

TO: Fred Rollenhagen
FROM: SE Group
CC:
DATE: February 24, 2016
RE: Public Meeting #1

PLEASE CONTACT THE AUTHOR IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONTENTS OF THIS DOCUMENT.

Public meeting #1 was held at the Clear Creek Metropolitan Recreation Center in Idaho Springs on February 16, 2016. 45 community members provided contact information on the sign-in sheet at this meeting, although the public polling exercise indicates that there were over 50 people in attendance.

The meeting covered the following topics:

- What is a Community Master Plan?
 - Key Elements of a Plan
 - Why Update the Plan?
 - Who is Participating in this Update?
 - Project Process and Timeline
- Defining the “Baseline” Conditions
 - Community Profile
 - Community Survey Summary
 - Current Issues
- Key Pad Polling
 - Exploring the Vision for Clear Creek County
- Workshop Sessions – Economy/Housing/Recreation/Transportation/Land Use and Open Space

SE Group led the presentation, familiarizing community members with the planning process and the major elements to be included in Clear Creek County’s updated Master Plan. The baseline conditions for the different municipalities and sub-areas within the county as well as the county as a whole were then presented to community members. Included in the baseline conditions was data from the American Census Survey, the Colorado Department of Local Affairs, and the Clear Creek County Community Survey that was conducted for this project in 2016. While baseline conditions helped to identify current issues within the county, an audience polling exercise was done to elaborate on these

conditions. Keypad polling devices which had been distributed to audience members at the start of the presentation were utilized to record answers in real-time during this part of the presentation. The results of the polling exercise are attached.

The polling exercise highlighted notable information about the audience, including:

- The largest percentage of the audience was from the Evergreen area
- Adaptation and change should be the primary planning goals
- The largest percentage of the audience considered the economy to be the highest priority issue, followed by transportation and future land use.

After the polling exercise, the workshop session of the meeting began where community members moved throughout the room speaking with the team of consultants and community planners while viewing boards with data and prompts.

Prompts included:

Economy

- Is the regional population growing? Is it aging? How will demographic trends affect the long-term economic condition in Clear Creek County?
- What is the composition of the regional workforce? How is it structured now and how will it be influenced by ongoing trends?
- What is your Economic Vision for Clear Creek County?

Recreation and Lifestyle

- What elements of recreation in Clear Creek County are most important? What are missing?
- How do you stay active and healthy?

Transportation

- Where do the people of Clear Creek County work and how do they get there?
- What would improve transportation in your everyday life?

Housing

- What types of housing exists within the County? What is the age/quality of this housing? Does it meet the needs of Residents?
- How affordable is housing within the County? What are the barriers to afford-ability that the County Master Plan should address?

Land Use and Open Space

- What is the current pattern of growth and where should growth be encouraged/discouraged or shaped?
- Does the pattern of open space serve the community? What should be the priorities for acquisition of new or management of existing open spaces?

Comments generated during this exercise were compiled and are available in the attached document. Mirroring the keypad polling exercise which identified the economy as the highest priority issue, this sentiment was echoed throughout many of comments. In general, comments went a step further and tied the economy into other pertinent topics such as infrastructure, transportation, and growth. Others used this opportunity to elaborate on nuances or subtleties of the county's character that had not been previously discussed.

In preparation for the next public meeting, community members suggested that notification of the meeting should be published in the Firestarter, a free newspaper that the majority of citizens utilize for their information. Additionally, the recommendation of posting event details on the bulletin boards of the post offices was also provided. It was noted that the county website should not be relied on heavily for communicating the details of events to the public, however it will still be used while other methods of distributing information will be expanded.

Session Name
Current Session

Date Created
2/16/2016 1:53:26 PM

Average Score
0.00%

Active Participants
50

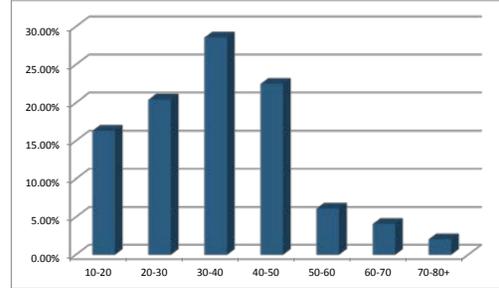
Questions
6

Total Participants
50

Results by Question

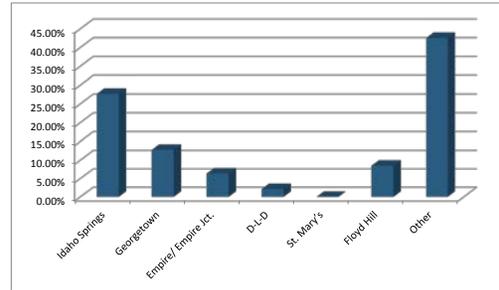
1. Q1 – WHAT IS YOUR AGE? (Multiple Choice)

	Responses	
	Percent	Count
10-20	16.33%	8
20-30	20.41%	10
30-40	28.57%	14
40-50	22.45%	11
50-60	6.12%	3
60-70	4.08%	2
70-80+	2.04%	1
Totals	100%	49



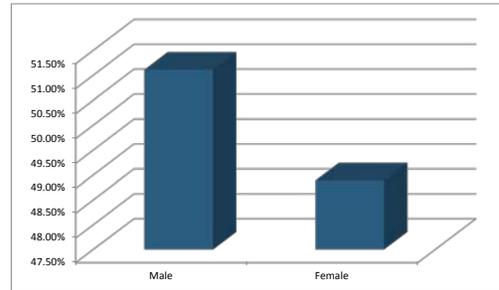
2. Q2 – WHERE IN THE COUNTY DO YOU LIVE? (Multiple Choice)

	Responses	
	Percent	Count
Idaho Springs	27.66%	13
Georgetown	12.77%	6
Empire/ Empire Jct.	6.38%	3
D-L-D	2.13%	1
St. Mary's	0.00%	0
Floyd Hill	8.51%	4
Other	42.55%	20
Totals	100%	47



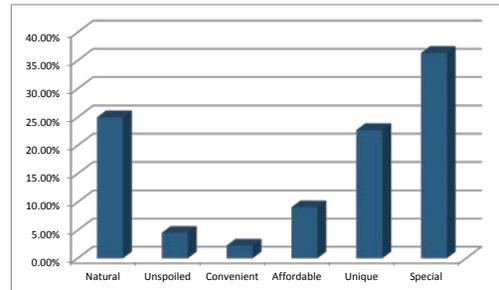
3. Q3 – WHAT IS YOUR GENDER? (Multiple Choice)

	Responses	
	Percent	Count
Male	51.11%	23
Female	48.89%	22
Totals	100%	45



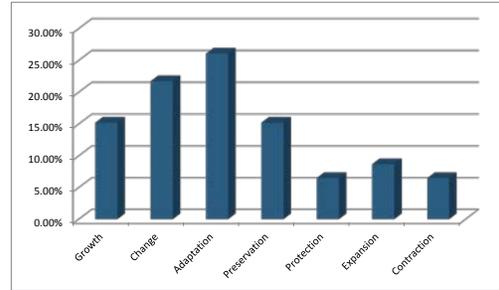
4. Q4 – WHICH WORD BEST CAPTURES YOUR ATTITUDE ABOUT LIVING IN CLEAR CREEK COUNTY? (Multiple Choice)

	Responses	
	Percent	Count
Natural	25.00%	11
Unspoiled	4.55%	2
Convenient	2.27%	1
Affordable	9.09%	4
Unique	22.73%	10
Special	36.36%	16
Totals	100%	44



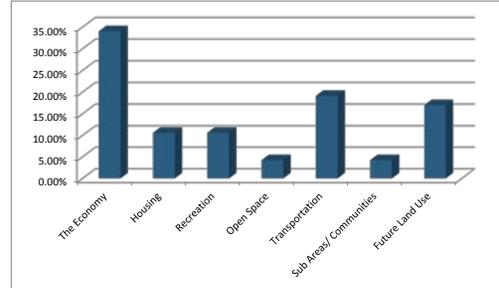
5. Q5 – WHICH OF THE FOLLOWING WORDS BEST DESCRIBES WHAT YOU THINK SHOULD BE THE PRIMARY PLANNING GOAL? (Multiple Choice)

	Responses	
	Percent	Count
Growth	15.22%	7
Change	21.74%	10
Adaptation	26.09%	12
Preservation	15.22%	7
Protection	6.52%	3
Expansion	8.70%	4
Contraction	6.52%	3
Totals	100%	46



6. Q6 – WHICH OF THE FOLLOWING ISSUES WOULD YOU CONSIDER THE HIGHEST PRIORITY FOR CLEAR CREEK COUNTY? (Multiple Choice)

	Responses	
	Percent	Count
The Economy	34.04%	16
Housing	10.64%	5
Recreation	10.64%	5
Open Space	4.26%	2
Transportation	19.15%	9
Sub Areas/ Communities	4.26%	2
Future Land Use	17.02%	8
Totals	100%	47



Public Meeting #1- 2/16/16

Notes and Comments – Workshop Session

General

“What is the demographic breakdown of respondents to the survey? Particularly-geographic income...”

“I think the 2004 vision statement needs a re-write. It reads more like a set of strategies or actions rather than a vision for the county.”

“1. Have county employees live in the county 2. Make planners be development friendly not place impediments to people/businesses that come to the county 3. When a business comes to planners the planners need to encourage business and not say we cannot let you do that... think outside the box!”

“Find a way to entice/encourage high-tech start-ups. Place for incubator-office space for startups. Our benefit is our location- 1 hour from airport, ½ hour away from skiing.”

“Need a high-tech innovation center. Broadband access is very important for high-tech.”

“I’d like to see a more inclusive look at the need for better housing. There is a huge homeless & hotel living population so the statistic showing 75%(ish) say there’s no housing issue us highly suspect to me. I realize it’s the total # & not specific to other demographics, but we need to find a way to make sure they are also sampled.”

“How many thousands of dollars did the county spend for these little key pads? How many planners like this are on the county payroll- they make nice fancy charts.”

“County’s values are congruent- Rural Mountain regardless of geographic location.”

“Has the business community been surveyed about specifics regarding improving the business climate?”

“Is the targeted industry study being incorporated in the master plan effort?”

“How can the master plan foster environmental stewardship and make Clear Creek County a model for sustainability?”

“The county should improve its image along the I-70 corridor to entice motorists off the road. Beautification and increase curb appeal!”

“Better mottos like: “Stay and play in Clear Creek County” “All your outdoor passions are here!” “How about a “Riverwalk” as in Salida”.

“The master plan needs to focus on economic growth. If the county is to survive it needs to be wide open to any and all growth. It will start with utilities and transportation, without these nothing else can be sustained. New business and employment growth cannot happen if they do not have water, electric, sewer, trash, etc. it also can’t happen without the ability to commute. Both a third lane on I-70 and a light rail must go through the county. Growth of new business and employment must be encouraged anywhere they want to build and grow. I understand the old structures are historical and people’s need to keep those structures intact. It is difficult to say we need to ignore that. Maybe we should not. It must stop there though. For growth and the

survival of the county to be achieved we must allow new big business to develop in any unused space. If we don't allow this then the untouched areas will remain. So due to the fact no one will be left here to do anything to those spaces anyway. Which brings me to my next point. New housing. Again developers must be allowed to develop anywhere if not housing will be unaffordable and unsustainable to support a new bigger workforce. Lower income affordable housing must be made and unimpeded development is the only way to achieve this. If you don't think this is serious watch the documentaries about the towns that had 1 mill or factory close and then a year later the town is gone. If you don't grow you die out!"

"Are recommendations or options being developed regarding business incentives? Has the business community been surveyed on this question?"

"How can job quality be improved?"

"Floyd Hill volunteered to buy the Williams property and commissioners vote it down. How can you go do that when the majority of people in the neighborhood wanted to keep that property as open space? CCC is like the Wild West-It does what it wants to do despite a master plan or zoning."

"If you allow recreation shooting in CCC you will scare off hiking, biking, horseback riding, 4WD, skiing, and rafting."

"Have next meeting somewhere with better acoustics. Cannot hear most of the conversations in the gym. Will there be a transcript available?"

"How can we assume CCC water quality is preserved and that residential and/or commercial development do not grow faster than the available water?"

Recreation

"Emphasis on road bike events"

"Let more people know about Floyd Hill playground and shelter and saddleback mountain trailhead"

Open Space

"No shooting in Beaver Brook Watershed- too highly used, too close to residences, too dangerous for potential accidents"

"So much land cannot be developed. OSC should be strategic and think about land uses"

"Preserve Floyd Hill meadow, the eastern gateway to CCC"

Where Should Growth Occur?

"Floyd Hill's commercial fails-Don't expand there! Leave it as open space"

"Growth ok in municipalities (such as Empire, Idaho Springs, Georgetown, and Dumont only)"

"Need mix of development and protection"

"Develop business environment for high-value creating businesses that desire to work with NREL and mines"

“Develop and re-develop in municipalities not rural areas with no infrastructure. Sprawl will hurt the county”

Transportation

“Emergency vehicle circulation”

“Monorail-expensive but it’s the ultimate vision”

“Shuttle service to DIA”

“Internal transit for employees without cars”

“What about Uber or facilitating carpooling online”

Housing

“Young and old can’t afford, want low income housing”

“Why not encourage work from home?”

“Want affordable housing to be apartments not trailers”

“Families can’t find affordable housing”

“How to house seasonal employees”

“2nd home, not rentals-want more info!”

“Dumont-Lawson is a good spot for affordable housing”

“Transit service to Denver”

Most Important

“Mountain recreation and hospital, need to be competitive with Grand and Summit counties. Need golf course to be competitive”

“Finishing the Greenway from Loveland to Golden will bring much \$ into CCC- Hotels, food, equipment rentals, souvenirs”

“Need infrastructure to be hand in hand with development”

“Maintain viewshed”

“More educational opportunities aka community college, events center, conference center”

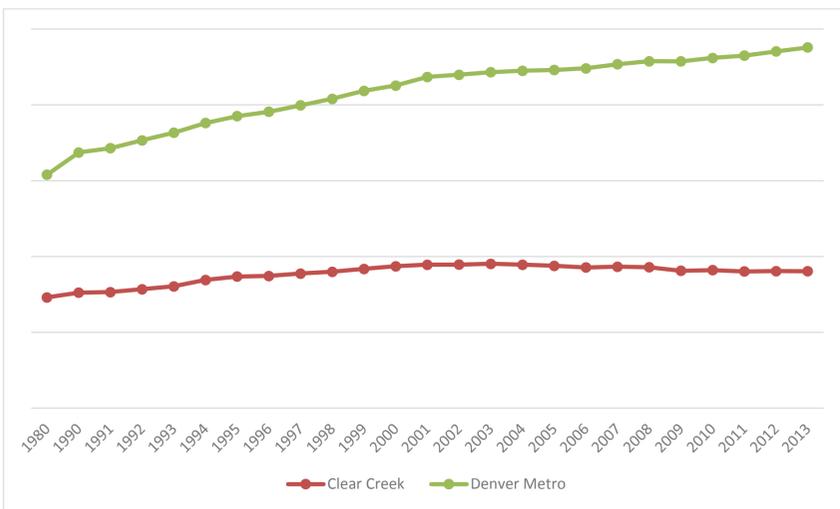


The Economy

Population and Income

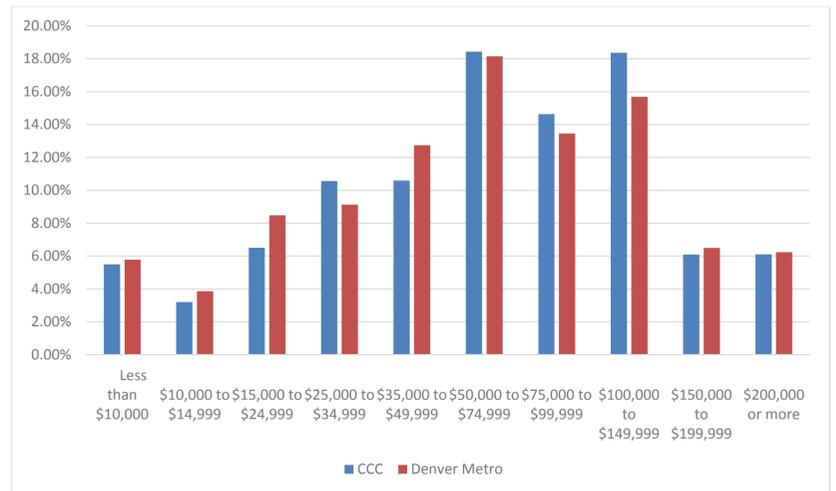
Is the regional population growing? Is it aging? How will demographic trends affect the long-term economic condition in Clear Creek County?

HISTORIC POPULATION GROWTH 1980-2013



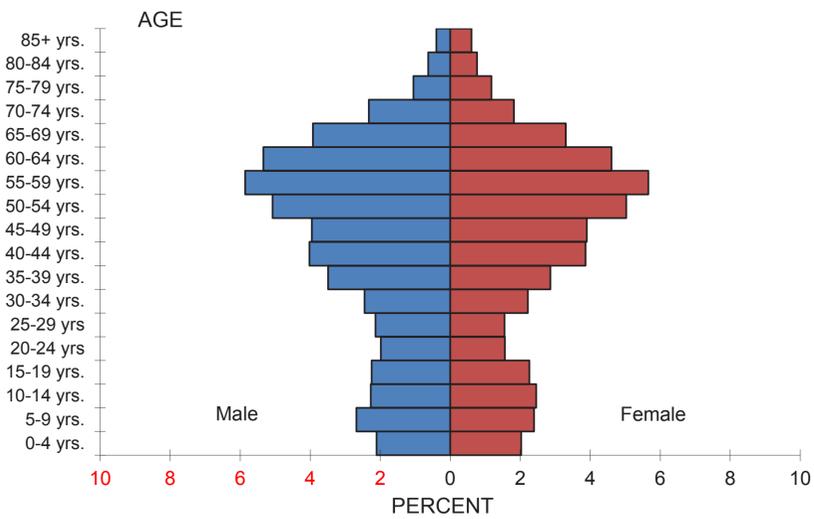
Source: Colorado Division of Local Government, Demography Section.

DISTRIBUTION OF HOUSEHOLDS BY INCOME BRACKET

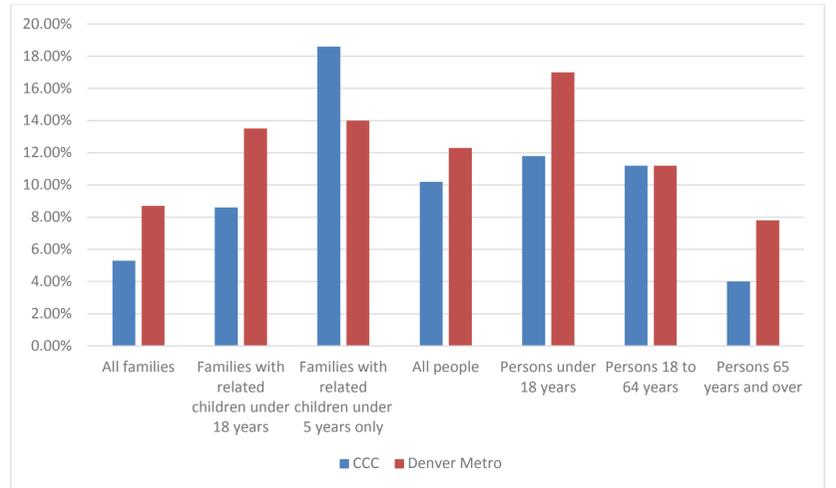


Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates.

CLEAR CREEK COUNTY POPULATION PYRAMID

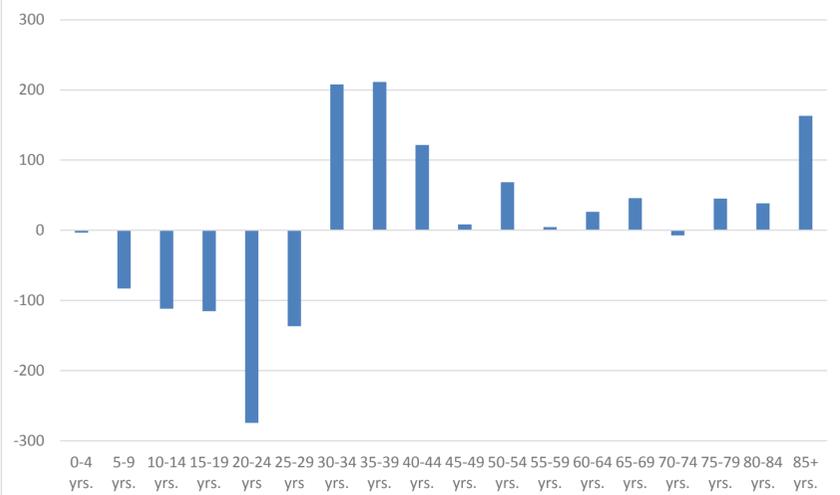


PERCENT OF POPULATION GROUPS WHOSE INCOME IN 2012 WAS BELOW THE FEDERAL POVERTY LEVEL



Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates.

NET MIGRATION 2000-2010, CLEAR CREEK COUNTY



Source: Colorado Division of Local Government, Demography Section.

The Clear Creek Economic Development Corporation (CCEDC)

- Non-profit organization tasked with ensuring a diversified economy in CCC
- Currently working on economic goal setting with the CCC community
- Produced the CCC Economic Agenda in 2014 with the following strategies:
 - Land Bank Limited Commercial Properties
 - Enhance Infrastructure
 - Create Business-friendly Climate
 - Create an Impact Hub
 - Identify and Reuse Under-utilized Properties
 - Build a Real Estate Property Portfolio and Develop a Business Case
 - Create Outdoor Brand
 - Support Tourism by Attracting Artisans
 - Create long-term Reuse Plan for the Henderson Mine

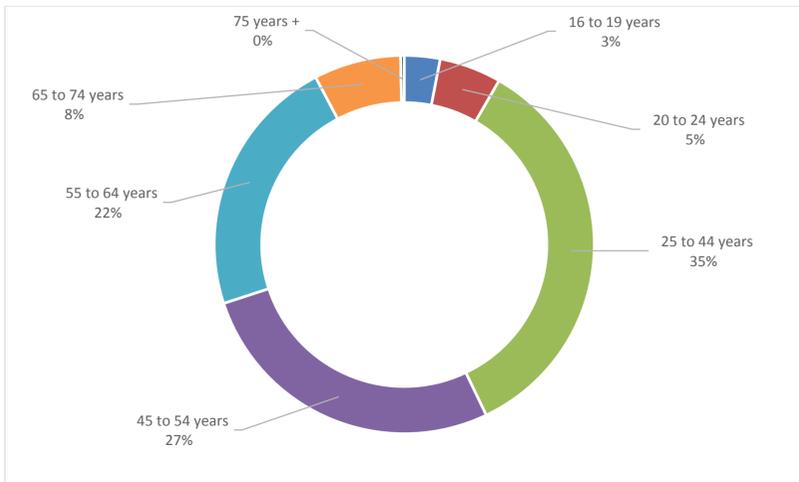


The Economy

The Clear Creek County Workforce

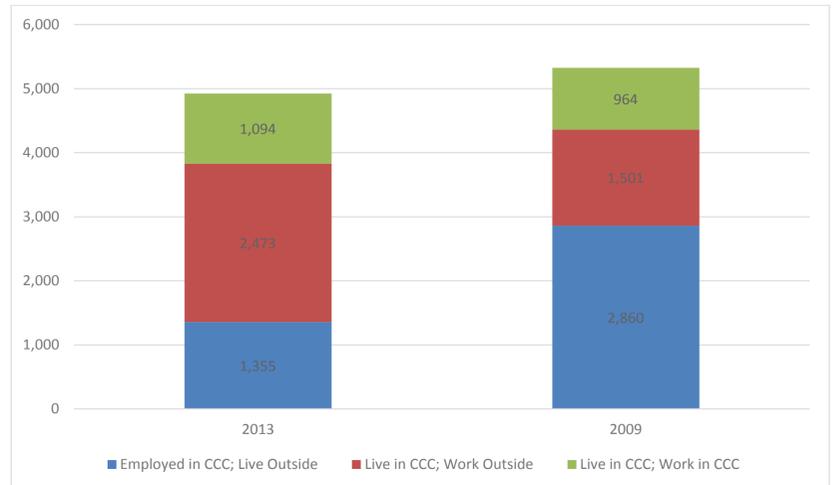
What is the composition of the regional workforce? How is it structured now and how will it be influenced by ongoing trends?

AGE OF CLEAR CREEK COUNTY WORKFORCE



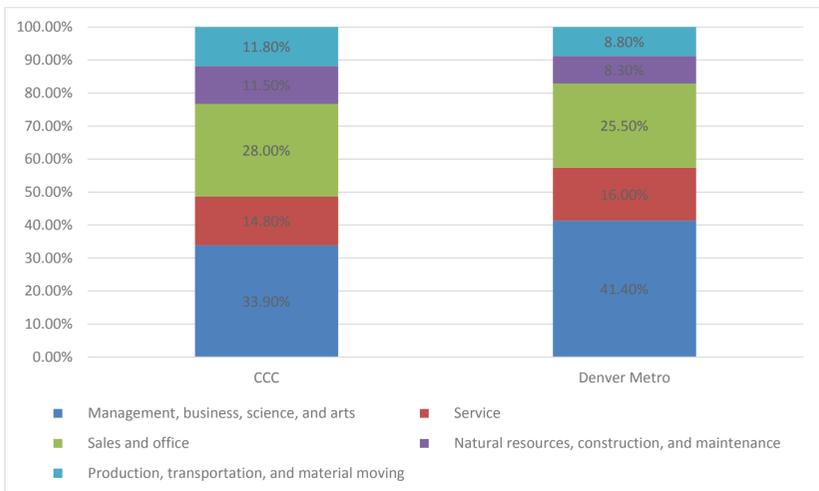
Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates.

WORKER FLOWS IN CLEAR CREEK COUNTY (2009 & 2013)



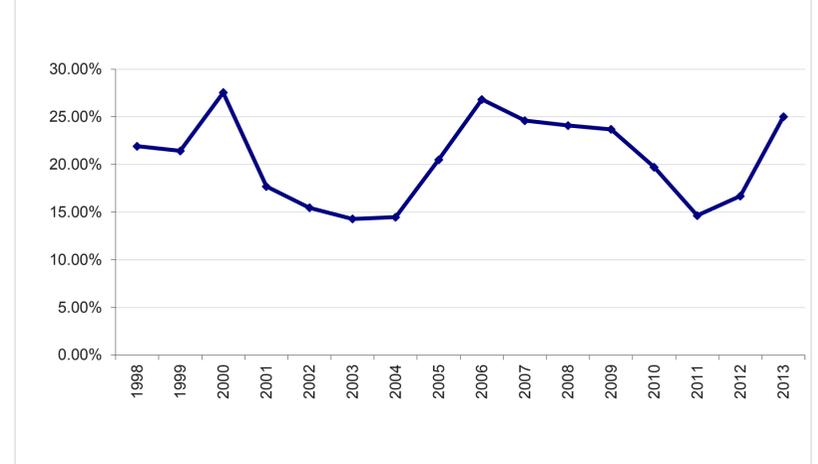
Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

WORKER DISTRIBUTION BY OCCUPATION



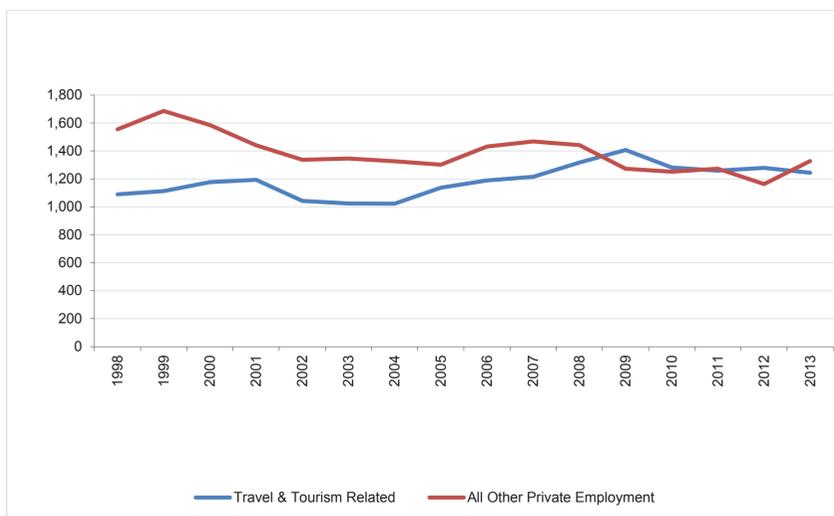
Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates.

MINING AS A PERCENT OF TOTAL PRIVATE EMPLOYMENT IN CLEAR CREEK COUNTY

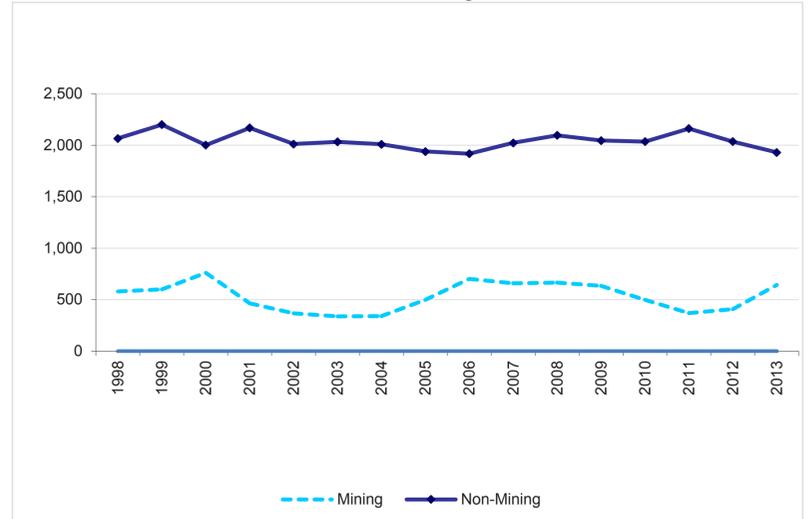


Source: U.S. Census Bureau, 2013 County Business Patterns.

TOTAL PRIVATE EMPLOYMENT AND TOURISM ECONOMY EMPLOYMENT IN CLEAR CREEK COUNTY



TOTAL MINING AND NON-MINING JOBS IN CLEAR CREEK COUNTY



Source: U.S. Census Bureau, 2013 County Business Patterns.



The Mining Economy

- Mining (primarily at Henderson) represents 25% of all employment in CCC
- Henderson Mine accounts for approximately 70 percent of all property taxes in CCC



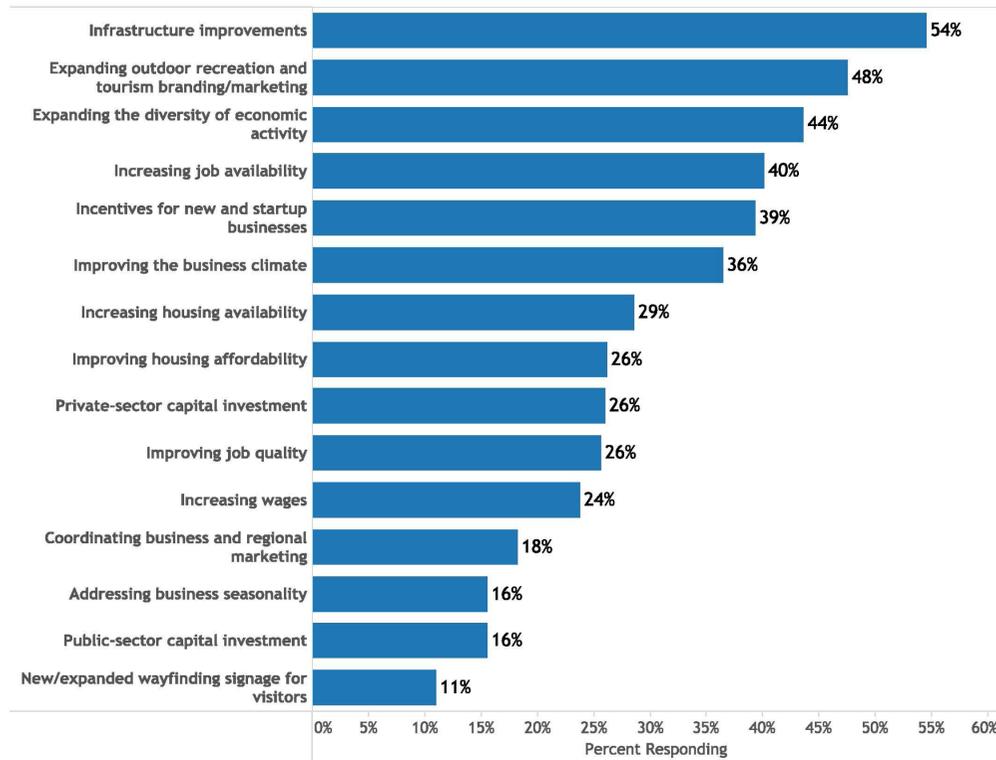
The Economy

What is your Economic Vision for CCC?

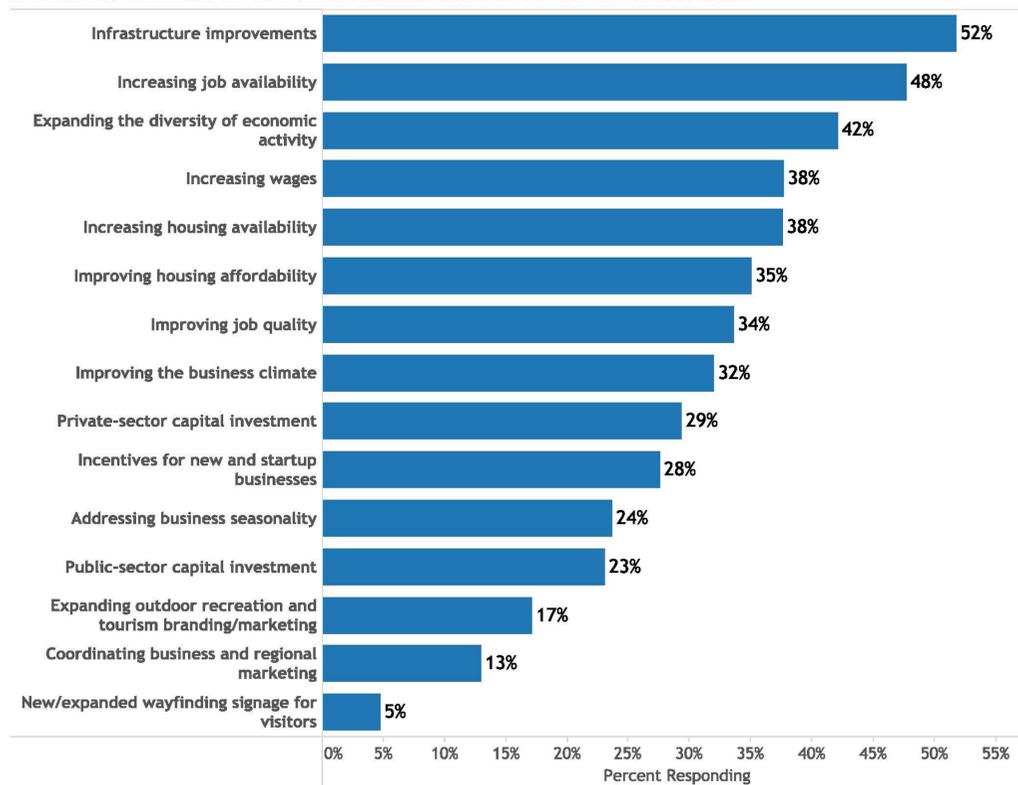


Add your comments below.

BEST OPPORTUNITIES FOR CLEAR CREEK COUNTY TO IMPROVE ECONOMY



BIGGEST CHALLENGES FOR CLEAR CREEK COUNTY TO IMPROVE ECONOMY



Source: 2016 Clear Creek County Community Survey



- Information from the 2016 Community Survey is above.
- Biggest Opportunities are also the Biggest Challenges!
- What do you think?



Recreation and Lifestyle

Having Fun

Recreation and Lifestyle – What elements of recreation in Clear Creek County are most important? What are missing?

Key Players in Recreation:

Clear Creek Metropolitan Recreation District



Clear Creek County Open Space Commission



Clear Creek Greenway Authority



US Forest Service



Municipalities



School District



Private Sector



Key:

- Ball Fields, Outdoor Rec Facilities, Parks
- Town Parks, Rec Facilities and programs
- Indoor Recreation Facilities, Gym
- Special Events and Festivals
- Programs
- Trailheads
- Trails
- Open Space Management
- River Access
- Pocket Parks, Rest Areas, Picnic Shelters and other Recreation Facilities
- Clear Creek Greenway
- Outdoor Recreation
- Campgrounds
- Off-Highway Vehicle Use
- Rafting



- 93% of municipal residents live within 1/3 mile of a pocket or neighborhood park
- Most residents of unincorporated areas of the County are not within walking distance of a park
- Clear Creek Recreation Center in Idaho Springs serves most of the needs for indoor recreation facilities, with limited community space also available in the School District and municipal facilities

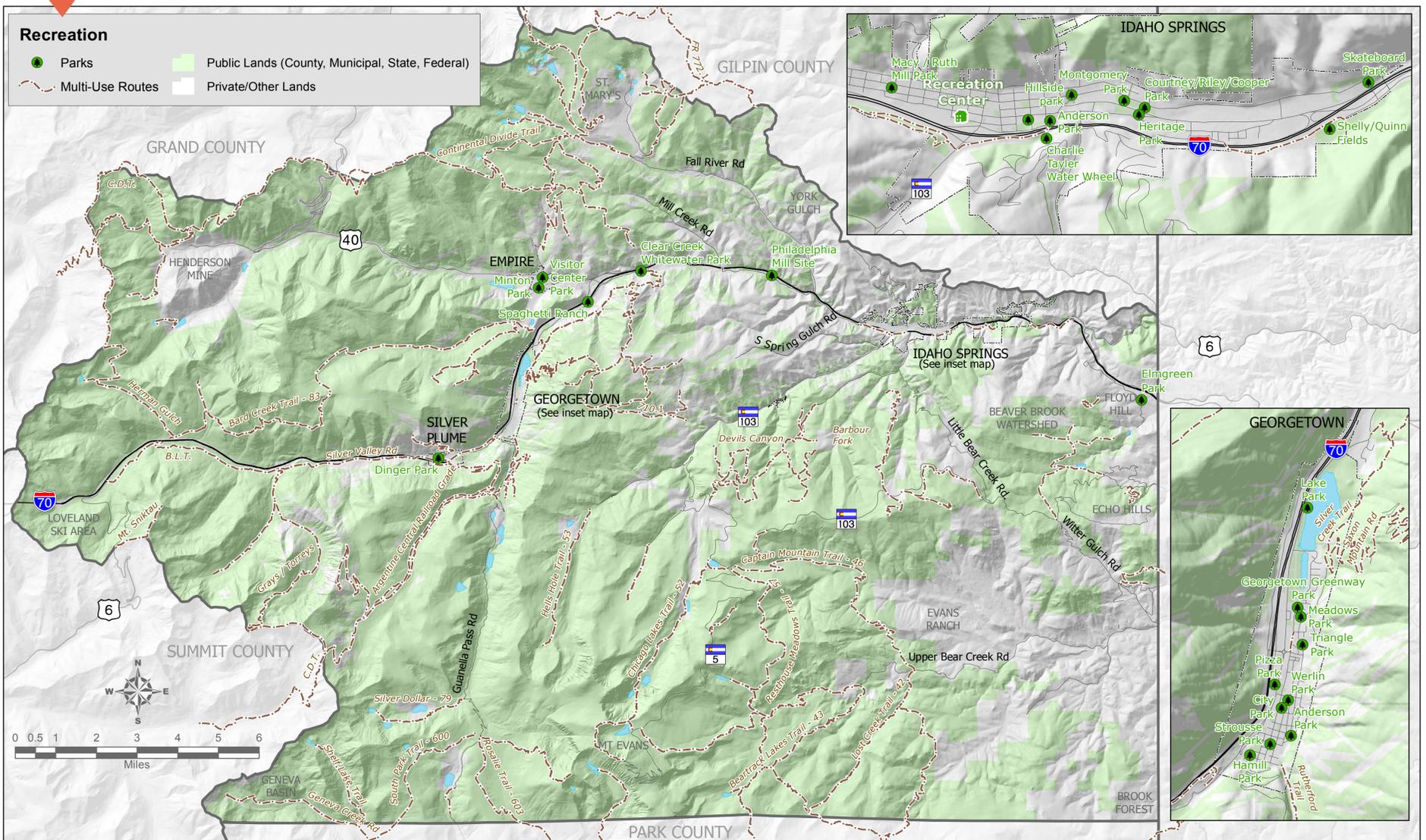


Recreation and Lifestyle

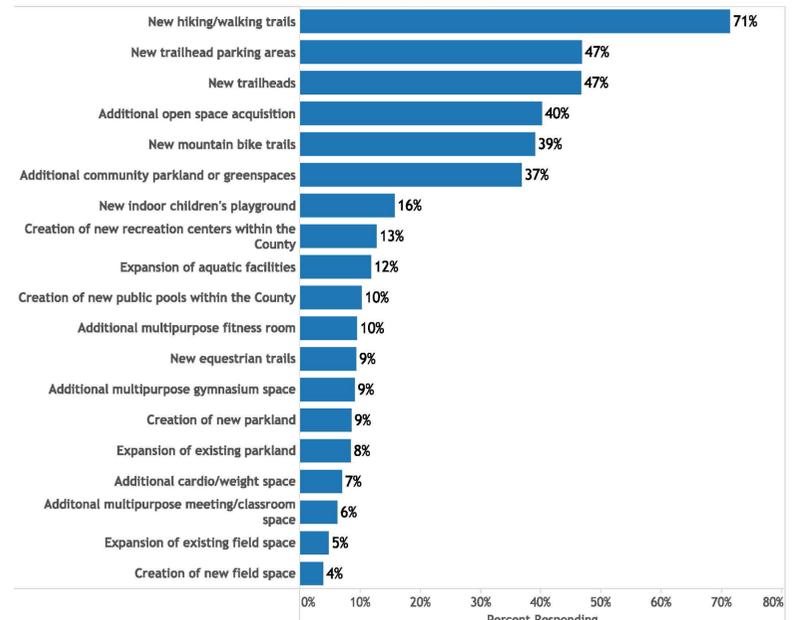
How do you stay active and healthy?



Add your comments below.



NEW RECREATIONAL OPPORTUNITIES YOU WOULD LIKE TO SEE



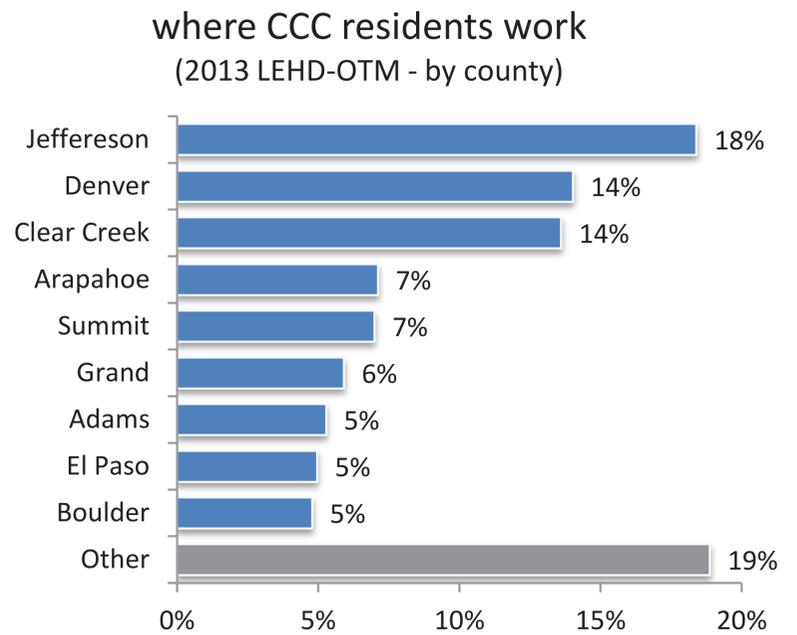
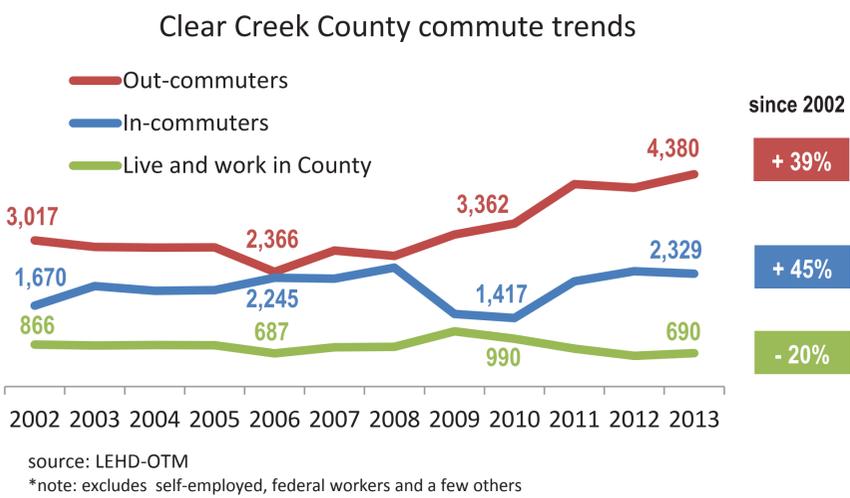
Source: 2016 Clear Creek County Community Survey



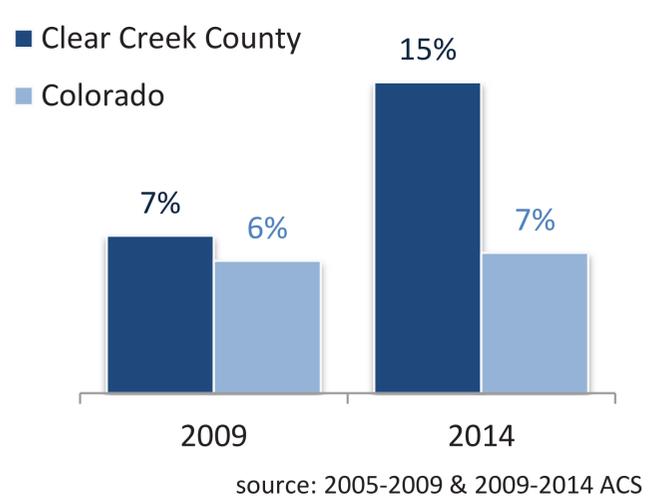
Transportation

Getting to Work

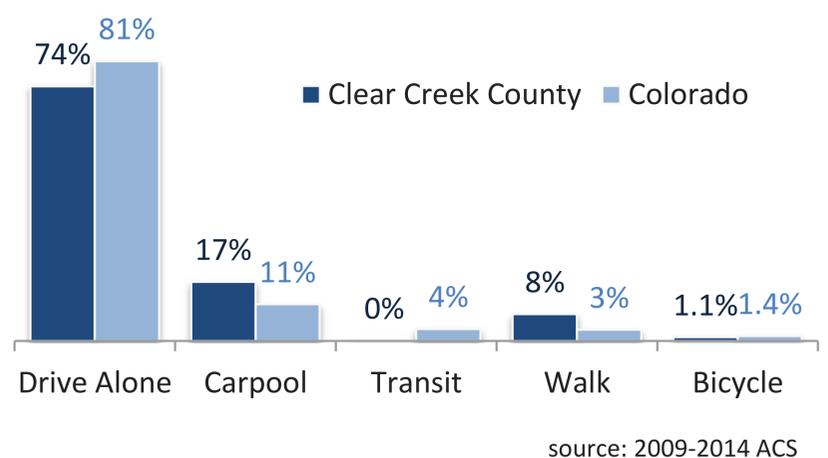
Where do the people of Clear Creek County work and how do they get there?



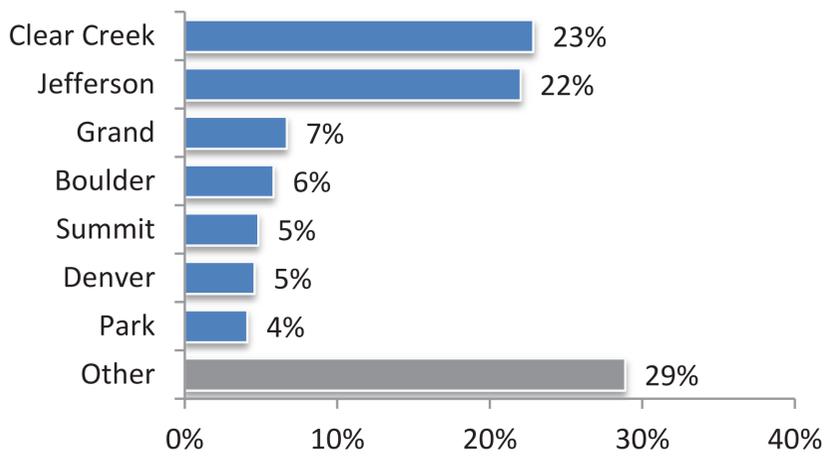
% of residents working from home



2014 employee commute mode share (excludes work from home)



where the CCC workforce lives (2013 LEHD-OTM - by county)



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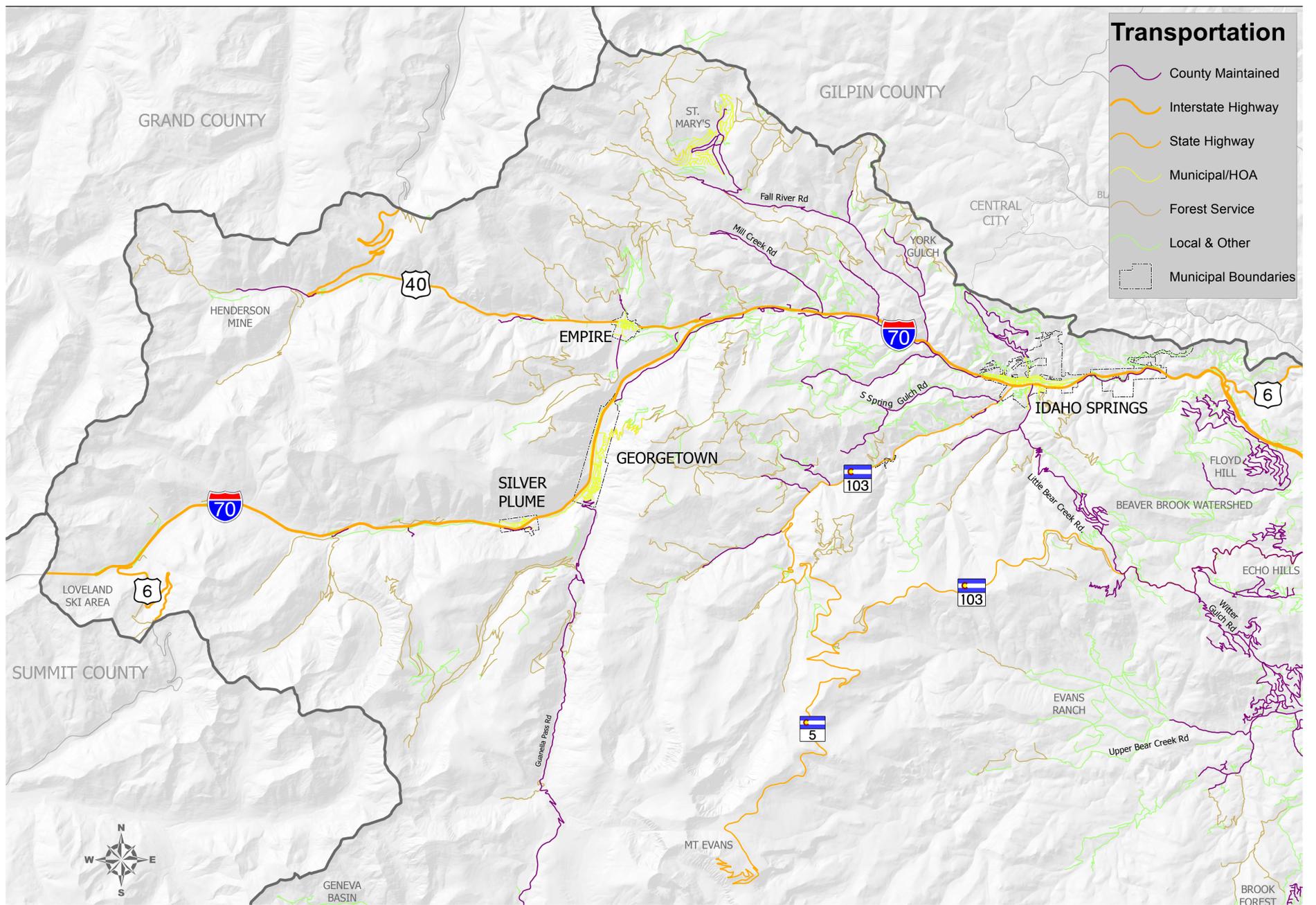
- Mean travel time to work in CCC is 34.4 minutes ¹
- 15% of Residents work at home; double the State rate!

¹ U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates



Transportation

Moving Around

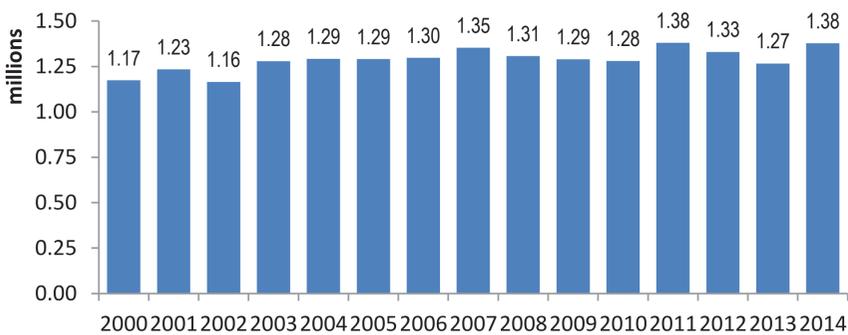


Clear Creek County Maintained Roads (from Public Works)

- Paved – 68.08 miles
- Unpaved – 67.58 miles
- Total Maintained Roads – 135.66 miles

daily VMT

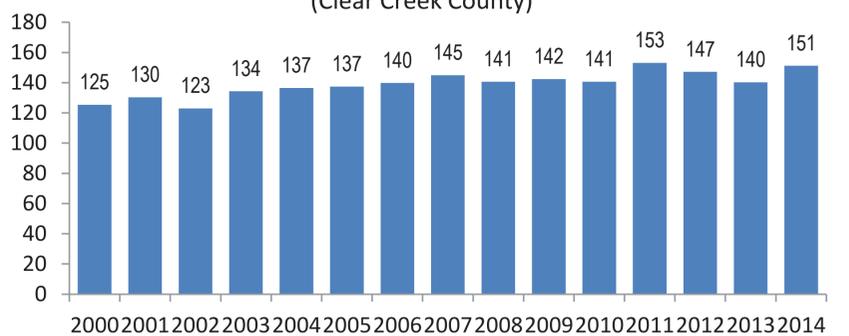
(all CDOT highways in Clear Creek County)



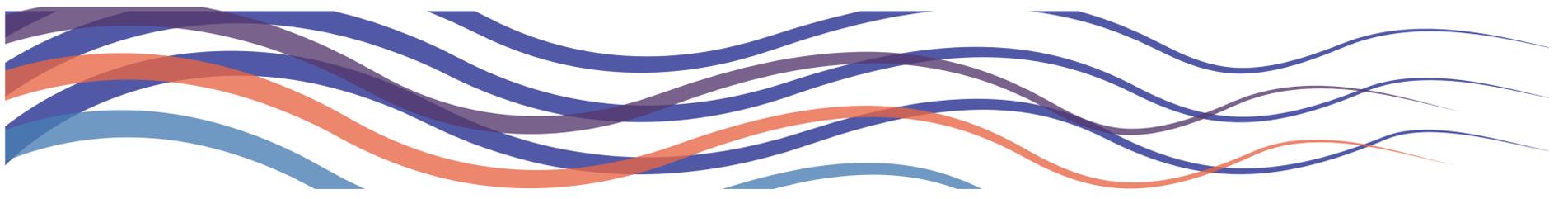
source: CDOT

daily VMT per capita

(Clear Creek County)



source: CDOT; US Census

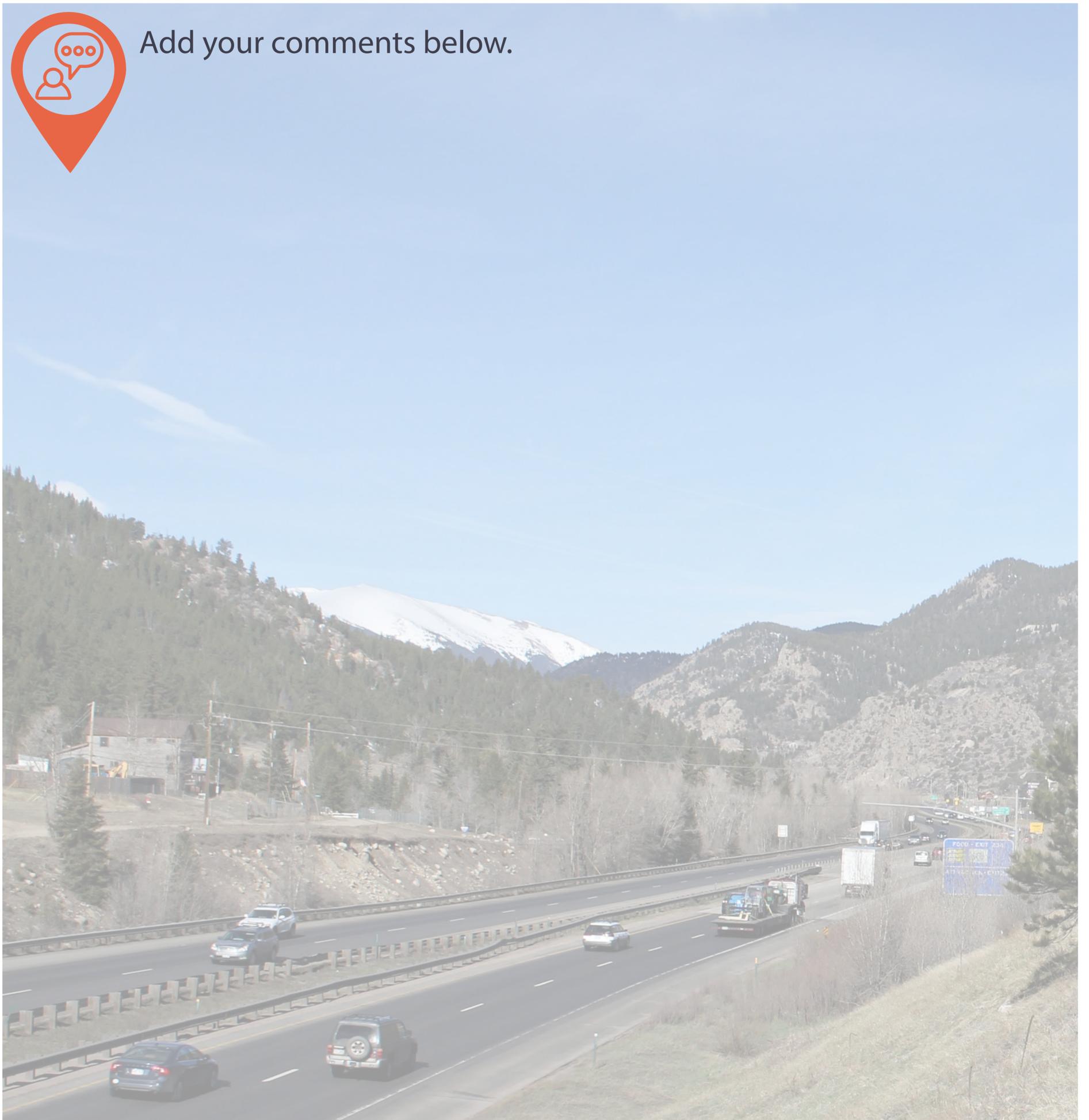


Transportation

What would improve transportation in your everyday life?



Add your comments below.



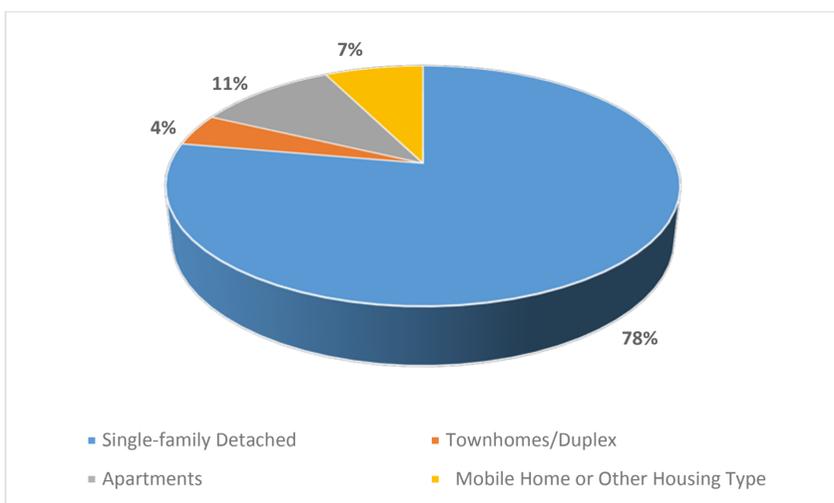


Housing

Availability and Quality

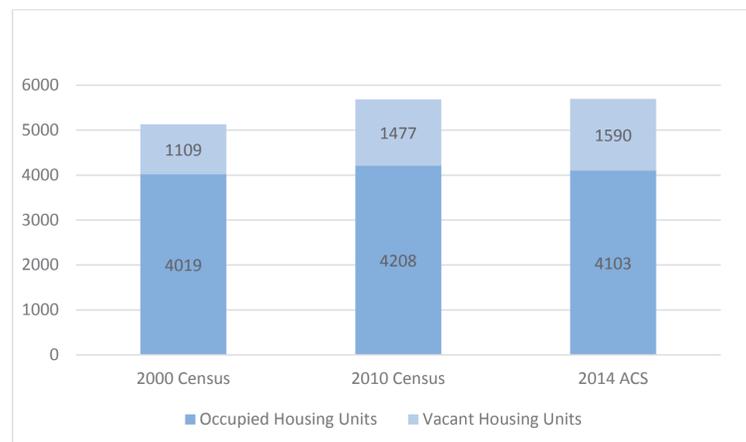
What types of housing exists within the County? What is the age/quality of this housing? Does it meet the needs of Residents?

HOUSING TYPES



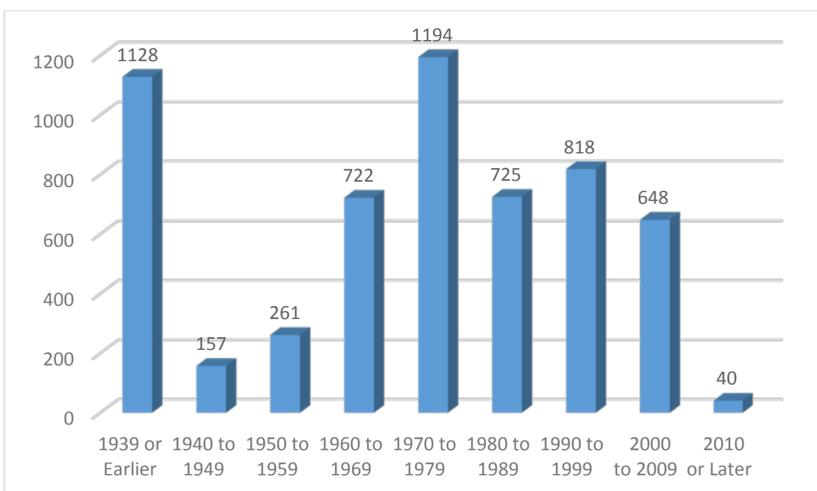
Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

OCCUPIED AND VACANT HOUSING UNITS



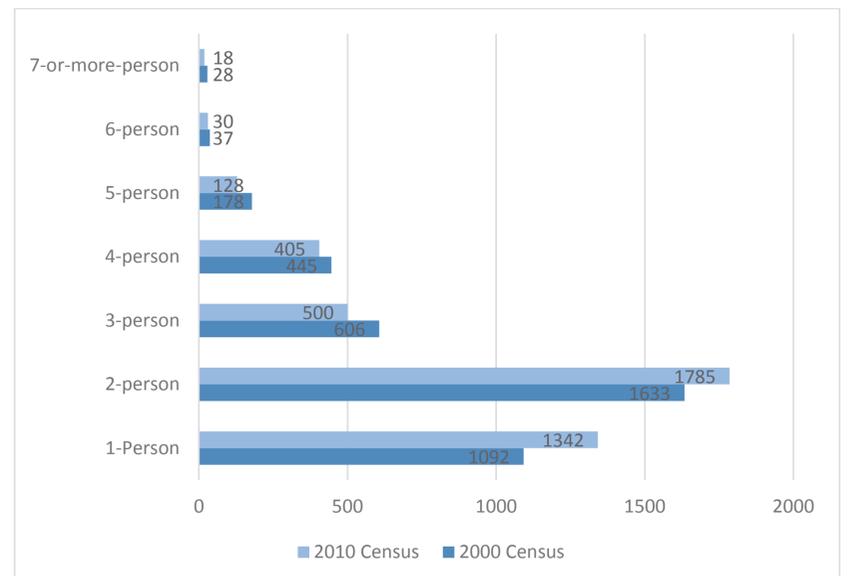
Source: U.S. Census Bureau, 2000 Census, 2010 Census and 2010-2014 American Community Survey 5-Year Estimates

YEAR STRUCTURES WERE BUILT



Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

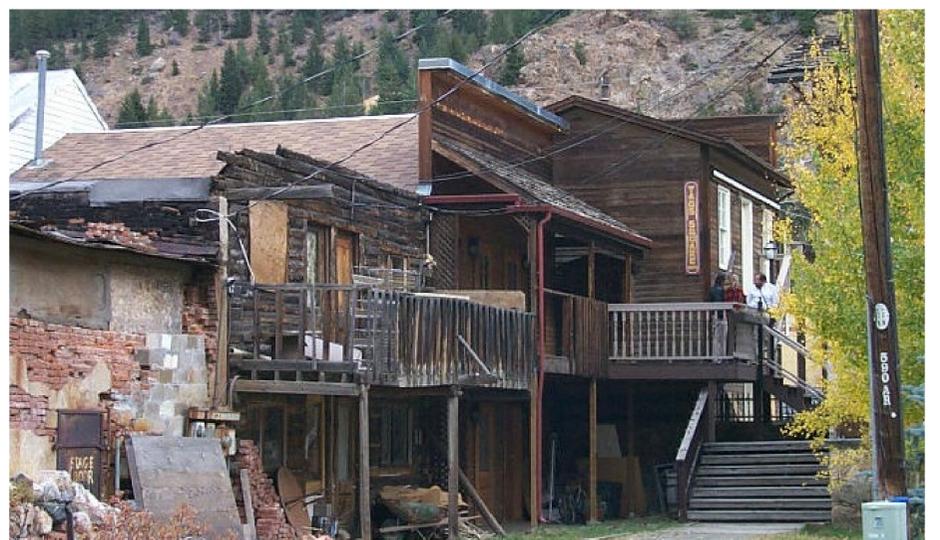
HOUSEHOLD SIZE



Source: U.S. Census Bureau, 2000 Census and 2010 Census



- 61% of all housing in CCC was built prior to 1980
- 86% of all households are 3 persons or less; 96% of all households are 4 persons or less
- 28% of all housing units in CCC are reported as vacant, and 71% of those are recorded as “vacant” for seasonal, recreational and occasional use
- 20% of all housing units in CCC are second homes, reported as being used for seasonal, recreational and occasional use
- 27% of occupied housing units (full-time residents) are estimated to have paid more than 30% of their monthly income for housing costs



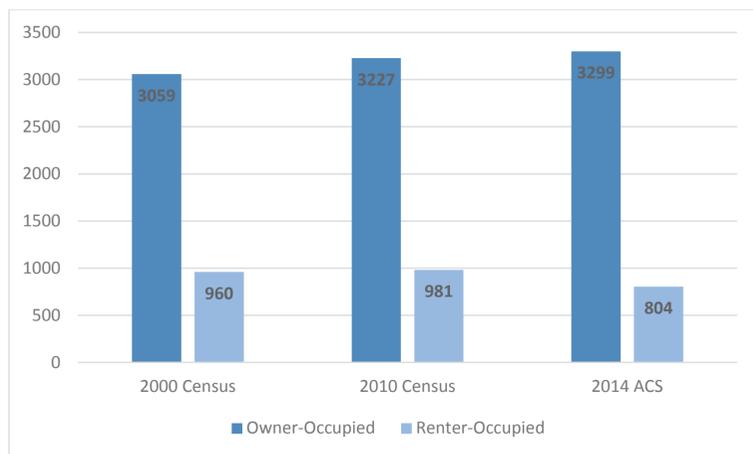


Housing

Access and Affordability

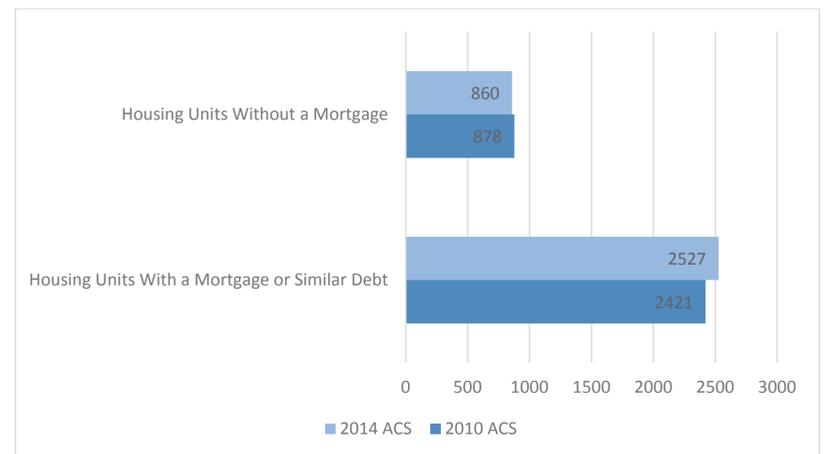
How affordable is housing within the County? What are the barriers to affordability that the County Master Plan should address?

OWN VS. RENT



Source: U.S. Census Bureau, 2000 Census, 2010 Census and 2010-2014 American Community Survey 5-Year Estimates

MORTGAGE STATUS



Source: U.S. Census Bureau, 2010-2014 and 2006-2010 American Community Survey 5-Year Estimates





Land Use and Open Space

Patterns of Land Use

What is the current pattern of growth and where should growth be encouraged/discouraged or shaped?



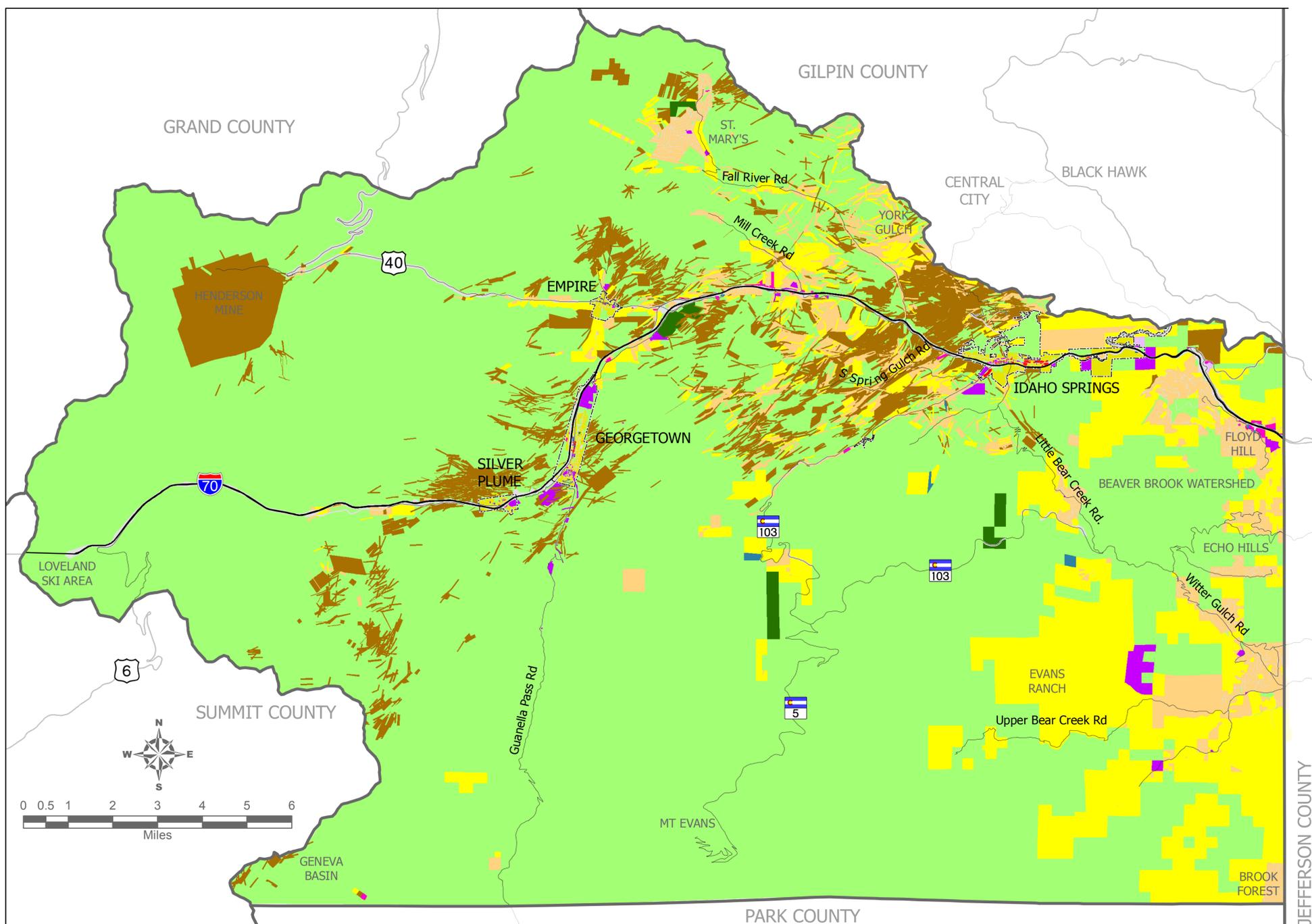
- Approximately 80% of the county land is within public ownership
- The USFS alone owns 66% of the land in the county
- CCC Open Space Commission is responsible for the management of 8,195 acres (3% of the land area)

Existing Land Use

- Gateway Commercial
- Regional Commercial
- Light Industrial
- Mining or Historic Mining
- Mixed Use
- Mixed Use - Downtown - Historic Downtown
- Parks, Open Space, Recreation
- Public Lands
- Semi Public, Public Facility
- Right of Way
- Residential Large Lot
- Residential Mixed Density - Municipal
- Rural Residential



Add your comments below.





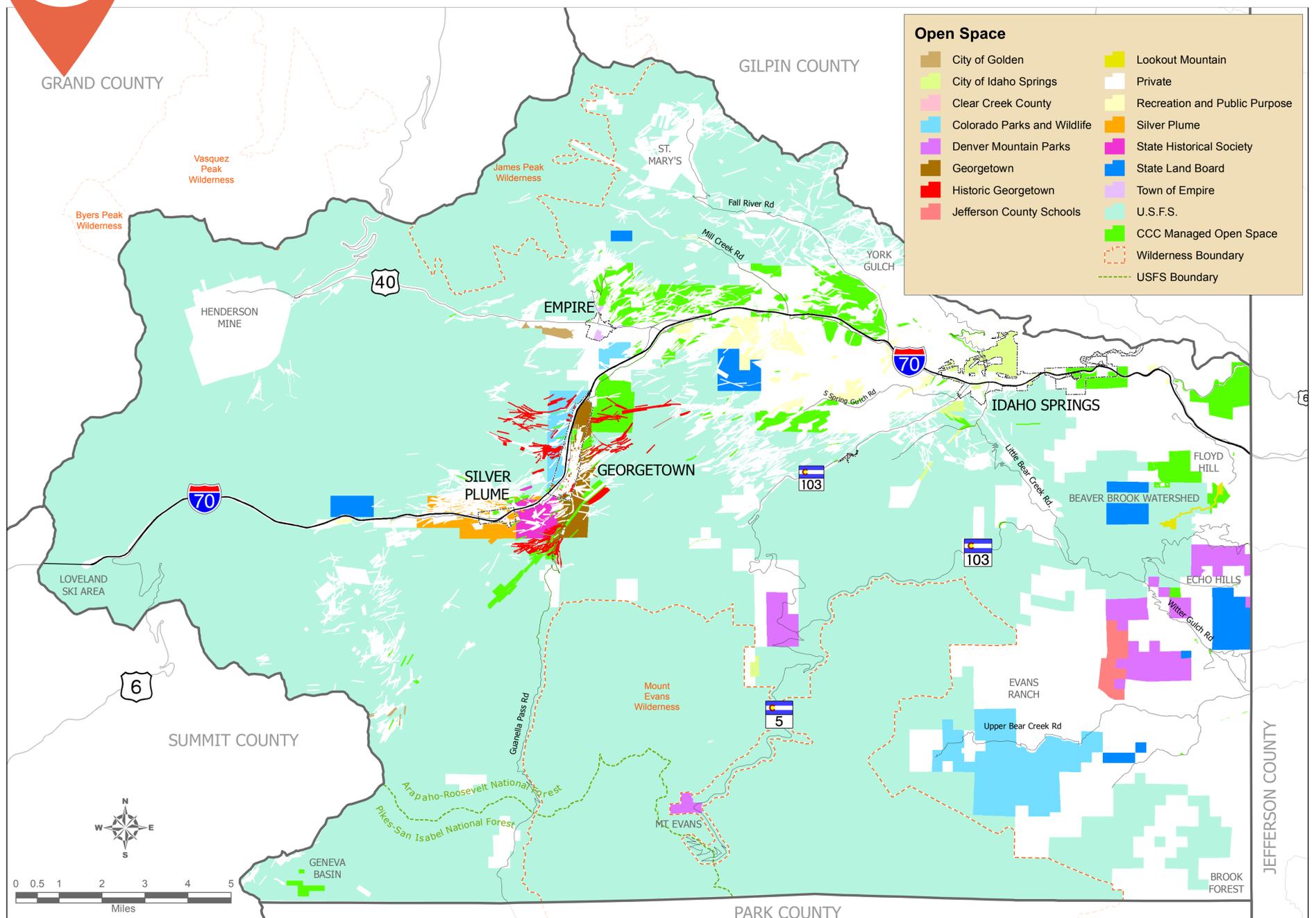
Land Use and Open Space

Open Space

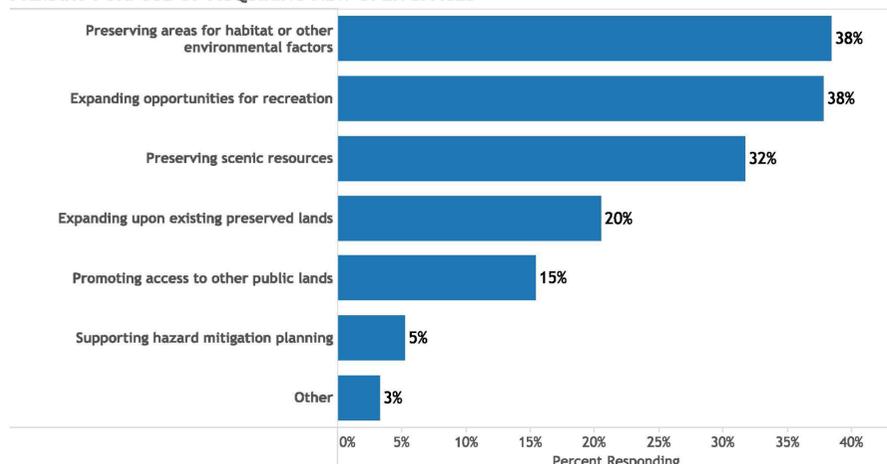
Does the pattern of open space serve the community? What should be the priorities for acquisition of new or management of existing open spaces?



Add your comments below.

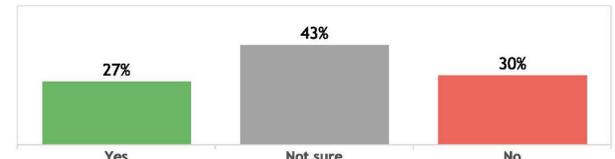


PRIMARY PURPOSE OF ACQUIRING NEW OPEN SPACES



Source: 2016 Clear Creek County Community Survey

DO YOU FEEL THE COUNTY HAS ENOUGH OPEN SPACE?



Source: 2016 Clear Creek County Community Survey



Clear Creek County

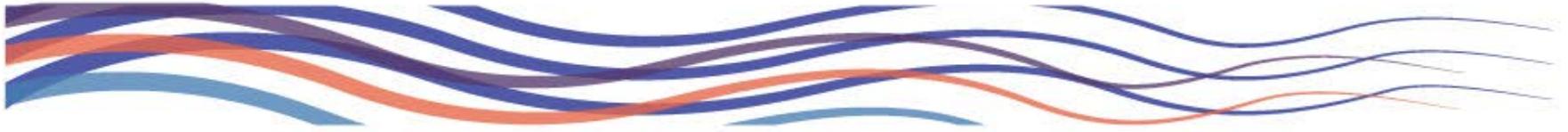
"A Vision for Clear Creek County"

Public Meeting & Workshop

WELCOME!

AGENDA

6:00 - 6:10	Welcome and Introductions
6:10 - 7:00	Presentation and Key Pad Polling
7:00 - 7:10	Break
7:10 - 8:00	Workshop - Information Stations



“A Vision for Clear Creek County”

Community Master Plan
Public Meeting and Workshop

February 16th 6:00 PM

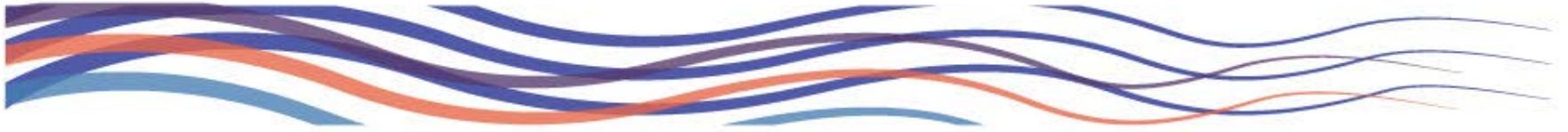


Welcome and Introductions



Agenda for the Meeting

- **What is a Community Master Plan**
 - Key Elements of a Plan
 - Why Update the Plan?
 - Who is Participating in this Update?
 - Project Process and Timeline
- **Defining the “Baseline” Conditions**
 - Community Profile
 - Community Survey Summary
 - Current Issues
- **Key Pad Polling**
 - Exploring the Vision for Clear Creek County
- **Workshop Sessions – Economy/Housing/Recreation/Transportation/Land Use and Open Space**



What is a Community Master Plan?



What is a Community Master Plan?

PURPOSE OF A MASTER PLAN



(Re)Establish a
Shared Community
Vision

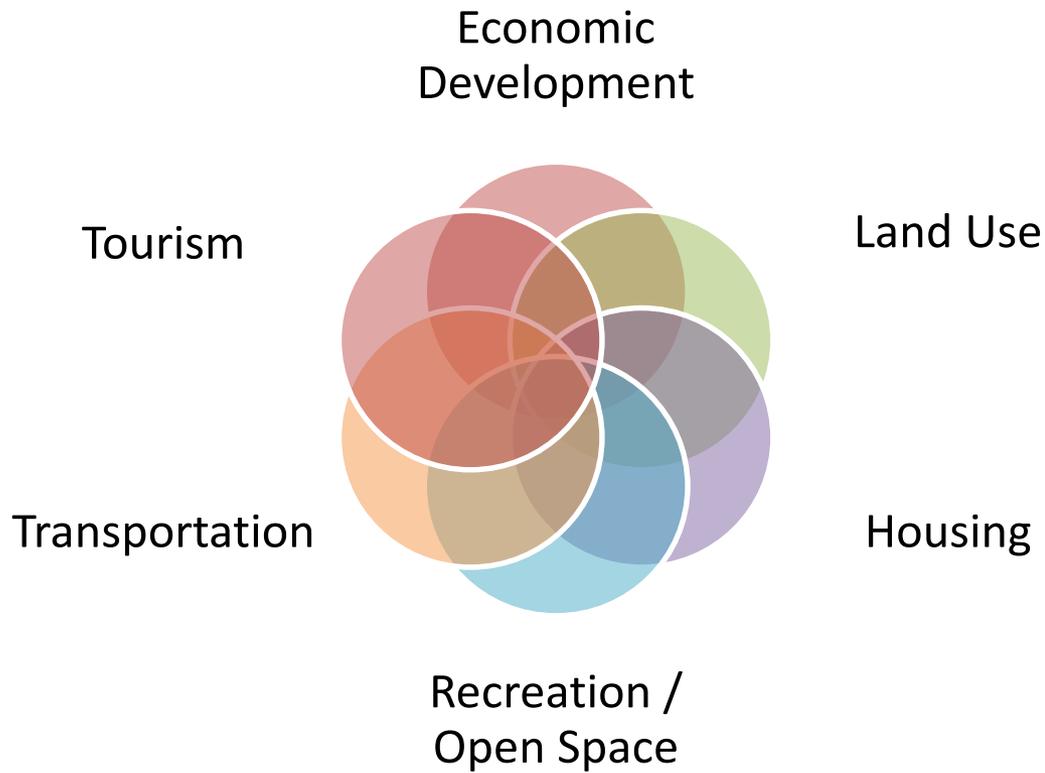
Define Goals/Policies
and Objectives to
Support that Vision

Act as a Framework
for Regulatory Tools
Like Zoning



What is a Community Master Plan?

MAJOR ELEMENTS OF THE PLAN





What is a Community Master Plan?

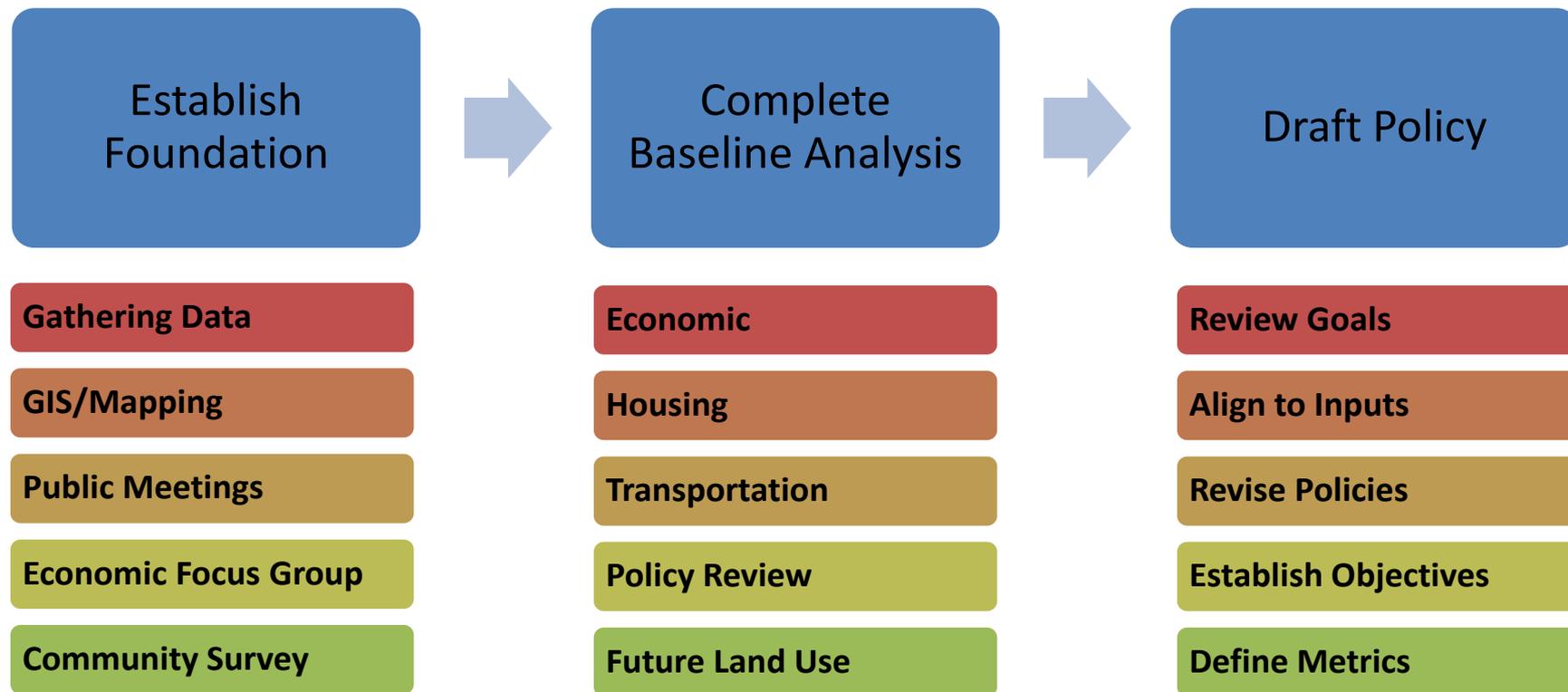
WHO IS PARTICIPATING IN THIS PROCESS?





What is a Community Master Plan?

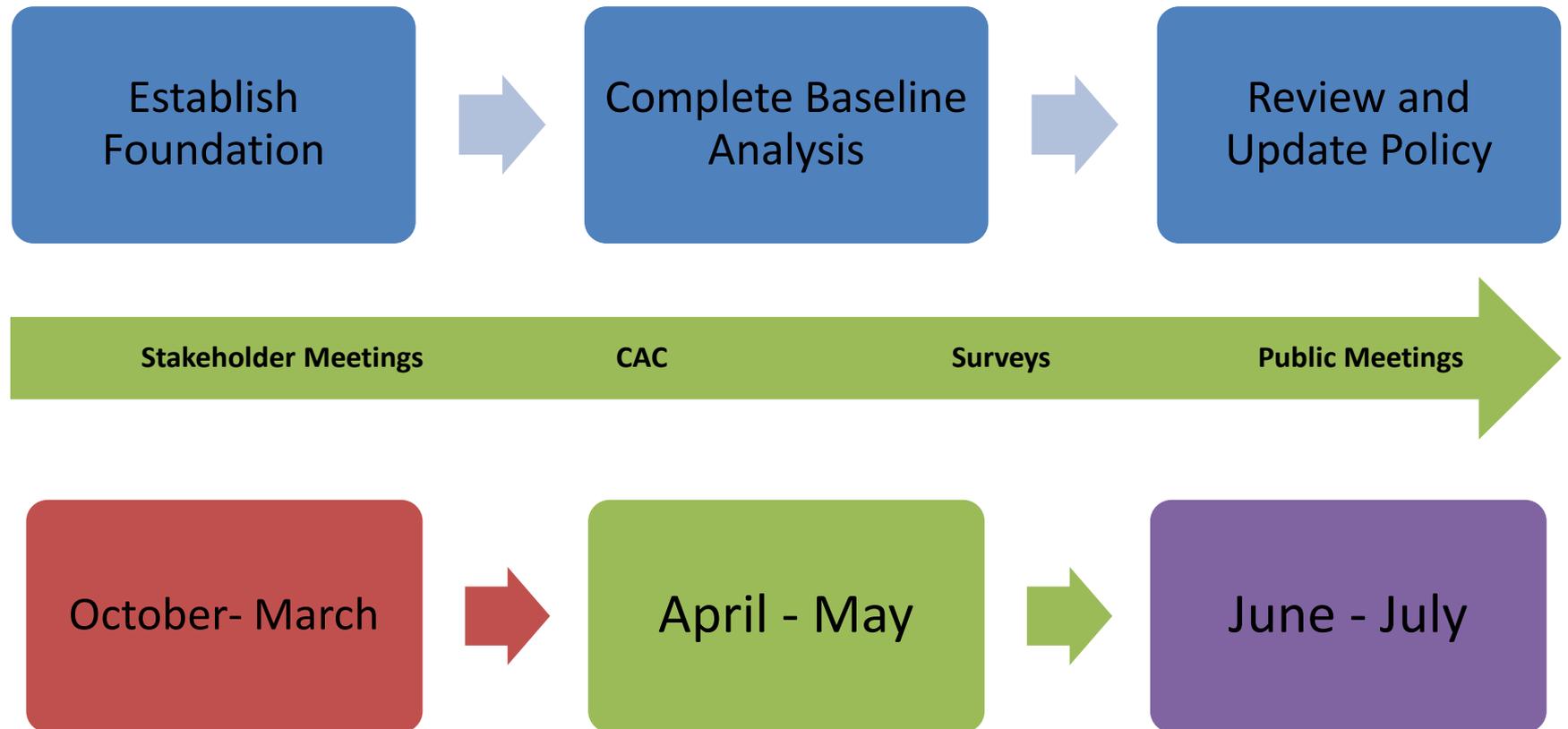
PROJECT PROCESS

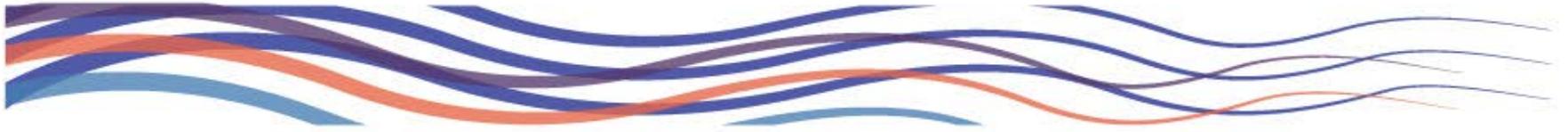




What is a Community Master Plan?

PROJECT TIMELINE

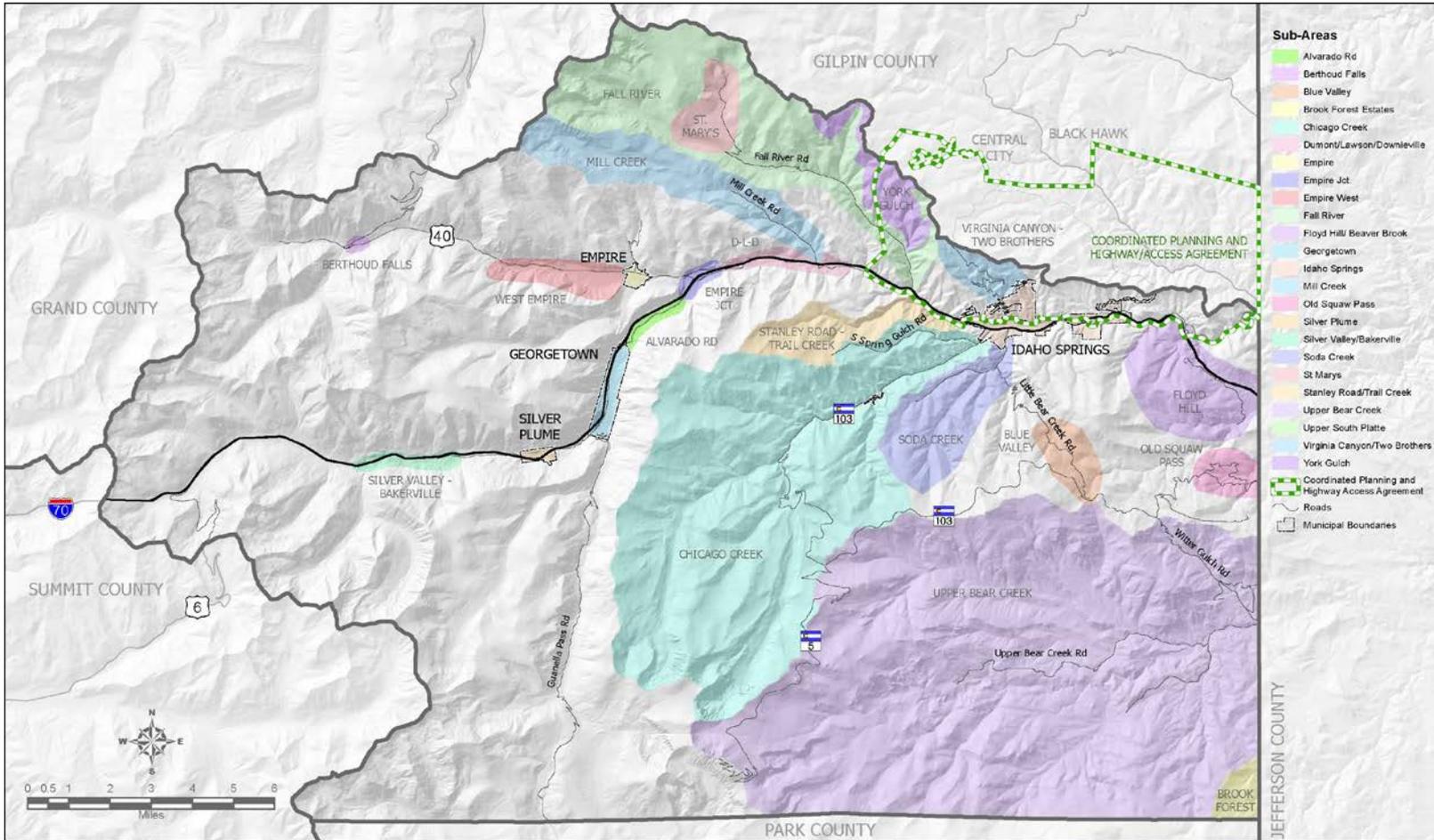




Defining the Baseline

Defining the Baseline

COMMUNITY PROFILE | Geography

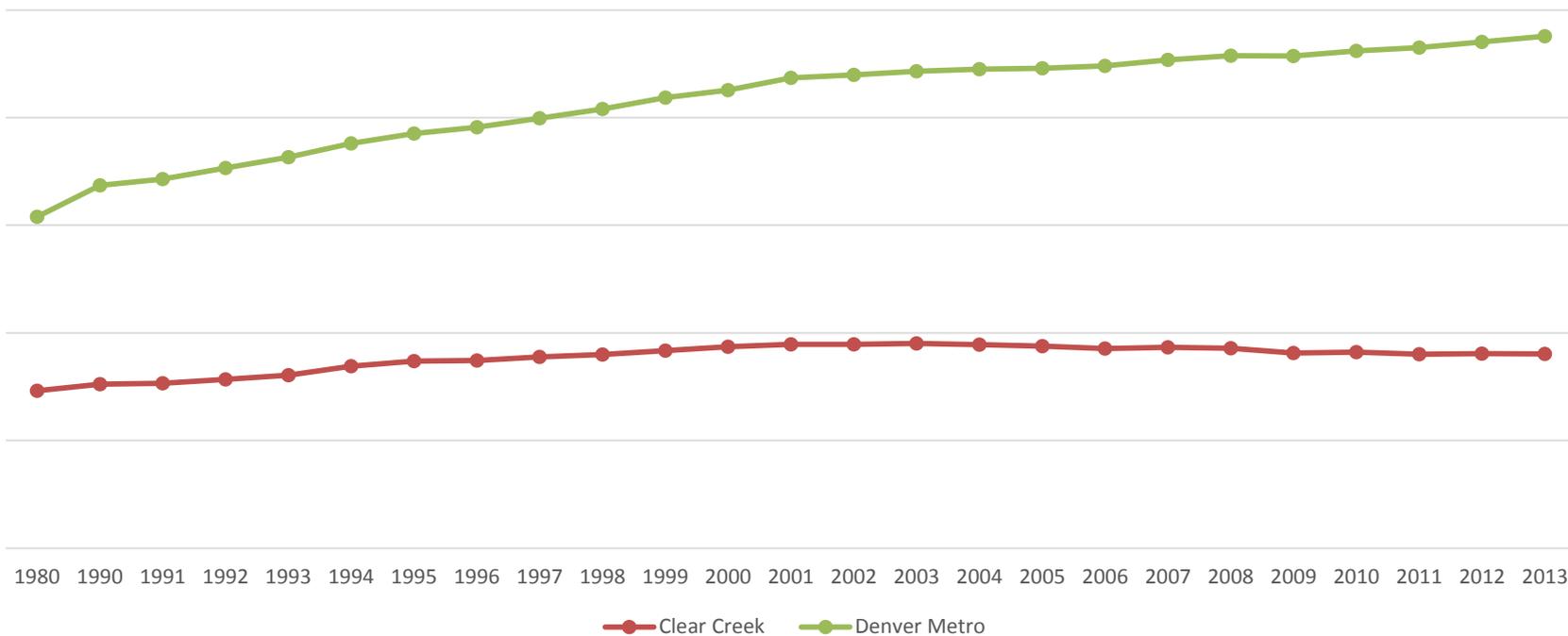




Defining the Baseline

COMMUNITY PROFILE | Population

CLEAR CREEK COUNTY POPULATION OVER TIME

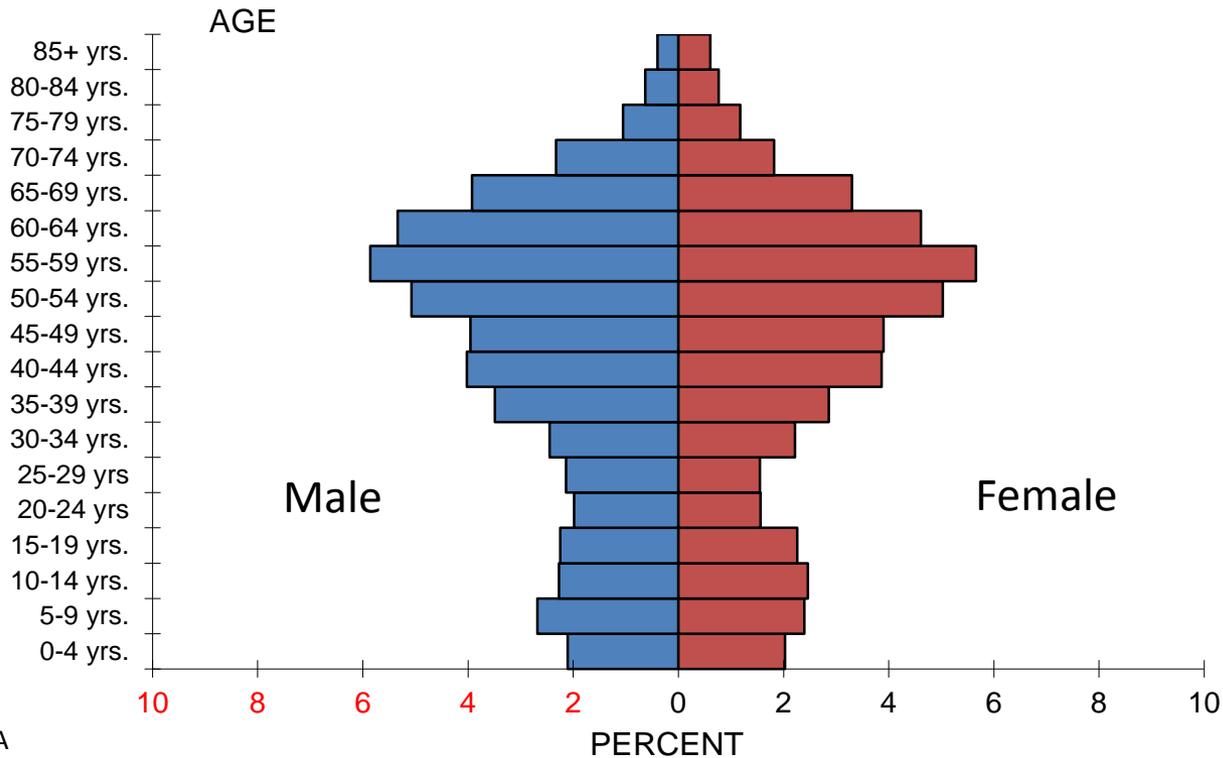


Source: ACS / DOLA

Defining the Baseline

COMMUNITY PROFILE | Population

AGE DISTRIBUTION

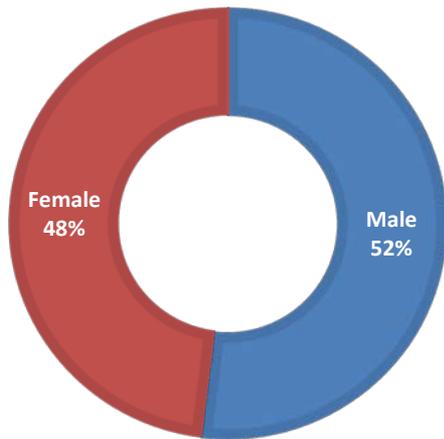


Source: ACS / DOLA

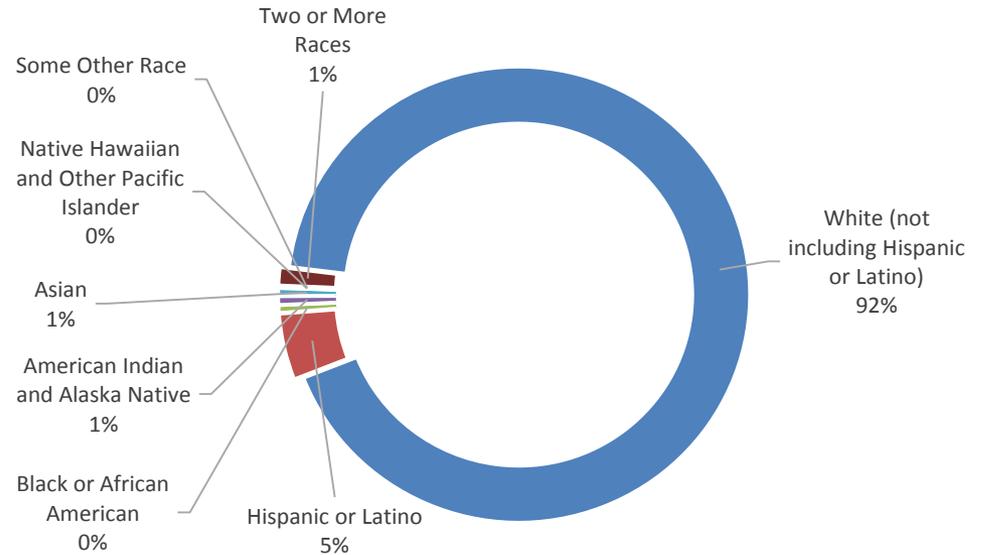
Defining the Baseline

COMMUNITY PROFILE | Population

GENDER



ETHNICITY



Source: ACS / DOLA

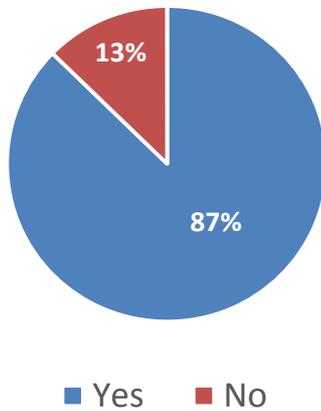


Defining the Baseline

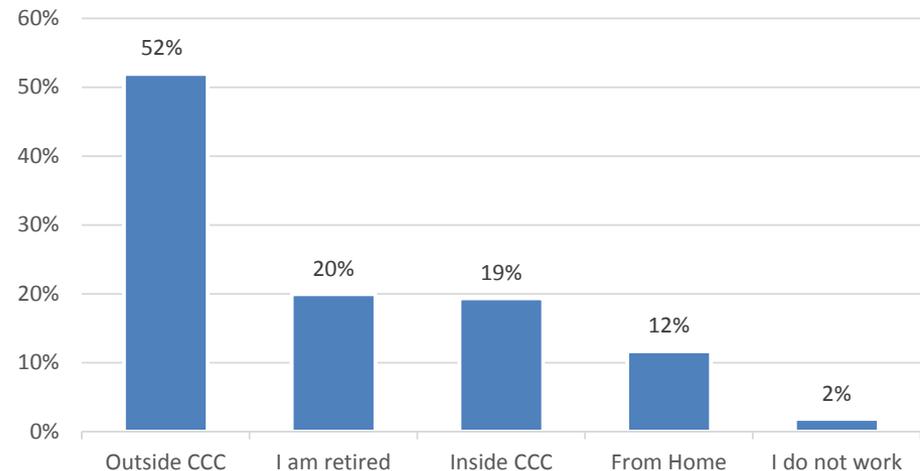
COMMUNITY SURVEY RESULTS

- **Two-Part Survey Completed in Early February**
 - 506 Mail-in Responses – 30% return rate!
 - 116 Web-Surveys
 - Overall **622 RESPONSES**

DO YOU LIVE IN THE COUNTY?



WHERE DO YOU WORK?

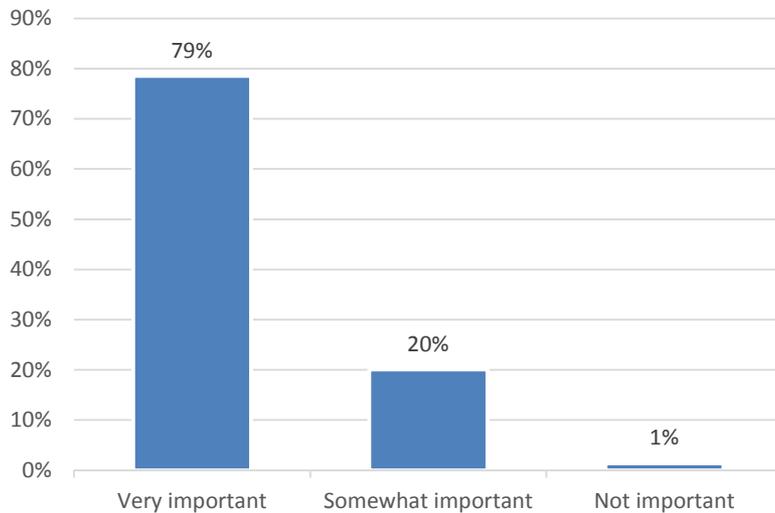




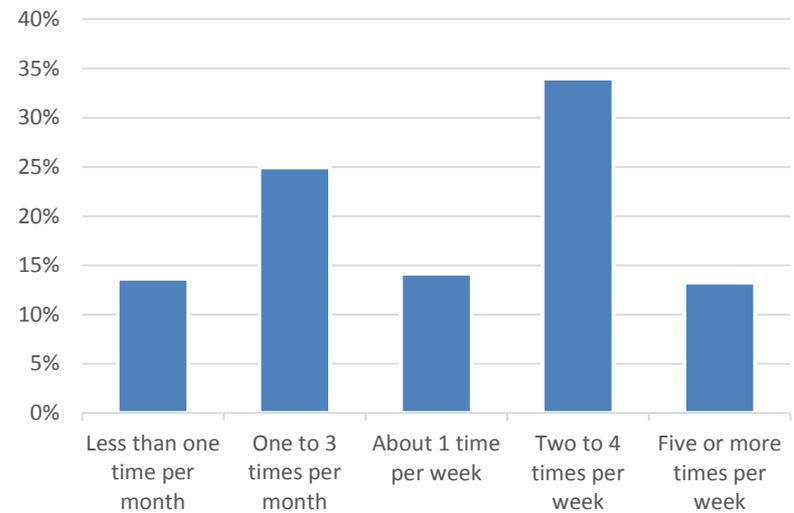
Defining the Baseline

COMMUNITY SURVEY RESULTS

THE IMPORTANCE OF RECREATION



HOW OFTEN DO YOU RECREATE IN CCC



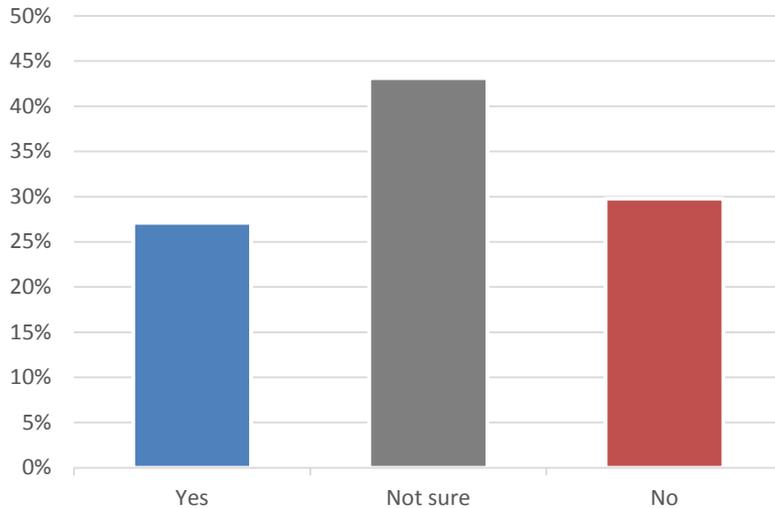
Source: 2016 Clear Creek County Community Survey



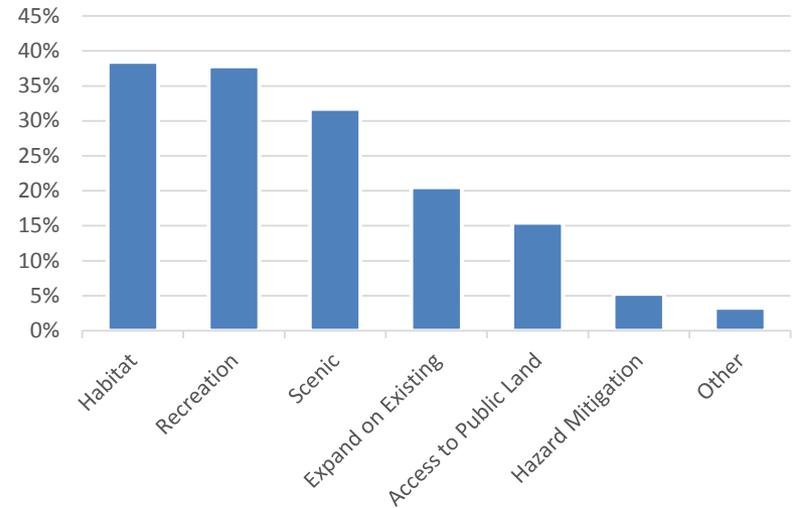
Defining the Baseline

COMMUNITY SURVEY RESULTS

NEED MORE OPEN SPACE?



WHY ACQUIRE NEW OPEN SPACE?



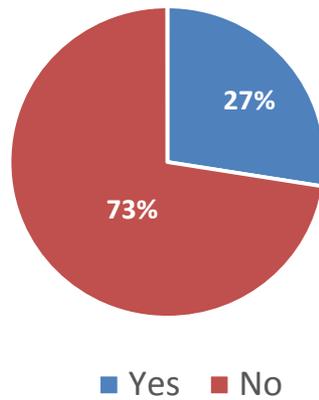
Source: 2016 Clear Creek County Community Survey



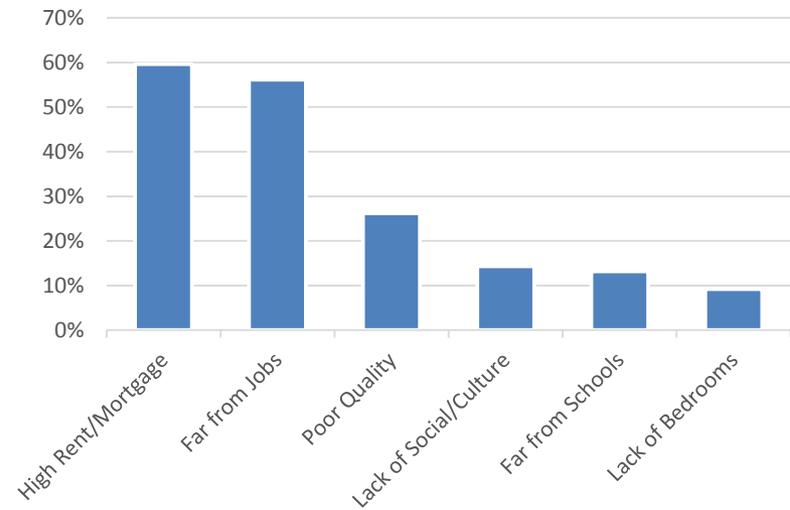
Defining the Baseline

COMMUNITY SURVEY RESULTS

DIFFICULT TO FIND AFFORDABLE HOUSING?



ISSUES WITH HOUSING



Source: 2016 Clear Creek County Community Survey



Defining the Baseline

CURRENT MAJOR ISSUES

Economic
Development

Housing

Transportation

Recreation

Open Space

Land Use

Hazard Mitigation



Defining the Baseline

CURRENT ISSUES | Economic Development

- **Employment**
 - Quality, quantity and location of jobs
 - Labor force & commuting labor force
- **Mining and Resource Extraction**
 - Henderson Mine production levels
 - Energy development
- **Tourism and Recreation**
 - Common identity, wayfinding and signage
 - Interface with I-70 corridor
 - Recreational connectivity and the Clear Creek Greenway
- **Economic Diversity**
 - Large share of employment attributed to industries with a few large employers
 - 73% of all employment in Mining (25%) and Tourism (48%)



Defining the Baseline

CURRENT ISSUES | Housing

- **Housing Availability**
 - Seasonal housing (2nd homes) account for majority (71%) of unoccupied units
 - Only 9 % of vacant properties were recently sold or offered to sale or rent
- **Existing Housing Stock**
 - 61% of total housing inventory built prior to 1980
 - Significant portion of the housing is aged with deteriorating conditions and quality typically associated with housing unit age
- **Housing Affordability**
 - Average listing price \$588,782, median listing price of \$262,500, and median sales price of \$291,000
 - Estimated median monthly housing cost in the county of \$1,095
 - 27% of occupied housing units spent 30% or more of monthly income on housing



Defining the Baseline

CURRENT ISSUES | Transportation

- **Geography, Topography and Size of County**
 - East/west connections
 - North/south connections
- **Lack of Public Transit**
 - Inter and intra-county connectivity
 - Park and ride, bus, Ride to Denver (RTD), train opportunities
- **Thinking “Multi-Modal” in Transportation**
 - Greenway Authority and regional connectivity
 - Park and ride, carpool and other multi-modal transitions
- **I-70 Corridor and Interchanges**
 - How do state efforts impact localities?
 - Opportunities for economic development enhancement
 - Coordination with municipalities and local places
- **Local Road Networks**
 - Ensuring economic and transportation efficiency in the road system
 - Providing for adequate safety, operations and maintenance



Defining the Baseline

CURRENT ISSUES | Recreation

- **Recreation Partnerships and Coordination**
 - Many players including CCMRD, municipalities, schools, US Forest Service, and others
 - Interconnectivity between the County and trails in adjacent jurisdictions, including the Forest Service
- **Clear Creek Greenway**
 - Regional recreational connectivity + Recently formed Greenway Authority
 - Interface with identity/wayfinding and river access strategies
- **Clear Creek River Access**
 - Connect residents and tourists to the resource that gave the county its name
 - Improve personal and commercial rafting and whitewater opportunities
 - Important asset for many different recreational uses (not just rafting)
- **Public/Private Sector Cooperation**
 - Ongoing development of recreation and tourism opportunities
 - Consistency with overall recreation vision and identity of county



Defining the Baseline

CURRENT ISSUES | Open Space

- **Open Space Commission (OSC)**
 - 1 mill tax levy for acquisition and management of open space lands
 - Manages 4,892 acres
 - Priorities for acquisition
- **Important OSC Holdings and Projects**
 - Clear Creek Greenway
 - Sheep Keep
 - Beaver Brook Watershed
 - Shadows Ranch/Events Center Property in Georgetown
- **Clear Creek Greenway**
 - Newly formed Greenway Authority and relationship with OSC



Defining the Baseline

CURRENT ISSUES | Land Use

- **Maintaining Community Character**
 - Focusing development in municipalities and unincorporated communities
 - Buffers between communities to maintain separation
 - Land uses that are compatible with natural and rural character of County
- **Supporting Local Decisions and Self-Determination**
 - Shared land use visions with municipalities, adjacent counties, and others
 - Supporting Unincorporated community/sub-area planning
- **Public Services and Facilities**
 - Annexation that benefits both the County and the respective community
 - Infill development that uses existing infrastructure and services
 - Developer financed services and facilities



Defining the Baseline

CURRENT ISSUES | Hazard Mitigation

- **FEMA Approved Hazard Mitigation Plan**
 - Necessary to receive FEMA funding
 - Reviewed annually and updated at least every 5 years
 - Update currently underway
- **Protecting Critical Facilities**
 - Schools, emergency services, dams/levees, community infrastructure
- **Wildfire**
 - 12% of county listed as “Medium Threat” or “High Threat” areas
 - Area of highest threat located close to Echo Lake Park
- **Flooding**
 - 100-year and 500-year flood zones are almost completely identical
 - 445 residents exposed to risk within 100-year floodplain
- **Landslide, Mud/Debris Flow, Rockfall**
 - Risk focused on the western portion of the County in areas of high slope
 - I-70 corridor: road closures and vehicle accidents



Key Pad Polling



Key Pad Polling

THE CURRENT VISION

Using the Key Pad System

- For each question select a response when indicated. The options are 1/A, 2/B, etc.
- At the end of each round of questions the results from the polling will be shown
- Each polling device only gets 1 vote.





Key Pad Polling

THE CURRENT VISION

What is the current community 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. “

- 2004 Clear Creek County Master Plan

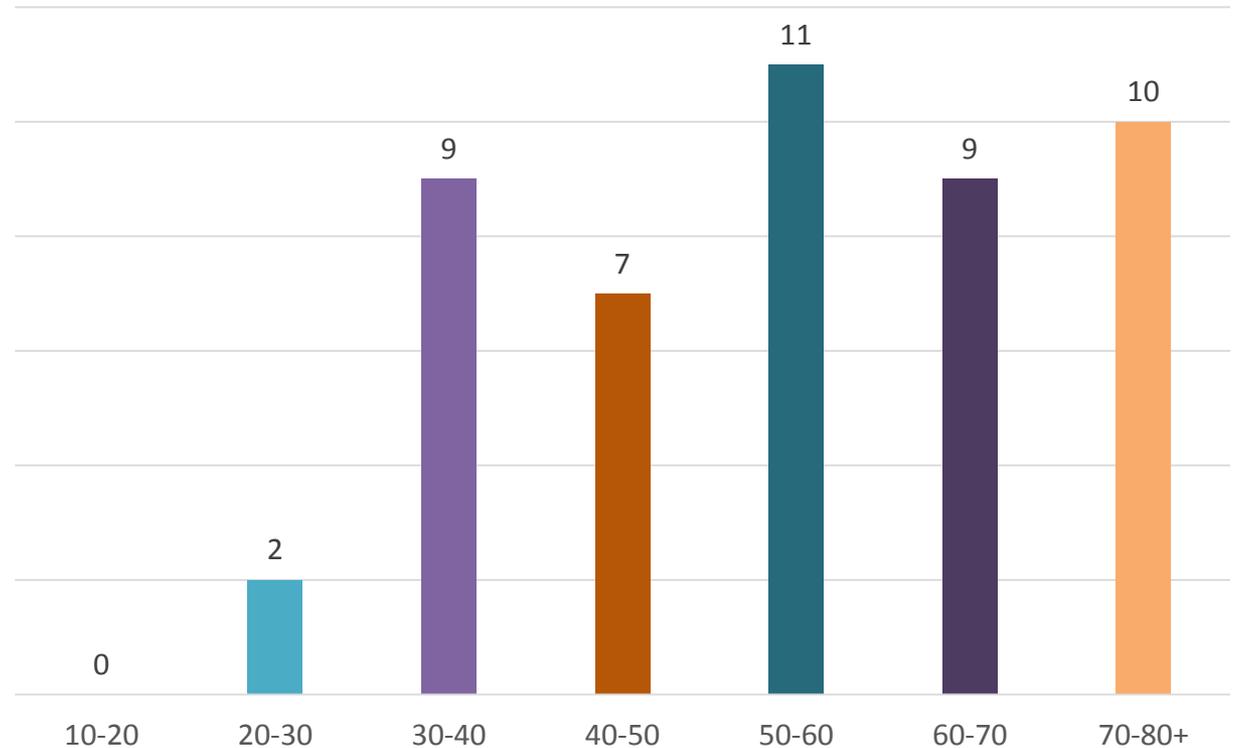


Key Pad Polling

Q1 – WHAT IS YOUR AGE?

PLEASE SELECT

- A. 10-20
- B. 20-30
- C. 30-40
- D. 40-50
- E. 50-60
- F. 60-70
- G. 70-80+



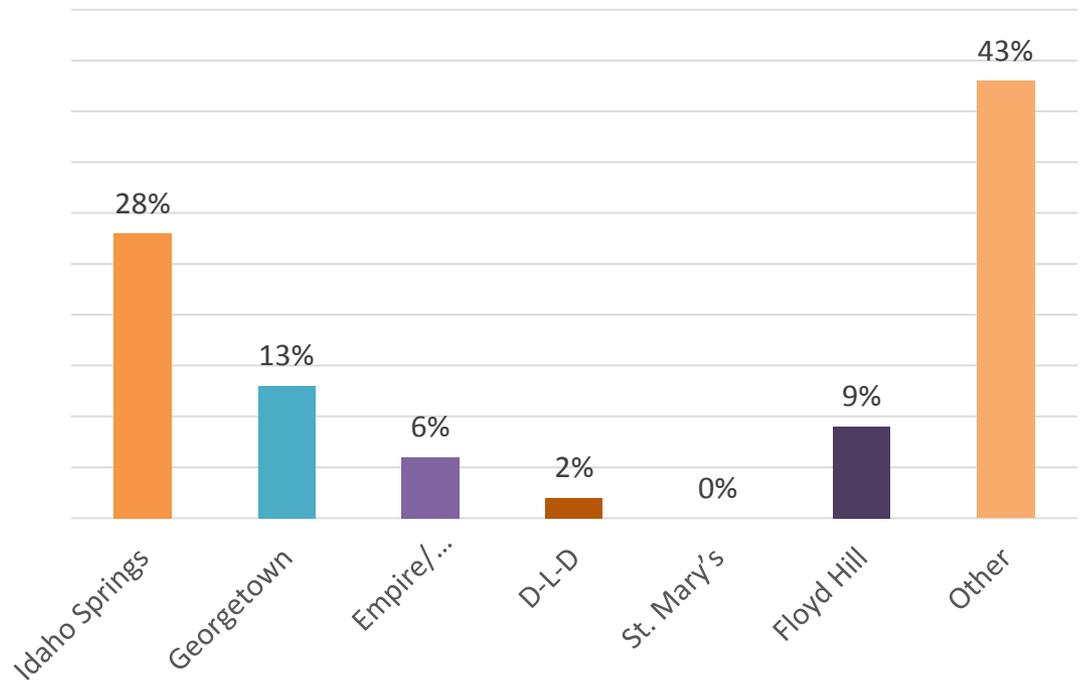


Key Pad Polling

Q2 – WHERE IN THE COUNTY DO YOU LIVE?

PLEASE SELECT

- A. Idaho Springs
- B. Georgetown
- C. Empire/ Empire Jct.
- D. D-L-D
- E. St. Mary's
- F. Floyd Hill
- G. Other



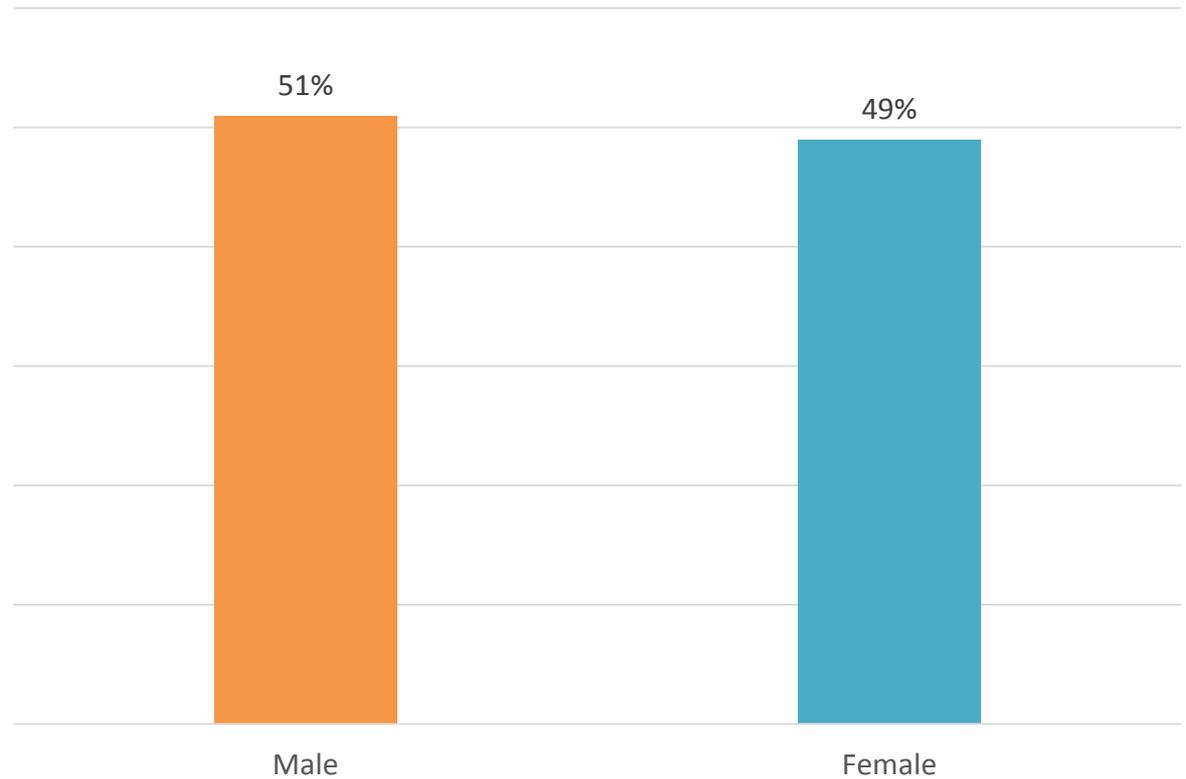


Key Pad Polling

Q3 – WHAT IS YOUR GENDER?

PLEASE SELECT

- A. Male
- B. Female

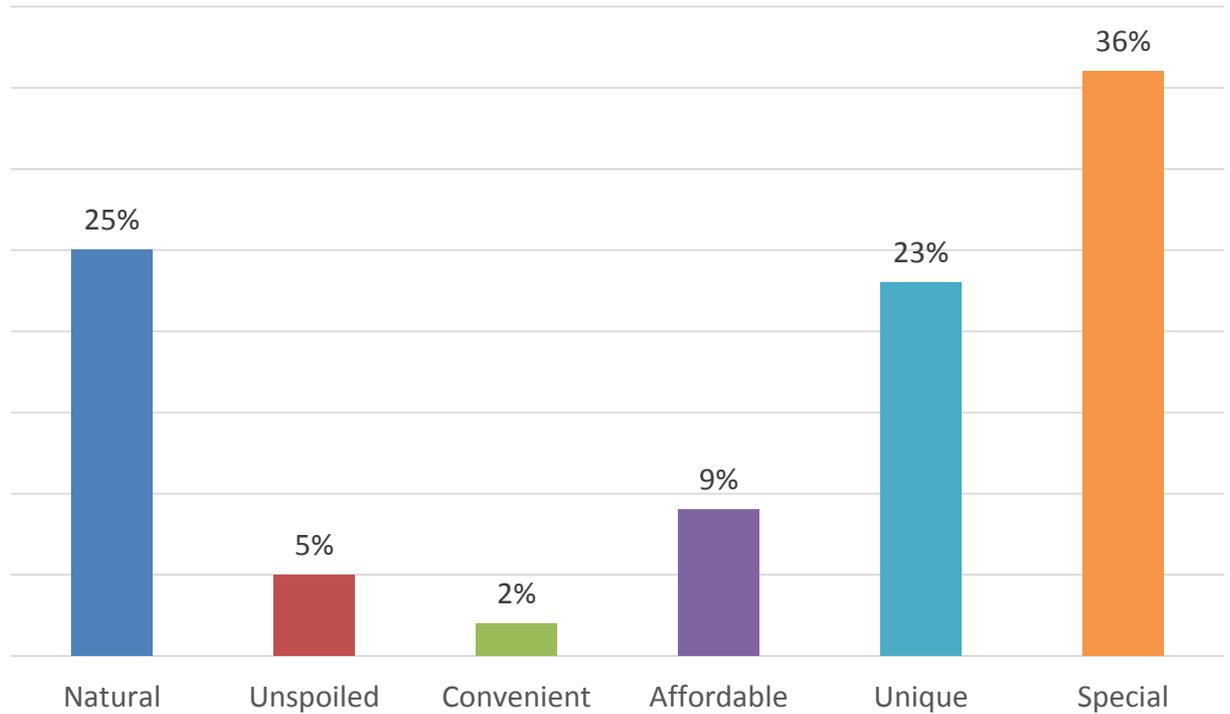




Key Pad Polling

Q4 – WHICH WORD BEST CAPTURES YOUR ATTITUDE ABOUT LIVING IN CLEAR CREEK COUNTY?

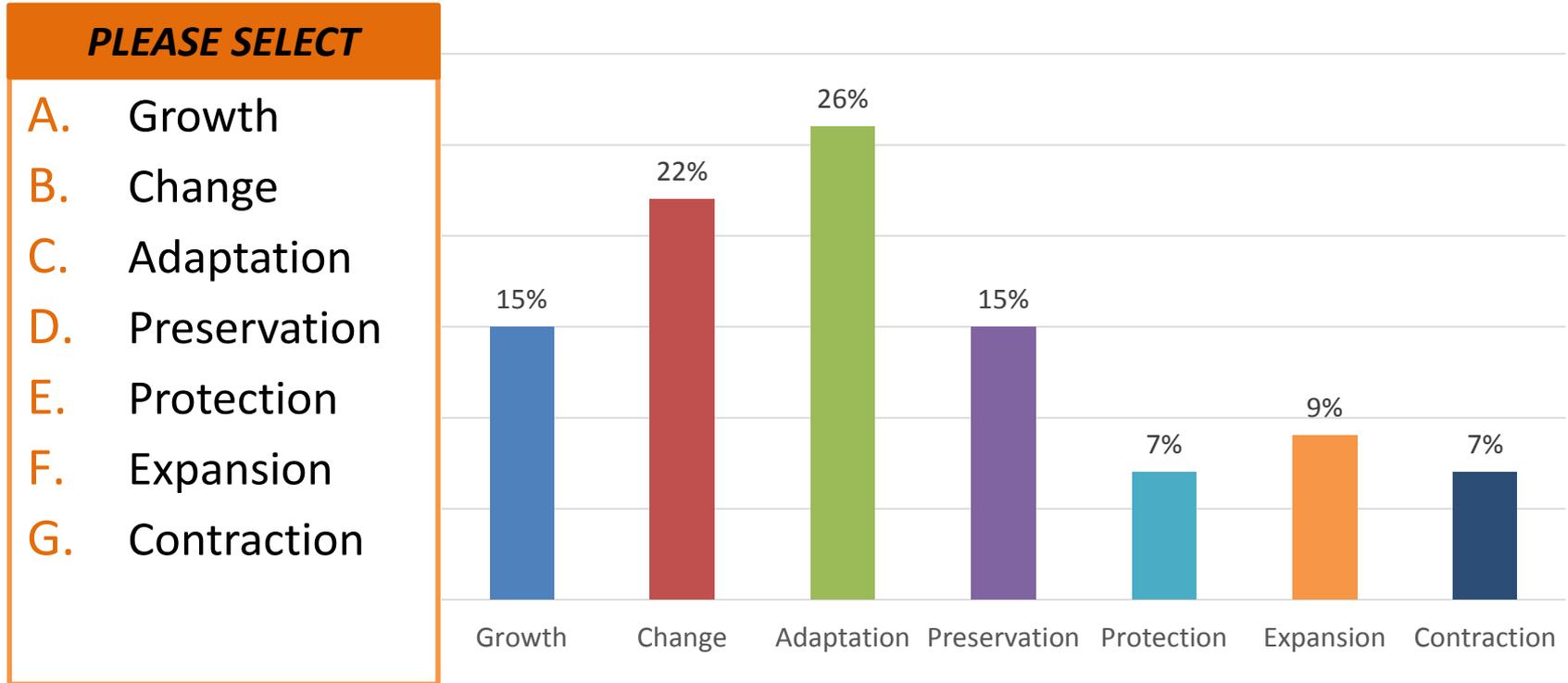
- PLEASE SELECT**
- A. Natural
 - B. Unspoiled
 - C. Convenient
 - D. Affordable
 - E. Unique
 - F. Special





Key Pad Polling

Q5 – WHICH OF THE FOLLOWING WORDS BEST DESCRIBES WHAT YOU THINK SHOULD BE THE PRIMARY PLANNING GOAL?



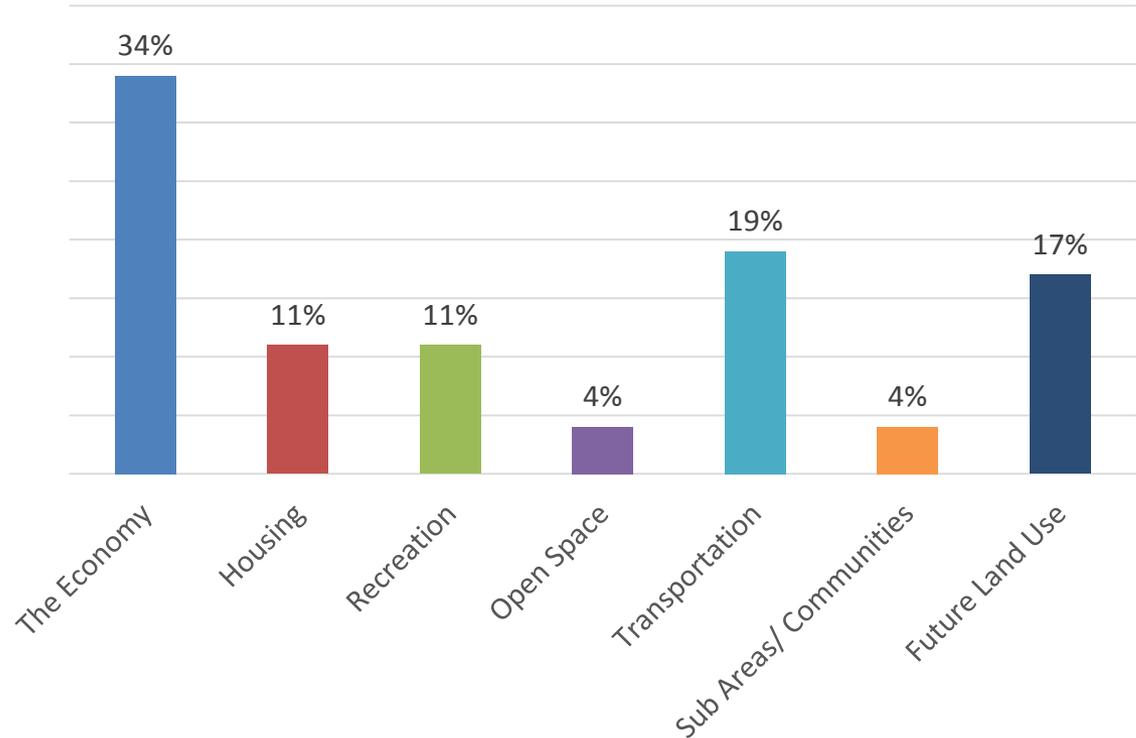


Key Pad Polling

Q6 – WHICH OF THE FOLLOWING ISSUES WOULD YOU CONSIDER THE HIGHEST PRIORITY FOR CLEAR CREEK COUNTY?

PLEASE SELECT

- A. The Economy
- B. Housing
- C. Recreation
- D. Open Space
- E. Transportation
- F. Sub Areas/
Communities
- G. Future Land Use





Key Pad Polling

RESULTS – WHAT DID WE LEARN?

“ 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. “

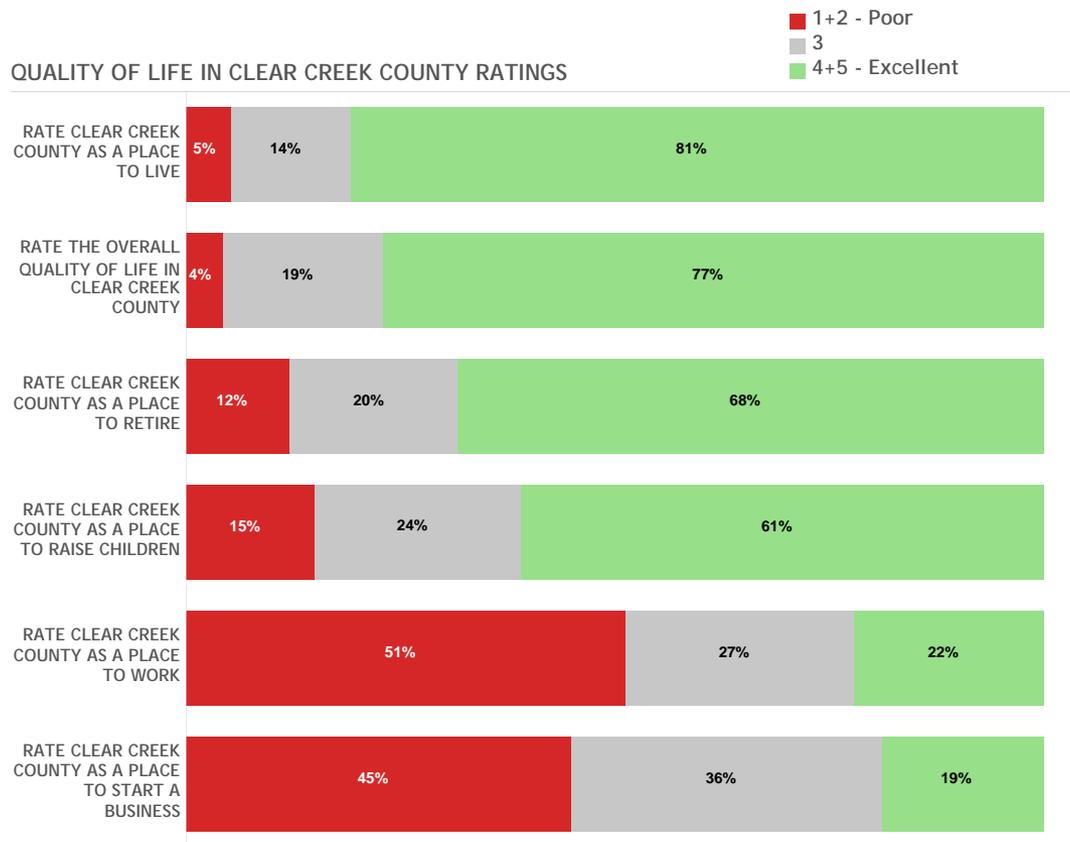
- 2004 Clear Creek County Master Plan

- Does the Vision still make since?
- How should it change?
- What should be kept the same?

Source: 2016 Clear Creek County Community Survey

Comparison to Community Survey

RESULTS – WHAT DID WE LEARN?



- **Clear Creek County Residents Think HIGHLY of this place....**
- **But recognize challenges to employment and business climate**

Source: 2016 Clear Creek County Community Survey

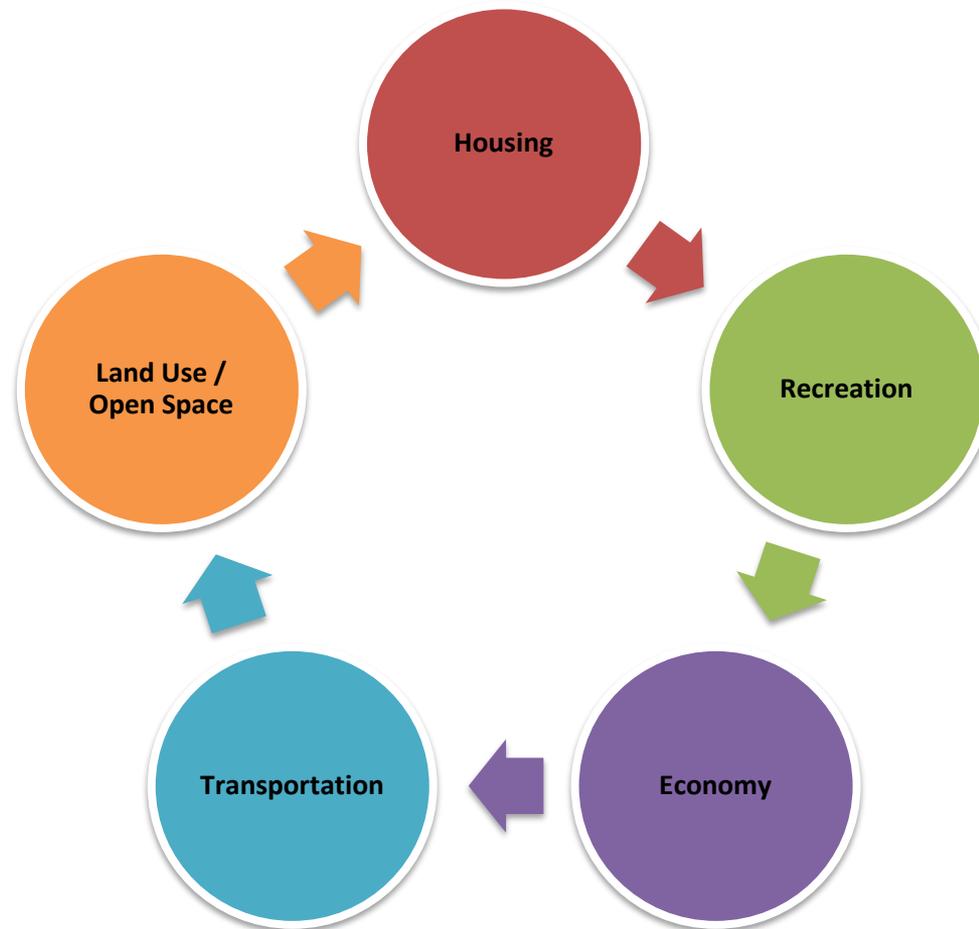


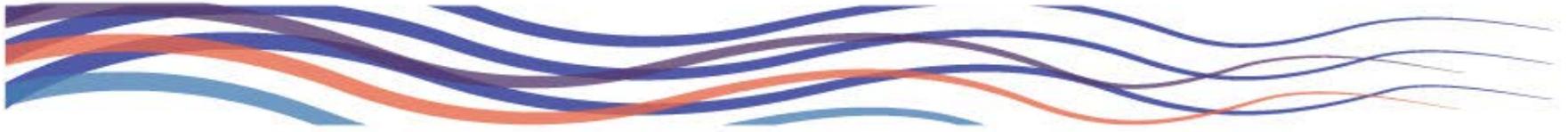
GENERAL QUESTIONS



Workshop

PLEASE VISIT OUR INFORMATION STATIONS AND ENGAGE!





Stay Connected

<http://www.co.clear-creek.co.us>

**For Project Updates and Information
on Ways to Participate**



THANK YOU!



Community Meeting #2

March 28, 2016

7:00pm – 9:00pm



Welcome!



Where are we in the process?





Meeting Goals

- Review Draft Vision Statement
- Review Draft Policy Framework
- Start Conversation on Future Land Use



#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

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

2016 DRAFT Vision

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#2 – Clear Creek County Vision

2016 DRAFT Vision

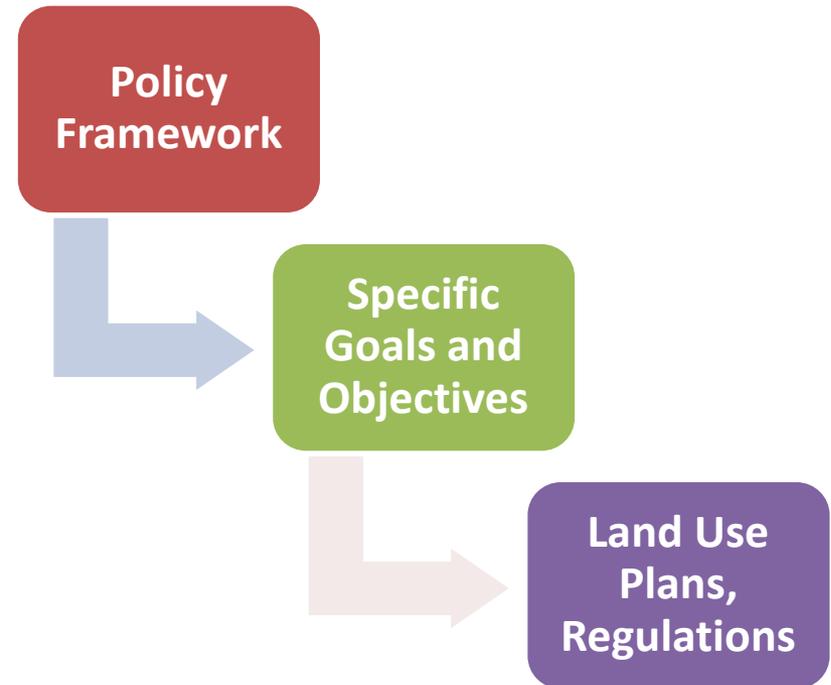
Support a diverse economic strategy that builds upon the existing quality of life, protects important natural and cultural resources, encourages recreational access and celebrates the County's unique sense of independence.



#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.



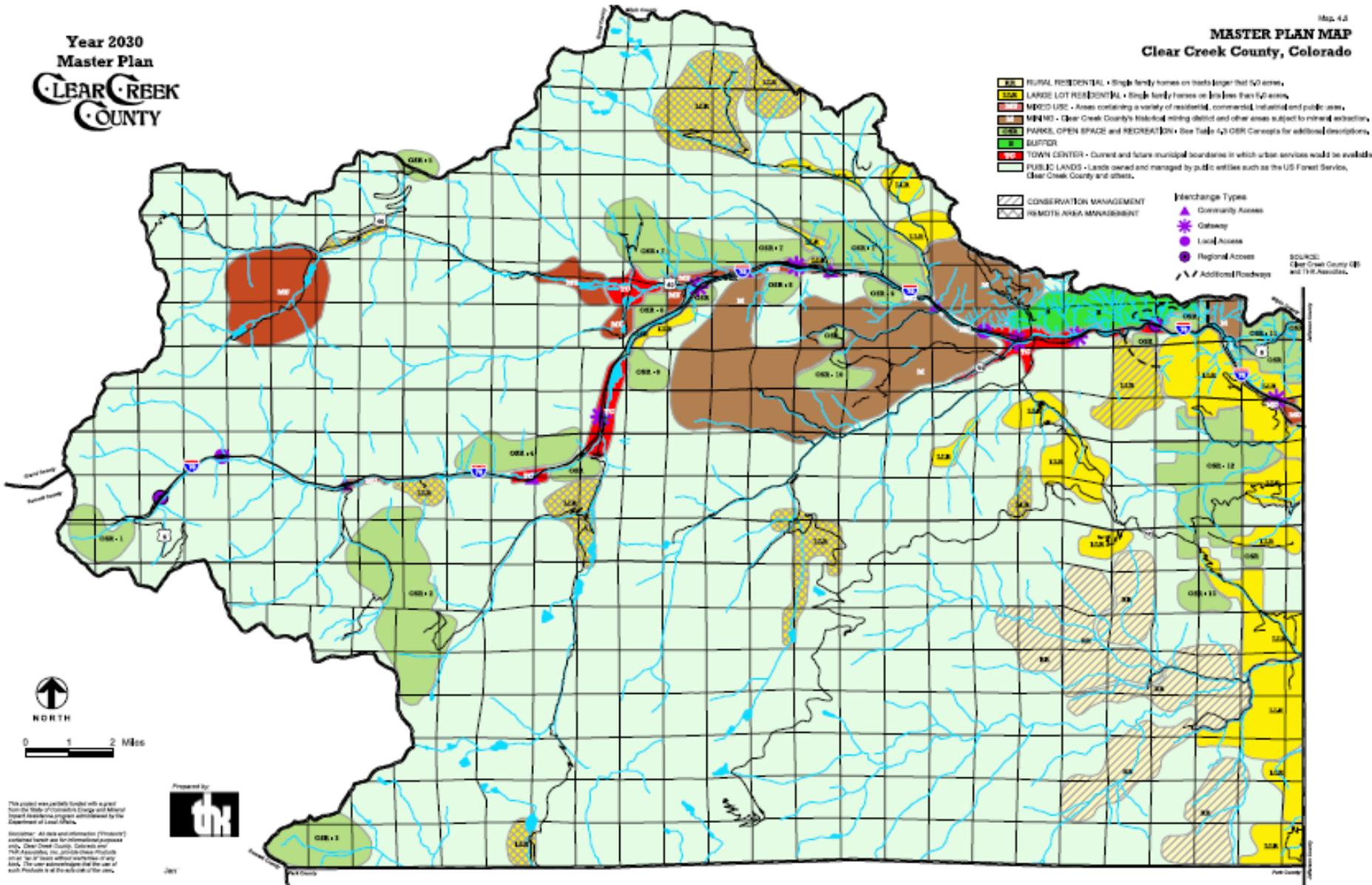
#3 – Future Land Use

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



#3 – Future Land Use

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





Thank You!

TO:
FROM: SE Group
CC:
DATE: 3/28/16
RE: Public Meeting #2- Public Comments

PLEASE CONTACT THE AUTHOR IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONTENTS OF THIS DOCUMENT.

Comments from Policy Posters:

DRAFT 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.

Comments:

- "I like this language!"
- "Include housing more directly."
- "Recreation can be a great economic driver of this."
- "The wording is clear in this proposed change!"
- "Mining and cultural resources are not necessarily the same."

Promote the concentration of development into established municipalities and activity centers in order to preserve rural lands and to efficiently use County resources. Through coordinated land use planning, the County will encourage growth in designated areas where services exist or can be provided with modest effort and cost.

Comments:

- Reword: "Through coordinated land use planning, the County will encourage growth in designated areas where services exist or can be provided with modest effort and cost"
- "Amen! To concentrating any reasonable growth to areas where utilities and SVC now exist in the county-duh."
- "Need an increase in designated areas, not enough existing."
- "Will enough change come from of modest efforts? Modest costs?"
- "The cost of services for development of non-concentrated areas is an expense far beyond the taxes raised."
- "Develop countywide comprehensive housing plan to include."
- "Establishment of a multijurisdictional housing authority to create."

Recognize and support endeavors in the 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.

Comments:

- “Why is tourism lumped in here?”

Ensure suitability and compatibility with environmental characteristics and community character of Clear Creek County when considering land use change and development. *The County will consider resources, including but not limited to, open space, water resources, wildlife, ecosystems, viewsheds, natural hazards, and infrastructure, when assessing the impact of development and land use decisions.*

Comments:

- “The county will work to develop a county-wide comprehensive plan to ensure the suitability and compatibility with environmental characteristics and community character of CCC.”
- “Goals and policies to include more options for housing.”
- “Including but not exclusive affordable and increased density in specific areas.”

Identify and protect lands of high ecological value, scenic quality, or historic importance.

Through both smart land use planning and open space acquisition, the County will determine which lands meet these criteria, and align their planning processes accordingly.

Comments:

- “Cultural resources may need its own symbol.”
- “Suggest more camping and fish hatching to feed existing rivers.”
- “Above timberline should not be developed for residential or commercial purposes.”

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.*

Comments:

- “Housing?”
- “Housing comes before health care.”
- “Support inclusion of harm reduction options.”
- “To promote chemical health and prevent disease.”
- “Not sure what last line is intended to address... it could appear on all of these boards.”

Endorse transportation infrastructure that is multi-modal in nature and enhances existing communities as well as their access 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, while embracing opportunities the highway presents. The County will explore*

partnerships with neighboring counties as well as local, regional, and state agencies to provide transit service between Clear Creek County and neighboring counties in the pursuit of improving re-gional access to jobs and services.

Comments:

- “Access to quality and affordable housing.”
- “Access to quality education K12 and adult.”
- “Access to child care.”
- “Don’t try for allowing a clinic here. It ain’t likely. Settle for adequate transportation to hospitals Denver.”
- “The county will use the PEIS record of decision to guide I-70 positions and decisions.”
- “Include multi-jurisdictional housing authority.”

Consider recreation as an important contributor to resident’s quality of life and a part of a balanced regional economy. *The County will acknowledge recreation in economic development efforts, recognizing their tie to each other. The County will understand its unique assets and build recreational opportunities around them. The County will pursue partnerships focusing on recreation with entities such as schools, municipalities, CCMRD, USFS, and the OSC.*

Comments:

- “Don’t encourage recreation. Government has no obligation to manage our lives any more than what light bulbs are used.”

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 its mining heritage. The County will actively promote reuse options for the Henderson mine that do not preclude future mining efforts.*

Comments:

- “What about the damaging aspects of mining heritage clean-up?”
- “The environment... a legacy of mining pollution.”

Seek a greater diversity of economic activity within the County. *The County will use a multi-pronged approach to both engage and support local businesses as well as to attract diverse and viable companies and organizations that provide high quality employment. The County will use its key assets in this effort: high quality of life, rural mountain lifestyle, proximity to the Denver metropolitan area, mining legacy and infrastructure, recreation, and tourism.*

Comments:

- “Recreation and historic tourism are the greatest opportunities for the economy.”
- “Allow the market to direct growth. If it will be profitable it will occur. Government shouldn’t be in the development business.”

Enable and encourage communities within Clear Creek County 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 the individual character and values of the distinct areas within it. Independent and creative approaches will be encouraged in these pursuits.

Comments:

- “What about demographics?”

Comments from Land Use Maps:

D-L-D

- Private land owners- NR/Buffer
- Zoning of National Forest
- Public lands zoned because of because Big Horn Sheep management plan for Big Horn- Important?

DLD problems-what are the issues?

- Commercial dumping
- Rec/Housing
- Most of the counties opportunity for land growth
- Quality of life
- So much opportunity
- I-70 how does it impact the future?
- Wildfire management
- Growth okay- amenities
- ENOUGH BUFFER!
- Clean up DLD first
- Highway vs. locally serving commercial

Land Use Recommendations:

- OHV park and camping opportunities off of Blue Ridge Road on the west side of the sub-area. This area is currently zoned as Mining 1 and 2/Mountain residential large lot single family units.
- Sewer located on Stanley Road (312)

Georgetown, Silver Plume, Bakerville

- Ensure that federal government does not encroach on any citizens of use imminent domain to obtain more control of lands. Thereby reducing our freedom.
- Show the greenway that way we can discuss potential uses based on the zoning along its corridor

- Master plan needs to outline how we deal with different organizations especially in this corridor (i.e. CDOT, highway association, etc.)
- Spread out resources and amenities throughout the different communities (lodging, gas stations, etc.)
- Continued emphasis on property restrictions, need to be up front and inform people that when you develop back country property you may not necessarily be receiving full county amenities. “buyer beware” “restricted service areas”... issues with taxes?
- What do we do with the three high mountain basins? Waldorf, Geneva, Stevens? They’re road accessible (out of range on the map). They need to be zoned in a way that protects environmental resources and recreation opportunities
- Protection of property rights and protection of environment
- Allow residential construction on mining claims but no government services
- For Georgetown we need to consider: Town of Georgetown has a watershed ordinance that goes 5 miles up South Clear Creek; Much of the area around Town of Georgetown and Silver Plume have lands dedicated by an act of congress to both towns and the county which cannot be developed; We would encourage SE Group to show the boundaries of the Georgetown-Silver Plume National Historic District Landmark formed in November 1966 much of which is outside the municipal boundaries.

Empire

- Low vehicle ownership, need housing that is walking distance from jobs and public transportation
- Develop residential along 40
- Preserve views
- Concerns about service access to remote areas
- St. Mary’s has level land for residential/recreation
- Golf course at junction?
- Fill out available lots in St. Mary’s
- Lodge/ski area store?

Where to encourage development?

- Science lab at Henderson?
- Acknowledge greenway with recreation land use
- Hard to plan for Empire Junction due to CDOT plans for I-70
- Access to Golden reservoir for recreation
- Look for solar/wind opportunities on non-buildable areas
- South side of Empire-residential or commercial
- Register lodging (VRBO, Air BNB, etc.) in residential areas

Land Use Recommendations:

- There is a commercial development opportunity along the north side of Highway 40 between the east end of town and junction with I-70
- Affordable housing opportunity on the south side of Highway 40 across from commercial development opportunity (currently zoned as mountain residential-single family and Mining 1)
- Welcome center on the east end of town
- Expand recreation opportunities on the south end of town in area currently zoned mountain residential-single family
- Label Union Pass historic trail
- Provide reservoir access
- More housing needed near “Windy Gap Loop”

Upper Bear Creek

- Are there ways to take advantage of the trailhead network?
- Make Upper Bear Creek more bike friendly
- How does echo mountain play a role?
- Wedding/ event centers in the area?

Floyd Hill Subarea

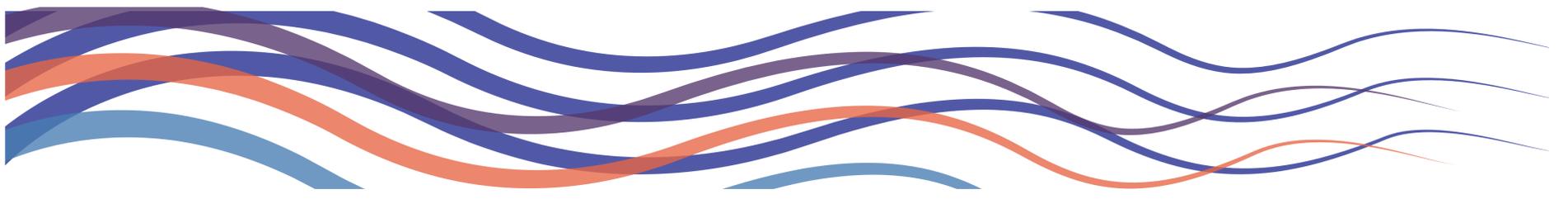
- People who were not residents of Floyd Hill supported higher development and density as outlined in the “Alternative Development Plan” in the Floyd Hill Gateway Sub-Regional Master Plan (“Floyd Hill Plan”) to achieve economic growth. Jim White was just the opposite and indicated that even current zoned density should be reduced or changed for other uses that fit within the existing infrastructure limitations. Jim said that the Alternative Development Plan was not supported by a big majority of residents in the area and that a higher density plan with up zoning would be a huge uphill battle. Jim has sent lots of emails to back the limitations at Floyd Hill. This opposition was stated in the Floyd Hill Plan. So the best middle road alternative may be a new plan that simply finds a way to provide infrastructure (water, sewer and access) to support the current zoning.

Other Floyd Hill comments:

- Need to provide secondary emergency access to Floyd Hill area since the I-70 interchange is so limited.
- Market has not developed for office uses since some offices have remained vacant for years.
- Floyd Hill is a poor area for development.
- Floyd Hill should be planned and designed as the “gateway to Clear Creek County” with Denver’s Playground as the main economic theme. What land use goals, polices and measures can accomplish this main goal?
- What land uses can drive tax dollars at Floyd Hill?
- Need to have a cost-benefit analysis for all development even for by-right uses.

Broader Countywide Comments

- Denver's Playground as the main economic theme. What land use goals, policies and measures can accomplish this main goal?
- Need to prepare a study that analyzes the income lost and evaluates detailed land use options to make up 100% of this income. More of a bottom up approach versus the top-down approach of the current plan amendment process.
- What land uses can drive economic development and sales tax dollars (Income generators)?



DRAFT 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.

Key Themes of the Vision and Framework



Quality of Life



Built Environment
and Land Use



Distinct Areas



Recreation



Natural Environment



Economy



Mining and Cultural
Resources



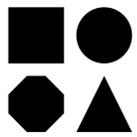
DRAFT Policy Framework

The Master Plan shall...



Seek a greater diversity of economic activity within the County

The County will use a multi-pronged approach to both engage and support local businesses as well as to attract diverse and viable companies and organizations that provide high quality employment. The County will use its key assets in this effort: high quality of life, rural mountain lifestyle, proximity to the Denver metropolitan area, mining legacy and infrastructure, recreation, and tourism.



Enable and encourage communities within Clear Creek County 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 the individual character and values of the distinct areas within it. Independent and creative approaches will be encouraged in these pursuits.

Key Themes of the Vision and Framework



Quality of Life



Built Environment
and Land Use



Distinct Areas



Recreation



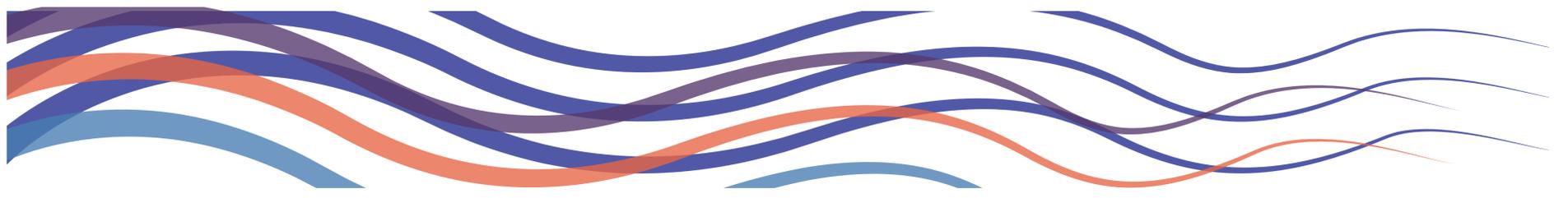
Natural Environment



Economy



Mining and Cultural
Resources



DRAFT Policy Framework

The Master Plan shall...



Ensure suitability and compatibility with environmental characteristics and community character of Clear Creek County when considering land use change and development



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Quality of Life



Built Environment and Land Use



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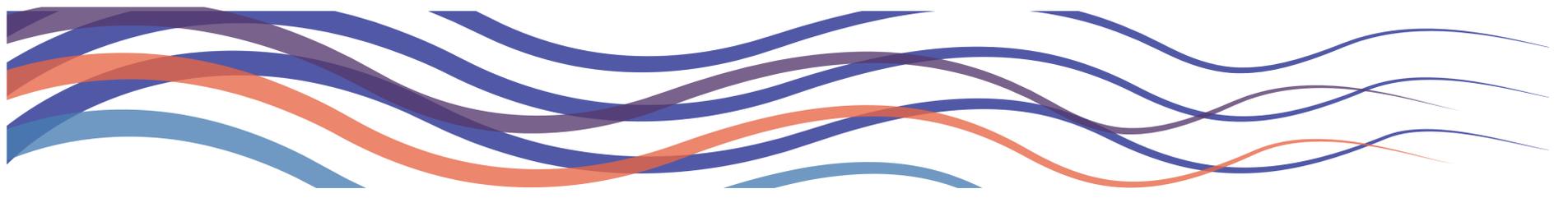
Distinct Areas



Natural Environment

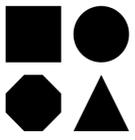


Mining and Cultural Resources



DRAFT Policy Framework

The Master Plan shall...



Promote the concentration of development into established municipalities and activity centers in order to preserve rural lands and to efficiently use County resources.



Through coordinated land use planning, the County will encourage growth in designated areas where services exist or can be provided with modest effort and cost.



Recognize and support endeavors in the 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.



Key Themes of the Vision and Framework



Quality of Life



Built Environment and Land Use



Distinct Areas



Recreation



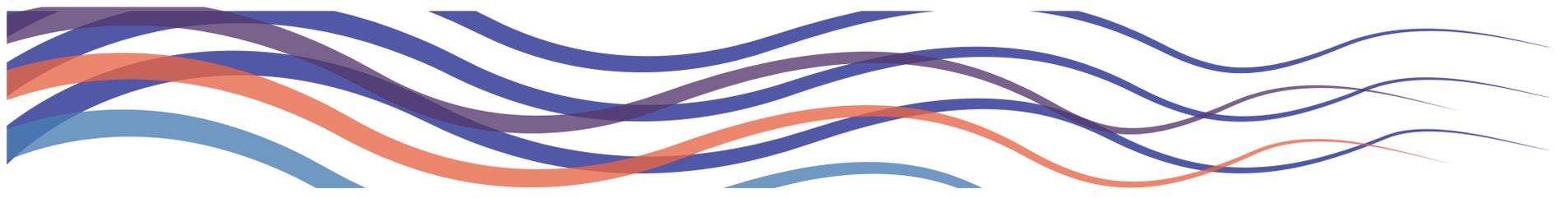
Natural Environment



Economy



Mining and Cultural Resources



DRAFT Policy Framework

The Master Plan shall...



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 their tie to each other. The County will understand its unique assets and build recreational opportunities around them. The County will pursue partnerships focusing on recreation with entities such as schools, municipalities, CCMRD, USFS, and the OSC.

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 its mining heritage. The County will actively promote reuse options for the Henderson mine that do not preclude future mining efforts.

Key Themes of the Vision and Framework



Quality of Life



Built Environment and Land Use



Distinct Areas



Recreation



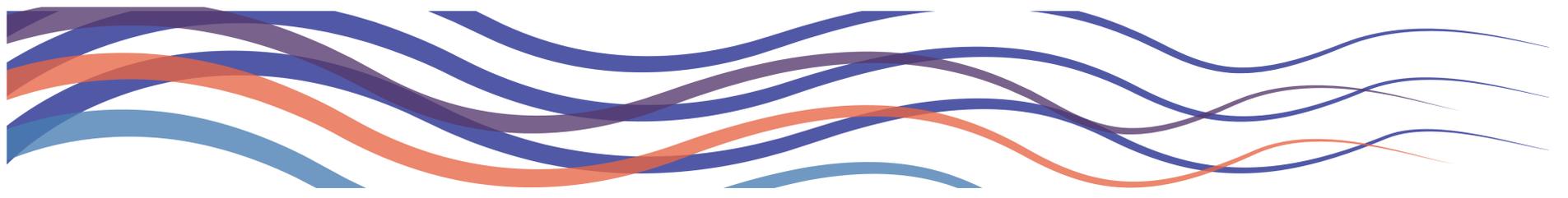
Natural Environment



Economy



Mining and Cultural Resources



DRAFT Policy Framework

The Master Plan shall...

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.

Endorse transportation infrastructure that is multi-modal in nature and enhances existing communities as well as their access 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, while embracing opportunities the highway presents. The County will explore partnerships with neighboring counties as well as 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.

Key Themes of the Vision and Framework



Quality of Life



Built Environment and Land Use



Recreation



Economy



Distinct Areas



Natural Environment



Mining and Cultural Resources

TO:
FROM: SE Group
CC:
DATE: Monday, June 6, 2016 | 6:30 – 8:30 pm | Georgetown Community Center, 613 6th St.,
Georgetown, CO 80444
RE: Public Meeting #3- Meeting Summary

PLEASE CONTACT THE AUTHOR IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONTENTS OF THIS DOCUMENT.

The final public meeting and workshop (prior to plan adoption meetings) was held on Monday, June 6, 2016 from 6:30– 8:30 pm at the Georgetown Community Center. The meeting was led by SE Group who is the consulting team responsible for preparing the Master Plan. Community Development Staff were also present to engage in discussion and answer questions during the workshop portion of the meeting. Approximately 20 citizens of Clear Creek County attended.

After citizens had a chance to sign-in, SE Group led the presentation portion of the meeting that covered the following topics:

- Review of Process to Date
- Review the Structure of the Plan
- Vision Statement
- Policy Framework
- Future Land Use
- Master Plan Goals

The presentation emphasized the processes used to form the vision statement, policy framework, future land use map, and goals of the master plan. The presentation also highlighted how these various components are intended to work together throughout the master plan document. Essentially, the vision starts out with the broadest scope of what the master plan sets out to achieve and is supported by policy framework, which identifies themes that directly relate to the vision statement in greater specificity. Future land use and goals take on an even further level of detail, working to add clarity to the themes set out in the policy framework and vision. The presentation also explained how the document structure would follow this layered approach to fulfilling the vision, gaining detail as the chapters advance. A PDF version of the presentation is attached and provides more detail on the topics discussed above.

Following the presentation, the group began the open house portion of the meeting. Citizens engaged in discussion with the consulting team and county staff, clarifying any remaining questions about the plan and planning process. During this time, citizens were asked to submit their feedback on the presentation, which was summarized on boards to facilitate commenting. The presentation boards included a board for the future land use map, a board for the vision and policy framework, and boards for the master plan goals organized by their resource topic. Below is a summary of the different comments that citizens submitted, primarily directly on the presentation boards (as was requested).

Comments on Land Use Map:

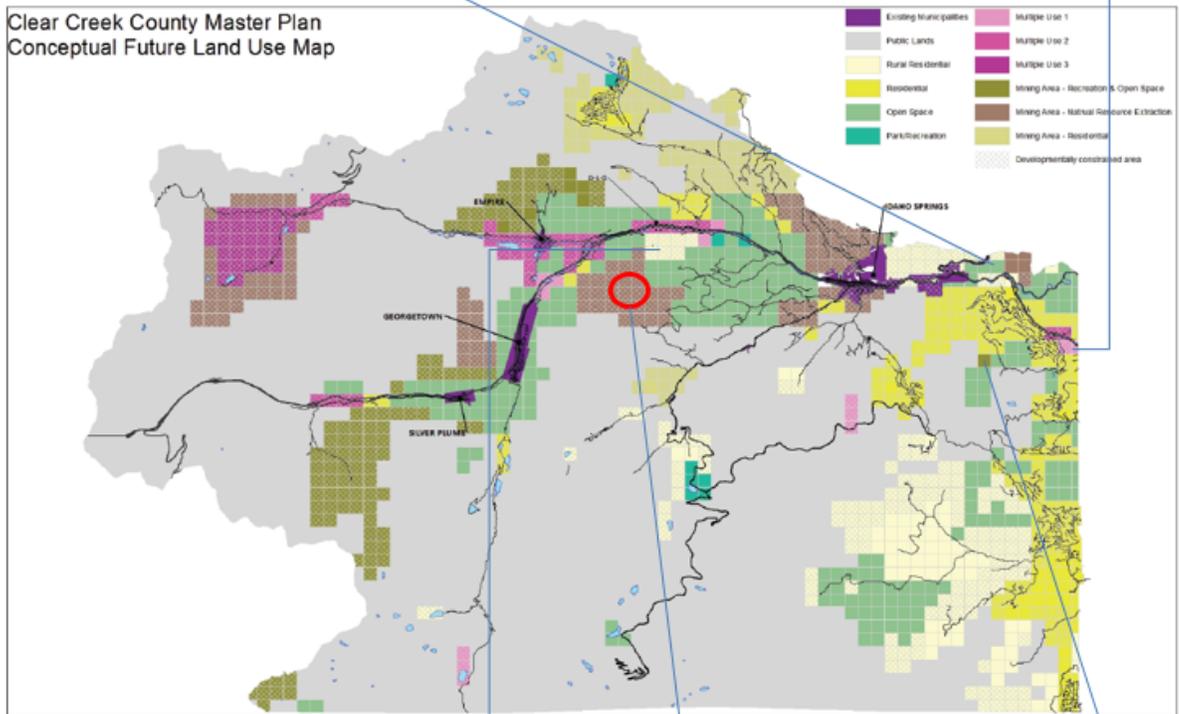
"Sold to Frei family not open to public anymore"

"No development on Floyd Hill Meadow. Too congested now, 1 exit for 1,600+ people and no water"

"You ignored Floyd Hill master plan and survey of 545 people in county, so why did we do it?"

"No water, no development!"

Clear Creek County Master Plan
Conceptual Future Land Use Map



"Rezone this to intend anticipated use- Open Space/Rec."

"Possible change to Rec/Mining"

"Like Gabby said, "concentrate development where there is existing development"

"Mining-Residential?"

"What makes you think the zoning commission will follow this plan?"

Comments from Policy Posters:

Vision and Key Themes

“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.”

Comments:

“Quality of life- No one will agree on. Is it motorized vehicles, shooting, camping with fires, preserving history, fishing, biking, rafting? You’ll never get agreement.”

Seek a greater diversity of economic activity within the County

The County will use a multi-pronged approach to both engage and support local businesses as well as to attract diverse and viable companies and organizations that provide high quality employment. The County will use its key assets in this effort: high quality of life, rural mountain lifestyle, proximity to the Denver metropolitan area, mining legacy and infrastructure, recreation, and tourism.

Comments:

“Attract viable and diverse companies to established municipal areas that welcome growth”.

Economic Development

Goal A: Foster new economic development opportunities that diversify the economy and support the fiscal and economic health of the County.

Comments:

“Development in municipalities with infrastructure only”

Goal B: Increase the County’s employment base of jobs at all levels, but particularly primary jobs, in such industries as manufacturing, technology, and services.

Comments:

“Clean MFG/low water use”

Goal C: Recognize the importance of the municipalities and sub-areas as economic centers of the region by making a commitment to promote intergovernmental cooperation and public-private partnerships that encourage innovation and creativity in the economic expansion within designated areas.

Comments:

“What are the designated sub-areas?”

Housing

Goal C: Advocate for the County’s interests for all future I-70 Corridor projects to ensure they are completed with sensitivity to the communities within the corridor.

Comments:

- “If you widen I-70 more cars will use it. You can create 8 lanes and they will fill up. Widening is not the answer.”

- “Why did CDOT drop rail transit vs. widening I-70 when they’re going to do remote control for cars?”

Transportation

Goal A: *Provide adequate and diverse housing opportunities within the County for all population segments in close proximity to transportation and other required infrastructure; within incorporated areas; Multiple Use areas; and other areas identified by the Master Plan for higher density or mixed-use development.*

Comments:

- “Concern for lack of definition of multiple use areas”
- “What areas are identified for high density development?”

Public Facilities and Services

Goal C: *Provide quality, high speed, and reliable telecommunications infrastructure across the County at a reasonable price for all Residents.*

Comments:

“Tough for companies to be competitive and “reasonable””

Hazards and Public Safety

Goal A: *Protect the people, property, and natural, cultural, and environmental resources of Clear Creek County through a variety of policies and management measures.*

Comments:

- “Wouldn’t cultural resources fit better under “community cultural” (more of an asset than a hazard)”
- “Wouldn’t Enviro resources fit better under “environments recreation”... (more of an asset than a hazard)”
- “Identify some goals to protect and promote cultural resources”

Goal C: *Coordinate and integrate hazard mitigation activities between communities, emergency response providers, and local governments.*

Comments:

- “Get grants to cut down and remove beetle kill trees which cause fire hazards starting with highly populated areas”
- “Only one way out of Floyd Hill for 1,600+ people. We must have an alternative route”

Recreation and Open Space

Goal A: *Provide a high quality regional and connected open space, parks, trails, and recreation facilities system that is treasured by residents and attracts additional recreation users from outside of Clear Creek County.*

Comments:

“OSC Forest and Parks and Rec. work together to make trail network”

Additional Comments:

- “Suggestion, there is already a need for Fall River Rd. to be improved. Mainly because of the future housing that will happen no what and tourism and hopefully recreation. Don’t let us be rate holed into only residential. We deserve to have commerce and a road that is safe and up to standard.”-Glenn Clark 150 Hillside Rd. 80452
- See attached letter from Steve Axtell- Vice Chair, SOLVE



Public Meeting and Open House

June 6, 2016

6:30pm – 8:30pm



Meeting Purpose

Present draft versions of the Vision, Policy Framework, Future Land Use Plan and Goals from the Master Plan Update



Meeting Purpose

- #1 – Review of Process to Date
- #2 – Review the Structure of the Plan
- #3 – Vision Statement
- #4 – Policy Framework
- #5 – Future Land Use
- #6 – Master Plan Goals
- #7 – Open House

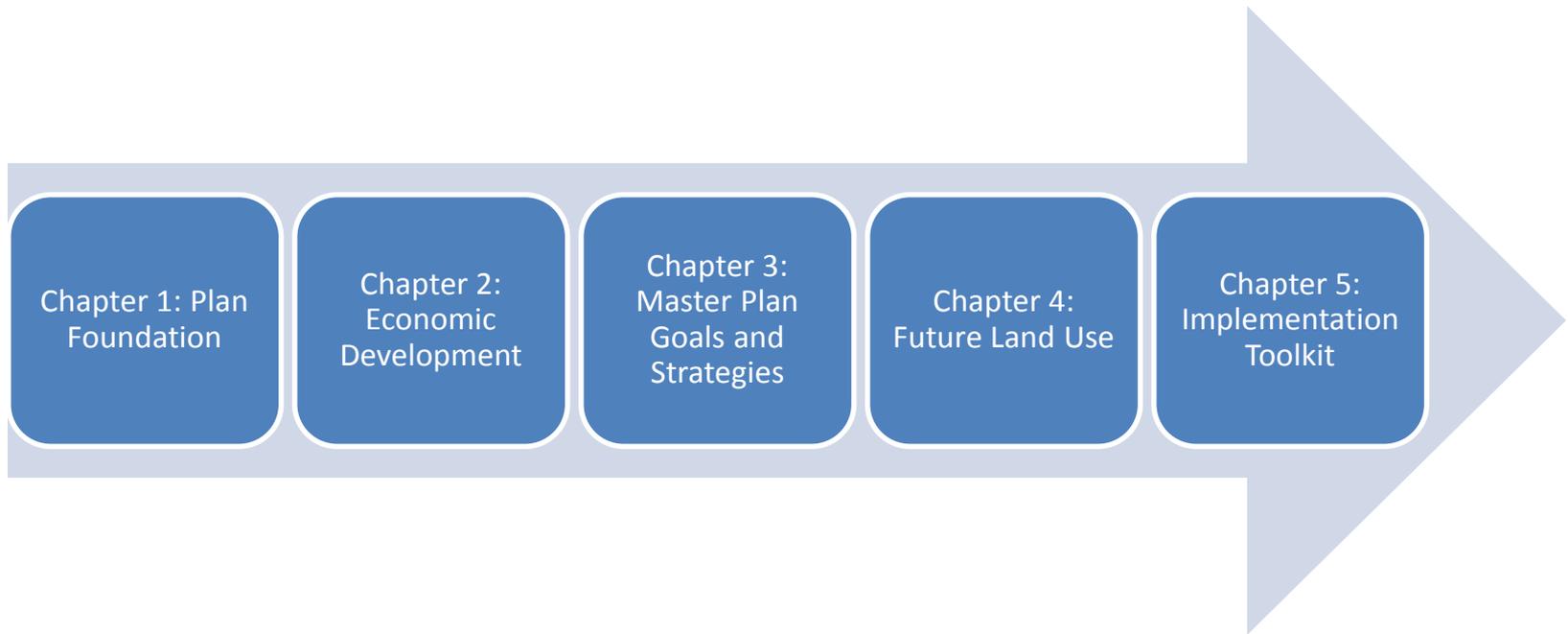


#1: Process to Date

- Four CAC Meetings between January and May
- Joint CAC/PC Meeting in May
- Two Public Meetings (this is #3)
- Materials from Economic and Recreation Focus Groups
- 631 Survey Responses
- 10 Stakeholder Interviews
- Working with County GIS for Mapping
- Revised Vision, Policies, and Land Use Map

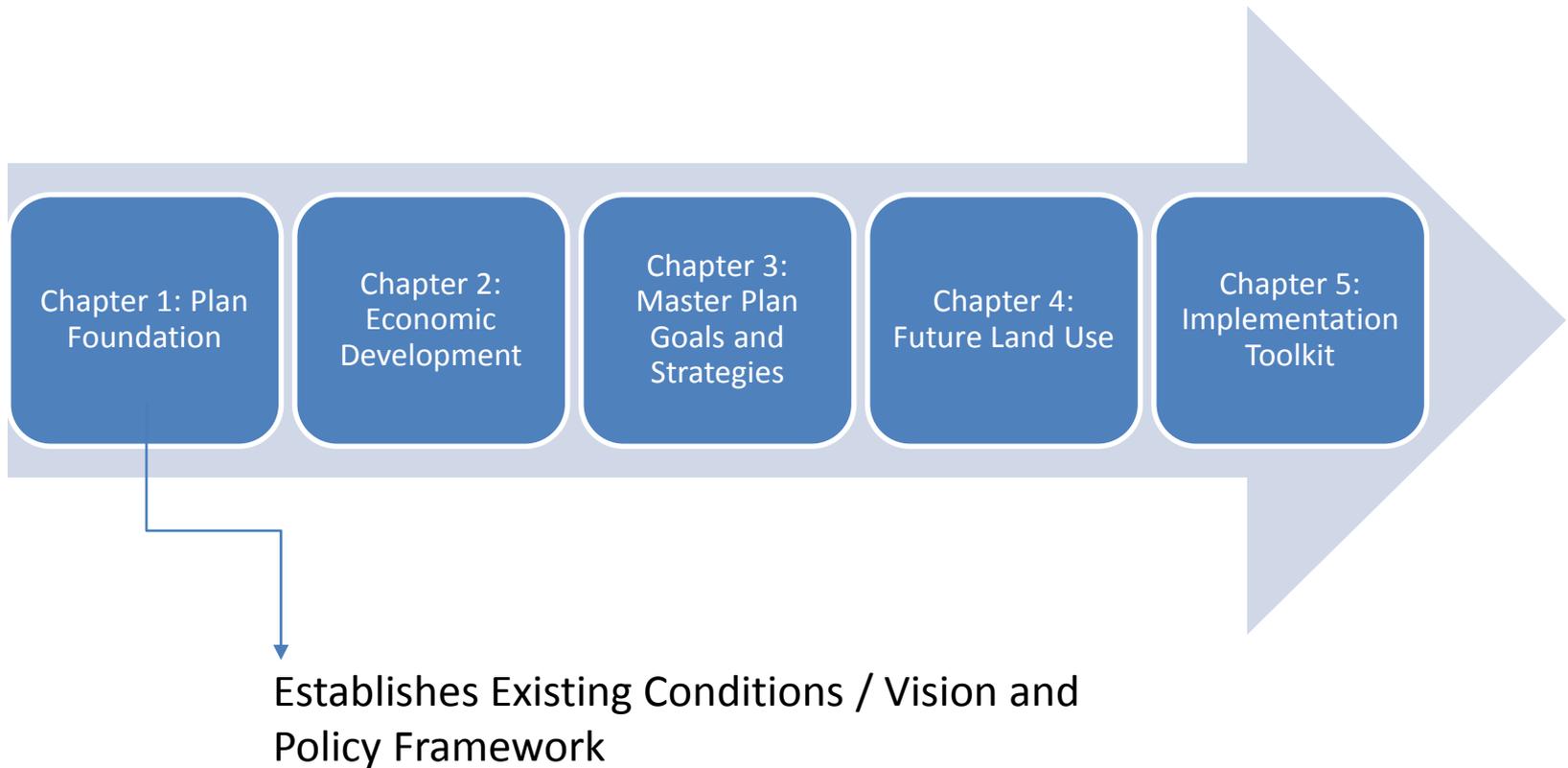


#2: Structure of the Plan



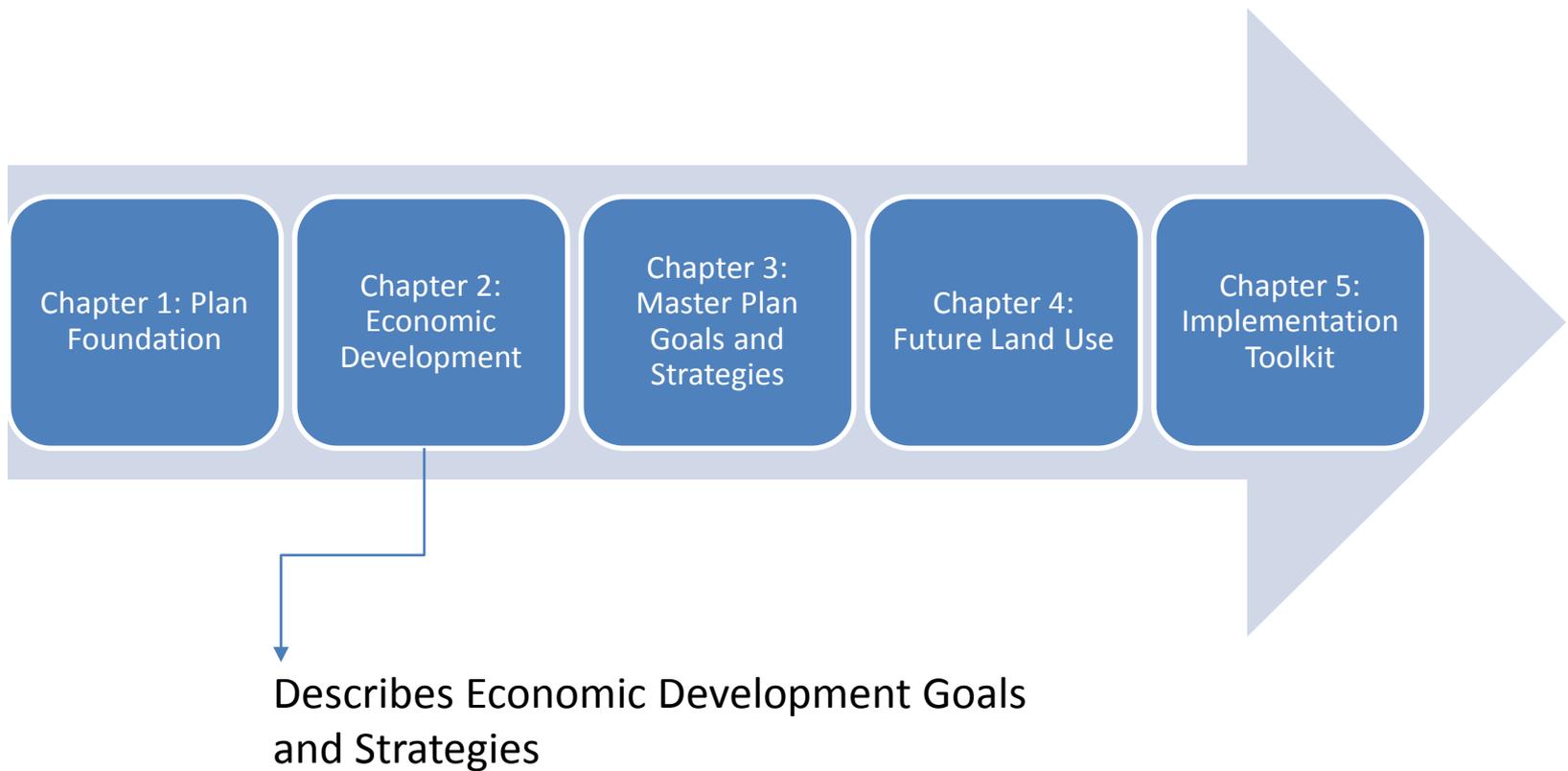


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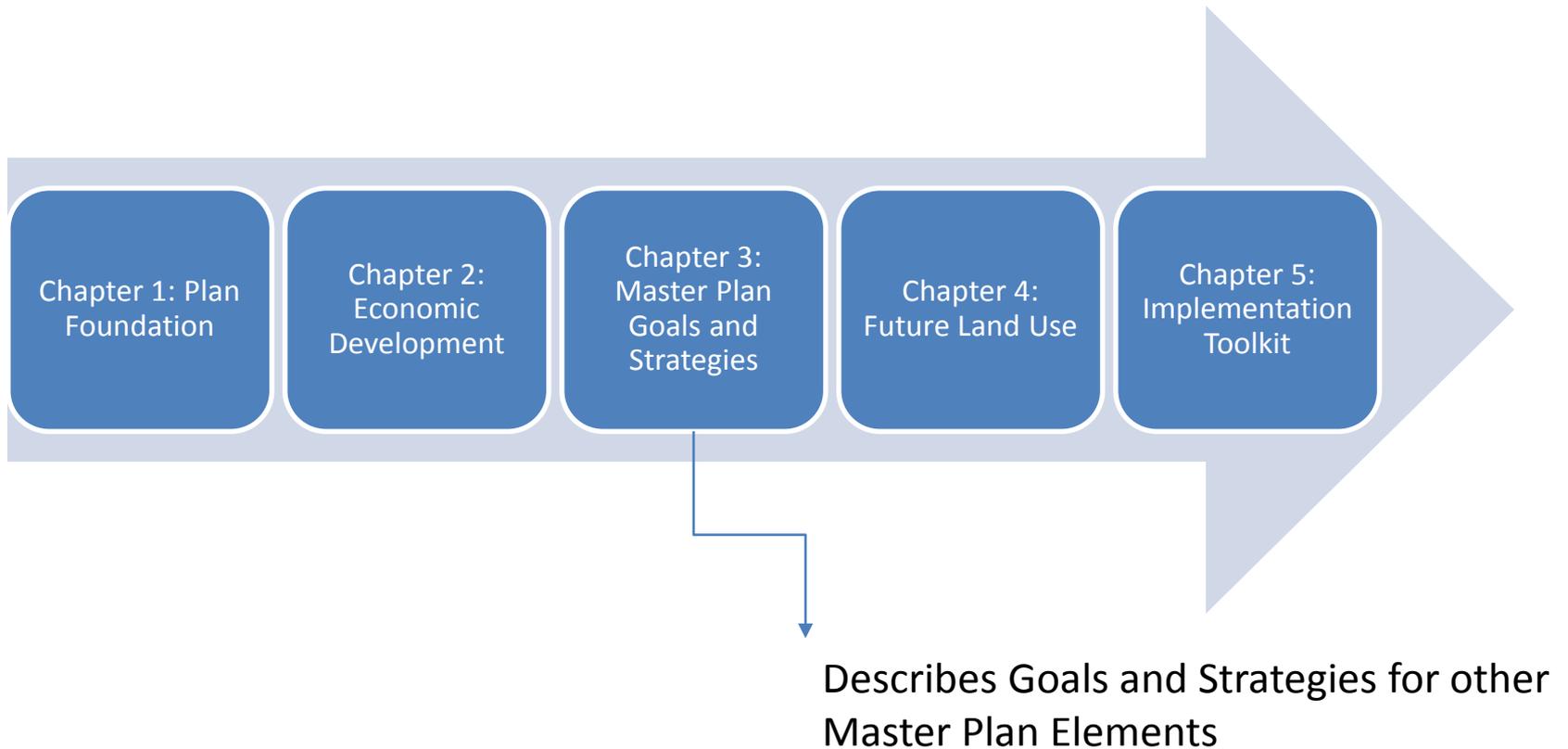


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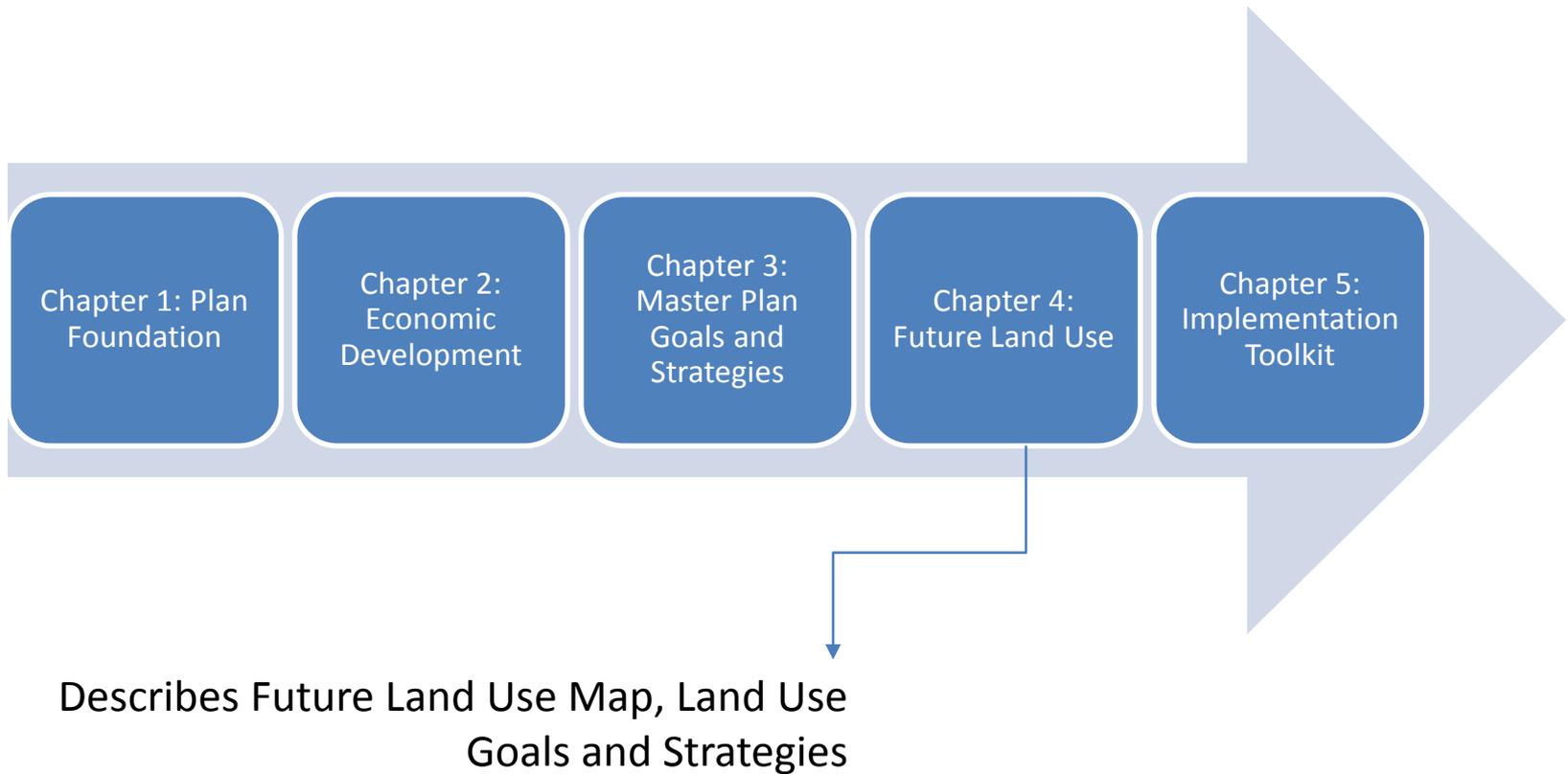


#2: Structure of the Plan



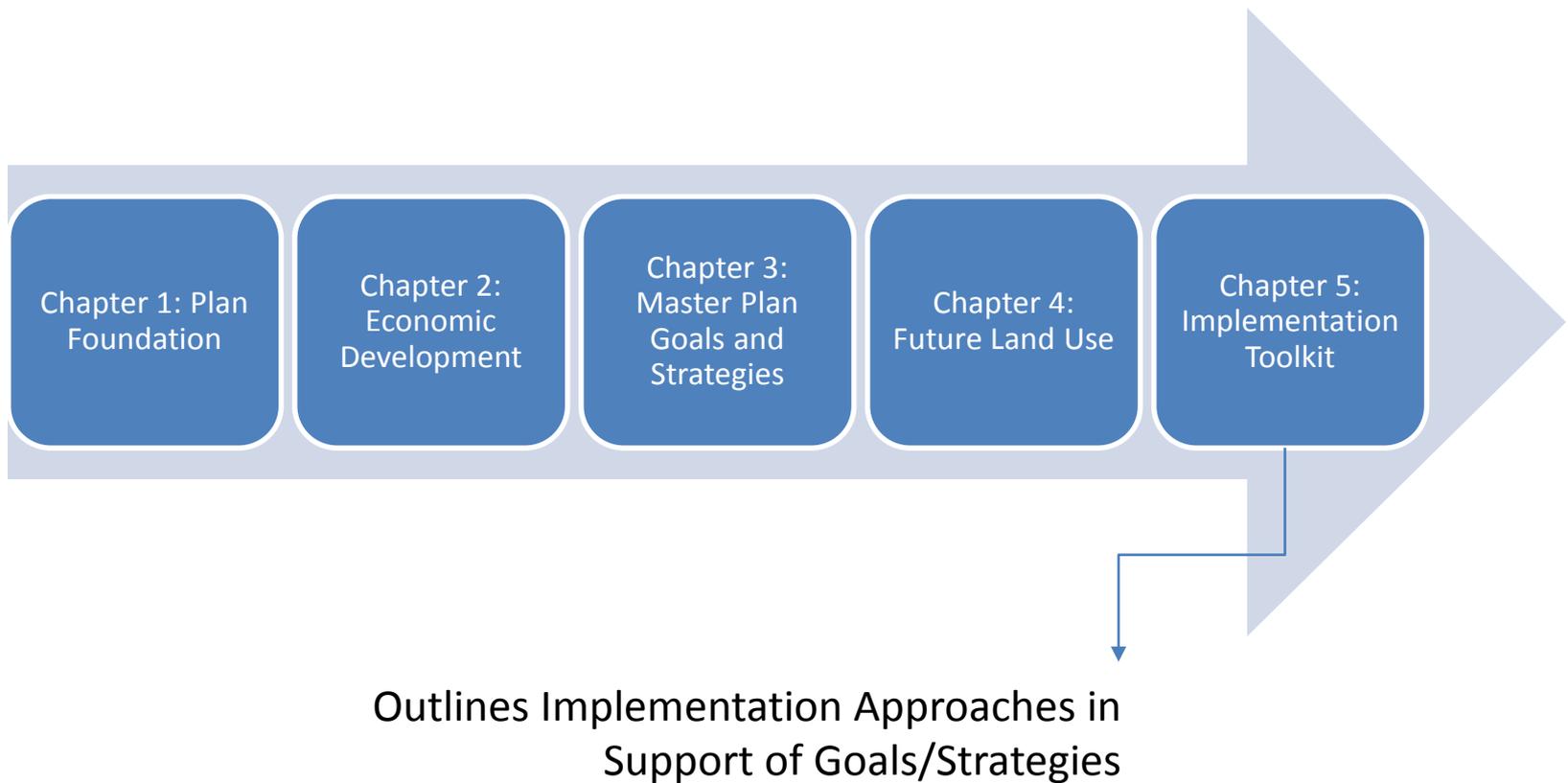


#2: Structure of the Plan





#2: Structure of the Plan





#2: Structure of the Plan





#3: Vision Statement

“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.”

The Vision is a clear and overarching statement on what the County seeks to achieve through the implementation of the Master Plan

Chapter 1:
Plan
Foundation



#4: Policy Framework

- Policy Framework - supports the Vision
- Policy Framework – built on important “themes” that emerged from the process; public outreach, comment, surveys, baseline review

The Policy Framework is a set of important Master Plan objectives based on review of existing conditions and community input

Chapter 1:
Plan
Foundation



#4: Policy Framework

Key Themes:



Quality of Life



Natural Environment



Distinct Areas



Built Environment and Land Use



Mining



Cultural Resources



Economy



Recreation



Resiliency

#4: Policy Framework

- 11 Statements that address the identified themes and directly support the Vision Statement

Example:

 **Recognize and support endeavors in the 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.







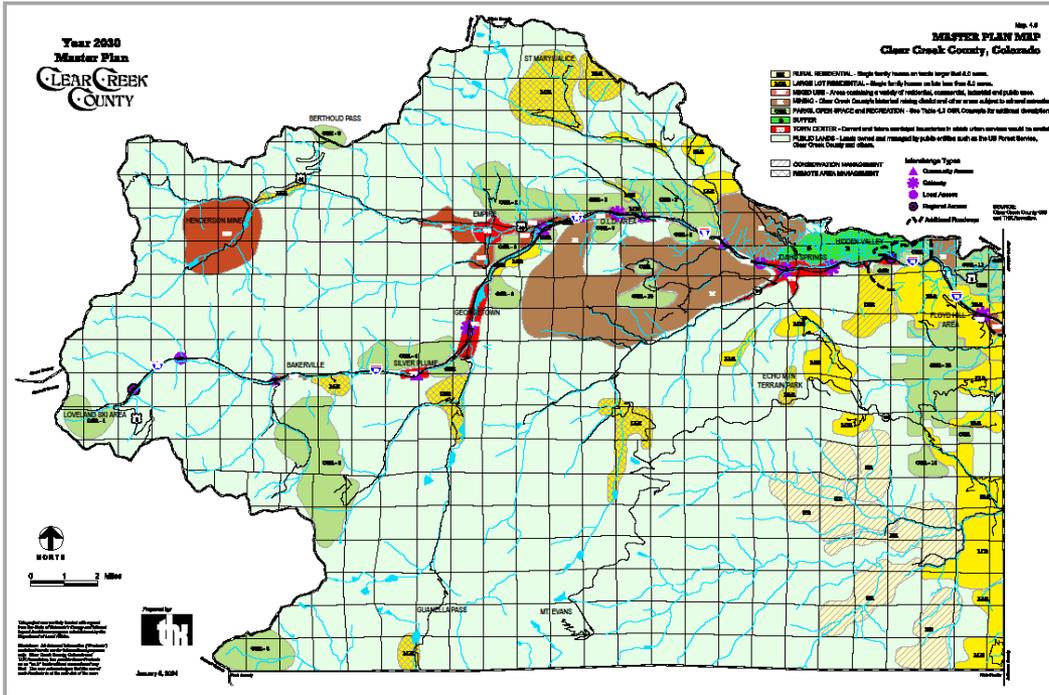
Addresses:

-  Quality of Life
-  Mining
-  Economy
-  Recreation
-  Cultural Resources

Chapter 1:
Plan
Foundation

#5: Future Land Use

- Existing Land Use Plan



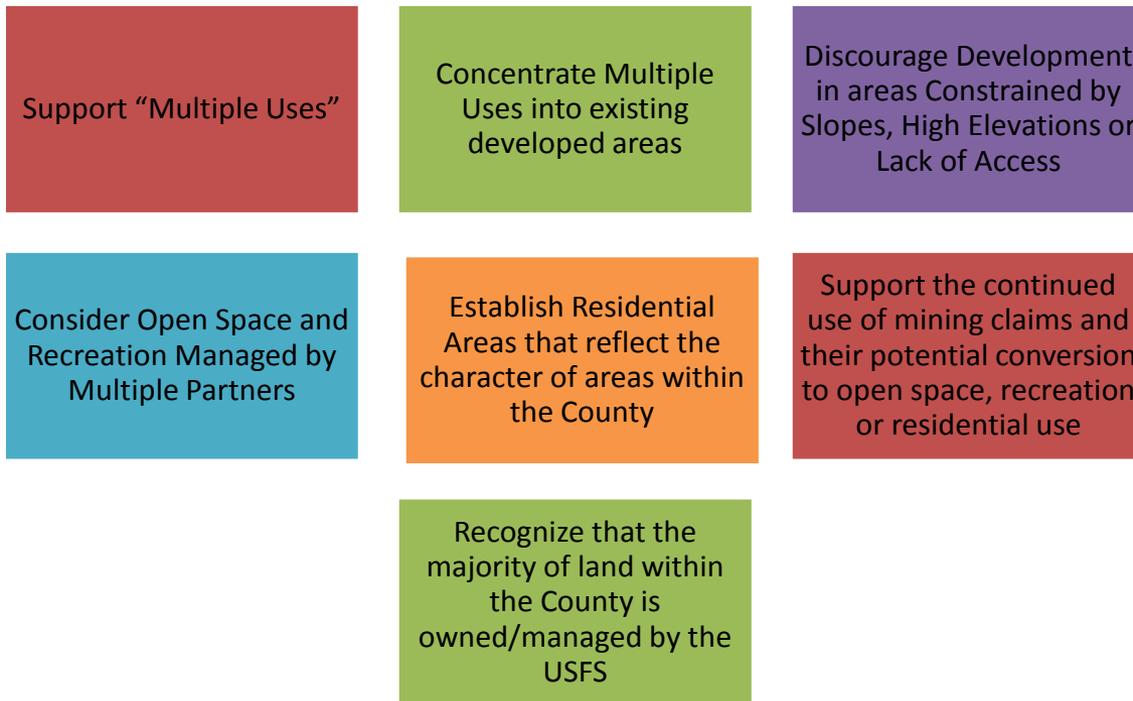
Current (2004) Map

Chapter 4:
Future Land
Use



#5: Future Land Use

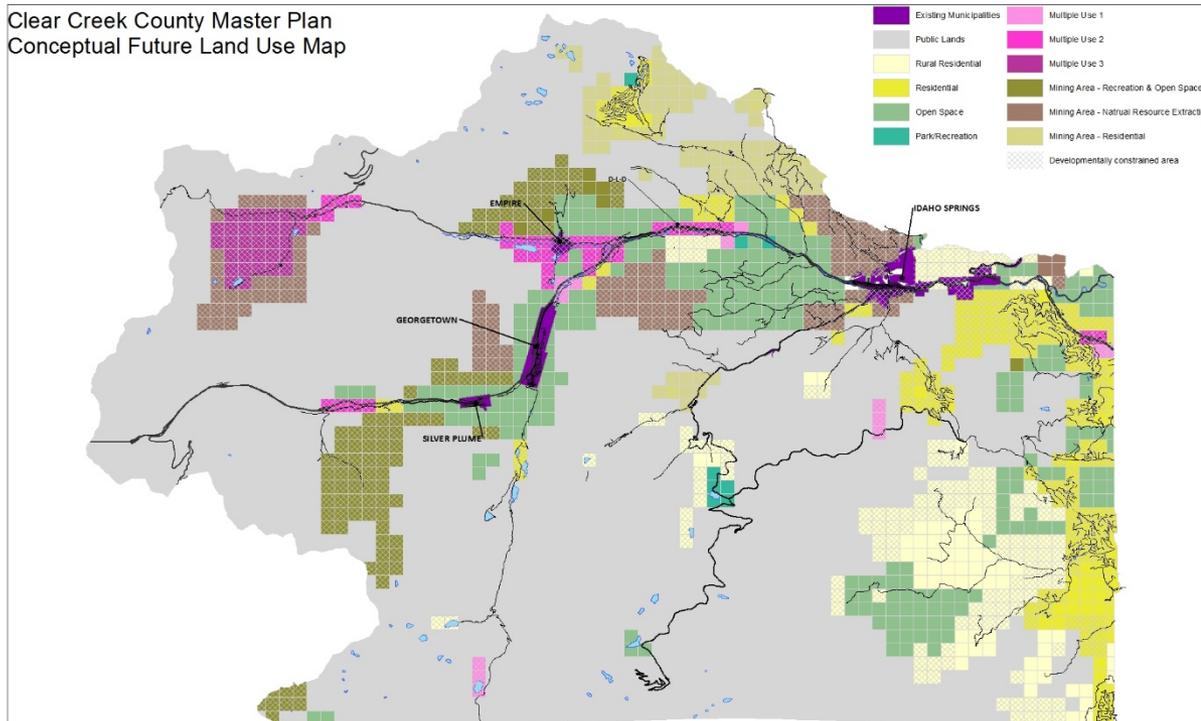
- Seven (7) “Guiding Principles” emerged from the planning process to shape Future Land Use policy:



Chapter 4:
Future Land
Use

#5: Future Land Use

- Revised approach better reflects desire to focus new growth in defined areas



Chapter 4:
Future Land
Use



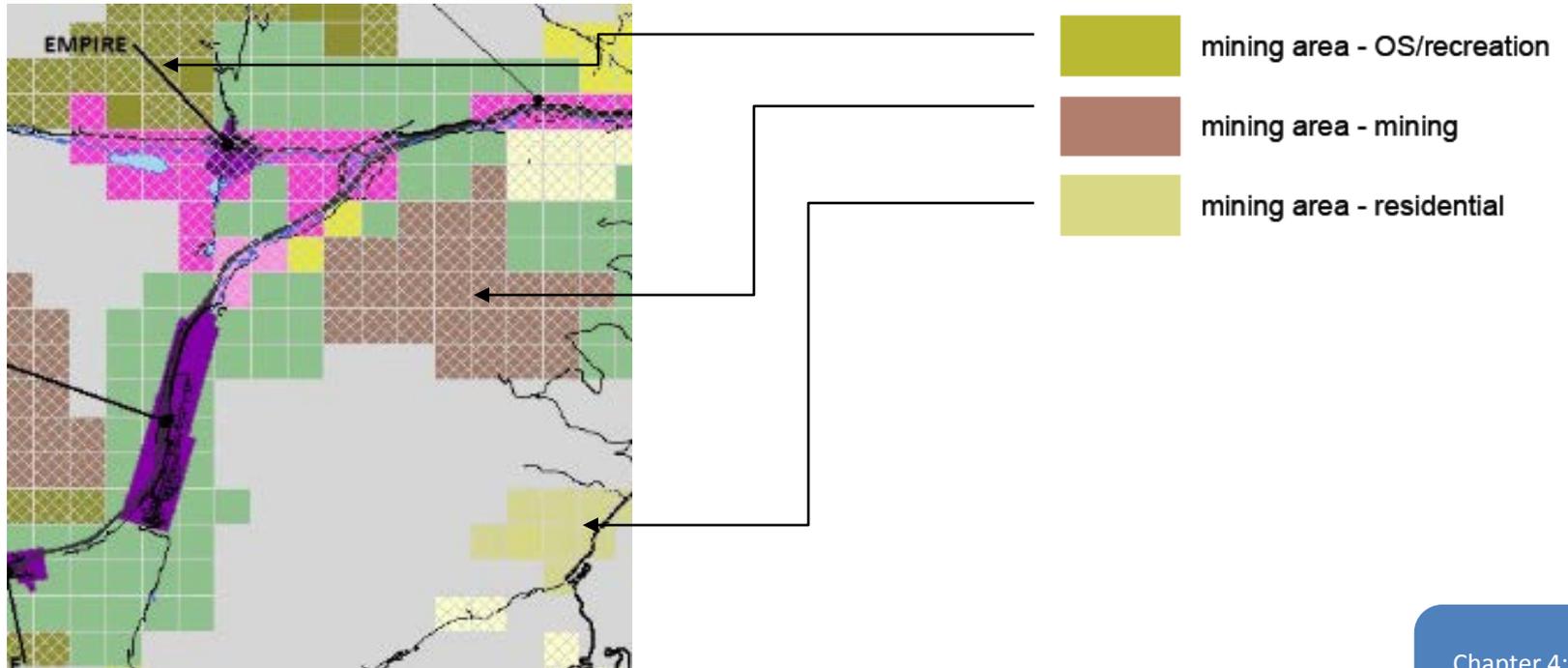
#5: Future Land Use

- New Land Use Categories help make it clearer where development in various forms is expected and wanted

	mining area - OS/recreation		Public Lands
	mining area - mining		Rural Residential
	mining area - residential		Residential
	Existing Municipalities		Open Space
	development constraint		Park/Recreation
			Multiple Use 1
			Multiple Use 2
			Multiple Use 3

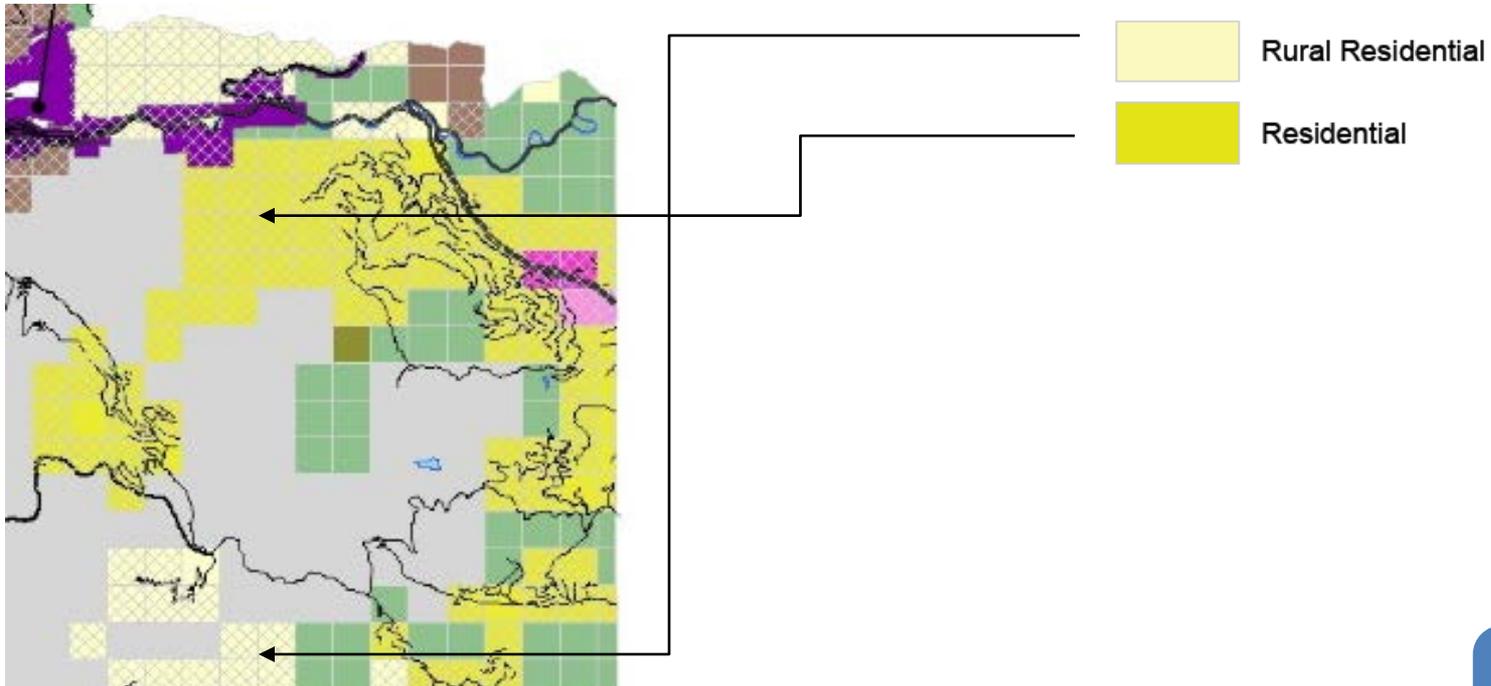
#5: Future Land Use

- Mining Lands: Three broad classifications



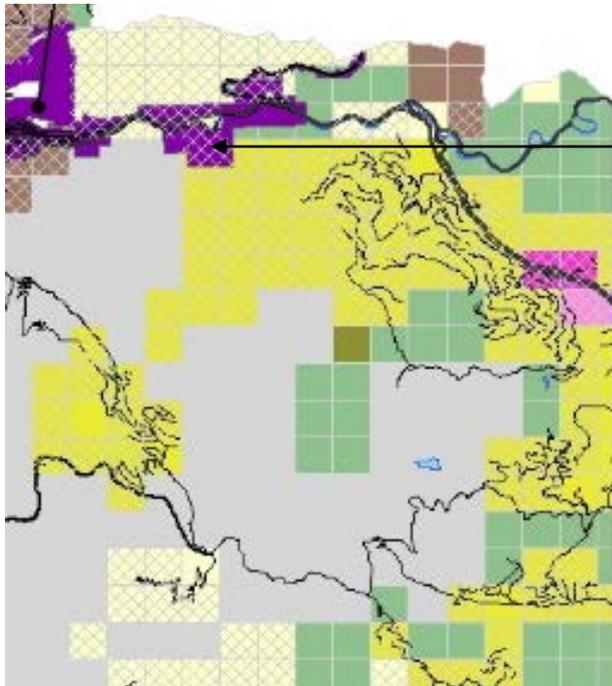
#5: Future Land Use

- Residential - Simplified



#5: Future Land Use

- Recognize Municipalities

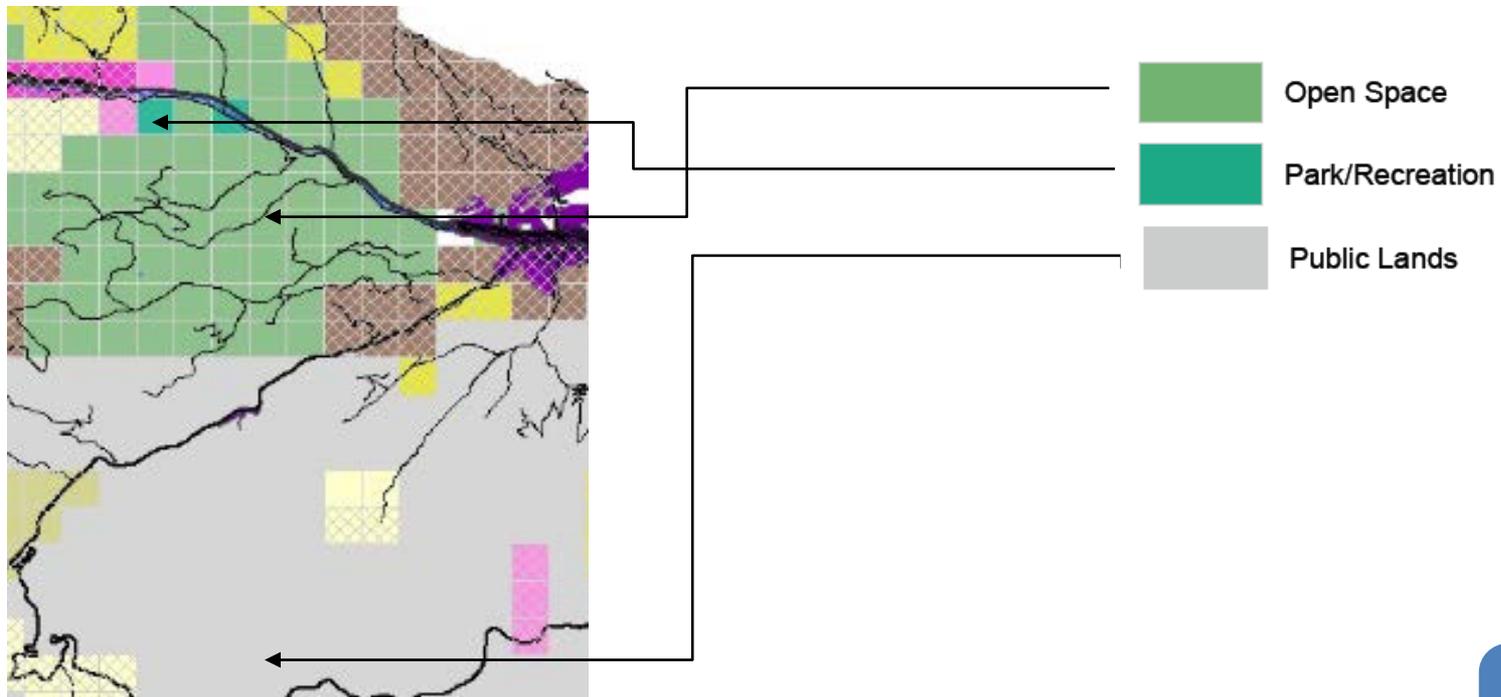


Existing Municipalities

Chapter 4:
Future Land
Use

#5: Future Land Use

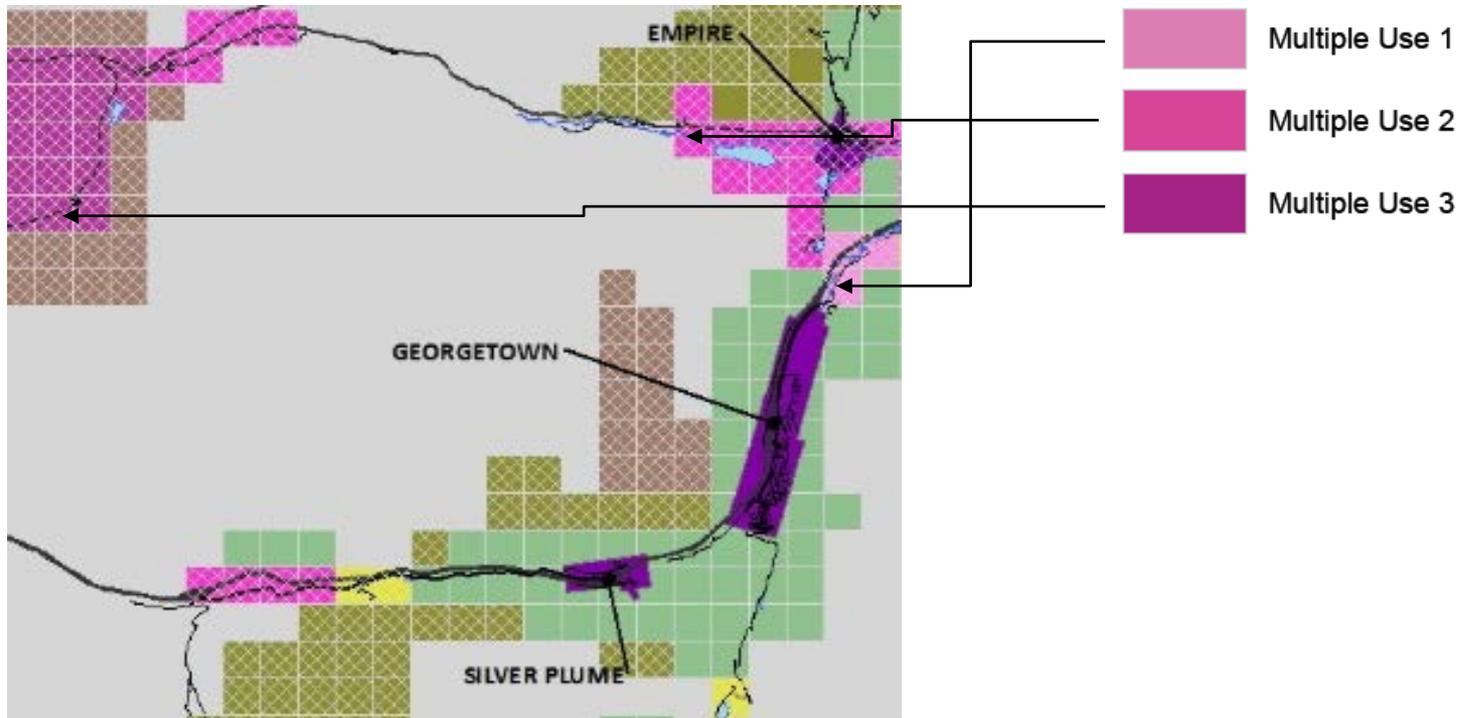
- Identify Recreation / Open Space and Public Lands



Chapter 4:
Future Land
Use

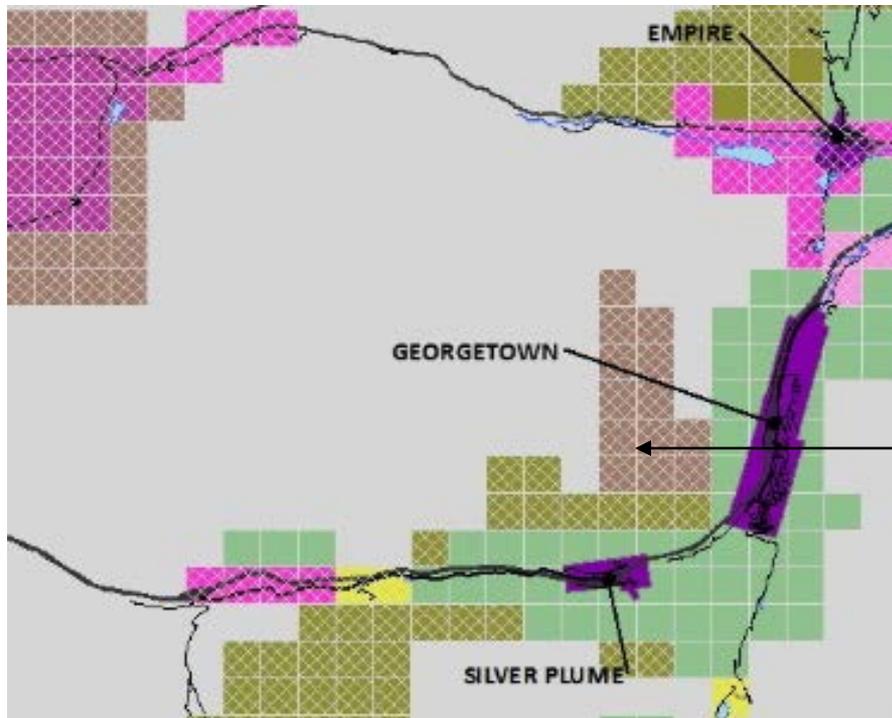
#5: Future Land Use

- Establish “Multiple Use Areas”



#5: Future Land Use

- Identify Important Constraints



 development constraint

Chapter 4:
Future Land
Use



#6: Master Plan Goals

- Goals are aligned with specific Plan Elements
- Plan Elements cover a wide array of County interests



Chapter 2:
Economic
Development

Chapter 3:
Master Plan
Goals and
Strategies

#6: Master Plan Goals

- Goals help fulfill the Policy Framework with greater specificity

Example...

Transportation

Goal A

Coordinate planning in order to reduce dependence on vehicles for all trips and create multimodal options for residents and employees of Clear Creek County.



Goal B

Create carpooling and transit options that are accessible to a broad swath of Clear Creek County residents and employees.



Goal C

Advocate for the County's interests for all future I-70 Corridor projects to ensure they are completed with sensitivity to the communities within the corridor.



Chapter 2:
Economic
Development

Chapter 3:
Master Plan
Goals and
Strategies

#6: Master Plan Goals

- Each will be supported with Strategies and Implementation Approaches

Transportation

Goal A

Coordinate planning in order to reduce dependence on vehicles for all trips and create multimodal options for residents and employees of Clear Creek County.



Strategies

1. Site affordable housing near areas with easy access to major transportation facilities and future transit options.
2. Site educational facilities and programs in areas with easy access to major transportation facilities and future transit options.
3. Support the Clear Creek Greenway in its role as a local and regional multi-use path connecting communities within the County.
4. Promote economic development efforts that increase the number of jobs in Clear Creek County for local residents,
5. Consider complete streets policies in subarea planning within the County.

Chapter 2:
Economic
Development

Chapter 3:
Master Plan
Goals and
Strategies



#7: Open House

- Please explore this information...offer your insights and help us in refining it further



Next Steps

Complete Drafting of Plan

Month / Date	Event/Activity
June 17	Initial Draft Plan Document to PC for Review
July	Final Draft Plan for PC Review
August	Adoption Process



Thank You!