

# **“A Vision for Clear Creek County”**

Community Master Plan  
Public Meeting and Workshop

**February 16<sup>th</sup> 6:00 PM**

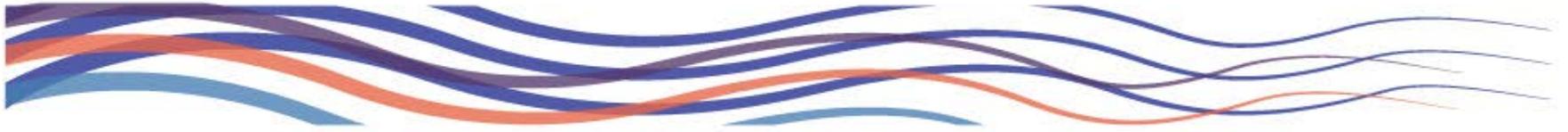


# **Welcome and Introductions**



# 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

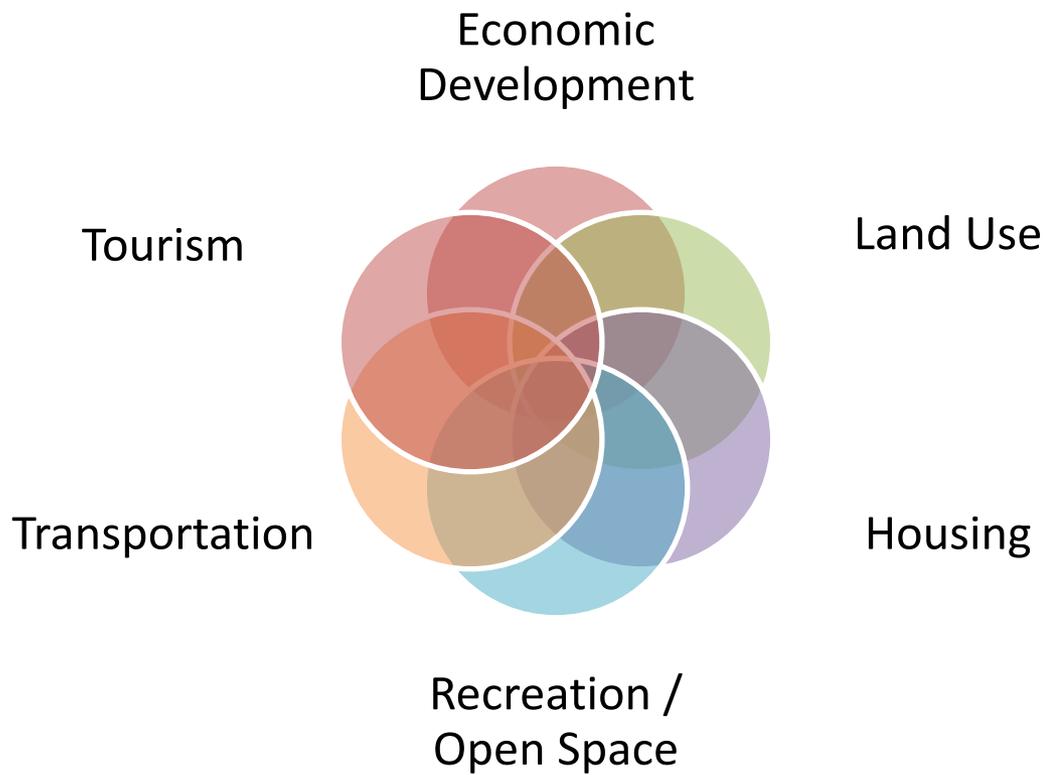
Define Goals/Policies  
and Objectives to  
Support that Vision

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?

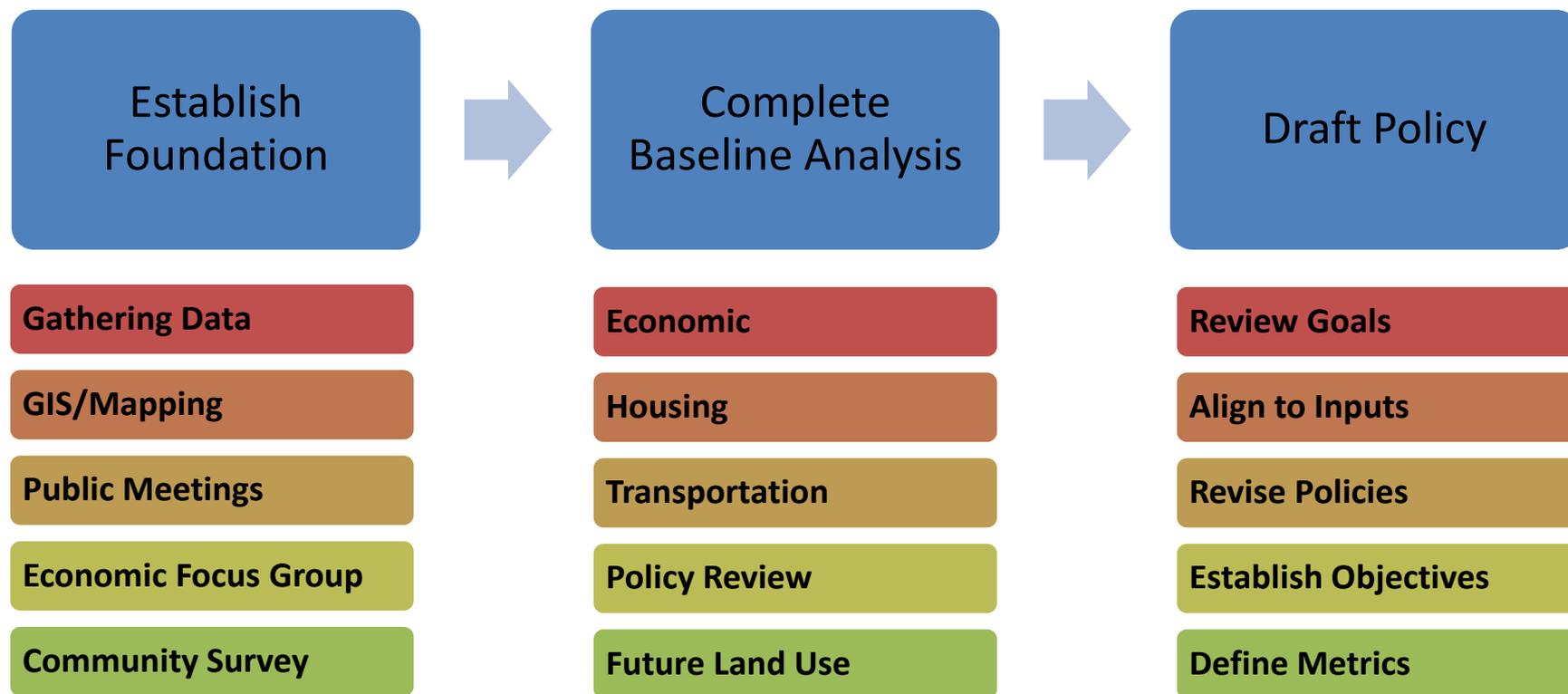
## WHO IS PARTICIPATING IN THIS PROCESS?





# What is a Community Master Plan?

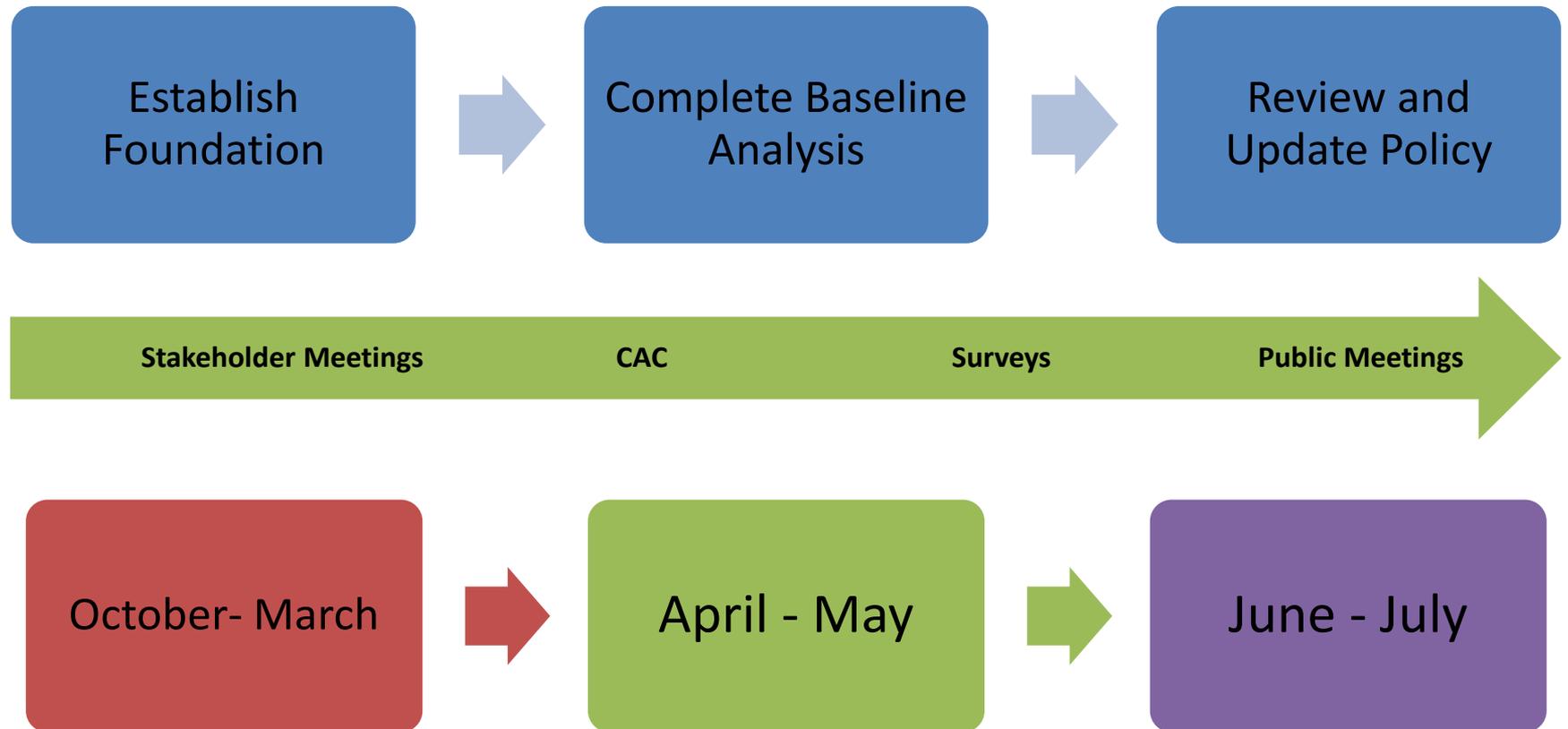
## PROJECT PROCESS





# What is a Community Master Plan?

## PROJECT TIMELINE

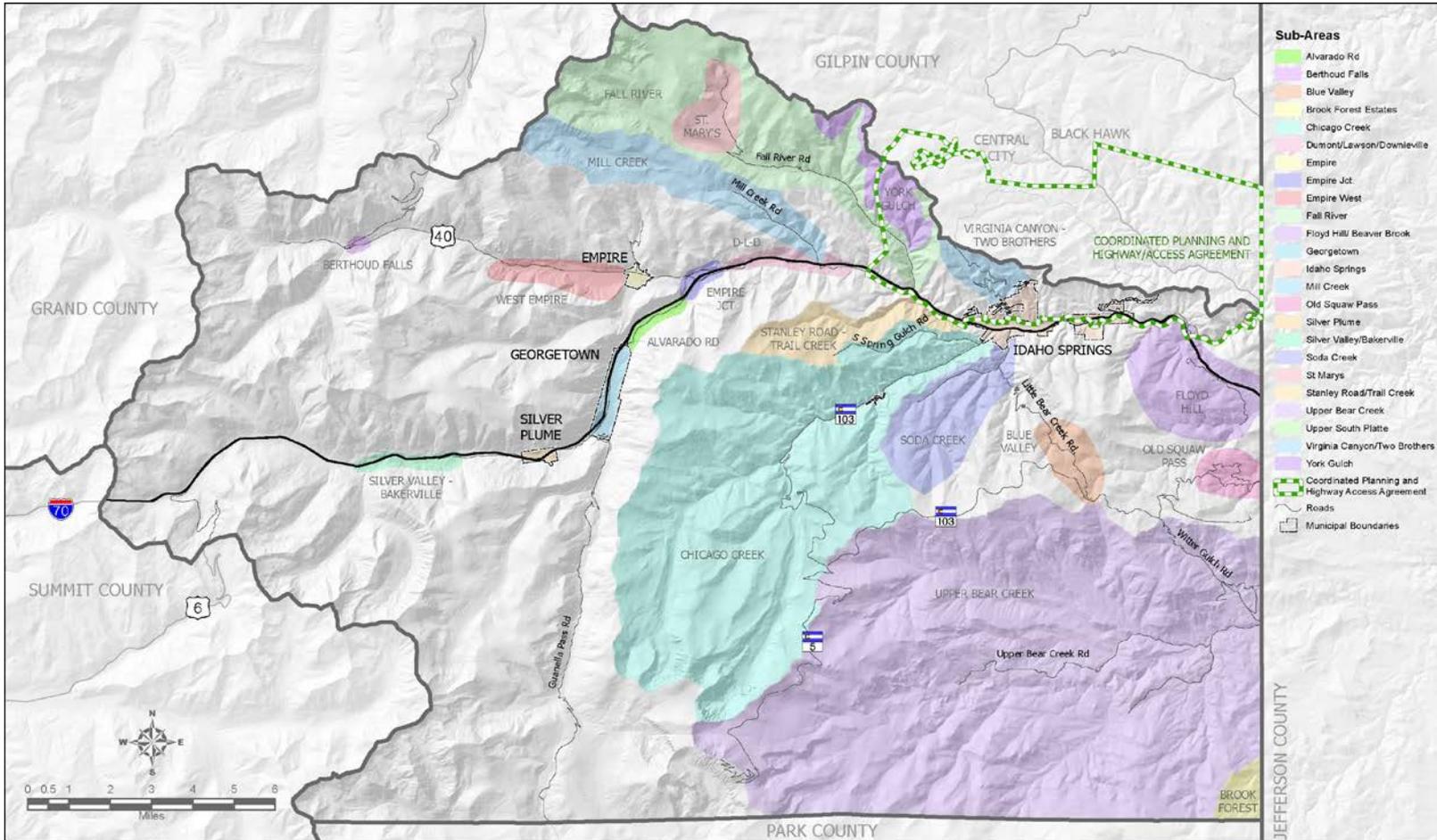




# Defining the Baseline

# Defining the Baseline

## COMMUNITY PROFILE | Geography

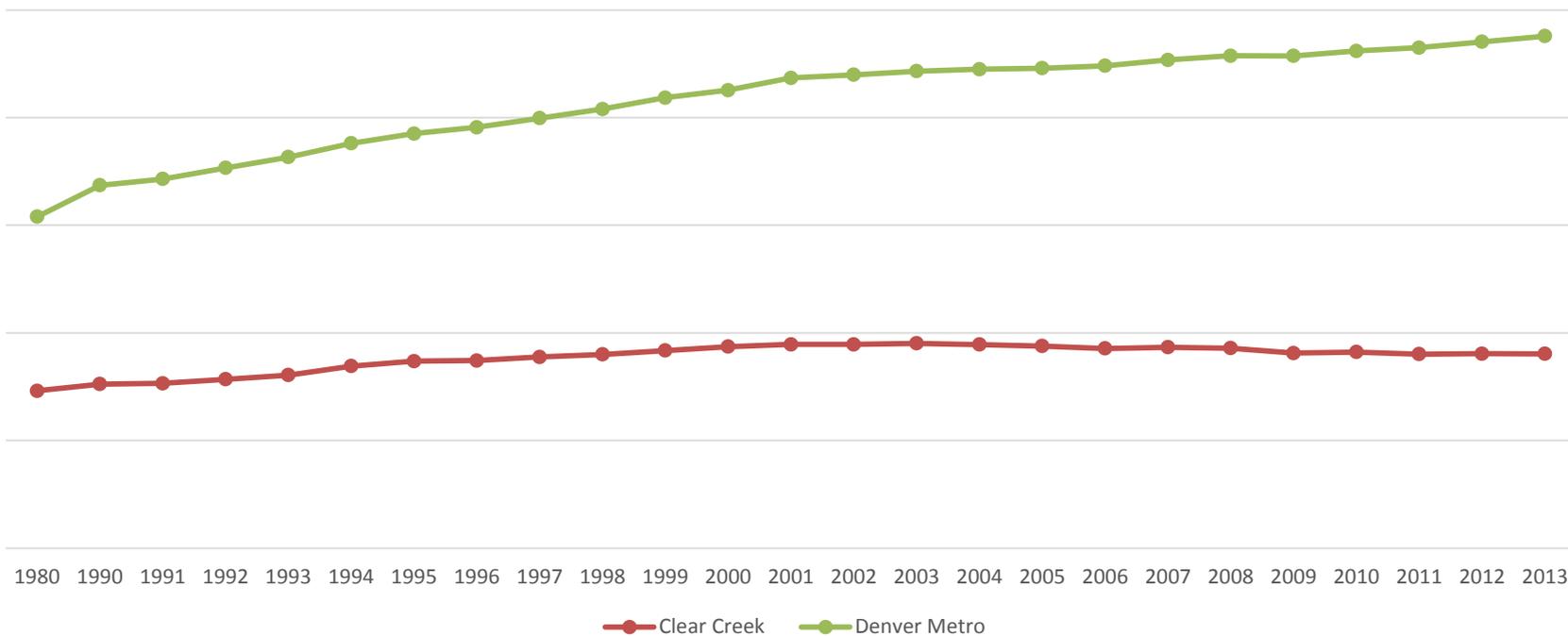




# Defining the Baseline

## COMMUNITY PROFILE | Population

CLEAR CREEK COUNTY POPULATION OVER TIME

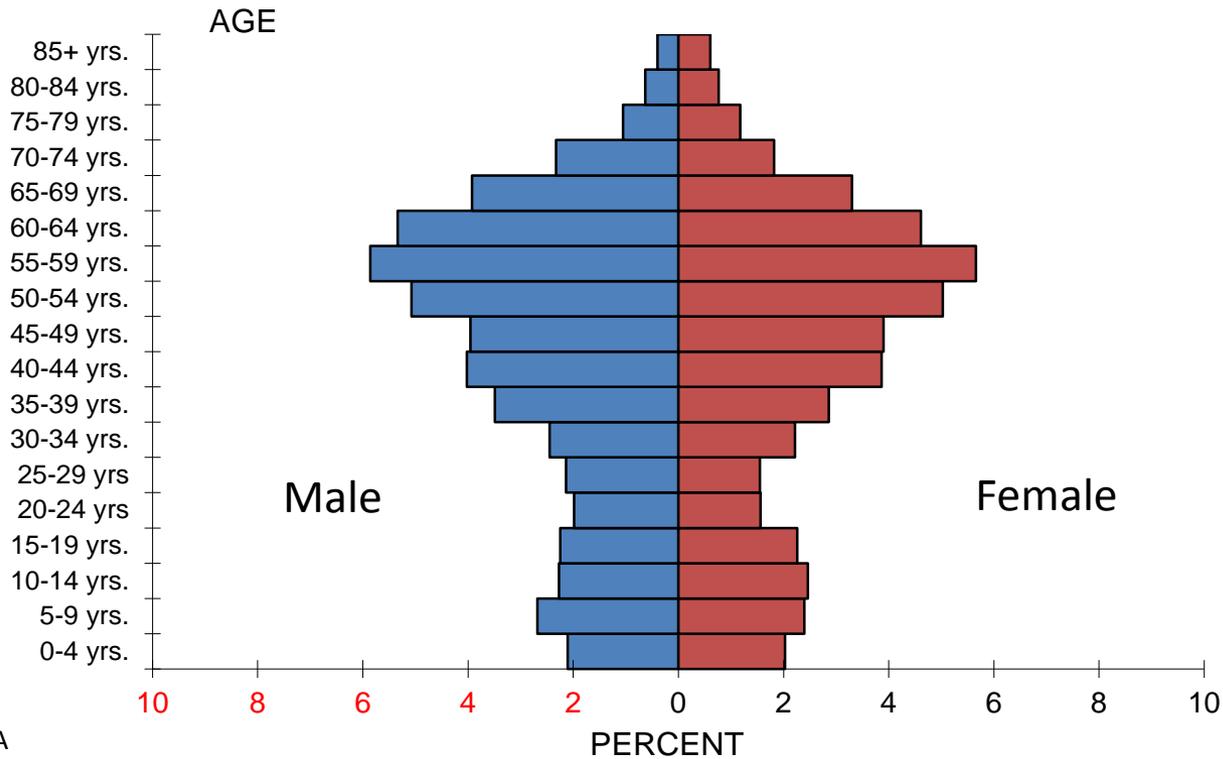


Source: ACS / DOLA

# Defining the Baseline

## COMMUNITY PROFILE | Population

AGE DISTRIBUTION



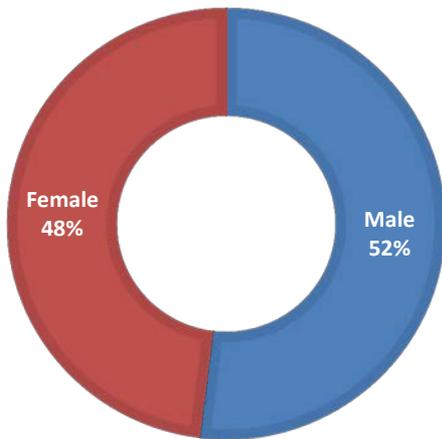
Source: ACS / DOLA



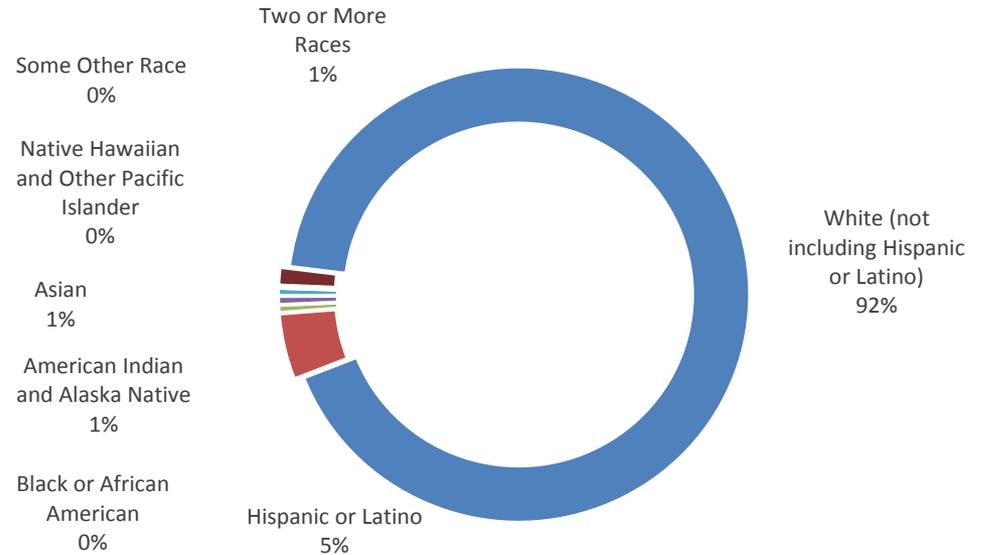
# Defining the Baseline

## COMMUNITY PROFILE | Population

GENDER



ETHNICITY



Source: ACS / DOLA

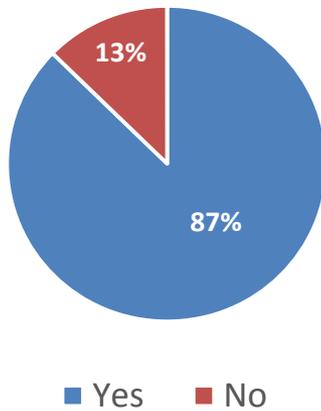


# Defining the Baseline

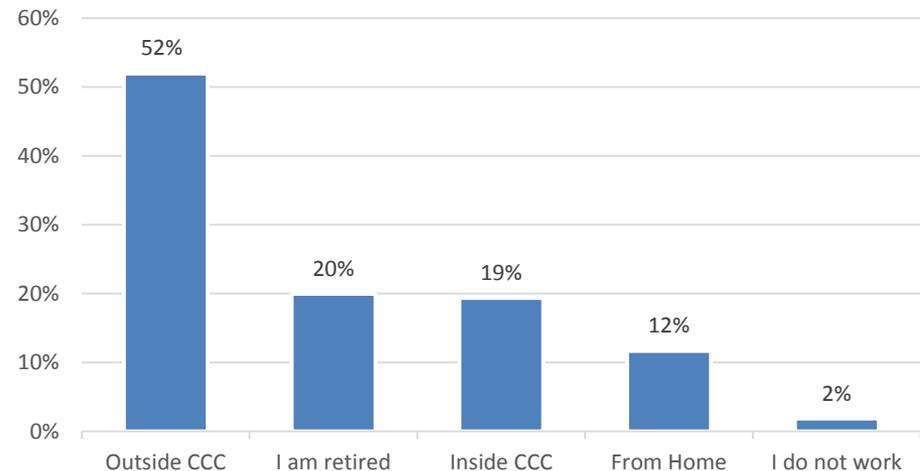
## COMMUNITY SURVEY RESULTS

- **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?

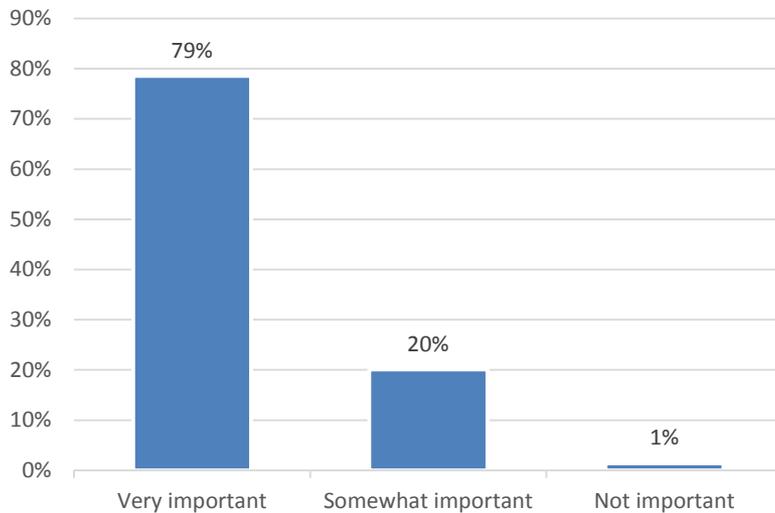




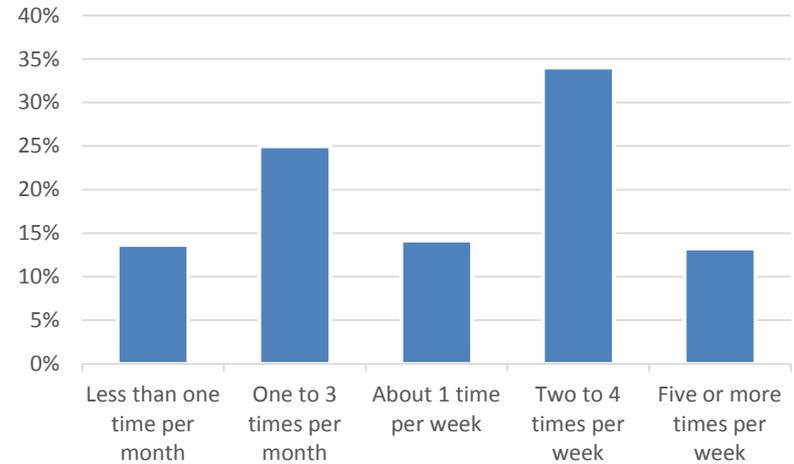
# Defining the Baseline

## COMMUNITY SURVEY RESULTS

### THE IMPORTANCE OF RECREATION



### HOW OFTEN DO YOU RECREATION IN CCC



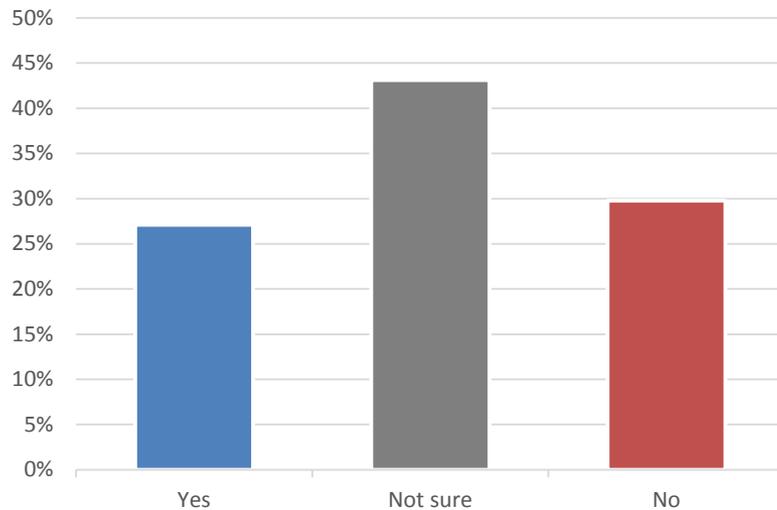
Source: 2016 Clear Creek County Community Survey



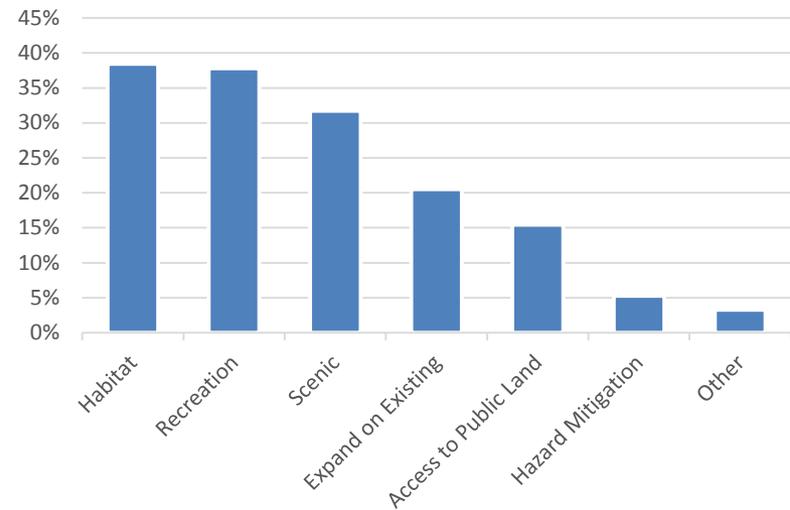
# Defining the Baseline

## COMMUNITY SURVEY RESULTS

### NEED MORE OPEN SPACE?



### WHY ACQUIRE NEW OPEN SPACE?



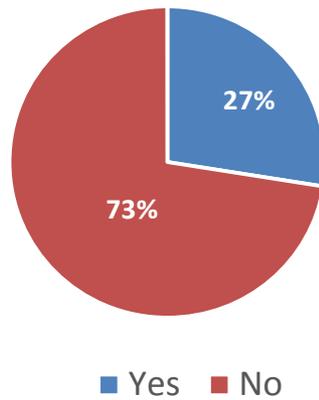
Source: 2016 Clear Creek County Community Survey



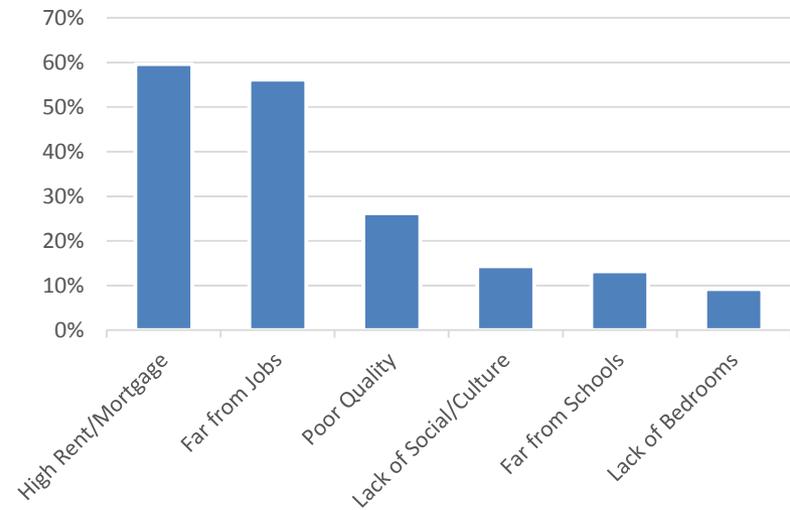
# Defining the Baseline

## 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 (2<sup>nd</sup> 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 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
  - Newly 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 more “urban” 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

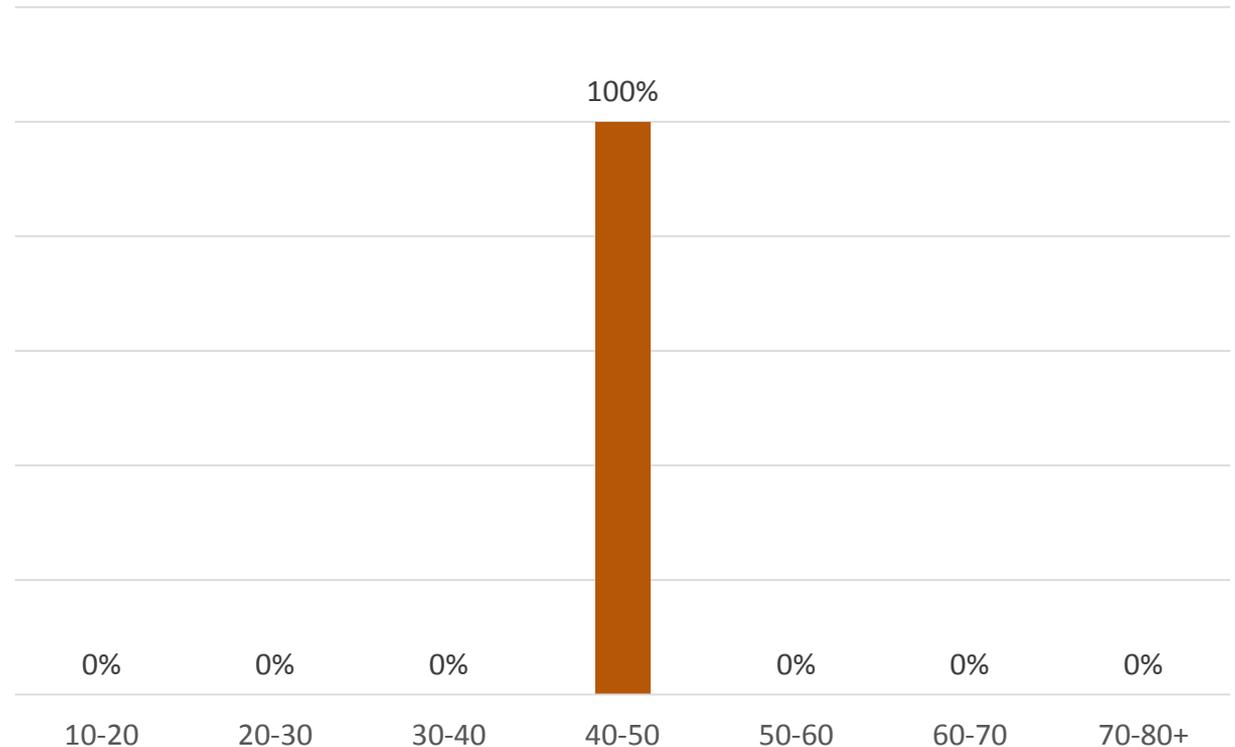


# Key Pad Polling

## 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+



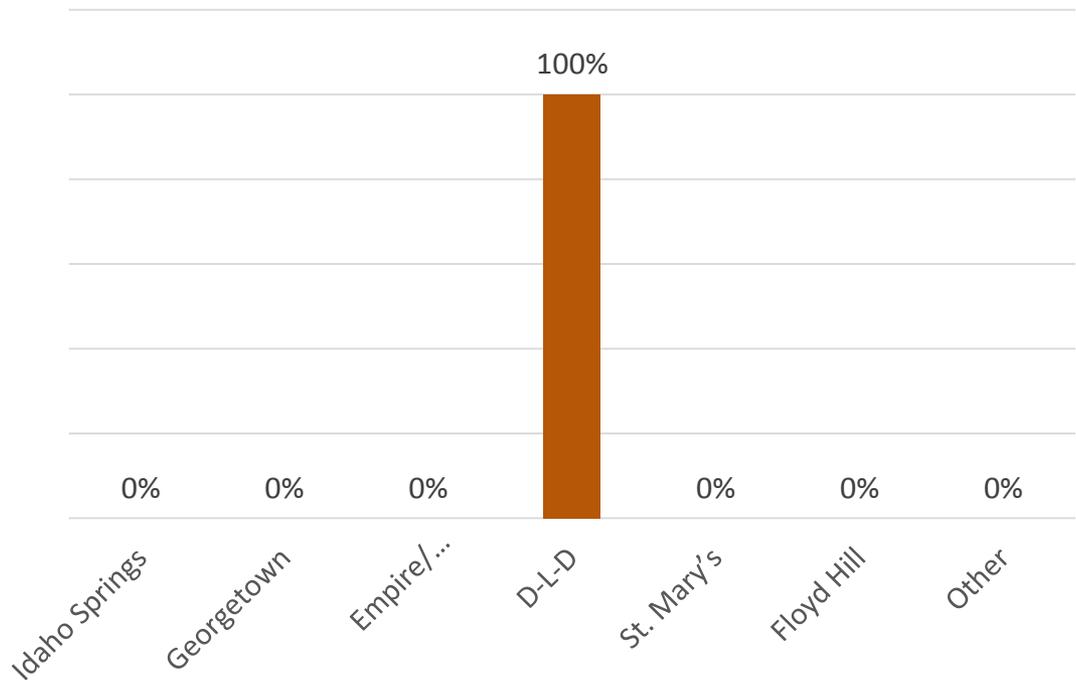


# Key Pad Polling

## 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



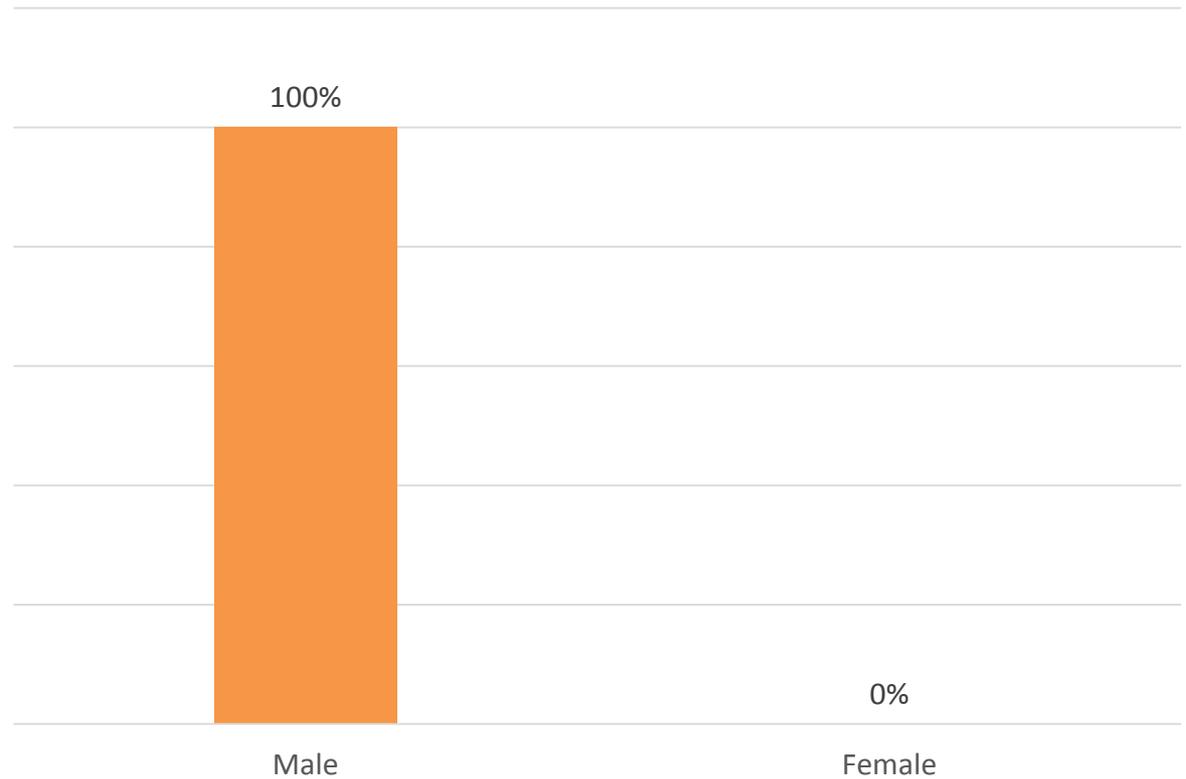


# Key Pad Polling

## Q3 – WHAT IS YOUR GENDER?

**PLEASE SELECT**

- A. Male
- B. Female

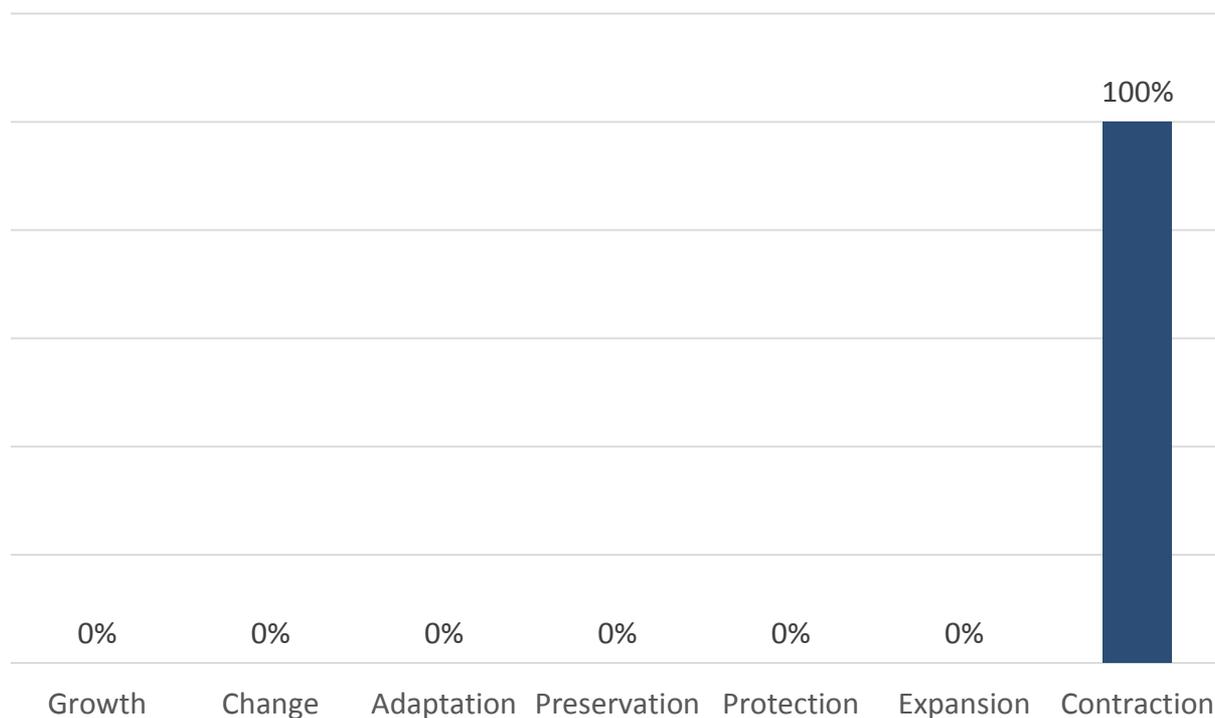




# Key Pad Polling

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

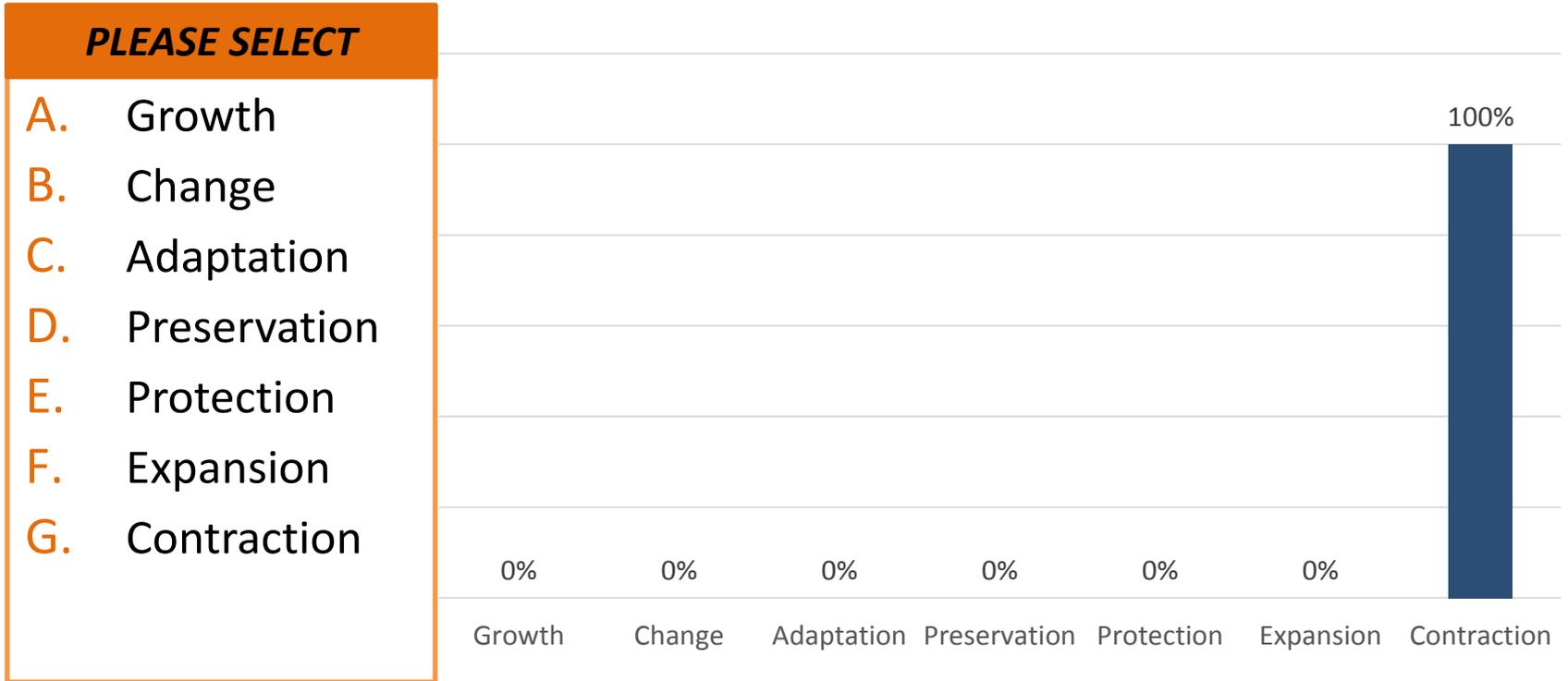
- PLEASE SELECT**
- A. Natural
  - B. Unspoiled
  - C. Convenient
  - D. Affordable
  - E. Unique
  - F. Special





# Key Pad Polling

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



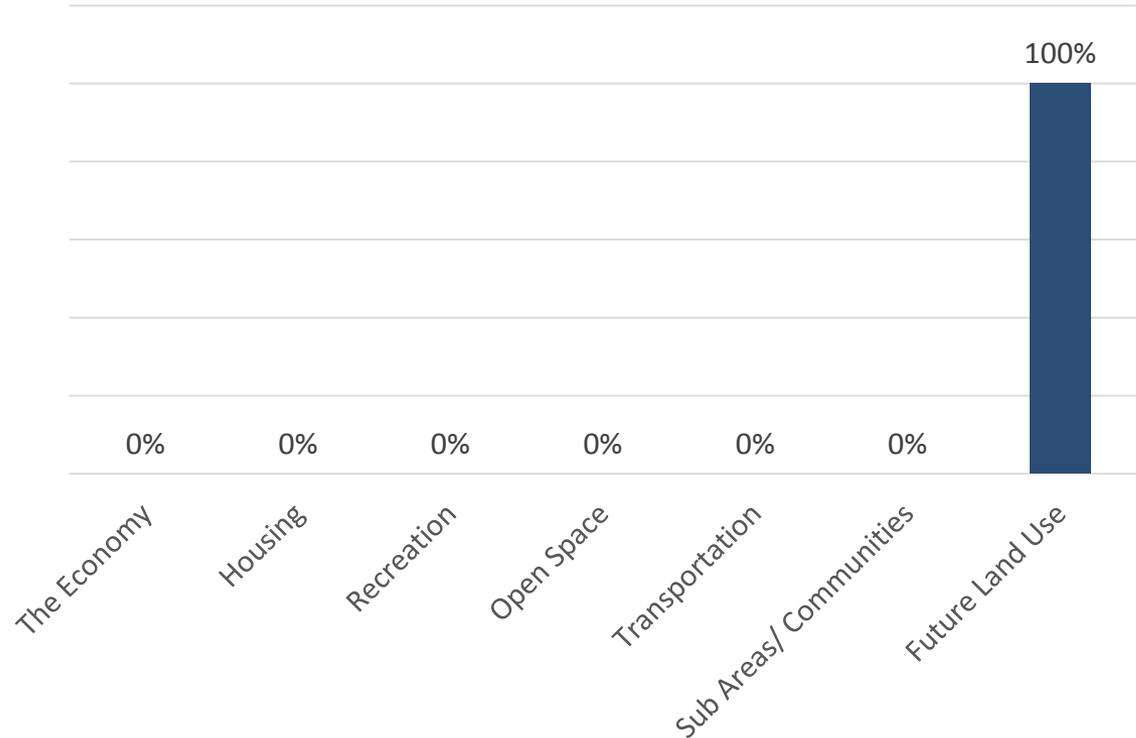


# Key Pad Polling

**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. “*

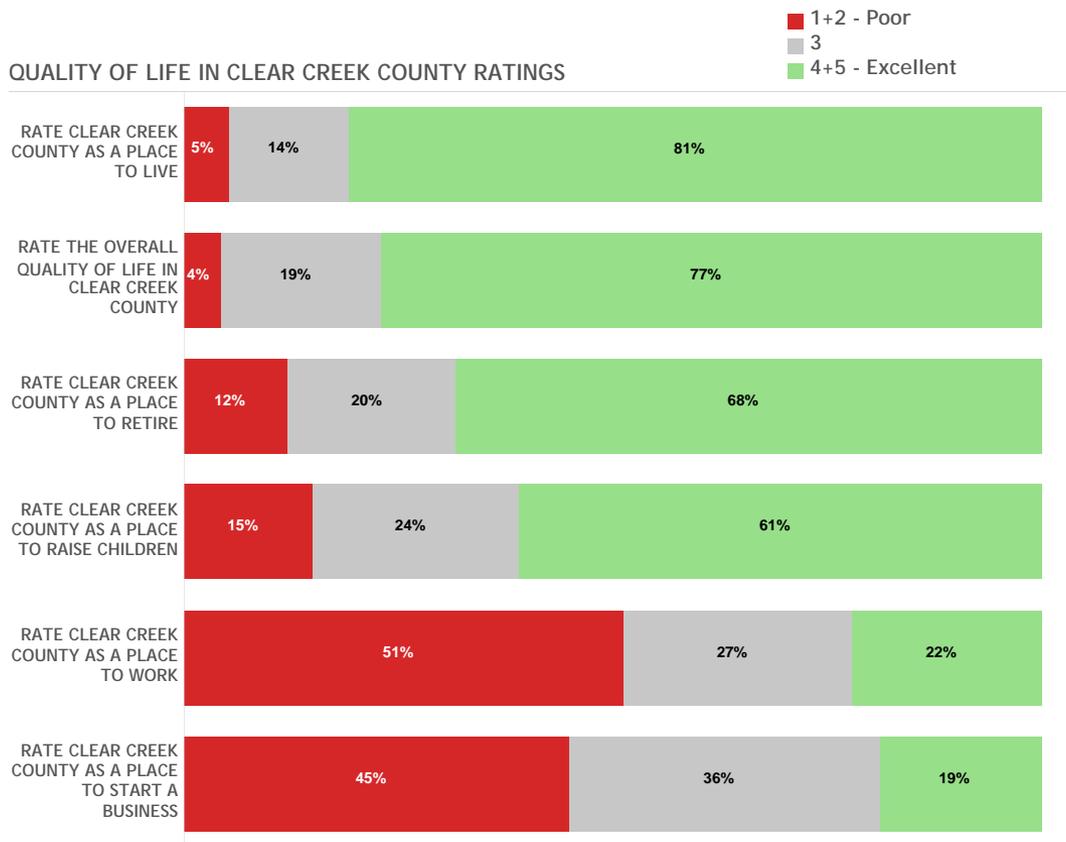
- 2004 Clear Creek County Master Plan

- 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?



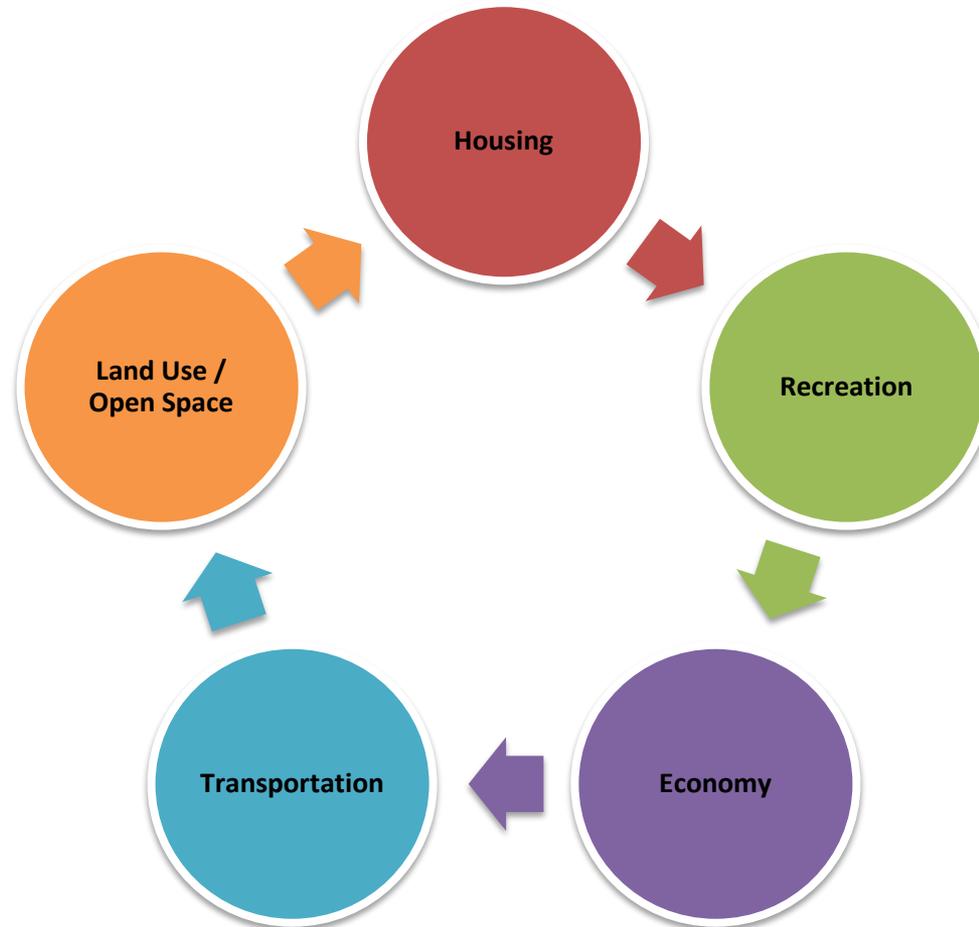
- **Clear Creek County Residents Think HIGHLY of this place....**
- **But recognize challenges to employment and business climate**

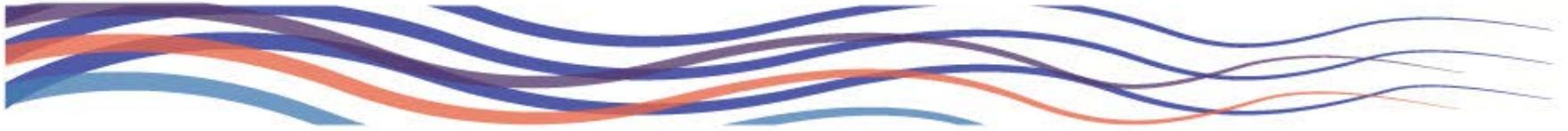
Source: 2016 Clear Creek County Community Survey



# 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!**