

CLEAR CREEK COUNTY MASTER PLAN

Citizen Advisory Committee - Meeting #2

Agenda

Date: March 14, 2016

Time: 7:00 PM – 9:00 PM

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

Purpose: This is the second meeting of the Citizen Advisory Committee for the Clear Creek County Master Plan. The purpose of this meeting is to discuss a draft policy framework that will guide the Master Plan; review concepts for a future land use map; and to receive direction from the members of this committee in advance of the second public meeting.

Agenda:

1. Summaries from CAC Meeting #1, Public Meeting #1 – *15 minutes*
2. Revisit the Vision – Present draft of new vision and get feedback from group- *30-45 minutes*
3. Present new Policy Framework – Does this reflect the vision? Is there anything missing? Are these statements sufficient to guide the Master Plan? *45 minutes – 1 hour*
4. Future Land Use – review land use maps from previous plan as well as updated existing conditions maps; discuss potential land use concepts to guide Master Plan. How to address mining claims? Where to encourage development? *If time allows*
5. Next Steps – Describe the process including the next public meeting at the end of March and how the CAC will provide a critical link in the process going forward. *10 minutes*

CLEAR CREEK COUNTY MASTER PLAN

Citizen Advisory Committee

Meeting #2 – March 14, 2016

AGENDA ITEM #1: MEETING #1 SUMMARY (15 MINUTES)

- CAC Meeting #1 Summary
- Public Meeting #1 Summary
- Describe how feedback is getting incorporated into the plan

Citizen Advisory Committee Members

- John Caldwell, Idaho Springs / Empire
- Dianna Rockwell, D-L-D
- Kim Steele, Idaho Springs
- Cynthia Neely Georgetown
- Bob Judge, Old Squaw Pass
- Jim White, Floyd Hill
- Jim Epstein, Upper Bear Creek
- Stephen Schultz, Fall River Road
- Tracy Troia, Georgetown
- Donna Moody, Planning Commission Representative

County Planning Staff

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

Consulting Team Members:

- Gabby Voeller, Associate Planner, SE Group
- Scott Prior, Staff Planner, SE Group

AGENDA ITEM #2: VISION (30-45 MINUTES)

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 is still 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?

Are the major themes still there?

Preserve versus protect? Economic strategy versus economic plans?

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.

AGENDA ITEM #3: POLICY FRAMEWORK (45 MINUTES – 1 HOUR)

Provided is a draft policy framework for the updated Master Plan. It will function as a series of foundational statements that support the vision and provide guidance to the policies and goals in the plan.

The Master Plan Shall....

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.

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.

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.

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.

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.

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.

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.

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.

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.

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 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.

Themes to use and emphasize throughout the plan:

- *Independence, while working together*
- *Efficient use of resources*
- *Diversity in economic pursuits*
- *Connectivity – within and to the region and world.*
- *Build on high quality of life that already exists*

For reference, the foundational statements from the 2004 Plan are provided here:

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.

AGENDA ITEM #4: FUTURE LAND USE (45 MINUTES, IF TIME ALLOWS)

Attached to this agenda packet are six maps:

1. Existing Land Use Map for entire county (2016)
2. Existing Land Use Maps (2) (focus on municipalities) (2016)
3. Existing Recreation Map with Clear Creek Greenway alignment (2016)
4. Existing subarea within Clear Creek County (2016)
5. Future Land Use Map for 2030 from current Master Plan (2004)
6. Mining Activity Map from current Master Plan (2004)

Discussion questions for land use maps:

- How should the Henderson Mine be addressed?
- Buffer category – what does it mean? Can we be more specific?
- Mining lands – how to differentiate between these?
- Current overlays – remote area management, conservation management – still make sense? New overlays for other areas of focus?
- What role should hazard mitigation play? Show areas of constraint/undevelopable land?

AGENDA ITEM #5: NEXT STEPS (10 MINUTES)

Timeline of the Project

Month / Date	Event/Activity
March 14	CAC Meeting #2 – Land Use and Policy Framework
March 28	Public Meeting #2 – Focus on Future Land Use and Policy
April 4	CAC Meeting #2.5 – Land Use Maps
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!