

Housing

Current Polices/ Objectives/ Etc. (2004)	Y/N	Notes/Comments
CH.2 Goals and Objectives		
Encourage adequate housing for all segments of the population.		
Research and explore affordable housing alternatives such as some type of housing entity. A joint housing entity between jurisdictions should be		
Encourage the development of housing that reflects community character.		
Encourage higher density housing in mixed-use areas.		
CH.4 Development Concepts		
Encourage a good cross-section of housing types within the County, including affordable housing.		
Explore housing partnerships with employers such as the Henderson Mine.		

Transportation

Current Policies/ Objectives/ Etc. (2004)	Y/N	Notes/Comments
CH.2 Goals and Objectives		
Prepare for a balanced inter-modal and multi-modal transportation system that addresses issues including; safety, operations, economics, maintenance, and overall efficiency.		
Expanded public transportation systems.		
Improved north/south linkages.		
Plan for commercial and emergency air transportation.		
Encourage development and maintenance of an efficient and safe local road network in harmony with natural features and existing neighborhoods.		
CH.4 Development Concepts		
Encourage multi-model transportation systems.		
Encourage transit village development.		
Identify interchange locations and layouts that invite visitors into the commercial portions of the community, while providing some separation of visitor and local traffic.		
Improvements to County Road 314 at the twin tunnels to improve local, public and emergency access.		
Encourage commercial public transit.		

Sense of Community

Current Polices/ Objectives/ Etc. (2004)	Y/N	Notes/Comments
CH.2 Goals and Objectives		
Foster a sense of community pride, embodied in the community's overall appearance, friendliness, environment, and historic uniqueness.		
Maintain and enhance existing rural, historic, family oriented atmosphere in which to work, live, and raise families.		
Enhance ties between the east and west ends of the County as well as among neighboring towns and communities, while recognizing the need to maintain local and diverse identities.		
Achieve healthy and attractive communities.		
Promote countywide community integrity while still allowing for sub-regional communities' individuality.		
Maintain a sense of openness between communities to provide separation of individual communities.		
Support opportunities for cultural arts experiences and events.		
CH.4 Development Concepts		
Maintain and improve the current quality of life within Clear Creek County.		
Preserve and protect the natural and environmental resources of Clear Creek County.		
Strengthen the economic diversity of Clear Creek County, including the municipalities within the County.		
Final Master Plan shall allow different land use policies in different areas of Clear Creek County, for example, the I-70 Corridor vs. the rural portions of the County and the east end of the County vs. the west end.		
Chapter 5: Economic Diversity and Vitality		
EDS47 A positive relationship between government, residents, and business is important to the well being of the County.		
EDS51 Improve the image (visual and emotional) of the County along the I-70 corridor.		

Culture

Current Polices/ Objectives/ Etc. (2004)	Y/N	Notes/Comments
CH.4 Development Concepts		
Encourage a community that supports the healthy development of families, youth, and children. Provide facilities to house a community center, teen center, and crisis center.		
Encourage further development and interpretation of historical sites, districts and locations within the County and municipalities.		
Preserve small town character that exists today.		
CH.5 Economic Diversity and Vitality		
EDS33 Recognize Clear Creek as rich in heritage and valuable to preserve. Place emphasis on promotional material identifying “historic opportunities” for potential business relocations and promote businesses that fit into this historic environment.		
EDS34 Use cultural resources as a tool for stimulating economic development as these resources provide attractions that can draw people to and enhance public perception of an area.		
EDS35 Develop new themed heritage trails and tours aimed at promoting the cultural and historic character of Clear Creek County.		

Natural Resources

Current Policies/ Objectives/ Etc. (2004)	Y/N	Notes/Comments
CH.2 Goals and Objectives		
Preserve the County's mineral and natural resources for future generations.		
Preserve the County's mineral resources for future extraction.		
Preserve wildlife habitat.		
Preserve groundwater quality and quantity.		
Preserve visual and scenic quality of the County.		
Preserve water sheds.		
Preserve historic mining districts.		
Recognize and respect natural geologic conditions.		
Preserve air quality.		
CH.4 Development Concepts		
The land use plan shall allow for the potential of and continuation of mineral resource extraction.		
CH.5 Economic Diversity and Vitality		
EDS30 Promote and manage access and utilization of Clear Creek (waterway) as a major attraction to the County. Partner with the public and private sector to develop a water park concept.		
EDS31 Use the Greenway concept as a tool to protect environmentally sensitive land, provide access to recreation on the Creek and contribute to the economic value of adjacent lands, help guide the location of development, link communities, provide off road transportation, increase recreational opportunities, increase property values, and attract visitors.		
EDS32 Provide opportunities for businesses to develop in mixed-use areas along Clear Creek.		
EDS36 Recognize Clear Creek County's natural resources as a current and future income base and revenue source for the County. This focus should include but not be limited to minerals, water and energy generation (known and alternative sources).		

Emergency Services

Current Polices/ Objectives/ Etc. (2004)	Y/N	Notes/Comments
CH.2 Goals and Objectives		
Recognize that remote areas of the County will impact response times for emergency services and will dilute emergency response capabilities for existing residences.		
Implement and maintain a County-Wide Wildfire Plan.		
Development should not exceed emergency services capabilities.		

Land Use

Current Polices/ Objectives/ Etc. (2004)	Y/N	Notes/Comments
Ch.2 Goals and Objectives		
Direct the extent of urban development to municipalities and designated mixed-use areas		
Establish a hierarchy of mixed-use, pedestrian, and transit oriented urban centers.		
Maintain pedestrian scale of communities and neighborhoods.		
Support annexations by local communities that benefit both the County and the respective community.		
Develop separate visions for each unique area of the County to reflect community culture.		
Support infill development that uses existing infrastructure and services.		
Protect property values.		
Ensure land uses are compatible with the natural and rural character of Clear Creek County.		
CH.4 Development Concepts		
Consider expansion of urban growth boundaries around existing municipalities.		Look at adding additional areas like the Henderson Mine to provide flexibility for the future.
Encourage Idaho Springs to be more aggressive with annexation to control future land use in order to stimulate types of development that can support infrastructure development.		
Encourage rural town center development at key locations along the I-70 Corridor to concentrate commercial development and allow for better access.		
Establish a new IGA or expand existing IGA with Gilpin County, Idaho Springs, Central City, Black Hawk, and others to agree on future land uses in the gaming impact area, including what they will look like and what the cooperative dev		
How to best manage county rural areas.		
Develop common land use visions with municipalities, adjacent counties, and others.		

Recreation (Parks, Open Space, Trails)

Current Policies/ Objectives/ Etc. (2004)	Y/N	Notes/Comments
CH.2 Goals and Objectives		
Provide regional and connected open space, parks, trails, and a recreation facilities system.		
Encourage the creation of partnerships with municipalities, schools, and other governmental agencies like the U.S. Forest Service to take maximum advantage of the many recreational and open space opportunities that exist within the County.		
Improve river access.		
Promote development of joint use recreational facilities and attractions for both residents and tourists to Clear Creek County through potential Intergovernmental Agreements.		
Develop the Clear Creek Greenway.		
CH.4 Capacities, Capabilities, and concepts for the Future		
Encourage the greenway concepts.		
Develop the Greenway, and the amenities, trails, and recreational facilities proposed in the Parks, Recreation, and Open Space sections		
Promote these amenities.		
Effectively manage and maintain recreational facilities and amenities.		
Recreation Providers Recommendations (CH.4)		
Encourage more rental outfitters, especially for bikes, ATVs, snowmobiles, and cars.		
Encourage centralized, countywide events coordination to provide professionalism, consistency and assistance to events that occur in Clear Creek County.		
Develop, and publish Trails, Parks and Open Space maps.		
(CH.4 Development Concepts) Recreation/Tourism/Open Space		
Prioritize the completion of the Clear Creek County Intercounty Non- Motorized Corridor Master Plan adopted in 1990.		
Improve access to Clear Creek for many different recreational uses.		
Develop partnerships with municipalities and others to seek funding for Clear Creek multi-purpose regional trail and river access development. For example, Georgetown and the River Walk that goes through their Gateway planning area.		
Promote interconnectivity between the County and Forest Service trails and trails in adjacent jurisdictions. For example, trail connection from Bergen Peak (Jefferson County Open Space) to the Mount Evans Wilderness area.		
Support continued cooperative interaction between public and private entities and numerous commercial properties in developing recreation and visitor use facilities.		
Support the management plan for county-owned open space and recreation amenities adopted in 2002 by the CCOSC.		

Continued development of a stand-alone Parks & Recreation Master Plan.		
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Economic

Current Polices/ Objectives/ Etc. (2004)	Y/N	Notes/Comments
CH.2 Goals and Objectives		
<p>Balance the County’s personal, cultural, and environmental values with those values necessary for economic vitality. Encourage and promote the principles of environmental sustainability wherever growth is fostered.</p>		
<p>Market the County’s exceptional natural amenities, quality of life and other unique characteristics in order to stimulate local businesses and attract new cottage industries, light manufacturing and home-based businesses.</p>		
<p>Encourage more destination facilities and activities, especially those with family orientation, so the County doesn’t rely solely on visits from tourist who are only stopping en-route.</p>		
<p>Encourage development proposals that will benefit the County’s economic diversification effort.</p>		
CH.4 Capacities, Capabilities, and Concepts for the Future		
Attractions and Activities Recommendations (CH.4)		
<p>Preserve and use Berthoud Pass Lodge as a tourism attraction.</p>		
<p>Encourage additional mining attractions.</p>		
<p>Work with Loveland Ski Area and U.S. Forest Service for year-round access to the ski area for non-skiing activities such as concerts, mountain biking, etc.</p>		
<p>Promote private conference or convention centers with meeting space and lodging accommodations.</p>		
Lodging and Related Amenities Recommendations (CH.4)		
<p>Attract a mid-range-price hotel to be easily recognized from the highway with a level of service including baggage handling, pool, restaurant, meeting space and interior access to rooms off of a central access point (such as a lobby), for added security</p>		
<p>Attract a hotel with a large enough room base to reserve rooms for a motorcoach full of travelers.</p>		
<p>Encourage more restaurants that provide breakfast within close proximity of the town’s hotels.</p>		

Encourage more Bed and Breakfasts (B&Bs) to reach a “critical mass” of B&Bs		
Toursim Recommendations (CH.4)		
Support finding additional sources of funding for tourism promotions		
CH.5 Economic Diversity and Vitality		
Conversion of the Henderson Mine to long term mixed underground and aboveground potential uses including commercial, industrial (medium to heavy), recreation, open space, office, academic and research & development. Consider other mine site redevelopment opportunities throughout the County.		
Increase a broad mix of employment opportunities by 25% over the next ten years. Concentrate on primary jobs providing a living wage.		
Actively seek economic activity that: Increases the prospects for diversity in the local economic base; Pays a higher than average wage scale; Works to bring new capital to the economy, reflecting multiplier effects; Demonstrates growth potential; Shows the potential to attract like businesses to a “cluster”; Encourages quality environmental practices recognizing that environmental quality and economic development are complementary objectives.		
Ensure that the infrastructure needed to support the expanding economy is in place. Infrastructure availability is one of the most critical factors to encourage economic development.		
Realize Clear Creek waterway as an economic and environmental treasure and natural resource. Create a Greenway network through Clear Creek County that protects valuable land, and provides access to the waterway for recreational use, thus increasing the tourism economy and fostering economic value of adjacent lands.		

<p>Recognize Clear Creek County’s cultural resources, including historical assets, as an economic opportunity unique and valuable to the economy. Capitalize on the community’s positive characteristics and improve and enhance areas that may be lacking. Clear Creek County should support efforts to develop, refurbish and maintain scenic open space, cultural and heritage resources.</p>		
<p>Develop Clear Creek County’s natural resources including water, power, mining and other alternative sources of power as an economic base and potential for revenue as a community owned asset.</p>		
<p>Support municipal vitality and vibrancy by supporting and participating in community surveys, studies and projects aimed at increasing the economic viability of Clear Creek County’s small municipalities.</p>		
<p>Work to create an atmosphere of predictability. Economic development opportunities are enhanced by a positive economic and regulatory environment that offers flexibility, consistency, predictability and clear direction. Coordinate community development, planning and economic development strategies to be consistent with the overall goals of the Master Plan.</p>		
<p>Support logical annexations of communities to provide for current and future growth patterns.</p>		
<p>Distinguish Clear Creek County by creating a positive business climate with high quality customer service in business in order to build a stronger economic base, and by nurturing entrepreneurship, innovation and business growth.</p>		
<p>(CH.4 Development Concepts) Economic Diversification</p>		
<p>Partner with the Henderson Mine to prepare a master plan for the adaptive reuse of the mine site after the mine closes. Potentially it could be a conference center or destination resort.</p>		
<p>Encourage the development of rural town centers that correspond to transit nodes (transit villages).</p>		

Encourage destination tourism, for example, the concept of EDUECO Tourism.		
Economic Development Strategies (EDS) Policies (CH.5 C)		
EDS1 Long-term redevelopment of Henderson Mine into an above ground and underground mixed-use concept including commercial, industrial, open space and recreation. Working with companies experienced in large redevelopment and conversion projects concepts should not be limited to traditional commercial and recreational uses. Because of the unique setting, the structures and land could become home to academic, artistic and one-of-a-kind events or attractions, and national and international headquarters of prominent business enterprises.		
EDS2 Work to retain current assets and infrastructure to adequately support further broad based uses.		
EDS3 Support the future potential for public/private ownership of the Henderson Mine area to retain a strong property tax base.		
EDS4 Clear Creek County will make a commitment to diversifying its economy by striving to increase its employment base of jobs at all levels, but particularly primary jobs, in such industries as manufacturing, technology, and service.		
EDS5 Encourage job recruitment efforts towards those sectors that capitalize on the strengths of the region.		
EDS6 Provide access to employment and training services that can help develop a trained workforce which can compete for jobs, earn a living wage and meet the needs of business. Continue a leadership role on the Tri-County Workforce Board.		

<p>EDS7 Work with coalitions and other agencies to participate in the development of competency-based education and training programs that are targeted to needs of business including vocational training programs, apprenticeship programs, customized on site training and technical and vocational programs at the high school level. Encourage the development of training programs for people currently employed so they may improve and broaden their skills into new arenas. Work with schools and communities to insure employment opportunities for youth.</p>		
<p>EDS8 Support the Attainable Housing Task Force as a joint effort of Clear Creek County and municipalities with an end goal of additional housing opportunities and partnerships for Clear Creek County citizens that will allow for the expansion of the work force to ensure economic vitality.</p>		
<p>EDS9 Foster a positive entrepreneurial environment for business start-ups and expansion; support retention of existing businesses. Focus on the health of the existing businesses while simultaneously recruiting new business and industry. The goal within a five-year period is to add to the county's tax base by 5-10%</p>		
<p>EDS10 Recognize the importance of tourism to the economy and to the health of the County's retail and service core. Promote Clear Creek County as a world-class tourism destination. Encourage sustainable tourism development and increase the area's share of the tourism market through marketing. Build on the County's locational advantages for visitor services by encouraging lodging, retail and transportation services. Encourage attractions which would enable Clear Creek to capture destination as well as pass-through visitor traffic. Encourage year round attractions.</p>		
<p>EDS11 Clear Creek County will encourage business incubation as an area conducive to entrepreneurs and start-ups with an environment ideal for creativity.</p>		

<p>EDS12 Clear Creek County will participate in a statewide study to identify those industries best suited for our environment. Invite those industries that would improve wage levels, increase variety of employment opportunities and utilize the resident labor force.</p>		
<p>EDS13 Seek ways to assist clusters of related businesses in manufacturing, technology and service sectors to collaborate more closely with one another and to market themselves as magnets for capital and jobs.</p>		
<p>EDS14 Promote redevelopment opportunities by targeting underutilized or underdeveloped properties</p>		
<p>EDS15 Ensure smart land use choices to preserve developable land in the County compatible with land use ordinances and zoning ordinances that support the Master Plan goals.</p>		
<p>EDS16 Recognize the Clear Creek Economic Development Commission (CCEDC) as the primary source for economic development information, data and services in Clear Creek County.</p>		
<p>EDS17 Encourage mixed-use development within appropriate areas which includes a variety of employment options for residents.</p>		
<p>EDS18 Support and provide, where appropriate, economic development techniques such as Enterprise Zone tax credits, use of industrial revenue bonds, business incubator facilities, low interest loans and possible business incentives to provide a business climate conducive to new and start-up businesses.</p>		
<p>EDS19 Encourage developments which contribute to community improvements including recreation, tourism, public and environmental improvements, open space and culture.</p>		
<p>EDS20 Long term, commercially significant, natural resource lands shall be protected from encroachment from conflicting uses.</p>		

<p>EDS21 The County, in conjunction with the municipalities, should identify an inventory of suitable and potentially suitable commercial sites adequate to meet anticipated demand plus a market factor of 25%.</p>		
<p>EDS22 Develop a long-term program that effectively builds local capacity for sustained economic development.</p>		
<p>EDS37 Support economic analyses studies of communities to identify a diversified business mix.</p>		
<p>EDS38 Identify opportunities for infill and location of new businesses or expansions in municipalities. Encourage greater utilization of the municipalities as a hub of expanded retail, business and cultural activity.</p>		
<p>EDS39 Strive to maintain the importance of economic health, importance, vibrancy and viability of the towns as the economic centers of the County.</p>		
<p>EDS40 Encourage retail uses in municipalities and growth areas for mixed use that are convenient, and encourage cluster of such uses.</p>		
<p>EDS48 Foster professional business practices within the business community.</p>		
<p>EDS49 Improve local business competitiveness.</p>		
<p>EDS50 Protect existing commercial land against non-commercial uses.</p>		

Planning

Current Polices/ Objectives/ Etc. (2004)	Y/N	Notes/Comments
CH.5 Economic Diversity and Vitality		
EDS41 Strive to improve coordination of information and services among government offices which affect the viability of business in Clear Creek County.		
EDS42 Promote intergovernmental cooperation and public-private partnerships that encourage innovation and creativity in the economic expansion of our area.		
EDS43 Clear Creek County’s economic development policy requires that we develop, maintain and monitor a timely approval and permitting process. Evaluate the system, through internal and external surveys, so that it reflects a proactive stance in attracting suitable industry and commerce in the County. Measure the County’s performance and make a commitment towards achieving and maintaining consistency and predictability for all parties by abiding with the goals and policies of this plan		
EDS44 Encourage town councils and boards to retain a unified commitment to expand the communities’ joint economy and make it a high priority. Recognize the importance of enhancing the County’s tax base, sales tax and other revenue streams to provide funds for County services.		
EDS45 Provide planning flexibility that will be responsive to unforeseen or changing economic conditions and community expectations.		

Natural Hazards

Current Polices/ Objectives/ Etc. (2004)	Y/N	Notes/Comments
CH.4 Development Concepts		
The master plan shall recommend the completion of the current wildfire hazards mapping for the entire county.		
The master plan will recommend the partnering of the County with the various fire districts, State Forest Service and National Forest Service to develop a stand-alone Clear Creek County Wildfire Management Plan.		

Infrastructure

Current Policies/ Objectives/ Etc. (2004)	Y/N	Notes/Comments
CH.2 Goals and Objectives		
Ensure the provision of adequate community resources in an efficient and cost-effective manner.		
Encourage infill development to take advantage of existing infrastructure.		
Ensure that existing and projected development does not overwhelm existing services.		
Encourage extension and development of water, sewer, and other services to mixed-use areas.		
CH.4 Capacities, Capabilities, and Concepts for the Future		
(CH.4 Water Goals) Develop primary short term and long term water supply and infrastructure to support economic development throughout Clear Creek County.		
(CH. 4 Wastewater Objectives) To accomplish projected future growth and economic diversification, the Master Plan proposes the expansion of the Wastewater Service Area (WSA) boundaries around Idaho Springs, Empire, Central Clear Creek Sanitation District, Saddleback Metro District and the Upper Bear Creek Water and Sanitation District. See Map 3.7. A new WSA boundary area is proposed around		
(CH.4 Telecommunications Goals) All forms of telecommunications services should be accessible, reliable, and reasonably priced for all Clear Creek County community residents regardless of location.		
(CH.4 Goals) Clear Creek County telecommunications infrastructure will have standard communications capabilities, provide open access, encourage seamless network management, and use scaleable solutions to accommodate growth in demand and be adaptable to new applications and opportunities.		
(CH.4 Goals) Provide quality telecommunications services at a reasonable cost by creating partnerships and aggregating demand to reduce operating costs to the benefit of Clear Creek County community users.		
(CH.4 Goals) Provide a Clear Creek County telecommunications infrastructure with high-speed and reliable access to communications-based technologies and information so that employees can be as efficient as possible, businesses can be competitive and residents can have access to information and services.		
(CH.4 Goals) Improve Clear Creek County’s workforce skills by supporting a well-trained work force that encourages new business development and existing business growth that leverages advanced telecommunications services.		
(CH.4 Development Concepts) Infrastructure		
Continue the effort to develop high mountain reservoirs for water storage.		
Encourage Idaho Springs to look at a more aggressive approach to annexation of additional areas so that land use can be encouraged that would support infrastructure development.		

Encourage the creation, consolidation and expansion of water and sanitation districts in Clear Creek County that would foster development within the County and municipalities.		
Encourage the development of additional wireless communication sites and access to fiber optics.		
Improve the transportation infrastructure.		
CH.5 Economic Diversity and Vitality		
EDS23 Expand public water and sanitation systems to meet the needs of growth outside of municipal or special district boundaries.		
EDS24 Expand and manage water resources including water rights and storage.		
EDS25 Strive to impact solutions for high volume traffic on major highways, good access to activity centers, and connectivity throughout the County.		
EDS26 Improve major alternative roadway systems throughout the County including the frontage road from Hidden Valley to Georgetown. This road should be developed with infrastructure to accommodate future growth including gas, water, sewer and high-speed telecommunications. Establish revenue programs that support the improvement of County roads.		
EDS27 Promote high-speed telecommunications connectivity throughout the County. Promote systems based on flexibility, system security, reliability and affordability. Take into consideration the ability of technology to enhance the provision of public services to citizens and businesses when making investments in communications.		
EDS28 Seek to coordinate, where appropriate, community investments in and other public facilities with economic development opportunities and employment centers (telecommunications, power, water, sewer, transportation, etc.).		
EDS229 Clear Creek County should develop and coordinate programs and implement projects to achieve the combined objectives of transportation and economic development goals.		