needs different measures or different beginning.
 - This was the only policy with measures in it, need to make consistent. Pull out the measures and have a separate measures section or include with all policies.
- Russell- I believe the existing policy actually says this better (top part needs to be changed), it's not perfect as is but is more succinct.
 - What about "*affordable housing*" from the original policy? Keep because of how tied this is to small business. Small business needs to have affordable housing nearby to retain employees.
- Kim note- keep original language that echoes to actively pursue
- Advancing adequate telecommunications and internet broadband needs to be echoed much more in this policy

Economic activity and tourism/recreation? How do they interrelate to you? Where do we want to go with that?

- Specify that there are separate places for recreation. One for residents that upholds quality of life and another for providing greater diversity for tourism

Enable and encourage unincorporated communities to actively participate in planning for their future

"The County will support the development of subarea plans that help refine and reflect county-wide objectives, while retaining individual character and values. Independent and creative approaches will be encouraged in the pursuit of achieving both local and county-wide goals"

- Update to however we are now stating the last part of the vision. This is very governmental, other areas are starting their own master plans.
- Does the language "*unincorporated*" exclude the incorporated municipalities? Recognize that there's both plans for incorporated and unincorporated areas, and it's important for county to support both. Enable communities to actively plan their future and combine with "*recognize contributions*" to the greater community.

Ensure the key qualities of Clear Creek County are considered while allowing for growth and change in order to achieve economic diversity

"The County will ensure that the quality of life, area character, open space, water resources, wildlife and ecosystems, protection of visual resources, natural hazards, and infrastructure are addressed and considered. The County will work to assess the impact of growth and land use decisions at the local scale, understanding that all commercial uses are not the same, and residential development should reflect the character and needs of the community"

- Now that we are tied to a search for economic diversity, we need an additional policy to go under protection of natural environment.

- Brad- this seems like it could fall under econ and protection, we need a standalone policy for environmental protection.
- Jim White- There is a problem with “*growth*”, the diversity part is very important but it’s not the same as growth. Growth is not as important over the next 10 years, diversity is.
 - How do we work in not growing in terms of residents but growing in terms of our opportunities? Let’s be sure to word more for diversity and less for growth. We don’t exactly know what we are planning for. Post mine what are revenues? What is it we are trying to solve for? Maybe we don’t know, but let’s craft that language appropriately.
- Fred-We are moving away from being a one industry town, we should expect change but at this point we don’t necessarily know what that change is... perhaps it says exactly what we want it to say. Acknowledging there will be changes to the county due to our diversification. What we’re trying to say is we want to maintain something while changing.
- Russell- This is true but people react differently to the word “*growth*”, perhaps “*develop*” better suits what it is we are trying to convey. The language in the existing master plan is carefully crafted to skate around this. It’s eloquent but doesn’t get too specific and say things like “*growth*”. I like the specifics at the beginning but lists can be dangerous, they make people think a list purposely excluded a specific item when these policies are revisited down the road. Even the addition of something like “included but not limited to” would help prevent this issue.

Recognize and support the important contributions made by the County’s municipalities in arts, culture, recreation and tourism

“The County will use an all-inclusive approach to branding, identification, and communication so that residents identify with and visitors recognize the assets and identity of Clear Creek County. This will create the sense of Clear Creek County as a “complete place,” rather than a collection of unrelated places. This will be aided by more consistent support of local initiatives, events, and cultural assets”

- Russell – “*made by County’s municipalities*” is that really important? Don’t include. Agreed by all.
- Group wide confusion over last two sentences...should say, “hopefully this leads to more support”. We’re after the first sentence, so visitors recognize the identity of the county. If first sentence is well done, then Clear Creek is Clear Creek and we don’t need the following sentences. Internally we recognize the uniqueness and this should speak to how we get visitors to recognize.
- Stop at the first sentence that is all you need. Cut the rest!

Promote intergovernmental cooperation to support shared regional objectives

“The County will cooperate with municipalities, neighboring counties, the Federal Government and State Government agencies on planning and initiatives to achieve shared goals or objectives. The County will periodically review intergovernmental agreements (IGAs) to ensure compliance, and, where possible, cooperatively revise as needed with a goal to reduce redundancies, eliminate archaic agreements and implement the goals, policies and actions of this Plan”

- This is not exactly a policy, it's a strategy for achieving several of these policies but it's not a policy in itself.
 - Could go under the "*distinct areas*" policy
- The word "*will*" is too strong, keep this in mind throughout the document. We don't want the county's hands to be tied. Use "*should*" or something to soften that language
- The county attorney office has the most complete list of IGAs- to the extent that they are managed they are managed by county attorney office
- Remove from this section but keep in next level as a general strategy!

Support the continued preservation of important open spaces that contribute to the environmental, scenic and recreational resources of the County

"The County will build on the legacy of past successes and work to better integrate open space and recreation planning in the future. The County will address rural land development by defining policies that promote the concentration of development into established growth centers, recognizing key environmental, scenic, and recreation resources and identifying risks and hazards that influence the human development pattern"

- Same comment as above, too many "wills"
- There's a disconnect between sentence one and everything after it. Talking about very different things.

What are we after in this policy?

- We need to change lead line to say what we mean. The first line almost speaks more towards body of the next policy. What does open space even mean? Open Space for recreation purposes or natural environment purposes. There's park lands open space vs. pure environment protection open space. This muddies the message and needs to be made separate.
 - This policy deals with parklands and recreation.
- Protection of environment in open space is a separate topic than obtaining areas for recreation in open space.
- Existing policy header "*land use should be suitable for characteristics for clear creek county*"
 - Use the sentiments from this old policy to express what we are trying to say in this new policy.
 - Take the old policy statement of land use and suitability to characteristics of land and put newer policies under there as strategies

Encourage growth within designated areas and corridors where services exist or can be provided with modest effort and cost

“The County will support growth that addresses existing issues such as housing quality, transportation, economic development, and access to recreation. It will advocate development that utilizes existing County infrastructure and does not put additional strain on County resources. Recognize that historic mining claims are of interest for residential conversion, and prepare for development on these resources”

- When we say “recognize mining claims” we need to rephrase this to say “land use suitable with characteristics are of interest for residential conversion”.
- Brad- Sentiment about growth centers echoed in this policy, recognize that there is interest but get rid of the “and prepare” portion.

But use the term development

- There are ways to approach and reduce the impact of mining claims above timberline, we have seen other counties handle their remote mining claims well and we need to follow their lead. There are ways to manage these sensitive environments
 - “Recognize that there’s interest in mining claims and develop strategies to prevent adverse development”
- Eliminate “access to recreation” what does it add here? Only creates room for conflict as to what this means

Final Thoughts

We still need a specific policy for cultural resources

- Cultural resources identified and measures for their protection will be facilitated. Needs to step in when people can’t take the time to go through state or federal level of registration- County could at some level provide a way to make that happen.
- Most counties a certified local governments under the preservation act.
- County will do more to facilitate preservation of cultural, and then strategies are as in above.
- Also need standalone policy for environmental protection

ACTION ITEMS:

<i>Action Item</i>	<i>Responsible Party</i>	<i>Due Date</i>
Send out electronic version of flyers		
April 4 meeting to go over last 4 policies and maps		
CAC members encourage attendance at next public meeting		
Revise policies and make available to the public		



Citizens Advisory Committee Meeting #2

March 14, 2016

7:00pm – 9:00pm



The Role of the CAC

- Acting as “ambassadors”
- Advocate for the Process
- Participate in the Visioning
- Provide Comment and Input
- Review draft policies and plans



Where are we in the process?



(Re)Establish a Shared
Community Vision

Define Goals/Policies and
Objectives to Support that
Vision

Create Plan that acts as a
Framework for Regulatory
Tools Like Zoning



#1 – Summary of Previous Meetings

- CAC Meeting #1
- Public Meeting #1



Themes we have discovered so far:





#2 – Clear Creek County Vision

2004 Vision

Actively pursue economic plans, build on the existing quality of life, and preserve the natural and cultural resources all for the benefit of the County and its citizens.



#2 – Clear Creek County Vision

2016 DRAFT Vision

Support a diverse economic strategy that builds upon the existing quality of life, protects important natural and cultural resources, encourages recreational access and celebrates the County's unique sense of independence.



#2 – Clear Creek County Vision

2016 DRAFT Vision

Support a diverse economic strategy that builds upon the existing quality of life, protects important natural and cultural resources, encourages recreational access and celebrates the County's unique sense of independence.



#2 – Clear Creek County Vision

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*Support a diverse economic strategy that **builds upon the existing quality of life**, protects important natural and cultural resources, encourages recreational access and celebrates the County's unique sense of independence.*



#2 – Clear Creek County Vision

2016 DRAFT Vision

*Support a diverse economic strategy that builds upon the existing quality of life, **protects** important natural and cultural resources, encourages recreational access and celebrates the County's unique sense of independence.*



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2016 DRAFT Vision

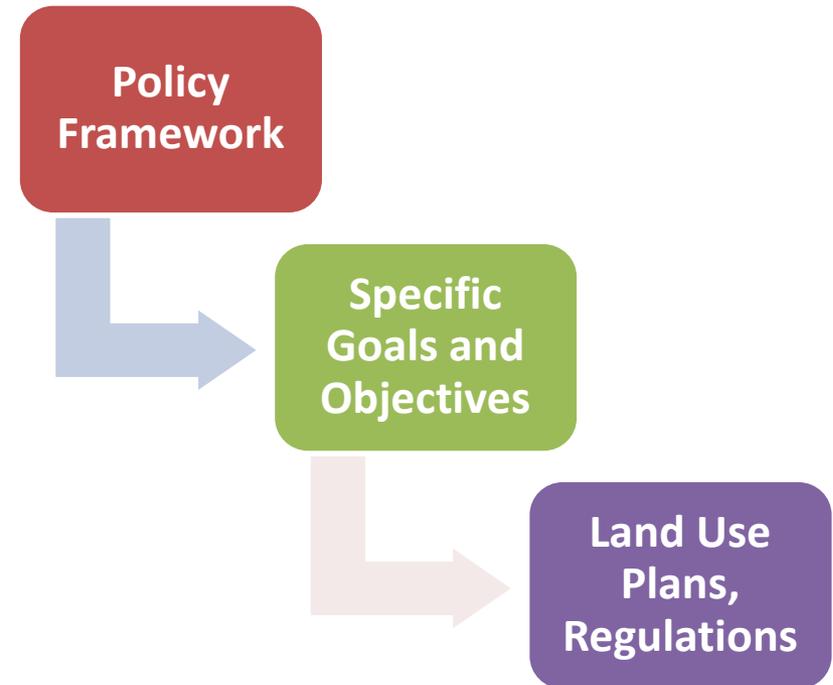
Support a diverse economic strategy that builds upon the existing quality of life, protects important natural and cultural resources, encourages recreational access and celebrates the County's unique sense of independence.



#3 – Policy Framework

What is a Policy Framework?

It incorporates and integrates key themes to respond to the question *“Where are we going?”*





#3 – Policy Framework

Seek a greater diversity of economic activity within the County

The County will use a multi-pronged approach to actively engage and support local businesses, recognizing and building on key assets of the county – recreation, tourism, the rural mountain lifestyle and high quality of life, its proximity to the Denver metropolitan area, and its mining legacy and infrastructure. The County will position itself to respond to local and regional trends, giving it the flexibility to capture a broad range of economic opportunities. The County will measure its progress by using economic development performance measures such as business expansion and retention, economic stability, numbers of businesses and jobs, and the diversity of those businesses and jobs.



#3 – Policy Framework

Enable and encourage unincorporated communities to actively participate in planning for their future

The County will support the development of subarea plans that help refine and reflect county-wide objectives, while retaining individual character and values. Independent and creative approaches will be encouraged in the pursuit of achieving both local and county-wide goals.



#3 – Policy Framework

Ensure the key qualities of Clear Creek County are considered while allowing for growth and change in order to achieve economic diversity

The County will ensure that the quality of life, area character, open space, water resources, wildlife and ecosystems, protection of visual resources, natural hazards, and infrastructure are addressed and considered. The County will work to assess the impact of growth and land use decisions at the local scale, understanding that all commercial uses are not the same, and residential development should reflect the character and needs of the community.



#3 – Policy Framework

Recognize and support the important contributions made by the County’s municipalities in arts, culture, recreation and tourism

The County will use an all-inclusive approach to branding, identification, and communication so that residents identify with and visitors recognize the assets and identity of Clear Creek County. This will create the sense of Clear Creek County as a “complete place,” rather than a collection of unrelated places. This will be aided by more consistent support of local initiatives, events, and cultural assets.



#3 – Policy Framework

Promote intergovernmental cooperation to support shared regional objectives

The County will cooperate with municipalities, neighboring counties, the Federal Government and State Government agencies on planning and initiatives to achieve shared goals or objectives. The County will periodically review intergovernmental agreements (IGAs) to ensure compliance, and, where possible, cooperatively revise as needed with a goal to reduce redundancies, eliminate archaic agreements and implement the goals, policies and actions of this Plan.



#3 – Policy Framework

Support the continued preservation of important open spaces that contribute to the environmental, scenic and recreational resources of the County

The County will build on the legacy of past successes and work to better integrate open space and recreation planning in the future. The County will address rural land development by defining policies that promote the concentration of development into established growth centers, recognizing key environmental, scenic, and recreation resources and identifying risks and hazards that influence the human development pattern.



#3 – Policy Framework

Encourage growth within designated areas and corridors where services exist or can be provided with modest effort and cost

The County will support growth that addresses existing issues such as housing quality, transportation, economic development, and access to recreation. It will advocate development that utilizes existing County infrastructure and does not put additional strain on County resources. Recognize that historic mining claims are of interest for residential conversion, and prepare for development on these resources.



#3 – Policy Framework

Consider recreation as an important contributor to residents' quality of life and a part of a balanced regional economy

The County will acknowledge recreation in economic development efforts, recognizing that recreation improvements support tourism, an economic development goal. The County will understand its unique assets and build recreational opportunities around them, further enhancing the quality of life for residents. A high quality of life for residents makes the County an attractive place for new residents and attracting businesses. The County will pursue partnerships focusing on recreation with entities such as schools, municipalities, CCMRD, USFS, and the OSC.



#3 – Policy Framework

Continue to preserve and protect mineral resources for the benefit of future generations

The County recognizes the short term challenge of the Henderson Mine closure but will continue to think in terms of long-term opportunities and building upon a history of mining heritage. The County will actively promote reuse options for the Henderson mine that do not preclude future mining efforts.



#3 – Policy Framework

Explore how local and regional initiatives within the County can improve access to health care services.

The County will work to develop “home-grown” options that support access to health care services while also looking to partner with regional, state, and federal agencies. The County will pursue strategies that will improve health care access in the long-term, not quick fixes that do not hold up over time.



#3 – Policy Framework

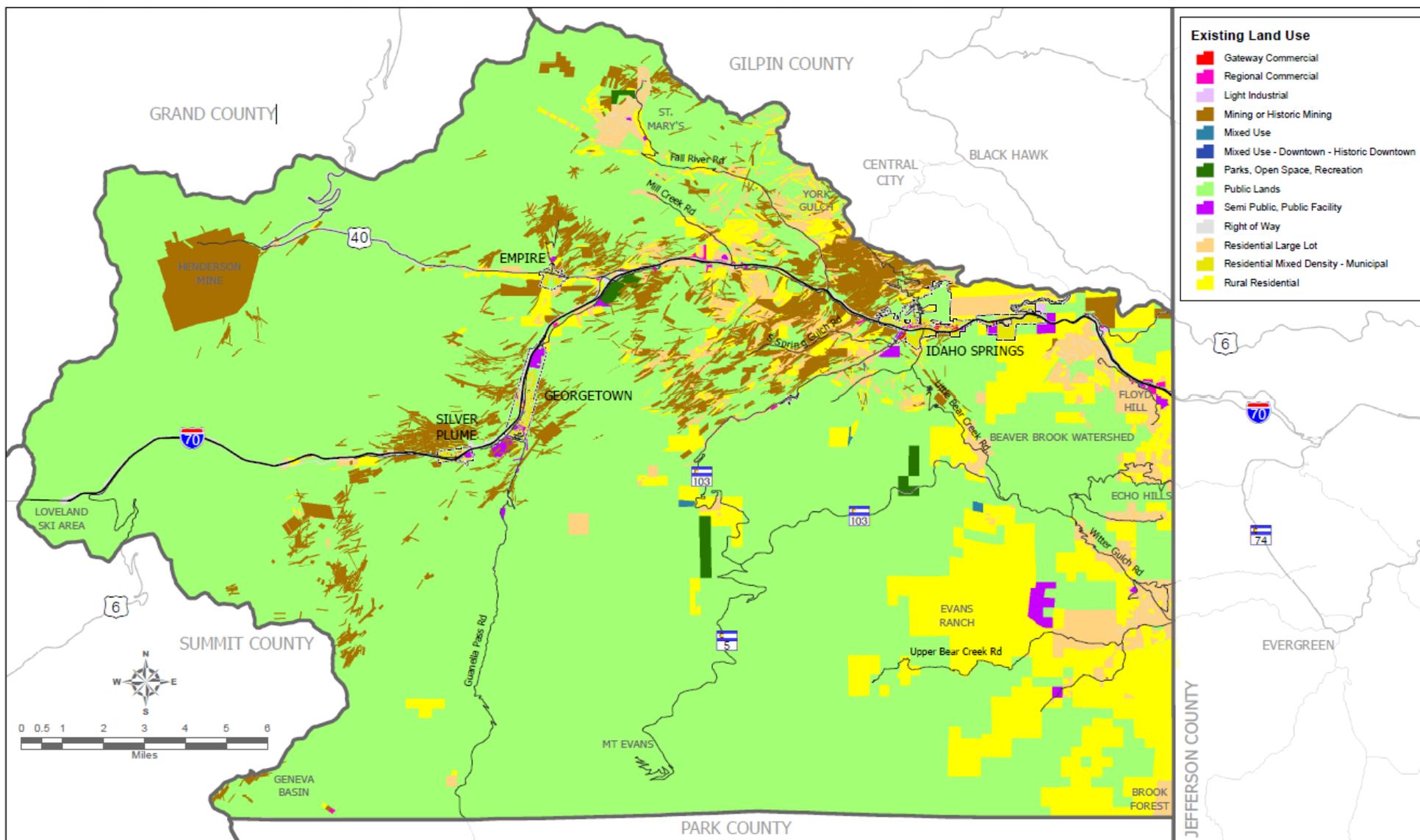
Endorse a transportation system that is multi-modal in nature and that enhances local circulation with and between existing communities as well as improves connectivity to the rest of the region

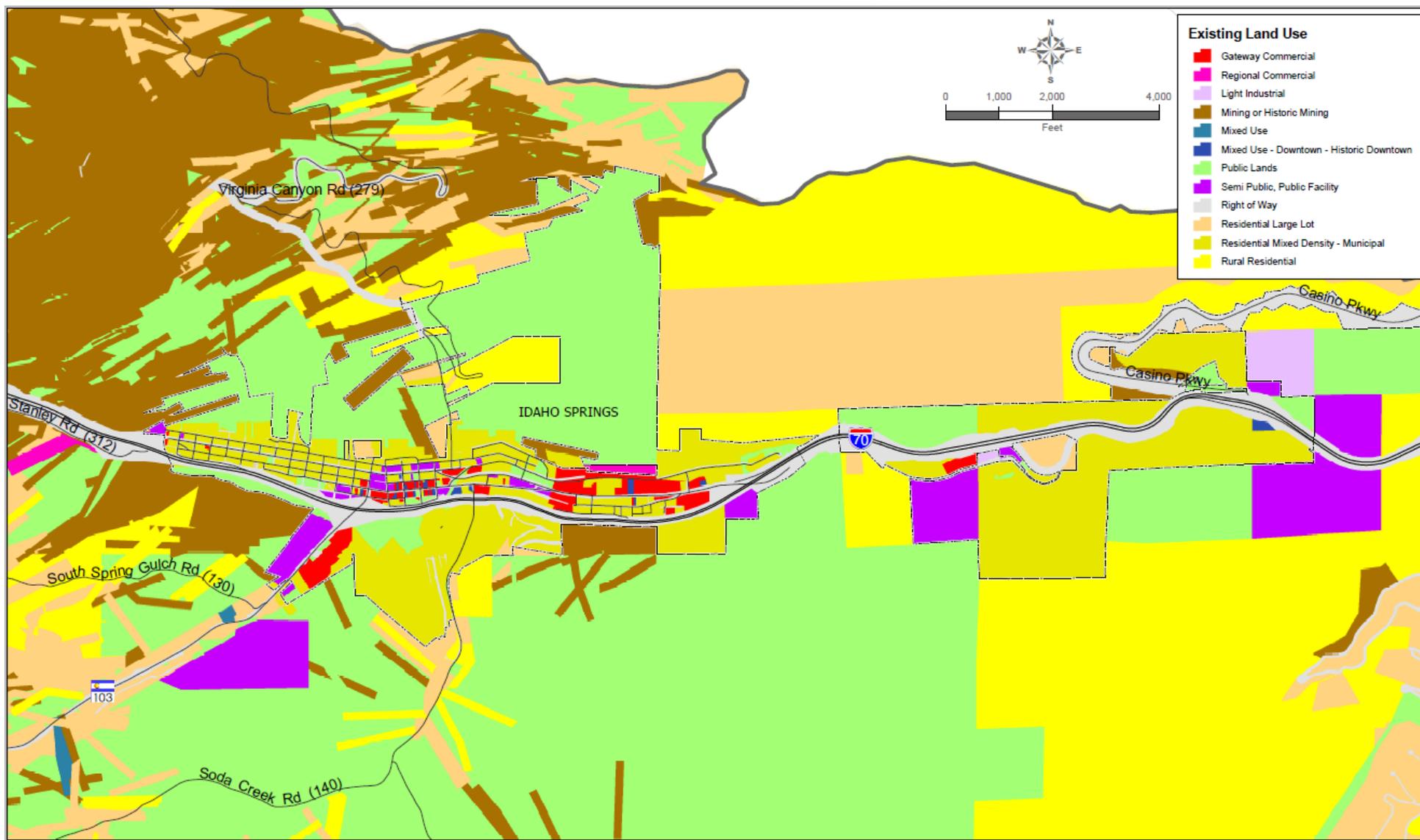
The County will look for opportunities to integrate pedestrian, bicycle, and transit facilities where appropriate, enabling residents to access jobs and services without reliance on personal automobiles. The County will address the challenges of the I-70 corridor to the extent it can, while embracing opportunities the highway corridor presents, setting up the communities along it for success. The County will explore partnerships with neighboring counties as well as with local, regional, and state agencies to provide transit service between Clear Creek County and neighboring counties in the pursuit of improving regional access to jobs and services.

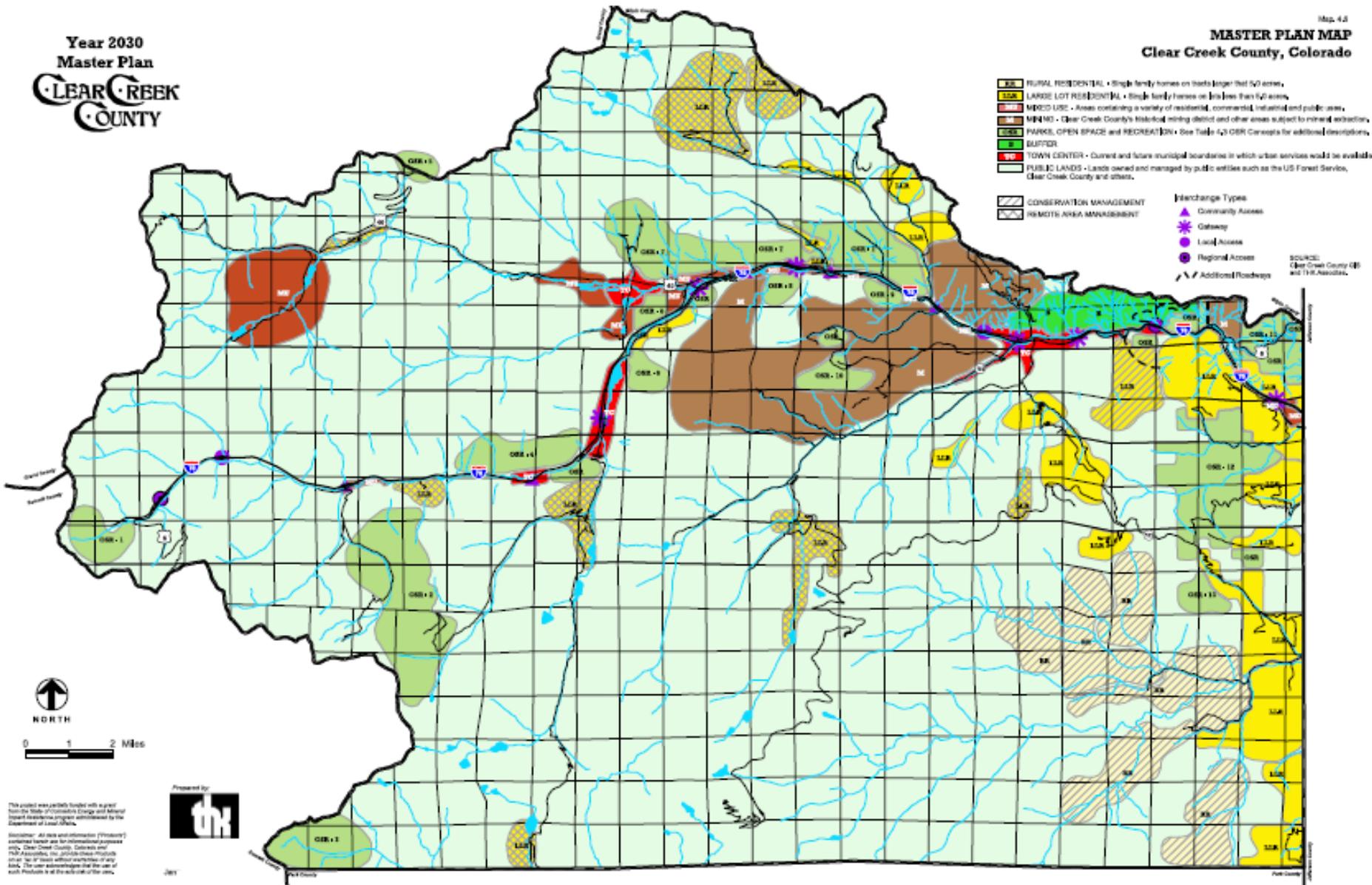


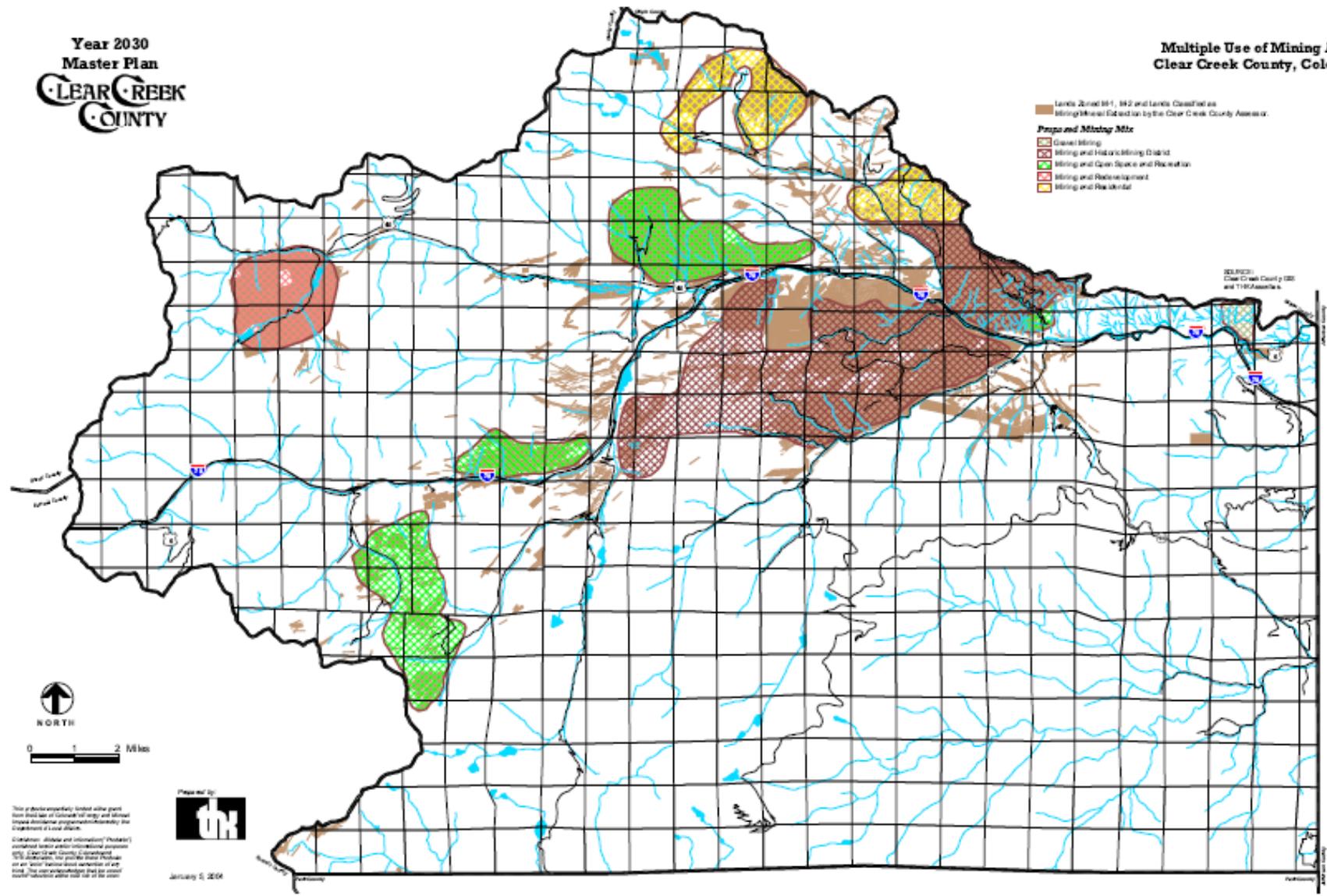
#3 – Future Land Use

- What should stay the same from the 2004 plan?
- What should change?
- How do you want to treat mining lands?
- What kinds of “overlays” do we want to examine?
- What role should hazard/mitigation play?











#5 – Next Steps

More work to do!

Month / Date	Event/Activity
March 28	Public Meeting #2 – Focus on Future Land Use and Policy
April 4	CAC Meeting #2.5 – Land Use
April 25	CAC Meeting #3 – First Draft Master Plan Review
May 16	PC Meeting / CAC Meeting #4 – Draft Presentation
June 6	Public Meeting #3 – Review of the Draft Plan
July	Final Plan for PC Review



Thank You!



Citizens Advisory Committee Meeting #3

April, 2016

7:00pm – 9:00pm



The Role of the CAC

- Acting as “ambassadors”
- Advocate for the Process
- Participate in the Visioning
- Provide Comment and Input
- Review draft policies and plans
 - Future Land Use Plan



#1 – Meeting Purpose

- Review revised Vision
- Review comments from Public Meeting #2
- Discuss elements of Future Land Use Map



Public Meeting Comments – D-L-D

- Opportunities for growth exist here
- Worried about new commercial uses not mixing well with current development
- Businesses to serve locals or highway travelers?



Public Meeting Comments – Georgetown, Silver Plume, Bakerville

- Desire to contain development to existing service areas, do not encourage “backcountry” development
- Show Historic District Boundary on map in plan
- Amenities and resources desired in all communities, not just concentrated in a few



Public Meeting Comments – Empire

- Lots of developable land along Route 40, just north of Empire and at junction
 - Affordable housing, more lodging, commercial
- Development should preserve views
- St. Mary's residents desire to fill out their developable area
 - Store, lodging, recreation



Public Meeting Comments – Upper Bear Creek

- Would like this area to be more bicycle friendly
- Make trails and trailheads easier to navigate
- What about a wedding or event center here?



Public Meeting Comments – Floyd Hill

- Design as “Gateway to CCC” – land use should reflect that
- Office spaces have been vacant for years – who to market these to? Why still vacant?
- Residents want to keep current level of residential density



#2 – Clear Creek County Vision

2004 Vision

Actively pursue economic plans, build on the existing quality of life, and preserve the natural and cultural resources all for the benefit of the County and its citizens.



#2 – Clear Creek County Vision

2016 DRAFT 2 Vision

Improve upon the existing quality of life in Clear Creek County by supporting the development of a diverse economy, protecting natural and cultural resources, encouraging recreation, and celebrating the County's distinct areas.



#2 – Themes



QUALITY OF LIFE



BUILT ENVIRONMENT – LAND USE



ECONOMY



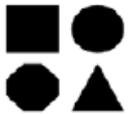
NATURAL ENVIRONMENT



MINING AND CULTURAL
RESOURCES



RECREATION



DISTINCT AREAS



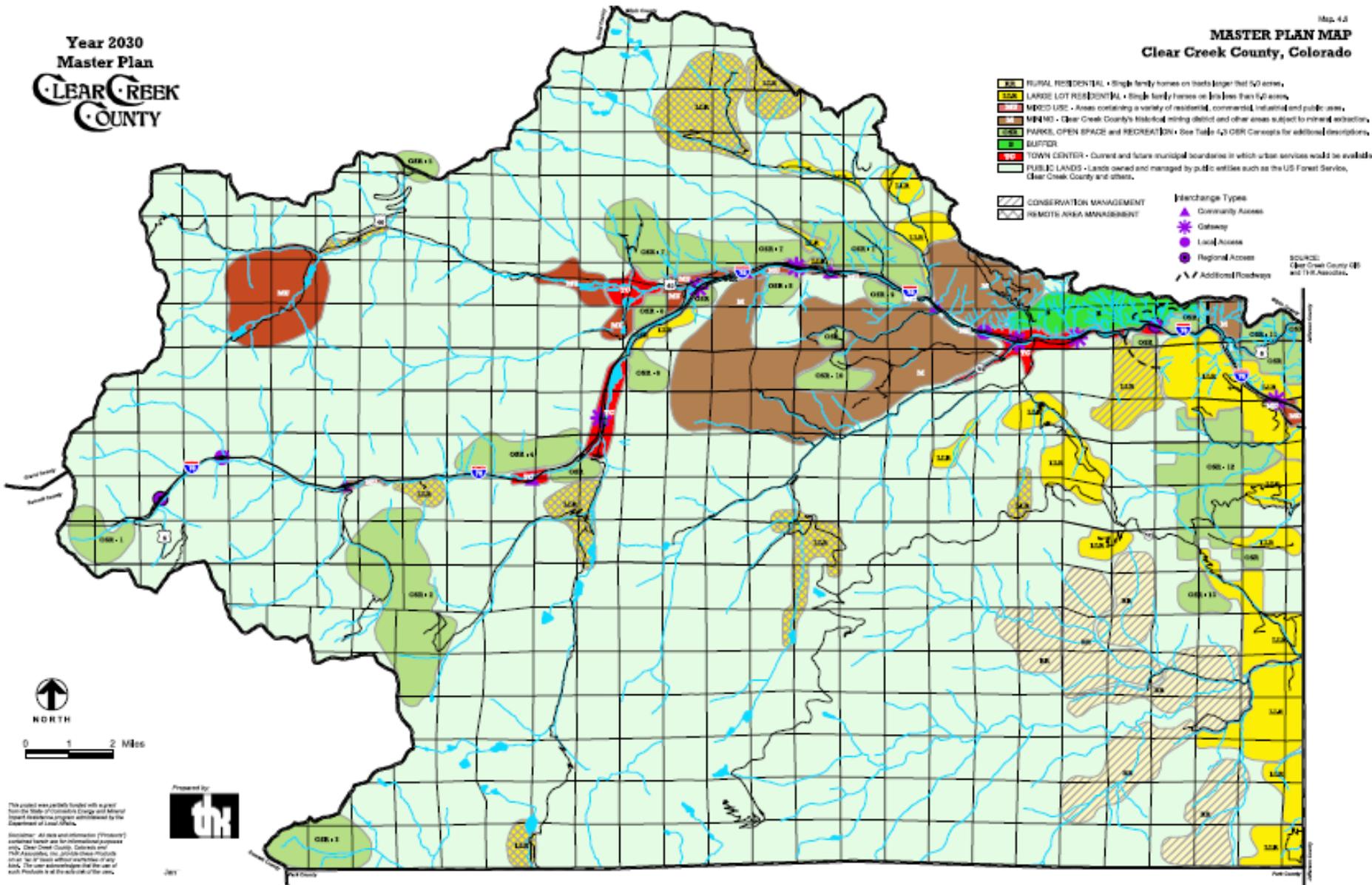
#2 – Clear Creek County Policy Framework

- Revised Policy Framework and presented at last meeting
- Focusing on land use today, but please submit additional comments on the Policy Framework to us by written communication



#3 – Future Land Use

- What should stay the same from the 2004 plan?
- What should change?
- How do we want to define categories?
- What kinds of “overlays” do we want to examine?



This project was partially funded with a grant from the State of Colorado Energy and Mineral Impact Assistance program administered by the Department of Local Affairs.

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#3 – Future Land Use - Principles

- Define Future Land Use categories by **USE**, not regulation or lack of use
- Map should be consistent with other plans
 - Recreation, Mining, Service Areas, sub-area plans
- Use “overlays” to express restriction or enhancement for a particular category

C.P.H.A.A. Subregion Development Plan

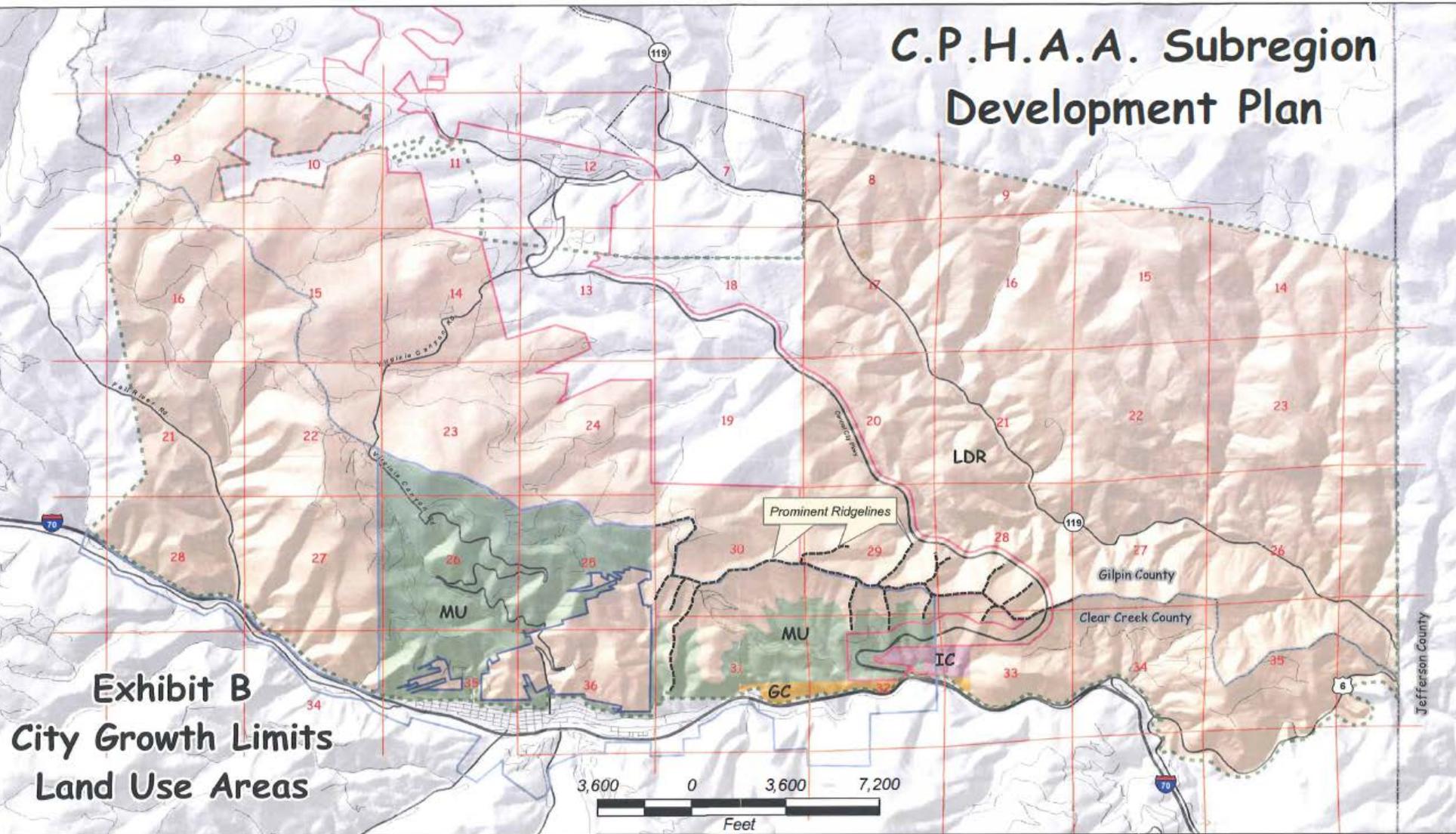
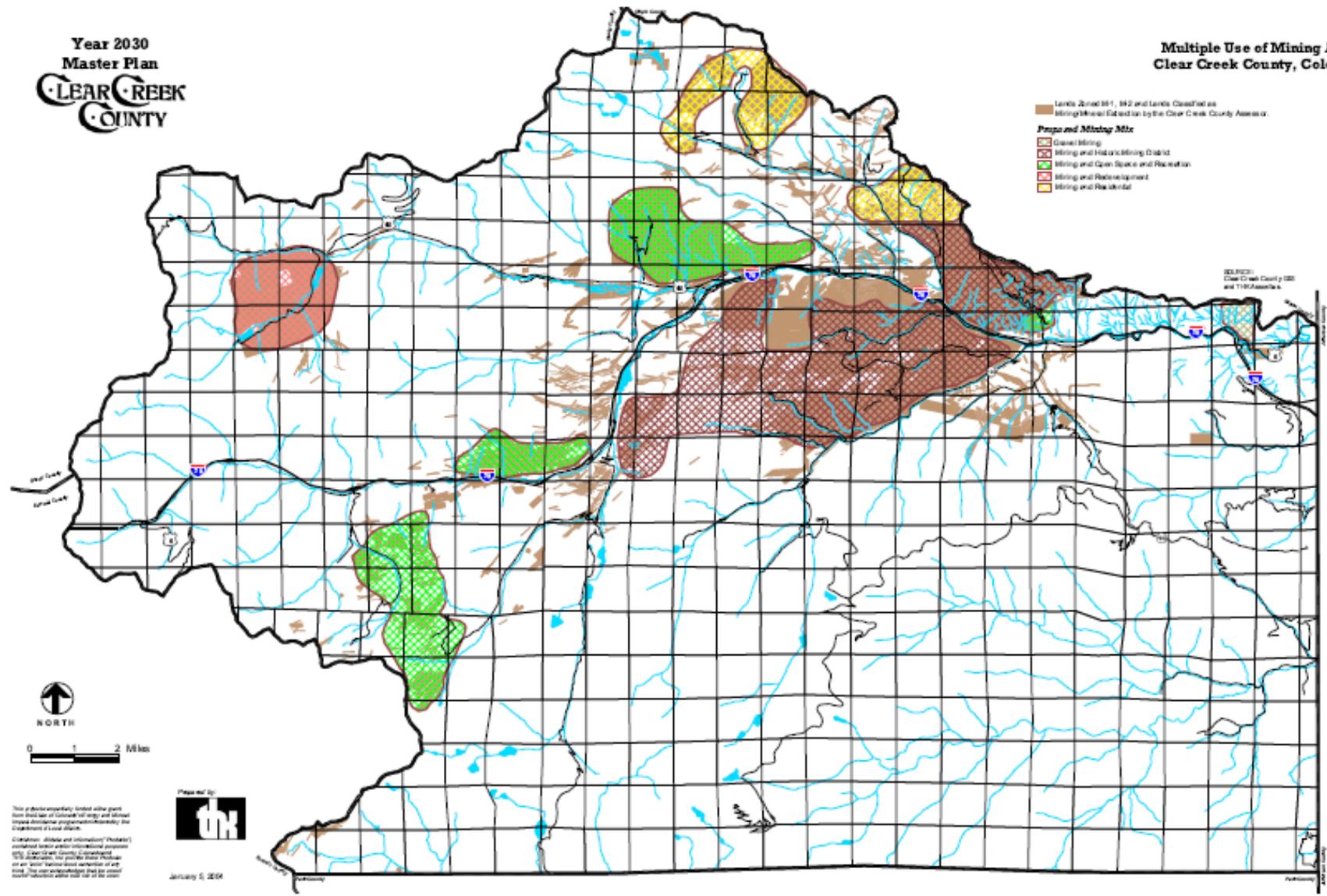


Exhibit B City Growth Limits Land Use Areas

This map is a visual representation only. Map is not survey accurate and may not comply with National Mapping Accuracy Standards. Map is based on best available data as of October, 2005.

- MU Mixed Use Areas
- IC Interchange Commercial Area
- GC General Commercial Area
- LDR Low Density Residential Area
- Area 28
- Central City Growth Area
- Idaho Springs Growth Area
- C.P.H.A.A. Area
- County Boundaries
- Black Hawk







#4 – Next Steps

Photo Contest for inclusion in Plan!

Month / Date	Event/Activity
April 4	CAC Meeting #3 – Land Use
April 25	CAC Meeting #4 – First Draft Master Plan Review
May 16	PC Meeting / CAC Meeting #4 – Draft Presentation
June 6	Public Meeting #3 – Review of the Draft Plan
July	Final Plan for PC Review



Thank You!



MEETING MINUTES

PO Box 2729 | 323 West Main St. Suite 201 Frisco, CO 80443

Office: 970.668.3398 | www.segroup.com

DATE: 04/04/16

PROJECT: Clear Creek County Master Plan

SUBJECT: CAC Meeting #3

LOCATION: County Commissioners Board Room

ATTENDEES:

<i>Name, Title</i>	<i>Organization</i>	<i>Role</i>
Gabby Voeller	SE Group	Associate Planner
Scott Prior	SE Group	Staff Planner
Fred Rollenhagen	Clear Creek County	County Planning Manager
Brad Boland	Clear Creek County	County Planner- Zoning Specialist
John Caldwell	Idaho Springs/ Empire	CAC Member
Dianna Rockwell	D-L-D	CAC Member
Kim Steele	Idaho Springs	CAC Member
Jim White	Floyd Hill	CAC Member
Jim Epstein	Upper Bear Creek	CAC Member
Tracy Troia	Georgetown	CAC Member
Donna Moody	Planning Commission Representative	CAC Member
Steve Schultz	Fall River Road	CAC Member
Cynthia Neely	Georgetown	CAC Member
Russell Clark	Planning Commission Representative	CAC Member
Absent: Bob Judge		

DISCUSSION:

Meeting Purpose:

- Review revised Vision
- Review comments from Public Meeting #2
- Discuss elements of Future Land Use Map

Public Meeting #2 Comments:

Public Meeting Comments – D-L-D

- Opportunities for growth exist here
- Worried about new commercial uses not mixing well with current development
- Businesses to serve locals or highway travelers?

Additional Notes from CAC:

- Need to get away from dumping everything in that area. It's not good for residential or commercial

- In terms of future land use the commercial area should remain north of I-70 and the residential area should be preserved south of I-70

Public Meeting Comments – Georgetown, Silver Plume, Bakerville

- Desire to contain development to existing service areas, do not encourage “backcountry” development
- Show Historic District Boundary on map in plan
- Amenities and resources desired in all communities, not just concentrated in a few---Refers to Bakerville, lodging for Loveland, food/gas for recreationalists

Additional Notes from CAC:

- We need emphasis on landmark district and need to include on maps.
- Upper basins are developable for mineral claims but should be protected as beautiful natural environments and recreation.

Public Meeting Comments – Empire

- Lots of developable land just north of Route 40
 - Affordable housing, more lodging, commercial
- Development should preserve views
- St. Mary’s residents desire to fill out their developable area

Additional Notes from CAC:

- In terms of stores, lodging, recreation, CAC says there’s not enough support for these in the St. Mary’s area, many have tried and failed in the past

Public Meeting Comments – Upper Bear Creek

- Would like this area to be more bicycle-friendly
- Make trails and trailheads easier to navigate
- What about a wedding or event center here?

Public Meeting Comments – Floyd Hill

- Design as “Gateway to CCC” – land use should reflect that
- Office spaces have been vacant for years – who to market these to? Why still vacant?
- Residents want to keep current level of residential density

Review of additions to the draft vision:

2016 DRAFT 2 Vision

Improve upon the existing quality of life in Clear Creek County by supporting the development of a diverse economy, protecting natural and cultural resources, encouraging recreation, and celebrating the County’s distinct areas.

Additional Changes:

- Change “celebrating” to recognizing”
- It’s missing something about resiliency, hazard mitigation- There are a number of approaches and policies for developing areas that are hard to serve, including policies that help counties recover after natural disaster. These concepts can all be rolled up into an existing part of the vision. Think of it as providing for public safety, it weaves through all of these themes. CAC

agrees that this needs to exist on at least the policy level. Can be a copy paste from new state policies or from Office of Emergency Management hazard mitigation plan.

- Change icon for mining and cultural resources- mining is more economic, and less cultural. Cultural resources are very much mining related but they are no longer active. It is different to protect mining as a cultural resource and protecting Henderson as an economic resource. Use water wheel logo for heritage/cultural resources. Current mining should just fall into economic category, it doesn't need to be broken out.
- Keep land use separate even though it is not explicitly mentioned in the vision. More of a lens by which to view the whole vision.

Future Land Use Talking Points

- What should stay the same from the 2004 plan?
- What should change?
- How do we want to define categories?
- What kinds of "overlays" do we want to examine?

Note: there is an intentional difference between future land use and zoning- role of future land use is forward looking in terms of what the county wants its land use to look like. Zoning is a policy to make it happen.

Principles- See accompanying map for locations of specific recommendations

- Define Future Land Use categories by **USE**, not regulation or lack of use
- Map should be consistent with other plans
 - Recreation, Mining, Service Areas, sub-area plans
- Use "overlays" to express restriction or enhancement for a particular category

It is important to understand that a lot of areas are not going to change but there is room on the edges where it is okay to think about what we want the county to look like in 30 years. Lots of BLM land has been sold in the last 10-15 years, is it enough to alter the future land use.

Do we prefer soft boundaries for land use, or parcel boundaries?

It seems that soft boundaries make more sense. People would likely get concerned thinking their property is going to be rezoned, although the land use map doesn't rezone anything. We should make this point very clearly in the initial discussion of the plan. People worry that their land could get rezoned without their consent and we need to address that up front.

Residential-Is 5 acres a meaningful difference for residential land use? There's a 5 acre minimum lot size. Is it worth having two categories of lot size? Small and larger? Change residential to 35 acres, but other than that we like current land use map

Because this is not zoning- make residential, residential. Leave out guidelines that outline the different sized properties. To have an area recommended at less than 5 acre lots is useless unless the distinctions mean something.

Conservation management- is this a meaningful overlay? It would become more meaningful if you increase the acres. Maybe move up to 35 acres. 35 acres is significant because if you have 35 acres you can apply for a domestic well. Less than 35 acres you can only apply for an in-house use well.

How do forest plans play into this... is it important to display these boundaries in maps? Need to come up with a hard and fast rule in next meeting

Service area map- Need overlay that shows areas that have service areas and areas that don't. Need to better define service areas and show boundaries as it reflects the category of different types of residential. Conversely these service areas don't necessarily reflect service issues or surpluses. On the map they may look the same but in reality St. Mary's doesn't have enough and Idaho springs has too much.

Parks, Open Space, and Recreation- Change large lot residential up Guanella Pass to open space, not much more room for development left, and the area better suits recreation. Mining claims in the area have been converted into open space, likewise BLM land has been acquired and converted into open space.

The OSR-4 spot behind Bakerville is a recreation area that leads to Herman Gulch and then another trail on the other side to Grey's and Torrey's via OSR-2. OSR-2 on this map is only a piece of the Waldorf/Stevens gulch area and is actually much larger.

Some of the recreation is on/can be on NFS lands. We could utilize an overlay to show where forest is and where forest isn't but exclude details of forest plan itself that can come through in the text if anything. Should we identify wilderness areas? There are two within the county, could be combined with NFS land overlay.

Maps should show Greenway but not as "continuous" and must refer to as "proposed Greenway" to avoid conflict.

Mixed Use- Mixed use seems to indicate development areas or areas with growth potential. Typically in land use plans mixed use refers to vertical integration. Multiple use may better reflect what is intended for these areas.

Let's talk about multiple use areas in the text and avoid getting too bogged down on the land use map.

Note- We Need to clarify enterprise zone with Peggy Stokstad

Buffer- Do we want to keep this land use as buffer? Should we carve up into actual uses the property owner envisions?

Not all of this is privately owned, need to recognize that some is city land and some is private.

It makes sense to get rid of buffer and reflect more of the actual uses.

Mining areas- Henderson and Walstrom quarry are both in use but what about the other areas that are zoned as mining lands that can be developed on. The majority of mining areas are classified as M1.

Is there another overlay we can use to distinguish what is actually developable rather than what land use map says? For example, what M-1 areas can the county actually support with its services and which areas are beyond the practical reach of what is serviceable. We need to find a way to make it clear that some of these properties are not hospitable for development. Policy supports this, "keep residential near existing development", there are plenty of M-1's near towns that fit into developable land.

We need to protect some of the mining uses as recreational areas and place an emphasis on not developing as residential.

Lots of times sub surface rights exist separate from the mining classification and land can be developed as a mine regardless of residential presence

Keep mining on the map. Henderson mine however should be kept as multiple use, there's still too much unknown around its future

Large Lot Residential- There's an LLR area along Highway 103 to Mt. Evans- mostly zoned MR1, some parcels zoned otherwise. Is this the best designation for the area? Is it a desired land use? Worth acknowledging the Denver park parcel. Treat it the same as Loveland.

For the LLR east of Berthoud falls by Henderson mine, actual land use is likely more indicative of a Multiple Use classification. The lots are smaller and it's an actual town.

St. Mary's- access and wildlife is why development didn't go through the first time this zoned. Keep as LLR.

Duck lake and area by Guanella pass is zoned as LLR, it was likely identified as LLR to due to existing land use. However since then many mining claims have been bought and the area better suits OSR.

ACTION ITEMS:

<i>Action Item</i>	<i>Responsible Party</i>	<i>Due Date</i>
Pictures for Master Plan	CAC Members	
Contact Don Allen for Pictures	SE Group	
Next meeting April 26	All	



MEETING MINUTES

PO Box 2729 | 323 West Main St. Suite 201 Frisco, CO 80443

Office: 970.668.3398 | www.segroup.com

DATE: 04/25/16

PROJECT: Clear Creek County Master Plan

SUBJECT: CAC Meeting #4

LOCATION: County Commissioners Board Room

ATTENDEES:

<i>Name, Title</i>	<i>Organization</i>	<i>Role</i>
Gabby Voeller	SE Group	Associate Planner
Scott Prior	SE Group	Staff Planner
Fred Rollenhagen	Clear Creek County	County Planning Manager
Brad Boland	Clear Creek County	County Planner- Zoning Specialist
Kim Steele	Idaho Springs	CAC Member
Jim White	Floyd Hill	CAC Member
Jim Epstein	Upper Bear Creek	CAC Member
Tracy Troia	Georgetown	CAC Member
Cynthia Neely	Georgetown	CAC Member

DISCUSSION:

Meeting Purpose:

- Review draft of Future Land Use map
- Review definitions of land use
- Discuss elements of the policy matrix

Future Land Use:

Notable Conceptual Shifts

1. All public lands are shown under the single, "public" designation (FS, CPW, State Land Board, Etc.)
 - Future land use is on parcels that county has control over
2. Mining is mining- All lands that had a current land use as mining were zoned as mining. Separate mining distinctions will be made on a separate map
3. Levels of Multiple Use 1-3
 - Do we like this scale? Discussion to follow
4. Changed rural residential to 35 acres or more
 - Buffer area changed to rural residential based on sub area plan
5. Echo Mountain was brought in as a park – use is recreation

- Should this be commercial because it is a business even though use is recreation

6. Open space designation is for those areas already obtained as open space.

- Keep this way or open the door to what the county envisions as future open space?

Discussion:

Mining:

The high mountain basins area (Waldorf, Stevens, Geneva) has been marked as “primary purpose to protect mining”. This area is the trail to Grays and Torreys, we would like to preserve this area for the recreation it provides. To put mining on those basins, which is their primary right, some are also zoned as residential- this is problematic.

- What do we do to recognize primary right as mining but protect their additional purposes as recreation/open space?
 - Word smith?
 - Overlay? Is there a way to show what it is zoned as and what we desire it for (i.e open space/recreation). The fear is that someone picks up the future land use map and uses it to further mining housing development by saying “this is the intended use”. Try and combine the two maps to reflect both uses.

Public Lands:

Currently shown on the future land use map if it is owned by a public entity that is county or within the county, if it is owned by someone outside the county or bigger then it is coded as public land. How should we change this?

- Do we designate USFS and then a break everything else out? This could provide added clarity.
 - USFS is hard to regulate but everyone else should comply to county regulations and therefore we should those different land owners. Interspersed ownership within the forest service land.
- Separate layer for forest service and mining claims
 - Value lies in right to mining; no way will they be developed for mining. Should we show these claims within Forest, only things county hold within the forests?
 - Drop all the mines on top of the forest (spikey) on top of blocks

Multiple Use categories:

Is there enough multiple use in the county to have these categories? Yes

MU-1: Floyd hill is being preserved but at the same time isn't open space, therefore MU1

- Shadows ranch to MU-1, see note on map
- See additions to Stanley road (MU-1)

For Henderson MU 3 seems appropriate as it keeps our options as wide as possible – possibly redefine as: “open to everything from recreation to heavy industry” or “all uses listed in MU1 or MU2” to make it more inclusive.

- Outdoor recreation adds to the economy of clear creek county- do we see those as part of the recreation use or part of the commercial use. Zip lines, rafting, etc. look a more lot like recreation the offices. Fits better with open space than commercial-Open space could include these – in this light do we want to differentiate active and passive recreation on this map. Hard to do this because these are people’s private property. Add recreation to park category- including recreation oriented business.
- Size of cells- good visually appealing, connotes conceptual, and we should describe as “generalized-stated that way people aren’t going to look for tiny spot corrections

Definition of MU-1 (in regards to Floyd Hill) The thought is that there has been a lot of input. We need to find a way to reduce the density. There are constraints to development that weren’t considered when the land was zoned long ago. In the plan we should encourage reduction of use in the Floyd Hill area, many reasons including being a horrible financial burden.

- There are stipulations to developers that limit the development. It doesn’t matter what the property is zoned as. Constrained by the services that exist. If a big enough developer came in they could change these constraints
- Redefining wording of MU1- there is an emotional piece, Floyd Hill only has one way in and out- we don’t want more congestion.
- In terms of the gateway to the county piece, more development or less?
 - Jim supports the idea that less development is better to promote tourism, keep as open as possible, people don’t want to see more of this when they come up from Denver. Economic budget challenges to provide service in such a dense area
- Include text about hazard mitigation concern, being aware and careful about developing areas either in category definition. Use words and phrases like “encouraging limited” development “recognizing site specific conditions”

MU-2 is good as long as you have the potential to have overlay zones

Development Constraint Overlay:

What do we think about the following constraints:

1. Above timberline +9,500
2. Slope
3. Distance from a road

The problem is that almost everywhere fits into one of these 3 criteria, so what do we change?

Suggestions:

Focus on mining and residential and apply more stringent criteria. Put constrained layer on mining and residential, it doesn't need to be on all uses. Take for example recreation which rely elevation and slopes for fun like hiking mountains.

- Bump to at least 10,000 or 10,500 for elevation criteria
- Access is a very big deal regardless of slope and elevation so how do we want to define? Access by existing county maintained roads... we have a list county owned and/or maintained...
- Keep slope
- To be constrained area would have to fit two of the three categories

ACTION ITEMS:

<i>Action Item</i>	<i>Responsible Party</i>	<i>Due Date</i>
Re-organize Policy Matrix into new themes/fill in and send out electronically.	SE Group	
Pictures to SE Group (follow up with Cindy for pictures of Santiago Mill)	CAC + Interested County Members	
Before next meeting: Revised map, outline of plan, policy framework, re-organized goals and policies	SE Group	
Joint meeting with CAC and County Commissioners	All	May 18th

DATE: 05/18/16

PROJECT: Clear Creek County Master Plan

SUBJECT: CAC Meeting #5 – Joint with Planning Commission

LOCATION: County Commissioners Board Room

DISCUSSION:

Meeting Purpose:

- Review Plan themes, framework and policies with Planning Commission to show work to date and have a larger group discussion on main ideas.

Main Points of Discussion:

Balance between Residents and Visitors

GV began with an overview of the process and discussion on the Vision Statement. Some CAC/PC members wondered if the focus of the vision statement is too skewed toward “residents first”. MK noted that the current (2004) vision statement explicitly stated “residents and visitors” but the supportive policy framework in the new plan clearly speak to the balance between visitor and resident objectives.

Need for Additional Policies on Cultural Resources and Natural Resources

Several CAC members wondered why the cultural resources and natural resources elements didn’t have policies associated with them in the draft matrix. The concern was a lack of balance of these elements with respect to economic development. The group confirmed that the issue is not “parity” in the number of policies associated with cultural resources and/or natural resource elements, but assuring the policies are sufficient to capture the importance of those resources towards the vision. The group also spoke about the need to make sure the policies address “not if growth but how growth” given the focus on development in smaller areas. MK noted that many of the elements and supportive policies have overlap with recreational objectives set within the economic development framework. SE Group committed to looking at the cultural element and recreational element with a sense of union given the overlap they share and the broader appreciation that cultural tourism and recreation are often related, especially in communities like Clear Creek County.

Housing

GV reviewed the status of housing within the policy framework. The central question posed to the group was whether housing should be established as a part of the framework or handled via goals and strategies within the plan elements. Following some discussion, the group settled in on not adding a policy framework statement, but addressing the need for housing in policies while connecting it to quality of life, intergovernmental agreement and economic development framework.

Concurrency of Services

GV led the group in a discussion of how to handle the issue of “concurrency” for extension of County services in support of development. The policy statement from the 2004 plan was provided which the group felt made it very challenging to extend services in advance of projects; basically the language

indicates that services will only be extended if paid for by developers. CAC/PC members clarified that the only services the County is on the hook for are EMS/Roads. The issue of whether fiscal impact is needed to address such issues was also debated. SE Group suggested a need to find the right triggers to establish to require more rigorous fiscal impact analysis. The consensus of the group seemed to be focused on tools that can help limit development outside of areas where appropriate. MK mentioned the possibility of establishing an “overlay” on the future land use plan that builds on the constrained areas analysis currently presented (slopes >30%, over 10,500 feet in elevation or more than ¼ mile from a ‘maintained’ road). This overlay could establish different protocols for development and act as a trigger. SE Group will explore this further for the draft plan.

Recreation Working Group

The Recreation Working Group made a presentation of their approach and methodology in coming up with broad goals and “objectives” relative to the Master Plan update. They “returned to the 2004 plan” as a start and had a “generalist” approach to the assignment.

The Recreation Working Group focused on recreation opportunities with an eye towards monetization of recreation. They noted Moab as a good example of a place that found its ability to move from mining to recreation and further noted the position of Clear Creek County is even more favorable (closer to more people).

The Recreation Working Group had a “whole county” perspective; thinking of ways to benefit the entire county. They felt the representation to the process was good and established the need to continue to have recreation represented in planning efforts.

The CAC/PC members had only just received the summary results of the Recreation Working Group and had not had time to fully digest them. Some in the group suggested the focus should be on getting things done. The Recreation Working Group also stressed the importance of simulating entrepreneurial investment and an expansion of the public-private partnership. The opportunity to link cultural resources and cultural tourism with the recreational experience was also discussed. SE Group noted that they would bring elements of the work into the draft plan for consideration.

Natural Resources and the Land Use Toolbox

The group had a discussion about how to leverage concerns about natural resource protection relative to the Master Plan Update. MK noted that the County has a robust process now for review of projects (i.e. the Site Characteristics Analysis) but many in the group wanted more guidance in the Master Plan towards addressing these issues (rural remote zoning, transfer of development rights, etc.).

Future Land Use Plan

GV presented the current draft Future Land Use Plan. The primary discussion point was how to address mining as it relates to future land use planning. Some PC members stressed the need for the Future Land Use Plan to reflect where the county wants to go. The importance of mining and concerns around the perception that changes to the future land use might be misconstrued as a “taking” were also discussed. The idea of the overlay was again discussed that could inform how mining areas are handled as part of the master plan. Although the CAC had suggested keeping the mining parcels shown as parcels on top of the grid for other land uses, it was decided this mixed approach may be confusing. SE Group will review this option and present an updated future land use plan as part of the update.

ACTION ITEMS:

<i>Action Item</i>	<i>Responsible Party</i>	<i>Due Date</i>
Prepare Draft Plan Boards for Public Meeting #3	SE Group	



Citizens Advisory Committee Meeting #5

May 18, 2016

6:30pm – 9:00pm



Meeting Purpose

What do we need to make sure is included in the plan so that Clear Creek County has a document that will guide them for the next 20 years?



Meeting Purpose

- #1 - Review Planning Process
- #2 - Review Vision and Policy Framework
- #3 - Update from Recreation Working Group
- #4 - Review Future Land Use Map
- #5 - Review Policies in Plan



#1 Review Planning Process

- Four CAC Meetings between January and May
- Two Public Meetings
- Materials from Economic and Recreation Focus Groups
- 631 Survey Responses
- 10 Stakeholder Interviews
- Revised Vision, Policies, and Land Use Map discussed at CAC and Public Meetings



#2 Vision and Policy Framework

“Improve upon the existing quality of life in Clear Creek County by supporting the development of a diverse economy, protecting natural and cultural resources, becoming a more resilient community encouraging recreation, and recognizing the County’s distinct areas.”

#2 Vision and Policy Framework

- Policy Framework Themes – directly taken from Vision Statement
- Theme pictures – some policies hit on more than one theme



Quality of Life



Recreation



Built Environment and Land Use



Distinct Areas



Economy



Cultural Resources



Natural Environment



Resiliency



Mining



#2 Vision and Policy Framework

- Relationship between Policy Framework and Plan Elements
 - Economic Development
 - Housing
 - Transportation Systems
 - Public Facilities and Services
 - Parks, Recreation, and Open Spaces
 - Cultural Resources
 - Environment and Sensitive Resources
 - Hazards and Public Safety
 - Community Character and Wellbeing
 - Intergovernmental Cooperation and Coordination

#2 Vision and Policy Framework

- Economic Development →    
- Housing →  
- Transportation Systems →   
- Public Facilities and Services →   
- Parks, Recreation, and Open Spaces →  
- Cultural Resources → 
- Environment and Sensitive Resources → 
- Hazards and Public Safety →      
- Community Character and Wellbeing →   
- Intergovernmental Cooperation and Coordination



#2 Vision and Policy Framework

Additional Input Needed:

- Housing policy missing from framework

Quality?

Location?

Affordability?

Theme?



#2 Vision and Policy Framework

Additional Input Needed:

- Concurrency requirement for development

“Adequate public facilities and services shall be provided concurrent with development. Adequate public facilities will be available to new residents of the County. If adequate facilities and services are not available at the time of development, the developer will have several options: wait for facilities and services to be improved, finance needed improvements or select a different site.”

Policy Framework level or Plan Element level? How important is this?



#3 Recreation Working Group Update

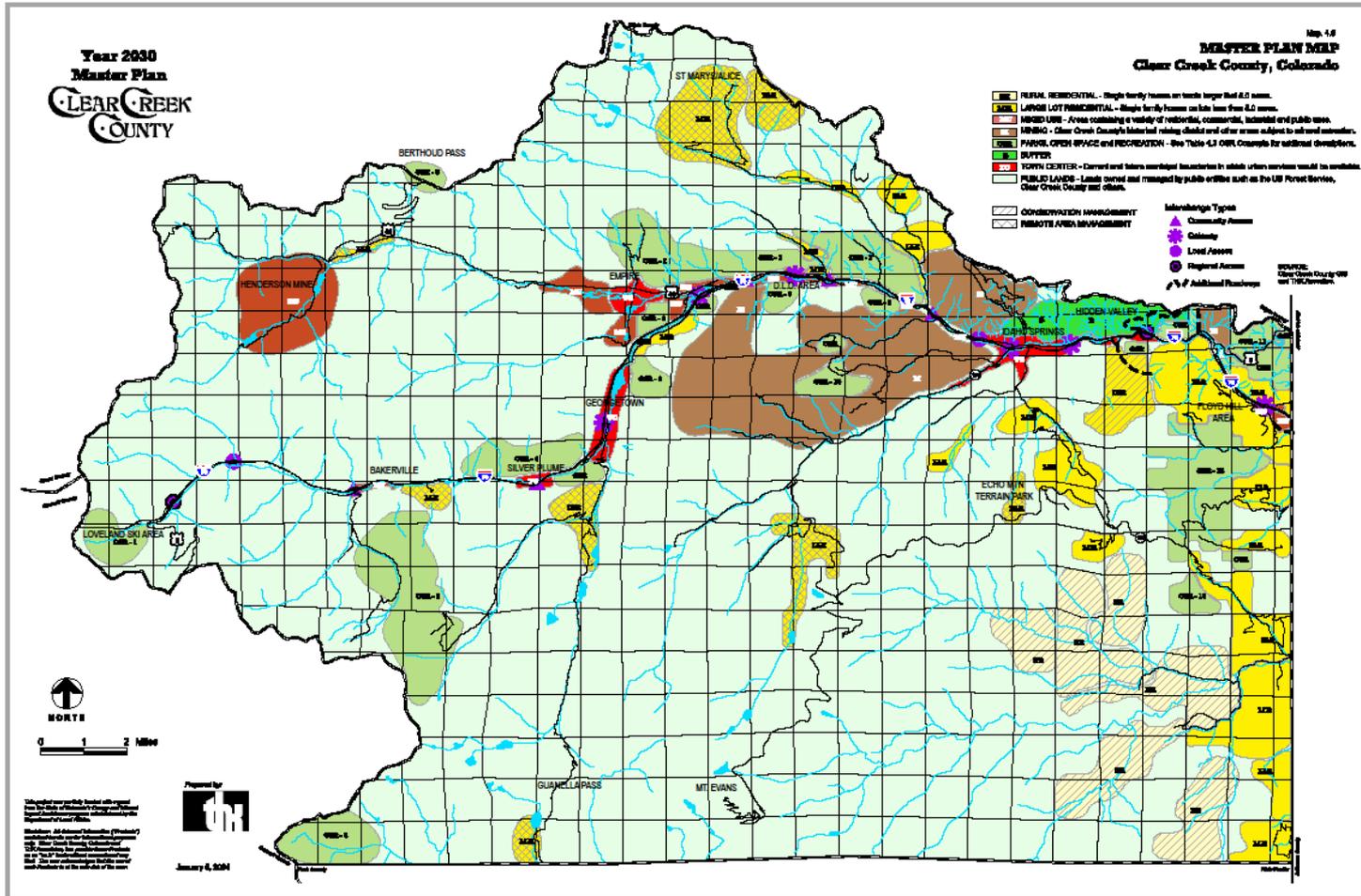
Goal 1

Provide regional and connected open space, parks, trails, and recreation facilities which will provide economic benefits to the county while maintaining, preserving, and showcasing the environment and history of the county for its residents and visitors.

Goal 2

Strategize unique and targeted marketing/advertising campaigns to increase tourism from the Denver Metro area while maintaining the quality of life of Clear Creek County residents.

#4 Future Land Use



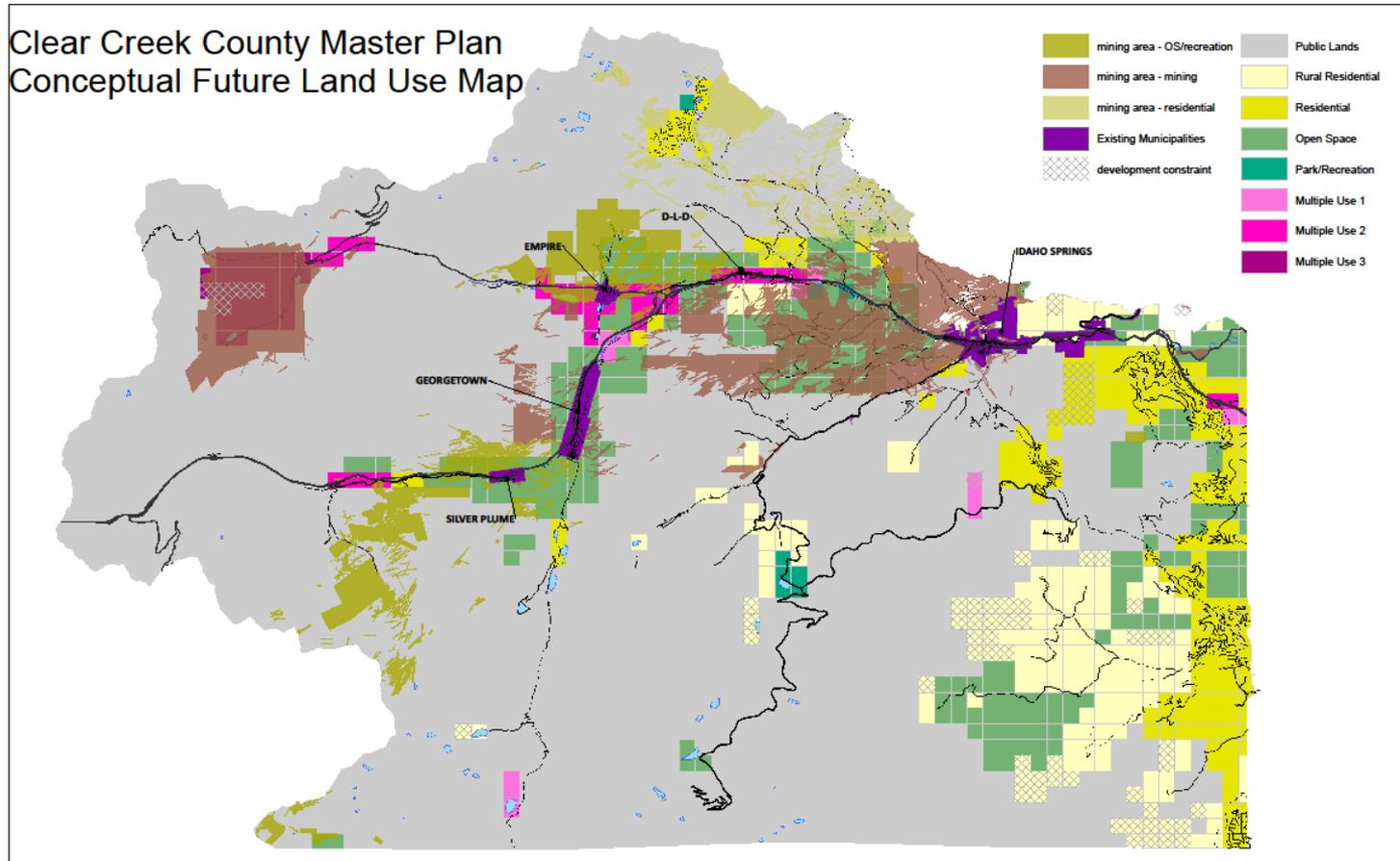


#4 Future Land Use

Major updates to Map:

- Cell grid style instead of bubbles
- No designations for forest service lands – left as gray
- Recreation and Open Space lands from various owners identified
- Residential Categories changes to over and under 35 acres
- Development constraints calculated based on meeting one of three criteria: 0.5 mile from maintained road, elevation over 10,500 feet, or slopes over 30%.
- Multiple Use scale developed to identify areas for context-sensitive development
- Mining depicted as claims, with emphasis in three outcomes: residential, mining, or recreation.

#4 Future Land Use





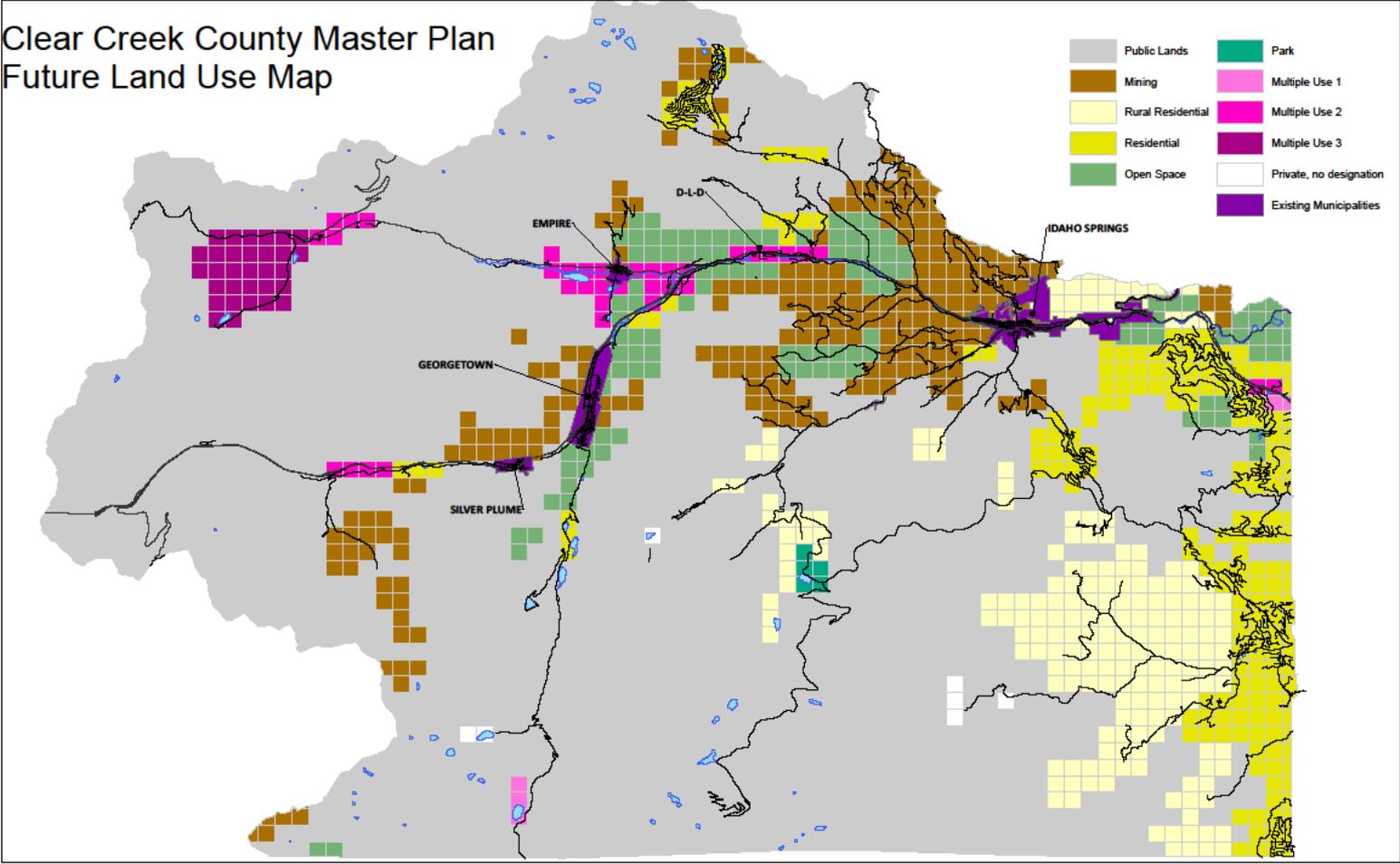
#4 Future Land Use

Additional Input Needed:

- Keep mining categories on Future Land Use map or put on its own map?
- Do categories cover the range of expected land uses?
- Does development constraint work? Need to add to mining areas. How to depict on map?



Clear Creek County Master Plan Future Land Use Map

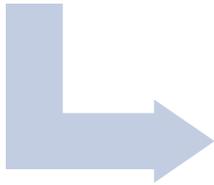




#5 Policies in Plan

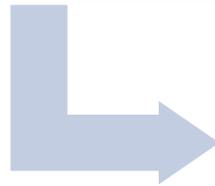
Policy Framework

- Overarching Ideas and themes



Goals

- Specific to each plan element



Strategies

- Actions to support and achieve the goals

All Policies, Goals, and Strategies support the Vision



#5 Policies in Plan

Key Changes

- Incorporation of Hazard Mitigation Plan recommendations
- Alignment of economic policies related to current “thinking”
- Incorporation of Recreation Working Group policy suggestions
- Greater emphasis on importance/value of SubArea Plans
- Elimination of policies that do not support the Vision or Policy Framework (i.e. gaming plan, river access, TOD)
- Amended wording in policies to fit the new organizational structure



#5 Policies in Plan

Additional Input Needed:

- Reorganization of policies into Goals/Objectives and Strategies
- Recognize SubArea Plans and IGA's as part of policy objectives within Master Plan
- Turning “Development Concepts” into Strategies



#4 – Next Steps

Complete Drafting of Plan

Month / Date	Event/Activity
June 6	Public Meeting #3 – Review of Draft Plan Elements
June 17	Draft Plan Document to PC for Review
July	Final Draft Plan for PC Review
August	Adoption Process



Thank You!