

Meeting Notes



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Project:	Floyd Hill Subregional Master Plan	Date:	July 30, 2008
Subject:	Community Meeting	Time:	6:30 - 9:00 PM
Agenda by:	Norris Design	Location:	Fire Station #6, Floyd Hill, CO

1. Introduction - John Durham (Norris Design)

2. Process - Elena Scott (Norris Design)

Master Plan Considerations

Study Area

Findings

Alternatives

Design Guidelines

Action Plan

3. Questions/Comments

Comment: ULI Affiliate: - "beautiful job"

Can you break down the plan into phases?

We can't just not do anything.

Comment: Ramp to eastbound I-70 would be a hazard if constructed.

Comment: Is Norris Design working with the County?

Reply: Yes, Norris Design is under contract with the County.

Comment: Can you augment water rights for use on Floyd Hill? Can an augmentation plan for Floyd Hill be processed through water court?

Reply from Community Development Director, Bert Weaver: Yes. All augmentation plans are processed by the State of Colorado Water Court. It is a long process. Clear Creek is now already over-appropriated; therefore, approval of an augmentation plan to use water is very difficult.

Comment: There are legal problems bringing water out of Idaho Springs. The commenter indicated he would be willing to provide a written statement about issues surrounding Idaho Springs water.

Comment: The County currently has the communities of Idaho Springs and Georgetown as "gateways". Why are we considering another gateway? (Crowd applause)

Comment: A lot of us (residents) have fled urban areas; we don't want to see Floyd Hill urbanized.

Comment: What is driving pressure to develop Floyd Hill?

Reply: FH was identified as a Mixed Use area in the County's Master Plan 2030. There was also a recommendation in the Master Plan 2030 to look more closely at this area. As identified in the market study, there is a market on Floyd Hill for some commercial growth. Future

transportation plans such as a transit system along I-70 could apply additional pressure on Floyd Hill for development. Growth and development in Black Hawk and Central City could have an influence on growth and development on Floyd Hill as well.

Comment: Is there a scenario less intense than the baseline option?

Reply: No. Such a scenario would describe a situation that could amount to a takings.

Comment: Are there other places in the County where development can occur?

Reply: In unincorporated Clear Creek County, the following were also identified as "Mixed Use Areas" in the County's Master Plan 2030 where growth/development would be best to occur:

- Floyd Hill
- Dumont/Lawson/Downieville
- Empire Junction

The County Commissioners, however, wanted to begin with a subregional master plan at Floyd Hill rather than the other areas.

Comment: Explain market analysis pressure.

Comment: What are the triggers for Level 2?

Reply: Chapter 6 of the 2004 Clear Creek County Master Plan 2030 does not specify additional commercial zoning for Floyd Hill.

Comment: There has been no consensus reached with this Master Plan.

Comment: The Comprehensive Plan requirements have not been met. How can the Floyd Hill Plan be considered legitimate?

Comment: I am disappointed that the County is even doing this plan. 74% of the County was against water delivery from Idaho Springs to Floyd Hill. Has the school district paid back the money it borrowed from the County to construct the existing sewage treatment facility?

Reply from Commissioner O'Malley: The school district did not borrow money from the County. The County borrowed money from the state to help build the facility with the school district. As of August 15th of this year, the County will have repaid \$500,000 to the State for the WWTP.

Comment: There is flawed information in the Plan.

Comment: Traffic will get worse with gaming expansion. If the Black Hawk Tunnel is constructed, are there any studies that will be done to identify what the additional traffic will be?

Reply: Yes, but most of the studies are still in process at this time via the Gaming Area Environmental Impact Study. This study will tell us what the traffic impacts will be. It has not yet been released.

Comment: What about stimulus funds for the County to fund future improvements?

Reply from Commissioner O'Malley: The County has applied for many grants. Actually, the amount of money we have been requesting is out of proportion to what the County's population justifies. The County is requesting about 20 times what our population is. Therefore, we're doing everything that we can.

Comment: Can't we think of other ways to stimulate the County's economy?

Comment: Down zoning was discussed. Commissioner O'Malley explained that the County cannot "take" property rights from existing landowners. If we desire that a particular property remain as "open space", it must be purchased.

Comment: Level 2 is extremely different from the other two alternatives because it assumes a long term market and the possibility of transit.

Comment: Floyd Hill is not a likely stop for people on the I-70 corridor because drivers going east are almost home to Denver metro, or they have just left home when they pass by the hill as they drive west.

Comment: Are there any developers proposing anything now?

Reply from County Planning Director, Fred Rollenhagen: No.

Comment: 188 apartment units cannot be constructed without the wastewater treatment facility.

Comment: How much can be done with the current wastewater treatment facility?

Reply: If it's not expanded, 188 du+.

Comment from Commissioner O'Malley: Taxpayers will not be responsible for any development expansion should any occur on Floyd Hill. At this time, the Henderson Mine contributes about 65% of the County's total tax revenue. We would rather see some additional development and keep taxes low.

Comment: Are there GOCO funds available to acquire developable land?

Comment: Conifer corridor development has ruined views and property values. Buildings are sitting empty. The impacts of such development were misrepresented when presented to the public and the County.

Comment: Can we meet with the market consultant before Planning Commission?

Comment: When is the Planning Commission hearing?

Reply from Planning Director Fred Rollenhagen: Wednesday, September 16, at 6:30 p.m. at the earliest. There is also scheduled an August 10th Steering Committee meeting.

Comment from County Land Use Division Manager JoAnn Sorensen: Affordable housing is one topic we've yet to discuss and we would like for you, the public, to consider the importance of affordable housing for middle-income residents; for people such as, but not limited to, teachers and/or police officers to be able to live in our community. Please consider this as you are reviewing the draft Master Plan document.