



MEETING MINUTES

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

Office: 970.668.3398 | www.segroup.com

DATE: January 25, 2016

PROJECT: Clear Creek County Master Plan

SUBJECT: Citizen Advisory Committee - Meeting #1

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

ATTENDEES:

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

DISCUSSION:

1. Introductions

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

2. Overview

Purpose of a master plan:

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

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

Major themes that have come up thus far:

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

3. Role of the CAC

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

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

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

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

4. Round Table Discussion

Steve Schultz

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

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

Brad Boland

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

Fred Rollenhagen

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

Donna Moody

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

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

Tracy Troia

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

Russell Clark

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

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

Jim Epstein

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

Kim Steele

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

- 3-5 years, short term goals

Diana Rockwell

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

Cynthia Neely

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

John Caldwell

- Where in the County do you live?

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

Jim White

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

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

5. Clear Creek County Vision

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

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

6. What's next?

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

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

Meeting on 16th is at Rec Center

ACTION ITEMS:

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



Citizens Advisory Committee Meeting #1

January 25, 2016

7:00pm – 9:00pm



#1 - Introductions

- County Planning Staff
- Consulting Team



#2 - Overview

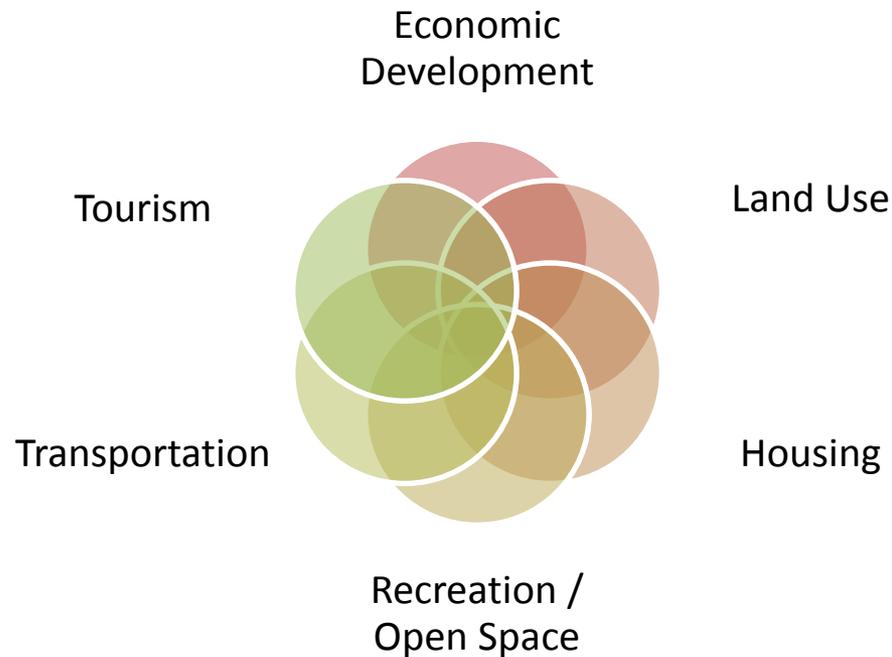
- What is the purpose of the Master Plan?





#2 - Overview

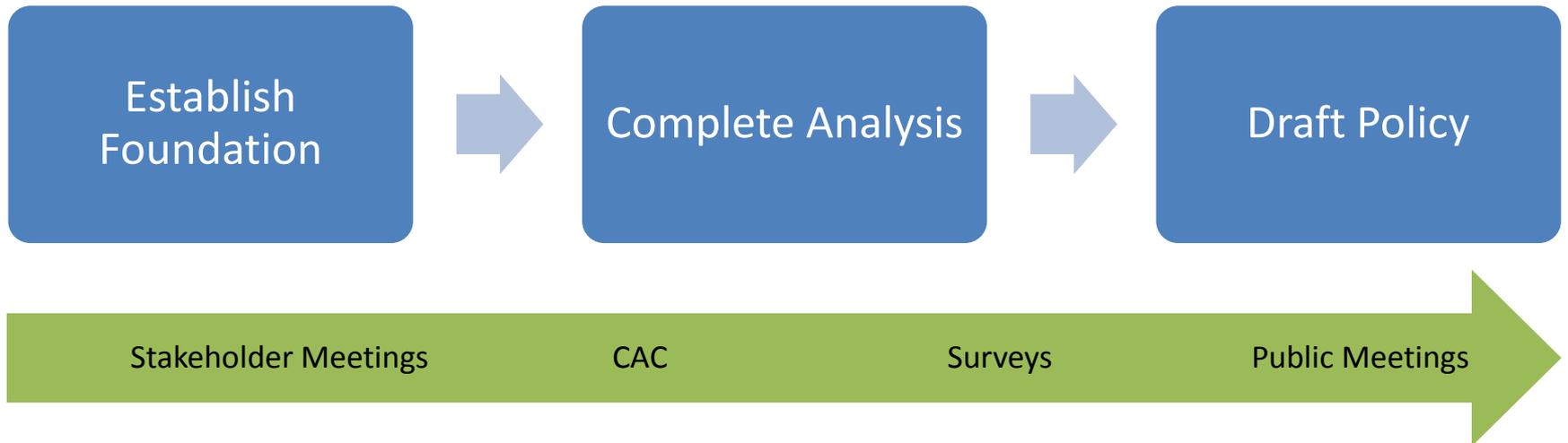
- What major elements are considered in the Master Plan?





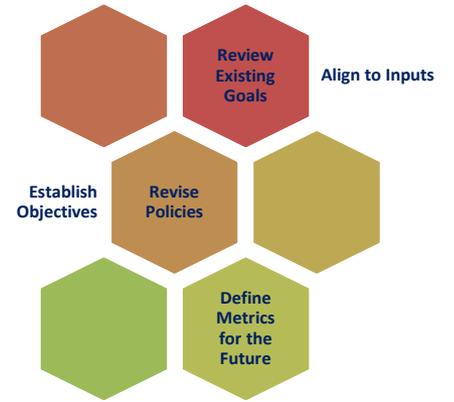
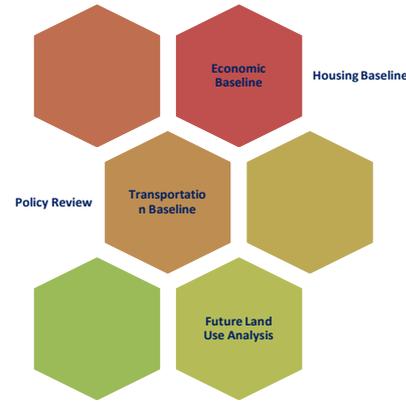
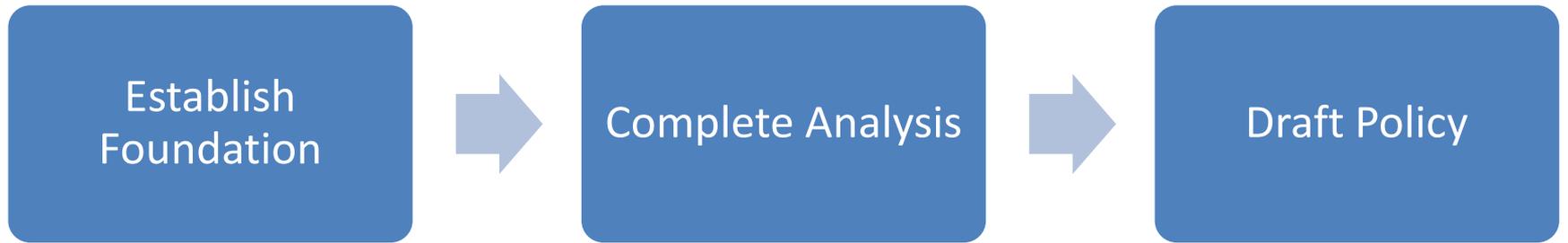
#2 - Overview

- What process is used to complete the update?



#2 - Overview

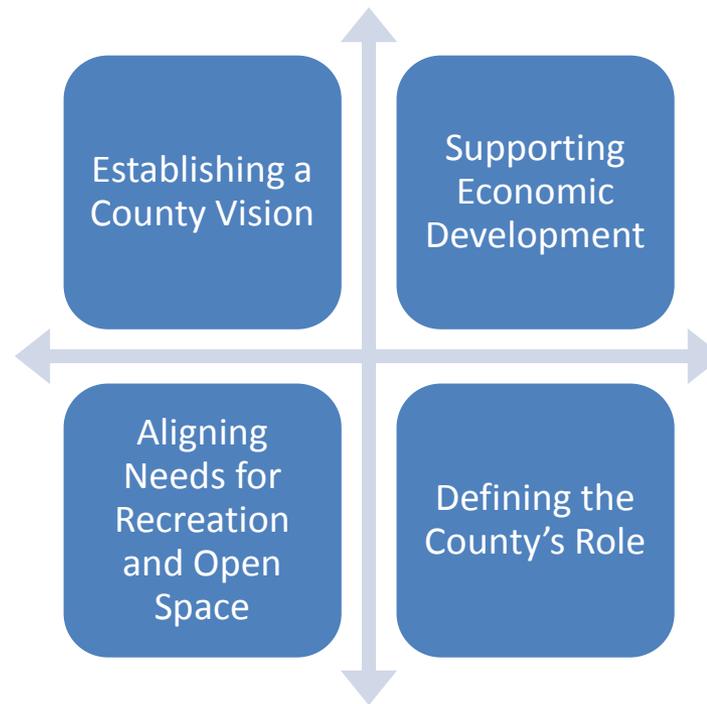
- Where are we now in the process?





#2 - Overview

- What are the major “themes” in 2016





#3 - The Role of the CAC

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



#4 – CAC Roundtable Discussion

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



#5 – Clear Creek County Vision

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

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



#5 – Clear Creek County Vision

- Let's parse this statement out...

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

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



#5 – Clear Creek County Vision

- Let's parse this statement out...

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

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



#5 – Clear Creek County Vision

- Let's parse this statement out...

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

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



#5 – Clear Creek County Vision

- Let's parse this statement out...

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

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



#5 – Clear Creek County Vision

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

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



#6 – Next Steps

- More work to do!

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



Thank You!



MEETING MINUTES

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

Office: 970.668.3398 | www.segroup.com

DATE: 3/14/16

PROJECT: Clear Creek County Comprehensive Master Plan Update

SUBJECT: CAC Meeting #2

LOCATION: Clear Creek County Commissioner's Board Room

ATTENDEES:

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

DISCUSSION:

Project update:

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

Key Themes:

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

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

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

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

The Vision

Review of past vision 2004:

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

Introduction of 2016 DRAFT vision and opportunity for comments:

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

What are your reactions?

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

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

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

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

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

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

Review of Policy Framework, what are your reactions?

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

Policies:

Seek a greater diversity of economic activity within the County

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Promote intergovernmental cooperation to support shared regional objectives

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

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

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

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

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

What are we after in this policy?

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

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

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

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

But use the term development

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

Final Thoughts

We still need a specific policy for cultural resources

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

ACTION ITEMS:

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



Citizens Advisory Committee Meeting #2

March 14, 2016

7:00pm – 9:00pm



The Role of the CAC

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



Where are we in the process?



(Re)Establish a Shared
Community Vision

Define Goals/Policies and
Objectives to Support that
Vision

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



#1 – Summary of Previous Meetings

- CAC Meeting #1
- Public Meeting #1



Themes we have discovered so far:





#2 – Clear Creek County Vision

2004 Vision

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



#2 – Clear Creek County Vision

2016 DRAFT Vision

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



#2 – Clear Creek County Vision

2016 DRAFT Vision

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



#2 – Clear Creek County Vision

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.*



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#2 – Clear Creek County Vision

2016 DRAFT Vision

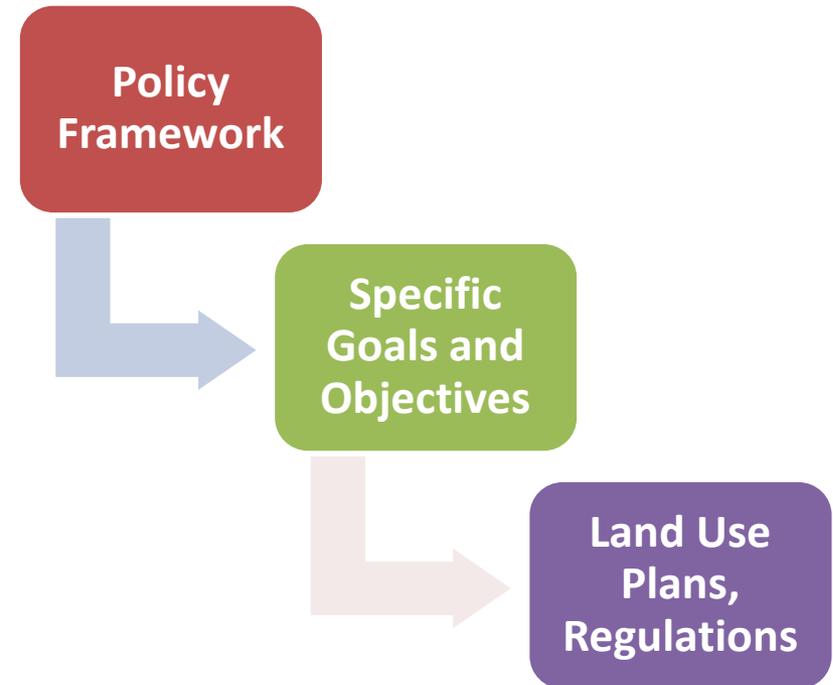
Support a diverse economic strategy that builds upon the existing quality of life, protects important natural and cultural resources, encourages recreational access and celebrates the County's unique sense of independence.



#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

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#3 – Policy Framework

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

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



#3 – Policy Framework

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

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



#3 – Policy Framework

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

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



#3 – Policy Framework

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

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



#3 – Policy Framework

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

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



#3 – Policy Framework

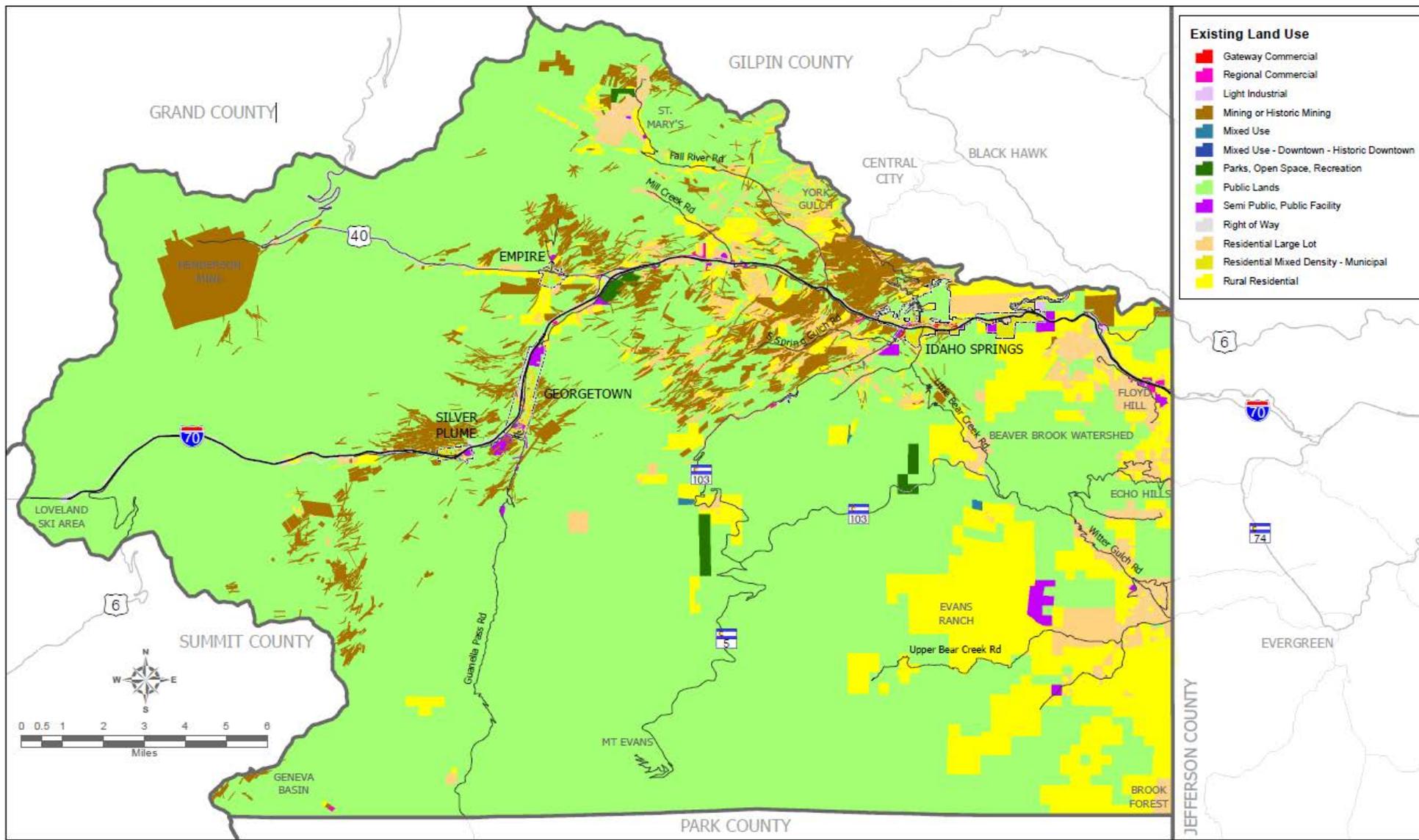
Endorse a transportation system that is multi-modal in nature and that enhances local circulation with and between existing communities as well as improves connectivity to the rest of the region

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



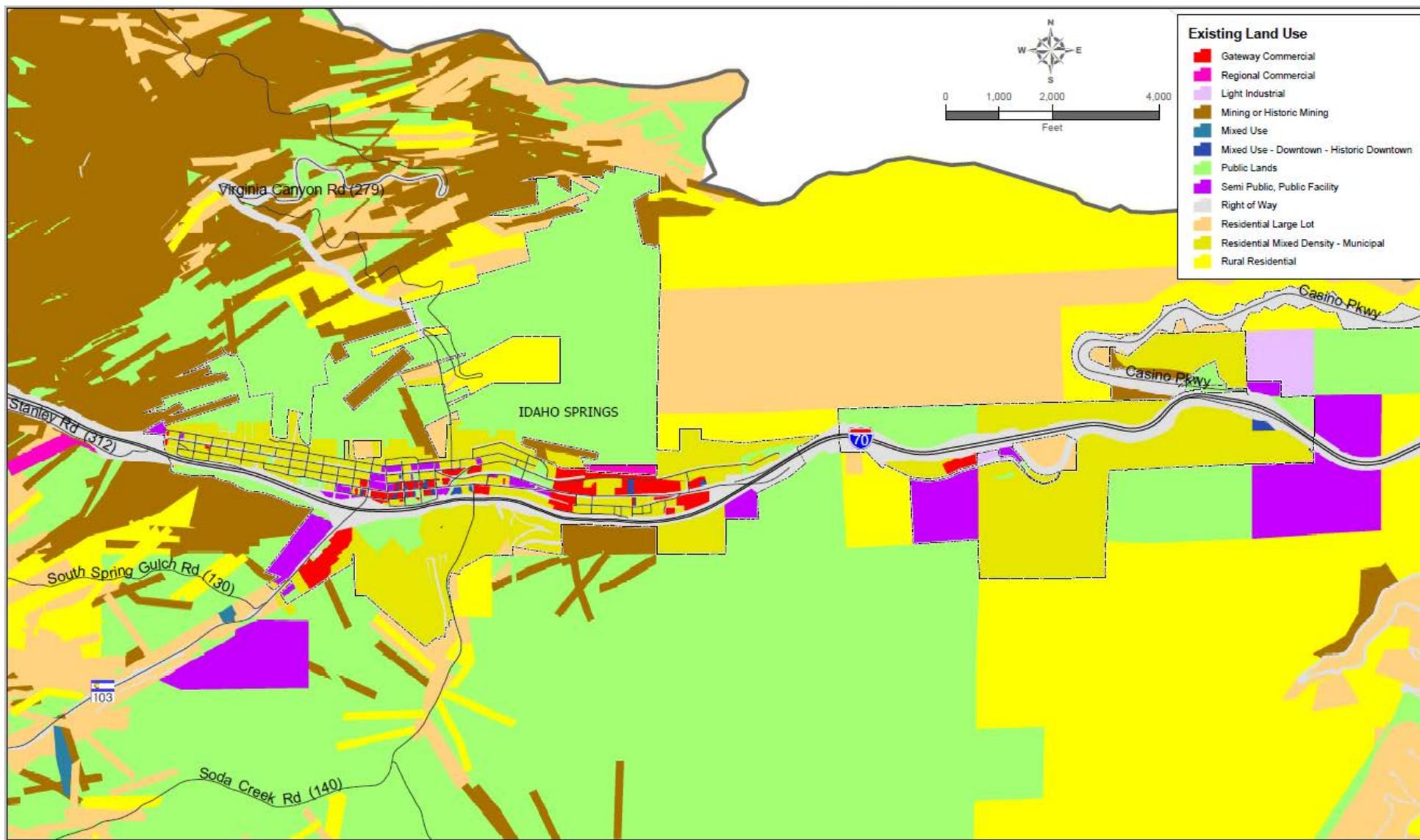
#3 – Future Land Use

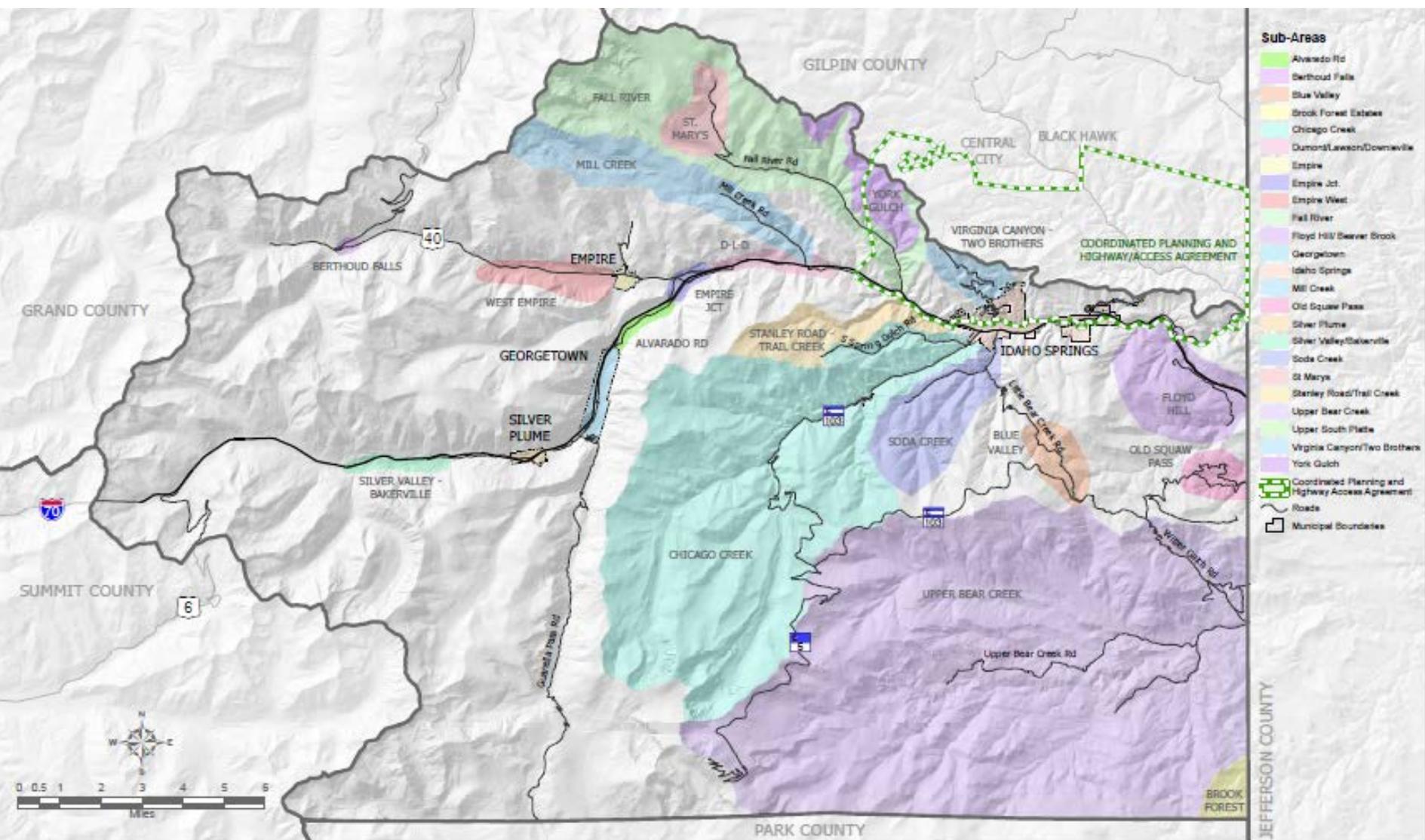
- What should stay the same from the 2004 plan?
- What should change?
- How do you want to treat mining lands?
- What kinds of “overlays” do we want to examine?
- What role should hazard/mitigation play?



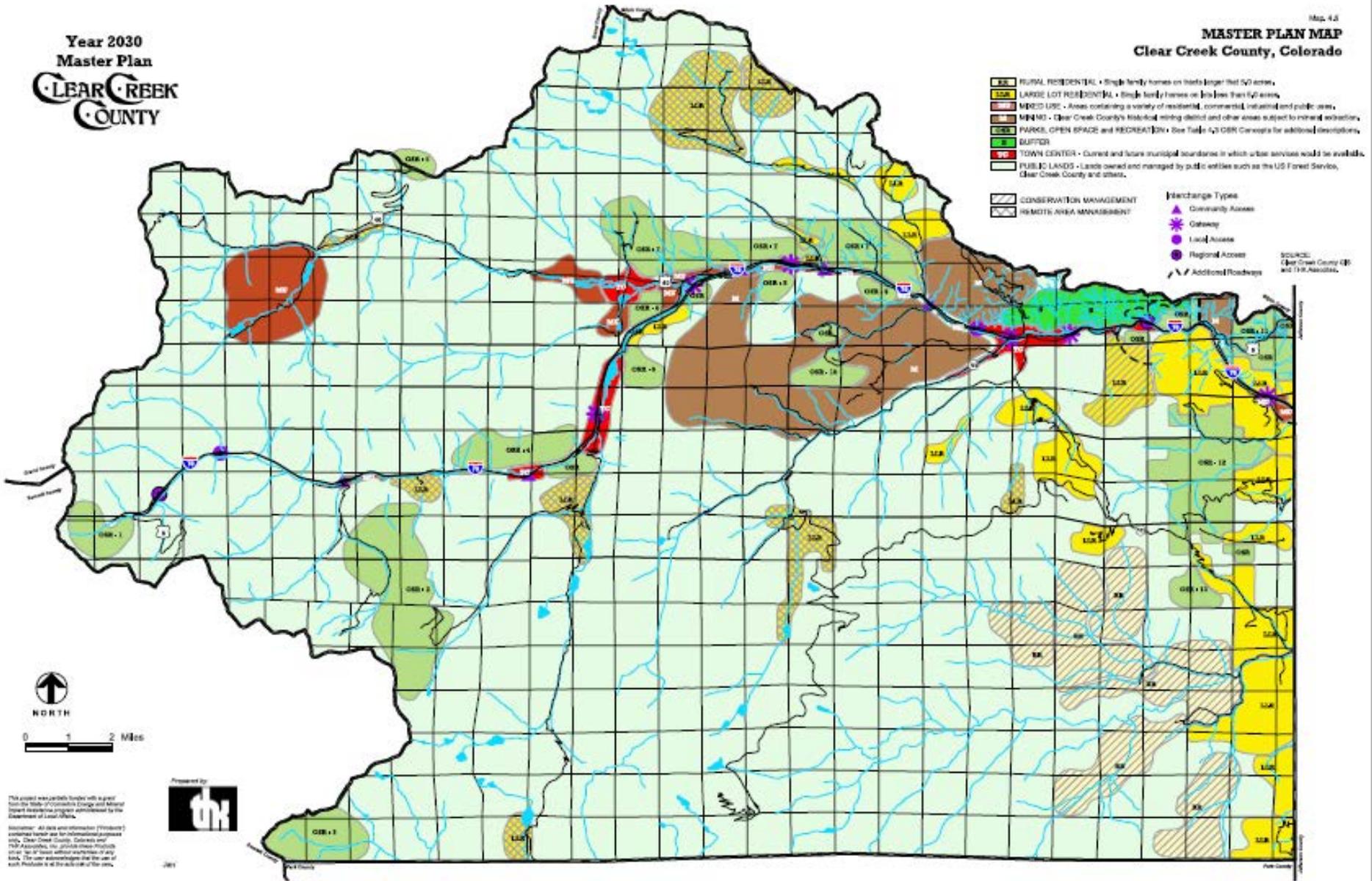
Existing Land Use

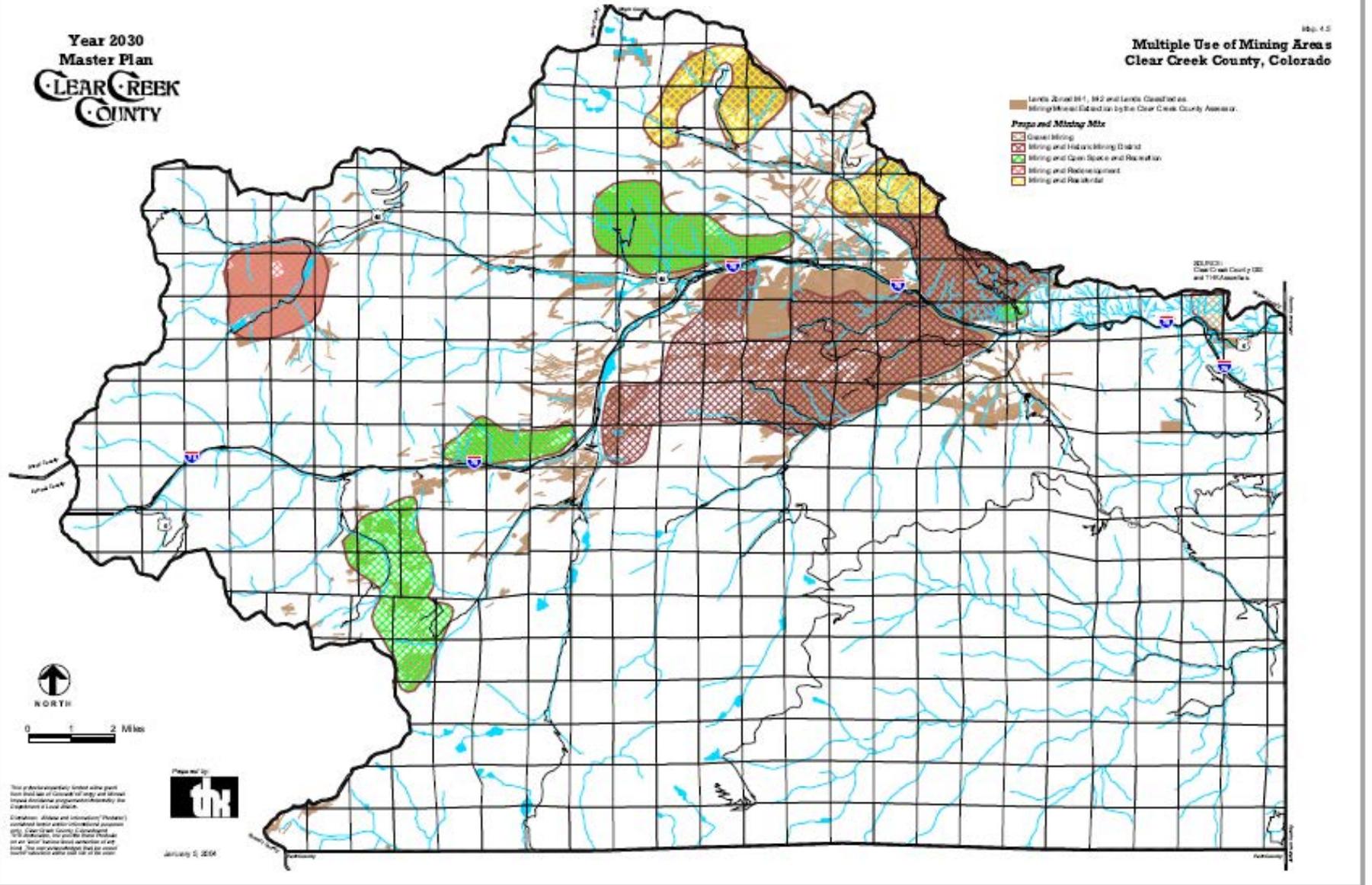
- Gateway Commercial
- Regional Commercial
- Light Industrial
- Mining or Historic Mining
- Mixed Use
- Mixed Use - Downtown - Historic Downtown
- Parks, Open Space, Recreation
- Public Lands
- Semi Public, Public Facility
- Right of Way
- Residential Large Lot
- Residential Mixed Density - Municipal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





Clear Creek County- Community Master Plan







#5 – Next Steps

More work to do!

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



Thank You!



Citizens Advisory Committee Meeting #3

April, 2016

7:00pm – 9:00pm



The Role of the CAC

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



#1 – Meeting Purpose

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



Public Meeting Comments – D-L-D

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



Public Meeting Comments – Georgetown, Silver Plume, Bakerville

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



Public Meeting Comments – Empire

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



Public Meeting Comments – Upper Bear Creek

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



Public Meeting Comments – Floyd Hill

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



#2 – Clear Creek County Vision

2004 Vision

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



#2 – Clear Creek County Vision

2016 DRAFT 2 Vision

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



#2 – Themes



QUALITY OF LIFE



BUILT ENVIRONMENT – LAND USE



ECONOMY



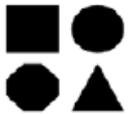
NATURAL ENVIRONMENT



MINING AND CULTURAL
RESOURCES



RECREATION



DISTINCT AREAS



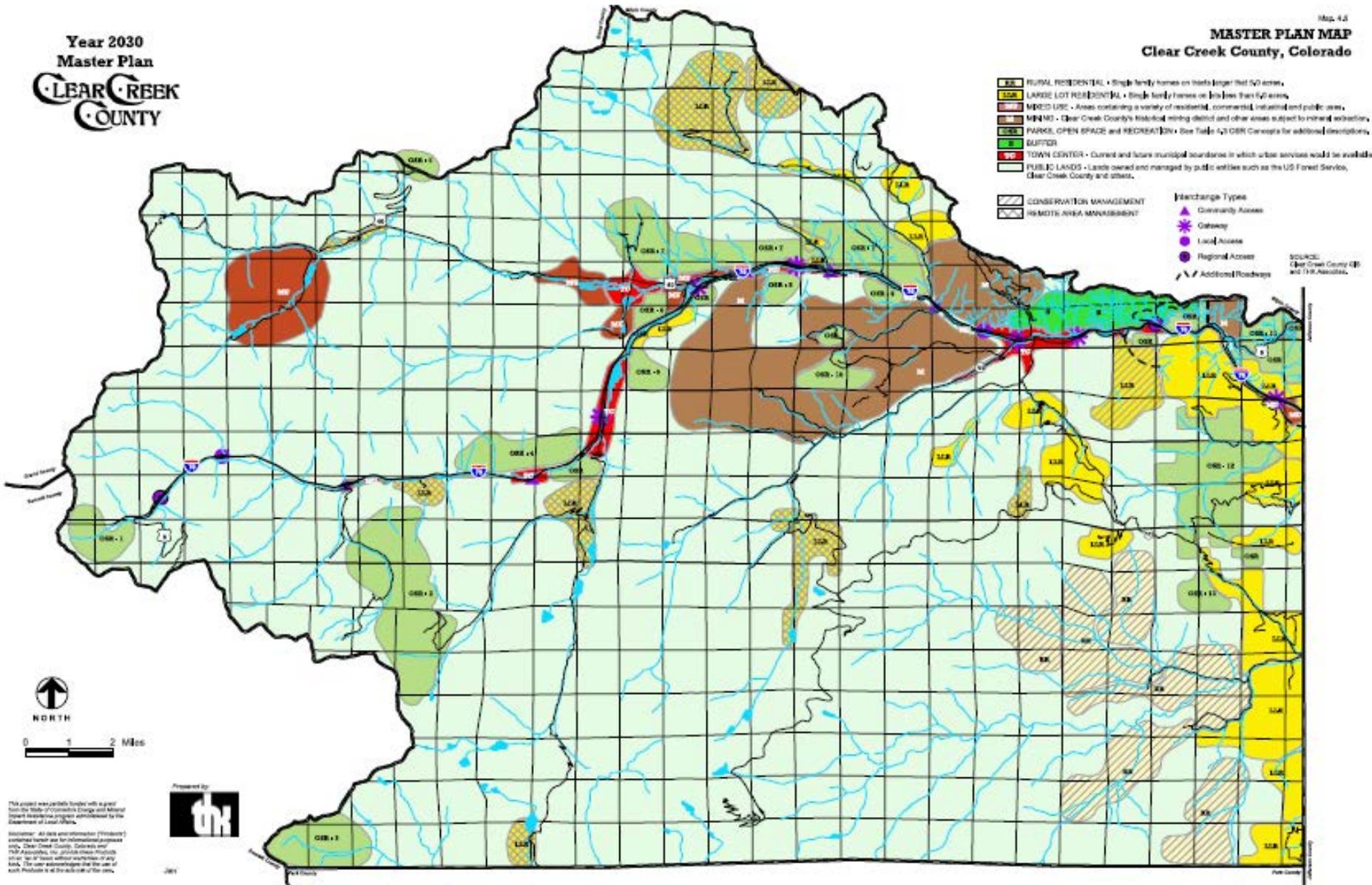
#2 – Clear Creek County Policy Framework

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



#3 – Future Land Use

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





#3 – Future Land Use - Principles

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

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

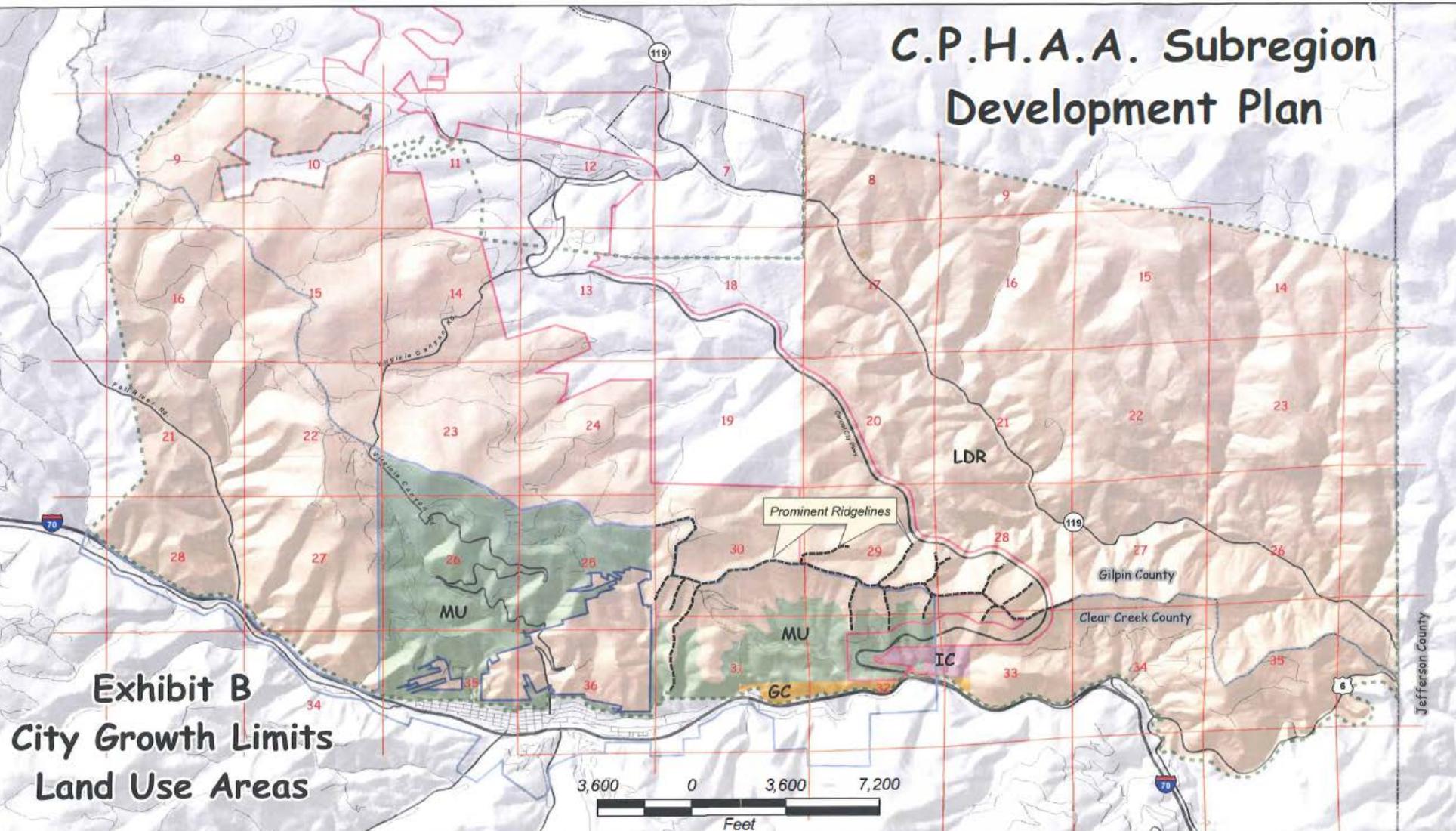
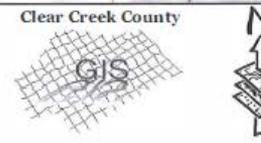
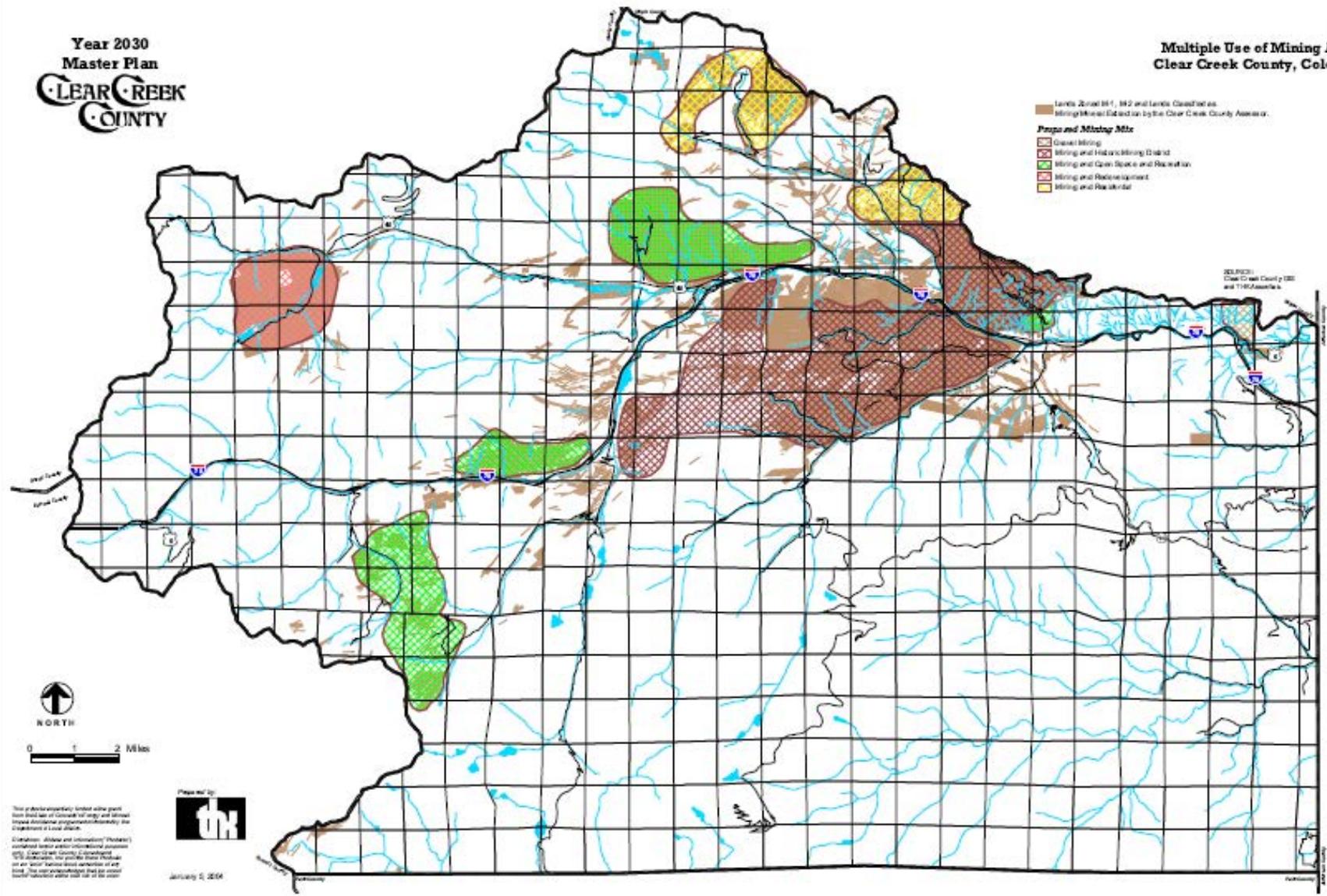


Exhibit B City Growth Limits Land Use Areas

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

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







#4 – Next Steps

Photo Contest for inclusion in Plan!

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



Thank You!



MEETING MINUTES

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

Office: 970.668.3398 | www.segroup.com

DATE: 04/04/16

PROJECT: Clear Creek County Master Plan

SUBJECT: CAC Meeting #3

LOCATION: County Commissioners Board Room

ATTENDEES:

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

DISCUSSION:

Meeting Purpose:

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

Public Meeting #2 Comments:

Public Meeting Comments – D-L-D

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

Additional Notes from CAC:

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

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

Public Meeting Comments – Georgetown, Silver Plume, Bakerville

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

Additional Notes from CAC:

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

Public Meeting Comments – Empire

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

Additional Notes from CAC:

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

Public Meeting Comments – Upper Bear Creek

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

Public Meeting Comments – Floyd Hill

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

Review of additions to the draft vision:

2016 DRAFT 2 Vision

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

Additional Changes:

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

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

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

Future Land Use Talking Points

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

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

Principles- See accompanying map for locations of specific recommendations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Note- We Need to clarify enterprise zone with Peggy Stokstad

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

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

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

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

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

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

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

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

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

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

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

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

ACTION ITEMS:

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



MEETING MINUTES

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

Office: 970.668.3398 | www.segroup.com

DATE: 04/25/16

PROJECT: Clear Creek County Master Plan

SUBJECT: CAC Meeting #4

LOCATION: County Commissioners Board Room

ATTENDEES:

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

DISCUSSION:

Meeting Purpose:

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

Future Land Use:

Notable Conceptual Shifts

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

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

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

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

Discussion:

Mining:

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

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

Public Lands:

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

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

Multiple Use categories:

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

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

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

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

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

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

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

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

Development Constraint Overlay:

What do we think about the following constraints:

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

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

Suggestions:

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

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

ACTION ITEMS:

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

DATE: 05/18/16

PROJECT: Clear Creek County Master Plan

SUBJECT: CAC Meeting #5 – Joint with Planning Commission

LOCATION: County Commissioners Board Room

DISCUSSION:

Meeting Purpose:

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

Main Points of Discussion:

Balance between Residents and Visitors

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

Need for Additional Policies on Cultural Resources and Natural Resources

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

Housing

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

Concurrency of Services

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

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

Recreation Working Group

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

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

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

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

Natural Resources and the Land Use Toolbox

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

Future Land Use Plan

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

ACTION ITEMS:

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



Citizens Advisory Committee Meeting #5

May 18, 2016

6:30pm – 9:00pm



Meeting Purpose

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



Meeting Purpose

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



#1 Review Planning Process

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



#2 Vision and Policy Framework

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

#2 Vision and Policy Framework

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



Quality of Life



Recreation



Built Environment and Land Use



Distinct Areas



Economy



Cultural Resources



Natural Environment



Resiliency



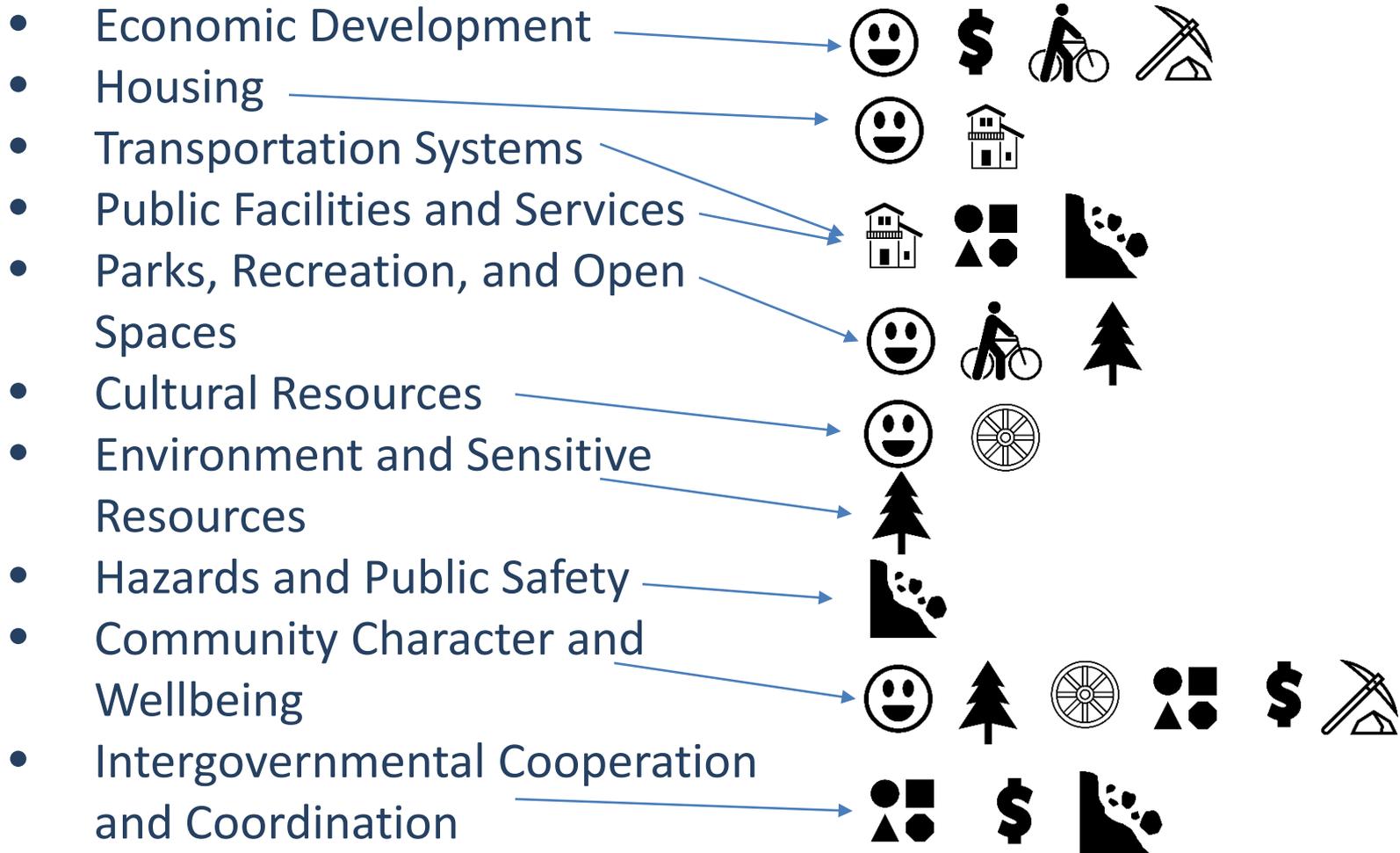
Mining



#2 Vision and Policy Framework

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

#2 Vision and Policy Framework





#2 Vision and Policy Framework

Additional Input Needed:

- Housing policy missing from framework

Quality?

Location?

Affordability?

Theme?



#2 Vision and Policy Framework

Additional Input Needed:

- Concurrency requirement for development

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

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



#3 Recreation Working Group Update

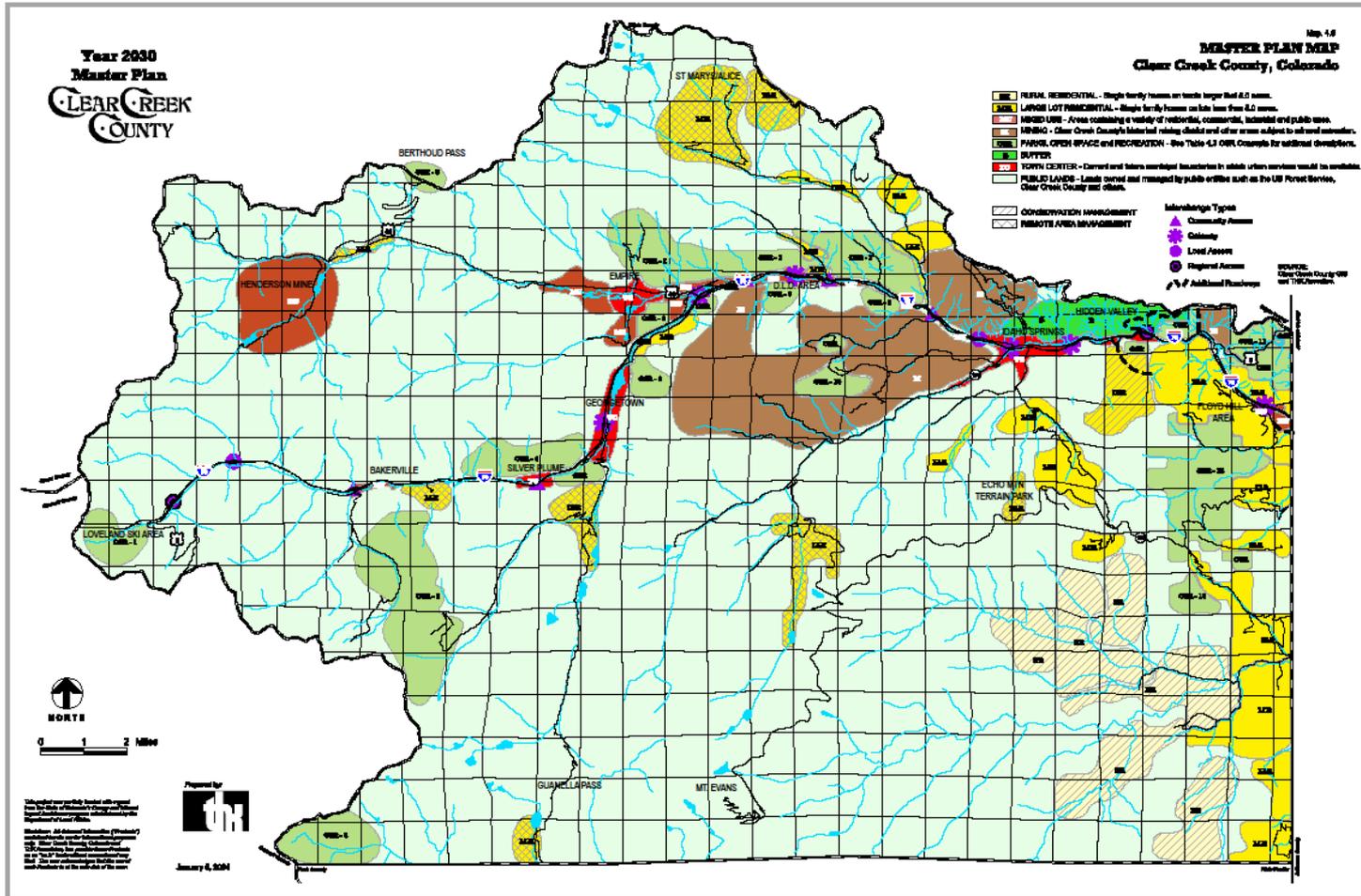
Goal 1

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

Goal 2

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

#4 Future Land Use



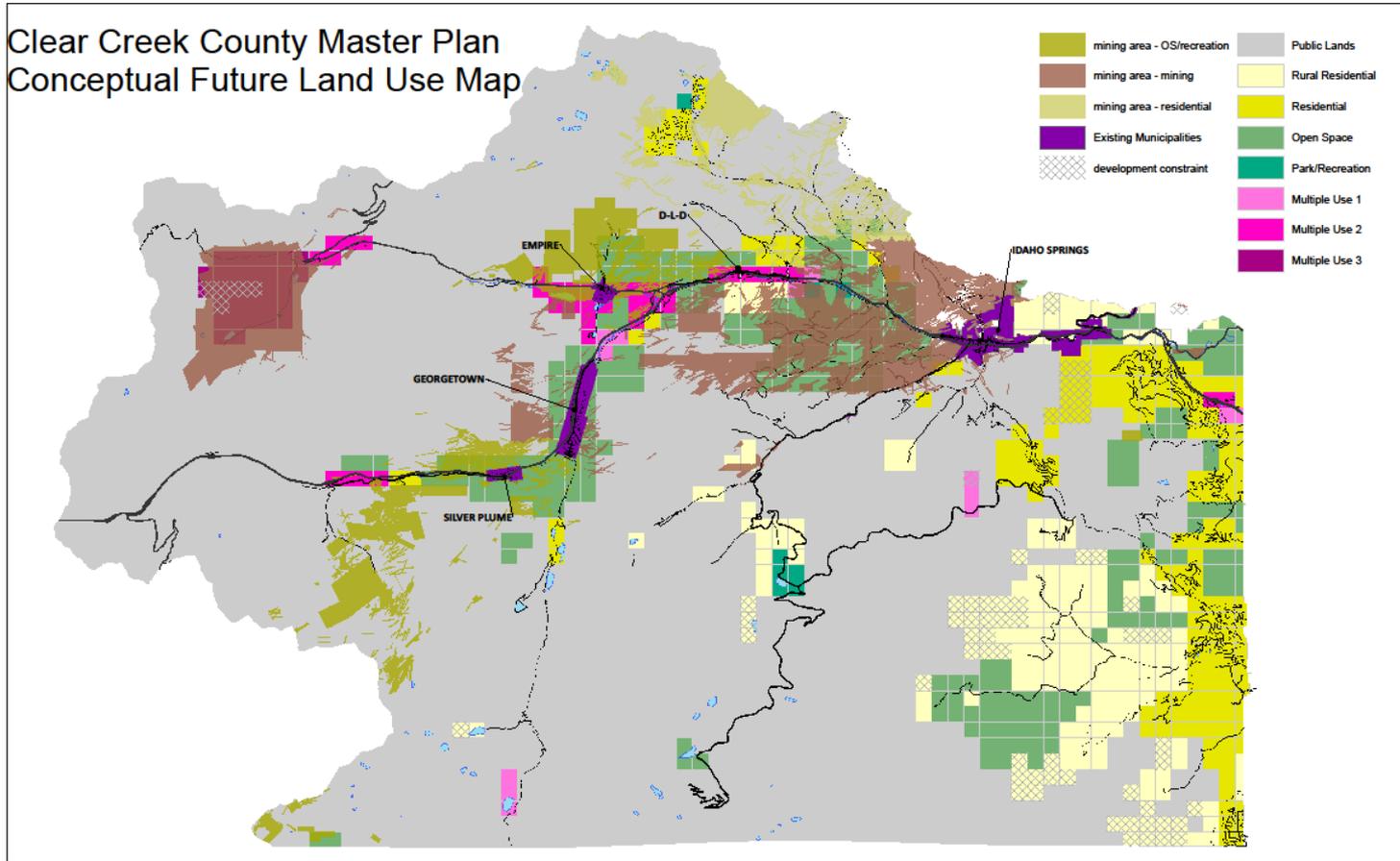


#4 Future Land Use

Major updates to Map:

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

#4 Future Land Use





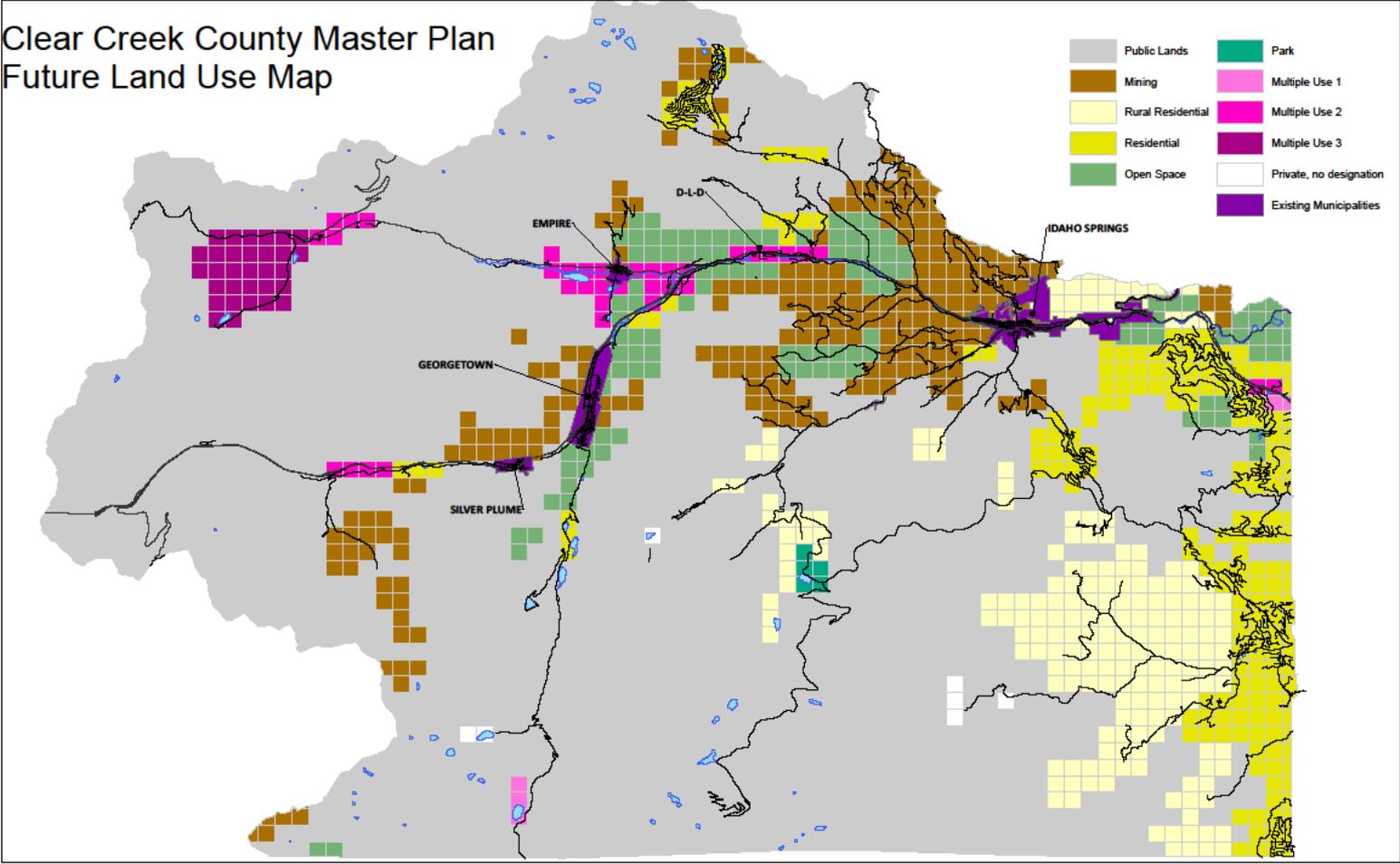
#4 Future Land Use

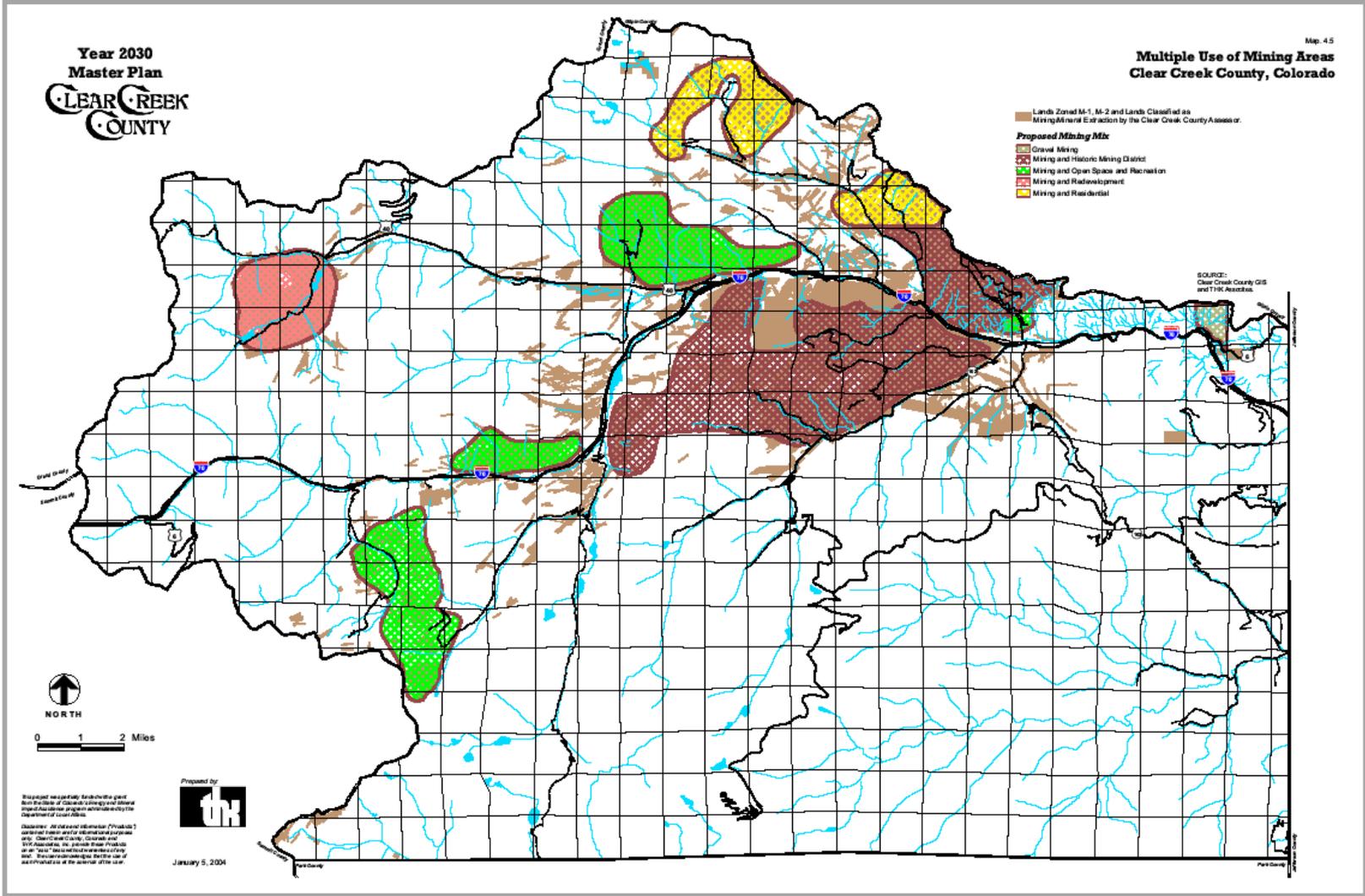
Additional Input Needed:

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



Clear Creek County Master Plan Future Land Use Map



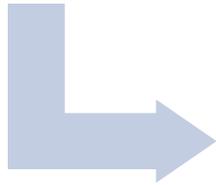




#5 Policies in Plan

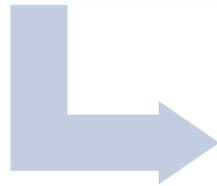
Policy Framework

- Overarching Ideas and themes



Goals

- Specific to each plan element



Strategies

- Actions to support and achieve the goals

All Policies, Goals, and Strategies support the Vision



#5 Policies in Plan

Key Changes

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



#5 Policies in Plan

Additional Input Needed:

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



#4 – Next Steps

Complete Drafting of Plan

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



Thank You!

PECONOMIC FOCUS GROUP MEETING NOTES

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PARTICIPANTS: Dana Abrahamson, Realtor
Kevin Knoll, Henderson Operations
Dale Drake, Clear Creek Rafting
Peggy Stokstad, CCEDC
Scott Yard, Smoking Yards BBQ
Stephan Andrade, DataMi

PLANNING TEAM: Drew Pollak-Bruce, SE Group
Frederick Rollenhagen, CCC Planning
Erik Jameson, CCC Planning

DATE: 12/1/2015

RE: Economic Focus Group

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

CALL TO ORDER, INTRODUCTIONS

- Members of the planning team and the focus group participants introduced themselves and where they are from

SCOPE AND PURPOSE OF THE MASTER PLAN

- A major strategic plan that will shape the future of Clear Creek County and provide guidance concerning County land uses, infrastructure, use of County-owned land, and development of new and amended regulations
- A comprehensive policy document that establishes guiding principles for development in the County and integrates strategies for the following elements to achieve shared vision for the future of Clear Creek County
 - Economic Development
 - Land Use
 - Housing
 - Transportation Systems
 - Public Facilities and Services
 - Parks, Recreation and Open Spaces
 - Environmental and Sensitive Resources
 - Hazards and Public Safety
 - Community Character and Wellbeing
 - Intergovernmental Cooperation and Coordination
- The Clear Creek County Master Plan 2030 update will focus on addressing the County's economic resiliency in light of a changing regional economy and the County's environmental resiliency in light of increased risk and severity of natural hazards.

PREVIOUS ECONOMIC DEVELOPMENT PLANS AND POLICIES

- 2004 Clear Creek County Master Plan

- 2014 Clear Creek County Economic Agenda
- Clear Creek Economic Development Corporation Planning and Policies
 - CCEDC is working on goal planning and priority setting
 - Interactive story map underway with Matt Taylor

2004 Clear Creek County Master Plan

Goals

11 broad goals touching on:

- Redevelopment of the Henderson Mine
- Increasing the mix of employment opportunities
- Increasing diversity in the local economic base
- Bringing new capital to the economy
- The availability of necessary infrastructure
- Clear Creek waterway as an economic and environmental treasure
- Cultural resources as an important economic opportunity
- Developing Clear Creek County's natural resources as an economic base
- Conducting community surveys, studies and projects aimed at increasing the economic viability of Clear Creek County's small municipalities.
- Create an atmosphere of economic and regulatory predictability
- Logical annexations
- Creating a positive business climate

Economic Development Strategies

51 individual strategies under the following categories:

- Redevelopment of Henderson Mine Strategies
- Employment Strategies
- Economic Activity Strategies
- Infrastructure Strategies
- Clear Creek as a Natural Resource and Source of Economic Benefit Strategies
- Cultural Resource Strategies
- Natural Resources Strategies
- Municipal Vitality Strategies
- Predictability Strategies
- Annexation Strategies
- Business Climate Strategies

ECONOMIC BASELINE

- Reviewed population and migration figures:
 - slightly declining population
 - aging population
- Discussed age disparities in income, unemployment, migration, etc.
 - Difficult conditions for up to 30 age group
- Discussed economic diversity/resiliency: number of CCC businesses by industry vs percent of CCC employment by industry

- Conversation that mine closing may impact county revenues more than actual employment or income of CCC residents given that many of the mine jobs are held by workers outside CCC.
- Discussion of mining employment and mining jobs in CCC
 - Total jobs numbers from the Economic Census do not include government employees: may skew results
 - Mining employment fluctuating significantly in past 10 years
- Discussion of tourism economy employment
 - Wage of these jobs lower
 - Growing while other employment in CCC has been declining

GROUP DISCUSSION

- Henderson Mine Status
 - 60% down in both production and jobs
 - Mine not empty, but worldwide market issue
 - Labor is a factor in how tax revenues are reconciled
- Real Estate Market
 - Similar to Denver Metro
 - Median home prices
 - Consistent with percent of list price
 - Assessed valuations going up
 - Opportunity for commercial and residential properties
 - Many second homes being bought and sold in CCC
 - Many older residents are moving away for services, upkeep of properties
 - Older residents also bring revenues/wealth
- Georgetown water policies (purchase per 1000 gallons?) incentivizes second home owners and not families
- Attract more Evergreen West students to come to CCC schools
- CCC is not a “standalone community”
 - Proximity to Denver Metro
 - Just as far from Downtown Denver as Thornton
- Access to healthcare an issue
- Information and communications infrastructure
- Employment for young families
- Likely to have a large population in County who live here and work elsewhere
- Do we want to people to live and work here?
- Rental housing an issue
 - Lose workers because they can't find housing
 - Housing going to vacation rentals
 - A lot more Air B&B and VRBO
 - Need more multi-family or mixed use housing development
 - 2nd floor apartments over commercial in town centers
- Lack of cell service a weakness
 - Hard to attract start-ups if potential new residents can't get email when here
- CCC has lots of small businesses and boutiques
- Dangerous to stay in our current paradigm: more of the same
 - Different than Summit County

- Don't want to be like Summit, but don't want what we have now
- Employment pool is a weakness
 - Recurring cycle of available jobs an employment pool: hard to improve employment pool if available jobs don't support more educated workforce, but can't attract better jobs without improving the employment pool
 - Skilled labor in all fields is a challenge identified by many CCC businesses
- Housing is central to improving employment pool and supporting workers in CCC
 - Beau Jo's employs many people from Denver
 - Many CCC Rafting employees also come from Denver area
 - Seasonal employment housing
- Clear Creek is the 3rd busiest river in the state for rafting
- Support for rafting important for the future
 - Near capacity of river during peak season
 - Need growth in shoulder seasons
 - Additional access points to Clear Creek important
 - Bus parking for rafting operations
 - Threat to access points is CDOT
- Permits to raft Clear Creek
 - CCC
 - Idaho Springs
 - Jeff Co
- Opportunity to link greenway improvements and river access projects
- Recreational parking throughout CCC an issue
 - St Marys
 - Guanella Pass
- Parking tickets in town centers a threat to tourism economy
- Parking lot development in Idaho Springs in planning phase
 - 2 story garage parking
 - 400 spaces
- Parking lots are full at 6AM when there are big events
- Site opportunities
 - Football field
 - Middle School Site
 - Carlson Elementary relocate there potentially
 - Georgetown Hotel Site
 - 11 acres
- Previous Master Plan can be used to support any form of development
- Geographic challenges for recreation and economic development initiatives
 - Eastern portion of county may oppose new taxes for improvements
- Affordable housing and issue
 - Need to educate the public and tell the story of why needed

Clear Creek County Master Plan Citizen Survey Results

February 2016

Prepared for:

Clear Creek County

SE Group

Prepared by:

RRC Associates LLC
4770 Baseline Road, Ste. 360
Boulder, CO 80303
303/449-6558

www.rrcassociates.com



Table of Contents

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EXECUTIVE SUMMARY1

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INTRODUCTION

The purpose of this study was to collect public feedback on a variety of issues in Clear Creek County related to the Comprehensive Plan Update, including economic development, quality of life, recreation, health care, transportation, and other issues. A survey was mailed to a randomly selected list of 3,000 property owners in the county; participants could respond either online or via the mailed paper survey. A total of 631 completed responses were submitted (513 mail surveys returned, and 118 responses via the web survey), for a response rate of 21 percent. Additionally, a separate but parallel online survey was available for anyone in the county to submit their opinions, even if they did not receive a survey in the mail.

EXECUTIVE SUMMARY

SE Group and RRC Associates conducted a citizen survey as a component of the Master Plan Update for Clear Creek County, CO.

The purpose of the study was to collect public feedback on issues related to the Master Plan Update process, including economic development, quality of life, recreation, health care, transportation, and other issues. Data from this survey show that satisfaction with the quality of life in Clear Creek County is high.

Some research highlights follow.

- Satisfaction with the overall quality of life in Clear Creek County is high, including as a place to live, as a place to retire, and as a place to raise children. The exception is for Clear Creek County as a place to work or as a place to start a business, for which satisfaction is lower. Indeed, over half of survey respondents work outside Clear Creek County.
- According to survey respondents, opportunities for improving the economy in Clear Creek County include infrastructure improvements, expanding outdoor recreation and tourism branding/marketing, and expanding the diversity of economic activity.
- Similarly, challenges for Clear Creek County's economy were infrastructure improvements, increasing job availability, and expanding the diversity of economic activity.
- Increasing job availability, incentives for new and startup businesses, and improving the business climate were seen as additional opportunities for improving the economy in the county.
- Wages, housing availability, and housing affordability were seen as additional challenges to economic growth.
- About one-quarter of respondents said that they have found it difficult to find affordable or acceptable housing in Clear Creek County. Of those respondents, 60 percent said that

mortgage payments/rents are too high, 56 percent said locations are too far from employment, and 26 percent indicated poor quality of space.

- In terms of the single most significant home ownership barrier in Clear Creek County, among all respondents, one-third (32 percent) said that rising home prices is the biggest hurdle, followed closely by limited availability of housing (28 percent). Lack of affordable housing and the quality of housing were each selected by about ten percent of respondents.

Additional findings related to trails and open space include the following:

- High support for more trails, trailheads, and trailhead parking areas.
- High support for increased promotion of outdoor recreation for economic development.
- Mixed support for acquisition of more open space, with a blend of the purpose of more open space for outdoor recreation and for wildlife habitat preservation.

Please see the main body of the report for more detail on these and other topics.

METHODOLOGY

The survey was conducted using primarily using a mail survey (“invitation” survey), with a secondary “open link” survey available to those who were not within the survey sampling frame. Those receiving the survey in the mail could respond either by returning the mail survey or by submitting their responses online. The analysis herein primarily focuses on responses from the invitation sample.

The list source used for the mailing was a combination of the Clear Creek County Assessor’s Office list and third-party list purchased from Gravis Marketing, a marketing agency that specializes in political polling. Gravis provides consumer lists for U.S. addresses as well as automated robocalls (phone calls reminding respondents to complete their survey). Use of the Gravis list includes renters in addition to homeowners, and residents who are not registered to vote in addition to registered voters. Follow-up robocalls were utilized for this study to further encourage survey response.

A total of 3,000 surveys were mailed to a random sample of Clear Creek County residents in January 2016. The final sample size for the mail-back survey was 631 (21 percent response rate). The resultant margin of error is approximately +/- 3.9 percentage points for questions at 50% response.¹ The open link survey received an additional 116 responses.

¹ For the total invitation sample size of 631, margin of error is +/- 3.9 percent calculated for questions at 50% response (if the response for a particular question is “50%”—the standard way to generalize margin of error is to state the larger margin, which occurs for responses at 50%).

The underlying data were weighted by age to ensure appropriate representation of Clear Creek County residents across different demographic cohorts in the sample. Using the U.S. Census 2013 American Community Survey five-year estimates, the age distribution within the invitation respondent sample was matched to the 2013 demographic profile of Clear Creek County. Due to variable response rates by some segments of the population, the underlying results, while weighted to best match the overall demographics of residents, may not be completely representative of some sub-groups of the population.

Segmentation analysis was conducted on some of the questions in order to illustrate key differences among demographic cohorts. Segments explored include residence within the county and by age group. Results should be interpreted with caution as some segment sample sizes are relatively small.

The survey also asked several open-ended questions to elicit more in-depth comments from respondents on their opinions and experiences. A full listing of comments is provided under separate cover.

DEMOGRAPHIC PROFILE

This section details the demographic and residential characteristics of the invitation sample respondents. The American Community Survey 5-year estimates for Clear Creek County as reported by the Census are illustrated beside the weighted demographic profile of respondents to provide context. All analysis in the remainder of the report focuses on results from the invitation sample, with the exception of the section describing open link results.

- Gender. The invitation sample had a higher proportion of males (56 percent) than females (44 percent).
- Age. About one in three (29 percent) invitation sample respondents are under age 45, with roughly half (54 percent) between the ages of 45 and 64. Seventeen percent are age 65 or older. The average age was 52.5 years old, consistent with the somewhat older age profile of the area.
- Annual Household Income. Annual earnings of less than \$75,000 a year were reported by approximately a third (36 percent) of respondent households. An additional 40 percent indicated that they earn between \$75,000 and \$149,999 each year, and 24 percent reported annual household incomes of \$150,000 or more.

Note that the margin of error is different for every single question response on the survey depending on the resultant sample sizes, proportion of responses, and number of answer categories for each question. Comparison of differences in the data between various segments, therefore, should take into consideration these factors. As a general comment, it is sometimes more appropriate to focus attention on the general trends and patterns in the data rather than on the individual percentages.

- Number of Years Lived in Clear Creek County. Thirty percent of the invitation sample respondents have been in Clear Creek County for more than 20 years. An additional 27 percent have been in the area between 11 and 20 years, while 21 percent have lived in Clear Creek County between 4 and 10 years. Finally, 22 percent have lived in Clear Creek County three years or less (including 6 percent who have lived in the county less than a year).
- Primary Residency. Eighty-seven percent of invitation survey respondents live in Clear Creek County; the other 13 percent do not live in the County (property owners).
- Location of Residence. The primary areas where survey respondents live (or most closely associate) include Idaho Springs (18 percent), Floyd Hill/Beaver Brook (13 percent), Georgetown (13 percent), and Upper Bear Creek (12 percent). Additionally, 5 percent indicated they most closely associate with Dumont/Lawson/Downieville and Squaw Pass, with an additional 4 percent residing in St. Mary's.
- Total Number of Household Members. The largest share of invitation respondents reported that there are two people living in their home (52 percent), while 18 percent indicated that they live alone. Twenty-nine percent said there are three or more people in their home. On average, 2.3 people live in invitation respondent households.
- Number of Household Members Under Age 18. Two-thirds of the invitation sample (76 percent) do not have household members under the age of 18. Those who do have children have kids of a variety of ages, ranging from under 1 year of age to 18 years old.
- Number of Household Members Over Age 55. Half of survey respondents are not part of a household with members age over 55.

EMPLOYMENT AND COMMUTING

Respondents were asked about their employment and commuting patterns. This section highlights some of those results.

- Over half of the survey respondents work outside Clear Creek County (52 percent), indicating the relative lack of jobs in the county. Nineteen percent work in Clear Creek County outside their home, with an additional 12 percent who work at home/telecommute. Twenty percent of the respondent sample is retired, while the remaining 2 percent do not work.
- Twenty-nine percent of those who work indicated that they own their own business.
- The average one-way commute is about 21 miles, with 36 percent indicating a one-way commute of over 30 miles.
- Utilization of public transportation for commuting is quite low, with 92 percent saying they do not use any public transportation (including carpooling). Three percent carpool, 2 percent ride RTD from Bergen Park, and 1 percent ride RTD from El Rancho.
- The most important factors for considering public transportation are convenience to home/work, a schedule that runs when needed, and appropriate routes.

ECONOMIC FACTORS

Survey participants were asked about opportunities and challenges for the economy in Clear Creek County. Figure 1 and Figure 2 below illustrate the response patterns to these questions.

- “Infrastructure improvements” was the top factor for both challenges and opportunities to improve the economy in Clear Creek County.
- Expanding outdoor recreation and tourism branding/marketing was the number two opportunity identified by survey respondents for improving the county economy.
- Expanding the diversity of economic activity was both an important challenge and an important opportunity for improving the economy Clear Creek County.
- Increasing job availability, incentives for new and startup businesses, and improving the business climate were seen as opportunities for improving the economy in the county.
- Wages, housing availability, and housing affordability were seen as challenges to economic growth.

FIGURE 1
BEST OPPORTUNITIES FOR CLEAR CREEK COUNTY TO IMPROVE ECONOMY

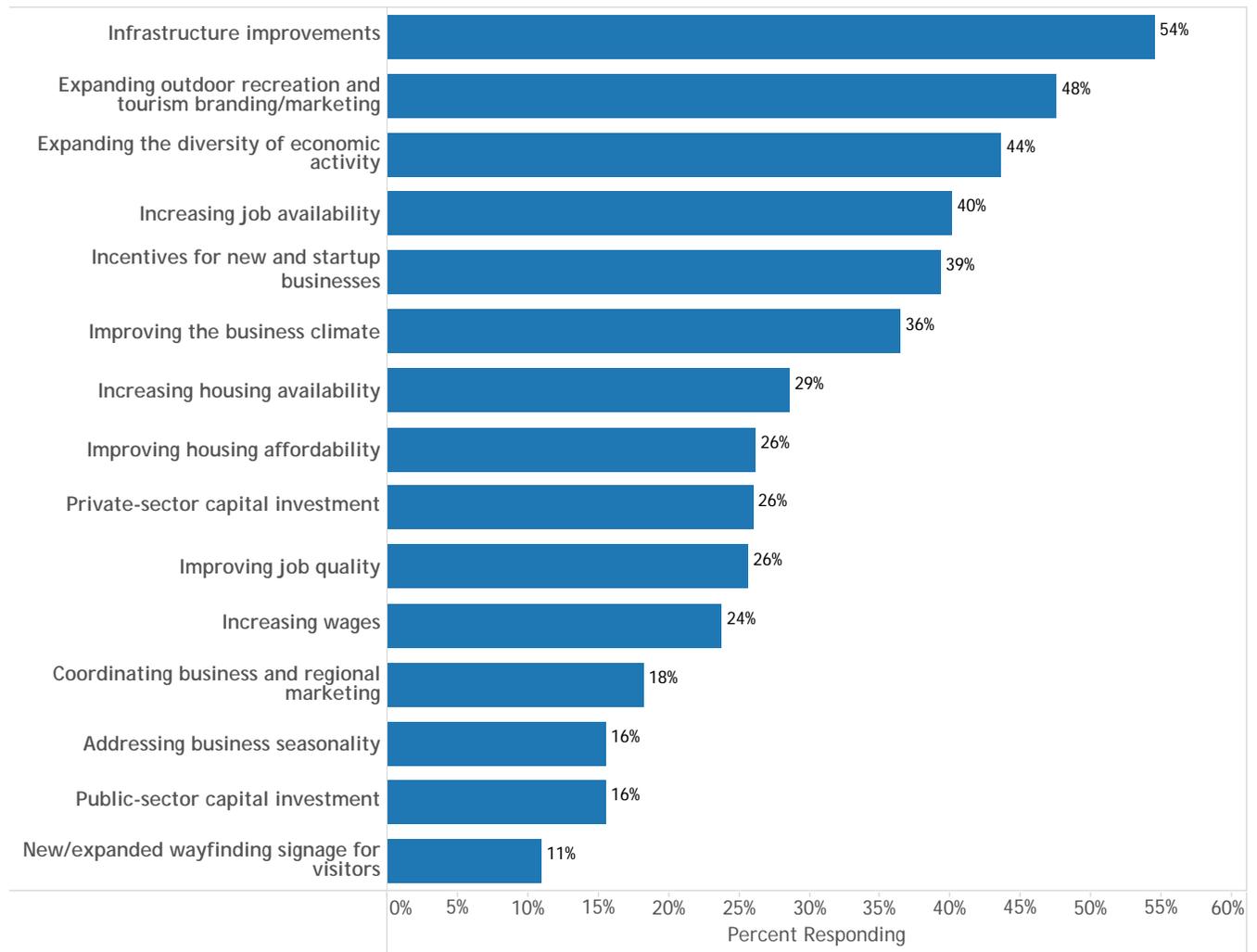
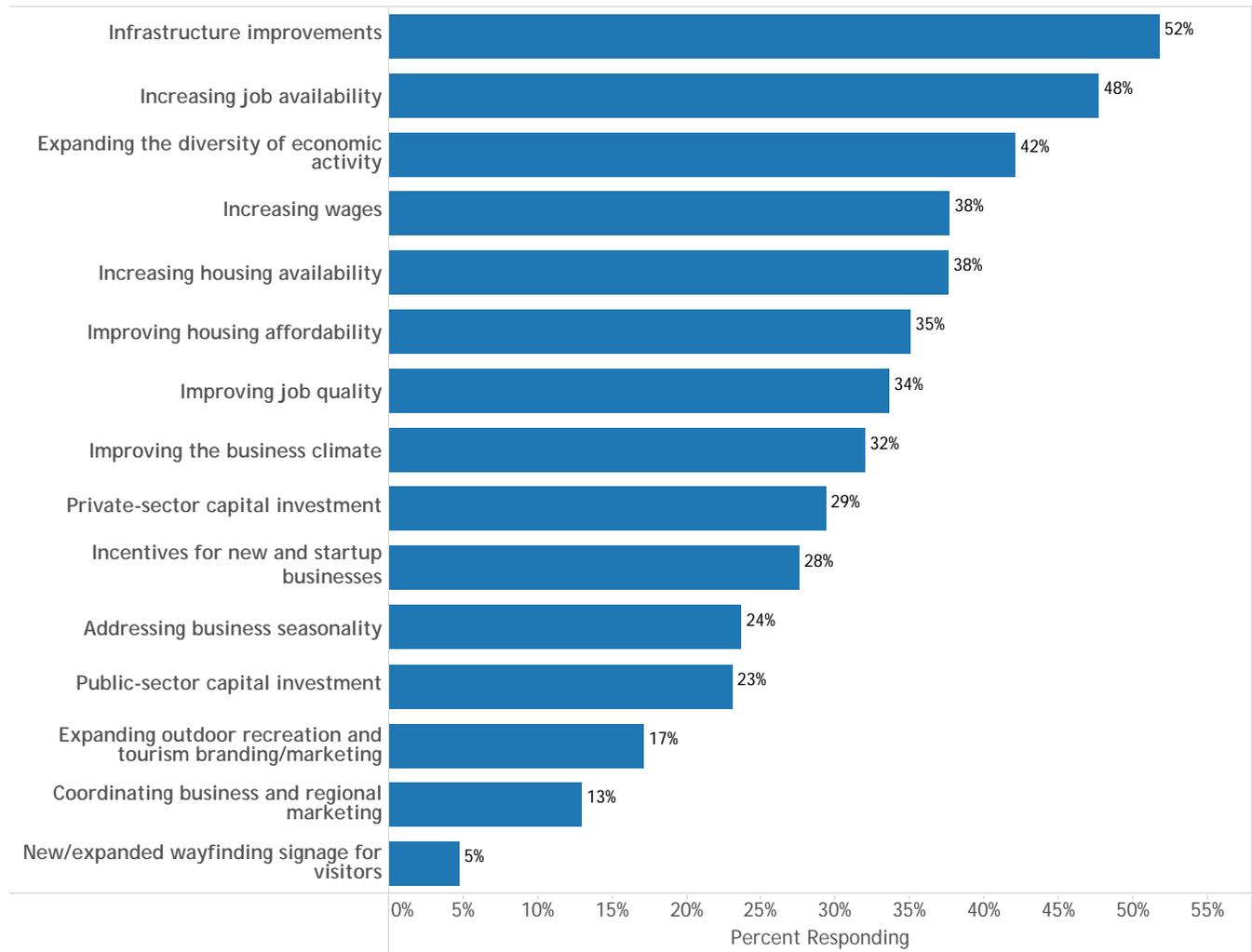


FIGURE 2
BIGGEST CHALLENGES FOR CLEAR CREEK COUNTY TO IMPROVE ECONOMY



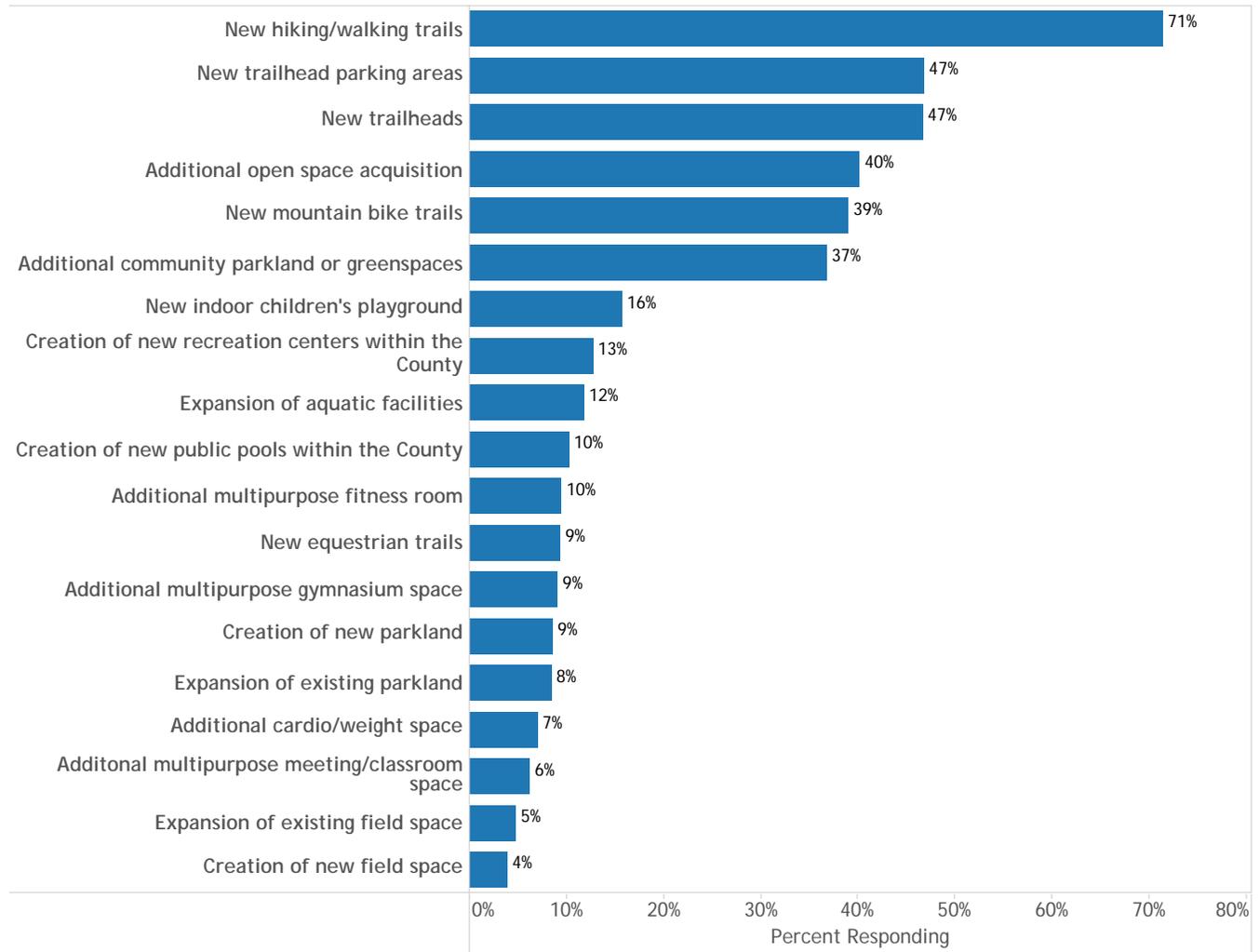
RECREATION OPPORTUNITIES

Recreation was identified as “very important” by a strong majority (79 percent) of survey respondents. An even higher percentage (89 percent) engage in recreation in Clear Creek County.

The most popular recreational activity by far that survey respondents participate in is walking, jogging, or hiking (85 percent). Also popular are skiing/snowboarding (47 percent), snowshoeing/cross country skiing (36 percent), fishing (34 percent), camping (31 percent), mountain biking (29 percent), off-highway vehicle use (25 percent), and bird/wildlife watching (23 percent), among others.

New recreational opportunities that survey participants would like to see are presented in Figure 3 below. New hiking/walking trails, new trailhead parking, and new trailheads were the most popular improvements to recreational opportunities identified in the survey research.

FIGURE 3
NEW RECREATIONAL OPPORTUNITIES YOU WOULD LIKE TO SEE



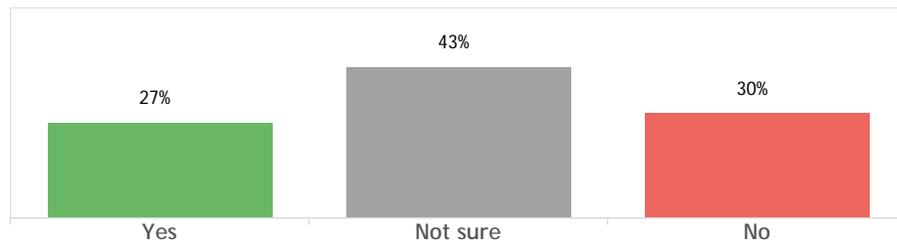
OPEN SPACE

The respondent pool was split as to whether the county has enough Open Space. Thirty percent said that the county does not have enough Open Space, 27 percent thought the county does have enough Open Space, and the plurality (43 percent) were not sure.

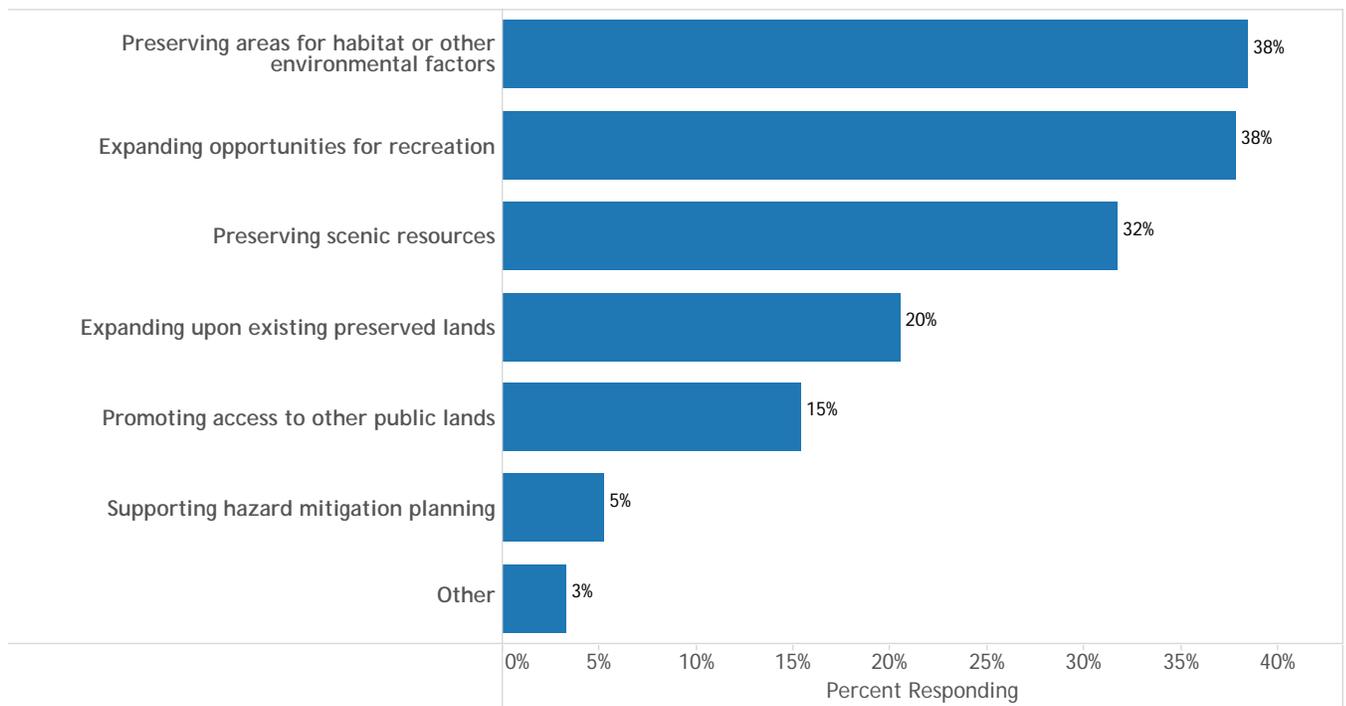
The purpose for newly acquired Open Space, according to survey results, is split between preserving areas for habitat/other environmental factors and expanded opportunities for recreation (38 percent each). Preserving scenic resources (32 percent), expanding upon existing preserved lands (20 percent), and promoting access to other public lands (15 percent) were also identified as important purposes of newly acquired Open Spaces.

FIGURE 4

DO YOU FEEL THE COUNTY HAS ENOUGH OPEN SPACE?



PRIMARY PURPOSE OF ACQUIRING NEW OPEN SPACES



HOUSING

Among survey respondents, 95 percent own their home, and 4 percent rent (1 percent have “other” housing tenure). The age of the housing stock varies, with the majority constructed prior to 1980. Seventeen percent were built since 2000 and 26 percent between 1980 and 1999.

The typical respondent spends 20 to 30 percent of their monthly income on housing. The average percentage is 23 percent (including those who spend nothing on housing).

About one-quarter of respondents said that they have found it difficult to find affordable or acceptable housing in Clear Creek County. Of those respondents, 60 percent said that mortgage payments/rents are too high, 56 percent said locations are too far from employment, and 26 percent indicated poor quality of space.

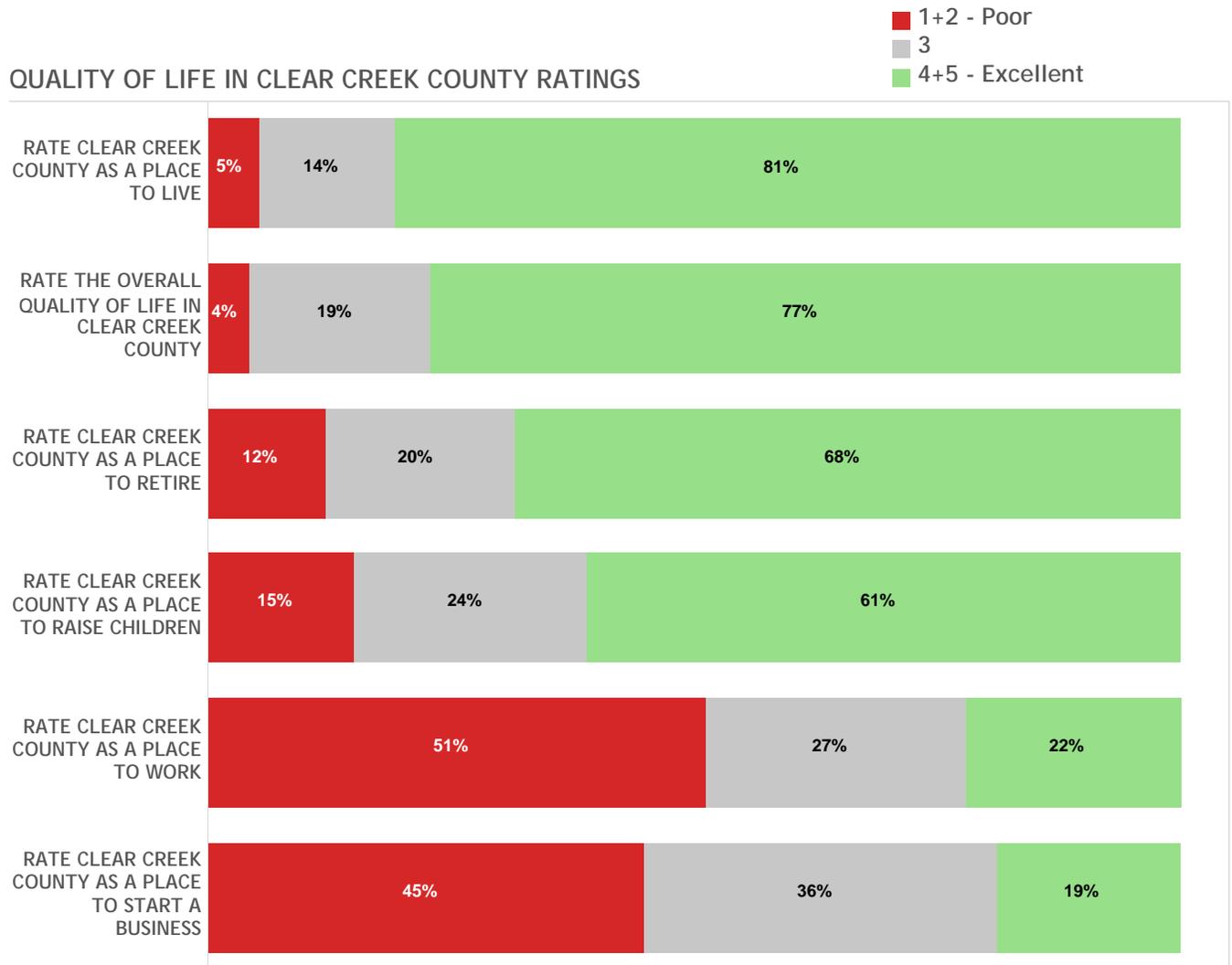
In terms of the single most significant home ownership barrier in Clear Creek County, among all respondents, one-third (32 percent) said that rising home prices is the biggest hurdle, followed closely by limited availability of housing (28 percent). Lack of affordable housing and the quality of housing were each selected by about ten percent of respondents.

QUALITY OF LIFE

Overall Quality of Life

The satisfaction with the quality of life in Clear Creek County is high, including as a place to live, as a place to retire, and as a place to raise children. The exception is for Clear Creek County as a place to work or as a place to start a business, as presented in Figure 5 below.

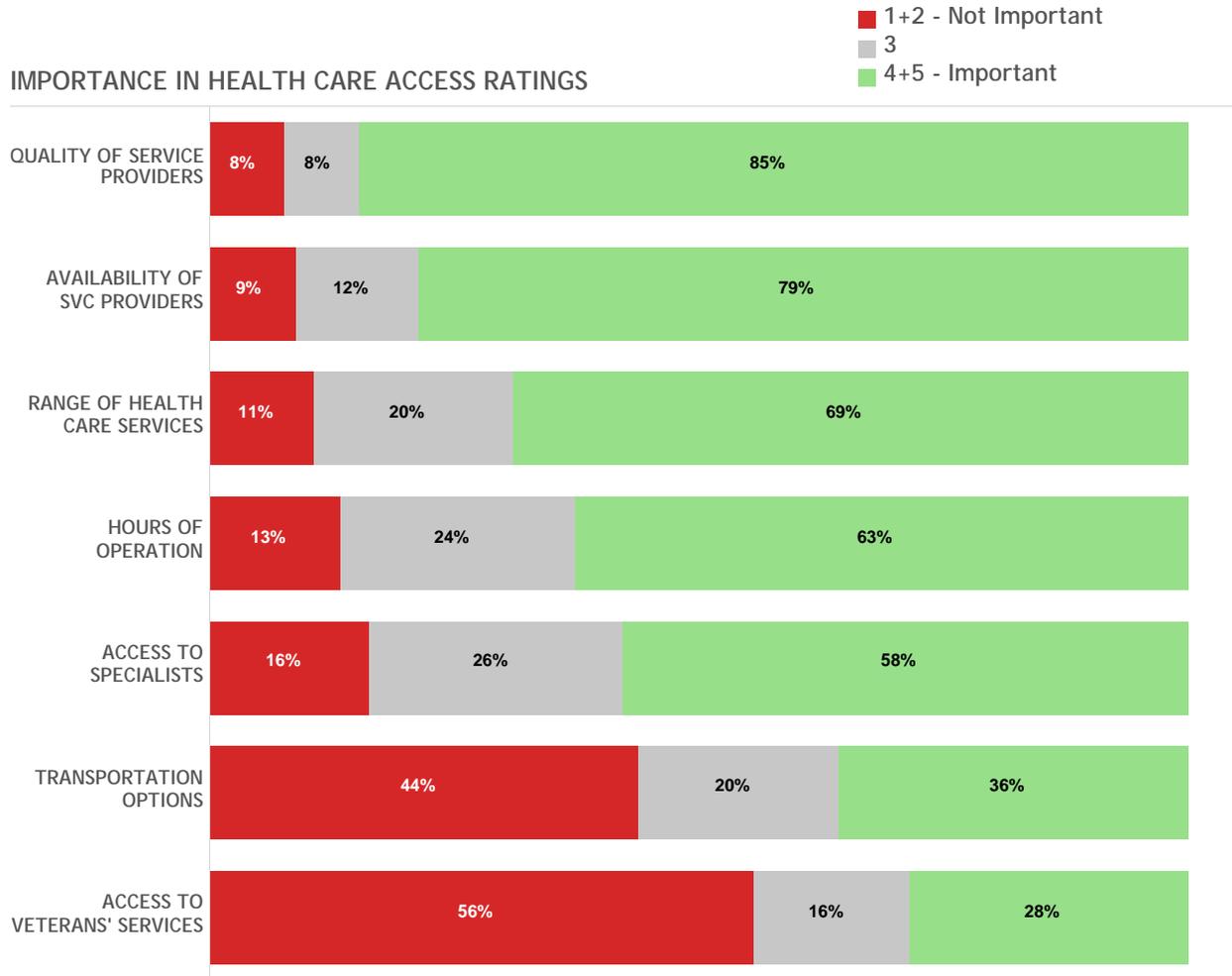
FIGURE 5



Health Care

In terms of the importance to access to health care, the most important factors are the quality of the service providers, the availability of service providers, the range of health care services, the hours of operation, and the access to specialists. Transportation options and access to veterans' services were relatively less important, at least to the overall respondent sample, as seen in Figure 6 below.

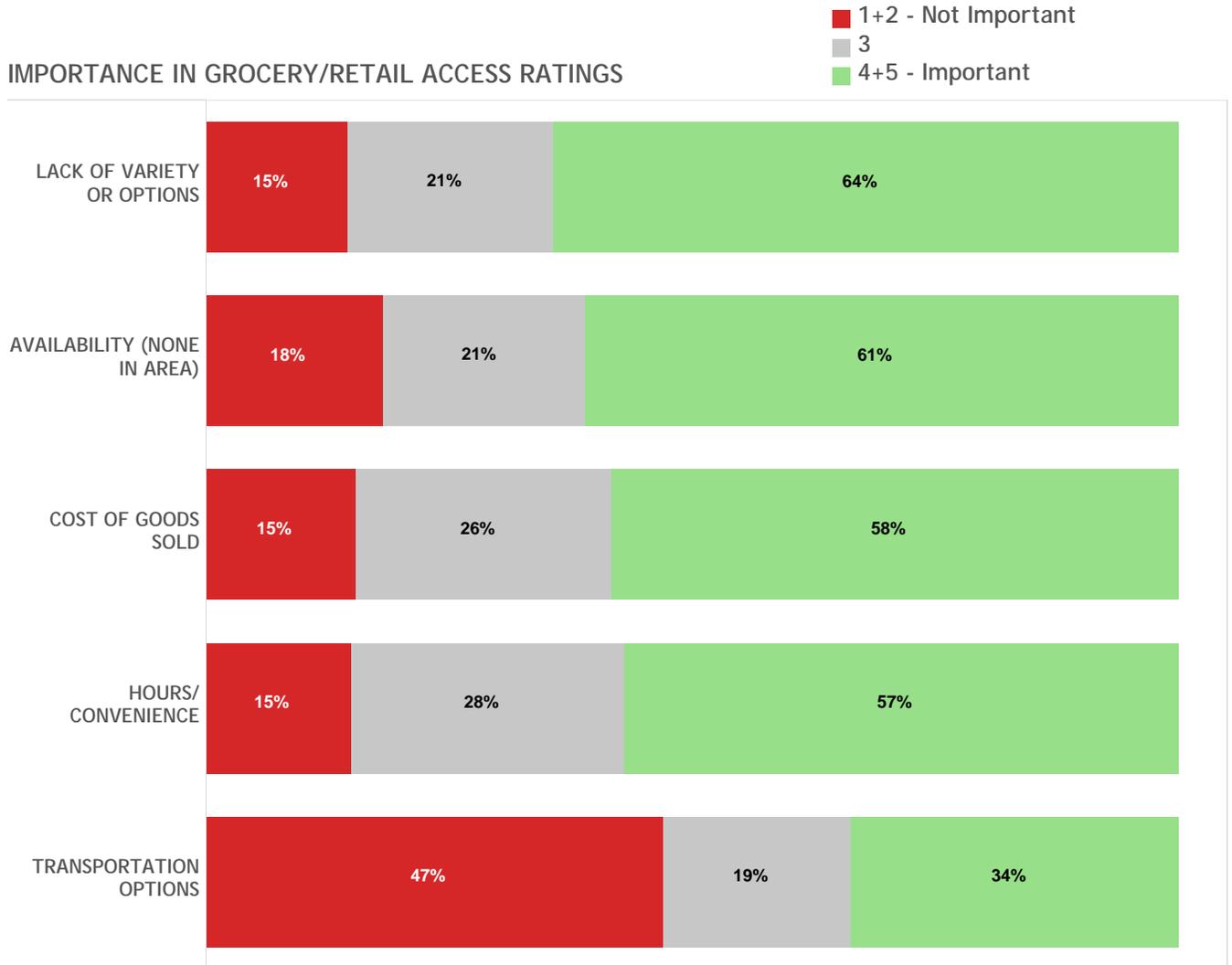
FIGURE 6



Retail/Grocery Stores

The importance in access to grocery stores and other retail stores was queried on the survey. The most substantial issues with grocery/retail shopping are the lack of variety, the availability, the costs, and the hours of the stores. These each had a similar response rate, as illustrated in Figure 7 below.

FIGURE 7



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

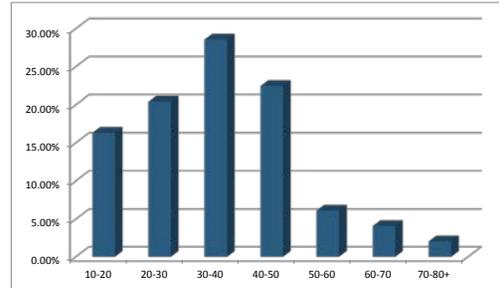
Questions
6

Total Participants
50

Results by Question

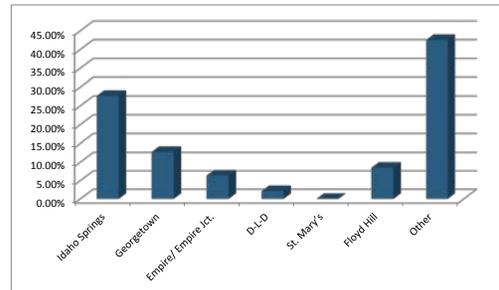
1. Q1 – WHAT IS YOUR AGE? (Multiple Choice)

	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



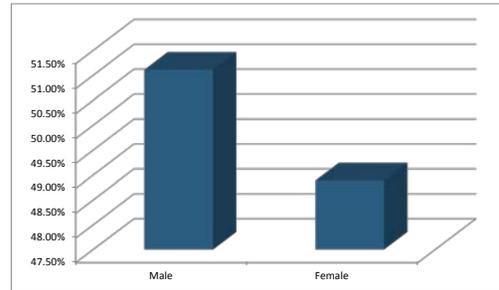
2. Q2 – WHERE IN THE COUNTY DO YOU LIVE? (Multiple Choice)

	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



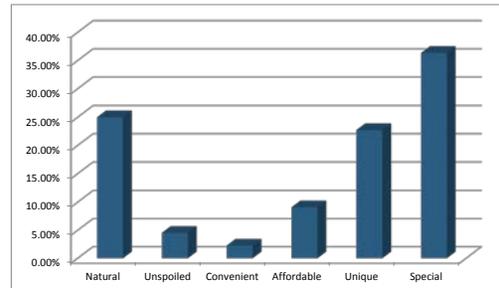
3. Q3 – WHAT IS YOUR GENDER? (Multiple Choice)

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



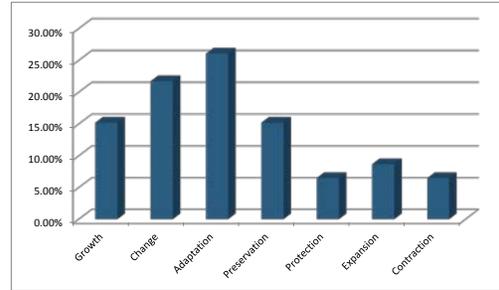
4. Q4 – WHICH WORD BEST CAPTURES YOUR ATTITUDE ABOUT LIVING IN CLEAR CREEK COUNTY? (Multiple Choice)

	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



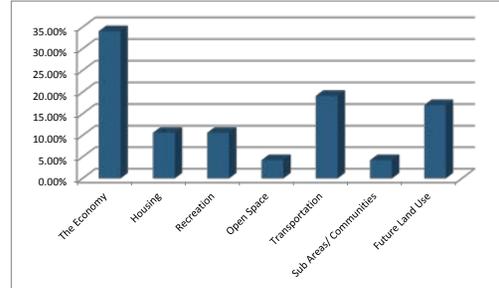
5. Q5 – WHICH OF THE FOLLOWING WORDS BEST DESCRIBES WHAT YOU THINK SHOULD BE THE PRIMARY PLANNING GOAL? (Multiple Choice)

	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”

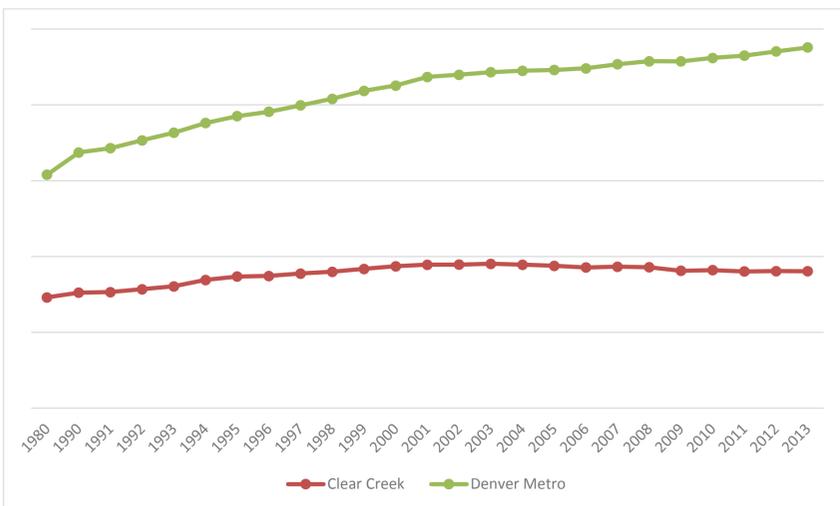


The Economy

Population and Income

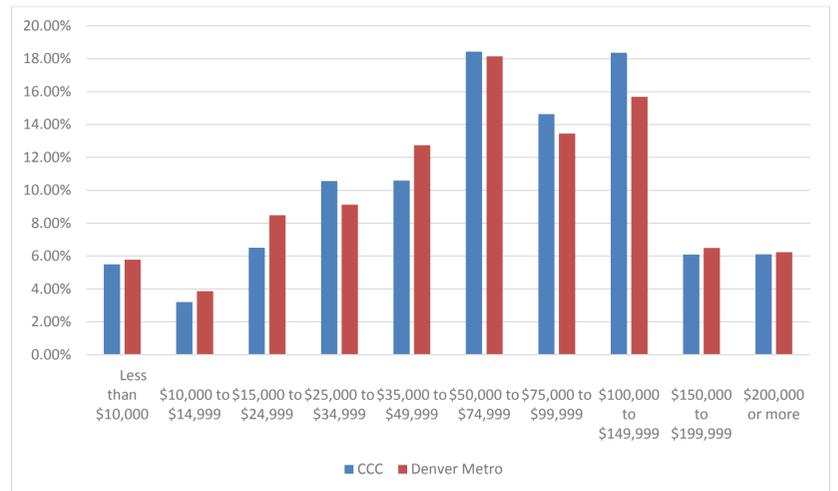
Is the regional population growing? Is it aging? How will demographic trends affect the long-term economic condition in Clear Creek County?

HISTORIC POPULATION GROWTH 1980-2013



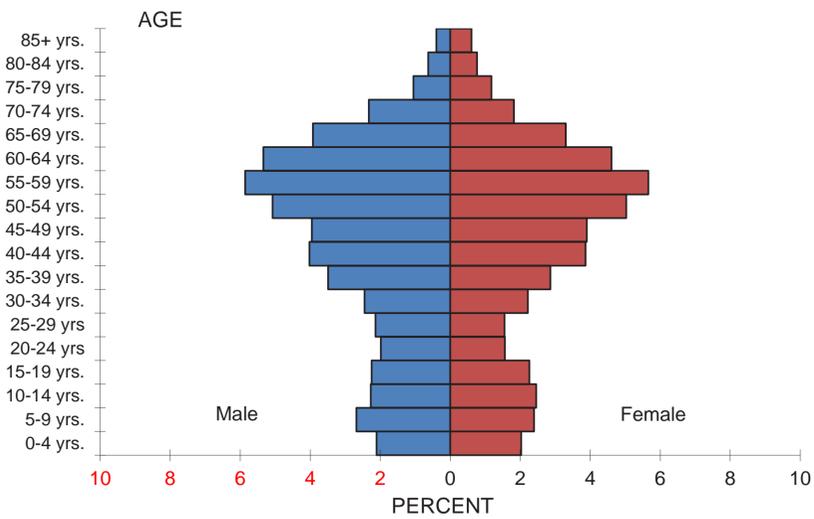
Source: Colorado Division of Local Government, Demography Section.

DISTRIBUTION OF HOUSEHOLDS BY INCOME BRACKET

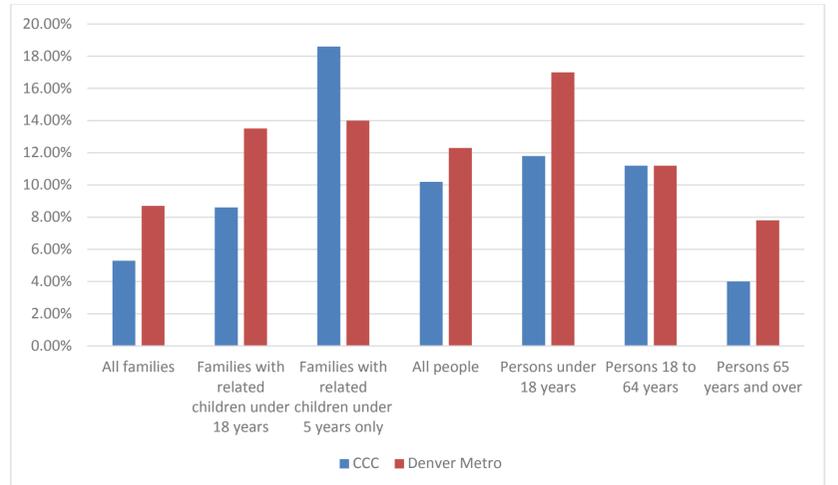


Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates.

CLEAR CREEK COUNTY POPULATION PYRAMID

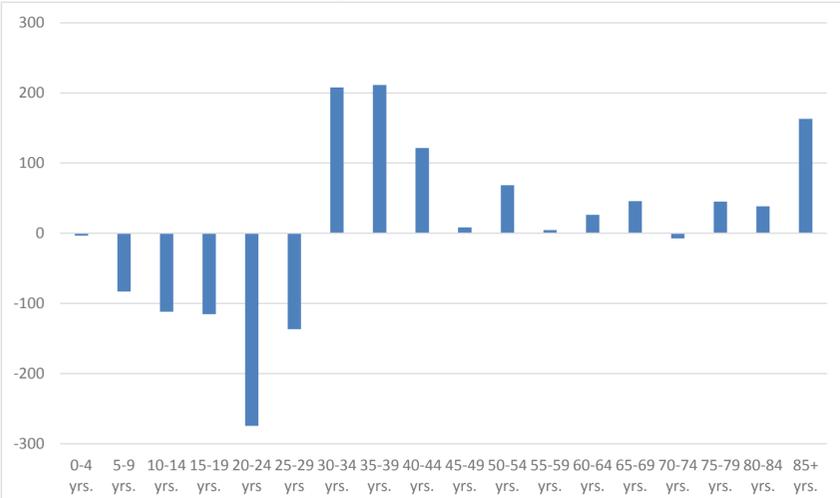


PERCENT OF POPULATION GROUPS WHOSE INCOME IN 2012 WAS BELOW THE FEDERAL POVERTY LEVEL



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

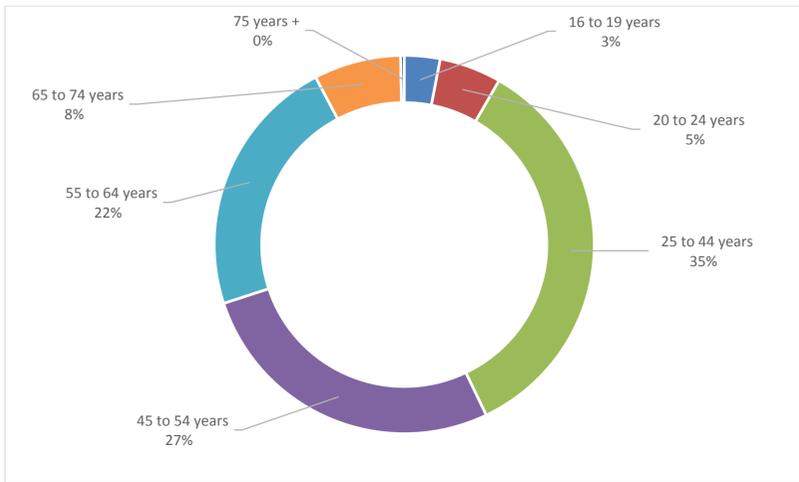


The Economy

The Clear Creek County Workforce

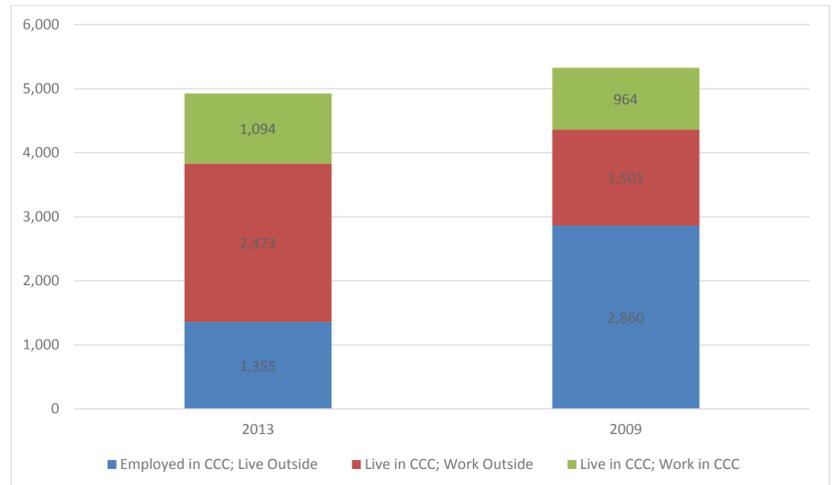
What is the composition of the regional workforce? How is it structured now and how will it be influenced by ongoing trends?

AGE OF CLEAR CREEK COUNTY WORKFORCE



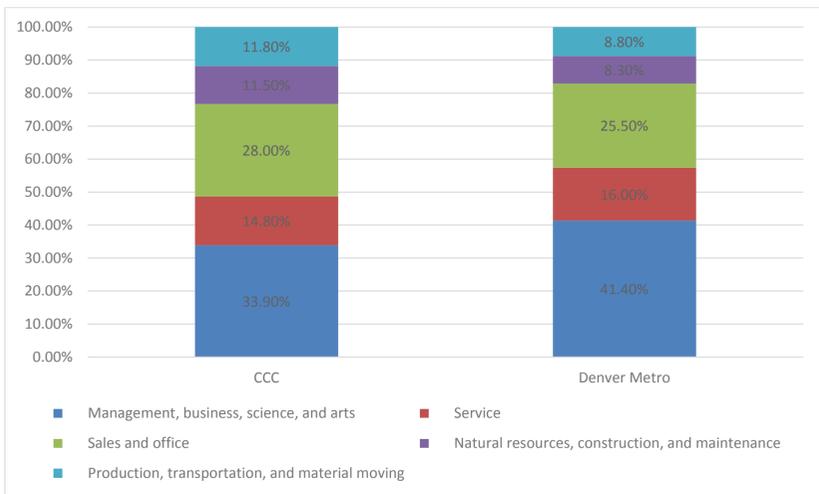
Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates.

WORKER FLOWS IN CLEAR CREEK COUNTY (2009 & 2013)



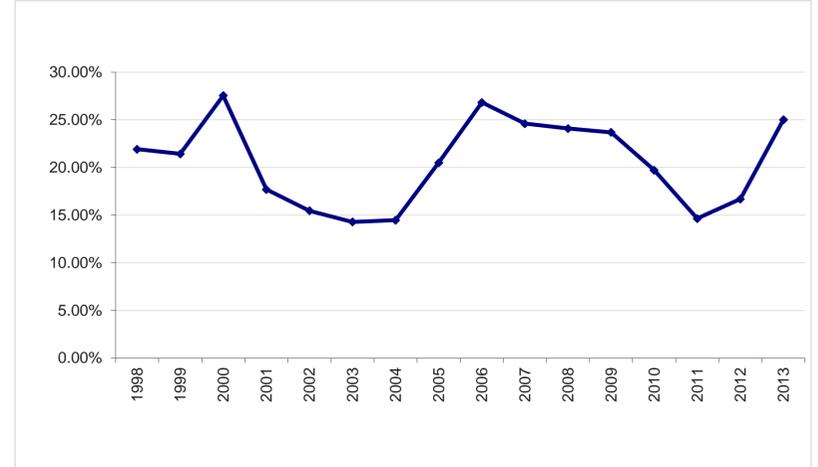
Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

WORKER DISTRIBUTION BY OCCUPATION



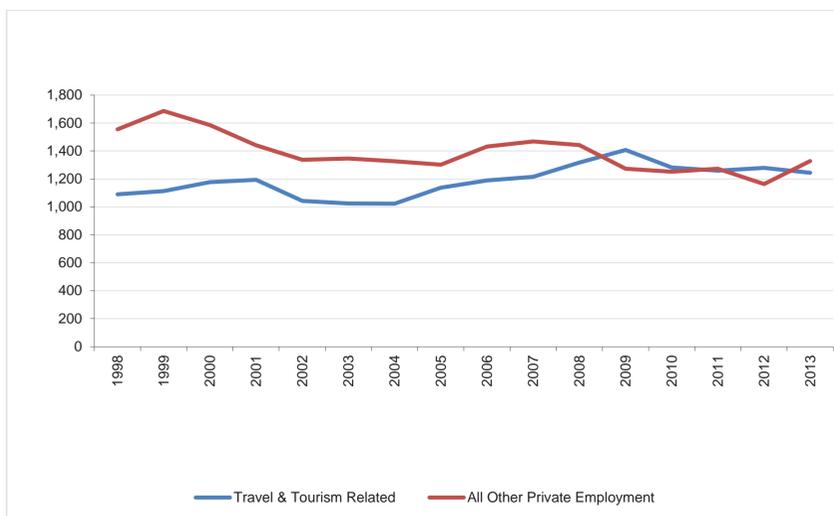
Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates.

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

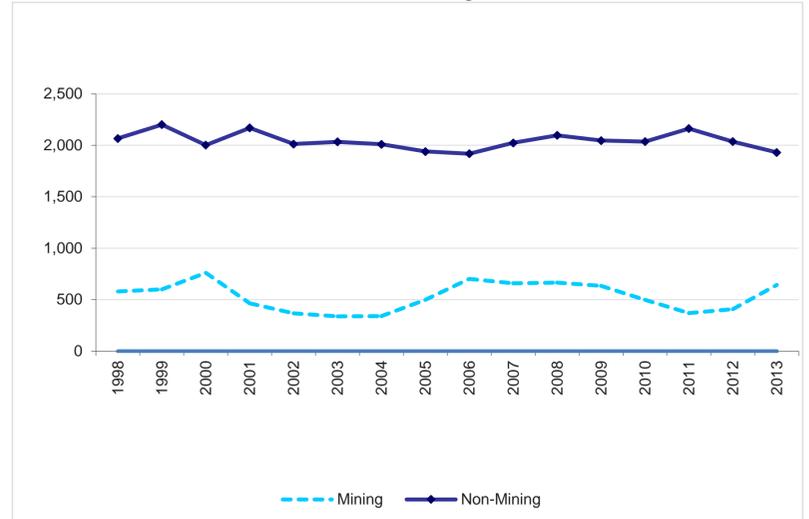


Source: U.S. Census Bureau, 2013 County Business Patterns.

TOTAL PRIVATE EMPLOYMENT AND TOURISM ECONOMY EMPLOYMENT IN CLEAR CREEK COUNTY



TOTAL MINING AND NON-MINING JOBS IN CLEAR CREEK COUNTY

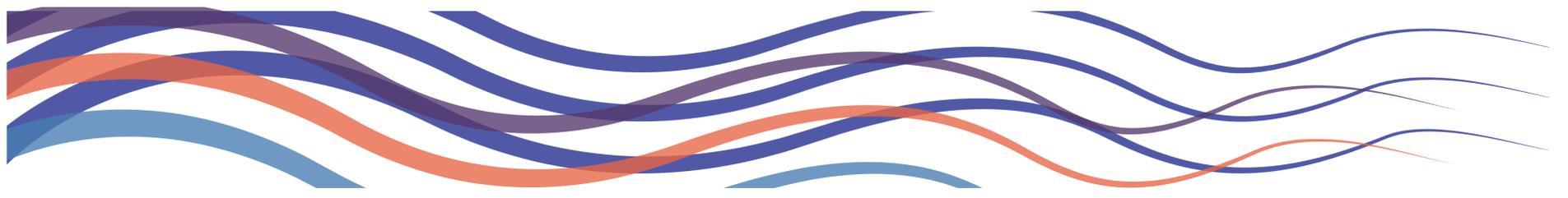


Source: U.S. Census Bureau, 2013 County Business Patterns.



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



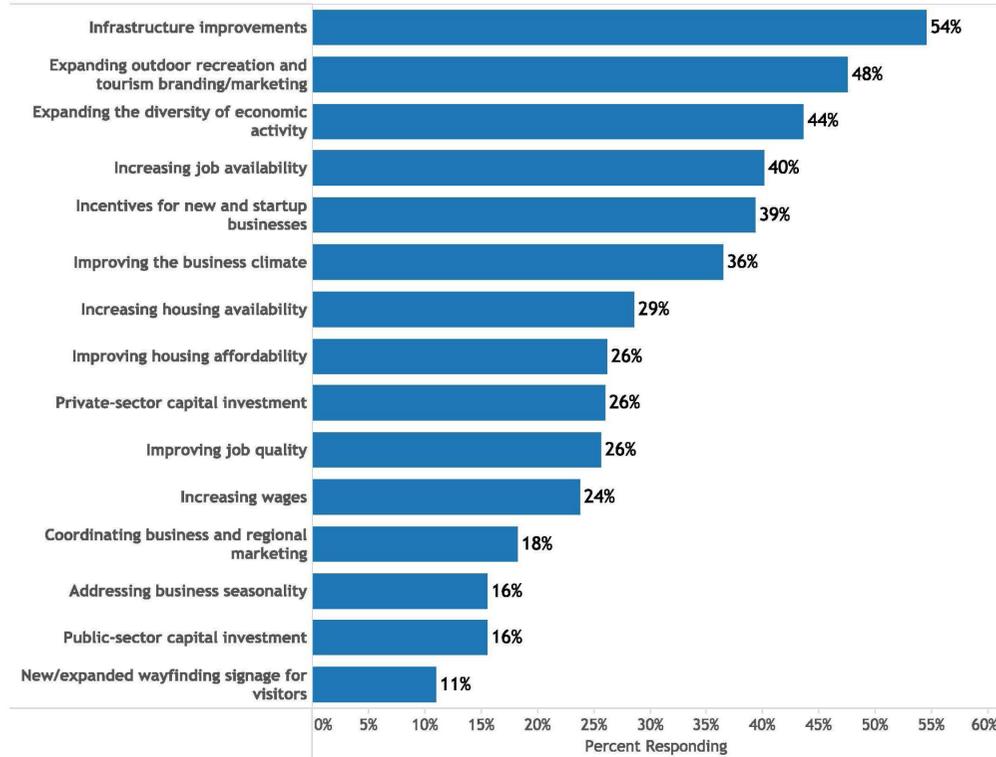
The Economy

What is your Economic Vision for CCC?

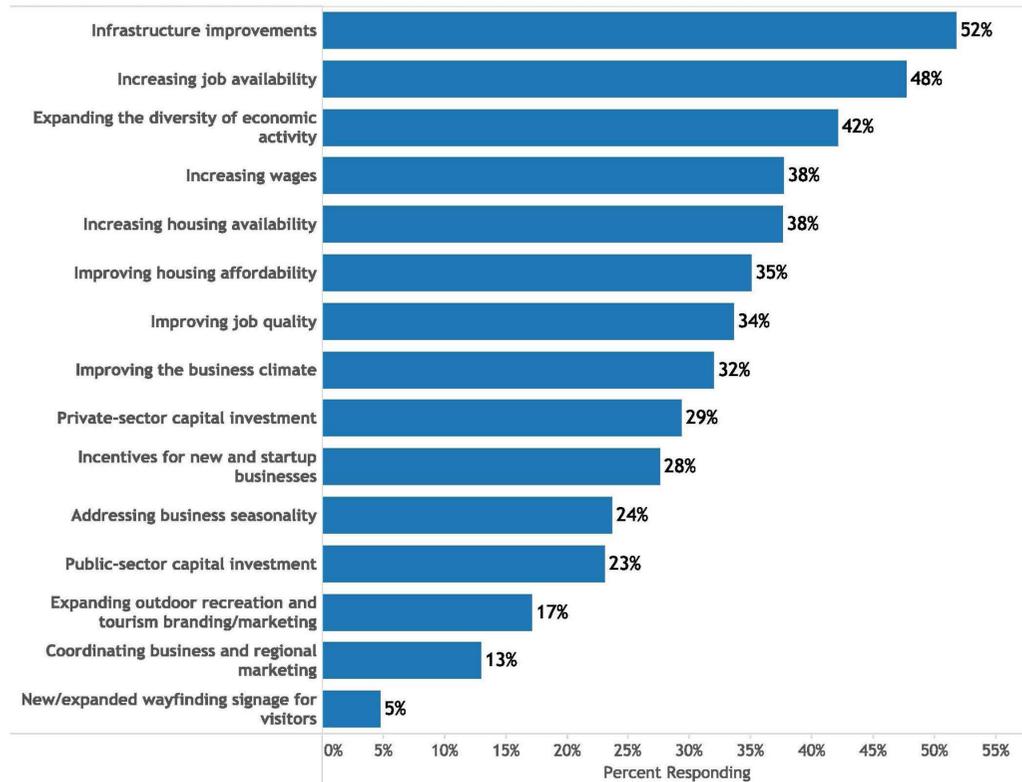


Add your comments below.

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

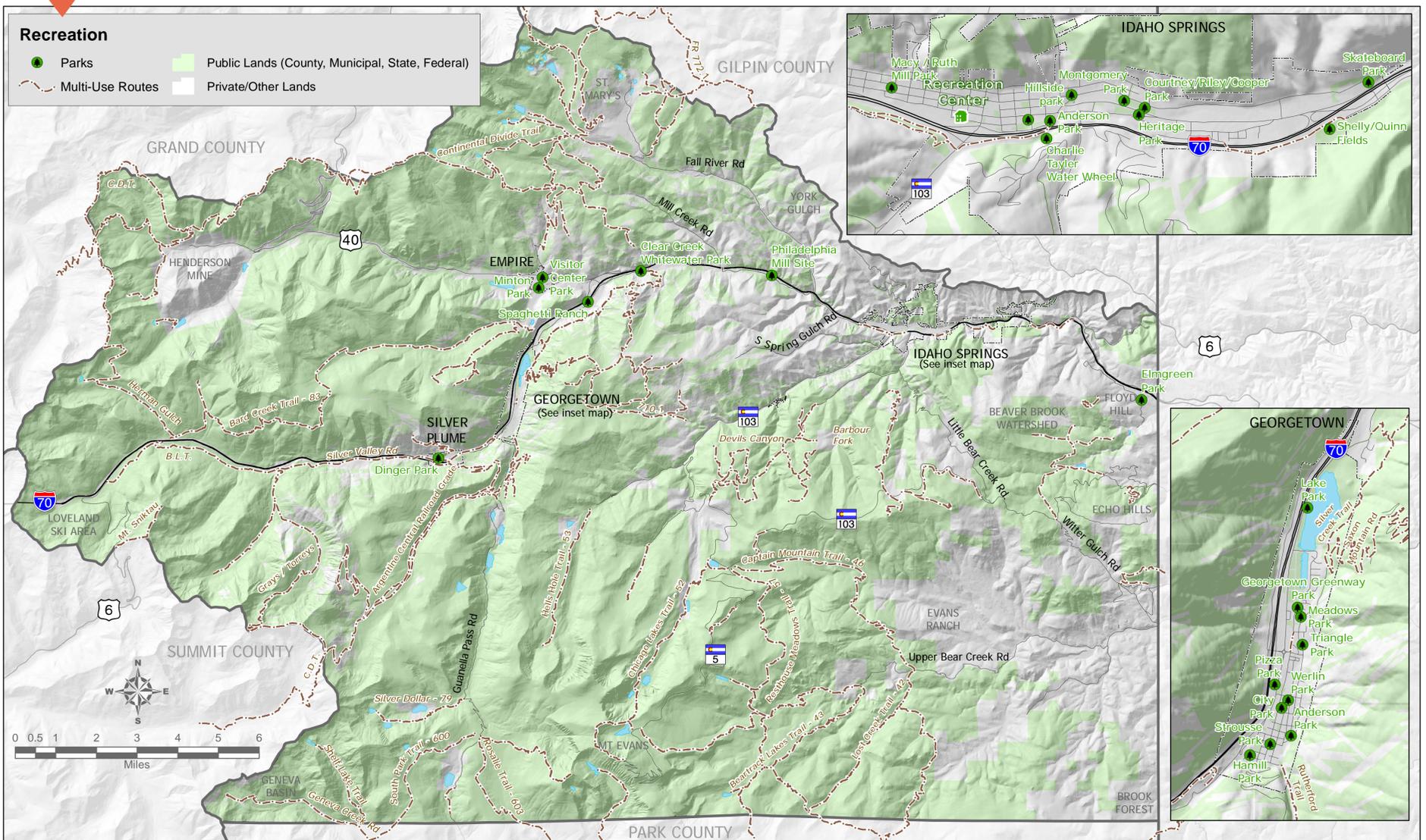


Recreation and Lifestyle

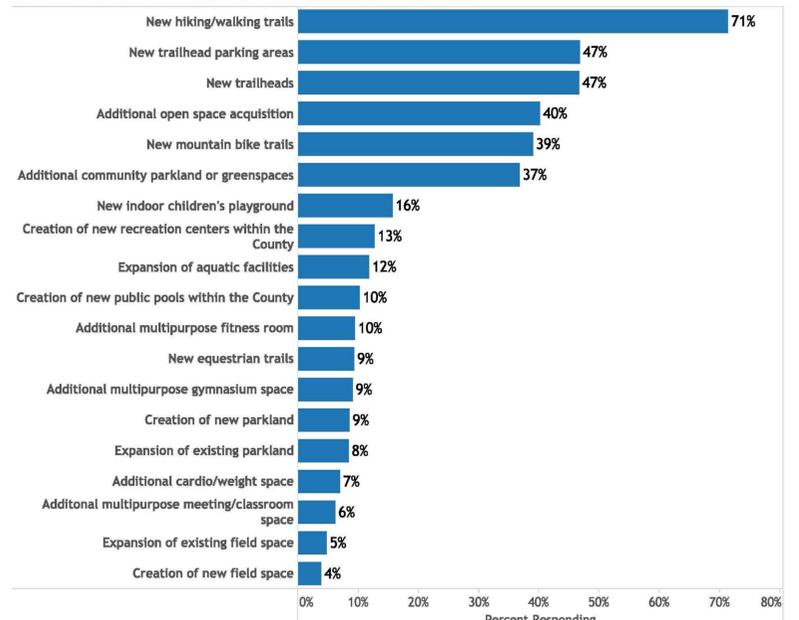
How do you stay active and healthy?



Add your comments below.



NEW RECREATIONAL OPPORTUNITIES YOU WOULD LIKE TO SEE



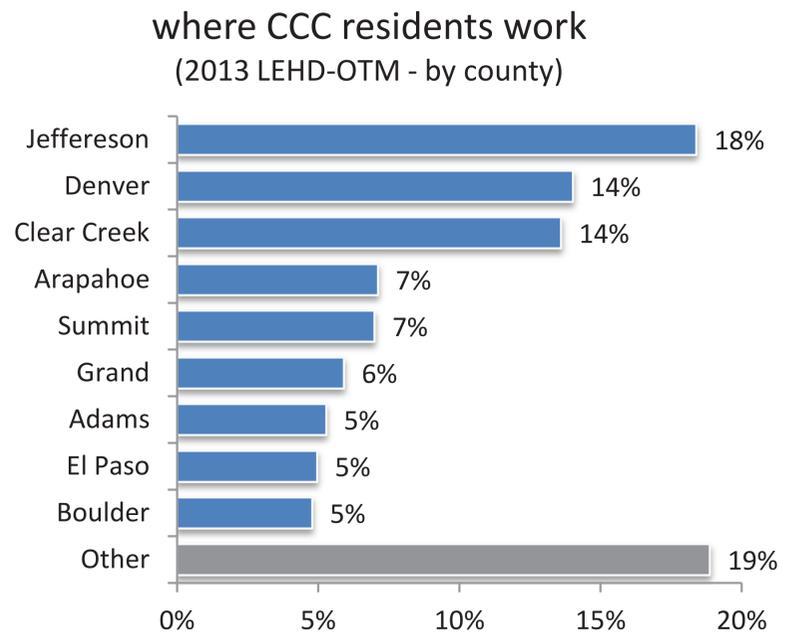
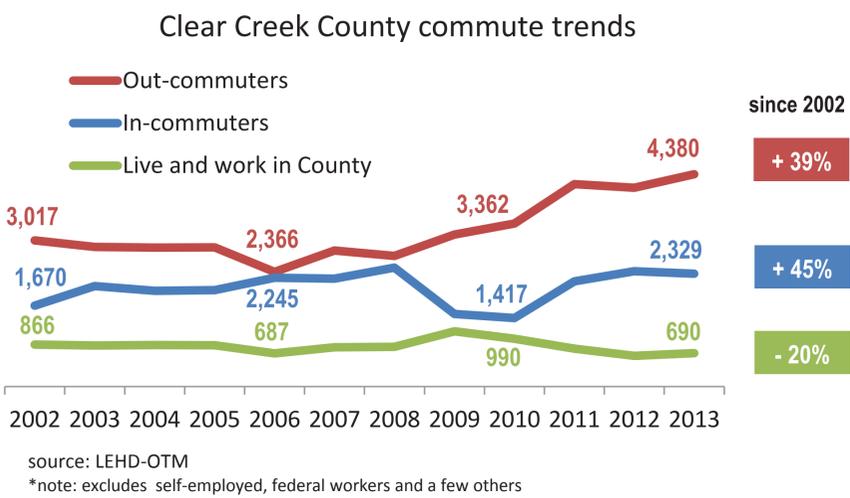
Source: 2016 Clear Creek County Community Survey



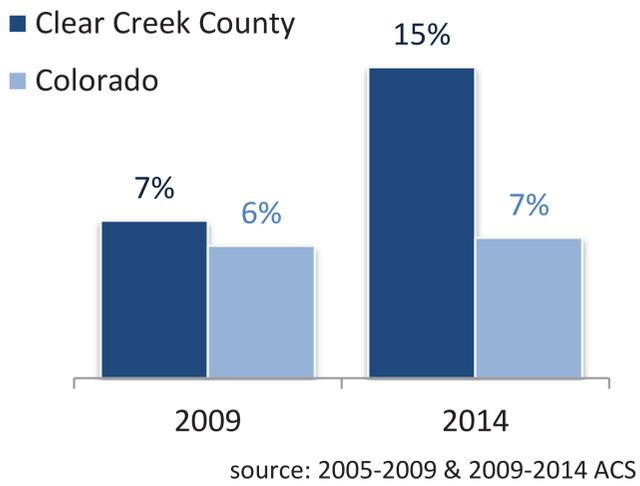
Transportation

Getting to Work

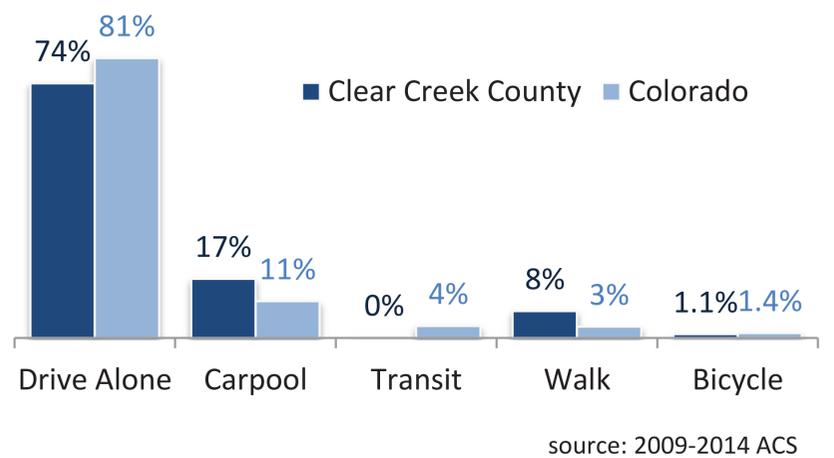
Where do the people of Clear Creek County work and how do they get there?



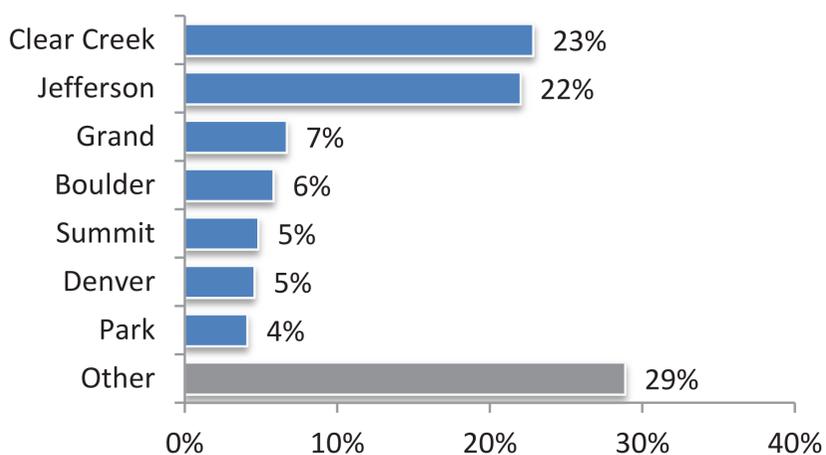
% of residents working from home



2014 employee commute mode share (excludes work from home)



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



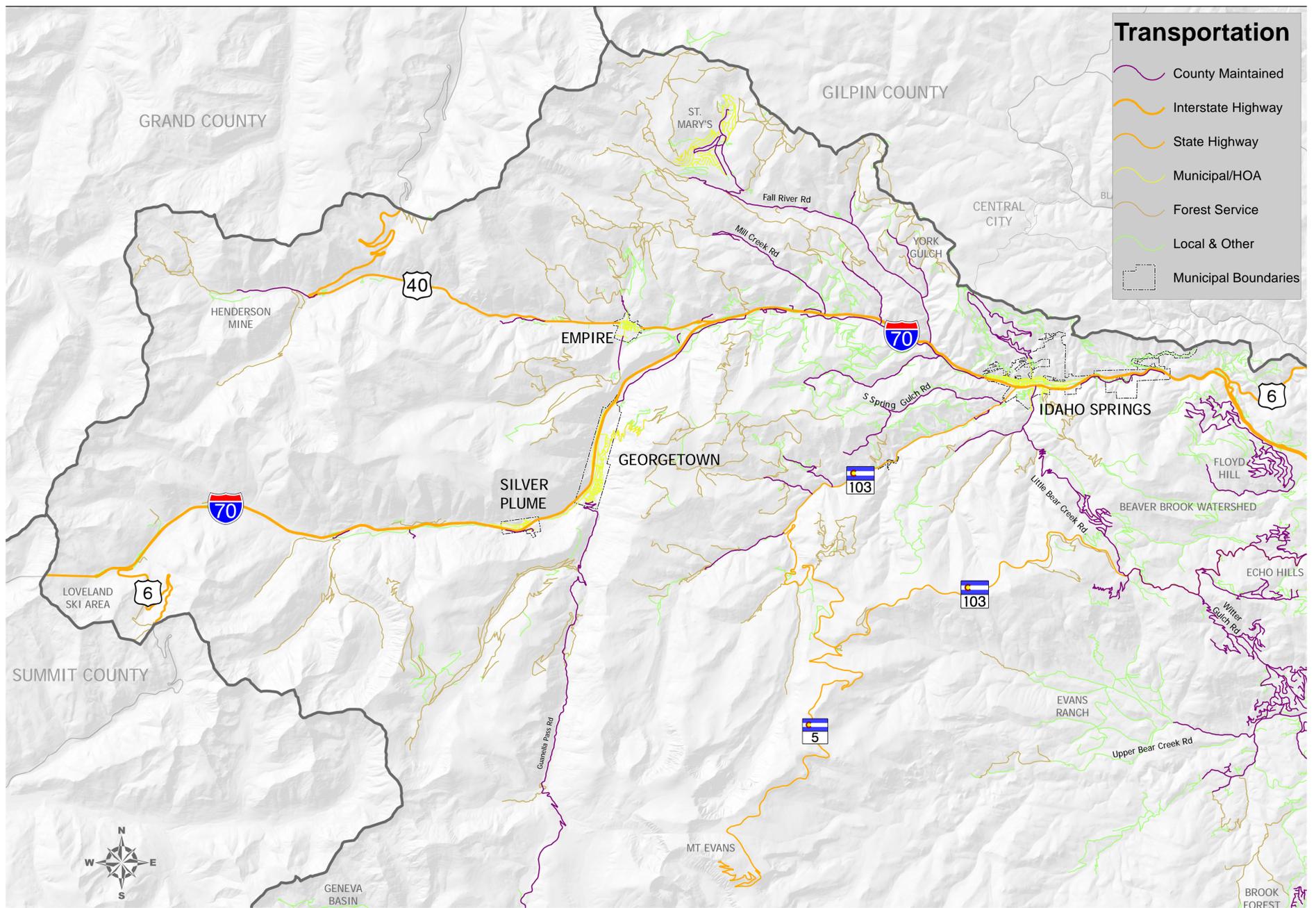
- Mean travel time to work in CCC is 34.4 minutes ¹
- 15% of Residents work at home; double the State rate!

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



Transportation

Moving Around

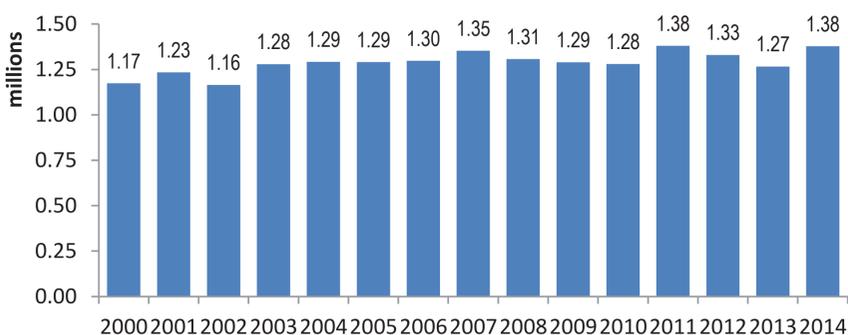


Clear Creek County Maintained Roads (from Public Works)

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

daily VMT

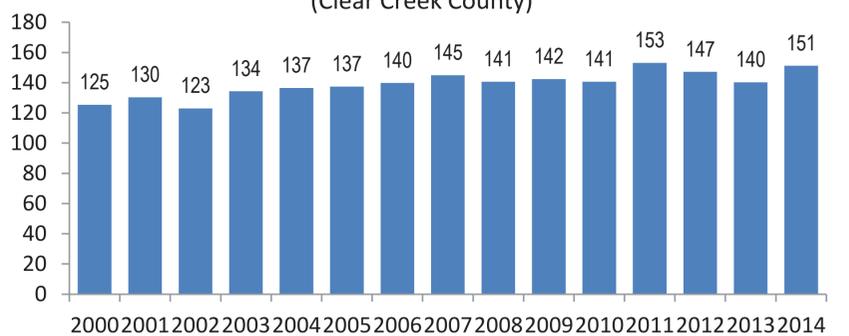
(all CDOT highways in Clear Creek County)



source: CDOT

daily VMT per capita

(Clear Creek County)



source: CDOT; US Census

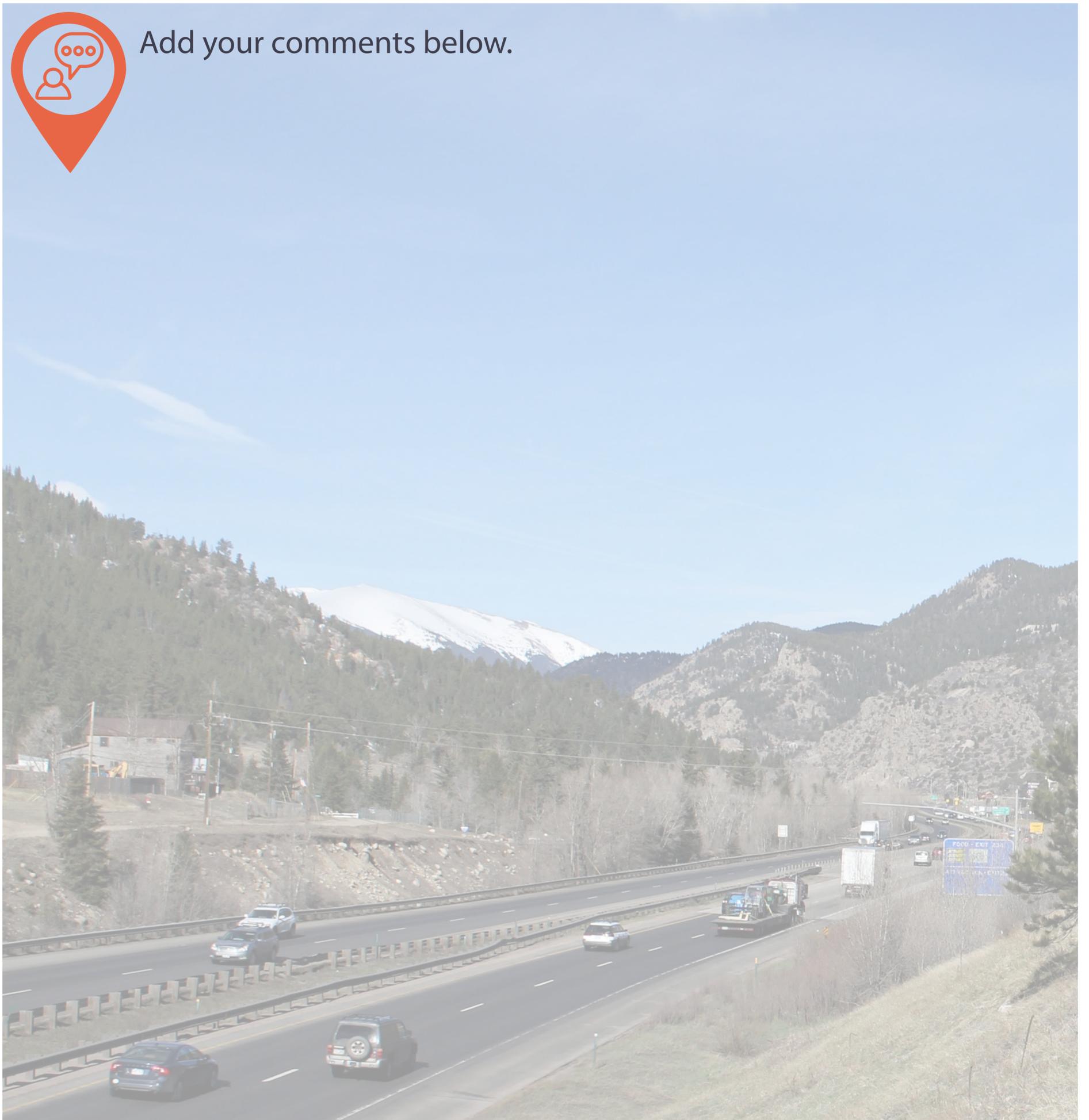


Transportation

What would improve transportation in your everyday life?



Add your comments below.



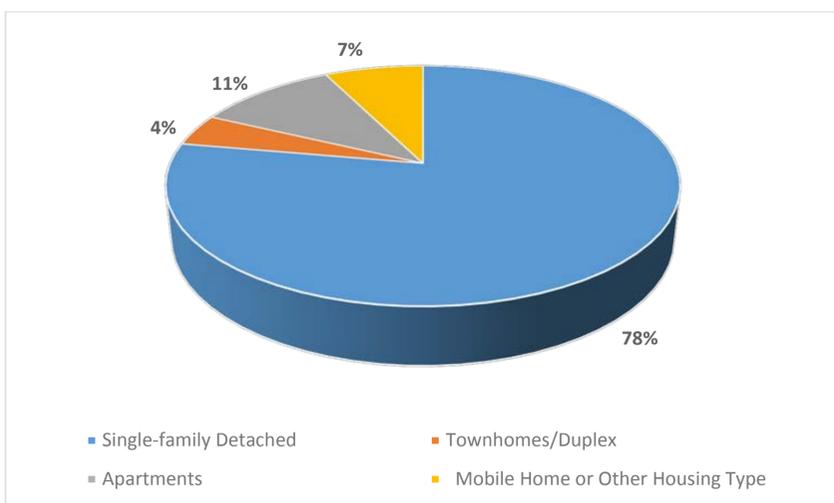


Housing

Availability and Quality

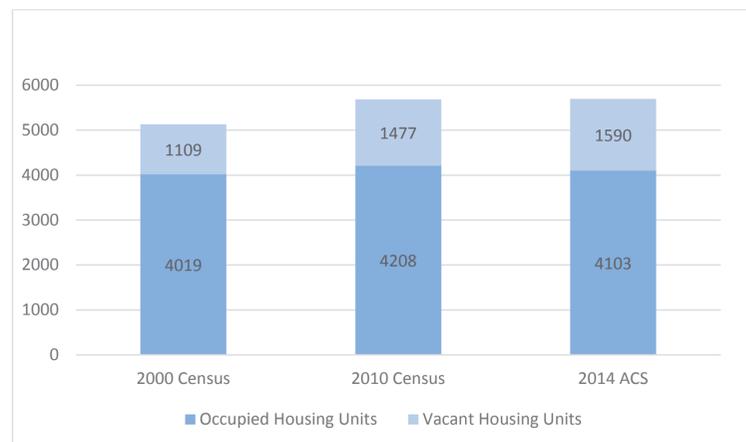
What types of housing exists within the County? What is the age/quality of this housing? Does it meet the needs of Residents?

HOUSING TYPES



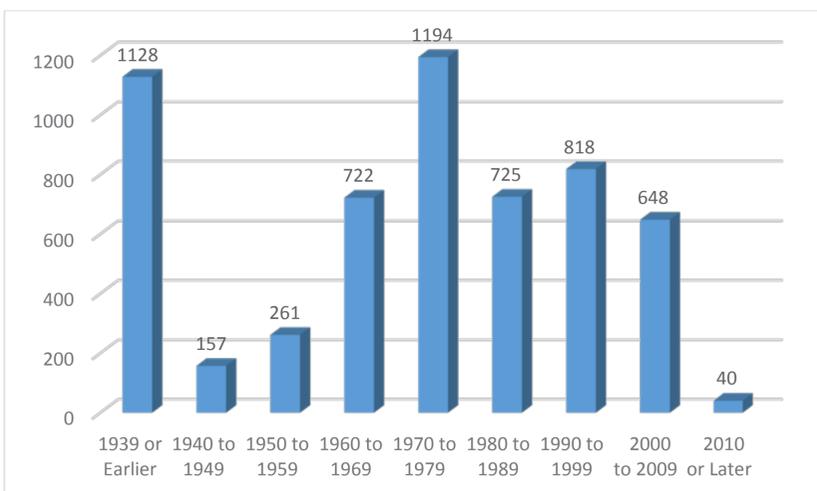
Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

OCCUPIED AND VACANT HOUSING UNITS



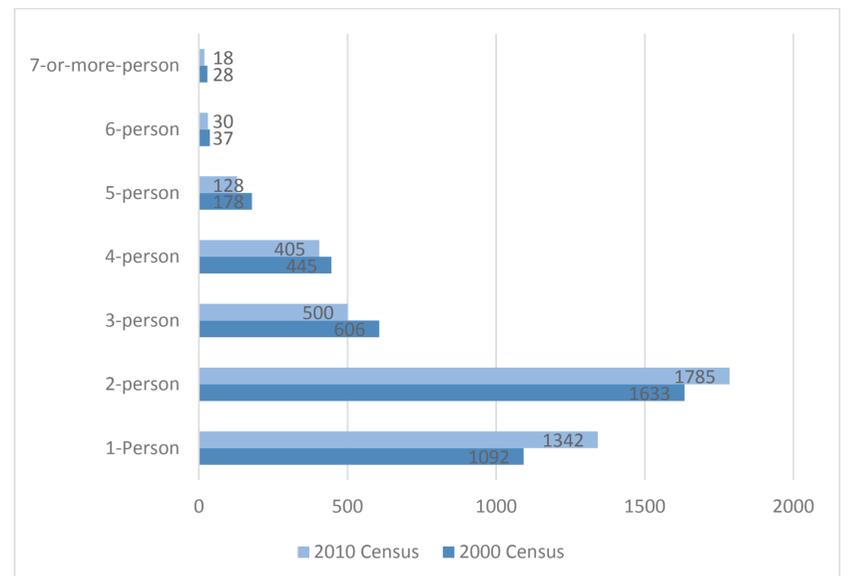
Source: U.S. Census Bureau, 2000 Census, 2010 Census and 2010-2014 American Community Survey 5-Year Estimates

YEAR STRUCTURES WERE BUILT



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

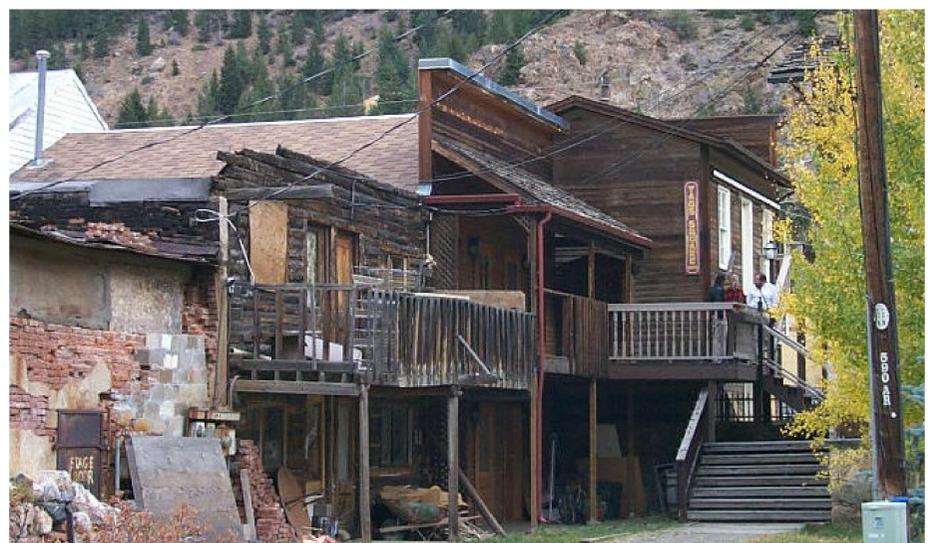
HOUSEHOLD SIZE



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



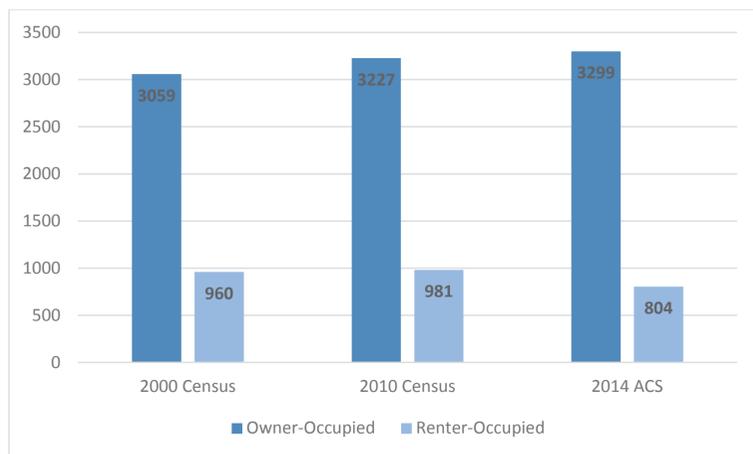


Housing

Access and Affordability

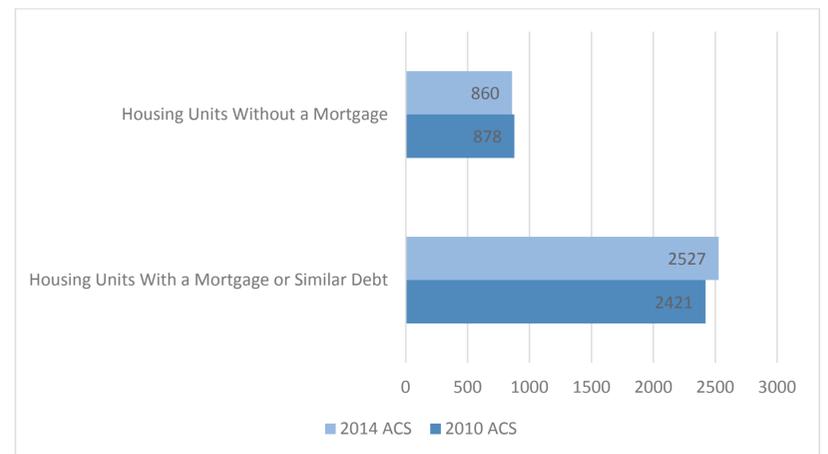
How affordable is housing within the County? What are the barriers to affordability that the County Master Plan should address?

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?



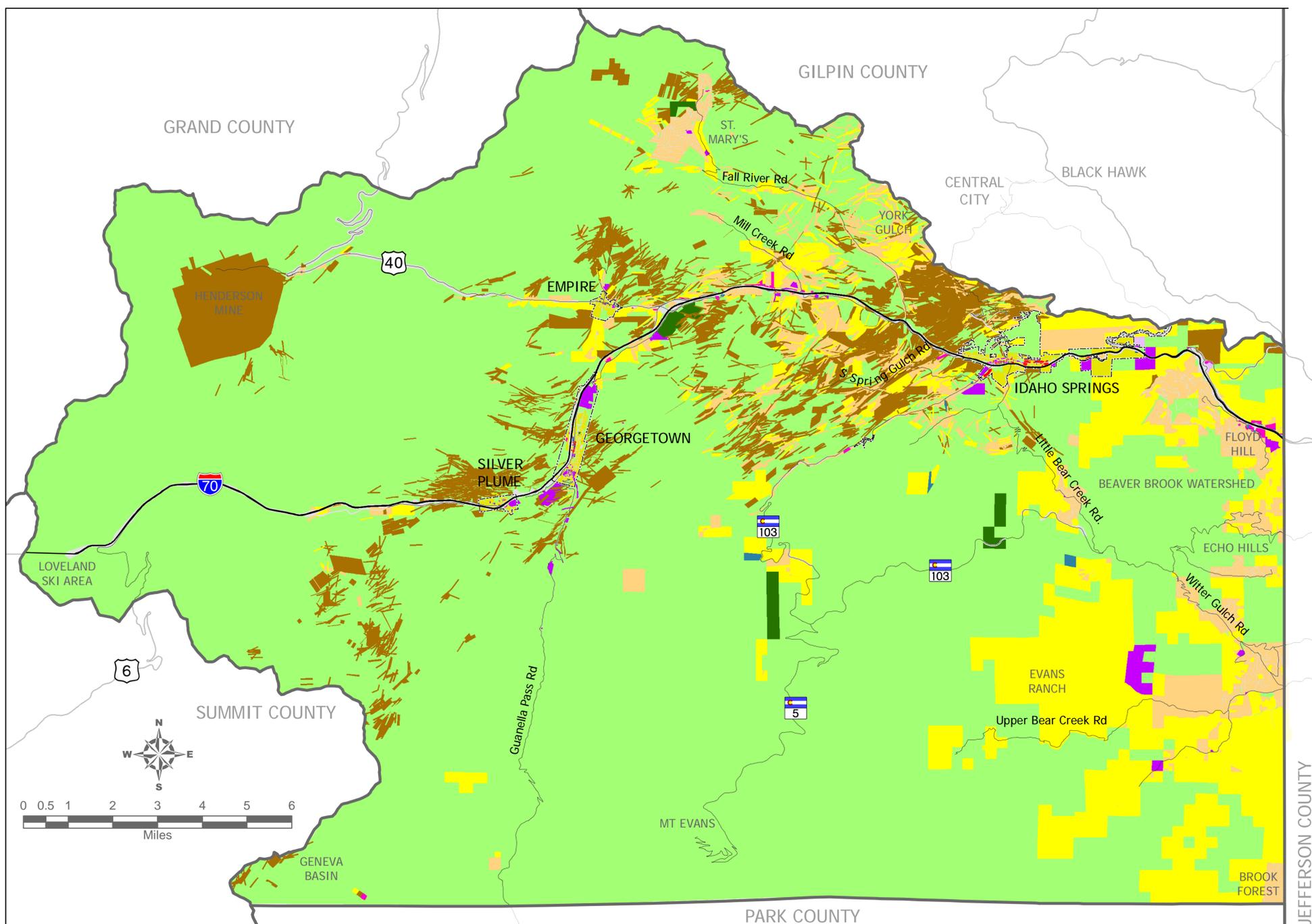
- Approximately 80% of the county land is within public ownership
- The USFS alone owns 66% of the land in the county
- CCC Open Space Commission is responsible for the management of 8,195 acres (3% of the land area)

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.





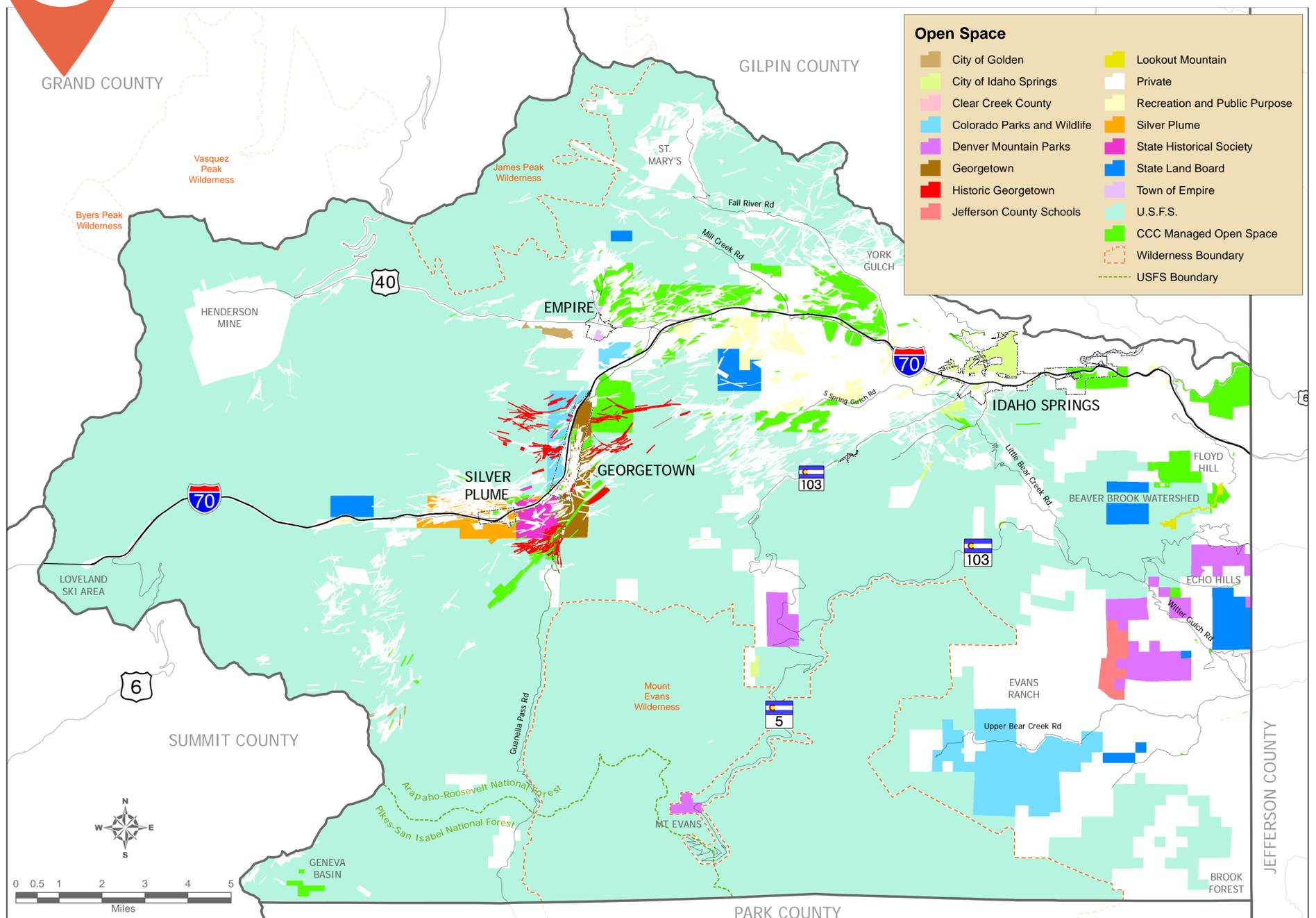
Land Use and Open Space

Open Space

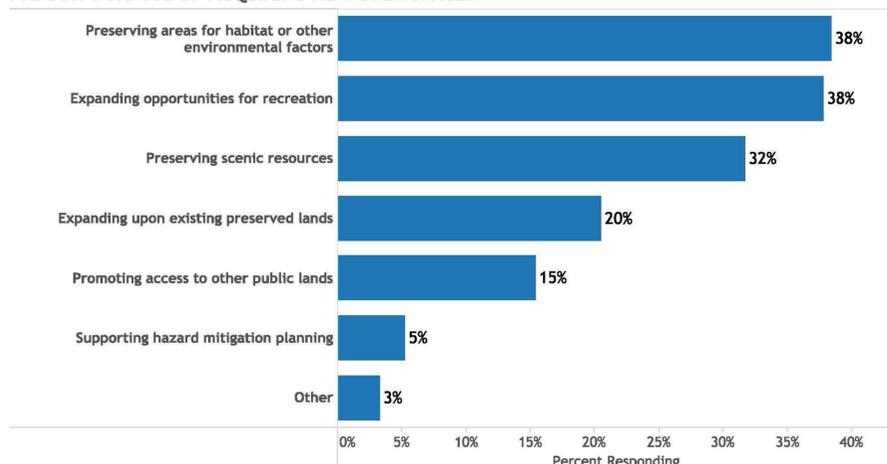
Does the pattern of open space serve the community? What should be the priorities for acquisition of new or management of existing open spaces?



Add your comments below.

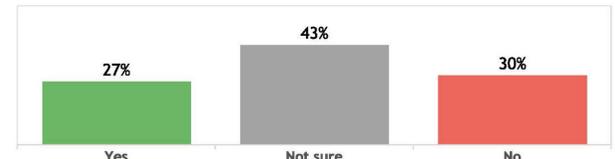


PRIMARY PURPOSE OF ACQUIRING NEW OPEN SPACES

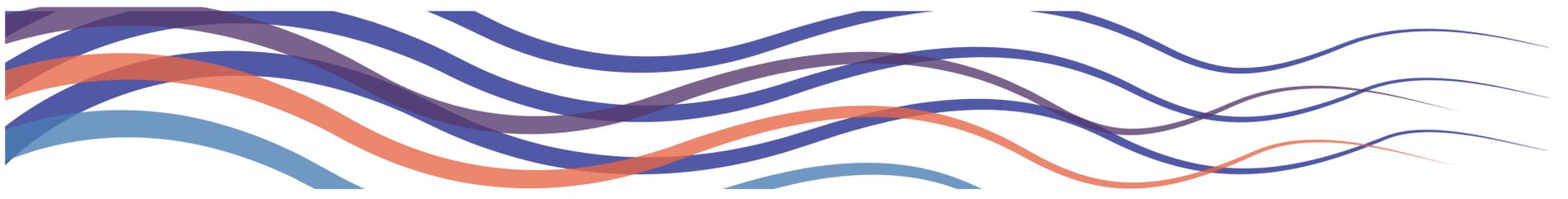


Source: 2016 Clear Creek County Community Survey

DO YOU FEEL THE COUNTY HAS ENOUGH OPEN SPACE?



Source: 2016 Clear Creek County Community Survey



Clear Creek County

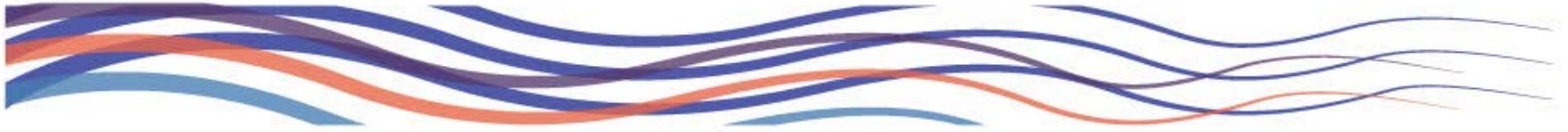
"A Vision for Clear Creek County"

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

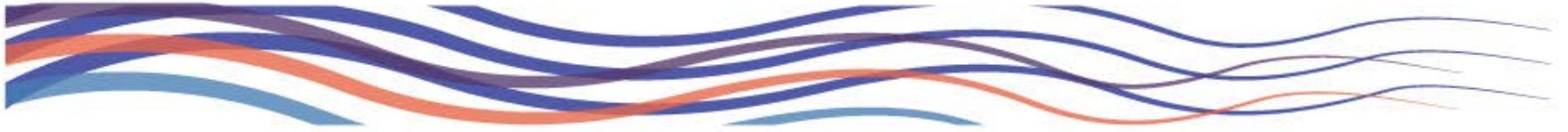


Welcome and Introductions



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

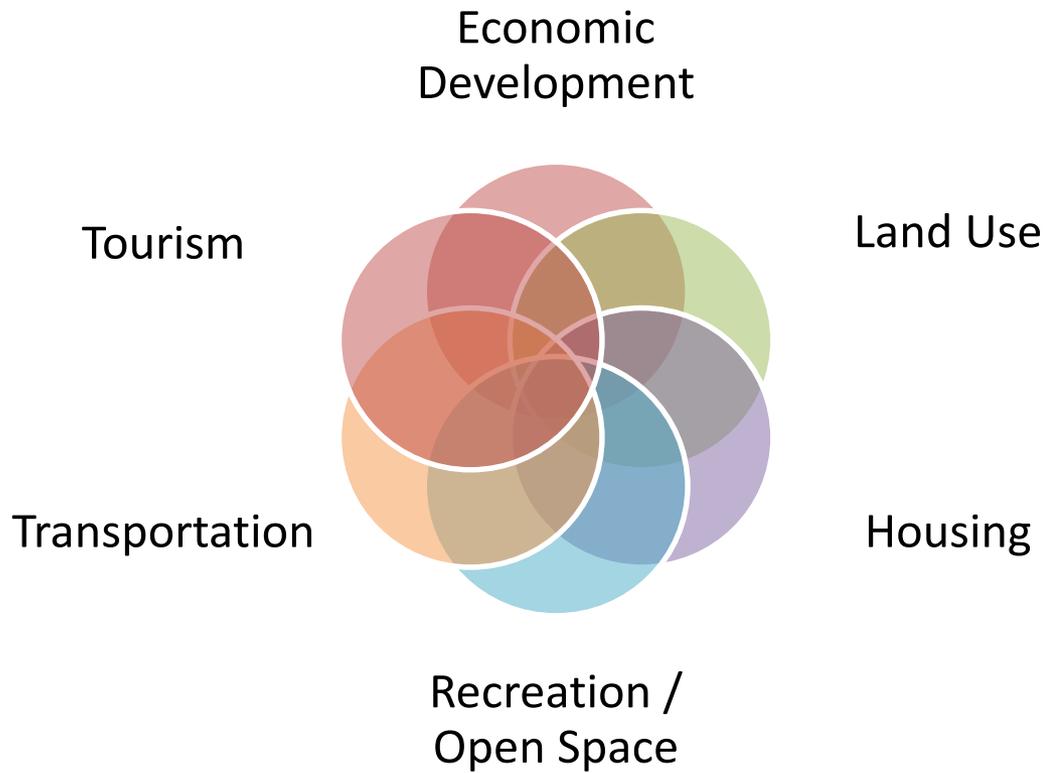
Define Goals/Policies
and Objectives to
Support that Vision

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?

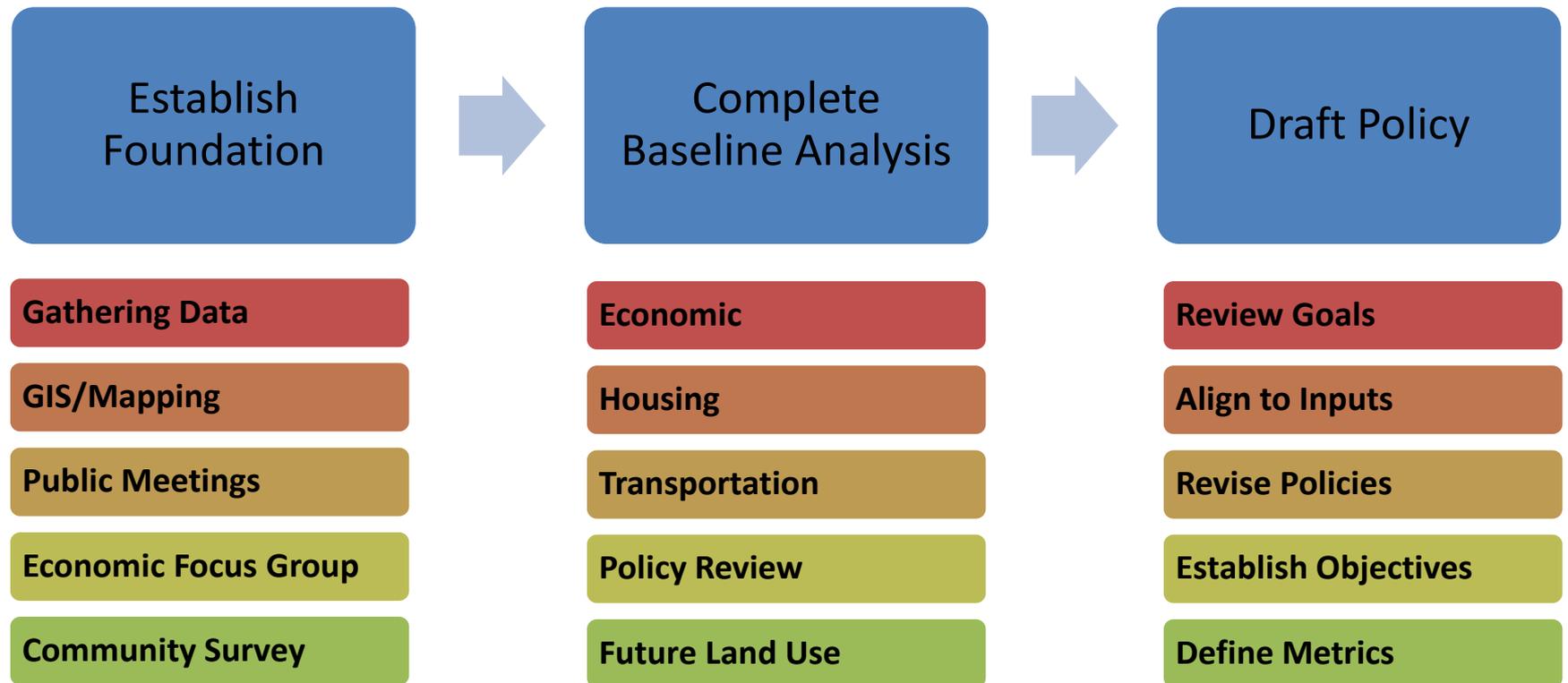
WHO IS PARTICIPATING IN THIS PROCESS?





What is a Community Master Plan?

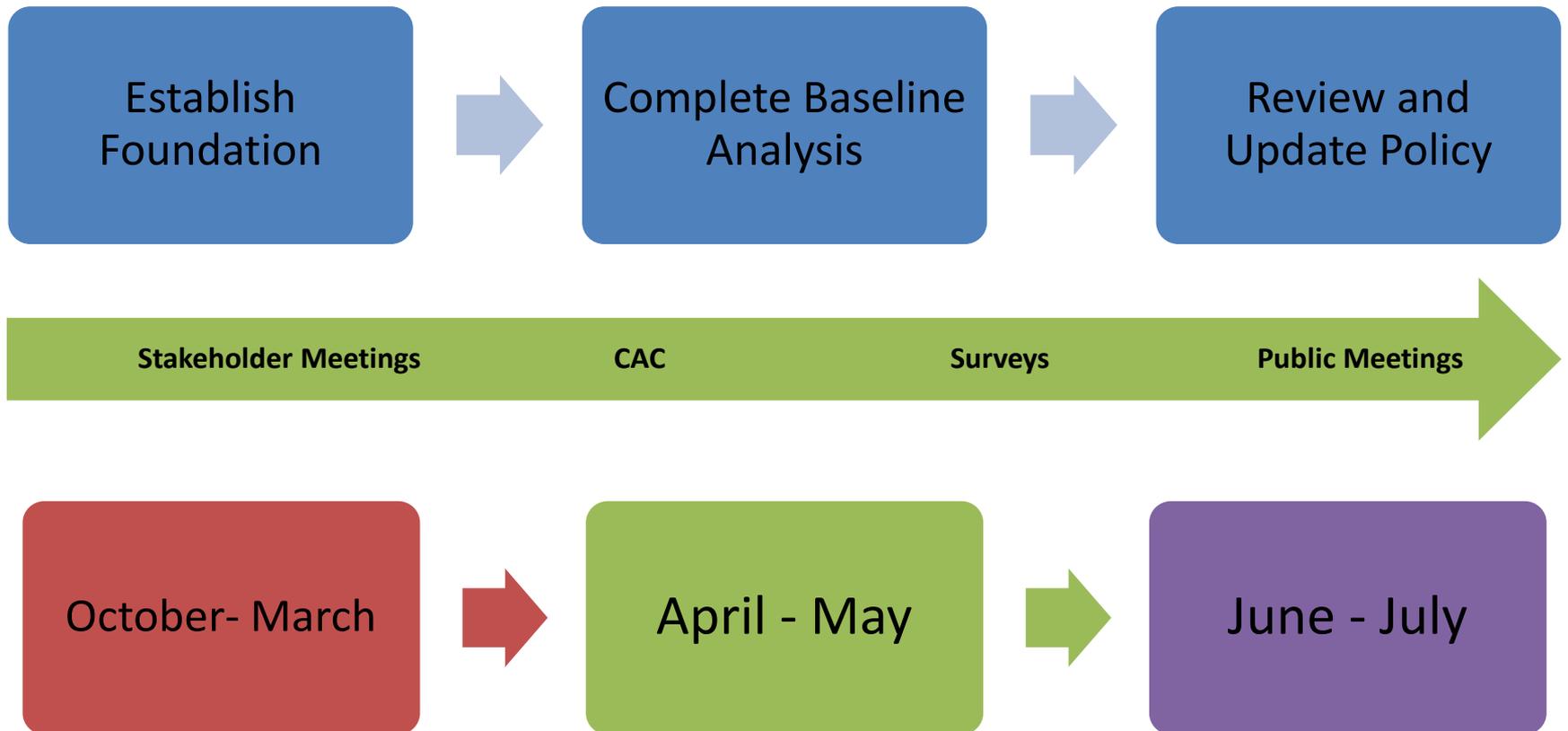
PROJECT PROCESS





What is a Community Master Plan?

PROJECT TIMELINE

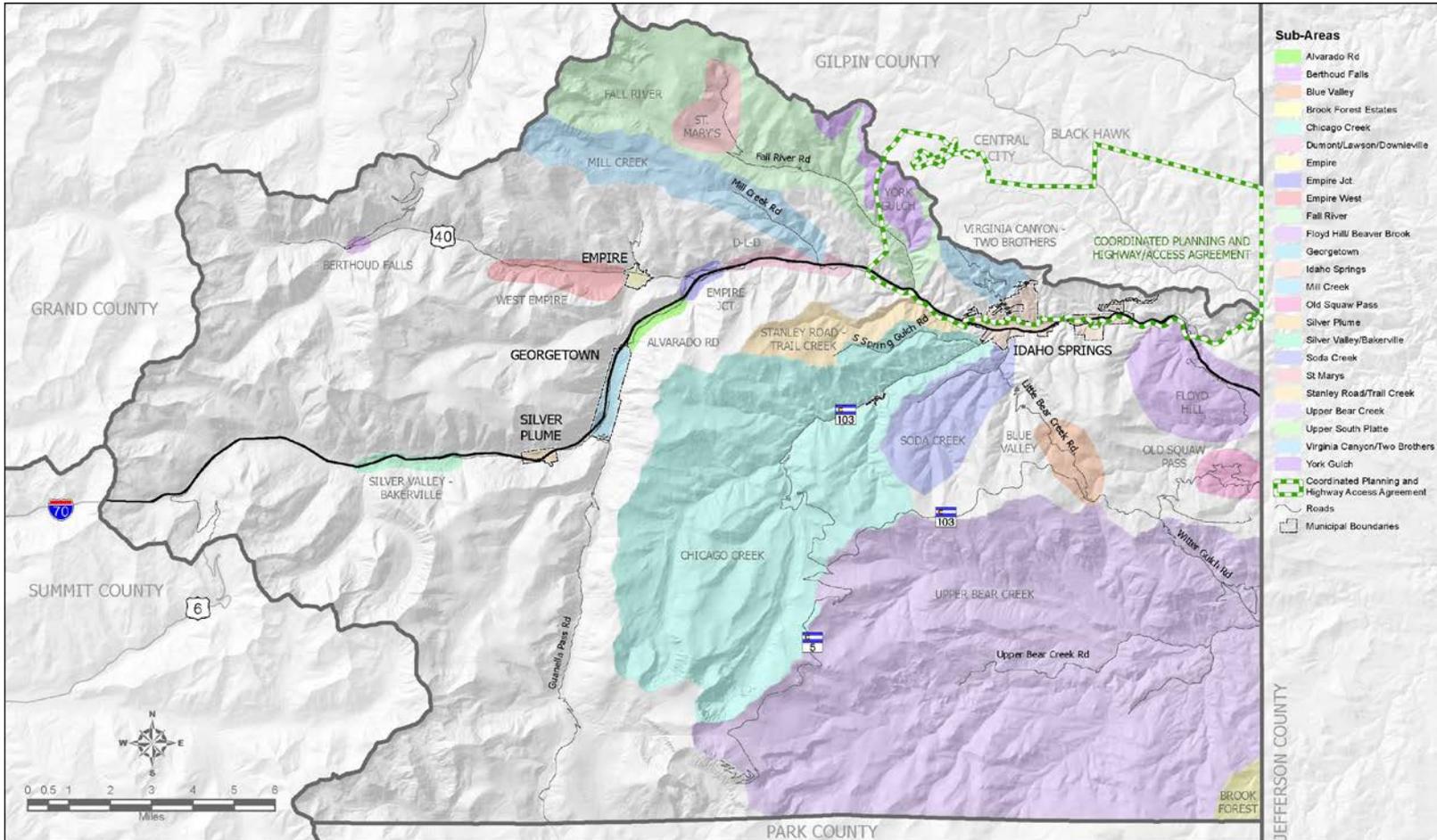




Defining the Baseline

Defining the Baseline

COMMUNITY PROFILE | Geography

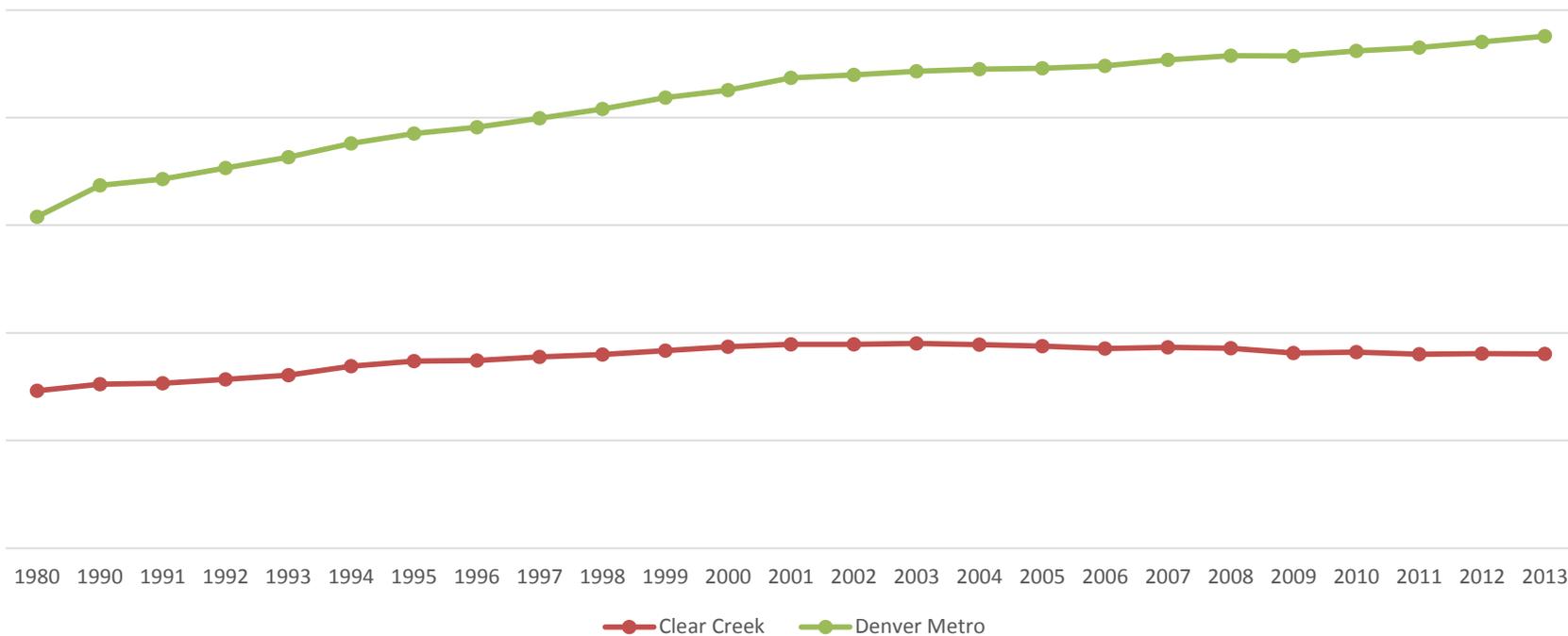




Defining the Baseline

COMMUNITY PROFILE | Population

CLEAR CREEK COUNTY POPULATION OVER TIME

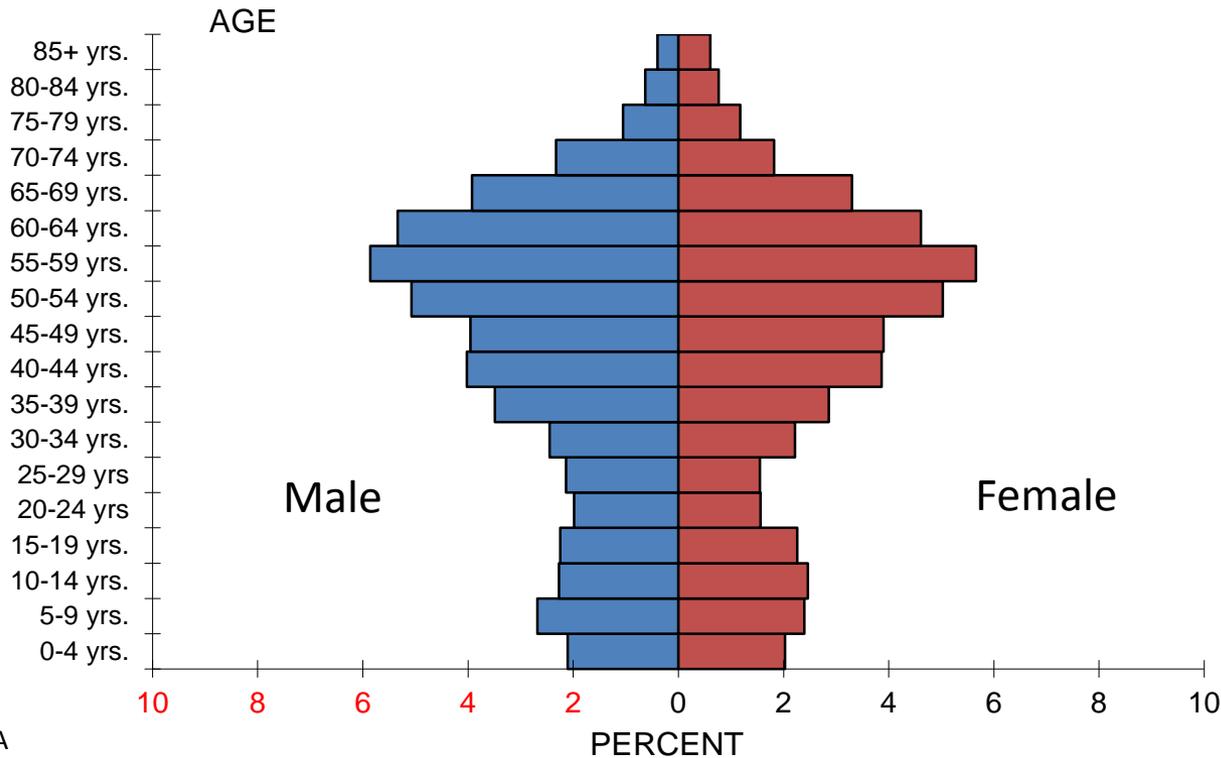


Source: ACS / DOLA

Defining the Baseline

COMMUNITY PROFILE | Population

AGE DISTRIBUTION

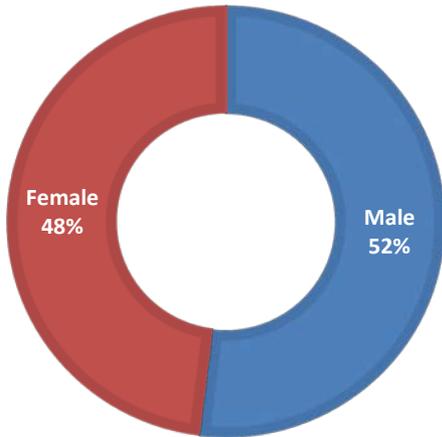


Source: ACS / DOLA

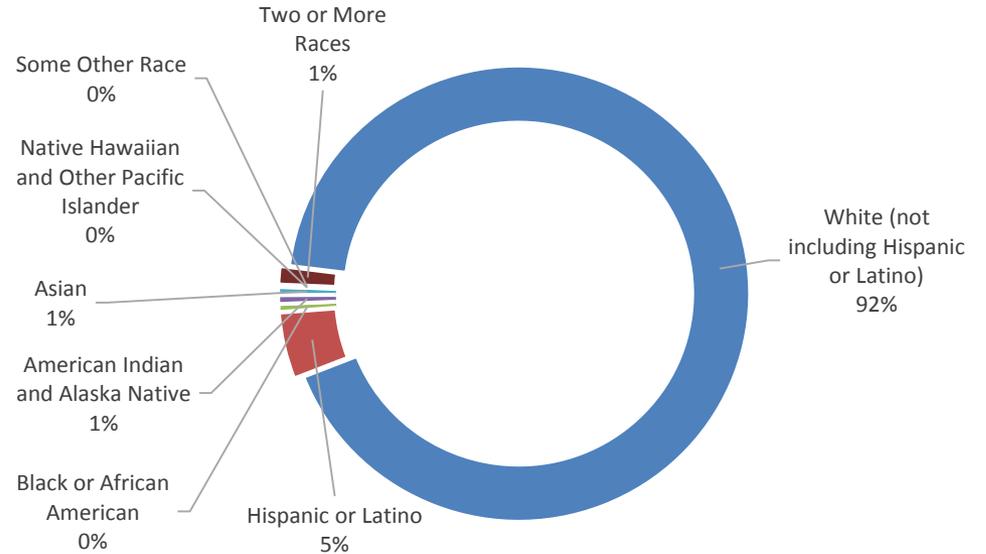
Defining the Baseline

COMMUNITY PROFILE | Population

GENDER



ETHNICITY



Source: ACS / DOLA

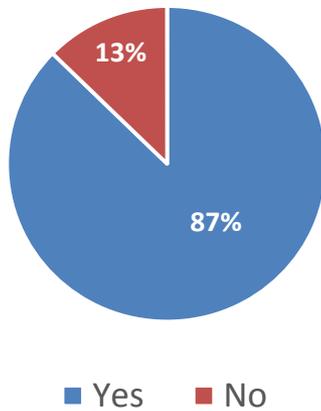


Defining the Baseline

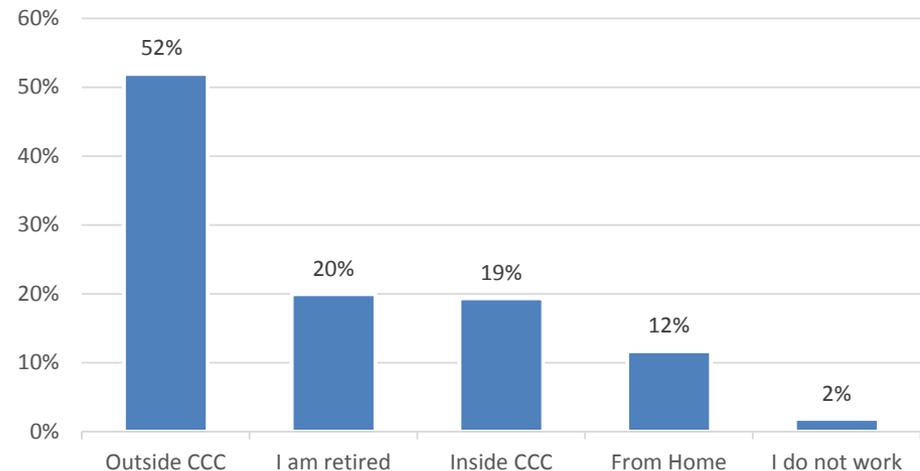
COMMUNITY SURVEY RESULTS

- **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?

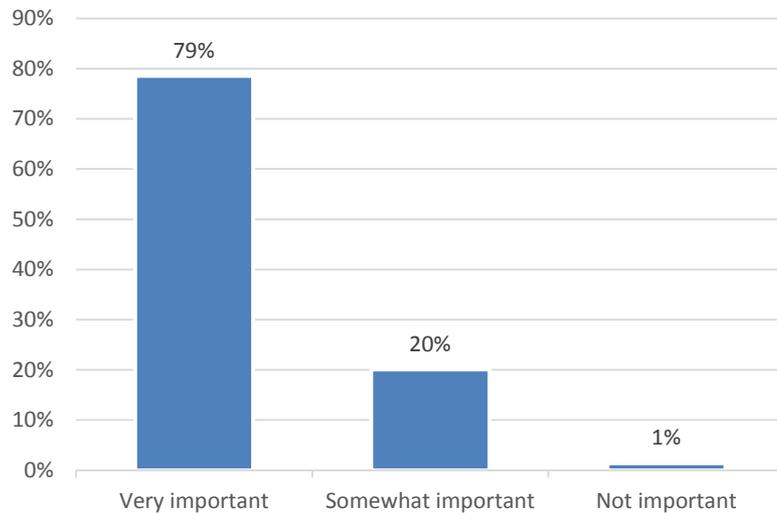




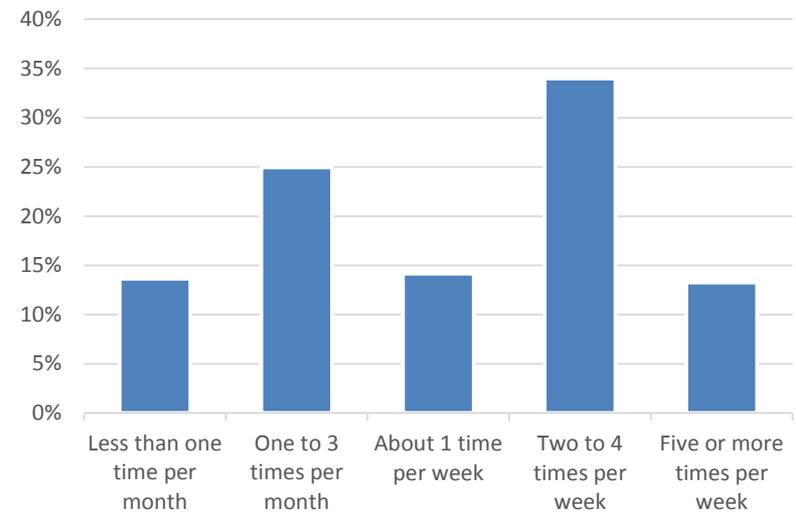
Defining the Baseline

COMMUNITY SURVEY RESULTS

THE IMPORTANCE OF RECREATION



HOW OFTEN DO YOU RECREATE IN CCC



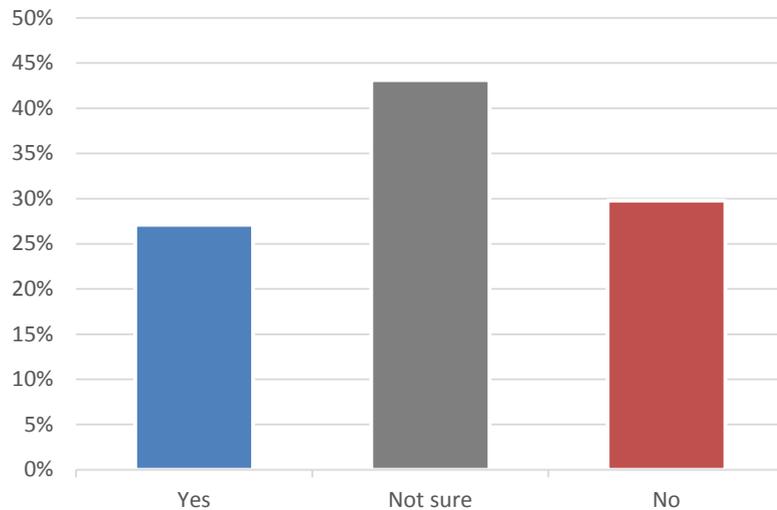
Source: 2016 Clear Creek County Community Survey



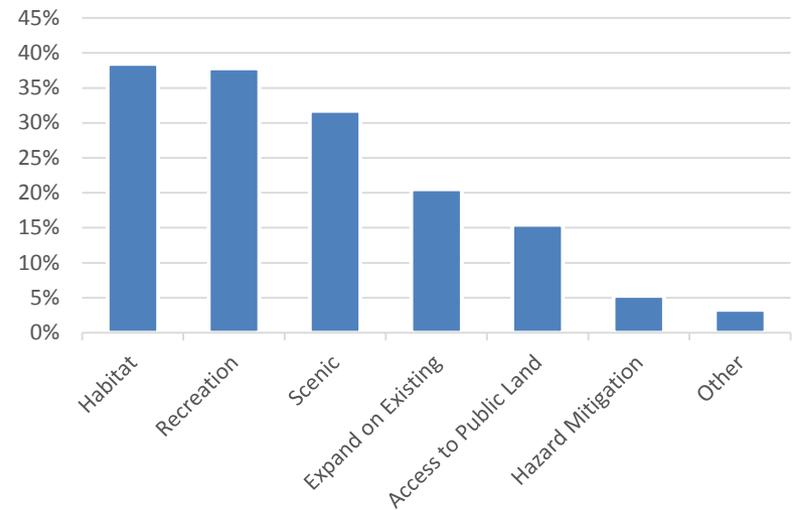
Defining the Baseline

COMMUNITY SURVEY RESULTS

NEED MORE OPEN SPACE?



WHY ACQUIRE NEW OPEN SPACE?



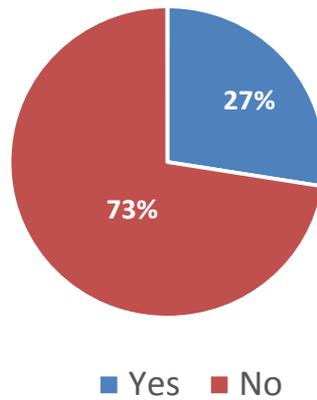
Source: 2016 Clear Creek County Community Survey



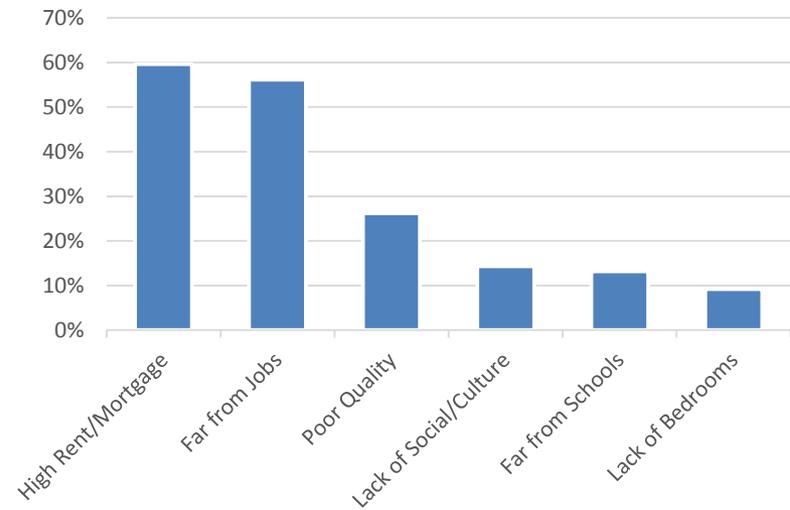
Defining the Baseline

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

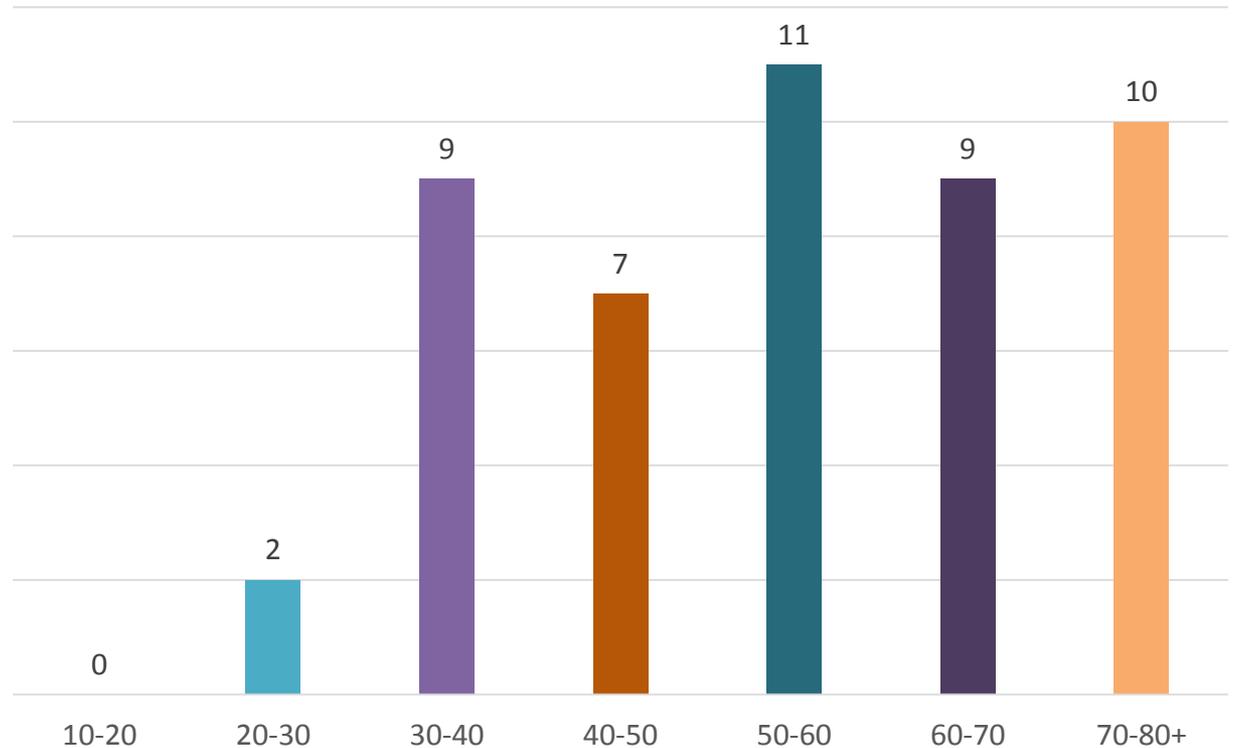


Key Pad Polling

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+

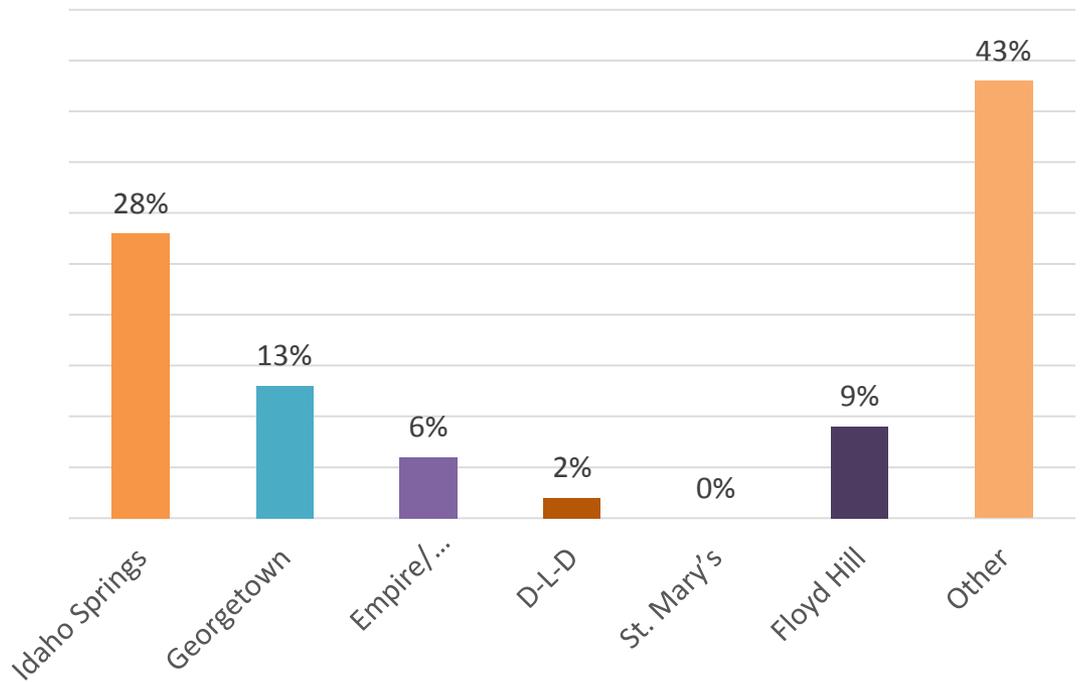


Key Pad Polling

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



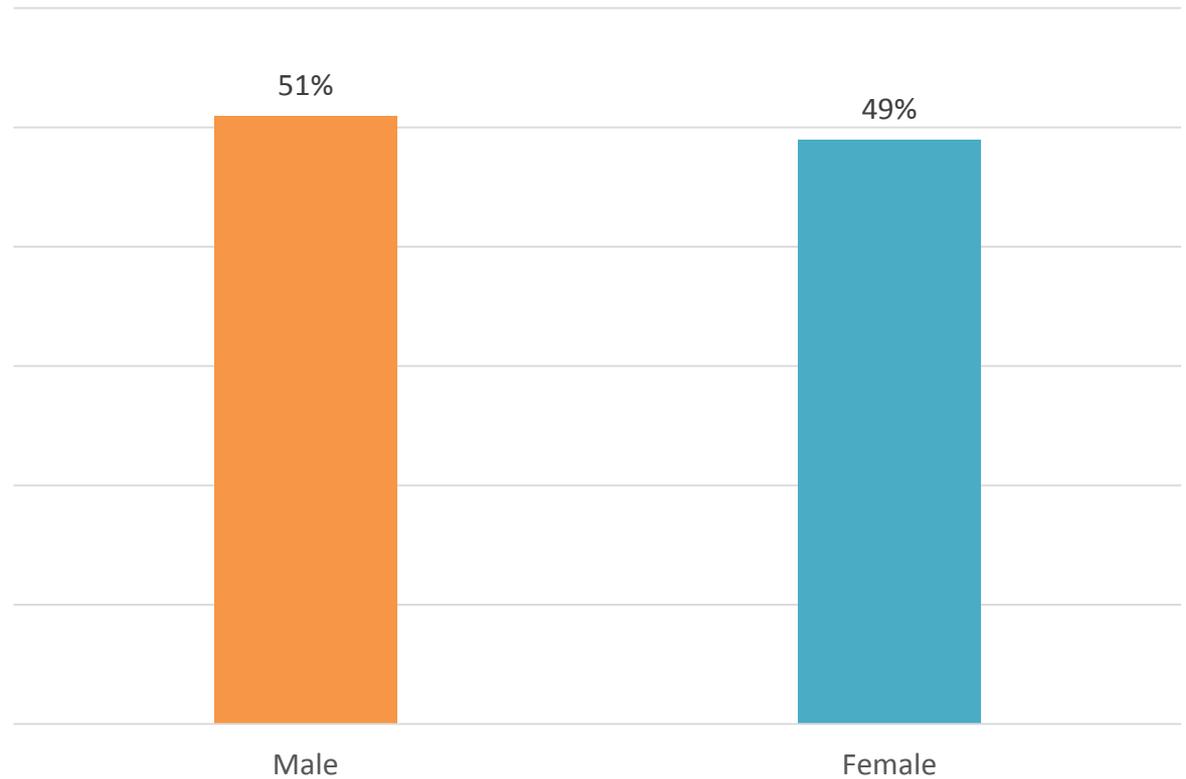


Key Pad Polling

Q3 – WHAT IS YOUR GENDER?

PLEASE SELECT

- A. Male
- B. Female



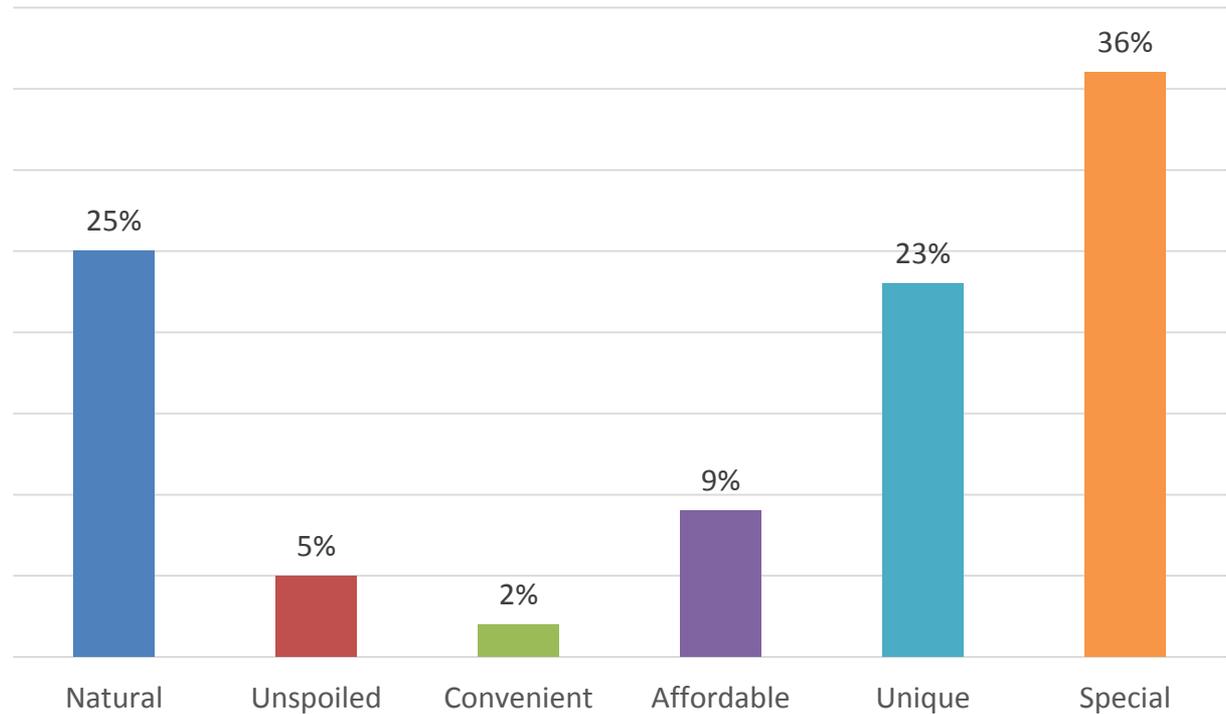


Key Pad Polling

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

PLEASE SELECT

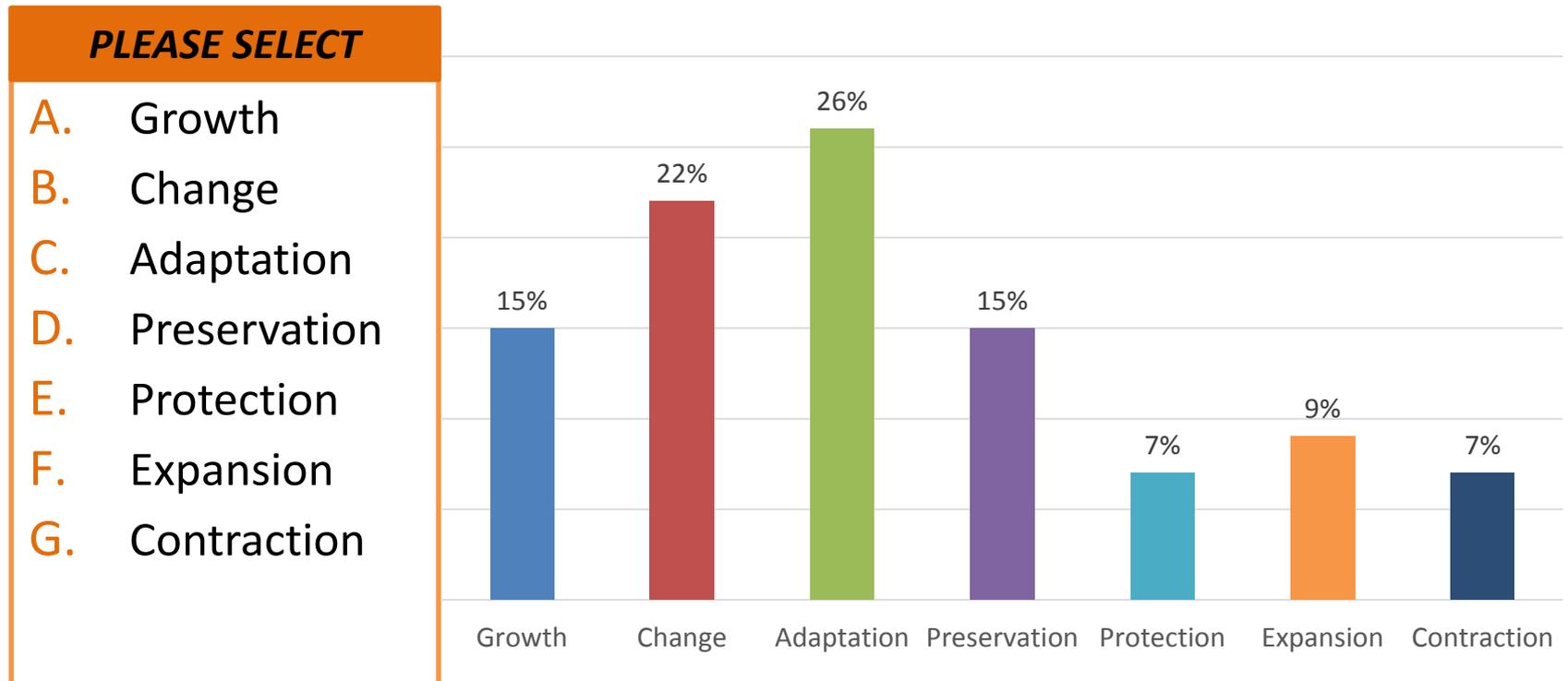
- A. Natural
- B. Unspoiled
- C. Convenient
- D. Affordable
- E. Unique
- F. Special





Key Pad Polling

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



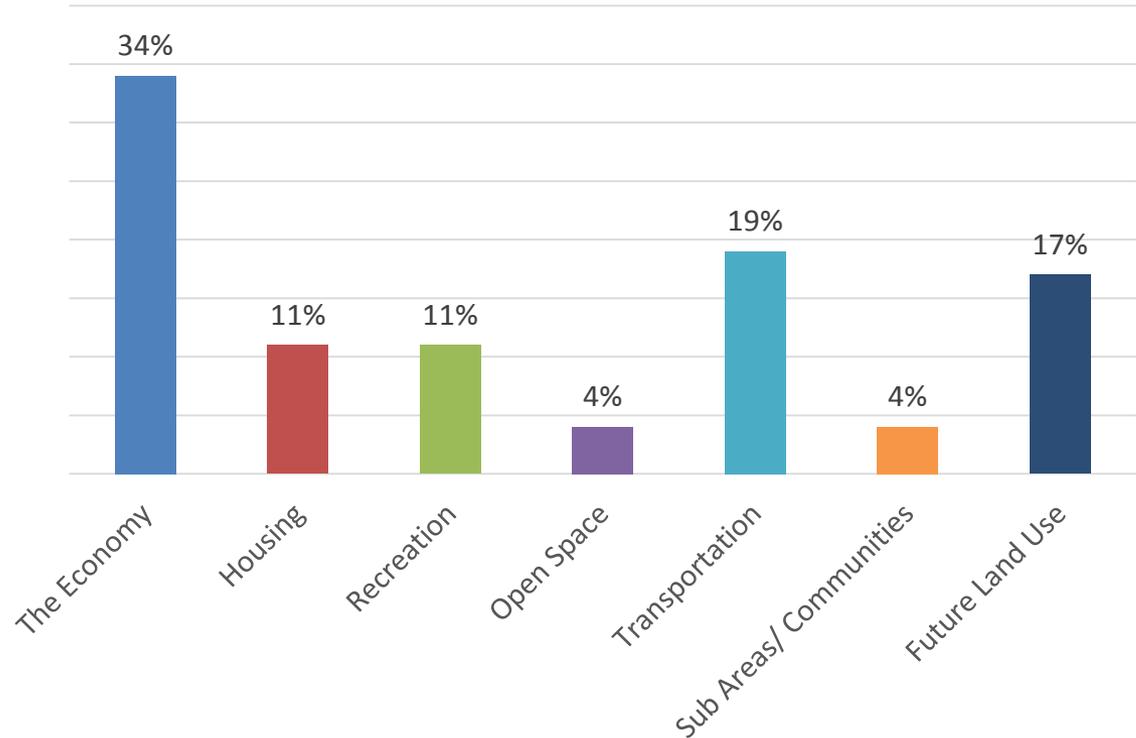


Key Pad Polling

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. “

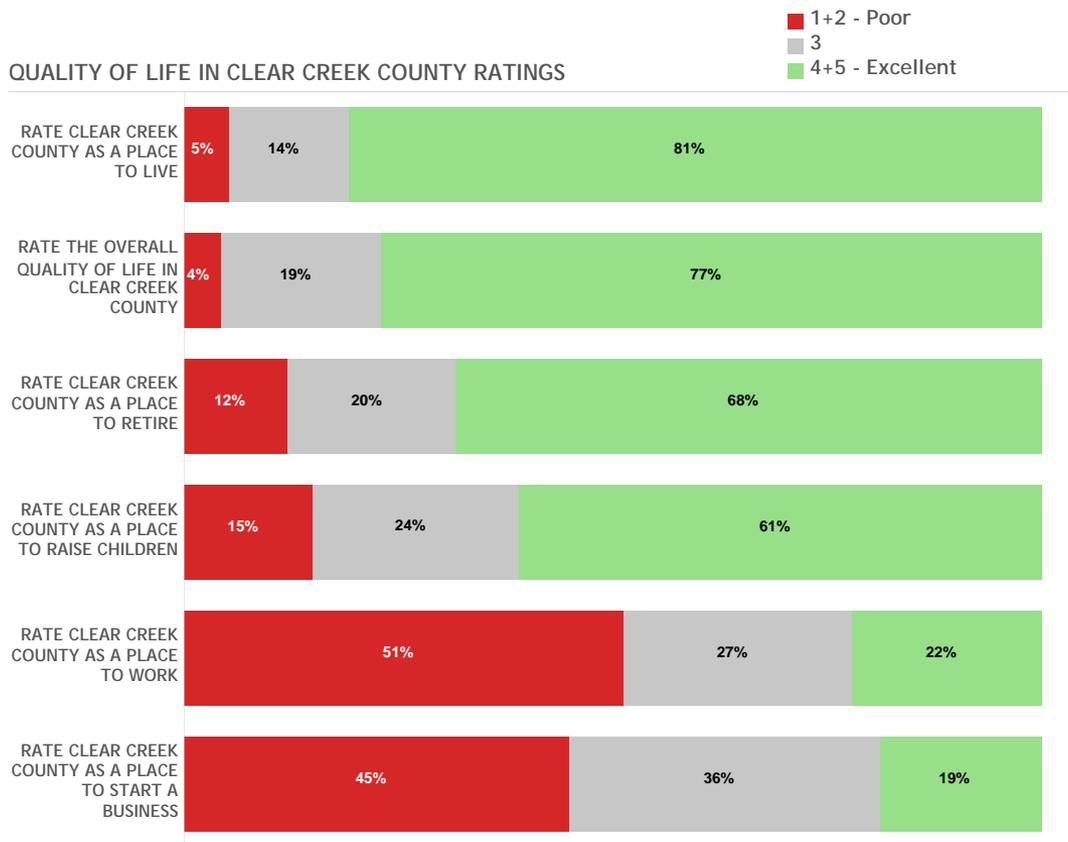
- 2004 Clear Creek County Master Plan

- 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

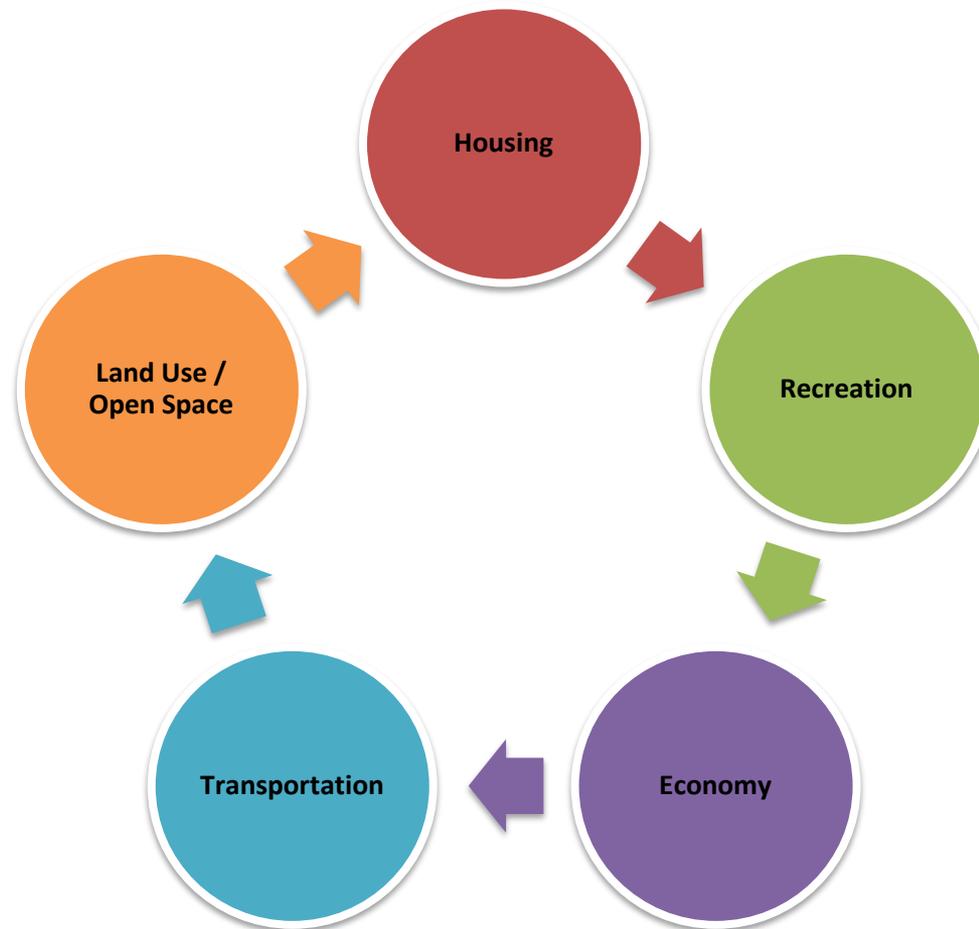


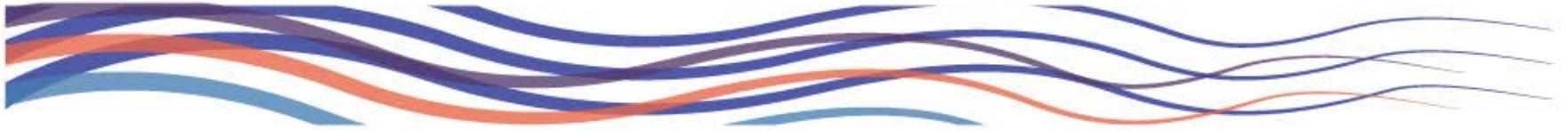
GENERAL QUESTIONS



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.



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



#2 – Clear Creek County Vision

2016 DRAFT Vision

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



#2 – Clear Creek County Vision

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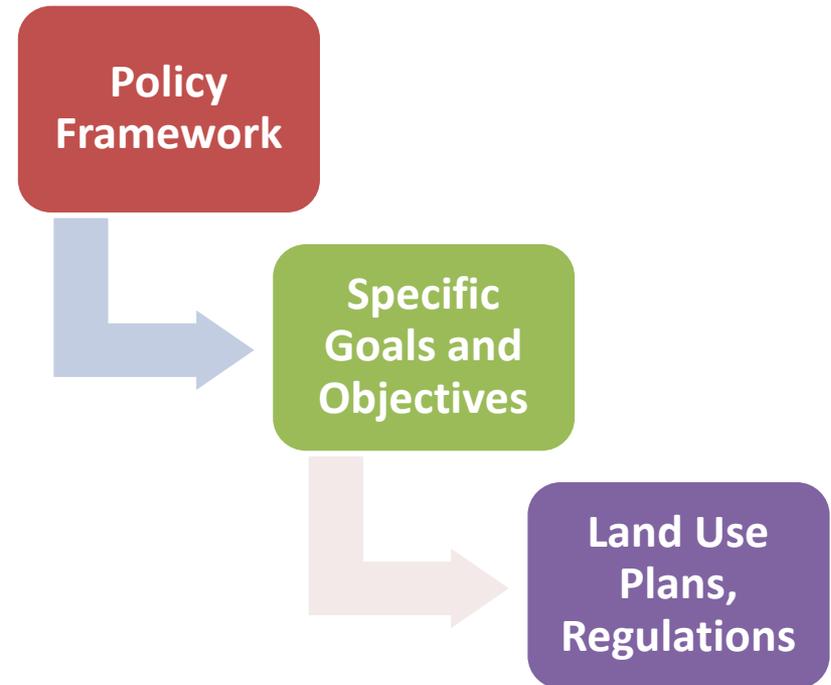
Support a diverse economic strategy that builds upon the existing quality of life, protects important natural and cultural resources, encourages recreational access and celebrates the County's unique sense of independence.



#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.



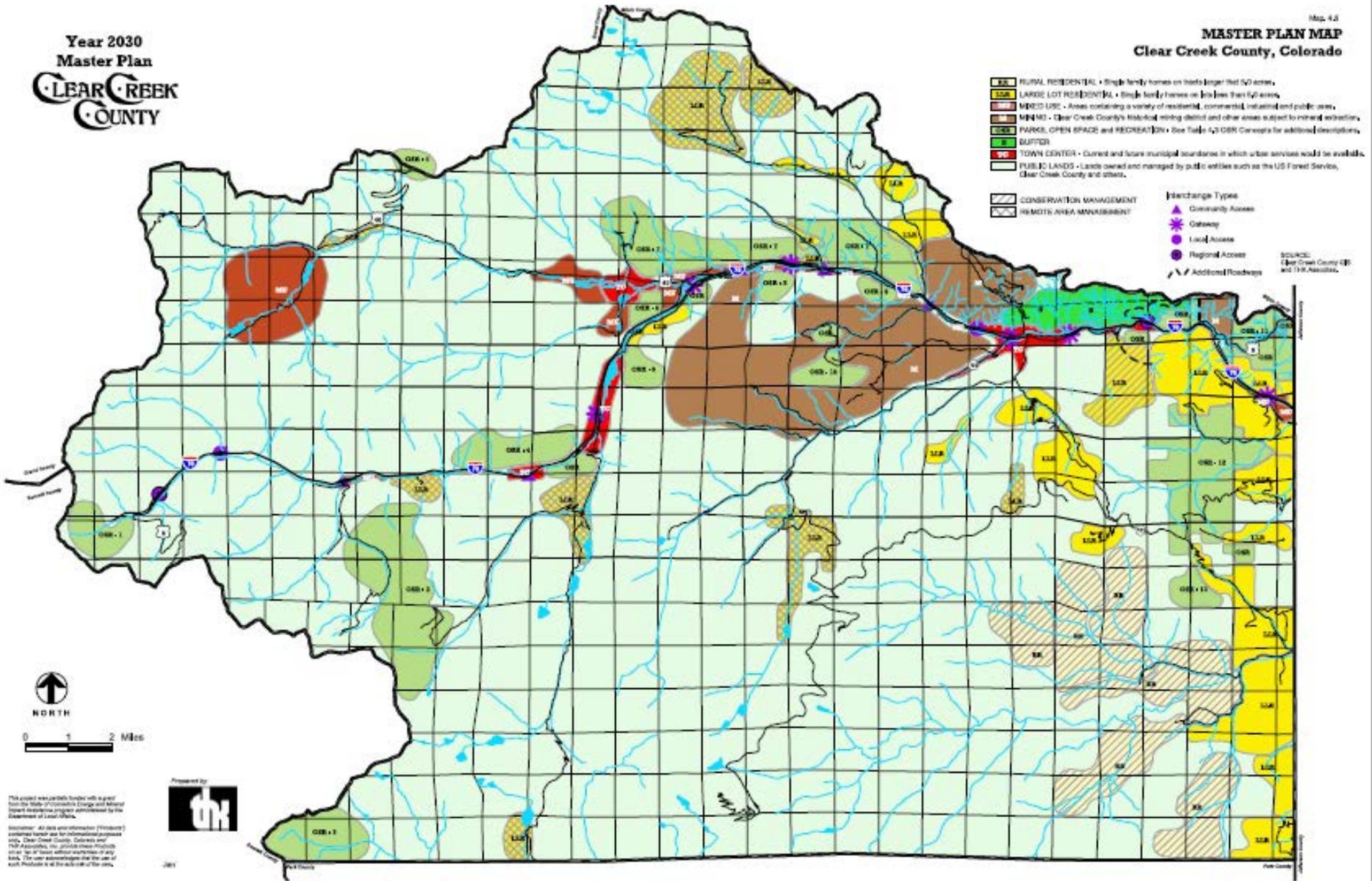
#3 – Future Land Use

- 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.

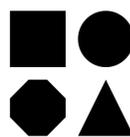
Key Themes of the Vision and Framework



Quality of Life



Built Environment
and Land Use



Distinct Areas



Recreation



Natural Environment



Economy



Mining and Cultural
Resources



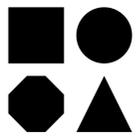
DRAFT Policy Framework

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



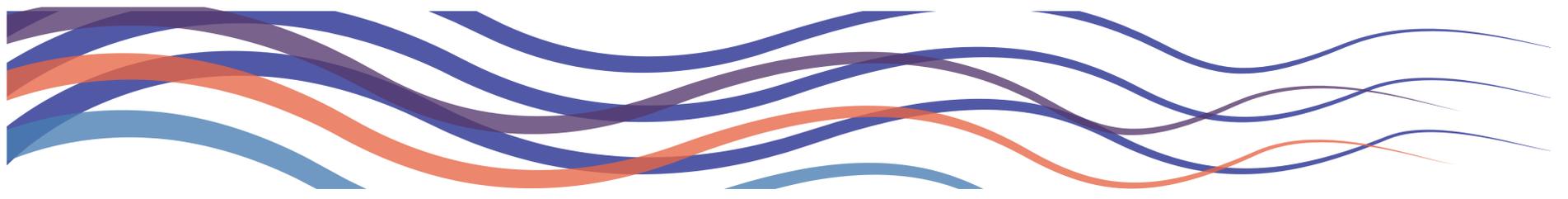
Natural Environment



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



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.



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.

Key Themes of the Vision and Framework



Quality of Life



Built Environment and Land Use



Recreation



Economy



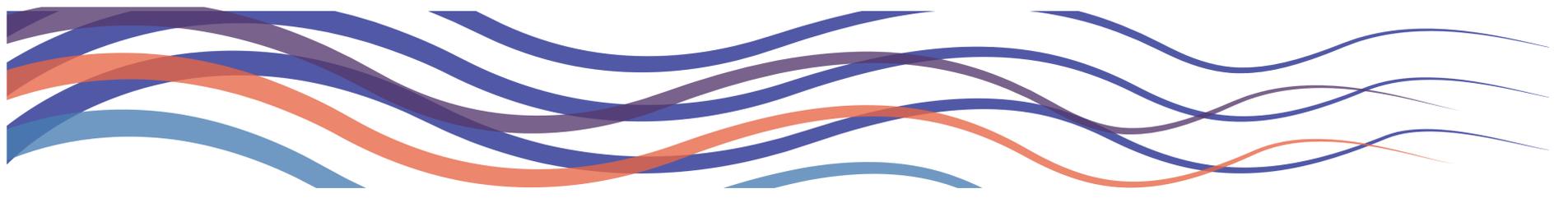
Distinct Areas



Natural Environment

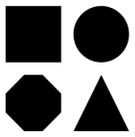


Mining and Cultural Resources



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.



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Key Themes of the Vision and Framework



Quality of Life



Built Environment and Land Use



Distinct Areas



Recreation



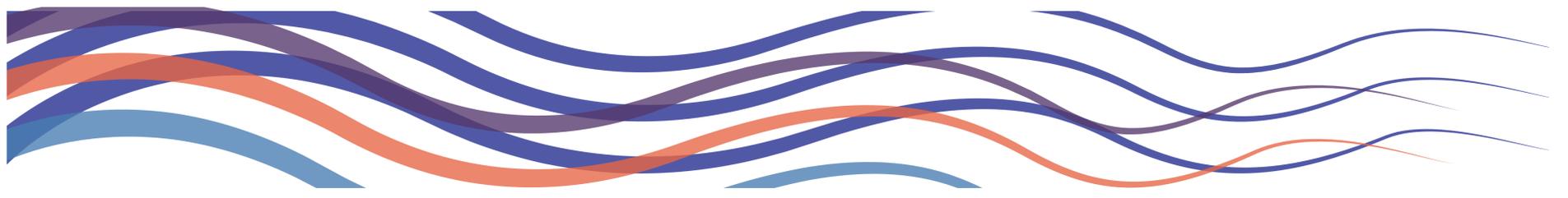
Natural Environment



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



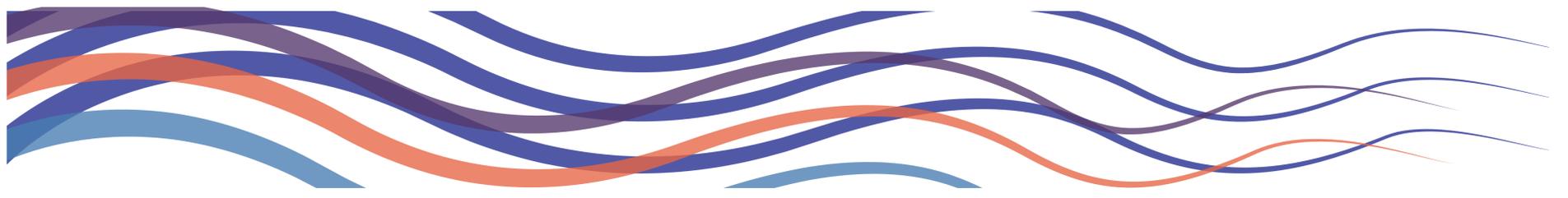
Natural Environment



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



Distinct Areas



Recreation



Natural Environment



Economy



Mining and Cultural Resources



MEETING NOTES

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

Office: 970.668.3398 | www.segroup.com

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:

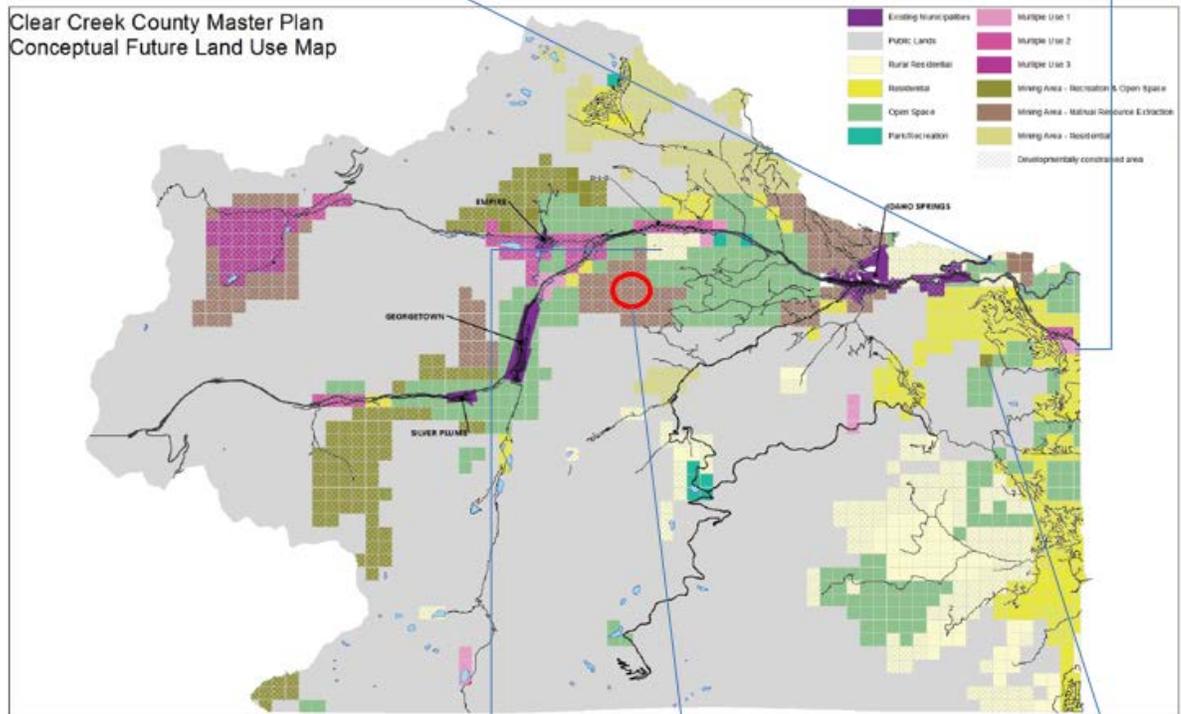
"Sold to Frei family not open to public anymore"

"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



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

"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?"

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

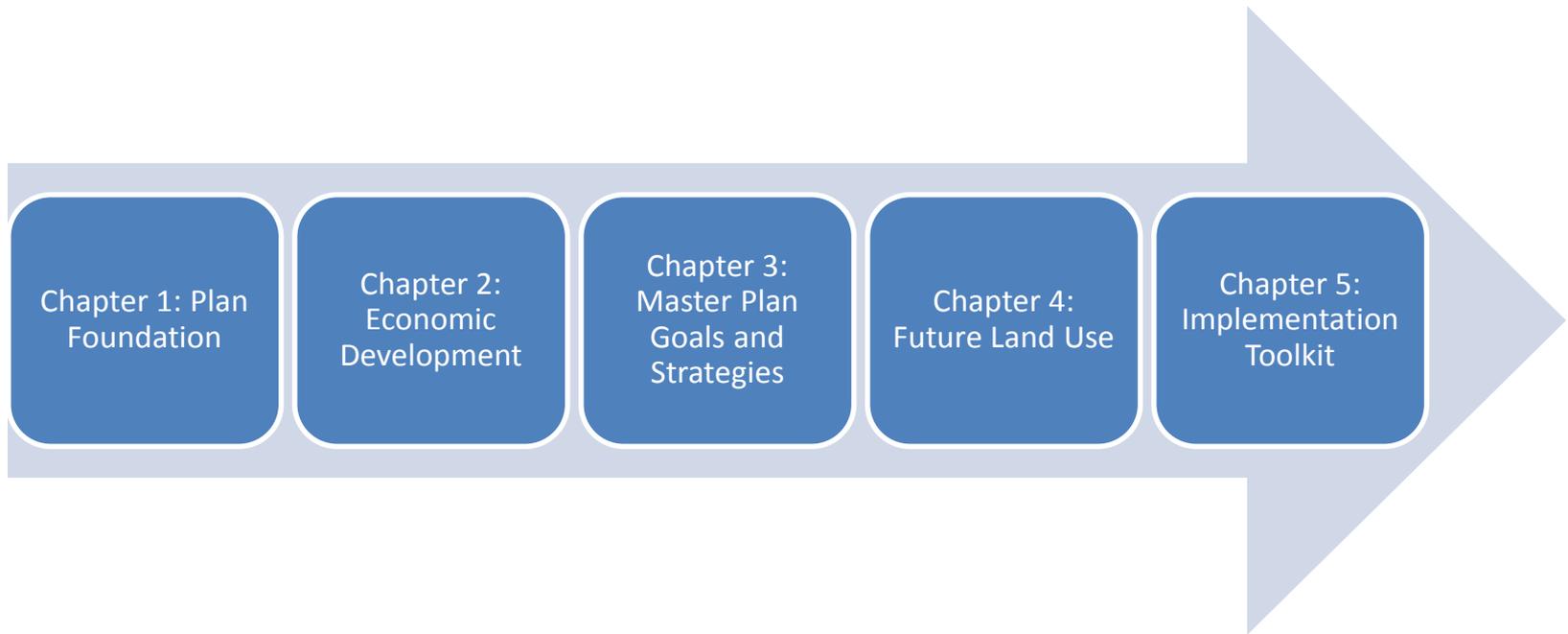


#1: Process to Date

- 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

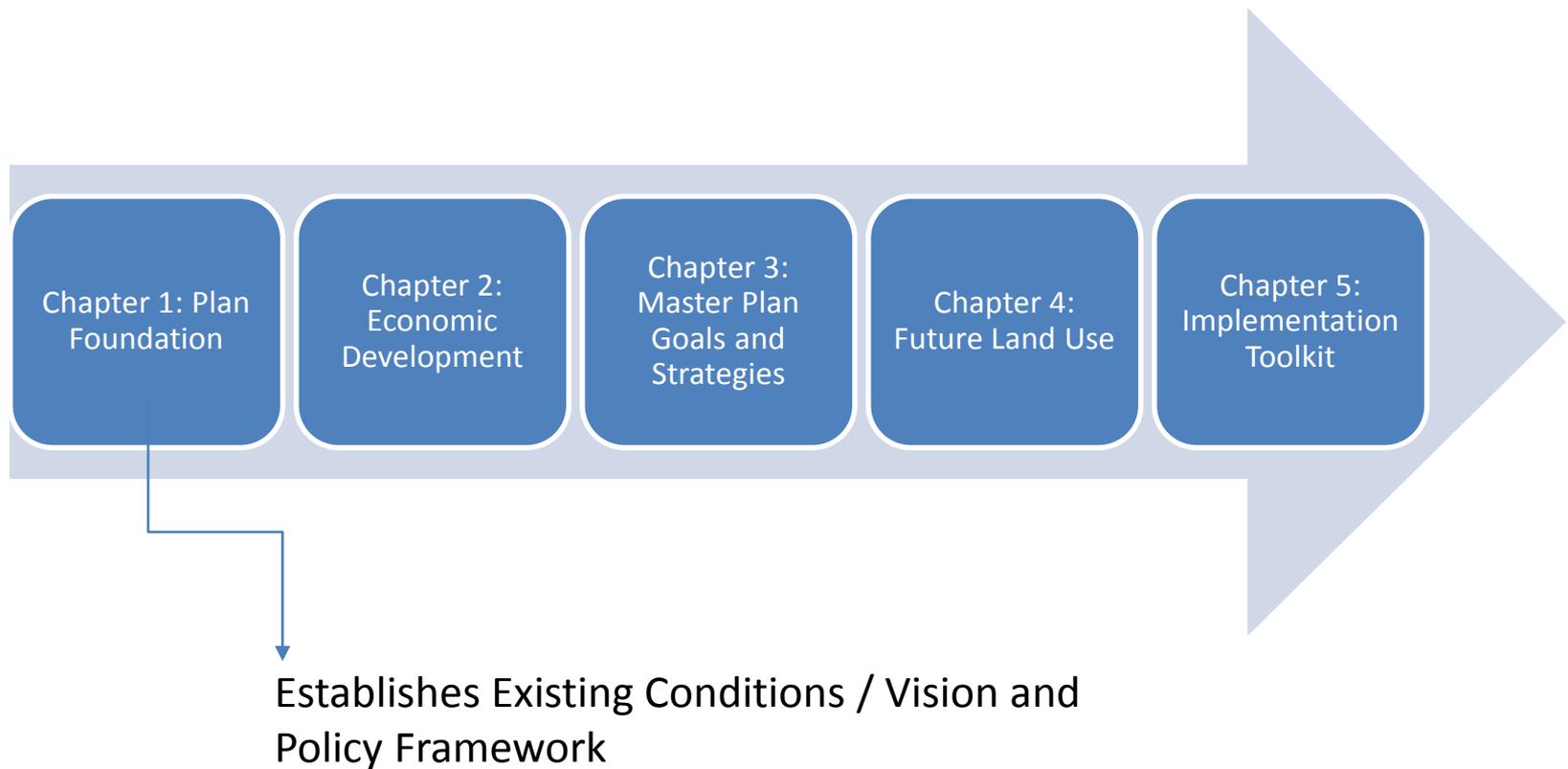


#2: Structure of the Plan





#2: Structure of the Plan



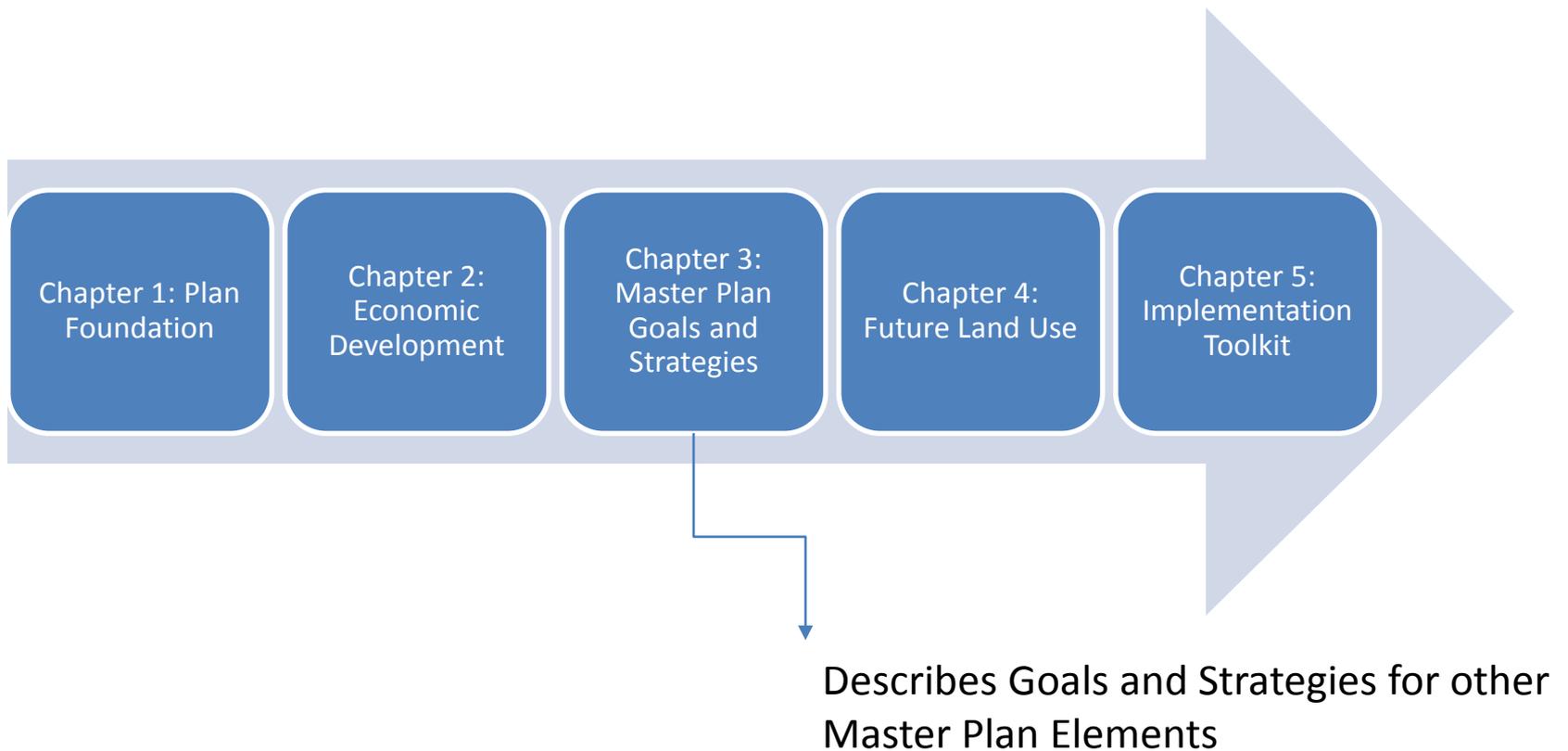


#2: Structure of the Plan



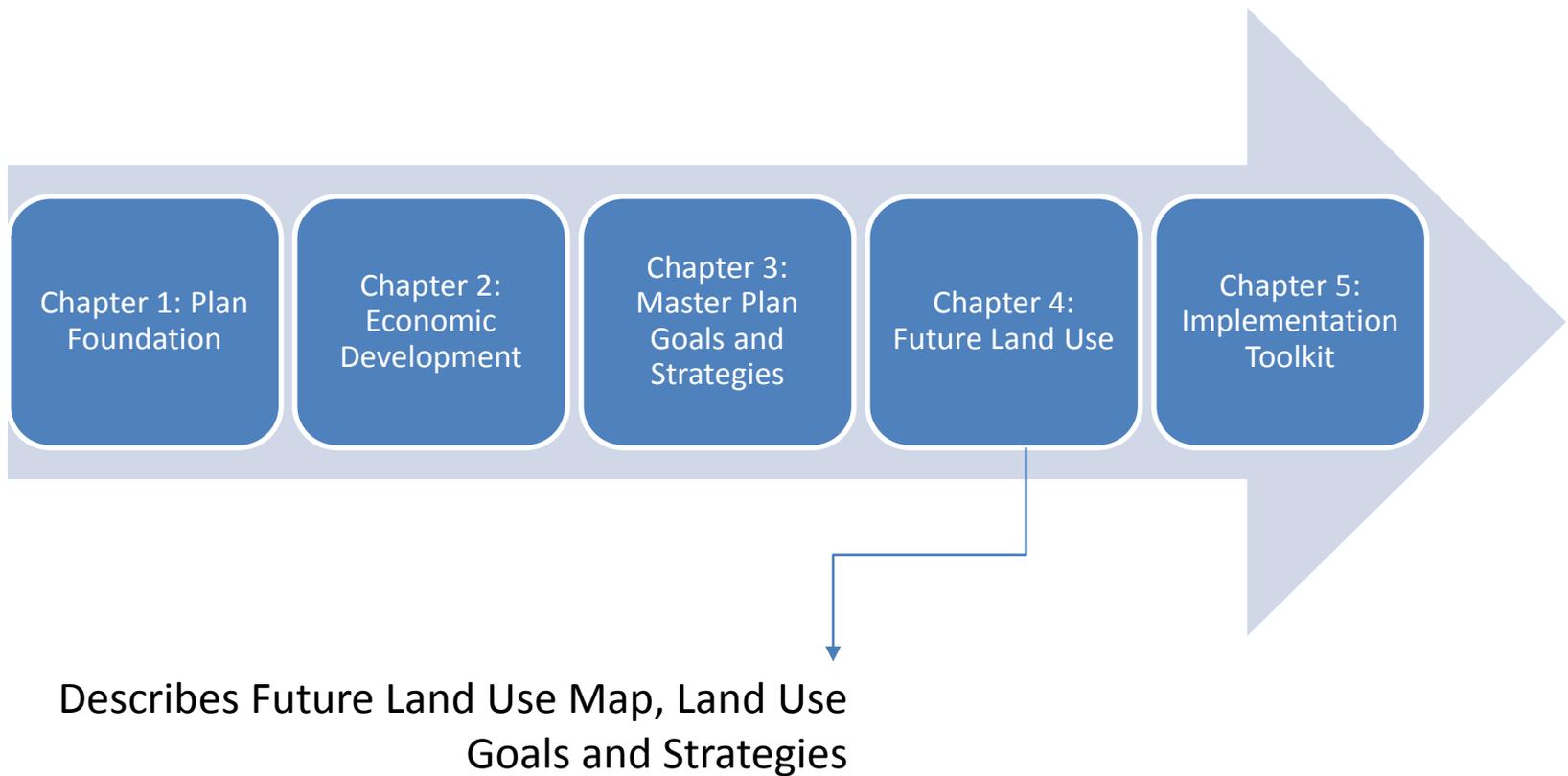


#2: Structure of the Plan



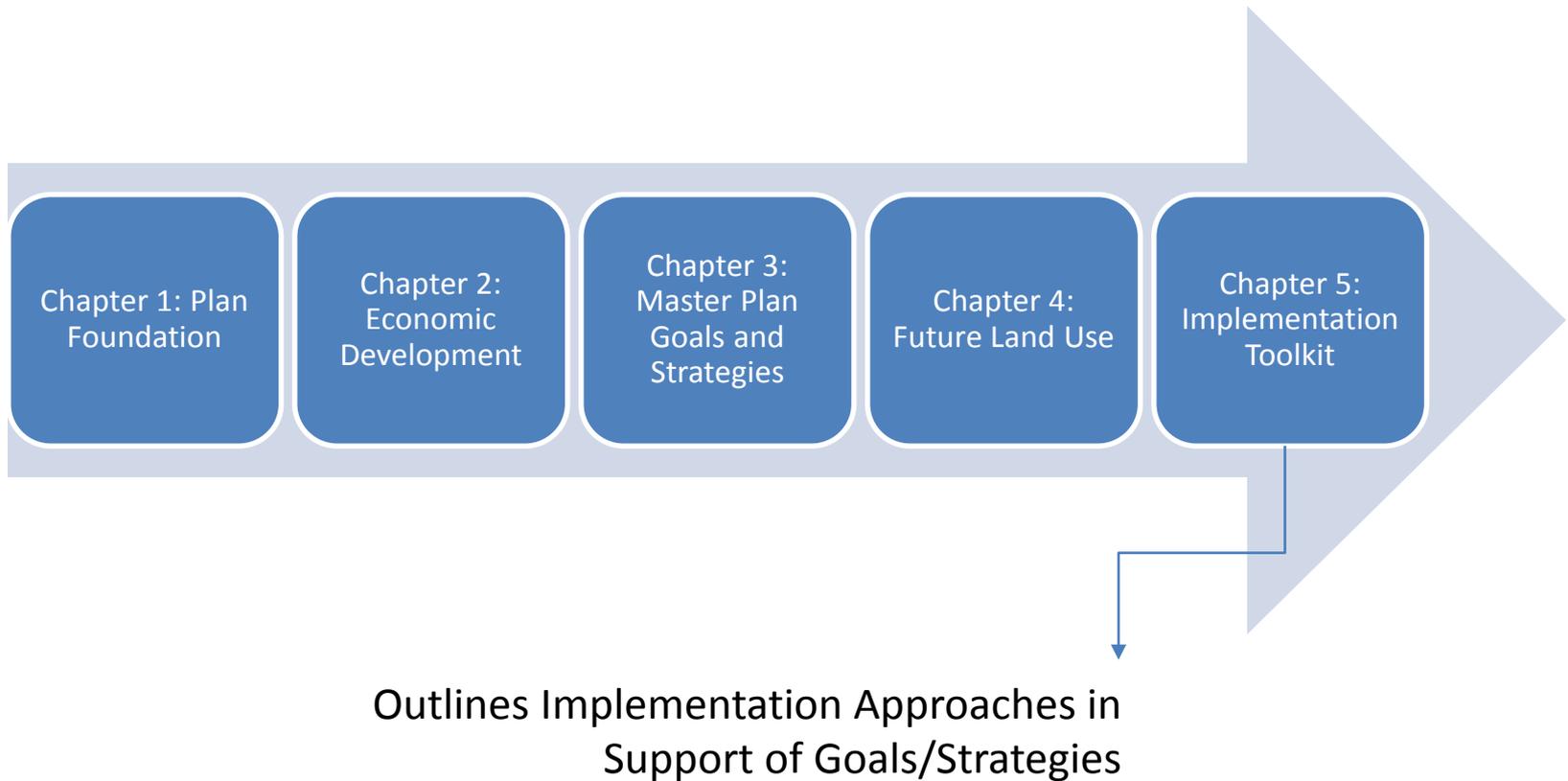


#2: Structure of the Plan





#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.







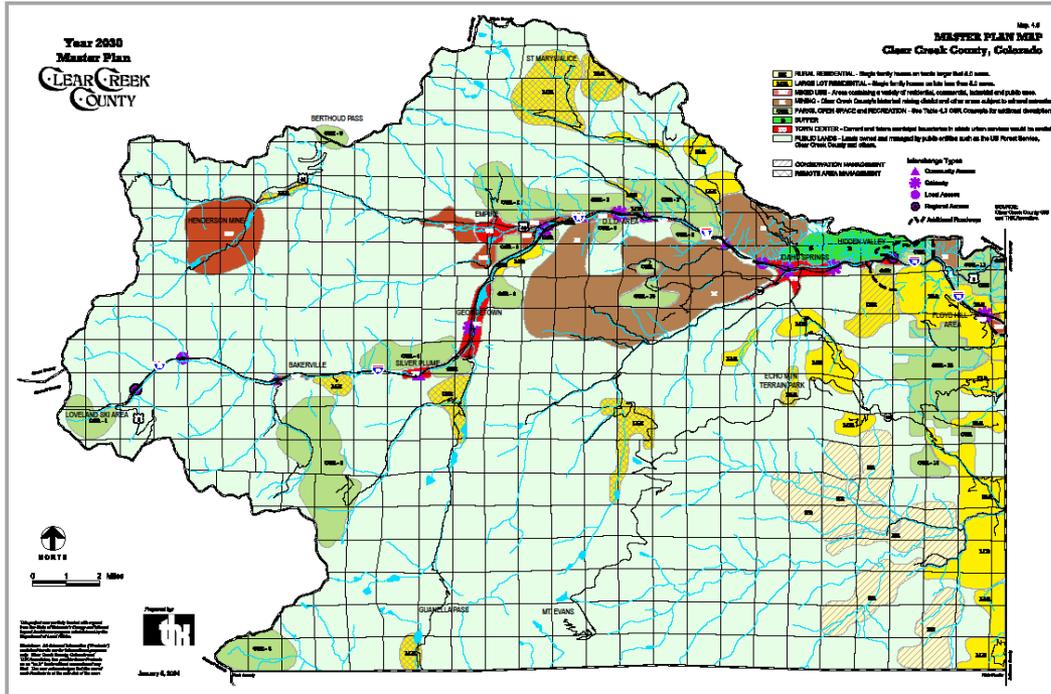
Addresses:

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

Chapter 1:
Plan
Foundation

#5: Future Land Use

- Existing Land Use Plan



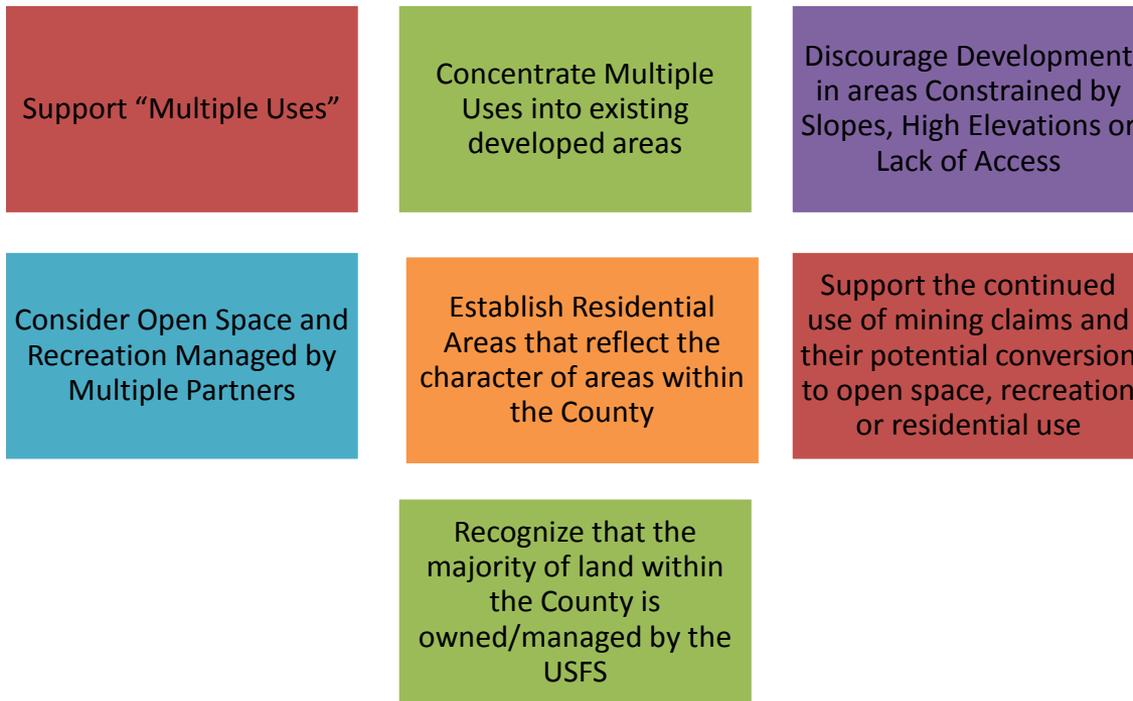
Current (2004) Map

Chapter 4:
Future Land
Use



#5: Future Land Use

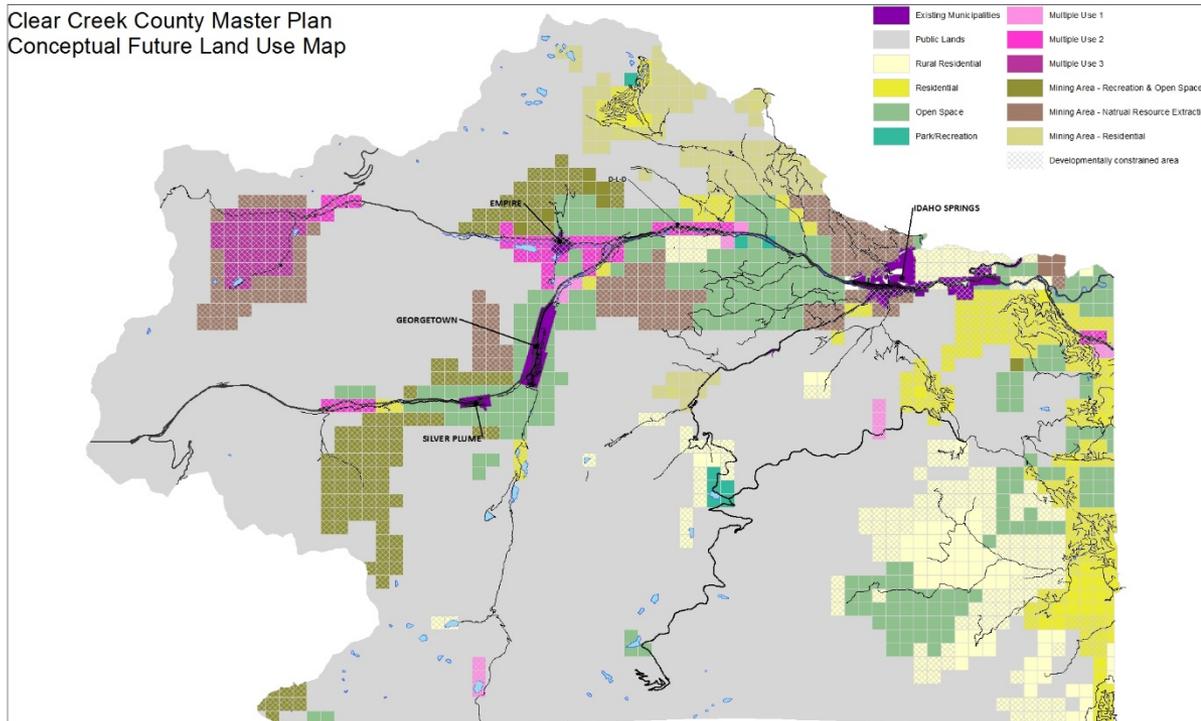
- Seven (7) “Guiding Principles” emerged from the planning process to shape Future Land Use policy:



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



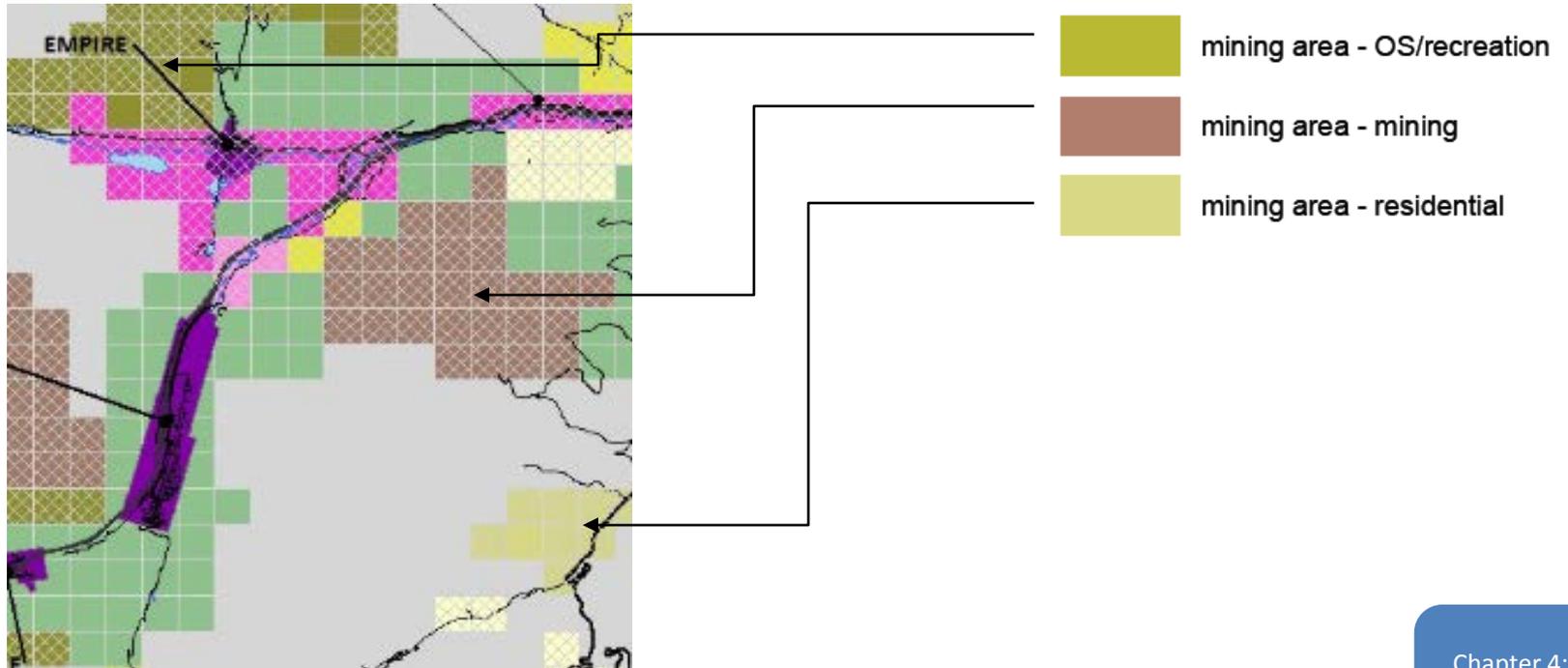
#5: Future Land Use

- 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

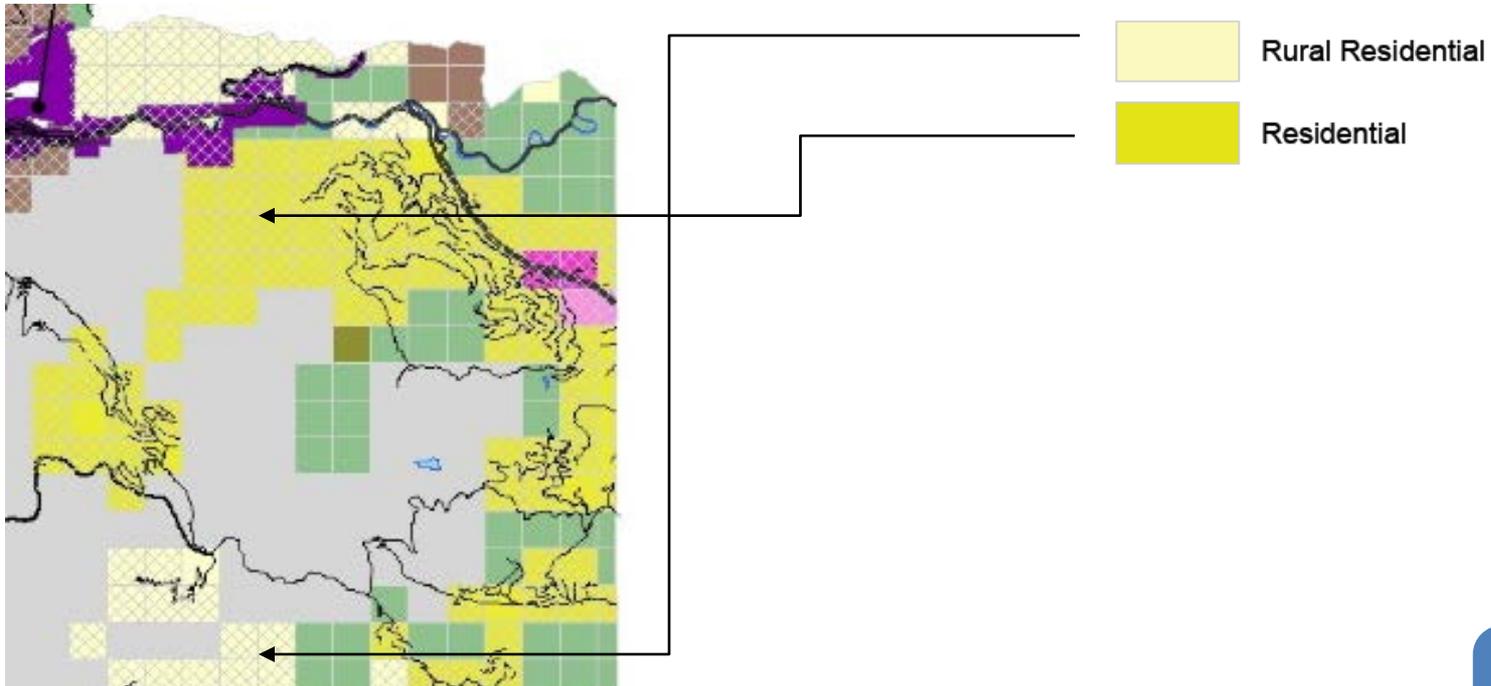
#5: Future Land Use

- Mining Lands: Three broad classifications



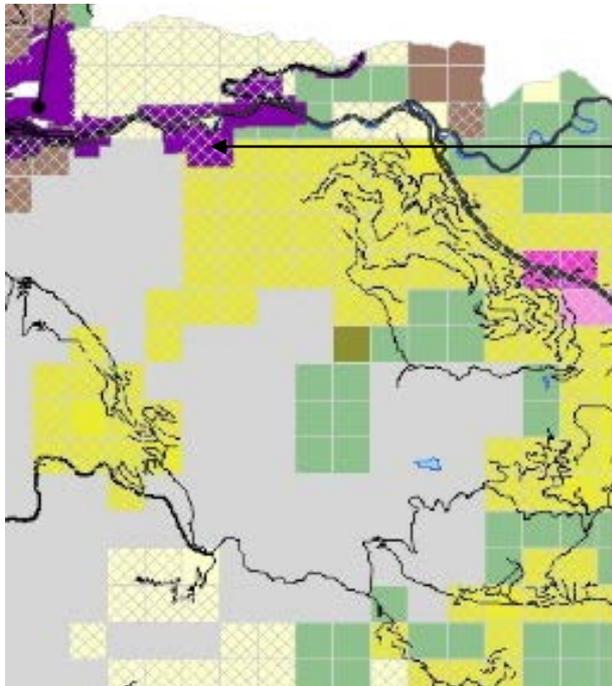
#5: Future Land Use

- Residential - Simplified



#5: Future Land Use

- Recognize Municipalities

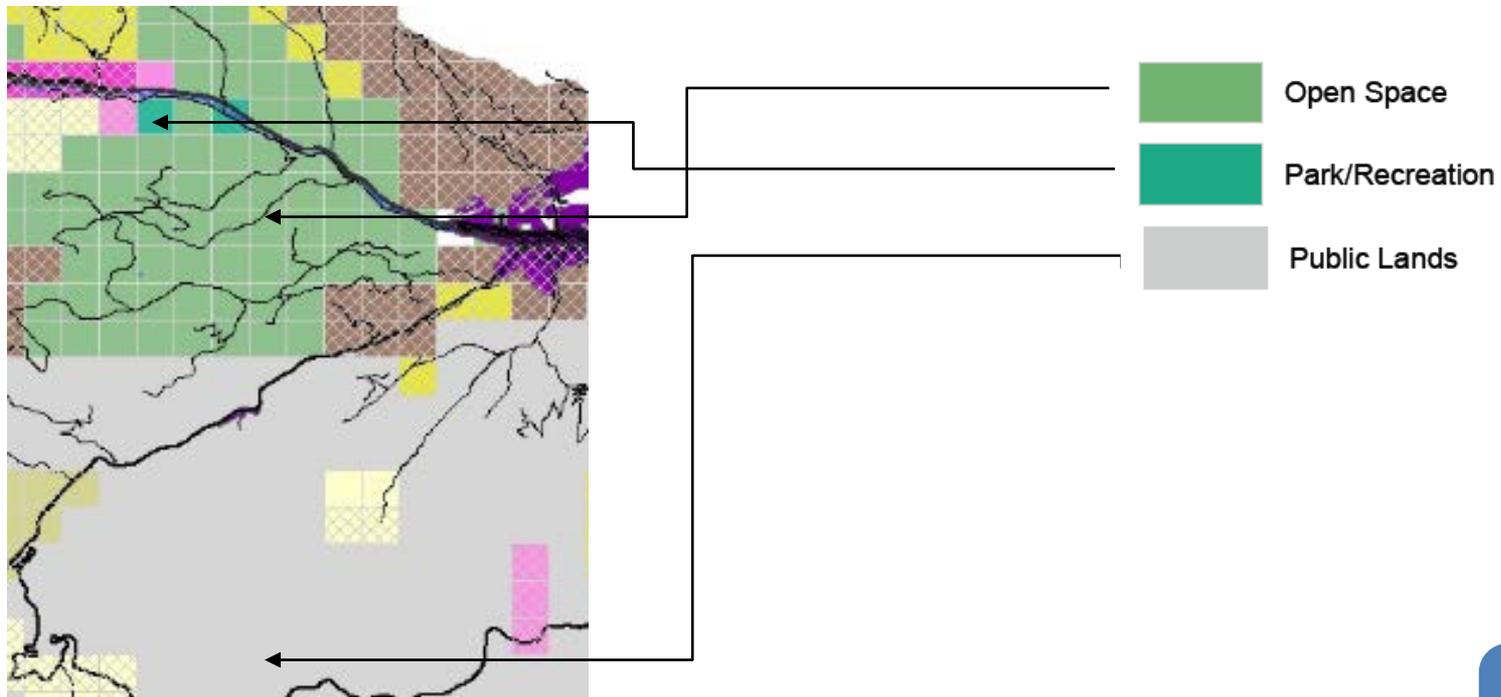


Existing Municipalities

Chapter 4:
Future Land
Use

#5: Future Land Use

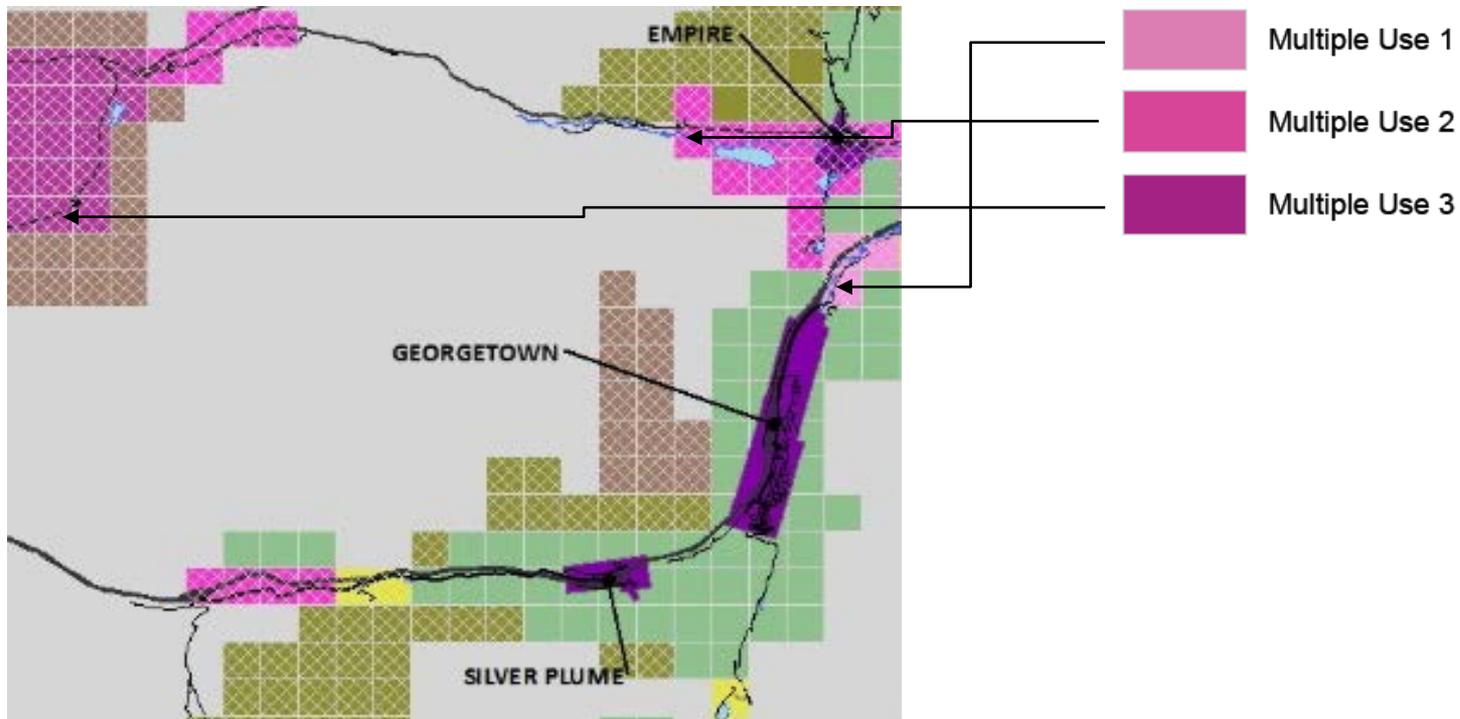
- Identify Recreation / Open Space and Public Lands



Chapter 4:
Future Land
Use

#5: Future Land Use

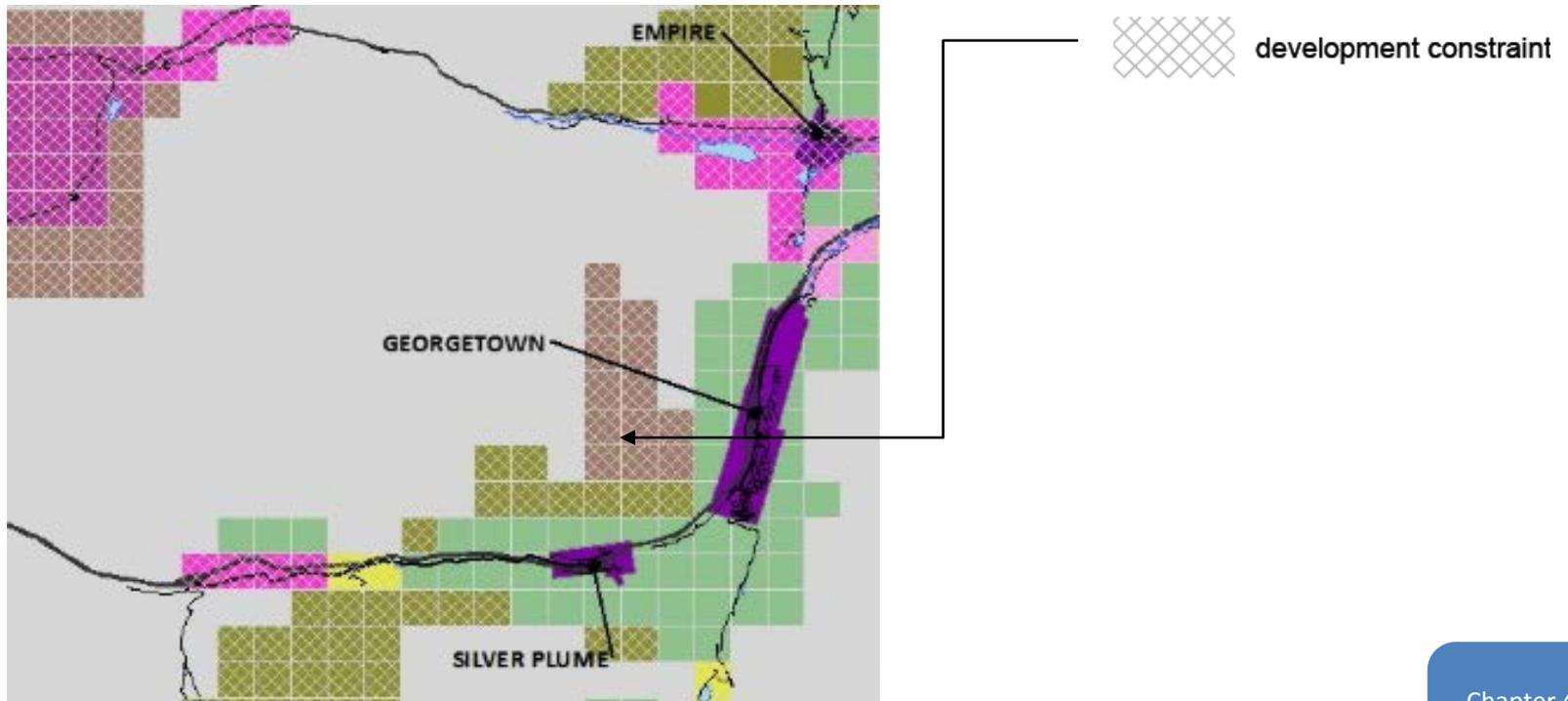
- Establish “Multiple Use Areas”



Chapter 4:
Future Land
Use

#5: Future Land Use

- Identify Important Constraints





#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!

***Clear Creek County Master Plan
Stakeholder Interviews – County Commissioners
Question Outline***

GENERAL

What is your name?

Phil Buckland

How long have you been a commissioner?

Current term started in 2013

What brought you to Clear Creek County?

Moved here in the 1980's after school

Where in Clear Creek County do you live?

1 mile west of empire (West End of the county)

What is your profession? What do you do?

Background in engineering, transmission power lines

One of the elements we are exploring in the Master Plan is how closely do people identify with the “County” versus the municipality or “area” they live in? Do you identify with a particular part of the County?

No I don't identify with a particular part of the county, we're county wide. I have been involved throughout the county (different boards, schools, groups) and do not identify with Empire West. There's a divide between East and West side of the county. Denver commuters, second homeowners, and economic factors divide the county. It's geographically very far apart due to terrain. “Floyd Hill” is an abomination. Income differences, people in Evergreen West with more money skew the income difference. West end has a very transient “ski bum population”, constantly fluctuating but the total stays about the same.

ABOUT CLEAR CREEK COUNTY

What are your top 5 concerns about the future of Clear Creek County?

1. Need to address “who we are”
2. Need to quit trying to “grow”, we have hit limit geographically. The land is maxed out in terms of carrying capacity. How do you make it better, not just bigger and live within your means physically? Henderson mine is prime example. It’s a unique situation, the county 75% open space with USFS lands, I-70 is the elephant in the room... It’s a narrow valley with no side roads, nowhere to go when something happens on the highway, it creates a problem. “I-70 is our blessing and bane”.
 - a. We need to see if we are at CCC, I suspect we are. Water is an important indicator. To become sustainable we need to balance our energy mix, 40,000 cars pass through a day and they pollute. How do we balance our consumption with production? Likely the typical CCC resident takes the NIMBY stance
 - b. Trees are another indicator, must be cleared or burned otherwise huge wild land fuel build up. Huge land use problem, people move here and use mining claims but don’t have water or access to resources.
 - c. Challenge: Open space has been set aside, preservationist approach
3. Lots of pressure from developers, “economic drivers”, need to look beyond this. It creates jobs but either way if those people leave or stay they become a burden.
 - a. Most people need two jobs to enjoy standard of living, there’s a job issue: primary care taker needs to work closer to home, only economy is retail tourism. These jobs were not intended to generate primary income, more of a student job. Unless jobs are providing a living for the locale, need full cost accounting of job creation.
4. The fourth utility- broadband. Emphasis how we live in the information age, telecommuting workforce, we need to increase broadband going forward. Need unlimited broadband, and true long term cost accounting. Put in total cost in maintaining, operating, and owning. Need to have enough in the bank for replacement down the road.
5. Public Health and Environmental Health-More convenient on the Eastern side. People need to expect this and plan better. It takes scale to make medical services work.
6. Need attainable housing- dated stock of housing, hard to own, on the backs of individual owning home who needs to account for maintaining.
7. Older people want to stay where they are and better ambulance services have allowed this. How do you address older people that want to fight their old age? Somehow we have fostered a mentality that we live in an urban area, we need to abandon that. Example: We have to have an ambulance but do we need 5 or do we need 2, the master plan needs to address what is sustainable at a base level. It’s like receiving a grant but

there's no thought of how to fund this long term. The right sizing needs to be determined for the counties critical role. What is the right size to provide a quality of life that people can live here and want to live here? Inherent carrying capacity is level should be pre Henderson mine.

What do you think are the best attributes of the County?

When people visit you, how do you describe Clear Creek County?

What are the top 5 words that best describe living in Clear Creek County?

In 10-15 years where do you see Clear Creek County?

Recognize limits of growth and consumption. Form a community that sustains itself. Figure out hazard mitigation for the future, huge challenge. Forest service and open space do not manage their land well; noxious weeds, fuel loading, wildfire, all disasters waiting to happen. Policies are national, and need to be factored into our master plan (i.e suppression, let it burn, or fuel loading). Consequence: If we don't manage then what are the consequences. Big challenge!

REGARDING THE COUNTY MASTER PLAN

What has been the biggest challenge with the current one?

Lack of clear vision and initiatives, we need to figure out, "what does the county need to do, want to do, and how?" The new master Plan should come up with some vision we can relate to and set initiatives to prioritize which are going to occur in order to achieve this.

What has been the best outcome?

What do you want the next Master Plan to accomplish?

Capital Planning, figure out what we can sustain, environmentally, financially, what do people want and what can we afford. Keep mining viable because we don't know what is happening in

the future. Treat it as a grant and do things that make it better. There was a previous land grant but it didn't focus on long term investments such as infrastructure. It's hard in the moment when there's a dollar in your pocket not to have another piece of pie. Instead we should use grant monies to help people insulate homes, build roads and homes more sustainably.

Any other thoughts, concerns or suggestions?

Renewables: solar garden is a good model, individually it's too hard to convince but on a county scale we could make some changes.

STAKEHOLDERS: Jim White, SOLVE
Peggy Stokstad, CC Economic Development Corporation
PLANNING TEAM: Drew Pollak-Bruce, SE Group
Gabby Voeller, SE Group
Fred Rollenhagen, Clear Creek County
DATE: 3/21/2016
RE: CCC Economic Development and Fiscal Impact Discussion

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

INTRODUCTION

- Welcome, agenda discussion
- Objective of call: getting us all on the same page in terms of understanding the issues at play and the broad values the Master Plan should consider in terms of economic development.

ECONOMIC DEVELOPMENT VALUES

- Review of Draft Vision and Policy Framework Statements
- Statements have been reviewed by CAC; these do not reflect the feedback from them yet. Review not intended to be a wordsmithing exercise, rather to spark conversation and get us thinking about important issues. Opportunity to provide feedback on wording and statements before and at the public meeting.
- Feedback on vision from CAC to lead with quality of life rather than economic strategy. General agreement with this reorganized vision.
- Support for idea of economic diversity; important not to jump into a single industry economy
- Planning in unincorporated communities: economic development efforts should be county-wide and consider all areas of the county
- Maintaining key qualities of CCC: Quality of life can mean different things to different people. Peggy suggested using the term lifestyle instead and Jim agreed.
- County should work to assess the impact of land use decisions at the local scale, but allow for flexibility in infrastructure. It is important to look at fiscal and economic impact, but that doesn't mean there has to be infrastructure in place. TIF, grants, developer funding can impact fiscal impact.

- Jim suggested growth is not the objective, but rather the fiscal and economic health of the community. Growth that achieves this health is desirable, but growth for growth's sake should not pursued.
- Recognition that it is important for the county to work with the municipalities because we are all in this together.
- Both Peggy and Jim agree that more marketing can be done to present the county with a common image, presenting a unified picture. Jim also recognized the value marketing Peggy has been working on.
- Open space and economic development strategies can work together to achieve goals when there is open communication and involvement from both sides.
- Concentration of economic development in growth centers misses the point. Economic development can take on many forms. Better to say economic development should occur where the resources exist. Geo-thermal as an example: that needs occur where the heat is. To aid in this an infrastructure map showing where infrastructure is located in the county would be a valuable map. Could also include a renewable energy map, or a natural and mineral resources map, etc. Again, if infrastructure can be provided without creating a fiscal challenge for the county, and the project contributes to economic development, it should be considered.
- Economic sustainability? Noted that sustainability is not in the framework document anywhere. Drew explained this was intentional because sustainability can be a "charged" word and can also mean different things to different people. Recognition that solutions that will remain viable over the long-term are important. Suggestion that perhaps sustainability should be used in the plan, but that it should be clearly defined so its context is understood. Want to make sure the long-term perspective is incorporated into the master plan thinking; not just "flash in the pan."
- Peggy noted that mineral resources policy statement could be changed to "natural and mineral resources."

WHERE IN THE COUNTY SHOULD ECONOMIC DEVELOPMENT EFFORTS BE CONCENTRATED

- Discussion that there does not need to be a land use area designated where economic development strategies should be focused. Again, it should occur where the resources exist. More important to provide maps to show where infrastructure and resources exist.
- Opportunities at the Henderson mine should be kept flexible and open allowing for a range of above and below ground uses. Future use will likely be something that we can't possibly imagine, so allow maybe list activities or goals for what that use might achieve.

FISCAL IMPACT OF LAND USE IN CLEAR CREEK COUNTY

- Important to understand the costs and revenues associated with existing land use types and that analysis will be very beneficial for future decision making.

- Applying these same cost/revenue values to the future land use map may not be as beneficial generating a list of what fiscal/economic impacts should be considered with development proposals and possibly some guidance on how they should be considered. This will allow the County to use the analysis as a fiscal guide for development projects as they come up rather than envisioning a future scenario in total.

STAKEHOLDERS: Cindy Dicken (Health/Human Services), Joanne Sorensen/Cindy Neally (Transportation), Lynette Kelsey/Deb Kirkham (Building Department), Matt Taylor (GIS), Lisa Leben (Special Projects Director), Jim White (SOLVE), Sally Rush (Housing Authority)

PLANNING TEAM: Joyce Allgaier

DATE: 9/16/2015

RE: CCC Master Plan Update Stakeholder Interviews

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

OVERALL SUMMARY

These initial meetings were focused mostly on key county staff and addressed primary functions of county government. These were generally shorter interviews (20-30 minutes) and their primary purpose was to establish connection with the planning team, identify key resources and key issues.

CINDY DICKEN (HEALTH/HUMAN SERVICES DIVISION DIRECTOR)

- Supervises OEM and ambulance, public health, human services, community resource center; 65 employees
- Public Health- Two nurses, educators, environmental

Key issues and/or Concerns:

- Lack of primary care, no doctors in offices
 - Lutheran Exempla
 - 18 miles to St. Anthony in Lakewood
 - 11 miles to Evergreen (doctors)
- Aging population and lack of primary care (9.700 psp? Payment service provider?)
 - In conversation with St. Anthony
 - 'Medical Home'
 - Purchase a mobile medical unit
 - Georgetown
 - Gilpin City
 - Idaho Springs
- Food stamps, WIC, and Medicare at risk
- Ideally a clinic would be in Idaho Springs
 - Care for uninsured, underinsured, in need
 - Retirement by State

- 2008 saw an increase in support
 - 1,800 cases, benefits

JOANNE SORENSEN & CINDY NEALLY (TRANSPORTATION SPECIALISTS)

Issue: Connectivity

- CDOT Bus: Glenwood to Denver
 - Did not create a new stop in CCC
 - Operation started July 2015
 - Only one bus to and from Metro Area
 - Joanne would like a bus down to Denver in AM
- Greenway Plan- adopted
 - PPSL- Peak Period Shoulder Lane
 - Idaho Springs and Empire- New Separated trail surface
 - DLD Area (Dumont-Lawson-Downieville)

LYNETTE KELSEY & DEB KIRKHAM (BUILDING DEPARTMENT)

- Department Composition
 - 1 Building Department Officer
 - 1 plans examiner, Code enforcement
 - 1 Building examiner
- 2009 IB Code, IRC entire series adopted and used as basis for compliance
- Major issues for the department include events related to I-70 closures, the impact of construction activities, noise issues and compliance, and activities associated with the Henderson mine

MATT TAYLOR (CENTRALIZED GIS SERVICES)

- Will send list of relevant GIS database layers to SE Group team
- Have good communication, okay with what/how we want maps to look like
 - DOW
 - Wildfire Hazard

*Matt is happy to make maps look like we want

LISA LEBEN (SPECIAL PROJECTS DIRECTOR)

- CCC has a Historic District Public Lands Commission (HDPLC) which Lisa oversees.
- HDPLC acts as a planning forum for cooperative planning across multiple agencies
- Has short and long-range objectives that include recreational functions
- Dvd. 4- regulates – Bylaws exist
- Key contact might include Penny Wu- Arapaho NF, Idaho Springs DR

JIM WHITE (SOLVE- SAVING LANDS)

- Area of primary focus is the Beaver Brook Watershed
- 25% of people who live in Clear Creek County work in Clear Creek County
- 75% of people who live in Clear Creek County work outside of the county
- Floyd Hill Study is an important document
- 1893- mining bust

Key Issue – Recreation

- Rafting on Clear Creek is #2 the State - opportunity?
- Kayak park in Lawson
- Another resource is *Cassandra Patton* at the Tourism Bureau

SALLY RUSH (HOUSING AUTHORITY)

- Combined Housing Authority with Summit County (SCHA)
- Offers classes for housing education, loan programs
- Has a Housing Advisory Group – advocates for affordable programs
- Section 8 Housing is handled by Grand County Housing Authority

Key Issues

- King Murphy Elementary
- Housing now Oct. 14-16
- Trailer Park- Empire 30-50 AMI
 - 16 Trailers
 - 5 Cabins

STAKEHOLDERS: Martha Tableman (Open Space Commission Coordinator), Kathleen Krebs (OEM Coordinator), Carl Small (Finance Director) Peggy Stokstad (CCC Economic Development Corporation)

PLANNING TEAM: Joyce Allgaier, Chris Hawkins, Drew Pollak-Bruce

DATE: 9/29/2015

RE: CCC Master Plan Update Stakeholder Interviews

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

OVERALL SUMMARY

Stakeholder meetings went very well. We met with Peggy after running a little late with Carl Small. We got down to a much higher level of detail with Peggy than we had earlier and she was very insightful about the various potential "opportunity areas" for economic development, among many other things. We also discussed the Economic Focus Group meeting and the make-up of the group. We were able to get some time with Matt Taylor regarding GIS and that was (and he is!) very helpful and ready to be part of our planning team. In talking with Kathleen Krebs we learned that she has Tetra Tech under contract to create a CCC Hazard Mitigation Plan (HMP). We will work with Tetra Tech and Kathleen to integrate appropriate risk assessment data, recommendations, and a Hazards element into the plan, and include reference to the HMP and its mitigation recommendations into the implementation chapter for the CCC Master Plan. The HMP work by Tetra Tech will provide valuable information for the master plan.

MARTHA TABLEMAN, OPEN SPACE COMMISSION COORDINATOR

- Open space ballot: 1 mil levy, about \$600,000
 - 25% management 75% acquisition
 - Appox 40% of management budget goes to upkeep
- Peaks to Plains Greenway
 - Approved Greenway Plan complete
 - GoCo funding to build from Clear Creek River at the county line to Tunnel 5
 - Finish next spring
 - Empire Junction
 - more wayfinding
 - Empire to hidden valley
 - Greenway Authority newly formed

- Executive Director search underway
 - Role of Authority undefined; hope to implement greenway plan
 - How does greenway authority operate with Open Space Commission, Rec District?
- Cycling an important opportunity
 - Bike lanes in CCC?
 - Highway 103 world class cycling
 - Little cycling events?
- Off-Highway Vehicles (OHVs)
 - Lawson, Silver City Road, Waldorf Basin Road, North Empire
 - Need infrastructure and regulation
 - OHV use in Geneva Basin a potential community concern
- Shooting Ranges
 - Route 103 Near Bakerville
- Important Open Space Commission Holdings
 - Sheep Keep: CPW protections for sheep herd
 - Beaver Brook Watershed
 - Events Center/Shadows Ranch in Georgetown
- Mapping
 - Done by Matt Taylor
 - Open Space Map
 - Public Lands Map
 - OSC Website has maps available
- 2,000 acres total in holdings
- They do management plans when they need them, but doesn't cover entire system
- Maintenance a problem for bike trails in the county
- Perception of too much open space may be common in community
- Recreation and Open Space are opportunities beyond Henderson Mine
 - Understand what Recreationalists like about CCC
- Water limiting factor for both recreation and overall growth
 - Echo Mtn Buys augmentation water
 - Water augmentation plan

- Boulder's Blue Line
- WUI and fire risk in Open Space
- Concept papers for trail projects in March
- EMERGE: evergreen environmental group
 - Frank Young

KATHLEEN KREBS, OFFICE OF EMERGENCY MNGMT COORDINATOR

- OEM handles a lot of the county issues that don't fit elsewhere
- Mitigation, preparedness, response, recovery
- Hazard Mitigation Plan (HMP) currently underway
 - Tetra Tech – Laura Johnstone is contact with TT
 - HMP should be done by March
 - Hazards element of Comp Plan
 - Pull key recommendations from HMP into Comp Plan and state county will implement
 - Need to get community insurance from FEMA
 - Critical infrastructure protection
 - Wildfire, flooding, landslides, avalanches
- Firewise Communities
 - Floyd Hill, Saddleback, Beaver Brook
- Community Wildfire Protection Plan (CWPP)
 - 37 WUIs
 - 9 Community Plans

CARL SMALL, FINANCE DIRECTOR

- Opportunity and Growth Centers
 - Stanley Property by Idaho Springs an opportunity
 - Floyd Hill: most promising growth center
 - Saddleback Development
 - Young's Ranch: potential growth/development
 - Grouping mining claims: Southwest of Idaho Springs

- CCEDC: funded by county about \$60,000 a year
- Dumont has historical significance
- Henderson Mine
 - 75% of Henderson Mine Employees are from Denver (anecdotal)
 - Severance Tax
 - Building up over several years
 - State's formula has changed
 - \$600,000 this year; \$400,000 last year
 - Will go down more and more as mine phases out
 - 10 year phase out projections
 - County Revenues expected to be 58% less
 - Property Tax: Primary revenue, value of minerals taken in a year
 - Land & Buildings Taxes
 - Personal Property Taxes
- Budgets and Financial Reports available on website
 - Carl will provide excel summaries (have received)
- Tax Revenues
 - Property Tax
 - Sales Tax: 1% \$1.1 million
- No place to smelt in the County

PEGGY STOKSTAD, DIRECTOR OF THE CCC ECONOMIC DEVELOPMENT CORPORATION

- East-West divide in CCC is geographic and social reality to be considered
- Henderson Mine's announcements and reductions have people thinking what the next generation of jobs will look like
 - Probably not natural resource extraction based
- Recreation economy
 - Not at much property tax
 - More sales tax
- Support small communities
 - Infrastructure

- Rehab assets
- Beyond Nat Res extraction and recreation what is there? What can we attract to the community that makes sense?
 - Rehab properties
 - Secondary school
 - Trailer parks => taking up prime retail
 - Empire school
- Small, home-based entrepreneurs
 - Central place for office support
 - Incubators
- Tech industry
 - Ripe for startups
 - Need better broadband
- Creative industry
 - Artisans
 - Performing arts
 - Craft breweries
- Infrastructure
 - Biggest thing county can do to help
 - Broadband
 - Water and sewer => in incorporated areas
 - Workforce housing
 - All municipalities have capacity for economic development, jobs, housing
 - Floyd Hill doesn't have water
 - DLD none
 - Bakerville no sewage
- Broadband
 - Runs up through I-70
 - Need to get connection off highway
 - Going to vote on allowing the County to set up co-op for broadband
- Purview of EDC
 - Everywhere in CCC, including municipalities

- Parking
 - Limited in Idaho Springs and Georgetown
 - Univ of CO Denver is doing parking studies in towns
- Tools Peggy wished she had
 - Staff
 - Impact Model => State of Colorado
 - Business Loan Funds
- Residents don't want more people
- Not seeing the young people/young families
 - Create workforce housing
 - Jobs to attract young people
 - Want to be close to things going on
- Peggy would like to see workforce housing goal in Comp Plan
 - Increasing the percent of workers living in the county
- Tools
 - Whole County is an Enterprise Zone
 - Met low pop growth target
 - Mine closing
 - I-70 construction
 - Little developable land
 - Northwest Colorado Association of Governments
 - Contribution projects => Tax credits
 - Peggy wants the EDC to be an enterprise project
 - No TIFF
 - Talked about one for the redevelopment of east Idaho Springs and Lake Georgetown
 - No PIFF
 - Considered one for East Idaho Springs and parking structures
- Image (I-70 Curb Appeal) is very important
 - Junk ordinance difficult issue
 - Land rights, property rights important to residents
- Land rights, property rights important to residents

- Brand
 - Location (convenient, proximity to Denver and mountains)
 - Recreation (opportunity)
 - Authentic
 - More than meets the eye (opportunity)
 - History
- Tourism Board
 - Funded by lodging tax and sales tax
 - Market CCC
 - Branding effort underway
- Georgetown Visitors Center is the busiest in Colorado

Opportunities

- Floyd Hill
 - Workforce
- Idaho Springs
 - Middle school
 - Argo
 - Reconstruction of Colorado Blvd
 - Football Field => 88,000 Sq. Ft.
 - Land bank bought 5 acres on hill above high school
 - IRG is studying middle school site
 - Closed Forest Service Rest Area
- Dumont-Lawson-Downieville
 - Could become defined commercial area with more diverse businesses
 - Prime for redevelopment
 - 12 acres at interchange with more available on the other side of the highway
 - Possible sub-area study? Site Plan?
 - Potential lots: Road and Bridge lots, Rodeo Grounds
- Empire Junction
 - Douglas Mountain: 150 acres
 - Commercial, high end houses, mixed-use
 - High altitude reservoir

- Empire
 - Sun and fun!
 - Beautiful
- Georgetown
 - Shadows ranch
 - 18 acres at Georgetown Lake
 - Hotel anchor
 - Workforce Housing
 - Small Properties
 - Green Lake & Duck Lake up Guanella Pass
 - Lodge, recreation, primitive
- Silver Plume
 - Stick to the themselves
- Bakerville
 - Interchange with nothing there now
 - County owns some land => boutique lodging?
 - Grays and Torey's
 - Continental Divide

STAKEHOLDERS: Charlotte Hampson, Clear Creek County Public and Environmental Health

PLANNING
TEAM: Drew Pollak-Bruce

DATE: 11/12/15

RE: CCC Master Plan Update Stakeholder Interviews

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ENVIRONMENTAL HEALTH PRIORITIES

- Survey last year at 9 News Health Fair Top 3 priorities:
 - Outdoor air quality
 - Surface and ground water quality
 - Healthy Homes

WATER, SEWER AND WASTEWATER

- Reg 43: State-wide regulation for onsite wastewater treatment systems
 - CCC adopted even more stringent regulations a year after
 - Reg 43. Difficult for mountain communities and homeowners with small lot sizes.
 - Mountain communities not taken into consideration in development of Reg 43
 - When people go to improve current systems they can't. Have to go with a vault system, which is basically just a holding tank.
- When there are a lot of septic systems in an area can create public health challenges (blue baby syndrome)
- A solution could be to create or expand public sewers in areas where there are small lots
- Some areas with potential for new or expanded community sewer systems. Most of these have lots under half an acre. Built before regulations and the wells are all close together. People don't want to buy because they don't meet current standards and they create environmental health issues.
 - Beaver Brook Canyon

- Brook Forest Estates
- Bendemeer
- Ski Village
- Berthod Falls
- Barrows
- Homestead Hideaway
- Blue Valley Acres
- Some of these areas (example: Bendemeer) have a public sewer, but some properties are not in district. Really expensive for individuals to hook into system.
- The existing community water systems in St. Mary's, Empire and Silver Plume are in need of upgrading (different than expansion of services, more of upgrade of existing facilities).
 - Water quality can be an issue in some of these areas.
 - Communities don't have access to funds or resources to improve systems.
 - Offering them more resources could be a solution.
 - Georgetown and Idaho Springs are great
 - Water quality is a significant issue for St. Mary's now and they don't have funds to make necessary improvements.

OTHER ENVIRONMENTAL HEALTH CONCERNS

- Large transient and homeless population in CCC.
 - Not a lot of resources available to them.
 - No place for them to camp out.
 - Camp out illegally on properties which creates a large environmental health issues with waste, etc.
- Healthy homes:
 - Issues with the healthy homes:
 - Mold complaints
 - Indoor air quality complaints
 - Lead based paints

- Asbestos
 - Bugs
- A lot of them are landlord-tenant issues (example: black mold in a rented home)
- Did a lead paint study last year and quite a few home came back with lead paint
- Primarily a problem in the western end of the County
 - Age of homes: not built to handle steam showers, etc.
 - Lack of financial resources to address
- Outdoor air quality
 - Directly related to CDOT/I-70 issue that CCC has
 - 6 lane Highway with idling cars, ski traffic
 - Deep valleys and car pollution from the highway settles right where people are living
 - No air quality monitoring in CCC – Don't know what the issues are in the area
 - Potential for expanded carpool incentives like in Summit County
 - CDOT program to reduce traffic on I-70
 - Approached school district for available grant to help clean the diesel fuel exhaust from school busses
 - Even small programs help
- Illegal mining
 - Not a major issue in the County, but is a contributor to keeping Clear Creek clean
 - People who buy a claim, but don't realize they need a permit too, or people find a closed mine and tinker around in there. People don't understand what they can and can't do without permits.
 - Website (Goldrush Incorporated?): Sells historic mining claims for pretty cheap, but doesn't tell people they also need permits, etc.
 - Discharges of mining waste right into Clear Creek creates negative impacts to the creek
 - Turns creek bright orange
 - Impacts to wildlife in and around the creek

- Water intakes downstream