

CLEAR CREEK COUNTY MASTER PLAN

Citizen Advisory Committee - Meeting #1

Agenda

Date: January 25, 2016

Time: 7:00 PM – 9:00 PM

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

Purpose: Initial "kick-off" of the Citizen Advisory Committee for the Clear Creek County Master Plan. The purpose of the meeting is to bring together the members of the committee, review the information collected to date, discuss broad objectives for the updated Master Plan and set a schedule for future collaboration and discussion.

Agenda:

1. Introductions – Representatives of the Planning Team, County Staff, etc. – 5 *minutes*
2. Overview – Purpose of the Master Plan process. What have we learned thus far? What are the key themes and issues? - 10 *minutes*
3. What is the Role of the CAC? - 5 *minutes*
4. Meet the CAC - Have each of the CAC members tell a little about themselves, who they are, how long they have been in CCC and what issues/concerns they have. 50 *minutes*
5. The CCC Vision – Discuss the current vision for the County. What is working? What is not working? How should the vision be shaped to best reflect CCC today and tomorrow? 30 *minutes*
6. Next Steps – Describe the process including the February public meeting and how the CAC will provide a critical link in the process. 10 *minutes*

CLEAR CREEK COUNTY MASTER PLAN

Citizen Advisory Committee

Meeting #1 – January 25, 2016

AGENDA ITEM #1: INTRODUCTIONS (5 MINUTES)

Citizen Advisory Committee Members

John Caldwell
Idaho Spring / Empire

Jim White
Floyd Hill

Dianna Rockwell
D-L-D

Jim Epstein
Upper Bear Creek

Kim Steele
Idaho Springs

Stephen Schultz
Fall River Road

Cynthia Neely
Georgetown

Tracy Troia
Georgetown

Bob Judge
Old Squaw Pass

Donna Moody
Planning Commission Representative

Russell Clark
Planning Commission Representative

County Planning Staff

- Fredrick Rollenhagen, Planning Director
- Brad Boland, Planning I / Zoning Enforcement Officer

Consulting Team Members:

- Mark Kane, Director of Community Planning and Design, SE Group
- Scott Prior, Staff Planner, SE Group

AGENDA ITEM #2: OVERVIEW (10 MINUTES)

In a continuing effort to plan for the long-term, Clear Creek County is updating its previously adopted County Master Plan from 2004. In the spring of 2015 Clear Creek County released a Request for Proposals for planning firms to assist the County in preparing this update. SE Group, a multidisciplinary planning

firm with local offices in Frisco, Colorado responded to this RFP. After several reviews of the proposal received and interviews with qualified firms, the County selected SE Group to lead this effort. At the end of summer 2015 a finalized contract was completed with SE Group and work commenced.

In the State of Colorado Counties are authorized to prepare comprehensive plans (or master plan) as a long-range guiding document for a community to achieve their vision and goals. Clear Creek County is required to prepare such a master plan under CRS 30-28-106. The master plan provides the framework for regulatory tools like zoning, subdivision regulations, annexations, and other policies. A master plan promotes the community's vision, goals, objectives, and policies; establishes a process for orderly growth and development; addresses both current and long-term needs; and provides for a balance between the natural and built environment. (See C.R.S. 30-28-106 and 31-23-206). Elements that are often addressed include recreation and tourism, transportation, land use, economic development, affordable housing, environment, parks and open space, historic and cultural preservation, capital improvements, efficiency in government, sustainability, energy, and urban design. Counties are given some leeway in prioritizing the issues of most concern. **See Attachment (Master Plan Primer and Updating a Comprehensive Plan) for some basic information on building a comprehensive plan.**

Since work began in earnest in fall of 2015 the Consulting Team has been actively engaged in gathering base information on the County and conducting face-to-face interviews with many key stakeholders and constituencies. This effort has included discussions with various county departments, county commissioners, economic development interests, open space and recreation advocates, housing officials and most importantly citizens. This data collection process is certainly not complete and will be part of the ongoing effort.

Key milestones thus far include:

- Stakeholder Meetings conducted in September and October
- Collection of background census and community data
- Economic Focus Group Meeting in December
- Meetings with County Commissioners In December
- Community Survey Ongoing with over 220 responses thus far

From these interactions and discussions some very important “themes” have emerged that the Consulting Team feels might be good to explore in the updated Clear Creek County Master Plan.

Economic Development – Clearly the recent decisions of the Henderson Mine to curtail mining operations will have a profound effect on the County (and region). The County has been actively engaged in renewed thinking about a more diverse economy and the County Master Plan can provide a platform and structure for policies that might emerge from these efforts. **See the attached (APPENDIX 1) summary of economic and demographic data from our data collection efforts.**

Community Vision - What is the vision for Clear Creek County in 2020...2030...and beyond? How do policies for economic development, recreation, open space, housing and other factors influence this vision? What defines the lifestyle of the Clear Creek County resident?

Recreation and Open Space – The County is blessed with an abundance of open space with the presence of National Forest Systems lands. In addition, the County itself has had a long history of supporting the acquisition of new open spaces for preservation of habitat, growth management, recreation and scenic resource protection. Reviewing of policies related to recreation and open space will be important so that the future use of lands reflects the needs of the community in the short and long-term.

Relationship of County to Local Governments and Sub Areas – the rural nature of Clear Creek County places real challenges on creating a strong sense of “community” within the County. A significant portion of the county population resides within defined municipalities or in “sub areas”. These places have their own local objectives and goals. Establishing the ideal role for the County in supporting local planning efforts as well as managing unincorporated county lands will be an important topic for discussion.

AGENDA ITEM #3: ROLE OF THE CITIZEN ADVISORY COMMITTEE (5 MINUTES)

As an advisory body the Citizen Advisory Committee or CAC is important to help assure the Master Plan meets the objectives of the community in shaping its future. Specifically the CAC will:

1. Participate in public meetings as “ambassadors” as citizens who are “in the know” about the plan creation and the process. CAC members will be invited to get updates on the Project process, review progress, provide feedback on or help clarify community-wide goals, discuss objectives, offer guidance and insights.
2. CAC members will be Project advocates who will encourage citizens county-wide to participate in the Project and spread the word through various avenues. These might include a booth or hand-outs at community events or talks to the Rotary Club, church groups, school groups, sports clubs or other organizations.
3. Participate in a round table discussion on the Clear Creek County Vision – CAC impressions. Review of “vision statements & value statements” and other components of the plan to ensure that a broad spectrum of the county is represented through the drafts.
4. Provide comment on the land use constraints and opportunities analysis and mapping products that will lead to a final future land use map.
5. Provide comment on draft plan element language.
6. Provide comment on a preview draft plan document.

AGENDA ITEM #4: ROUNDTABLE – MEET THE CAC MEMBERS (50 MINUTES)

Getting to know the CAC members is important as this group moves forward. Let's spend a few minutes to get to know each other and share our thoughts/concerns about Clear Creek County. Questions to consider:

- Where in the County do you live?
- How long have you lived in Clear Creek County?
- What do you do...for work...for fun?
- What motivated you to come to Clear Creek County?
- What issue/concern do you think is of highest priority?
- 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?

AGENDA ITEM #5: THE CLEAR CREEK COUNTY VISION (30 MINUTES)

The 2004 Master Plan provided an overarching vision statement:

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.

It went on to also identify a series of foundation statements in support of this vision:

Natural and cultural resources shall be identified, conserved and protected.

Environmental quality and impacts shall be considered when evaluating changes in land use. Long-term cumulative impacts of land use policies and decisions on environmental resources shall be monitored and used to evaluate the performance of the planning process.

Preservation and Protection of Mineral Resources

The planning process shall recognize that mining and mineral extraction is not only the heritage of the county, but a unique resource for future generations.

Land use shall be suitable for, and compatible with, the environmental characteristics of Clear Creek County.

The planning process shall recognize distinctions in the land and will be based on natural features. Programs to encourage landowners to keep lands open which are desired for their open space values shall be developed.

The Master Plan shall support logical settlement patterns that reflect the character of a "mountain environment". The existing character of Clear Creek County shall be protected.

Proposed land uses shall be compatible with adjacent uses and help create sustainable communities. Principles and policies shall be used to protect existing uses from adverse impacts to ensure that new uses are "good neighbors."

Urban land use shall be encouraged to be in the incorporated communities.

Becoming an urban service provider is not a goal of Clear Creek County. In order to support community plans within municipal expansion areas, urban land uses will be required. Also, the County may encourage urban development in certain suitable areas in order to preserve open lands elsewhere in the County and to take advantage of the unique and limited access points in the community.

Open Space lands shall continue to be a defining feature of the landscape in Clear Creek County.

The mission of the Clear Creek County Open Space Commission is to preserve and provide significant open space, natural areas, wildlife habitat, parks and trails for present and future generations. Other planning initiatives may also help maintain large areas of undeveloped land in the County, including clustered development and the use of conservation easements.

Buffers shall be encouraged between incorporated communities and mixed use development areas to maintain community separation.

Property rights within these buffer areas must be respected, as in all situations. Implementation strategies will include acquisition of land or development rights and transfer of development rights (TDRs) from otherwise developable land.

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. In some areas, reducing the density of the project may also be an option.

The Master Plan shall encourage a balanced, economically feasible multi-modal transportation system for safe and efficient travel in the County.

The Transportation Plan shall support and encourage the land use patterns and policies established by the Master Plan. The Master Plan shall provide and protect the major transportation corridors designated in the Transportation Plan.

The planning process shall support a sustainable, balanced economy with equal access to housing opportunity and employment.

Clear Creek County will continue to encourage diverse, viable companies, industries and organizations that provide high-quality employment opportunities and benefit all citizens and businesses. The County will seek partnerships with other jurisdictions and the private sector to provide a regional approach to economic growth and sustainability, including provision of affordable housing.

Intergovernmental cooperation will be critical for Plan implementation.

The Master Plan shall integrate land use policies and implementing strategies that complement and support the goals and objectives of the municipalities in the County. Amendments to the current

Intergovernmental Agreements (IGA's) will need to be evaluated and updated to be consistent with the Master Plan.

The Master Plan and implementing regulations shall be consistent.

This consistency concept does not require that the Zoning Map be amended to strictly conform to the Plan's designations or that zoning be changed to implement the plan. Rather, it is intended to ensure that Plan concepts are carried out through the County's land use regulations, so that the Master Plan can serve as the County's policy basis for development and conservation of resources.

Planning is viewed as a proactive process.

The Master Plan with supporting implementation documents shall be followed, periodically reviewed and refined. Monitoring and evaluation criteria shall be established for all appropriate implementation strategies to determine if they are achieving the Master Plan foundations and guiding principles; and, if not, strategies shall be modified as necessary.

Based on this information, what is missing from the County Master Plan Vision? Does it reflect the realities of the County today? Does it address the spectrum of issues most relevant to the residents of Clear Creek County?

AGENDA ITEM #6: NEXT STEPS

Timeline of the Project

Month / Date	Event/Activity
January 25	CAC Meeting #1 – Welcome!
February 16	Public Meeting #1 - the Vision for Clear Creek County (See attached draft agenda)
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 Master Plan Presentation
June 6	Public Meeting #3 – Review of the Draft Plan
July	Final Plan for PC Review

We would expect that between these dates/meetings the CAC would have some “homework” to provide its input on policy language and review of drafts. Materials will generally be sent at least one (1) week prior to the meeting date. Meeting dates above are tentative, but should be locked in soon!



DEPARTMENT OF LOCAL AFFAIRS

COMMUNITY DEVELOPMENT OFFICE

Master Plan Primer

MASTER PLAN - GENERAL DESCRIPTION:

The master plan, sometimes referred to as a comprehensive plan, is a framework and guide for accomplishing community aspirations and intentions. It states goals and objectives and recommends courses of action for future growth and development of land, public facilities and services and environmental protection.

PLAN ELEMENTS THAT MAY BE INCLUDED:

- Statement of Objectives, Policies and Programs
- Relationship of Plan to the Trends/Plans of the Region
- Land Use
- Transportation
- Utility and Facility Plan
- Urban Influence Area
- Housing
- Cultural/Historical/Social Setting
- Educational Facilities
- Energy
- Environment
- Recreation and Tourism*

*the only plan element required by statutes (see C.R.S. 30-28-106 and 31-23-206)

BASIS/ BACKGROUND FOR PLAN INFORMATION:

The plan is based on inventories, studies, surveys, analysis of current trends and must consider social and economic consequences of the plan, existing and projected population.

GOALS AND OBJECTIVES OF THE PLAN:

The principal purpose for a master plan is to be a guide for the achievement of community goals. A plan will also:

1. State and promote broad community values in its goals, objectives, policies and programs.
2. Establish a planning process for orderly growth and development, and economic health.
3. Balance competing interests and demands.
4. Provide for coordination and coherence in the pattern of development.
5. Provide for a balance between the natural and built environment.
6. Reflect regional conditions and consider regional impacts.
7. Address both current and long-term needs.

USING THE PLAN:

The adopted plan has the potential for many uses and will define the way it is to be used in its implementation section. Among the uses of the plan are the following:

1. A basis for regulatory actions: The plan serves as a foundation and guide for the provisions of the zoning regulations, subdivision regulations, the official map, flood hazard regulations, annexation decisions and other decisions made under these regulations.
2. A basis for community programs and decision making: The plan is a guide and resource for the recommendations contained in a capital budget and program, for a community development program, and for direction and content of other local initiatives, such as for water protection, recreation or open space land acquisition and housing.
3. A source for planning studies: Few plans can address every issue in sufficient detail. Therefore, many plans will recommend further studies to develop courses of action on a specific need.
4. A standard for review at the County and State level: Other regulatory processes identify the municipal plan as a standard for review of applications. Master plans are important to the development of regional plans or inter-municipal programs, i.e., a regional trail network or valley-wide transit program.
5. A source of information: The plan is a valuable source of information for local boards, commissions, organizations, citizens and business.
6. A long-term guide: The plan is a long-term guide by which to measure and evaluate public and private proposals that affect the physical, social and economic environment of the community.

RESPONSIBILITY FOR PREPARATION AND ADOPTION OF THE PLAN:

The planning commission is responsible for preparing the plan, distributing the plan, holding public hearings on the plan, and adopting the plan.

PUBLIC INVOLVEMENT:

Citizen participation helps to guide the planning commission in making decisions and in promoting community understanding of planning needs and issues. At least one public hearing will be held by the planning commission and by the legislative body before the plan is adopted. To generate support, understanding, and active participation in planning, however, more community involvement is usually needed. Citizens who are not well informed can present obstacles to the implementation of the plan by rejecting bylaws and by not supporting or participating in local programs.

Ten Questions to Ask when Adopting or Revising a Master Plan

Carolynne C. White, Staff Attorney, Colorado Municipal League
Prepared for
December, 14, 2001, Land Use Workshop for Municipal Officials

1. **What is the current state of our community?** Before you can begin to plan for the future you must accurately assess the present. What are the characteristics of your community as it stands today? How many residents do we have? What is our current economic base? What is the state of our housing stock? How much property is already zoned for development currently? The Department of Local Affairs can help fill in the blanks with information related to population, census data, demographic data, and economic data. Contact: Cindy deGroen – 303-866-3004. Or check out the Demography section’s web site: <http://dola.colorado.gov/dlg/demog/index.html>.
2. **How will these things change over time?** The Department of Local Affairs can also use this data to show and analyze current trends, and help you estimate future trends. Contact: Scott Olene -- 303-866-2853.
3. **What do the members of our community want?** If you already have a plan, how were the members of the community involved in shaping it? Are their desires still the same, or have things changed? If you are starting a new plan, think about how you will find out what the community wants. Community meetings are one method, but there are numerous others, including surveys. The Department of Local Affairs has sample community surveys you can use. Contact: Tareq Wafaie, Community Development Office, 303-866-3947.
4. **Do your zoning and development regulations “implement” your plan, or do they hinder implementation of your plan?** The General Assembly has recently failed to enact legislation on this topic, but may be reconsidering it during the January 2002 legislative session. Even if they don’t, however, it is still a very important consideration. For example, if your plan envisions a walkable downtown with living areas above retail shops, but your zoning doesn’t allow for mixed use, your community’s vision, as embodied in the plan, will be difficult to realize.
5. **How much will it cost to implement the plan?** One often forgotten aspect of comprehensive planning is accounting for its cost. One means of dealing with this issue is to adopt a separate, but complementary, Capital Improvement Plan. But cost considerations can be incorporated into your plan as well. A good plan can help you determine how growth will “pay its own way,” and what priorities your communities chooses to spend its revenue on.

6. **How will you implement the plan?** Your plan should contain specific action items for each visionary statement or goal outlined in the plan. For example, if it is your community's goal to be a "shady, tree-filled community," an action item could be to "Plant two trees for every new building constructed." Even more specifically, you could add "Amend development regulations to require developers to plant two trees for every new building constructed." Consider making it a requirement that each decision of the city council be checked to see if it helps implement the plan. The Department of Local Affairs provides a plan workbook that can be adapted for local use.
7. **How will you know if you have succeeded in implementing the plan?** The plan should contain specific measurements and time frames for determining whether progress is being made towards the goals outlined in the plan.
8. **Does the plan include provisions for the plans of neighboring jurisdictions?** You should try to work with neighboring jurisdictions to ensure that your well-laid plans won't be thwarted by another's actions. While a formal IGA is one way to approach this, it is not the only way. Your plan could provide for consultation with other jurisdictions, review by other jurisdictions, or cross-reference to other jurisdictions' plans. HB 01S2-1020 requires notification of neighboring jurisdictions, and mediation when it is requested.
9. **Is your plan "smart growth" friendly?** Do you have items in your plan that encourage or allow mixed use development? What are your home-based business regulations? Do you encourage or allow infill development? Does your plan encourage pedestrian pathways, or other types of alternative transportation options? Do you require a minimum lot size that is so large it creates unfriendly neighborhoods? Is the area designated for development adjoining already developed lands? Do you have areas designated for preservation from development?
10. **Can you live with your plan?** Remember, a comprehensive plan is a living breathing document. It is a plan, not an ordinance. Take a step back and look at the plan as just that, a "plan" to guide the future of your community. Remember that it needs to be flexible, but not too flexible. It needs to provide guidance to future councils and boards, but not bind them irrevocably to specific actions.

APPENDIX 1: DEMOGRAPHIC AND ECONOMIC BASELINE

DEMOGRAPHICS

Population

As of 2013, Clear Creek County had a population of 9,029 persons. Approximately 65 percent of the County population resided in unincorporated areas of the county, while the remaining 35 percent of the population resided in municipalities. Idaho Springs was the municipality with the largest share of the County population, with approximately 19 percent of the Clear Creek County population living in Idaho Springs.

Over the past 10 years Clear Creek County has experienced a relatively slow population decline, with a loss of 488 persons between 2003 and 2013. This population decline equates to approximately 5.13 percent loss over the 10 year period, and an annual average population decline of 0.47 percent. Population decline was experienced throughout Clear Creek County during this period, with the highest percent of population loss in Empire (25.13%) and Silver Plume (15.08%). Unincorporated areas of the county experienced the least amount of loss during this period, with a decline of approximately 1.21 percent. Conversely, the Denver Metro population has experienced significant population growth over this same period, with an approximately 16.73 percent increase over this same period, which translates to approximately 1.52 percent average growth per year.

In comparison, Clear Creek County experienced population growth – rather than decline – in the previous decade (1993-2003), with approximately 18.41 percent growth over the 10 year period and annual average growth of approximately 1.67 percent. In the previous decade, this population growth was concentrated in unincorporated areas of the County, with Empire and Idaho Springs experiencing population decline during this period.

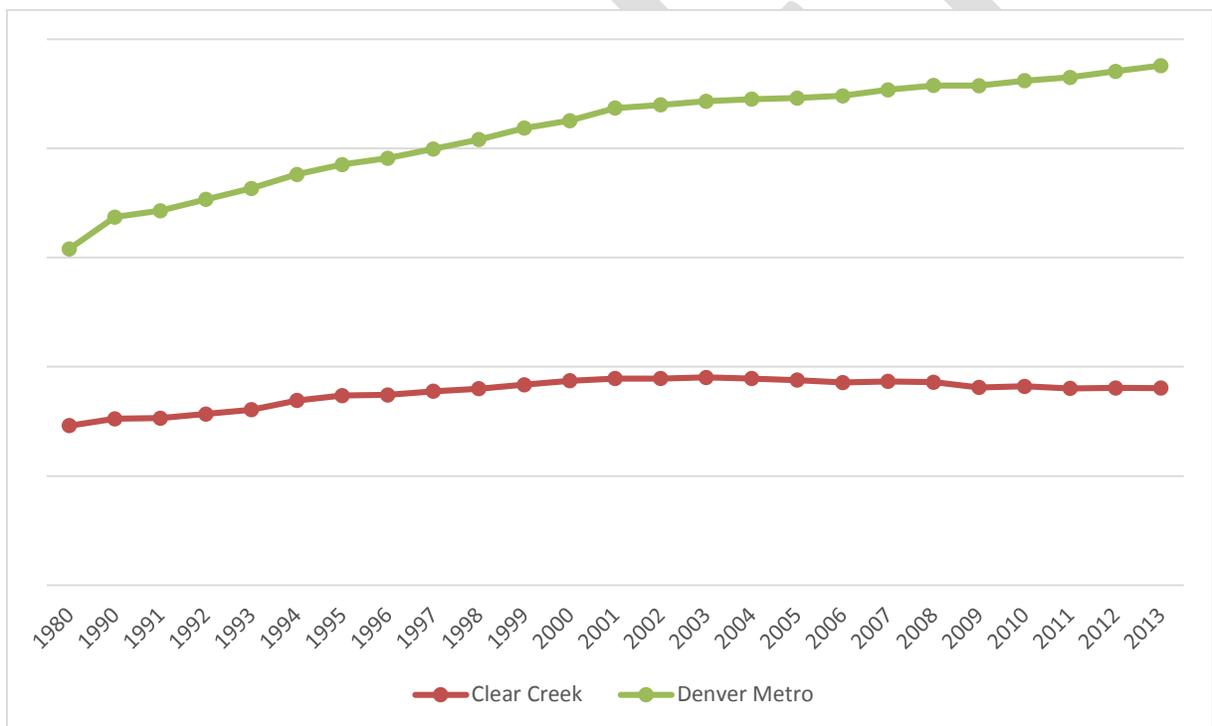
Looking to the future, the Colorado State Demography Office projects overall population growth for Clear Creek County through 2040, similar to the trend predicted for the Denver Metro Region. Population Growth in Clear Creek County is expected to increase by approximately 54 percent between 2013 and 2040, from 9,029 persons in 2013 to 13,907 persons in 2040. This translates to an annual average increase of approximately 1.93 percent. In the next decade (2015-2025), the State Demography Office projects an approximately 17.88 percent increase in population for Clear Creek County, from 9,022 persons in 2015 to 10,636 persons in 2025. This translates to an annual average increase of approximately 1.63 percent.

Overall, the population data suggests that the Clear Creek County population has been relatively stagnant in the past 20 years, declining slightly in the last 10 years (2003-2013) and increasing slightly in the previous decade (1993-2003). This mildly fluctuating trend is expected to continue for at least 10 years, with the County experiencing more dramatic growth

in 15, 20, and 25 years. Based on existing patterns of growth, new growth in the county can be expected to be concentrated in unincorporated areas of the County. Between 1993 and 2003, the percent of the Clear Creek County population residing in unincorporated areas increased from 57 percent to 62 percent. The percent of the Clear Creek County population residing in unincorporated areas increased from 62 percent to 65 percent between 2003 and 2013.

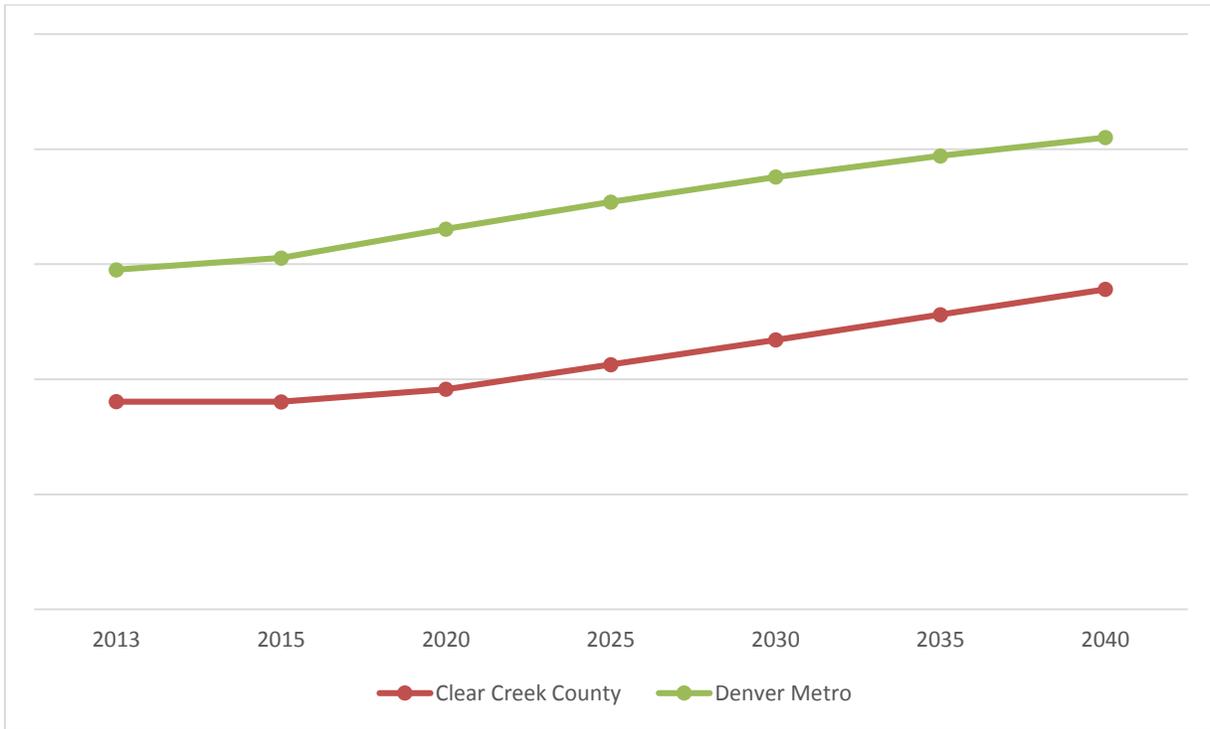
Figures 1 and 2 below present the historic and projected population for Clear Creek County. Table 1 presents a comparison of the population of Clear Creek County to the Denver Metro Region, including projected overall population. Table 2 identifies historic population and changes to those populations within the various communities that comprise Clear Creek County.

FIGURE 1: HISTORIC POPULATION GROWTH 1980-2013



Source: Colorado Division of Local Government, Demography Section.

FIGURE 2: POPULATION PROJECTION 2013-2040



Source: Colorado Division of Local Government, Demography Section.

TABLE 1: POPULATION PROJECTION, CLEAR CREEK COUNTY, 2013-2040

Year	Clear Creek County	Denver Metro
2013	9,029	2,951,798
2015	9,022	3,053,801
2020	9,568	3,306,177
2025	10,636	3,540,403
2030	11,709	3,758,347
2035	12,808	3,941,683
2040	13,907	4,100,555

Source: Colorado Division of Local Government, Demography Section.



TABLE 2: HISTORIC POPULATION CHANGE BY COMMUNITY, CLEAR CREEK COUNTY, 1980-2013

Year	Clear Creek	Empire	Georgetown	Idaho Springs	Silver Plume	Unincorporated Area	Percent in Unincorporated Area	Denver Metro	State of Colorado
2013	9,029	283	1,006	1,702	169	5,869	65%	2,951,798	5,264,890
2012	9,037	283	1,006	1,702	169	5,877	65%	2,897,837	5,188,504
2011	9,015	281	993	1,705	169	5,867	65%	2,847,228	5,117,368
2010	9,108	283	1,036	1,720	170	5,899	65%	2,797,896	5,049,717
2009	9,060	342	1,008	1,716	170	5,824	64%	2,762,164	4,976,853
2008	9,294	354	1,040	1,770	179	5,951	64%	2,716,819	4,901,938
2007	9,333	357	1,054	1,793	182	5,947	64%	2,670,038	4,821,784
2006	9,279	358	1,059	1,799	184	5,879	63%	2,626,197	4,745,660
2005	9,392	365	1,080	1,834	189	5,924	63%	2,582,177	4,662,534

2004	9,461	370	1,094	1,864	193	5,940	63%	2,558,106	4,608,811
2003	9,517	378	1,104	1,895	199	5,941	62%	2,528,665	4,555,084
2002	9,466	382	1,097	1,901	200	5,886	62%	2,504,883	4,504,709
2001	9,464	390	1,097	1,925	201	5,851	62%	2,476,410	4,444,513
2000	9,361	393	1,095	1,930	202	5,741	61%	2,382,678	4,338,801
1999	9,183	361	1,056	1,899	202	5,367	58%	2,349,188	4,215,984
1998	8,998	367	1,015	1,912	201	5,242	58%	2,280,781	4,102,491
1997	8,880	376	978	1,933	200	5,165	58%	2,218,872	3,995,923
1996	8,716	382	950	1,943	198	5,049	58%	2,166,886	3,902,448
1995	8,684	391	945	1,982	199	5,004	58%	2,115,508	3,811,074
1994	8,458	396	931	1,971	156	4,875	58%	2,070,132	3,712,062

1993	8,037	387	899	1,914	146	4,597	57%	2,026,197	3,605,038
1992	7,842	395	898	1,907	138	4,450	57%	1,964,622	3,489,832
1991	7,653	393	881	1,877	134	4,333	57%	1,899,337	3,380,951
1990	7,619	401	891	1,898	134	4,292	56%	1,848,319	3,294,394
1980	7,308	423	830	2,077	140	3,838	53%	1,618,461	2,889,733
20 Year Growth (1993-2013)									
Number	992	-104	107	-212	23	1,272	--	925,601	1,659,852
Average Annual Growth	47	-5	5	-10	1	61	--	44,076	79,041
10 Year Growth (2003-2013)									
Number	-488	-95	-98	-193	-30	-72	--	423,133	709,806
Average Annual Growth	-44	-9	-9	-18	-3	-7	--	38,467	64,528
2 Year Growth (2011-2013)									
Number	14	2	13	-3	0	2	--	104,570	147,522
Average Annual Growth	5	1	4	-1	0	1	--	34,857	49,174

Source: Colorado Division of Local Government, Demography Section.

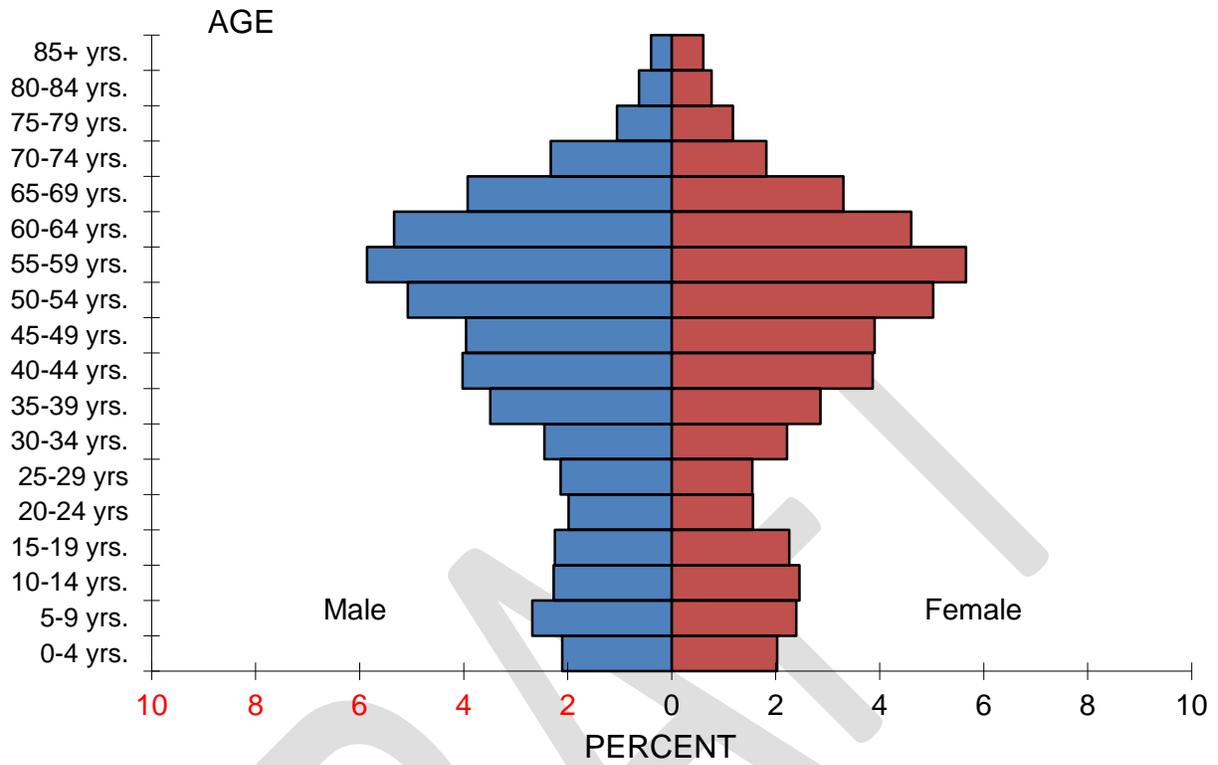
Age

The age distribution of Clear Creek County is depicted in Figure 3 on the following page.. This type of chart is commonly referred to as “population pyramids” because they generally form the shape of a pyramid when the population is growing (with the largest populations in the youngest age cohorts).

Figure 4, which shows the age distribution of Metro Denver, has much more of a pyramid shape than Clear Creek County.¹ The shape of the population pyramid for Clear Creek County, with the largest population cohorts being between 50 and 64 years of age, suggests an aging population within the County and that young families with young children may be either moving away or not migrating into the County. The median age of the County is 46.6, compared to a median of 35.7 in the Denver Metro and 37.2 in the US as a whole, which also reinforces this interpretation.

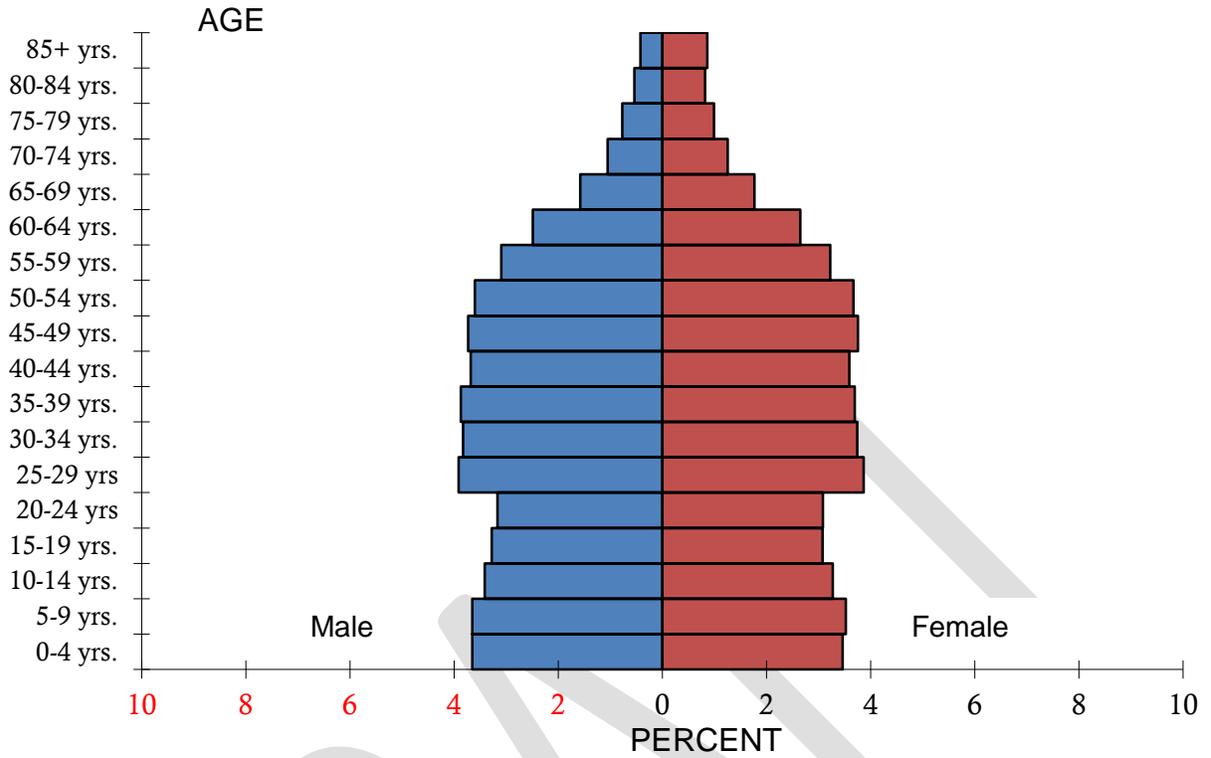
¹ Note: the Denver Metro Population Pyramid does not demonstrate the typical pyramid shape either because the region’s growth is correlated with in-migration rather than through population growth through births.

FIGURE 3: CLEAR CREEK COUNTY POPULATION PRYAMID



Source: Colorado Division of Local Government, Demography Section.

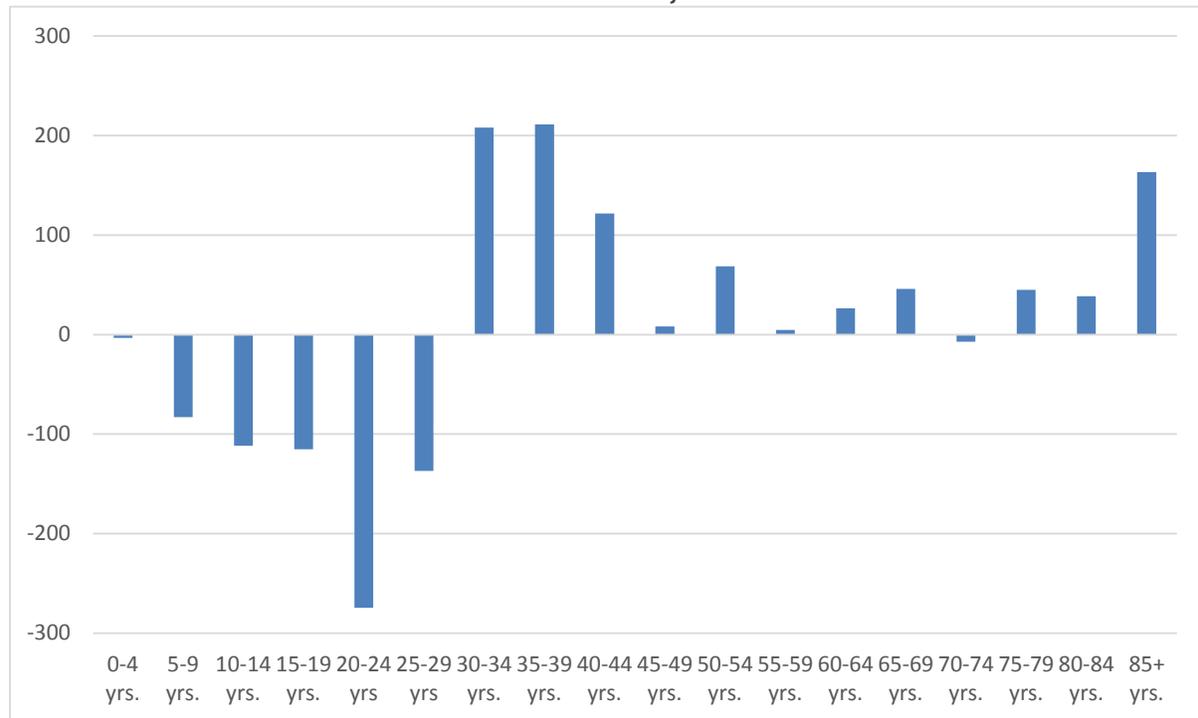
FIGURE 4: METRO DENVER POPULATION PRYAMID



Source: Colorado Division of Local Government, Demography Section.

Migration data for Clear Creek County also suggests that young families with young children may be either moving away or not migrating into the County. By analyzing migrations by age, Figure 5 shows that all age cohorts from 0 to age 30 have negative migration rates, meaning people are leaving the county in these cohorts, and that the largest in-migrations occur within the 30 to 44 age cohorts.

FIGURE 5: NET MIGRATION 2000-2010, CLEAR CREEK COUNTY

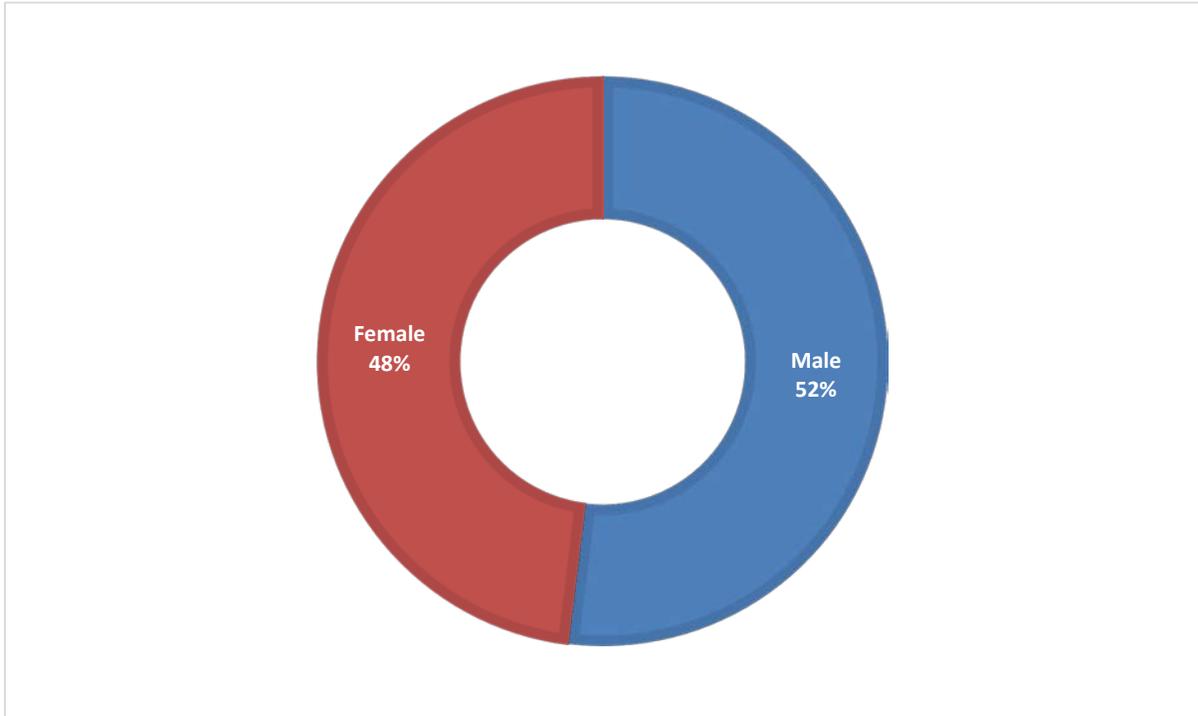


Source: Colorado Division of Local Government, Demography Section.

Gender

The gender distribution of Clear Creek County residents has remained relatively constant for the past two decades, with roughly 48 percent females and 52 percent males (Figure 6, below).

FIGURE 6: CLEAR CREEK COUNTY GENDER DISTRIBUTION

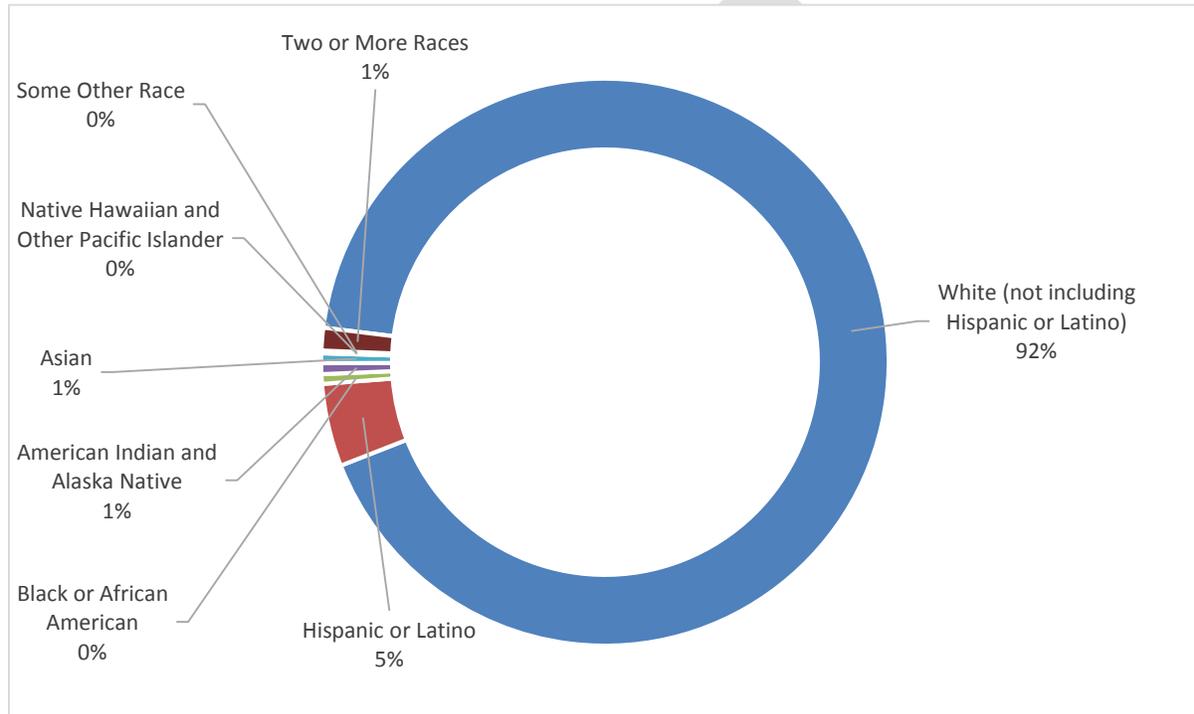


Source: Colorado Division of Local Government, Demography Section.

Race

The racial composition of Clear Creek County has experienced some changes between 2000 and 2010. In the year 2000, just over 96 percent of the population of the County was white, while in 2010 92 percent of the population was white. The largest minority group – Hispanic or Latino – grew substantially during this decade, rising from 2.8 percent of the total population in 2000 to 4.7 percent of the total population in 2010. Figure 7 identifies the racial distribution within Clear Creek County.

FIGURE 7: CLEAR CREEK COUNTY RACIAL DISTRIBUTION



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

Households

The total number of households has increased in Clear Creek County since 2000, with 4,019 households recorded in 2000 and 4,208 recorded households in 2010. These households represent over 99 percent of the Clear Creek County population with less than one percent of the population living in group quarters. The average household size in Clear Creek County dropped between 1990 and 2000 and has continued to decline in recent years, decreasing from 2.31 persons per household in 2000 to 2.14 persons per household in 2010. Likewise, the average family size has decreased over this time period, from 2.81 persons per family in 2000 to 2.67 persons per family in 2010.

The percent of family households (families with children, husband-wife families, single-parent households) decreased since 2000, dropping from approximately 65 percent in 2000 to approximately 60 percent in 2010. Likewise, the percent of persons in non-family households or are living alone increased since 2000, from 35 percent in 2000 to 40 percent in 2010. Approximately 22 percent of the Clear Creek County households include individuals under 18 years old, while approximately 20 percent of the households include individuals 65 years and over.

ECONOMICS

Income and Poverty

The median household income for Clear Creek County was \$67,259 in 2013. In 2003 the median household income was \$52,520 (2003 dollars). While this may seem like a large increase over 10 years, the inflation adjusted 2003 median income is \$66,659 in 2013 dollars. This indicates that real income has increased only slightly (approximately 1%) since 2003.

Figure 8 shows a simple distribution of Clear Creek County households by income bracket, with a comparison to the Denver Metro. The data is for 2013.

45 percent of Clear Creek County's households have incomes in excess of \$75,000. This compares to 42 percent for the Denver Metro, indicating that Clear Creek County Households are slightly more affluent than those in the Denver Metro.

FIGURE 8: DISTRIBUTION OF HOUSEHOLDS BY INCOME BRACKET



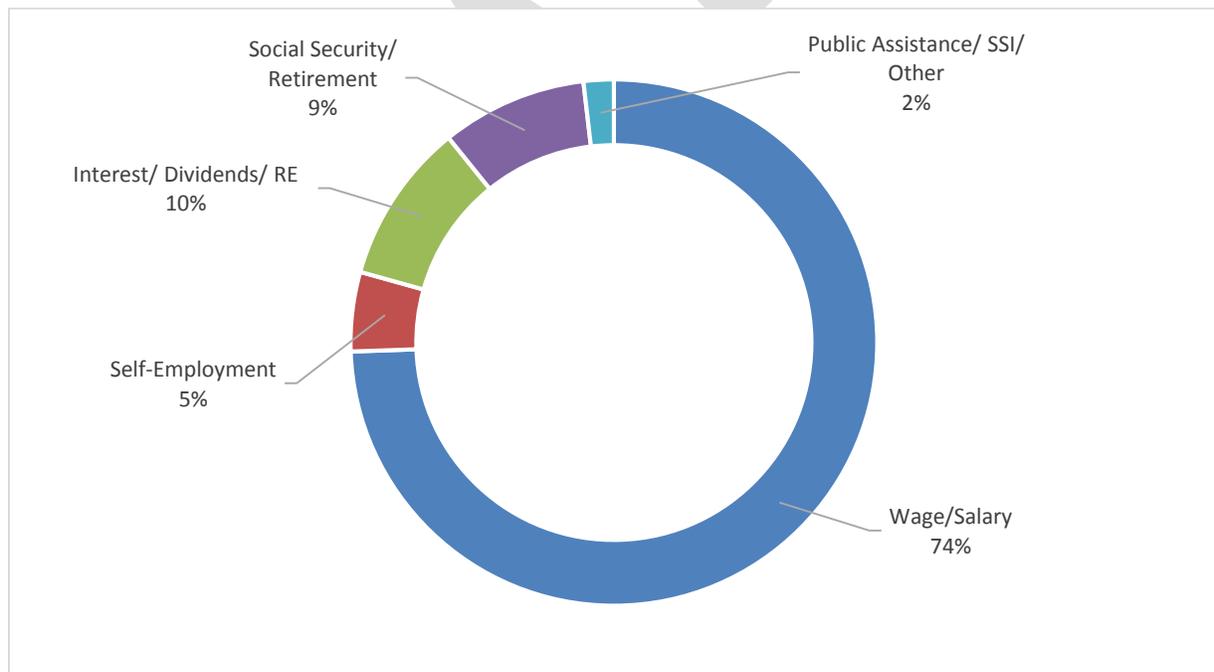
Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates.

Figures 9 and 10 compare Clear Creek County and the Denver Metro in terms of income by source – the percent of breakdown of all household income from the following sources (2013 data):

- Wage & Salary;
- Self-Employment;
- Interest/Dividends/Net Real Estate
- Social Security/Retirement Income
- Public Assistance/Supplemental Security Income (SSI)/Other

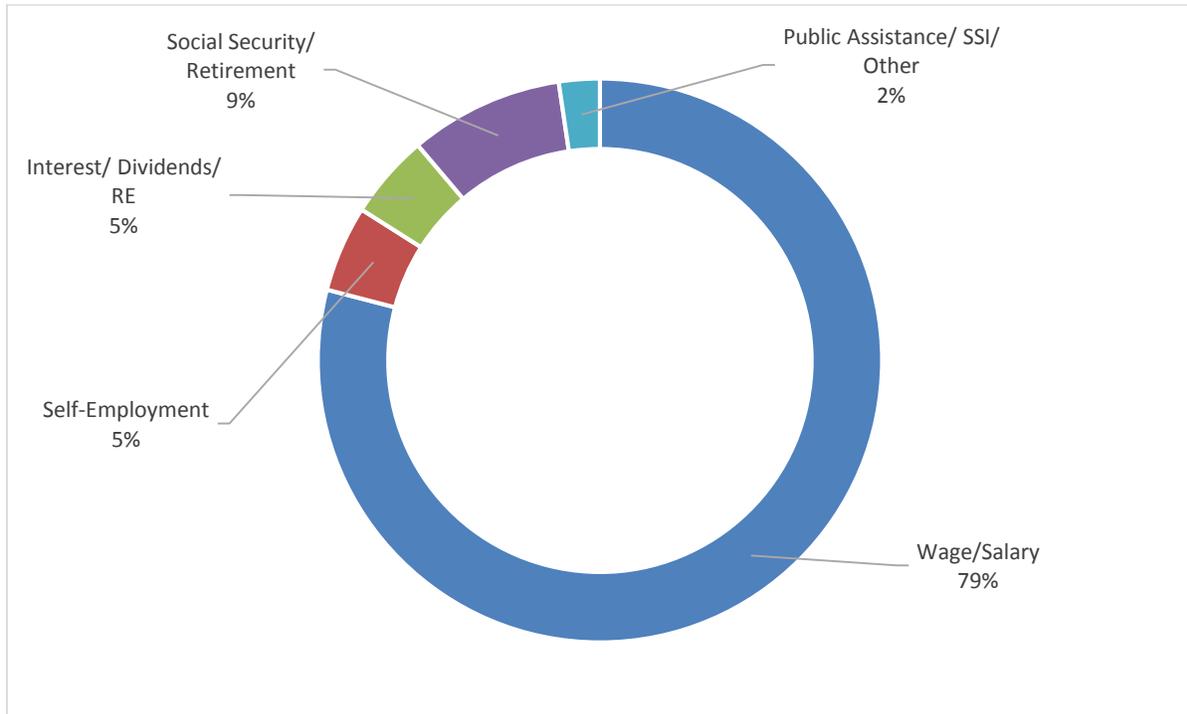
Income sources between Clear Creek County and the Denver metro are very similar, with interest, dividends and real estate income being a slightly more important source of income in the County than in the Denver Metro. The data also indicates that Clear Creek County is slightly less dependent upon salary and wage employees than the Denver Metro.

FIGURE 9: HOUSEHOLD INCOME BY SOURCE CLEAR CREEK COUNTY



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

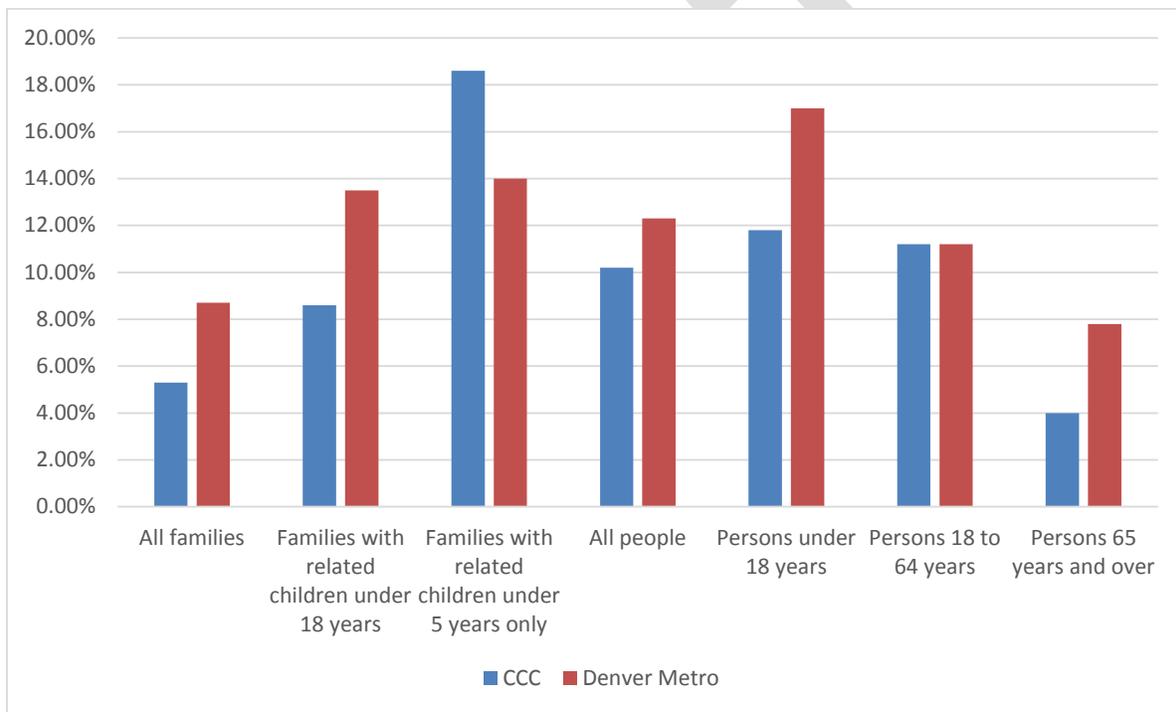
FIGURE 10: HOUSEHOLD INCOME BY SOURCE DENVER METRO



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

Approximately 10 percent of the Clear Creek County population had income below the federal poverty level in 2012. In comparison, approximately 12 percent of the Denver Metro population had income below the federal poverty level in 2012. Figure 11, below, demonstrates the percentage of various population groups whose income in 2012 was below the federal poverty level. This figure indicates that Clear Creek County has a lower share of its population with income below the poverty level than the Denver Metro for each population group except young families with children under 5 years of age.

FIGURE 11: 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.

Employment

Total employment averaged approximately 3,200 in Clear Creek County in 2015, up from an average of approximately 3,000 in 2002 and 2,500 in 1994. The average annual change in total employment for the 2002-2015 period was the addition of approximately 15 jobs per year. This figure is substantially lower than that of the 2002-1994 period, which had an average annual change of 56 additional jobs each year. This reduction in job creation is likely at least partially related to the economic recession experienced nationwide during this period.

In 2013, the overall unemployment rate in Clear Creek County (7.5 percent) was lower than that of the US (9.7 percent), the State of Colorado (8.5 percent), and the Denver Metro (8.3 percent). When the labor force is considered by age, persons 24 to 44 years of age are the group with the greatest participation in the labor force (those working or actively seeking employment) at 89.2 percent and by far have the lowest unemployment rate of any age group at 2.9 percent unemployed. Persons aged 20 to 25 years had a significantly higher unemployment rate at 17.1 percent, suggesting it may be difficult for persons in this age group to find adequate employment. This breakdown is depicted on Table 3 below.

TABLE 3: CLEAR CREEK COUNTY UNEMPLOYMENT AND PARTICIPATION IN LABOR FORCE BY AGE

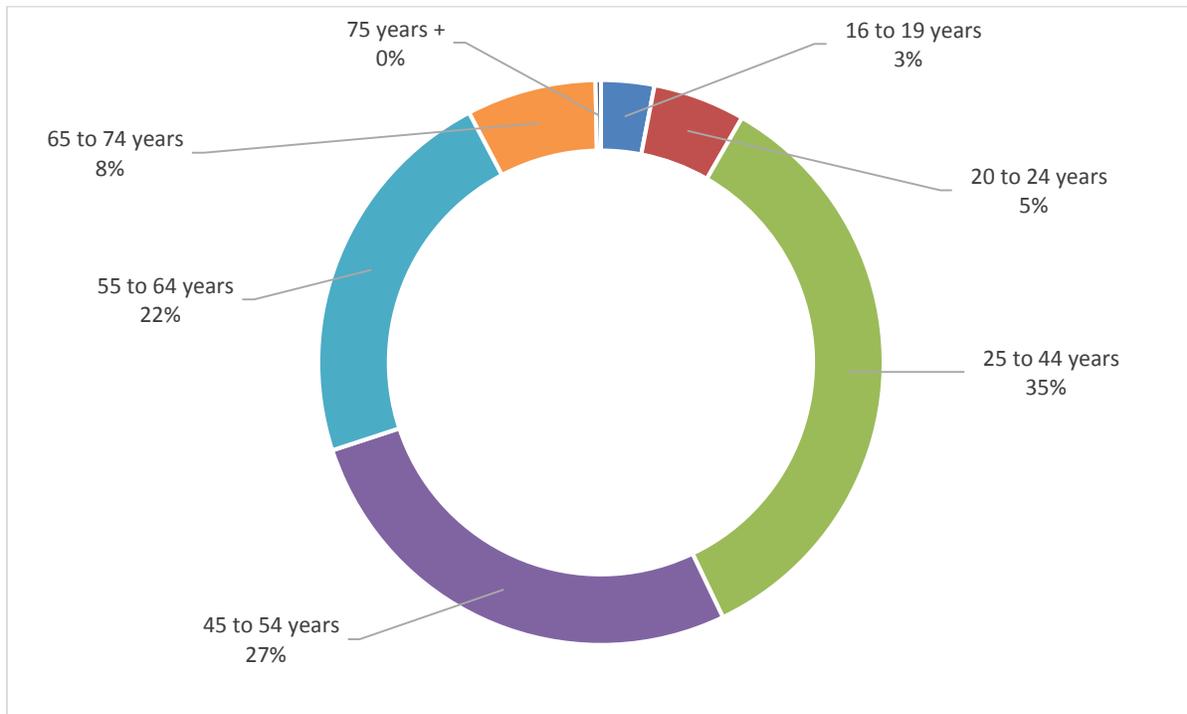
AGE	Percent of Age Cohort Participating in Labor Force	Unemployment Rate
All Ages 16 years and over	72.6%	7.5%
16 to 19 years	56.7%	13.0%
20 to 24 years	76.3%	17.1%
25 to 44 years	89.2%	2.9%
45 to 54 years	87.6%	5.2%
55 to 64 years	68.2%	13.6%
65 to 74 years	46.5%	10.0%
75 years and over	4.3%	0.0%

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

Work Force

As demonstrated in Figure 12, over a third of the Clear Creek County workforce is between the ages of 25 and 44 years. This is largest age group within the workforce, followed by 45 to 54 years (27 percent) and 55 to 64 years (22 percent).

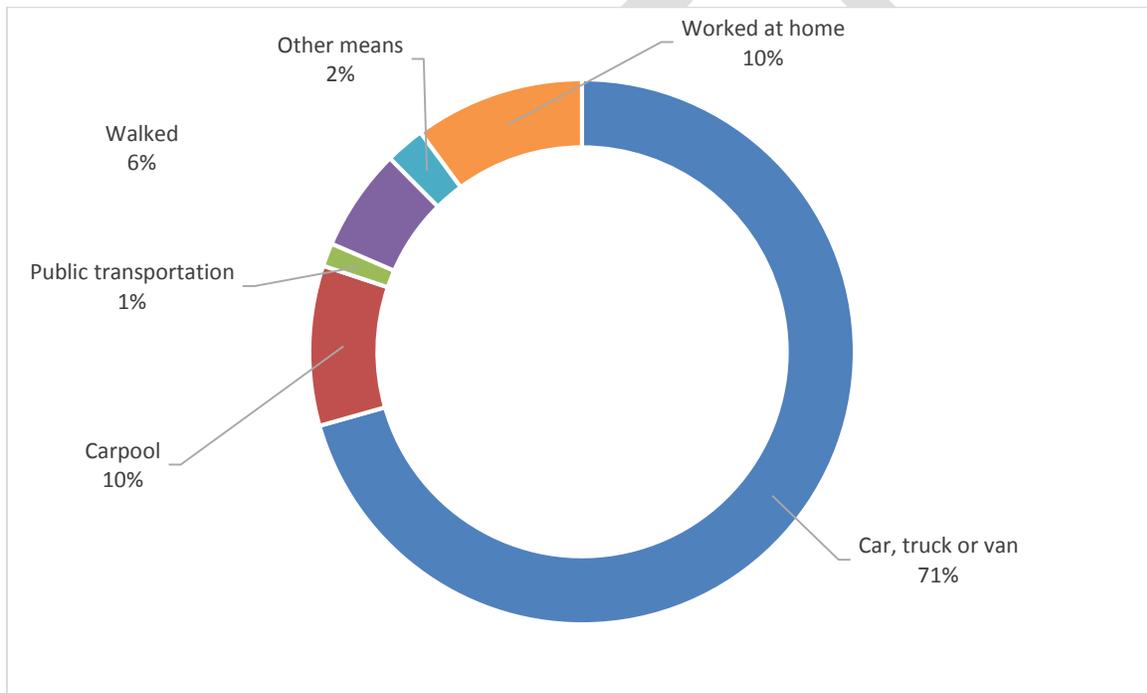
FIGURE 12: AGE OF CLEAR CREEK COUNTY WORKFORCE



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

In 2013, approximately 71 percent of the employed workforce drove a personal vehicle alone to work. Carpooling and working from home each accounted for 10 percent of the workforce. Six percent of the workforce walked to work, while less than one percent used public transportation. The relatively low percentage of the workforce utilizing public transportation is indicative of the lack of public transportation options within the county, however, the percentage of the workforce that walked to work (6 percent) is significantly higher than the percentage for the Denver Metro (2 percent) and the US as a whole (3 percent). The mean travel time to work in Clear Creek County is 32.6 minutes compared to 26.8 minutes in the Denver Metro. These trends are shown on Figure 13 below.

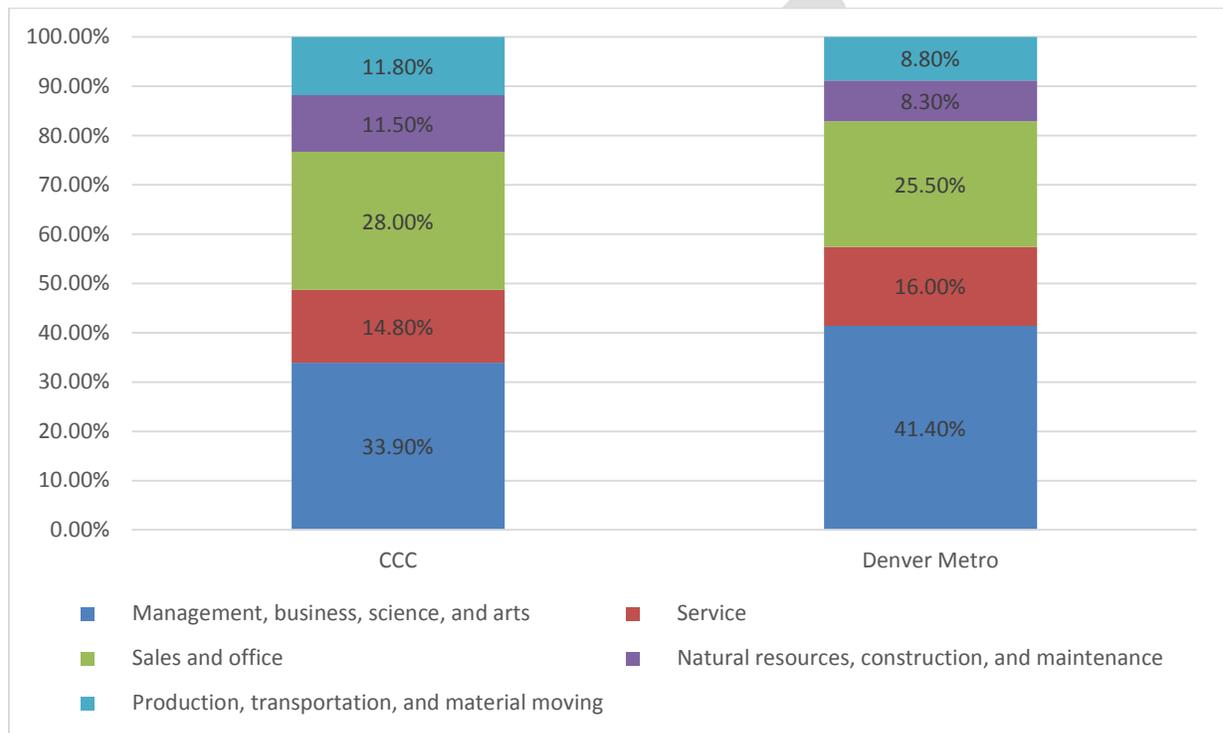
FIGURE 13: COMMUTING TO WORK



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

Figure 14 compares the distribution of the workforce by occupation for Clear Creek County and the Denver Metro. The data demonstrates that Clear Creek County has a relatively lower percent of worker's occupations in management, business, science, and arts occupations, and a relatively higher percent of worker's occupations in production, transportation, and material moving and natural resources, construction, and maintenance.

FIGURE 14: WORKER DISTRIBUTION BY OCCUPATION

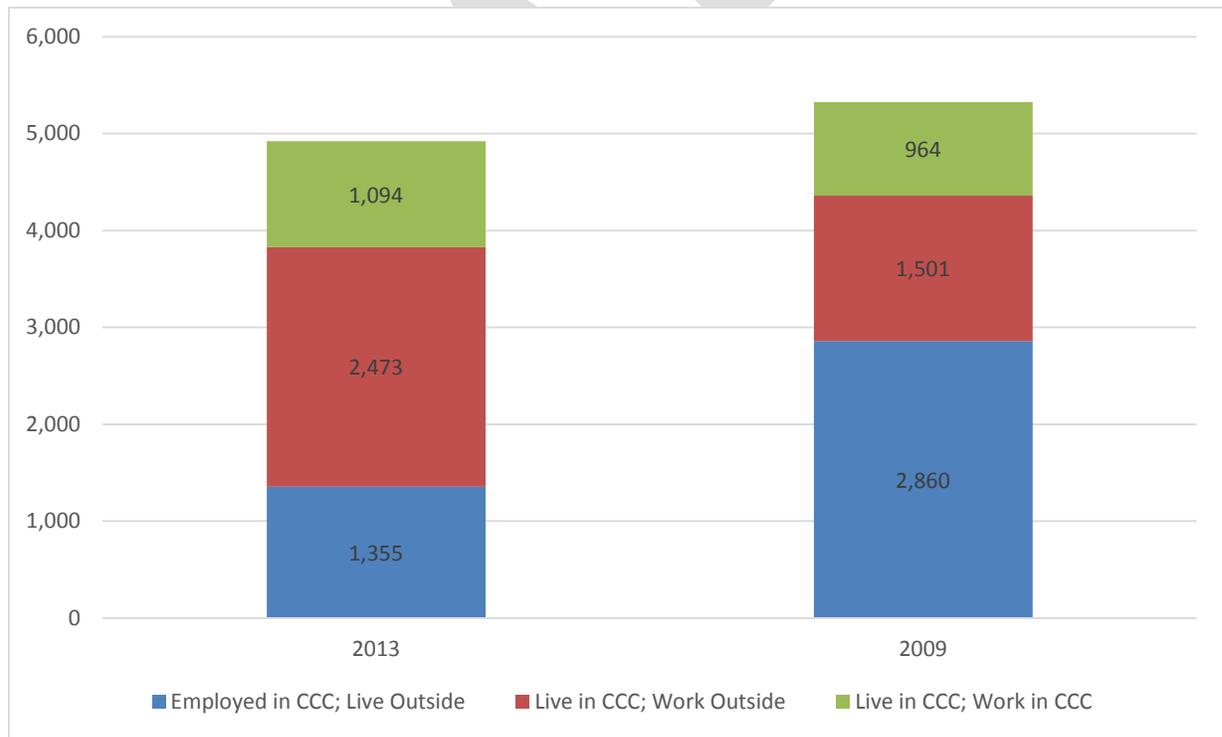


Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates.

Figure 15, below, compares years 2009 and 2013 in terms of major commuting flows to/from Clear Creek County: 1) Workers who live outside the County, but work inside the County; 2) Workers who live in the County, but work outside the County; and 3) Workers who live and work in the County.

Figure 15 demonstrates a large decrease in the number of workers who were employed in Clear Creek County, but live outside the County between 2009 and 2013 – a change of over 1,500 employment positions. This decrease in employment is likely related to the phasing out of Henderson mine and the reduction of employees from Jefferson and Gilpin traveling to the mine for their work. Figure 15 also indicates a large increase in the number of workers who live in Clear Creek County and work outside the County between 2009 and 2013, growing from 1,501 workers in 2009 to 2,473 workers in 2013. This data is likely reflecting a low point of employment during the height of the national economic recession in 2009, and the recovery of many jobs by 2013, albeit at locations outside of Clear Creek County.

FIGURE 15: WORKER FLOWS IN CLEAR CREEK COUNTY (2009 & 2013)



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

According to the Denver Regional Council of Governments, the top five commuting destinations by workers living in Clear Creek County are as follows:

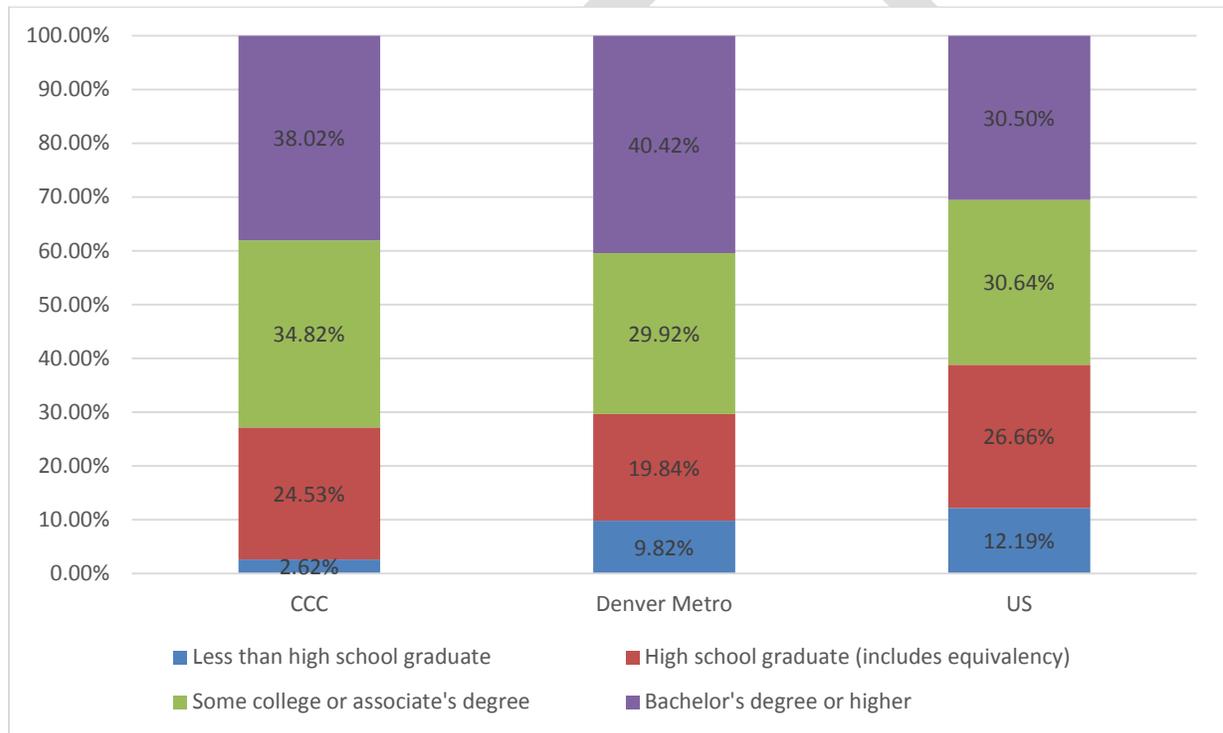
1. Jefferson County
2. Clear Creek County
3. Denver County
4. Arapahoe County
5. Gilpin County

Also according to the Denver Regional Council of Governments, the top five residential locations of workers commuting to Clear Creek County are as follows:

1. Clear Creek County
2. Jefferson County
3. Gilpin County
4. Denver County
6. Adams County

Figure 16, compares the educational attainment of the workforces in Clear Creek County, the Denver Metro, and the US as a whole. As demonstrated in Figure 16, Clear Creek County has much lower proportion (2.6 percent) of the workforce with less than a high school diploma than does the Denver Metro (9.8 percent) or the US population as a whole (12.2 percent). However, Clear Creek County has a higher share of the population which has a high school diploma only (25 percent) than does the Denver Metro (20 percent). Additionally, Clear Creek County has a slightly lower share of the population (38 percent) which holds a bachelor's degree or higher than the Denver Metro (40 percent). This data suggests that Clear Creek County has a relatively competitive, if slightly less educated, workforce than the Denver Metro as a whole.

FIGURE 16: EDUCATIONAL ATTAINMENT OF WORKFORCE



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

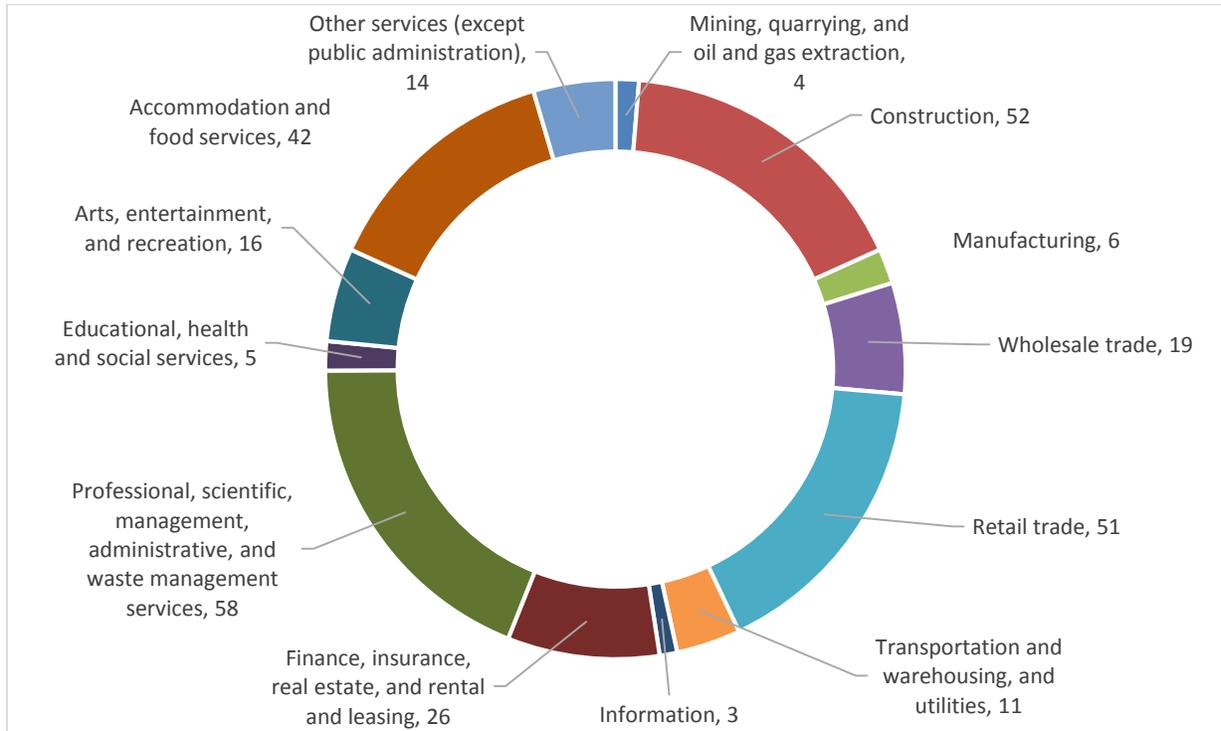
Business Composition and Activity

There are two primary ways to consider industry composition: through the number of businesses by industry and the distribution of employment by industry. By comparing the two, one can get a sense of economic stability and resiliency by analyzing the share of employment attributed to industries with only a few large employers, such as Mining, quarrying, and oil and gas extraction.

Figure 17 (on the following page), demonstrates the number of Clear Creek County business by industry. The professional, scientific, management, administrative, and waste management services industry has the largest number of businesses in Clear Creek County (58), followed by the construction industry (52), retail trade (51), and accommodations and food services (42). The information industry has the fewest number of businesses in Clear Creek County (3), followed by the mining, quarrying, and oil and gas extraction industry (4).

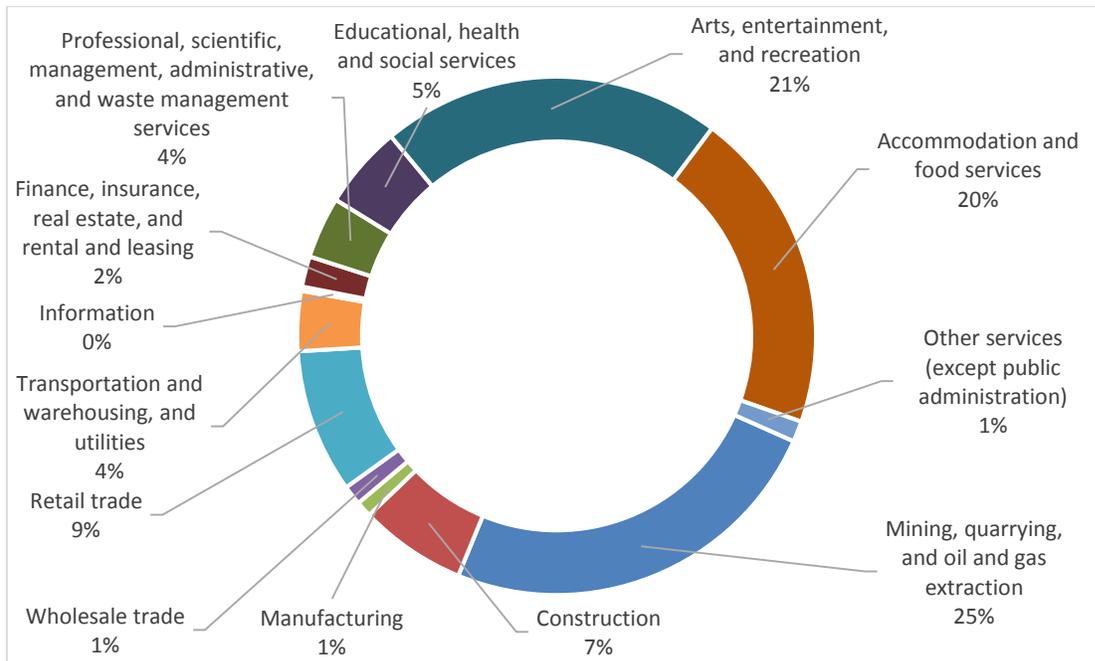
When these numbers are referenced with Figure 18, which illustrates the distribution of employment by industry, we see vastly different results. For example, the professional, scientific, management, administrative, and waste management services industry has the largest number business establishments, but generates only 4 percent of employment in the County. Likewise, The mining, quarrying, and oil and gas extraction industry only has four business establishments in Clear Creek County, but accounts for the largest share of employment of any single industry group at 25 percent, although tourism which typically includes both arts, entertainment, and recreation industry and the accommodation and food services industry would be higher at 41 percent of total employment when grouped together as a single unit.

FIGURE 17: NUMBER OF CLEAR CREEK COUNTY BUSINESS BY INDUSTRY



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

FIGURE 18: PERCENT OF CLEAR CREEK COUNTY EMPLOYMENT BY INDUSTRY



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

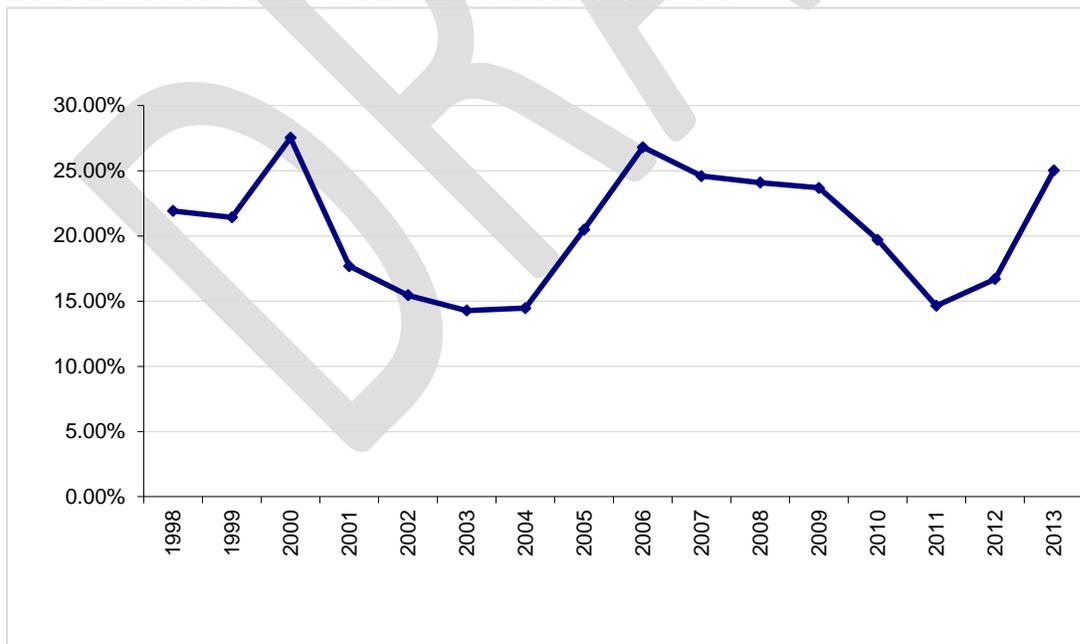
The Mining Economy

As stated previously, mining is an extremely important industry within Clear Creek County, particularly when considering the future of the County and the potential phasing out of Henderson Mine. When considering mining employment over time, we see that mining employment in Clear Creek County has fluctuated significantly over time. Peaks in mining employment occurred in 2000, 2006, and 2013. While total employment in the County decreased by 6.6 percent between 1998 and 2013, mining employment grew from 580 jobs to 644 jobs, an 11 percent increase.

Figures 19 (below) and 20 (on the following page) demonstrates that the mining industry is a significant driver in the Clear Creek County economy, however, the data indicates that employment in other sectors does fluctuate exactly in step with the mining industry, suggesting impacts to the mining industry may be relatively limited to that industry alone.

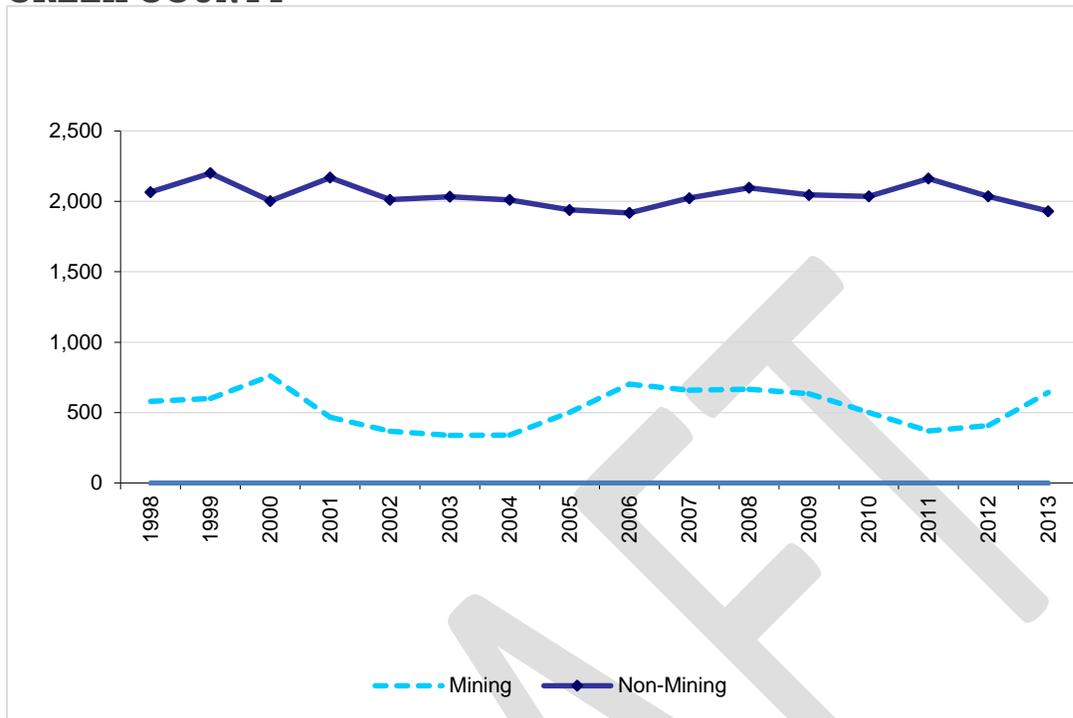
While the precise average annual wage for mining jobs is not available from the US Census for Clear Creek County, this value is available for the US as a whole at an average annual wage of \$102,106. Data suggests that the average annual mining wage in Clear Creek County is significantly higher than the non-mining average annual wage (\$30,070) and the overall average annual wage (\$48,629).

FIGURE 19: MINING AS A PERCENT OF TOTAL PRIVATE EMPLOYMENT IN CLEAR CREEK COUNTY



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

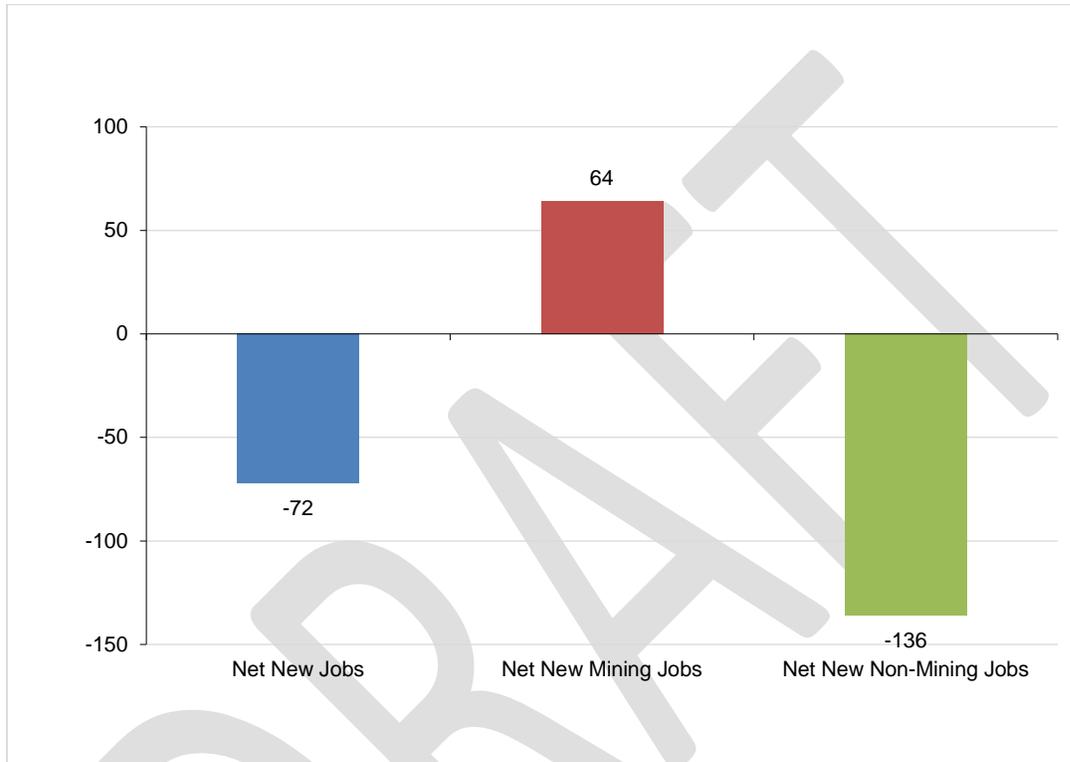
FIGURE 20: TOTAL MINING AND NON-MINING JOBS IN CLEAR CREEK COUNTY



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

As shown on Figure 21 below, between 1998 and 2013 there has been a net increase in new mining jobs. Looking at this data over a different time horizon may change the overall influence/magnitude of job creation.

FIGURE 21: NEW JOBS IN MINING AND NON-MINING, 1998-2013

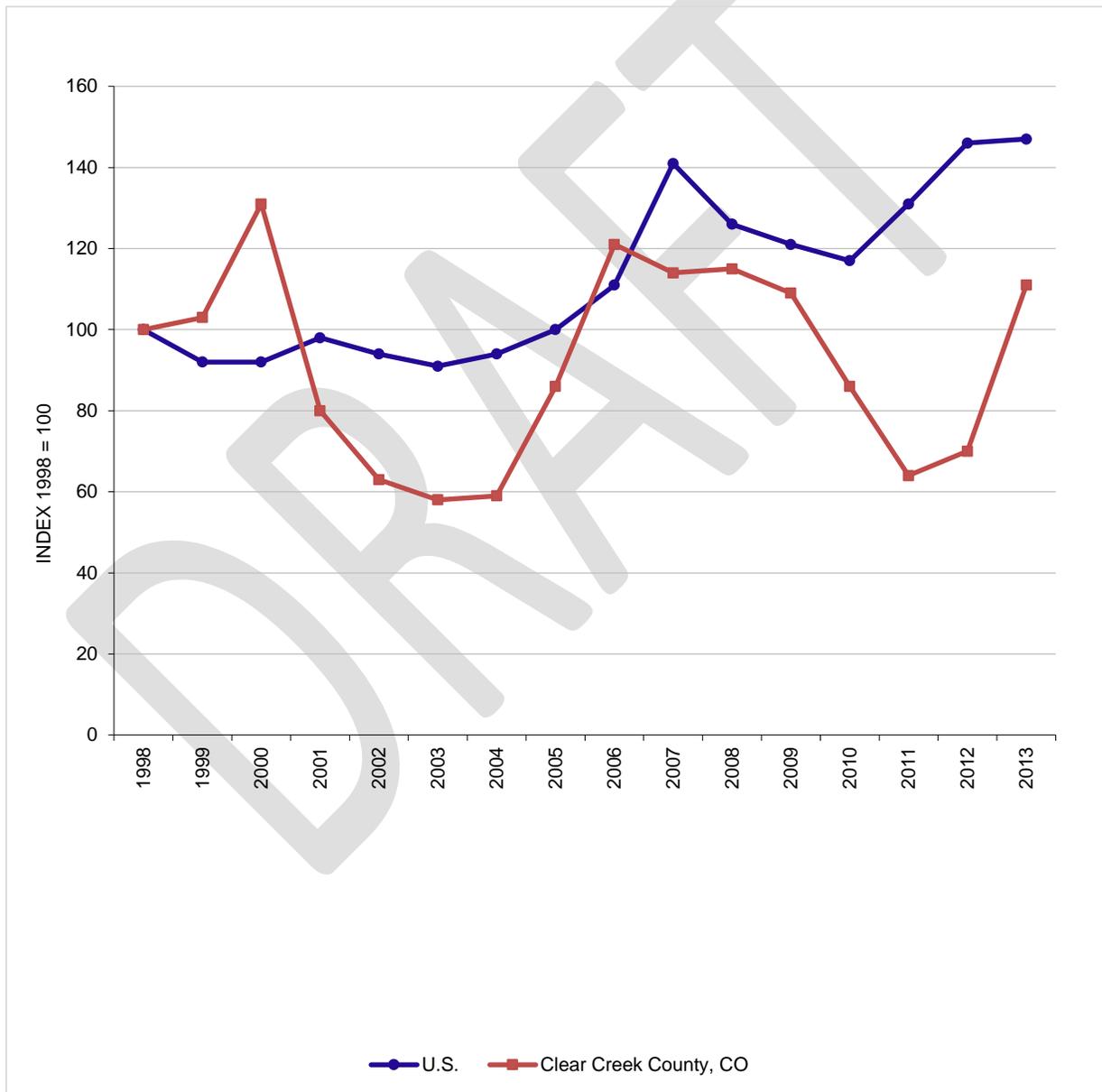


Source: U.S. Census Bureau, 2013 County Business Patterns.

Another aspect to consider with mining is non-employer businesses (in most cases self-employed individuals/sole proprietorships). In 2013, Clear Creek County seven mining proprietors and three proprietors carrying out support activities for mining.

A final aspect of mining employment in Clear Creek County that is important to understand is how mining employment in Clear Creek County compares to the overall US mining industry. As demonstrated in Figure 22, the County's mining employment has generally followed a similar trend to that of overall US mining employment, but has experienced "deeper valleys," or larger recessions when the overall industry was experiencing a loss of jobs.

FIGURE 22: MINING EMPLOYMENT, CLEAR CREEK COUNTY AND THE US



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

The Tourism Economy

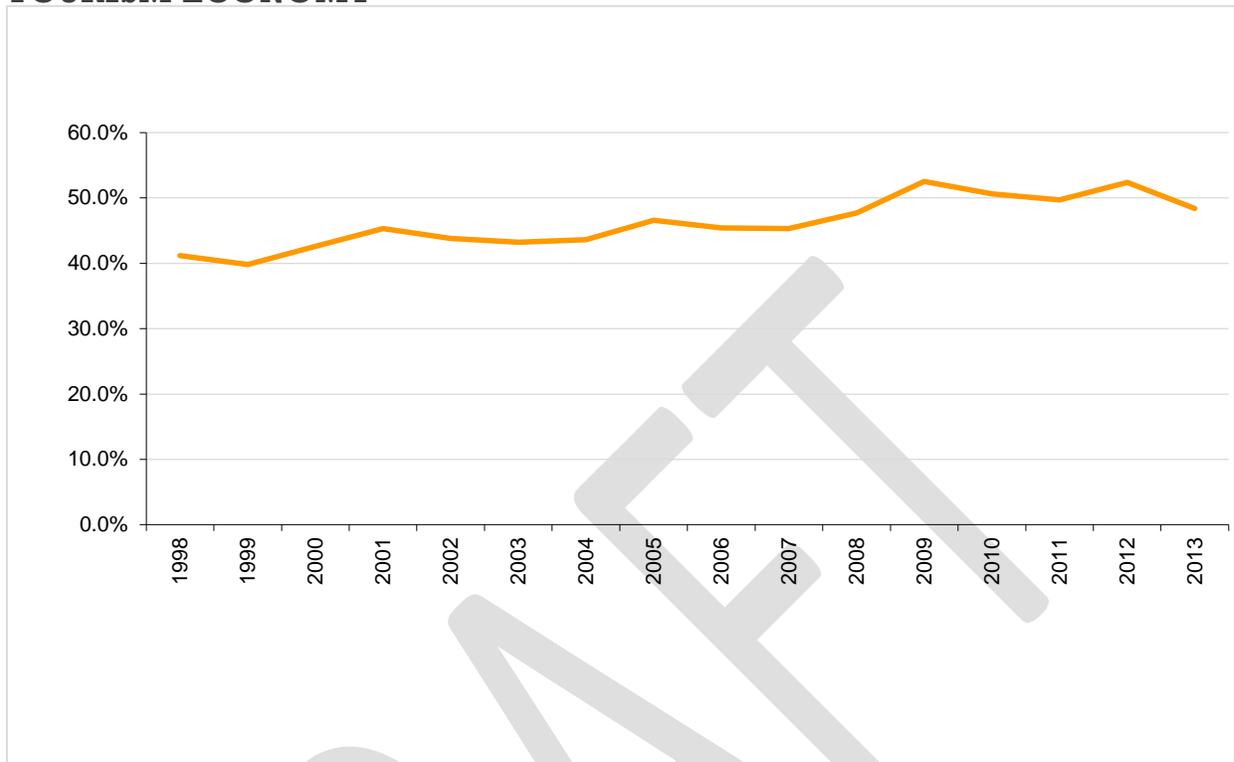
The Tourism Economy consists of sectors that provide goods and services to visitors to the local economy, as well as to the local population. These industries typically include: retail trade; passenger transportation; arts, entertainment, and recreation; and accommodation and food services, and that is how we have defined the Tourism Economy in this report. The exact proportion of the jobs in these sectors that are attributable to expenditures by visitors rather than by local residents is unknown, but it is known that these sectors are highly correlated with visitation and visitor expenditures.

The Tourism Economy sectors (retail trade; passenger transportation; arts, entertainment, and recreation; and accommodation and food services) account for approximately 48 percent of all employment in Clear Creek County.

Figure 23 (on the following page) demonstrates that the Tourism Economy in Clear Creek County grew from 41 percent of total employment in 1998 to 48 percent of total employment in 2013.

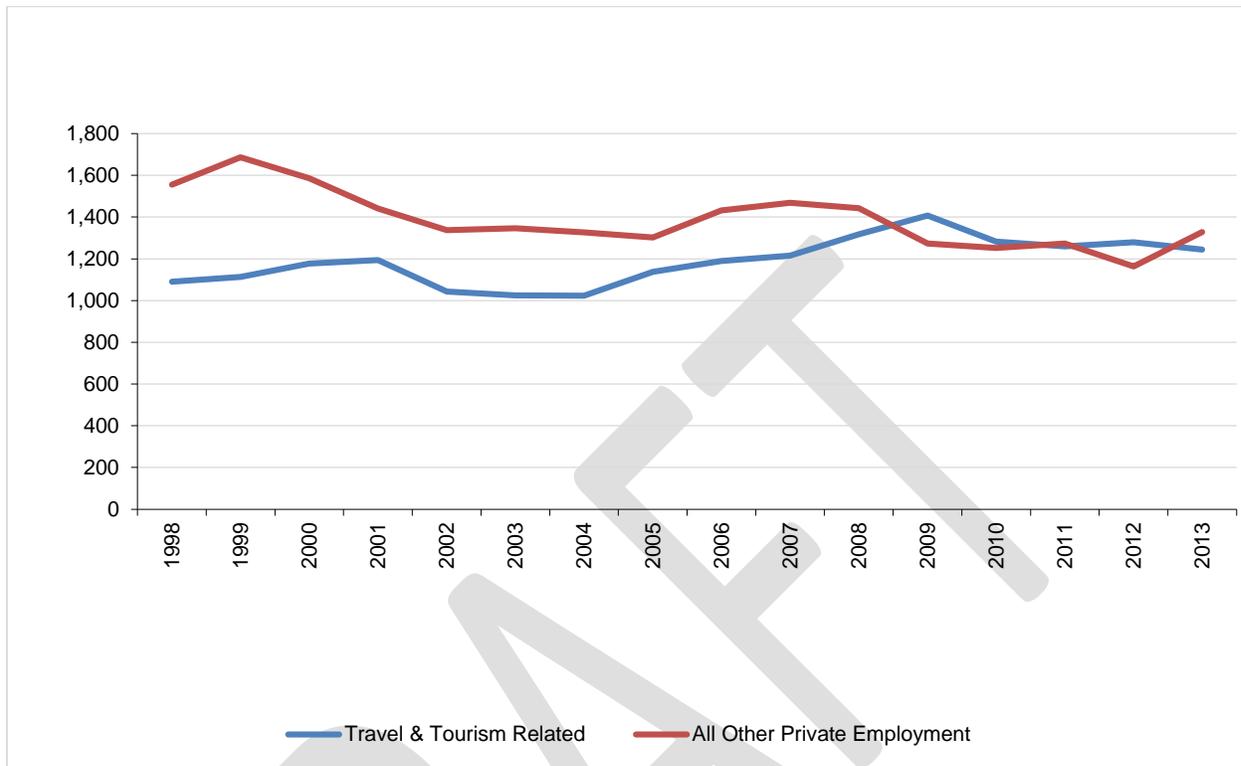
Figure 24, corroborates this data and demonstrates that the Tourism Economy in Clear Creek County has grown independent of other economic activity in the County. For example, between 1998 and 2013, Tourism Economy employment grew from 1,091 jobs to 1,245 jobs, a 14.1% increase, while non-tourism employment shrank over this same period from 1,555 to 1,329 jobs, a 14.5% decrease.

FIGURE 23: PERCENT OF TOTAL PRIVATE EMPLOYMENT IN THE TOURISM ECONOMY



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

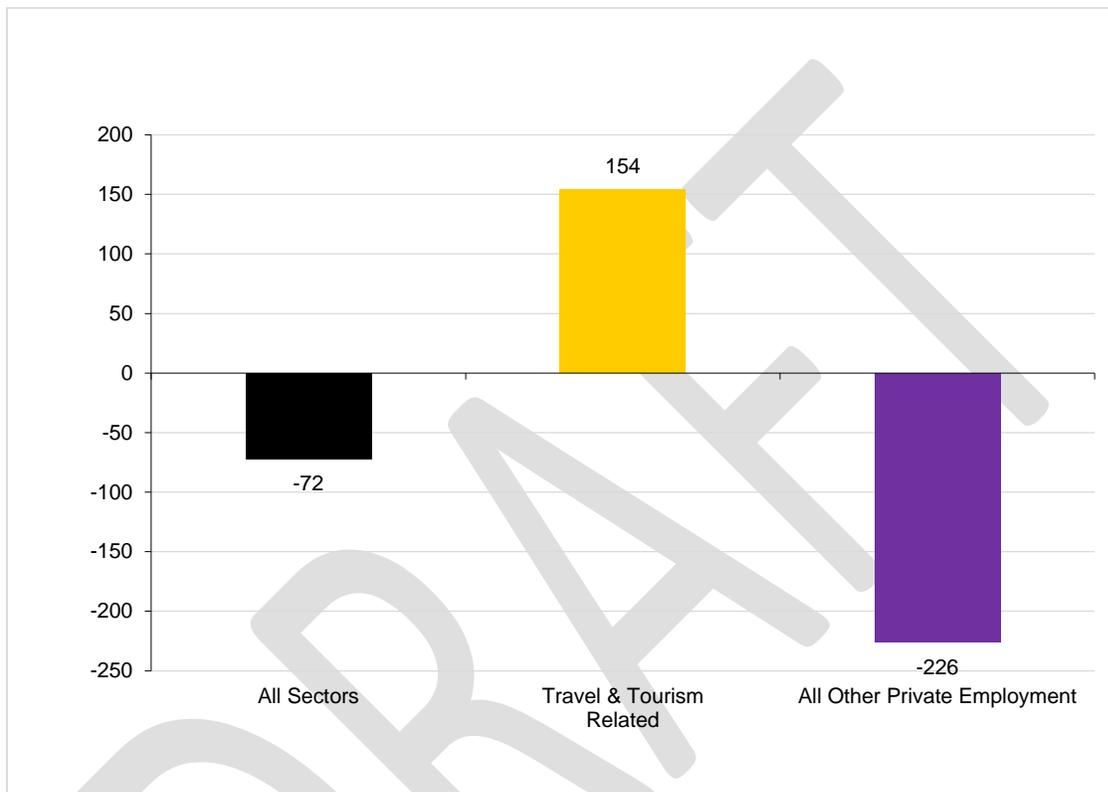
FIGURE 24: TOTAL PRIVATE EMPLOYMENT AND TOURISM ECONOMY EMPLOYMENT IN CLEAR CREEK COUNTY



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

Figure 25 demonstrates that while non Tourism Economy employment shrank by 226 job between 1998 and 2013, Tourism Economy jobs grew by 154 jobs.

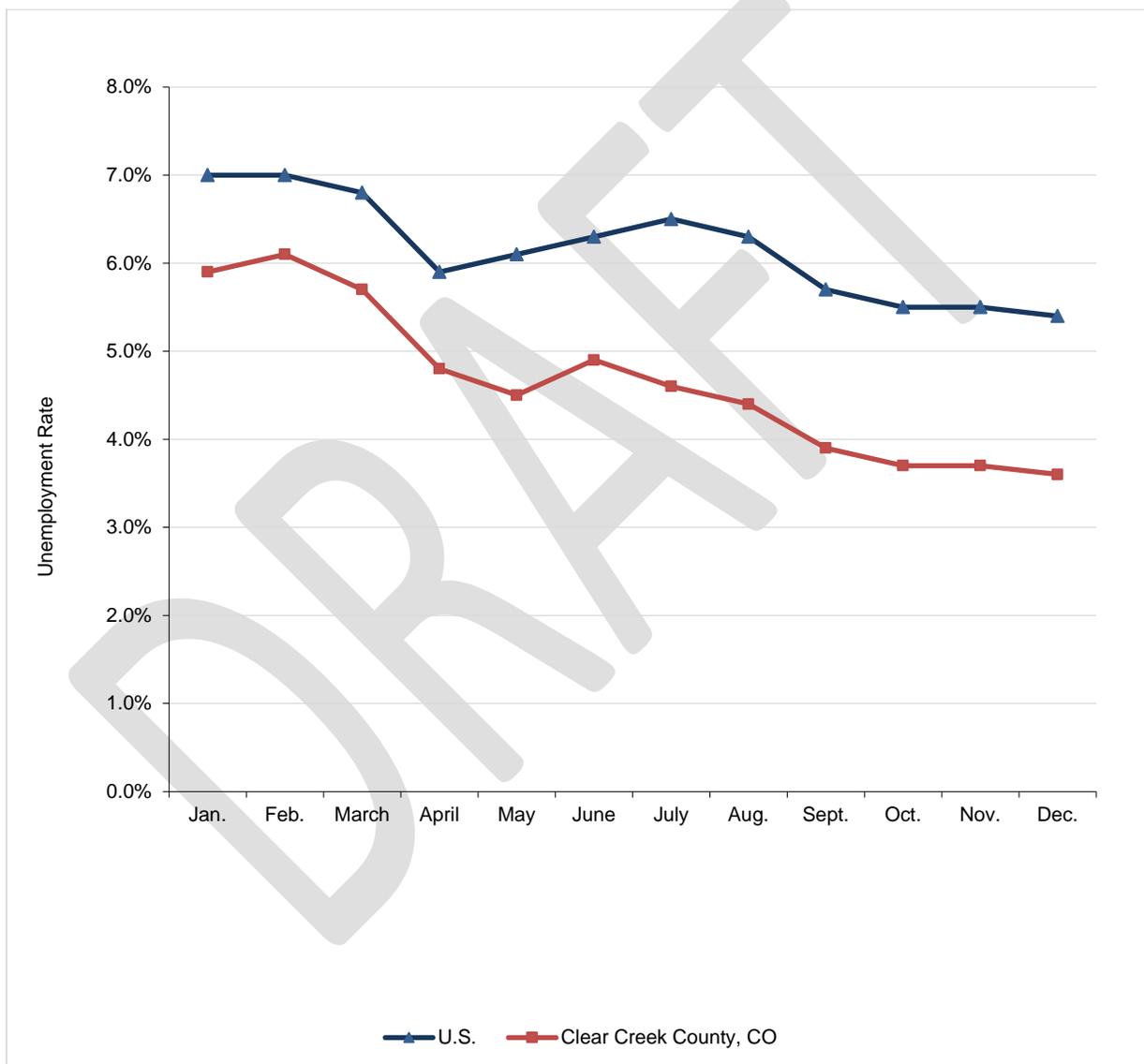
FIGURE 25: NEW JOBS IN THE TOURISM ECONOMY AND CLEAR CREEK COUNTY



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

A common symptom of having the Tourism Economy as a large economic driver in a community is often strong seasonality and seasonal unemployment, however, the annual unemployment trend in Clear Creek County seems highly correlated with that of the US as a whole, suggesting the economy of Clear Creek County is not more seasonal than the average local economy in the US. This correlation is demonstrated in Figure 26, below.

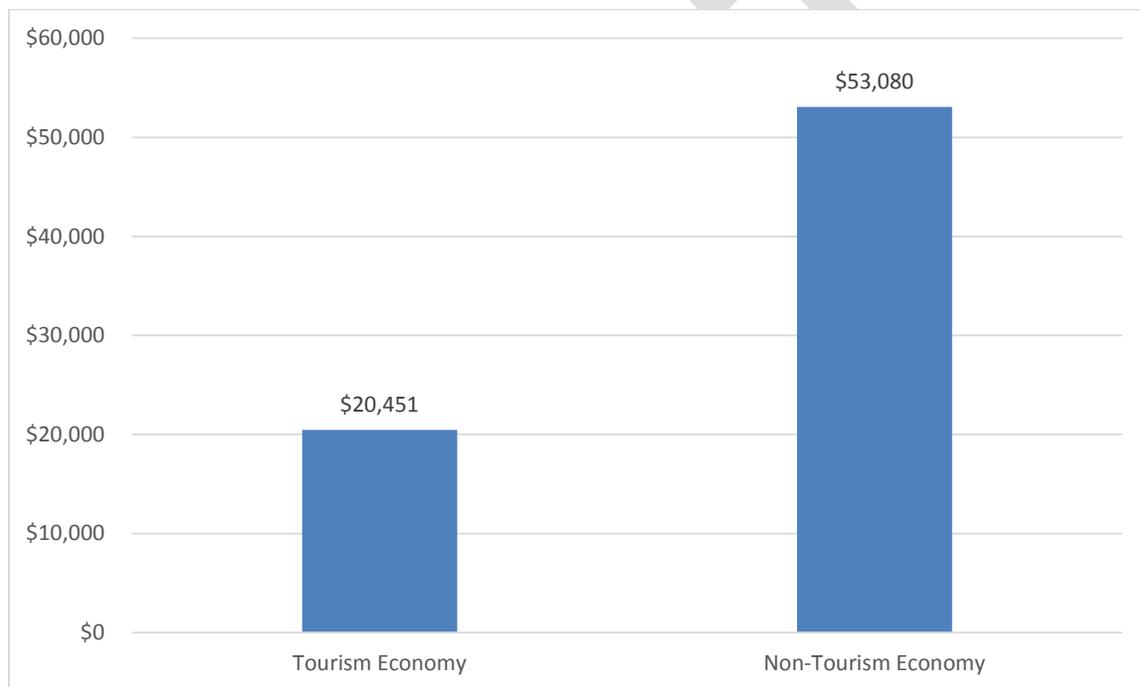
FIGURE 26: SEASONAL UNEMPLOYMENT IN CLEAR CREEK COUNTY



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

Industries within the Tourism Economy often pay relatively low wages, although this can vary by industry sub-sector and by geography to some extent, and Clear Creek County is no exception. As demonstrated in Figure 27, the average annual wage within the Tourism Economy in Clear Creek County is approximately \$20,451, while annual average non-tourism wages are approximately \$53,080. While this disparity is important to consider, it also useful to remember that many Tourism Economy jobs are seasonal and/or part-time, and many employees often work 2 or more seasonal or part-time jobs instead of a single full time, year round job.

FIGURE 27: CLEAR CREEK COUNTY TOURISM ECONOMY WAGES



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