



502 Sixth Street, P O Box 2030
Georgetown, CO 80444
Phone: 303/569-2133
Fax: 303/569-3940
Web: www.clearcreekedc.org

September 16, 2009

Greg Dorsey, Chairman
Clear Creek County Planning Commission
P.O. Box 2000
Georgetown, CO 80444

Re: Draft Floyd Hill Subregional Gateway Master Plan

Dear Chairman Dorsey and Planning Commission Members:

After nearly 18 months of working towards a document that meets the objectives of statutory law and County vision, you are presented with a plan that provides valuable data and a guideline for an area that has been identified for many years as a commercial/mixed use center. I was a member of the Steering Committee representing the Clear Creek Economic Development Corporation and had an objective perspective as the CCEDC Board of Directors is comprised of a diverse membership representing the public and private sectors, whose mission consists of working towards the economic well-being and diversity of Clear Creek County.

Very early in the process, the Steering Committee agreed that it was important that a document be produced that really identified a *process* more than a specific plan for Floyd Hill, and was a dynamic vision in that it could change with time and market demands. It is paramount that the Commission understands this element and keeps that in mind as you deliberate the Plan. There is no specific development level recommended to you but three scenarios based on a "what if" derived out of the Market Assessment.

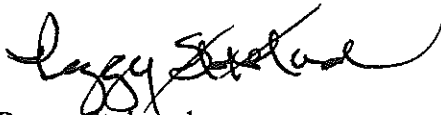
Floyd Hill has partly been zoned commercial and privately owned for many decades. This has been public knowledge and should have been conveyed to the increasing number of residents moving or building on the "hill". With so little developable land (5%) to improve the economic viability of the County, Floyd Hill does play an important part in our economic future. The property, as it sits along I-70, that carries nearly 12 million cars and trucks per year, presents an opportunity for a portion of the solution to our economic future. Even within the allowable development area as defined in the Zoning Regulations any project will be required to include a significant amount of open space, trails, and recreational elements.

Existing local and State permitting procedures require the provision of water and wastewater services. Any language as to the specificity of types of systems that might be a requirement is inappropriate in this document.

On behalf of CCEDC I recommend that you certify the Floyd Hill Subregional Gateway Master Plan without changes in wording that would eliminate or change the three levels of development as defined as Baseline, Level I, and Level II. Again, we are recommending a dynamic *process* for the future and not a specific development level. Many months have been invested by the Steering Committee members to get to this point. I ask that you respect the integrity of the document and the purpose for which it was developed and not be persuaded by those who are threatened by any level of development.

I apologize that I will not be able to attend this evening's Planning Commission meeting but thank you in advance for your thoughtfulness in considering the Plan. I look forward to participating as you go forward with your deliberation.

Sincerely,

A handwritten signature in cursive script, appearing to read "Peggy Stokstad".

Peggy Stokstad
President/CEO