



TABLE OF CONTENTS

EXECUTIVE SUMMARY	i
CHAPTER 1: A VISION FOR CLEAR CREEK COUNTY	1
WHAT IS A COMPREHENSIVE PLAN?	1
WHY UPDATE?	2
STRUCTURE OF THE MASTER PLAN	3
COMMUNITY SUPPORT	4
IMPORTANT THEMES FOR THE MASTER PLAN	9
THE VISION FOR CLEAR CREEK COUNTY	10
CHAPTER 2: BASELINE CONDITIONS	12
INTRODUCTION	12
THE EVOLVING DEMOGRAPHICS	13
ECONOMIC PROGRESS	21
COUNTY ASSETS AND INFRASTRUCTURE	29
MAP 1 TO MAP 10	
CHAPTER 3: A FRAMEWORK FOR POLICY	48
INTRODUCTION	48
POLICY STATEMENTS	49
HOW THE POLICY FRAMEWORK INFORMS GOALS AND STRATEGIES	52
CHAPTER 4: ECONOMIC DEVELOPMENT	53
INTRODUCTION	53
GUIDING PRINCIPLES FOR ECONOMIC DEVELOPMENT	54
ECONOMIC DEVELOPMENT POLICY	55
SUPPORTING THE VISION	61



CHAPTER 5: COUNTY ASSETS AND INFRASTRUCTURE	62
INTRODUCTION	62
TRANSPORTATION	63
HOUSING	65
RECREATION AND OPEN SPACE	67
ENVIRONMENTAL AND SENSITIVE RESOURCES	70
CULTURAL RESOURCES	72
PUBLIC FACILITIES AND SERVICES	73
HAZARDS AND PUBLIC SAFETY	76
COMMUNITY CHARACTER	77
INTERGOVERNMENTAL COOPERATION	78
SUPPORTING THE VISION	80
CHAPTER 6: FUTURE LAND USE	83
INTRODUCTION	83
THE LEGACY OF MINING	83
GUIDING PRINCIPLES FOR LAND USE POLICY	84
THE GENERALIZED FUTURE LAND USE MAP	85
LAND USE DESIGNATIONS	91
LAND USE POLICY	94
SUPPORTING THE VISION	96
MAP-11 TO MAP-12C	
CHAPTER 7: IMPLEMENTATION GUIDE AND TOOL KIT	97
INTRODUCTION	97
CLEAR CREEK COUNTY ZONING REGULATIONS	97
SUPPORTING LOCAL GOVERNMENTS	98
LAND USE TOOLS	98
ECONOMIC DEVELOPMENT TOOLS	100
FISCAL IMPACT TOOLS	101
Appendix I – Community Engagement	
Appendix II – Baseline Demographic and Economic Data	
Appendix III – Baseline Conditions Assessment Information	