

Common Thread	D-L-D	East Mount Evans	Fall River	Floyd Hill	Georgetown Lake/Saxon Mountain Area	Upper Bear Creek	York Gulch
Economic Vitality	<ol style="list-style-type: none"> Promote the development of a healthy, diversified and environmentally sustainable economy in the D-L-D area. Develop business centers in harmony with adjacent residential uses. Upgrade our communications systems to current technology, thus facilitating business growth. All economic encouragement funded totally or in part by county monies shall meet these criteria: <ol style="list-style-type: none"> To hire qualified local or county people; Be environmentally sustainable; Contribute to fostering the community feeling and values. Encourage development of a regional commercial center in the area of 1-70 & Highway 40. <ol style="list-style-type: none"> should mitigate wildfire hazard shall maintain groundwater standards re: pollution shall leave wildlife habitats undisturbed should be landscaped to screen maximally should provide to erosion control Endorse all efforts to gain equal financing options for business and homeowners, e.g., VA loan cap presently ±\$78,000 in Clear Creek, elsewhere much higher. 	<ol style="list-style-type: none"> East Mt. Evans Resources, Growth and Environment, Inc. (“EMERGE”) must maintain and enhance those assets and qualities which make the area a strong contributor to the overall economic vitality of the County. EMERGE must examine its resources, both physical and human, and pursue the enrichment of the community with a view to maintaining and improving quality of life in both the short and long term. The establishment of current policy and long range strategy will evolve from broad citizen participation based upon personal, cultural, and environmental values perceived to be necessary to maintain and enhance the uniqueness of this community. Enforce all present county regulations and laws such as drainage, outdoor storage, lot size, building additions and many more. Encourage low density, high value development of residential property. Discourage variations allowing new commercial development or expansion of existing properties. Monitor and discourage home office development which crosses the line from residential to commercial use. Encourage community amenities which attract high value, low density development, while maintaining water quality, resource preservation and wildlife habitat plus hiking and biking improvements. 		<ol style="list-style-type: none"> Pursue a detailed economic impact analysis, including an analysis to all taxing districts for each scenario (Baseline, Level 1, and Level 2) to be added as a supplement to the master plan. 	<ol style="list-style-type: none"> 		
Infrastructure	<ol style="list-style-type: none"> Plan development of infrastructure to ensure logical, orderly and cost effective result. A community water system is needed to enhance quality of life. New commercial development should not deplete existing groundwater supply beyond the ability of the area to recharge locally. Serve the D-L-D area with up-to-date communication facilities and provide access to the latest in telecommunications technology. <ol style="list-style-type: none"> Provide single-line telephone service to any customers desiring it, for 	<ol style="list-style-type: none"> New growth or development 'should bear the primary burden for capital improvements, including new school facilities that are required as a result of that growth. <ol style="list-style-type: none"> If new development results in overcrowded schools, or school district standards cannot be maintained, land use solutions should be stressed. These solutions could- include, but not be limited to the following actions: <ol style="list-style-type: none"> Denial of the development project; 	<ol style="list-style-type: none"> Emergency Services should be maintained and supported. Costs can be mitigated by assessments on non-local residents require such services. 	<ol style="list-style-type: none"> Conduct a further study to determine if adjacent districts can provide water to future development at Floyd Hill. Additionally, well water quality should be analyzed to determine if any treatment of groundwater would be needed. Investigate further the legal and zoning implications of utilizing City of Idaho Springs (or other municipalities) as a water source. Work with the School District and developers to determine the appropriate strategy for providing future wastewater treatment at Floyd Hill; either through the expansion of the existing facility 	<ol style="list-style-type: none"> 	<ol style="list-style-type: none"> There should be a balance between the availability of water and its use, to ensure that water resources are not depleted. Development in the Area should be at a scale consistent with locally available water resources. Water quality should be maintained or improved as new development occurs. New public water and sanitation districts or public water districts can be formed only under the following conditions. [Please refer to Page 5 of the plan]. New individual and private wells should not be allowed where a public water and sanitation district or public 	<ol style="list-style-type: none"> Increase the presence of law enforcement to maintain a low crime rate and foster a sense of personal safety, especially during the summer and fall weekends to help create a crime deterrent. Implement a neighborhood crime watch to help deter crime in the area. Increase law enforcement presence and establish formal shooting ranges to help reduce or eliminate reckless shooting. Maintaining the quality and quantity of water is of the highest priority. <ol style="list-style-type: none"> Action should be taken to prevent activities or enterprises in the region-which

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	<p>both current residents and new development.</p> <p>4.2. Make cable available to the entire community.</p> <p>5. Central Clear Creek Sanitation District boundaries shall be extended to the boundaries noted in the introduction and designated Tier 2 on DRCOG Clean Water plan.</p> <p>6. Encourage hookup to existing sewer lines and discourage installation of septic systems.</p>	<p>1.1.2. Modification of the project;</p> <p>1.1.3. Changing the project. phasing;</p> <p>1.1.4. Levying a universal one-time assessment, per dwelling unit</p> <p>2. The East Mt. Evans area should promote education as a top priority for the future well-being of its residents.</p> <p>3. The East Mt. Evans area residents should strengthen dialogue, sharing of information, and cooperation between the community and public school officials. Discussions of educational goals, standards, student achievement and shared concerns would include interested citizens as well as parents, county governmental representatives, school administrators, board members, faculty and students.</p> <p>4. The East Mt. Evans area residents should work with the schools to develop innovative use of community adult volunteers as mentors, intern supervisors, providers of classroom resources, and in any other applicable ways that the adult backgrounds and educational needs suggests. There should also be better use of existing and new school facilities in the area for community activities, enrichment classes and adult education.</p> <p>5. It is important for EMERGE to be served by up-to-date communication facilities and have access to the latest telecommunications technology.</p> <p>5.1. Work to maintain and extend single line telephone service as development occurs.</p> <p>5.2. Urge and facilitate improvement in cellular telephone capability. Consideration should be given to the visual impact if new towers are required.</p> <p>5.3. To advance the economic health of the entire county, encourage the availability of single party telephone line throughout the county.</p> <p>5.4. To become better informed about county activities, the</p>		<p>(which has limited capacity for growth), or a new facility that can support all future development in the area.</p> <p>5. Implement stormwater infiltration and water quality regulations for all new development in the Floyd Hill study area to improve the stormwater infiltration system.</p> <p>6. The County should investigate the potential of providing water and sewer service to existing properties located outside the study area in the event of an expansion of water and sewer service to Floyd Hill, and create such procedures as needed to ensure that any proposed service be coordinated allowing for service to additional property owners within the study area.</p>		<p>water district is formed, because of the potential depletion of groundwater and the loss of water not recharged to the local area.</p> <p>6. Where there is an existing public water and sanitation district or public water district, the housing densities recommended in the Housing Section of this Plan should be followed.</p> <p>7. The State Engineer's recommendation that the minimum average lot size should be five acres for single family residences should be adopted for this Plan. The size of the lot can vary based on three conditions as outlined on Page 6 of the plan.</p> <p>8. The need for a hydrologic assessment for a proposed development will be determined on a case by case basis.</p> <p>9. Conversion of wells from residential to commercial use should comply with the regulations of the State Division of Water Resources.</p> <p>10. Sewage treatment facilities should comply with the regulations of the County Health Department.</p> <p>11. A comprehensive study of groundwater quantity and quality should be completed by the state and county for as much of the study area as possible. The community should participate in this study.</p> <p>12. The area's semi - rural atmosphere should continue to be served by roads improved and maintained to high standards.</p> <p>12.1. Extension of blacktop roads should occur as development and density increase.</p> <p>12.2. The county should ease the burden of such road improvements with builder contributions.</p> <p>12.3. Transportation policy should include references and enhancements to foot, bicycle, and horse traffic as well as motorized vehicles.</p> <p>12.4. Urge improvement of North - South access between this community and the larger part of Clear Creek County.</p> <p>12.5. Improvements should be made only when the community character can be maintained and the environmental impacts are acceptable.</p>	<p>could jeopardize the water supply.</p> <p>4.2. Any activity, commercial or otherwise, which would negatively affect the aquifers of the area could have disastrous consequences for York Gulch residents and the environment.</p> <p>4.3. Residents are encouraged to have their well water periodically tested by a qualified testing agency to maintain a baseline of accurate. Water quality data.</p> <p>4.4. County. Regulatory agencies are supported and encouraged in their strict adherence to septic system regulations.</p> <p>1. Efforts-should be made to minimize the effects on-York Guich which are caused by nearby gambling. Additional presence by law enforcement and Forest Service personnel would aid greatly in. this regard.</p> <p>2. The BOCC and other agencies should not encourage the growth of gambling in. Gilpin County. York Gulch should in no way be utilized to support gambling, through access, water, or other means.</p> <p>3. There is currently no demand or desire to extend additional public utilities in York Gulch, with the exception of extending telephone lines to those without service.</p> <p>4. All future utilities which may be installed (such as electricity, water, gas, cable, etc.) must be underground for safety, maintenance, and aesthetics.</p>

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		<p>Clear Creek County public TV channel should be made available in the East Mt. Evans area.</p> <ol style="list-style-type: none"> 6. Encourage enforcement and upgrading of codes with regard to septic tanks and water. 7. Discourage or outlaw rental properties without water and/or septic. 8. Require at least one sheriff's deputy to be domiciled within area with official vehicle at residence. 9. Enforce rules against unlicensed vehicle storage. 10. Require buried utilities for new subdivisions. 				<ol style="list-style-type: none"> 12.6. New development with the planning area should not be approved when the traffic generated would result in Level of Service F on existing road segments within the Evergreen area. 	
<p>Natural Resources</p>		<ol style="list-style-type: none"> 1. Water quantity and quality are major concerns. The county should review areas within the District containing small lots and recommend measures to address the problems of substandard lots and their effect on water quality and hazards. 2. Maximum use should be made of the school facilities through shared use with the community. When new school facilities are in the planning stage, the school district should coordinate with various community organizations to design the facilities for joint use. 3. Development in the area should be at a scale consistent with locally available water resources. 4. Water quality should be maintained or improved as new development occurs. 5. To address these perceived realities and desired future, the community recommends that: <ol style="list-style-type: none"> 5.1. The existing groundwater resource should be protected. New or existing development should not be allowed to deplete the existing groundwater supply beyond the ability of the local area to recharge itself. Accordingly, the construction of new housing on lots smaller than 5 acres should not be allowed outside of a combined water and sanitation district 5.2. New public water and sanitation districts or public water districts can be formed only under the 	<ol style="list-style-type: none"> 1. Protection of the Fall River Watershed Basin and its ecosystem through limited private land ownership. This is a "first priority" goal/action in the plan <ol style="list-style-type: none"> 1.1. The <i>vital watershed role</i> of the Fall River Valley should be protected and maintained, including the riparian ecosystem upon which it depends. 1.2. The <i>unique riparian ecosystem</i> of the Fall River Area should be given priority consideration as to its maintenance and protection. This is what makes it an attractive, desirable community and a unique and valuable asset to Clear Creek County. 2. Ground water sources should be protected and purity (safety) maintained. Voluntary annual testing of wells and inspection of septic systems is recommended. 			<ol style="list-style-type: none"> 1. The existing groundwater resource should be protected. 2. New or existing development should not be allowed to deplete the existing groundwater supply beyond the ability of the local area to recharge itself. 	<ol style="list-style-type: none"> 1. All residents are encouraged to become knowledgeable about fire prevention and to take action to minimize the fire-danger on their property through the implementation and maintenance of "defensible space." 2. More residents are encouraged. To become trained .firefighters through the ESD. 3. Recreation on public lands present a significant fire risk in the area. Efforts by the Forest Service, Emergency Services District (ESD), and Sheriff's department to minimize inappropriate campfires and other dangers will improve the fire safety in York Gulch. 4. Government enactment of "campfire bans" when high fire danger exists should be more routine. 5. We encourage the adoption of county regulations which would require notification to the ESD for open burns in order to prevent false alarms. 6. Residents of York Gulch are: advised to be aware of wildlife dangers and minimize interaction with wildlife by proper trash handling and storage.

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		<p>following conditions: (Please refer to pages 20-21)</p> <p>5.3. New individual and private wells should not be allowed where a public water and sanitation district or public water district is formed, because of the potential depletion of groundwater and the loss of water not recharged to the local area.</p> <p>5.4. Where there is an existing public water and sanitation district or public water district, the housing densities recommended in the Housing section of this Plan should be followed.</p> <p>5.5. The State Engineer's recommendation that the minimum average lot size should be five acres for single family residences is adopted for this Plan. Water usage per day, per dwelling unit, per five acres, should be the equivalent of no more than 298 gallons. Ninety percent of this water should be returned to the groundwater table.</p> <p>5.6. A hydrologic assessment and water quantity and quality feasibility study will be required for all proposed developments.</p> <p>5.7. Conversion of wells from residential to commercial use should comply with the regulations of the State Division of Water Resources.</p> <p>5.8. Sewage treatment facilities should comply with the regulations of the County Health Department.</p> <p>5.9. A comprehensive study of groundwater quantity and quality should be completed by the State and County for as much of the area as possible. The community should participate in this study.</p> <p>6. To foster healthy, biologically diverse forests which are safe from wildfire and whose non-consumptive uses are available to the general public.</p> <p>6.1. The cumulative adverse impact of development activities on all</p>					

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		<p>components of the forest ecosystem should be considered and mitigated to the fullest extent possible. Public access to public forest land should be enhanced where increased recreation will not degrade the ecosystem components such as critical wildlife habitat or rare plant communities.</p> <p>6.2. Forests should be thinned and fuelbreaks developed around all new and existing subdivisions to assist in stopping wildfire from spreading both into and out of residential areas. The Colorado State Forest Service should be contacted by homeowners groups for technical and financial assistance in thinning and fuelbreak development in areas of high wildfire hazard.</p> <p>6.3. Owners of private forest lands should be encouraged to have forest management plans prepared. These plans can enhance forest values on private lands and afford owners of tracts of forty acres and larger the opportunity to have their lands assessed for property taxes at lower agricultural land rates pursuant to Section 39-1-102 (1.6), C.R.S.</p> <p>6.4. If the transfer of Bureau of Land Management lands located in the East Mount Evans area is consummated, these lands should be held by Clear Creek County and not actively developed. Resource management, including recreation, should take place on an ecosystem basis and be integrated with surrounding public lands for the overall goal of preservation and enhancement of biological diversity.</p>					

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		<p>7. To preserve the opportunity for current and future residents and visitors to experience and enjoy the wildlife resource (both game and non-game) in the East Mt. Evans area.</p> <p>8. To protect wildlife and sensitive habitats by incorporating wildlife management goals into development plans and zoning ordinances.</p> <p>9. To maintain, rehabilitate, and enhance wildlife habitat to ensure the continued environmental, educational, economic, and aesthetic value of this resource.</p> <p>10. To preserve all existing wetlands or mitigate wetland impacts.</p> <p>11. To increase public and private protection of wildlife habitat through conservation easements and land trusts.</p> <p>12. To provide public education programs to increase awareness of wildlife values and concerns.</p> <p>13. Zoning for lot sizes and average residential densities. The Colorado Division of Wildlife (DOW) and the Natural Resource Work Group have identified various wildlife resource areas within the community. These areas are identified on the wildlife resource map. Based on these areas' sensitivity to disturbance from residential developments the following criteria should be incorporated into zoning regulations and county ordinances.</p> <p>13.1. Very High Habitat Quality - these areas have the highest priority for protection and should not be developed:</p> <p>13.1.1. within 100 meters of wetlands and riparian areas</p> <p>13.1.2. elk calving areas</p> <p>13.1.3. nesting/breeding areas of DOW species of concern</p> <p>13.1.4. old growth forest</p> <p>13.1.5. within 100 meters of high value aspen-ponderosa pine ecotones</p>					

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		<ul style="list-style-type: none"> 13.1.6. areas with special-status plants 13.1.7. within 1/4 mile of deer/elk ridgetop and drainage movement corridors 13.1.8. designated deer and elk winter range 13.1.9. raptor nesting areas 13.1.10. meadows 13.1.11. areas well within unfragmented habitat 13.1.12. seasonal black bear feeding area 13.1.13. Even 14. Limit development in above stated high quality habitat areas to 1 unit per 35 acres 15. Limit development in moderate habitat quality areas to 1 unit per 7 acres maximum subject to other limitations in the plan. <ul style="list-style-type: none"> 15.1. South facing slopes 15.2. Uneven-aged forests with snags and dead-down components 16. Limit development in low quality habitat to 1 dwelling per 5 acres subject to other constraints covered elsewhere in this Plan. <ul style="list-style-type: none"> 16.1. Even aged, young growth forests. 16.2. South facing slopes 16.3. Uneven-aged forests with snags and dead-down components 17. Encourage landowners to protect and restore riparian (streamside) vegetation by the following means: <ul style="list-style-type: none"> 17.1. conservation easements 17.2. setback requirements 17.3. incentives to protect and restore stream channels from grazing impacts 17.4. review of proposed subdivision plans 17.5. incentives to plant streamside willows, cottonwood, alder, and other riparian plants 18. Wetland Resources <ul style="list-style-type: none"> 18.1. Inventory and evaluate all important wetland 					

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		<p>resources in the area for their values for fish, wildlife and biodiversity for publication, education and information.</p> <p>18.2. Petition the Environmental Protection Agency to recognize and designate important wetland resources as unsuitable for filling or modification.</p> <p>18.3. Require all new subdivisions to provide an engineering report that identifies on-site wetlands and/or wetlands down gradient of the project that could be affected.</p> <p>18.4. Require all new subdivisions to submit wetlands mitigation plan for any development which would impact wetland resources.</p> <p>18.5. EMERGE will review all proposed subdivisions and other developments for potential wetland impacts, oppose developments which would result in a net loss of wetlands.</p> <p>18.6. Preserve stream boundaries and alignment through a process of site design and development that is responsive to natural conditions. Channelize or relocate water courses only when these are the only ways to alleviate existing hazards. When hazard reduction methods are needed, restore drainageways in a manner that emulates the form, vegetative appearance, and hydrologic functions that would occur under natural conditions and processes.</p> <p>18.7. Protect all unique wetland resources through acquisition of conservation easements or other forms of land trusts.</p> <p>Encourage and provide incentives to public and private landowners to restore and protect important wetland resources.</p>					

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Land Use/Community Character	<ol style="list-style-type: none"> 1. Provide a guidance framework that sets the area's development expectations, and protect property values and quality of life. 2. Protect environmentally, culturally or historically sensitive areas and designate future land uses consistent with the preservation of these areas. 3. Address neighborhood concerns when land use policies are being made. 4. Open Space shall be top priority as BLM lands are disbursed. 5. New commercial uses shall be restricted to currently zoned commercial areas. 6. That agencies, citizens and development interest cooperate. 7. Foster local partnership projects. 8. Commercial developments shall provide landscaped visual and sound buffers from residential areas. 9. Maintain our status as unincorporated Clear Creek County. 10. Neighborhood advisory committees should be established where communities want them. 11. D-L-D's neighborhood advisory committee (D-L-D Association) is to be advised of matters presented to County Planning Commission, Board of Adjustment and BOCC which affect D-L-D area. 12. High density housing doesn't fit with the rural character and quality of life in the D-L-D community. Recognizing the need for this type of housing in the county, we believe high density housing should be located near existing services within the various municipal boundaries. 	<ol style="list-style-type: none"> 1. Residential development should respect and maintain the unique mountain environment and rural atmosphere of the East Mt. Evans area. 2. All developments should be compatible with the area's natural setting and overall rural character. 3. The existing very low average density, single family residential character should continue to predominate. 4. The amount of residential development should be kept in balance with the provision of appropriate and timely public services and quality of life. 5. Property values will be more greatly enhanced by very low-density, environmentally and aesthetically sound development, than by higher density development 6. To maintain the overall rural character of the East Mt. Evans area, housing densities should be as recommended in the following three categories: <ol style="list-style-type: none"> 6.1. Outside the Upper Bear Creek Sanitation District, created in 1980, the density for detached single family housing should range from 5 to 35 acres per dwelling unit, depending on the environmental conditions, compatibility with adjacent development, and quality of the site design. 6.2. In areas where the Upper Bear Creek Sanitation District is expanded, the density for single family housing should range from 5 to 35 acres per dwelling unit, depending on existing zoning and platting, environmental conditions, compatibility with adjacent development and quality of site design. 6.3. Inside the existing Upper Bear Creek Sanitation District, the density for detached single family housing on previously platted lots should range from 1 to 15 acres per dwelling unit, depending on environmental conditions, compatibility with adjacent 	<ol style="list-style-type: none"> 1. Plan Cover Statement: "Stewardship for today and tomorrow" Our Quality of Life depends on our level of stewardship; effective stewardship rests upon good planning, effective controls, and-consistent and continuous evaluation. 2. Mitigation of the Spillover Effects from Central City, specifically county support in an alternate site for construction of the Central City Water Diversion Project. 3. Protection from overexploitation of the existing private lands by enactment and enforcement of strict zoning regulations. <ol style="list-style-type: none"> 3.1. Zoning laws should be strengthened and their integrity maintained. Strict enforcement will protect our area from damaging long-term abuse. Variance requests should be carefully scrutinized and limited (the exception, not the rule), especially with regard to size of parcel, setback requirements, degree of slope, sanitation and access requirements. 3.2. Mining activity should be controlled and limited, and ultimately eliminated, either through direct county intervention or county support at the state or federal level. 4. New zoning of BLM lands must reflect a respect for local values and conditions; it should not be redundant nor degrading to surrounding areas. <ol style="list-style-type: none"> 4.1. Small [BLM] parcels should be sold to existing contiguous landowners as nondivisible additions to currently-owned parcels. It is recommended that the size of parcel be limited to a size equal to the area of any existing contiguous holdings, 	<ol style="list-style-type: none"> 1. This master plan does not include a traditional land use plan with a recommended amount of development or density; rather, it is a guide to the County that provides steps to implement different levels of development, the infrastructure costs and transportation needs associated with that process, a hierarchy plan to guide development intensity in the Floyd Hill study area, as well as design guidelines that promote smart growth principles and maintenance of a traditional community form. 2. The master plan instead provides the County with a guide for implementation of several different alternatives, including development requiring different transportation and utility scenarios. 3. When evaluating potential future development, the most sustainable, fiscally sound, and efficient land use pattern is likely to be a balanced range of residential, community-based retail, motel, office, and industrial uses, organized in defined clusters and phased with the provision of adequate public services and amenities. 4. Plan presents two conceptual alternatives with different levels of development: <ol style="list-style-type: none"> 4.1. Baseline Condition: Analyzes the approved unbuilt development plus potential development under the then existing zoning. <ol style="list-style-type: none"> 4.1.1. The Baseline Development Plan does not promote growth in specific areas as the Level and Level 2 Plans that follow the Hierarchy Plan of Activity Center, Transition, and Edge zones would. 4.2. Level I Development. Analyzes the amount of development that can be supported by the existing high school wastewater treatment plant, and includes a mix of office, retail and residential uses. <ol style="list-style-type: none"> 4.2.1. Development should be concentrated with higher density and intensity accommodations, commercial/retail, offices, and 		<ol style="list-style-type: none"> 1. The general consensus of the residents in the area is that development of the area should be minimized. 2. The natural condition of the area should be preserved to the maximum extent. 3. The primary goal of Upper Bear Creek is to maintain the standard of living of the residents of the area. 4. One of the dominant concerns of the Upper Bear Creek area is to not look like Evergreen in the future. 5. Another of the concerns of Upper Bear Creek, is overpopulation through these massive subdivisions being built. 	<ol style="list-style-type: none"> 1. Vision Statement/Goal: Preserve, protect, and enhance the peaceful, safe, and beautiful environment of our neighborhood. 2. The residents of York Gulch strongly desire to remain a low density, single. Family residential area. The County Commissioners are encouraged to continue the current M-1 zoning and the policy of only one residence per mining claim. 3. Any commercial or industrial development other than what is currently allowed under M-1 zoning should be prohibited. 4. Home businesses are acceptable in the area provided they do not interfere with or alter the residential quality of the neighborhood. 5. Part time residents are welcome in York Gulch. 6. Should public lands in the area become privately owned in the future, they should be zoned for conservation easement (Natural Resource-Preservation/Conservation [NR-PC]) or MR-LT, allowing only one single family residence per ten acres. 7. No multi-family housing units or commercial development should be allowed. 8. A high priority is placed on visual resources, therefore, residents are encouraged to consider the aesthetic effect of their residence and property. 9. Housing and construction should be sensitive to the natural environment in order to achieve balance between residential use and open space. 10. Structures should blend with the environment and not infringe on the views or solar access of adjacent properties.

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		<p>development and quality of site design.</p> <ol style="list-style-type: none"> 7. The East Mt. Evans area's rural character should be preserved. 8. No housing development should occur in areas of critical wildlife habitat. 9. Housing should be sited so that it is screened from view as much as possible. 10. New housing should not obstruct important views or visually dominate the landscape. 11. Housing densities should be based on environmental conditions and whether the development is inside or outside the Upper Bear Creek Sanitation District. 12. Design guidelines will be developed and followed as a tool for development review. 13. Common open space in residential areas should be encouraged, especially in higher density areas. 14. New development must pay in full for any incremental (i.e. marginal) costs incurs. Such costs include: environmental impacts and losses of environmental amenities; increased costs of schooling, roads, utilities, and local services; incremental costs of water, forest, wildlife, natural resources, traffic, and wildfire management. 15. The East Mt. Evans area should continue to be a place where natural settings are important and take precedence over development. Open areas and important view corridors should be preserved through quality site and building design. 16. The Design Guidelines, yet to be developed, will contain recommendations that can foster quality site design. The Design Guidelines should be used in concert with the other recommendations in this plan. 17. Lands within the district that are not yet platted must meet the Clear Creek County zoning regulations (sec. 5.B.6.a) subject to factors unique to a site including, but not limited to, wildfire and geologic hazards, wildlife habitats and corridors, water supply, soil erosion and sewage treatment. 18. Slopes should be a constraint on development because, as slope increases, it has an effect on the 	<p>Further, it is recommended that the zoning of such [small] parcels be restricted limited to M-1 or MR-1 or NR-PC, for residential and/or recreational purposes only. Mining use (M-2) is not compatible with the residential character of the established community.</p> <ol style="list-style-type: none"> 4.2. Large parcels and other small parcels should be retained by the county under NR-PC zoning regulations as open space for wildlife and watershed management. An alternative to this suggestion would be to transfer such areas to another management agency, such as the Colorado Division of Wildlife for their management as wildlife habitat and watershed maintenance. 5. Responsible, limited development of existing private lands as low-density residential areas. <ol style="list-style-type: none"> 5.1. We believe the highest and best use of the lands in the Fall River Area to be low-density, single-family residential development within and subordinate to its role as a watershed basin made up of open space and wildlife habitat. 6. Unpatented mining claims currently maintained within the area should be offered for sale to the holders of such claims with the following restrictions: Use is limited to residential or recreational (M-1, MR-1 or NR-PC). Mining uses should be strictly and forever prohibited because this use is incompatible with the residential and recreational nature of the area. Such uses degrade the quality of a residential area (and its value to the larger community) with air, noise, aesthetic and water 	<p>public institutions land uses in the Activity Center, lessening mixed use density in the transition, and lower density residential edge areas of the Hierarchy Plan</p> <ol style="list-style-type: none"> 4.2.2. The land uses in the Activity Center of Level 1 Development should include higher density residential such as medium scale townhomes and live-work units. Retail, restaurants and offices are also recommended for the Activity Center area. In the transition area, townhomes or clustered lot and patio style single family detached are recommended. 4.2.3. Smaller public institutions, office and light industrial, small stores and parks and recreation are also recommended in the transition area. In the edge area, single family detached homes, public institutions, and open spaces are recommended. All land uses should be integrated and connected in a well-planned, compact development style. 4.2.4. The Level 1 Development Plan begins to create the sense of place and "gateway" at the Activity Center of the Floyd Hill area. 5. Implement an Overlay Zoning District or other planning mechanism for the Floyd Hill area that follows the design guidelines for any future development applications. 			

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		<p>following items: (1) construction difficulties, visual impacts, access, runoff, wildfire, septic, water availability and depth to bedrock/rock outcropping that impact septic, well and home construction (See page 13 of the plan for more detail).</p> <p>19. Development which preserves and enhances the natural environment should be encouraged.</p> <p>20. Natural hazards must be recognized and considered in any development proposal.</p> <p>21. Development must mitigate natural hazards and in areas where the hazard to the specific development or local area is too great development should be avoided completely.</p> <p>22. The needs of all wildlife species should be considered with special efforts made to preserve and enhance critical habitats and movement corridors and decrease losses resulting from direct human/animal contacts.</p> <p>23. Water quality and quantity should be protected for both consumptive and instream uses.</p> <p>24. Additional study and recommendations regarding water quality and quantity, included methods of domestic water supply and sewage disposal should be undertaken. Development in the area and management of all natural resource components in the area should focus on ecosystem management and preservation and enhancement of biological diversity through multiple use management.</p> <p>25. Some of the specific site design concepts which should be followed in order to protect the visual quality of the community are:</p> <p>25.1. Development should be integrated, through its location and design, with the existing natural character, i.e., color, line, texture, and form, of the site.</p> <p>25.2. Site disturbances should be minimized where disturbances are unavoidable, the resulting landscape should be integrated with the natural landscape by</p>	<p>pollution rather than enhance the total environment and assessed value of any given area.</p>				

Common Thread	D-L-D	East Mount Evans	Fall River	Floyd Hill	Georgetown Lake/Saxon Mountain Area	Upper Bear Creek	York Gulch
		<p>using similar vegetation, lines, colors, textures, and forms.</p> <p>25.3. .Maximum use should be made of a site's capacity to screen development from view. For areas with less than adequate landscape screening capacity, the visual diversity and landscape screening of the site should be enhanced.</p> <p>25.4. 4The visually attractive and high quality elements of a site's landscape should be maintained. The less attractive and lower quality portions of the site should be upgraded.</p> <p>25.5. Measures should be taken to insure architectural quality, especially when buildings are the visually dominant component of a landscape.</p> <p>25.6. The silhouette effect of structures on prominent ridges should not be allowed.</p> <p>25.7. All disturbed areas should be revegetated.</p> <p>25.8. Lighting which is obtrusive to surrounding areas should be avoided.</p> <p>26. To minimize the visual impact of mail boxes, they should be dispersed into small groups and integrated into aesthetically pleasing structures.</p>					
Open Space, Trails and Recreation	<ol style="list-style-type: none"> 1. Open Space shall be top priority as BLM lands are disbursed. 2. Priorities for Open Space are: <ol style="list-style-type: none"> 2.1. Water frontage (Clear Creek, Mill Creek, Silver Creek, trail Creek) 2.2. Wildlife habitat 2.3. Ridgetops, summits 2.4. Historically significant sites 2.5. Recreational trails (new and existing) 2.6. Community parks (Lawson) 	<ol style="list-style-type: none"> 1. The rural and open space character of the East Mt. Evans community is a tremendous asset that should be maintained. A network of public and private open space, trail corridors, and active and passive recreation areas should be developed. 2. The existence of a large amount of undeveloped land within the East Mt. Evans area is integral to the overall character of this community. 3. Within the area, all existing public open space should be preserved for recreational and/or wildlife use. Also, as much additional open space land as possible should be secured by public agencies before 	<ol style="list-style-type: none"> 1. Limited sales of former BLM Lands during the distribution process. 2. Retention of most former BLM Lands as open space for protection and maintenance of the watershed. 	<ol style="list-style-type: none"> 1. Maintain current County standards of preserving dedicated open space. 	<ol style="list-style-type: none"> 1. GOAL 1. To develop and maintain a Recreation Master Plan for the area, considering the rights and responsibilities of individuals and entities affected, to include plans for sub-areas, all to be submitted for Planning Commission review. The intent of all plans will be to monitor and guide the current and future recreational use of the area in an environmentally sensitive manner in order to provide for the public health, safety and welfare. 2. GOAL 2. To develop and maintain cooperative agreement for management of Goal Number 1. 3. GOAL 3. To coordinate with her Master Planning efforts. 	<ol style="list-style-type: none"> 1. The primary goal of the area, the preservation of the natural setting in public lands, is being accomplished currently. <ol style="list-style-type: none"> 1.1. No further action is required. Some federal agencies are cutting back on their responsibilities because of the federal budget cuts. 1.2. In the future some of the public land in the area may be put up for sale and available for development. The residents of Upper Bear Creek need to be aware of any plans to dispose of the public lands and adjust goals and policy accordingly. 	<ol style="list-style-type: none"> 1. York .Gulch and Clear Creek County should retain as much open space .as possible. 2. Existing public lands should remain public lands. The exception would be the sale of small tracts of public land which adjoin private property, which is-supported, provided it does not change the zoning .of either .property, or result in construction of more than one single family home per combined site. 3. The-Forest Service should retain-its current land and resource designation, "dispersed recreation", for York Gulch and surrounding areas. 4. It is the very strong belief in York Gulch that the former BLM

Common Thread	D-L-D	East Mount Evans	Fall River	Floyd Hill	Georgetown Lake/Saxon Mountain Area	Upper Bear Creek	York Gulch
		<p>it is developed. If public agencies decide to divest themselves of land held in the area, the county should step forward to purchase and preserve the lands for open space.</p> <ol style="list-style-type: none"> 4. There needs to be greater communication and cooperation among the entities involved in the management of open space lands to ensure that their goals and objectives are compatible, and that efficient use is made of natural scenic and historic resources. The public entities that should be involved include: <ol style="list-style-type: none"> 4.1. U. S. Forest Service 4.2. Colorado State Land Board 4.3. Denver Mountain Parks System Clear Creek County 4.4. Jefferson County 4.5. Colorado Division of Wildlife Bureau of Land Management Colorado State Land Board 5. The preservation of open lands within the area will be necessary to keep it from merging with the growing Evergreen communities to the east. 6. Private open space should be protected, and creation of conservation easements or similar protective programs should be encouraged for the following reasons: <ol style="list-style-type: none"> 6.1. preserve a rural character; 6.2. maintain visual and scenic quality; 6.3. protect wildlife habitat; 6.4. buffer existing and future development; 6.5. provide open land or park experiences within future development; 6.6. preserve a link to the community's cultural and historic ranching heritage; 6.7. enhance property values. 7. There should be increased communication between the residents through EMERGE and the various government organizations responsible for public open space, parks and planning in the area. 8. Coordinated efforts should aim for developing better access to, and linkages between public open spaces. This could be achieved through a variety of techniques including the use of easements or 			<ol style="list-style-type: none"> 4. The plan creates very specific open space and recreation policies for this subarea as whole and for three specific subareas as shown in pages 1-7. 5. There is a very specific subarea boundary that needs to be mapped. 		<p>properties in this area should remain open space.</p> <ol style="list-style-type: none"> 5. Small parcels of BLM property which are adjacent to private property should be made available to the private property owner(s), maintaining current dwelling restrictions based on M-1 zoning.

Common Thread	D-L-D	East Mount Evans	Fall River	Floyd Hill	Georgetown Lake/Saxon Mountain Area	Upper Bear Creek	York Gulch
		<p>acquisition of additional open space. ·</p> <p>9. Better access to public lands should be developed when sensitive wildlife habitats, fragile terrain, and unique vegetation are not threatened.</p> <p>10. Private property owners of large undeveloped tracts of land should be encouraged by proper planning to preserve open space through a variety of conservation and preservation techniques.</p> <p>11. An improved trails network should be developed that provides additional trails for hiking, biking and equestrian use, and precludes motorized vehicles.</p> <p>12. Sites for other passive recreational activities, such as fishing along Bear Creek, should be identified and acquired.</p> <p>13. Active recreational sites such as multi-use athletic fields, and shooting ranges, should be developed. The development of all recreational facilities should be compatible with the natural mountain setting.</p> <p>14. A community park should be established as a center for community recreational activities.</p> <p>15. Landscapes that have special visual qualities and views that are frequently seen by many people should be preserved and maintained.</p> <p>16. Quality landscapes should be protected from unnecessary visual disruption by insuring that development makes maximum use of the natural screening capabilities of the landscapes.</p> <p>17. The significant visual resources that should be protected and enhanced include: meadows, ridges, hillsides, waterways, vistas, unique vegetation, historic structures, valleys, rock outcroppings, and Upper Bear Creek and Mt. Evans.</p> <p>18. Land uses that are compatible with these visual resources should be encouraged.</p> <p>19. When development is proposed in a visual resource area, the appropriate Design Guidelines should be followed to ensure the compatibility of man-made and natural environments.</p>					

Common Thread	D-L-D	East Mount Evans	Fall River	Floyd Hill	Georgetown Lake/Saxon Mountain Area	Upper Bear Creek	York Gulch
		<p>20. In all cases, visual impacts of dominant structures, steep building sites, road grades and cuts, and predominant utility lines and poles should be minimized.</p> <p>21. There should be the development of an improved trails network that provides additional trails for hiking, biking and equestrian use, and precludes motorized vehicles. These trails should:</p> <ul style="list-style-type: none"> 21.1. vary in length, ascent and natural experiences; 21.2. link areas of the community; 21.3. traverse diverse landscapes; 21.4. access views and vistas; 21.5. intersect to allow the traveler a choice of paths to a destination; avoid areas containing endangered species or fragile environments <p>22. Public land should be made more accessible provided that wildlife habitats and fragile natural environments can be protected.</p> <p>23. Trail corridors should utilize flood plains, public rights-of-way, existing and abandoned utility rights-of-way, leased private property, parks and public open space. They should be used to connect open space parcels. The trails map (to be completed) shows the major trail corridors, existing and proposed. These trails should serve pedestrians, equestrians and bicyclists. In addition, pedestrian and bicycle paths should be located along the three primary roadways in the area - Upper Bear Creek, Stagecoach, and Witter Gulch.</p> <p>24. Passive and active recreational areas should be acquired to diffuse the pressure for recreational opportunities as growth occurs.</p> <p>25. Protect and enhance open space and natural resources by designing recreational facilities and outdoor multi-use fields to be compatible with their mountain setting.</p> <p>26. Preservation of visual open space should be a priority because it is critical to the perception of the rural mountain environment and to the unique mountain area. The views and vistas in the East Mt. Evans area should be protected</p>					

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		<p>and enhanced as development occurs. The significant visual resources identified in this section, and the recommendation for their preservation, should be carefully considered when development proposals are reviewed.</p> <p>27. The significant visual resources that should be protected include the following:</p> <p>27.1. All views of Mt. Evans and surrounding peaks.</p> <p>27.2. All views of Hicks Mountain.</p> <p>27.3. Meadows and waterways on Bear Creek, Yankee Creek, and Corral Creek.</p> <p>27.4. Open ridges and forested hillsides along major valleys.</p> <p>27.5. Special vistas, rock outcropping and unique vegetation and timbered areas.</p> <p>27.6.</p>					
<p>Transportation</p>	<p>1. Promote smooth, safe and efficient traffic flow in, through and around the D-L-D area for motor vehicles, pedestrians, bicycles and equestrians.</p> <p>1.1. The local street system shall be designed, maintained and improved especially to promote public safety and convenience.</p> <p>1.2. Keep the semi-rural atmosphere outside the I-70 corridor while ensuring quality maintenance for our roads and trails.</p> <p>1.3. Keep active communication with the BOCC on addressing Road and Bridge issues, such as paving, maintenance, road improvements, dust control, signage, etc.</p> <p>1.4. Promote local access to public transportation services presently going through our area for local travel as well as to the metro area and airports.</p> <p>1.5. Endorse that I-70 should be maintained within its current right-of-way.</p> <p>1.6. Promote cleanup of the I-70 corridor environment by the Colorado</p>	<p>1. EMERGE desires to continue its semi-rural atmosphere served by roads improved and maintained to high standards.</p> <p>2. Extension of blacktop roads should occur as development and density increase.</p> <p>3. The county should ease the burden of such road improvements with builder contributions.</p> <p>4. Transportation policy should include references and enhancements to foot, bicycle, and horse traffic as well as motorized vehicles.</p> <p>5. Establish committee within EMERGE to assist county in setting priorities on road maintenance and keep up active communication with county on road problems, planning, drainage, etc.</p> <p>6. Urge improvement of north-south access between this community and the larger part of Clear Creek County.</p> <p>7. Through work with the appropriate government entities EMERGE will strive to maintain ease of access maintaining the minimal traffic congestion now in existence while at the same time encouraging carpooling and public transportation at its periphery.</p>	<p>1. Fall River Road should be adequately and regularly maintained as to its surface condition. Ebert Hill should be paved and its safety enhanced at the earliest possible time.</p> <p>2. Law enforcement should be adequately provided, especially regarding speed controls, and particularly during heavy seasonal use of surrounding recreational areas during summer months and weekends.</p>	<p>1. Apply for a service annexation into RTD for the Floyd Hill area.</p> <p>2. Work with landowners and agencies to design and construct new egress and access roads.</p> <p>3. Maintain and enhance the existing emergency egress route at Pat Creek, south of the study area.</p> <p>4. Sign, maintain and enhance the secondary emergency vehicle egress route at Sawmill Court and provide an alternative route which meets or exceeds the quality of the existing route.</p> <p>5. Adopt a County standard for a maximum number of residential units that may be constructed off a single point of access.</p> <p>6. Work with CDOT to provide a westbound off-ramp at the mile marker #247 interchange.</p>		<p>1. The area's semi-rural atmosphere should continue to be served by roads improved and maintained to high standards.</p> <p>1.1. Extension of blacktop roads should occur as development and density increase.</p> <p>1.2. The county should ease the burden of such road improvements with builder contributions.</p> <p>1.3. Transportation policy should include references and enhancements to foot, bicycle, and horse traffic as well as motorized vehicles.</p> <p>1.4. Urge improvement of North - South access between this community and the larger part of Clear Creek County.</p> <p>1.5. Improvements should be made only when the community character can be maintained and the environmental impacts are acceptable.</p> <p>1.6. New development with the planning area should not be approved when the traffic generated would result in Level of Service F on existing road segments within the Evergreen area.</p>	<p>1. The Gilpin-Clear Creek Home and Landowners Association, Inc. ("GCCHLA") plans to continue to maintain the road system in its current state, providing improvements as needed for safe vehicular travel. Assistance from the county at the request of GCCHLA for maintenance is greatly appreciated.</p> <p>2. The continued involvement of the county in resolving disputes and misunderstandings about road right of way and access is encouraged and appreciated.</p> <p>3. The steep section of county road between Chinook and Saddle Drive is perhaps the most dangerous and troublesome section of road in York Gulch. A guard rail in this area is needed to prevent a serious accident.</p> <p>4. Improve the York Gulch Road and Fall River Road intersection by widening, reducing slopes, and improving visibility.</p> <p>5. The Special Use Permit with the Forest Service needs to be reviewed and updated periodically to insure that all necessary roads are included.</p>

Common Thread	D-L-D	East Mount Evans	Fall River	Floyd Hill	Georgetown Lake/Saxon Mountain Area	Upper Bear Creek	York Gulch
	Department of Transportation	8. County standards for acceptance of roads should be strictly enforced.					
Housing	1. Support continued availability of all levels of housing, expecting future building to be well-planned, safe and sanitary (from mobile homes to high-end properties).	1. Housing opportunities should be provided for different lifestyles and levels of income in order to create community diversity.					
Cultural/Historical and Community Quality	<ol style="list-style-type: none"> 1. Promote the establishment of a community core area in the DLD area. 2. Preserve and maintain all historically significant sites, i.e., Dumont School house, Mill City House, cemetery, Colorado Cabin, grave near the Post Office, Mill Creek arastra. 3. Keep the Post Office in Dumont. 4. Pursue a historical/cultural resource inventory of D-L-D area. 5. Foster the development of written history for our area, through the Mill Creek Valley Historical Society and other appropriate agencies and institutions. 	<ol style="list-style-type: none"> 1. Historic resources provide links to the past, enriching the area's character. The destruction of tan important historic site is an irreversible loss. Because of their social and economic values, preservation of important historic sites should be a priority of the East Mt. Evans area residents. <ol style="list-style-type: none"> 1.1. Allow land uses which preserve and maintain historic resources or, as necessary, relocate them to suitable sites for preservation: Development in the East Mt. Evans area should integrate historically significant structures or sites into site design and development plans. 2. The East Mt. Evans area should develop additional recreational and entertainment resources that contribute to the area's healthy lifestyle and sense of community. <ol style="list-style-type: none"> 2.1. Develop community resources and programs which allow and encourage strong community spirit. 3. An updated inventory of the area's historic and archaeological resources will be completed. This inventory should then be assessed to determine what structures or sites are important to preserve. 4. Development should integrate historically significant structures or sites into site design and development plans. 5. Community resources and programs which encourage strong community spirit should be proposed. These might include: Welcome Wagon, East Mt. Evans area, "Clean Up the Neighborhood" days, a Neighborhood Watch program, etc. 6. Preserve the historic locations in the area. 	The plan's survey showed moderate interest in historic preservation.				

Common Thread	D-L-D	East Mount Evans	Fall River	Floyd Hill	Georgetown Lake/Saxon Mountain Area	Upper Bear Creek	York Gulch
		<ul style="list-style-type: none"> 7. Conduct oral interviews with longtime residents to learn more about the area's history. 8. Conduct formal inventory of historic sites in the area and make it available to residents and interested persons. 9. Provide public education programs to increase awareness of local history and historic sites. This could be done through local schools, libraries, brochures, historic markers, and perhaps the Outdoor Education Laboratory. 					
Hazards	A policy for mitigating wildfire hazard is found for the regional commercial center at the I-70/Hwy 40 exchange.	Detailed policies on hazards that will overlap the in progress hazard mitigation plan. The hazard plan team may want to review policies on pages 29-36.	Wildfire, flood hazard is discussed in the plan	Implement a forest management plan specific to Floyd Hill to address wildfire potential, including fuel reduction and defensible space regulations. See that the forest management recommendations in the Clear Creek County Community Wildfire Protection Plan be implemented.		<ul style="list-style-type: none"> 1. Protect life and property from the effects of hazardous events. <ul style="list-style-type: none"> 1.1. Section 7.4 of the Plan contains detailed policies on geologic, floodplain, radiation, methane and wildfire hazards. These policies are universal for the county as a whole and should be incorporated into the hazard mitigation plan element of the new CCC plan. Please refer to pages 29-32 of the plan. 	Forest fires, safety and prevention are discussed in the plan.
Community Assets		<ul style="list-style-type: none"> 1. Independent minded, self-sufficient mountain people 2. Strong community identity 3. Volunteerism 4. Magnificent natural setting 5. Good retirement setting 6. Well-educated population 7. Positive view toward support for community needs 8. Strong community spirit 9. Relatively low crime rates/drug abuse 10. Clean air 11. Community support for schools 12. Good water quality 					
Challenges		<ul style="list-style-type: none"> 1. Housing 2. Open space and recreation 3. Visual resources 4. Schools 5. Design guidelines 6. Historic preservation Community quality Water quality 					

Highlighted Text = Current Goals; all other text not highlighted are policies of the current subarea plans.