

Bakerville Neighborhood Land Use Plan

March 2003

Clear Creek Heritage Committee consisting of Member of Historic District Public Lands Commission, The Metropolitan Recreation District, USFS, CCC Tourism Board, CCC Economic Development Committee, Open Space Commission, the Towns of Silver Plume and Georgetown, and representative property owners)

Key Land Use Goals and Policies

Neighborhood Concept Plan-Preferred Alternative

- Plan evaluated four alternatives and selected the preferred neighborhood concept plan.
- The Bakerville Concept Plan proposes a mix of recreation oriented lodging, retail, commercial, camping and other uses to serve the large number trail users and I-70 traffic with the following land use mix:

1. Lower Residential Development

- 1.1. Allow lower residential single-family homes with option of accessory dwelling units using MR-1 Zone District outside of higher density area.

2. Tourism Based Commercial, Retail, Restaurant and Overnight Accommodations at Property at Base of Steven's Gulch

- 2.1. Convenience store (no gas station)
- 2.2. Restaurant without drive thru
- 2.3. Public services such as fire, police, ambulance, daycare, etc.
- 2.4. USFS facility with limited trailhead parking
- 2.5. Recreational visitor/nature center with limited shopping
- 2.6. Bed and breakfast or other overnight lodging with maximum of 50 units

3. Lodging and Recreation North of I-70

- 3.1. Bed and breakfast or other overnight lodging with maximum of 50 units
- 3.2. No gas stations
- 3.3. Restaurant without drive thru

- 4. BLM and County Land (Approximately 35 acre parcel adjacent to Clear Creek and East of Bakerville Exit)**
 - 4.1. Campground with trailer/RV hook up, showers, bathrooms, caretaker residence
 - 4.2. Convenience store for campers without gas station
 - 4.3. Private wastewater treatment plant for all Bakerville development with new Metro District for water and sewer service
 - 4.4. Open space buffer to I-70
 - 4.5. Water reservoir
 - 4.6. Recreation parking with minimal services such as restrooms

Dumont-Lawson-Downieville (DLD) Stakeholder Document

September 9, 1993

Adopted by DLD Membership

Key Land Use Goals and Policies

Key Goals

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.

Key Policies

1. New commercial uses shall be restricted to currently commercially zoned areas.
2. Agencies, citizens and development interest cooperate and foster local partnership projects.
3. Commercial developments shall provide landscaped visual and sound buffers from residential areas.
4. Maintain our status as unincorporated Clear Creek County.
5. Neighborhood advisory committees should be established where communities want them.
6. DLD's neighborhood advisory committee (DLD Association) is to be advised of matters presented to County Planning Commission, Board of Adjustment and BOCC which affect DLD area.
7. High priority open space acquisitions include water frontage, wildlife habitat, ridgetops, summits, historically significant sites, recreational trails, and community parks.
8. High density housing doesn't fit with the rural character and quality of life in the DLD community.

East Mount Evans Area Master Plan

June 11, 1993

East Mount Evans Resources, Growth and Environment, Inc. (“EMERGE”)

Key Land Use Goals and Policies

Key Goals

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. 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.
7. 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.
8. Housing opportunities should be provided for different lifestyles and levels of income in order to create community diversity.

Key Policies

1. Housing densities should be as recommended in the following 3 policies depending on existing zoning and platting, environmental conditions, compatibility with adjacent development and quality of site design:
 - 1.1. Outside sanitation district: 1 unit per 5 to 35 acres.

- 1.2. Within existing sanitation district: 1 unit per 1 to 15 acres
- 1.3. When sanitation district is expanded: 1 unit per 5 to 35 acres
2. Housing The East Mt. Evans area's rural character should be preserved.
3. No development should occur in critical wildlife habitat areas.
4. Design guidelines will be developed and followed as a tool for development review to ensure protection of the character of the area, with numerous policies in the plan outlining important design concepts for the area.
5. Development must pay its own way.
6. Slopes and natural hazards should be a constraint on development.
7. Large areas of undeveloped land are integral to maintaining the area.

Fall River Area Plan

September 1996

The Fall River Homeowners Association

Key Land Use Goals and Policies

Key Goals

1. Mitigate the Spillover Effects from Central City, specifically county support in an alternate site for construction of the Central City Water Diversion Project.
2. Protect the area from overexploitation of the existing private lands by enactment and enforcement of strict zoning regulations.
3. Ensure new zoning of BLM lands reflects a respect for local values and conditions; it should not be redundant nor degrading to surrounding areas.
4. Ensure responsible, limited development of existing private lands as low-density single-family residential areas.

Key Policies

1. Strengthen and maintain the integrity of zoning laws.
2. Carefully scrutinize and limit variance requests, especially with regard to size of parcel, setback requirements, degree of slope, sanitation and access requirements.
3. Limit and control mining activity in the short-term, and eliminate mining in the long-term either through direct county intervention or county support at the state or federal level.
4. Sell small [BLM] parcels to existing contiguous landowners as non-divisible additions to currently-owned parcels.
5. Retain large BLM parcels through County or State ownership under NR-PC zoning regulations as open space for wildlife and watershed management.
6. Sell unpatented mining claims to the holders of such claims with the following restrictions:
 - 6.1. Use is limited to residential or recreational {M-1, MR-1 or NR-PC}.
 - 6.2. Mining uses should be strictly and forever prohibited because this use is incompatible with the residential and recreational nature of the area.

Floyd Hill Gateway Sub-Regional Master Plan

July 30, 2009

Floyd Hill Master Plan Steering Committee

Key Master Plan Statements

1. The master plan attempts to remain neutral and flexible on which development level, if any, is appropriate for Floyd Hill.
2. This master plan is a living document that 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.
3. Plan presents three conceptual alternatives with different levels of development:
 - 3.1. **Baseline Condition:** Analyzes the approved unbuilt development plus potential development under the then existing zoning.
 - 3.1.1. 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.
 - 3.1.2. Baseline Condition Density:

Single-family:	39-194 units
Multi-family:	188 (Beaver Brook)
Residential Total:	227 units
Commercial:	10,000 sq. ft. (FH Crossing) 42,000 sq. ft. (Beaver Brook)
Office/Flex:	50,000 (Tech Park)
 - 3.2. **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.
 - 3.2.1. Level 1 Development Density:

Residential Units:	225 units
Commercial:	10,000 sq. ft.

Office/Flex: 40,000 sq. ft.

**Density is less than zoned/permitted under baseline condition due to sewer plant capacity.

3.2.2. Development should be concentrated with higher density and intensity accommodations, commercial/retail, offices, and 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

3.2.3. 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.

3.2.4. 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.

3.2.5. The Level 1 Development Plan begins to create the sense of place and “gateway” at the Activity Center of the Floyd Hill area.

3.3. Alternative Development Plan.

3.3.1. Analyzes the maximum demand for development that is included in the market study, which exceeds that of the approved development square footage and is needed to support the provision of infrastructure improvements.

3.3.2. Alternative Development Plan Density

Residential:	350 units
Commercial:	75,000 sq. ft.
Office / Flex / Industrial:	150,000 sq. ft.
Hotel:	120 Rooms

3.3.3. The land uses in the Activity Center areas should include medium density residential such as town homes, condos, and live work units. Retail, hotels, museums or other civic

buildings, restaurants and small office space are also recommended in the Alternative Development Plan Activity Center area.

3.3.4. In the transition area, town homes and single family attached homes, public institutions, convenience stores, financial institutions, office and light industrial, and parks and recreation are recommended.

3.3.5. In the edge area, clustered or patio home style single family detached homes, public institutions and open space are recommended.

The Alternative Development Plan establishes the critical mass and sense of place at the County's "gateway" at the Activity Center of the Floyd Hill area. Critical mass is important, both in terms of generating activity, and extending and providing utilities. The combination of transportation (park-n-ride) and additional development begin to generate activity in the area, with potential to extend additional transit opportunities.

Master Plan for Upper Bear Creek

April 30, 1993

School of Mines Student Project

Key Land Use Goals and Policies

Key Goals

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. The primary goal of the area, the preservation of the natural setting in public lands, is being accomplished currently.

Key Policies

1. One of the dominant concerns of the Upper Bear Creek area is to not look like Evergreen in the future.
2. Another of the concerns of Upper Bear Creek, is overpopulation through these massive subdivisions being built.

York Gulch Area Master Plan

November 20, 1996

Gilpin-Clear Creek Home and Land Owners Association

Key Land Use Goals and Policies

Vision Statement/Goal

9. Preserve, protect, and enhance the peaceful, safe, and beautiful environment of our neighborhood.

Key Policies

9. 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.
10. Any commercial or industrial development other than what is currently allowed under M-1 zoning should be prohibited.
11. Home businesses are acceptable in the area provided they do not interfere with or alter the residential quality of the neighborhood.
12. Part time residents are welcome in York Gulch.
13. 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.
14. No multi-family housing units or commercial development should be allowed.
15. A high priority is placed on visual resources, therefore, residents are encouraged to consider the aesthetic effect of their residence and property.
16. Housing and construction should be sensitive to the natural environment in order to achieve balance between residential use and open space.
17. Structures should blend with the environment and not infringe on the views or solar access of adjacent properties.