

**Clear Creek County Master Plan  
Stakeholder Interviews – County Commissioners  
Question Outline**

**GENERAL**

**What is your name?**

Phil Buckland

**How long have you been a commissioner?**

Current term started in 2013

**What brought you to Clear Creek County?**

Moved here in the 1980's after school

**Where in Clear Creek County do you live?**

1 mile west of empire (West End of the county)

**What is your profession? What do you do?**

Background in engineering, transmission power lines

**One of the elements we are exploring in the Master Plan is how closely do people identify with the "County" versus the municipality or "area" they live in? Do you identify with a particular part of the County?**

No I don't identify with a particular part of the county, we're county wide. I have been involved throughout the county (different boards, schools, groups) and do not identify with Empire West. There's a divide between East and West side of the county. Denver commuters, second homeowners, and economic factors divide the county. It's geographically very far apart due to terrain. "Floyd Hill" is an abomination. Income differences, people in Evergreen West with more money skew the income difference. West end has a very transient "ski bum population", constantly fluctuating but the total stays about the same.

**ABOUT CLEAR CREEK COUNTY**

**What are your top 5 concerns about the future of Clear Creek County?**

1. Need to address “who we are”
2. Need to quit trying to “grow”, we have hit limit geographically. The land is maxed out in terms of carrying capacity. How do you make it better, not just bigger and live within your means physically? Henderson mine is prime example. It’s a unique situation, the county 75% open space with USFS lands, I-70 is the elephant in the room... It’s a narrow valley with no side roads, nowhere to go when something happens on the highway, it creates a problem. “I-70 is our blessing and bane”.
  - a. We need to see if we are at CCC, I suspect we are. Water is an important indicator. To become sustainable we need to balance our energy mix, 40,000 cars pass through a day and they pollute. How do we balance our consumption with production? Likely the typical CCC resident takes the NIMBY stance
  - b. Trees are another indicator, must be cleared or burned otherwise huge wild land fuel build up. Huge land use problem, people move here and use mining claims but don’t have water or access to resources.
  - c. Challenge: Open space has been set aside, preservationist approach
3. Lots of pressure from developers, “economic drivers”, need to look beyond this. It creates jobs but either way if those people leave or stay they become a burden.
  - a. Most people need two jobs to enjoy standard of living, there’s a job issue: primary care taker needs to work closer to home, only economy is retail tourism. These jobs were not intended to generate primary income, more of a student job. Unless jobs are providing a living for the locale, need full cost accounting of job creation.
4. The fourth utility- broadband. Emphasis how we live in the information age, telecommuting workforce, we need to increase broadband going forward. Need unlimited broadband, and true long term cost accounting. Put in total cost in maintaining, operating, and owning. Need to have enough in the bank for replacement down the road.
5. Public Health and Environmental Health-More convenient on the Eastern side. People need to expect this and plan better. It takes scale to make medical services work.
6. Need attainable housing- dated stock of housing, hard to own, on the backs of individual owning home who needs to account for maintaining.
7. Older people want to stay where they are and better ambulance services have allowed this. How do you address older people that want to fight their old age? Somehow we have fostered a mentality that we live in an urban area, we need to abandon that. Example: We have to have an ambulance but do we need 5 or do we need 2, the master plan needs to address what is sustainable at a base level. It’s like receiving a grant but

there's no thought of how to fund this long term. The right sizing needs to be determined for the counties critical role. What is the right size to provide a quality of life that people can live here and want to live here? Inherent carrying capacity is level should be pre Henderson mine.

**What do you think are the best attributes of the County?**

**When people visit you, how do you describe Clear Creek County?**

**What are the top 5 words that best describe living in Clear Creek County?**

**In 10-15 years where do you see Clear Creek County?**

Recognize limits of growth and consumption. Form a community that sustains itself. Figure out hazard mitigation for the future, huge challenge. Forest service and open space do not manage their land well; noxious weeds, fuel loading, wildfire, all disasters waiting to happen. Policies are national, and need to be factored into our master plan (i.e suppression, let it burn, or fuel loading). Consequence: If we don't manage then what are the consequences. Big challenge!

## **REGARDING THE COUNTY MASTER PLAN**

**What has been the biggest challenge with the current one?**

Lack of clear vision and initiatives, we need to figure out, "what does the county need to do, want to do, and how?" The new master Plan should come up with some vision we can relate to and set initiatives to prioritize which are going to occur in order to achieve this.

**What has been the best outcome?**

**What do you want the next Master Plan to accomplish?**

Capital Planning, figure out what we can sustain, environmentally, financially, what do people want and what can we afford. Keep mining viable because we don't know what is happening in

the future. Treat it as a grant and do things that make it better. There was a previous land grant but it didn't focus on long term investments such as infrastructure. It's hard in the moment when there's a dollar in your pocket not to have another piece of pie. Instead we should use grant monies to help people insulate homes, build roads and homes more sustainably.

**Any other thoughts, concerns or suggestions?**

Renewables: solar garden is a good model, individually it's too hard to convince but on a county scale we could make some changes.

STAKEHOLDERS: Jim White, SOLVE  
Peggy Stokstad, CC Economic Development Corporation  
PLANNING TEAM: Drew Pollak-Bruce, SE Group  
Gabby Voeller, SE Group  
Fred Rollenhagen, Clear Creek County  
DATE: 3/21/2016  
RE: CCC Economic Development and Fiscal Impact Discussion

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## **INTRODUCTION**

- Welcome, agenda discussion
- Objective of call: getting us all on the same page in terms of understanding the issues at play and the broad values the Master Plan should consider in terms of economic development.

## **ECONOMIC DEVELOPMENT VALUES**

- Review of Draft Vision and Policy Framework Statements
- Statements have been reviewed by CAC; these do not reflect the feedback from them yet. Review not intended to be a wordsmithing exercise, rather to spark conversation and get us thinking about important issues. Opportunity to provide feedback on wording and statements before and at the public meeting.
- Feedback on vision from CAC to lead with quality of life rather than economic strategy. General agreement with this reorganized vision.
- Support for idea of economic diversity; important not to jump into a single industry economy
- Planning in unincorporated communities: economic development efforts should be county-wide and consider all areas of the county
- Maintaining key qualities of CCC: Quality of life can mean different things to different people. Peggy suggested using the term lifestyle instead and Jim agreed.
- County should work to assess the impact of land use decisions at the local scale, but allow for flexibility in infrastructure. It is important to look at fiscal and economic impact, but that doesn't mean there has to be infrastructure in place. TIF, grants, developer funding can impact fiscal impact.

- Jim suggested growth is not the objective, but rather the fiscal and economic health of the community. Growth that achieves this health is desirable, but growth for growth's sake should not pursued.
- Recognition that it is important for the county to work with the municipalities because we are all in this together.
- Both Peggy and Jim agree that more marketing can be done to present the county with a common image, presenting a unified picture. Jim also recognized the value marketing Peggy has been working on.
- Open space and economic development strategies can work together to achieve goals when there is open communication and involvement from both sides.
- Concentration of economic development in growth centers misses the point. Economic development can take on many forms. Better to say economic development should occur where the resources exist. Geo-thermal as an example: that needs occur where the heat is. To aid in this an infrastructure map showing where infrastructure is located in the county would be a valuable map. Could also include a renewable energy map, or a natural and mineral resources map, etc. Again, if infrastructure can be provided without creating a fiscal challenge for the county, and the project contributes to economic development, it should be considered.
- Economic sustainability? Noted that sustainability is not in the framework document anywhere. Drew explained this was intentional because sustainability can be a "charged" word and can also mean different things to different people. Recognition that solutions that will remain viable over the long-term are important. Suggestion that perhaps sustainability should be used in the plan, but that it should be clearly defined so its context is understood. Want to make sure the long-term perspective is incorporated into the master plan thinking; not just "flash in the pan."
- Peggy noted that mineral resources policy statement could be changed to "natural and mineral resources."

### **WHERE IN THE COUNTY SHOULD ECONOMIC DEVELOPMENT EFFORTS BE CONCENTRATED**

- Discussion that there does not need to be a land use area designated where economic development strategies should be focused. Again, it should occur where the resources exist. More important to provide maps to show where infrastructure and resources exist.
- Opportunities at the Henderson mine should be kept flexible and open allowing for a range of above and below ground uses. Future use will likely be something that we can't possibly imagine, so allow maybe list activities or goals for what that use might achieve.

### **FISCAL IMPACT OF LAND USE IN CLEAR CREEK COUNTY**

- Important to understand the costs and revenues associated with existing land use types and that analysis will be very beneficial for future decision making.

- Applying these same cost/revenue values to the future land use map may not be as beneficial generating a list of what fiscal/economic impacts should be considered with development proposals and possibly some guidance on how they should be considered. This will allow the County to use the analysis as a fiscal guide for development projects as they come up rather than envisioning a future scenario in total.

STAKEHOLDERS: Cindy Dicken (Health/Human Services), Joanne Sorensen/Cindy Neally (Transportation), Lynette Kelsey/Deb Kirkham (Building Department), Matt Taylor (GIS), Lisa Leben (Special Projects Director), Jim White (SOLVE), Sally Rush (Housing Authority)

PLANNING TEAM: Joyce Allgaier

DATE: 9/16/2015

RE: CCC Master Plan Update Stakeholder Interviews

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## OVERALL SUMMARY

These initial meetings were focused mostly on key county staff and addressed primary functions of county government. These were generally shorter interviews (20-30 minutes) and their primary purpose was to establish connection with the planning team, identify key resources and key issues.

## CINDY DICKEN (HEALTH/HUMAN SERVICES DIVISION DIRECTOR)

- Supervises OEM and ambulance, public health, human services, community resource center; 65 employees
- Public Health- Two nurses, educators, environmental

### Key issues and/or Concerns:

- Lack of primary care, no doctors in offices
  - Lutheran Exempla
  - 18 miles to St. Anthony in Lakewood
  - 11 miles to Evergreen (doctors)
- Aging population and lack of primary care (9.700 psp? Payment service provider?)
  - In conversation with St. Anthony
  - 'Medical Home'
  - Purchase a mobile medical unit
    - Georgetown
    - Gilpin City
    - Idaho Springs
- Food stamps, WIC, and Medicare at risk
- Ideally a clinic would be in Idaho Springs
  - Care for uninsured, underinsured, in need
  - Retirement by State

- 2008 saw an increase in support
  - 1,800 cases, benefits

## **JOANNE SORENSEN & CINDY NEALLY (TRANSPORTATION SPECIALISTS)**

### Issue: Connectivity

- CDOT Bus: Glenwood to Denver
  - Did not create a new stop in CCC
  - Operation started July 2015
  - Only one bus to and from Metro Area
  - Joanne would like a bus down to Denver in AM
- Greenway Plan- adopted
  - PPSL- Peak Period Shoulder Lane
  - Idaho Springs and Empire- New Separated trail surface
  - DLD Area (Dumont-Lawson-Downieville)

## **LYNETTE KELSEY & DEB KIRKHAM (BUILDING DEPARTMENT)**

- Department Composition
  - 1 Building Department Officer
  - 1 plans examiner, Code enforcement
  - 1 Building examiner
- 2009 IB Code, IRC entire series adopted and used as basis for compliance
- Major issues for the department include events related to I-70 closures, the impact of construction activities, noise issues and compliance, and activities associated with the Henderson mine

## **MATT TAYLOR (CENTRALIZED GIS SERVICES)**

- Will send list of relevant GIS database layers to SE Group team
- Have good communication, okay with what/how we want maps to look like
  - DOW
  - Wildfire Hazard

\*Matt is happy to make maps look like we want

## **LISA LEBEN (SPECIAL PROJECTS DIRECTOR)**

- CCC has a Historic District Public Lands Commission (HDPLC) which Lisa oversees.
- HDPLC acts as a planning forum for cooperative planning across multiple agencies
- Has short and long-range objectives that include recreational functions
- Dvd. 4- regulates – Bylaws exist
- Key contact might include Penny Wu- Arapaho NF, Idaho Springs DR

## **JIM WHITE (SOLVE- SAVING LANDS)**

- Area of primary focus is the Beaver Brook Watershed
- 25% of people who live in Clear Creek County work in Clear Creek County
- 75% of people who live in Clear Creek County work outside of the county
- Floyd Hill Study is an important document
- 1893- mining bust

### Key Issue – Recreation

- Rafting on Clear Creek is #2 the State - opportunity?
- Kayak park in Lawson
- Another resource is *Cassandra Patton* at the Tourism Bureau

## **SALLY RUSH (HOUSING AUTHORITY)**

- Combined Housing Authority with Summit County (SCHA)
- Offers classes for housing education, loan programs
- Has a Housing Advisory Group – advocates for affordable programs
- Section 8 Housing is handled by Grand County Housing Authority

### Key Issues

- King Murphy Elementary
- Housing now Oct. 14-16
- Trailer Park- Empire 30-50 AMI
  - 16 Trailers
  - 5 Cabins

STAKEHOLDERS: Martha Tableman (Open Space Commission Coordinator), Kathleen Krebs (OEM Coordinator), Carl Small (Finance Director) Peggy Stokstad (CCC Economic Development Corporation)

PLANNING TEAM: Joyce Allgaier, Chris Hawkins, Drew Pollak-Bruce

DATE: 9/29/2015

RE: CCC Master Plan Update Stakeholder Interviews

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## OVERALL SUMMARY

Stakeholder meetings went very well. We met with Peggy after running a little late with Carl Small. We got down to a much higher level of detail with Peggy than we had earlier and she was very insightful about the various potential "opportunity areas" for economic development, among many other things. We also discussed the Economic Focus Group meeting and the make-up of the group. We were able to get some time with Matt Taylor regarding GIS and that was (and he is!) very helpful and ready to be part of our planning team. In talking with Kathleen Krebs we learned that she has Tetra Tech under contract to create a CCC Hazard Mitigation Plan (HMP). We will work with Tetra Tech and Kathleen to integrate appropriate risk assessment data, recommendations, and a Hazards element into the plan, and include reference to the HMP and its mitigation recommendations into the implementation chapter for the CCC Master Plan. The HMP work by Tetra Tech will provide valuable information for the master plan.

## MARTHA TABLEMAN, OPEN SPACE COMMISSION COORDINATOR

- Open space ballot: 1 mil levy, about \$600,000
  - 25% management 75% acquisition
  - Appox 40% of management budget goes to upkeep
- Peaks to Plains Greenway
  - Approved Greenway Plan complete
  - GoCo funding to build from Clear Creek River at the county line to Tunnel 5
    - Finish next spring
  - Empire Junction
    - more wayfinding
    - Empire to hidden valley
  - Greenway Authority newly formed

- Executive Director search underway
  - Role of Authority undefined; hope to implement greenway plan
  - How does greenway authority operate with Open Space Commission, Rec District?
- Cycling an important opportunity
  - Bike lanes in CCC?
  - Highway 103 world class cycling
  - Little cycling events?
- Off-Highway Vehicles (OHVs)
  - Lawson, Silver City Road, Waldorf Basin Road, North Empire
  - Need infrastructure and regulation
  - OHV use in Geneva Basin a potential community concern
- Shooting Ranges
  - Route 103 Near Bakerville
- Important Open Space Commission Holdings
  - Sheep Keep: CPW protections for sheep herd
  - Beaver Brook Watershed
  - Events Center/Shadows Ranch in Georgetown
- Mapping
  - Done by Matt Taylor
  - Open Space Map
  - Public Lands Map
  - OSC Website has maps available
- 2,000 acres total in holdings
- They do management plans when they need them, but doesn't cover entire system
- Maintenance a problem for bike trails in the county
- Perception of too much open space may be common in community
- Recreation and Open Space are opportunities beyond Henderson Mine
  - Understand what Recreationalists like about CCC
- Water limiting factor for both recreation and overall growth
  - Echo Mtn Buys augmentation water
  - Water augmentation plan

- Boulder's Blue Line
- WUI and fire risk in Open Space
- Concept papers for trail projects in March
- EMERGE: evergreen environmental group
  - Frank Young

## **KATHLEEN KREBS, OFFICE OF EMERGENCY MNGMT COORDINATOR**

- OEM handles a lot of the county issues that don't fit elsewhere
- Mitigation, preparedness, response, recovery
- Hazard Mitigation Plan (HMP) currently underway
  - Tetra Tech – Laura Johnstone is contact with TT
  - HMP should be done by March
  - Hazards element of Comp Plan
    - Pull key recommendations from HMP into Comp Plan and state county will implement
  - Need to get community insurance from FEMA
  - Critical infrastructure protection
    - Wildfire, flooding, landslides, avalanches
- Firewise Communities
  - Floyd Hill, Saddleback, Beaver Brook
- Community Wildfire Protection Plan (CWPP)
  - 37 WUIs
  - 9 Community Plans

## **CARL SMALL, FINANCE DIRECTOR**

- Opportunity and Growth Centers
  - Stanley Property by Idaho Springs an opportunity
  - Floyd Hill: most promising growth center
    - Saddleback Development
  - Young's Ranch: potential growth/development
  - Grouping mining claims: Southwest of Idaho Springs

- CCEDC: funded by county about \$60,000 a year
- Dumont has historical significance
- Henderson Mine
  - 75% of Henderson Mine Employees are from Denver (anecdotal)
  - Severance Tax
    - Building up over several years
    - State's formula has changed
    - \$600,000 this year; \$400,000 last year
    - Will go down more and more as mine phases out
  - 10 year phase out projections
    - County Revenues expected to be 58% less
    - Property Tax: Primary revenue, value of minerals taken in a year
    - Land & Buildings Taxes
    - Personal Property Taxes
- Budgets and Financial Reports available on website
  - Carl will provide excel summaries (have received)
- Tax Revenues
  - Property Tax
  - Sales Tax: 1% \$1.1 million
- No place to smelt in the County

**PEGGY STOKSTAD, DIRECTOR OF THE CCC ECONOMIC DEVELOPMENT CORPORATION**

- East-West divide in CCC is geographic and social reality to be considered
- Henderson Mine's announcements and reductions have people thinking what the next generation of jobs will look like
  - Probably not natural resource extraction based
- Recreation economy
  - Not at much property tax
  - More sales tax
- Support small communities
  - Infrastructure

- Rehab assets
- Beyond Nat Res extraction and recreation what is there? What can we attract to the community that makes sense?
  - Rehab properties
  - Secondary school
  - Trailer parks => taking up prime retail
  - Empire school
- Small, home-based entrepreneurs
  - Central place for office support
  - Incubators
- Tech industry
  - Ripe for startups
  - Need better broadband
- Creative industry
  - Artisans
  - Performing arts
  - Craft breweries
- Infrastructure
  - Biggest thing county can do to help
  - Broadband
  - Water and sewer => in incorporated areas
  - Workforce housing
  - All municipalities have capacity for economic development, jobs, housing
  - Floyd Hill doesn't have water
  - DLD none
  - Bakerville no sewage
- Broadband
  - Runs up through I-70
  - Need to get connection off highway
  - Going to vote on allowing the County to set up co-op for broadband
- Purview of EDC
  - Everywhere in CCC, including municipalities

- Parking
  - Limited in Idaho Springs and Georgetown
  - Univ of CO Denver is doing parking studies in towns
- Tools Peggy wished she had
  - Staff
  - Impact Model => State of Colorado
  - Business Loan Funds
- Residents don't want more people
- Not seeing the young people/young families
  - Create workforce housing
  - Jobs to attract young people
  - Want to be close to things going on
- Peggy would like to see workforce housing goal in Comp Plan
  - Increasing the percent of workers living in the county
- Tools
  - Whole County is an Enterprise Zone
    - Met low pop growth target
    - Mine closing
    - I-70 construction
    - Little developable land
    - Northwest Colorado Association of Governments
    - Contribution projects => Tax credits
    - Peggy wants the EDC to be an enterprise project
  - No TIFF
    - Talked about one for the redevelopment of east Idaho Springs and Lake Georgetown
  - No PIFF
    - Considered one for East Idaho Springs and parking structures
- Image (I-70 Curb Appeal) is very important
  - Junk ordinance difficult issue
  - Land rights, property rights important to residents
- Land rights, property rights important to residents

- Brand
  - Location (convenient, proximity to Denver and mountains)
  - Recreation (opportunity)
  - Authentic
  - More than meets the eye (opportunity)
  - History
- Tourism Board
  - Funded by lodging tax and sales tax
  - Market CCC
  - Branding effort underway
- Georgetown Visitors Center is the busiest in Colorado

### Opportunities

- Floyd Hill
  - Workforce
- Idaho Springs
  - Middle school
  - Argo
  - Reconstruction of Colorado Blvd
  - Football Field => 88,000 Sq. Ft.
  - Land bank bought 5 acres on hill above high school
  - IRG is studying middle school site
  - Closed Forest Service Rest Area
- Dumont-Lawson-Downieville
  - Could become defined commercial area with more diverse businesses
  - Prime for redevelopment
  - 12 acres at interchange with more available on the other side of the highway
    - Possible sub-area study? Site Plan?
  - Potential lots: Road and Bridge lots, Rodeo Grounds
- Empire Junction
  - Douglas Mountain: 150 acres
    - Commercial, high end houses, mixed-use
    - High altitude reservoir

- Empire
  - Sun and fun!
  - Beautiful
- Georgetown
  - Shadows ranch
  - 18 acres at Georgetown Lake
    - Hotel anchor
    - Workforce Housing
  - Small Properties
  - Green Lake & Duck Lake up Guanella Pass
    - Lodge, recreation, primitive
- Silver Plume
  - Stick to the themselves
- Bakerville
  - Interchange with nothing there now
  - County owns some land => boutique lodging?
  - Grays and Torey's
  - Continental Divide

STAKEHOLDERS: Charlotte Hampson, Clear Creek County Public and Environmental Health

PLANNING  
TEAM: Drew Pollak-Bruce

DATE: 11/12/15

RE: CCC Master Plan Update Stakeholder Interviews

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## **ENVIRONMENTAL HEALTH PRIORITIES**

- Survey last year at 9 News Health Fair Top 3 priorities:
  - Outdoor air quality
  - Surface and ground water quality
  - Healthy Homes

## **WATER, SEWER AND WASTEWATER**

- Reg 43: State-wide regulation for onsite wastewater treatment systems
  - CCC adopted even more stringent regulations a year after
  - Reg 43. Difficult for mountain communities and homeowners with small lot sizes.
    - Mountain communities not taken into consideration in development of Reg 43
    - When people go to improve current systems they can't. Have to go with a vault system, which is basically just a holding tank.
- When there are a lot of septic systems in an area can create public health challenges (blue baby syndrome)
- A solution could be to create or expand public sewers in areas where there are small lots
- Some areas with potential for new or expanded community sewer systems. Most of these have lots under half an acre. Built before regulations and the wells are all close together. People don't want to buy because they don't meet current standards and they create environmental health issues.
  - Beaver Brook Canyon

- Brook Forest Estates
- Bendemeer
- Ski Village
- Berthod Falls
- Barrows
- Homestead Hideaway
- Blue Valley Acres
- Some of these areas (example: Bendemeer) have a public sewer, but some properties are not in district. Really expensive for individuals to hook into system.
- The existing community water systems in St. Mary's, Empire and Silver Plume are in need of upgrading (different than expansion of services, more of upgrade of existing facilities).
  - Water quality can be an issue in some of these areas.
  - Communities don't have access to funds or resources to improve systems.
  - Offering them more resources could be a solution.
  - Georgetown and Idaho Springs are great
  - Water quality is a significant issue for St. Mary's now and they don't have funds to make necessary improvements.

## **OTHER ENVIRONMENTAL HEALTH CONCERNS**

- Large transient and homeless population in CCC.
  - Not a lot of resources available to them.
  - No place for them to camp out.
  - Camp out illegally on properties which creates a large environmental health issues with waste, etc.
- Healthy homes:
  - Issues with the healthy homes:
    - Mold complaints
    - Indoor air quality complaints
    - Lead based paints

- Asbestos
  - Bugs
- A lot of them are landlord-tenant issues (example: black mold in a rented home)
- Did a lead paint study last year and quite a few home came back with lead paint
- Primarily a problem in the western end of the County
  - Age of homes: not built to handle steam showers, etc.
  - Lack of financial resources to address
- Outdoor air quality
  - Directly related to CDOT/I-70 issue that CCC has
    - 6 lane Highway with idling cars, ski traffic
    - Deep valleys and car pollution from the highway settles right where people are living
  - No air quality monitoring in CCC – Don't know what the issues are in the area
  - Potential for expanded carpool incentives like in Summit County
    - CDOT program to reduce traffic on I-70
  - Approached school district for available grant to help clean the diesel fuel exhaust from school busses
    - Even small programs help
- Illegal mining
  - Not a major issue in the County, but is a contributor to keeping Clear Creek clean
  - People who buy a claim, but don't realize they need a permit too, or people find a closed mine and tinker around in there. People don't understand what they can and can't do without permits.
    - Website (Goldrush Incorporated?): Sells historic mining claims for pretty cheap, but doesn't tell people they also need permits, etc.
  - Discharges of mining waste right into Clear Creek creates negative impacts to the creek
    - Turns creek bright orange
    - Impacts to wildlife in and around the creek

- Water intakes downstream