

7. Some federal agencies are cutting back on their responsibilities because of the federal budget cuts. In the future, some of the public land in the area may be put up for sale and available for development

Implementation Strategies

1. Establish additional conservation easements. These easements can occur on vacant land or land planned for rural residential development.
2. Encourage new residential development to fall in the category of rural residential (lots larger than 5.0 acres.).
3. Encourage participation in existing and new public water and sanitation districts.
4. Adopt the state engineer's recommendation that the minimum average lot size should be 5 acres for single-family residences.
5. Improve the interconnectivity of the existing multi-modal trail system on public and private lands.
6. Improve the existing roads to carry greater volumes of traffic before new roads are constructed. This includes paving and other necessary safety improvements.
7. Participate in the development of a wildlife mitigation plan with the different fire districts in the area.
8. Do not allow development in geologic hazard areas. Many unstable slopes exist in this sub-area. In low or moderate geologic hazard areas, mitigation measures should be developed and approved as a part of the development review process of the county.

B. Floyd Hill

Map 6.1 is the Master Plan for the Floyd Hill area, which is seen as the major gateway to Clear Creek County.



MASTER PLAN MAP FLOYD HILL AREA Clear Creek County, Colorado

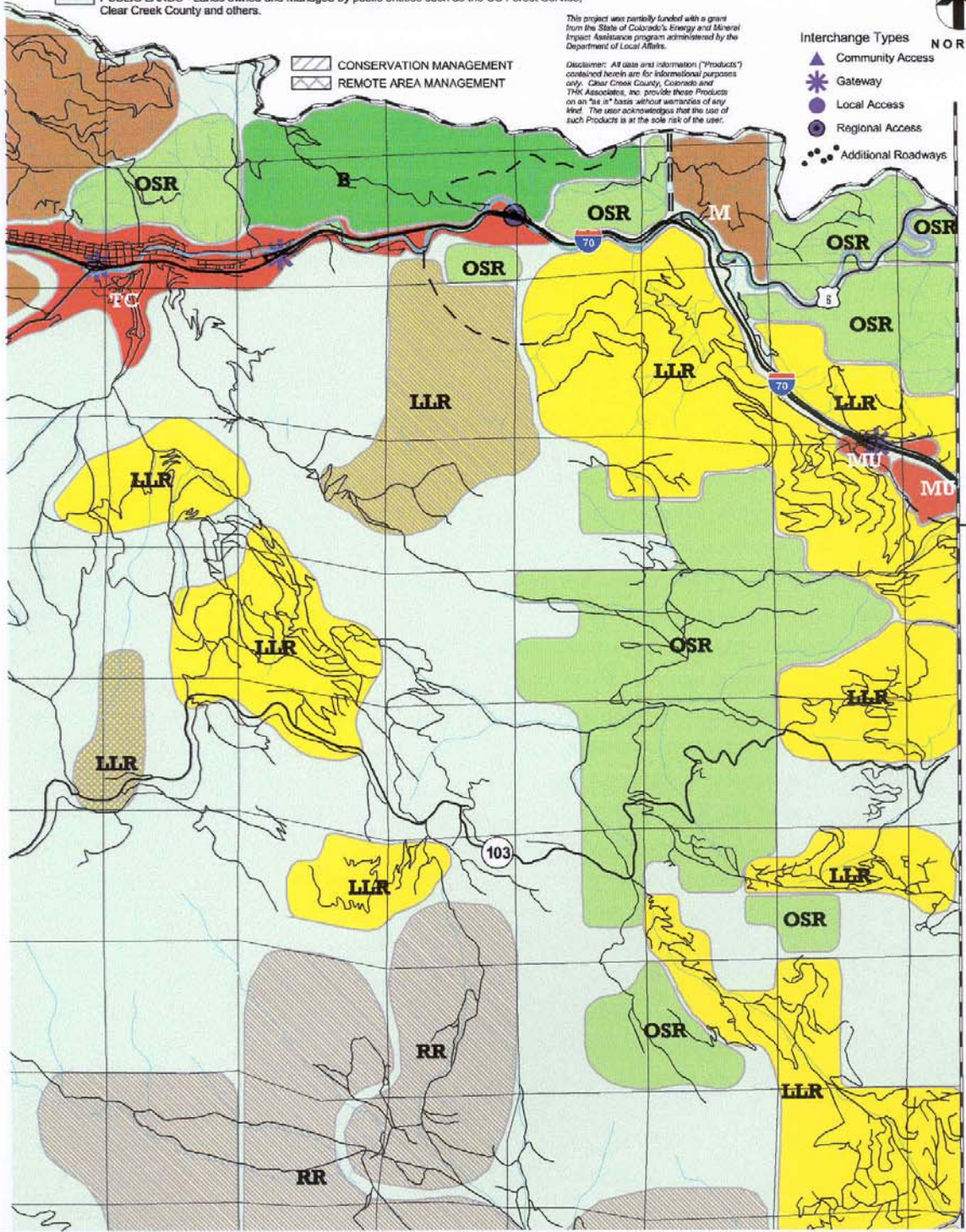
- RURAL RESIDENTIAL - Single family homes on tracts larger than 5.0 acres.
- LARGE LOT RESIDENTIAL - Single family homes on lots less than 5.0 acres.
- MIXED USE - Areas containing a variety of residential, commercial, industrial and public uses.
- MINING - Clear Creek County's historical mining district and other areas subject to mineral extraction.
- PARKS, OPEN SPACE and RECREATION
- BUFFER
- TOWN CENTER - Current and future municipal boundaries in which urban services would be available.
- PUBLIC LANDS - Lands owned and managed by public entities such as the US Forest Service, Clear Creek County and others.

- CONSERVATION MANAGEMENT
- REMOTE AREA MANAGEMENT

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- Interchange Types
- Community Access
 - Gateway
 - Local Access
 - Regional Access
 - Additional Roadways



Issues and Opportunities

1. Improve access by providing a full interchange at Exit 247 and provide a second access point to this sub-area.
2. Promote development of approximately 40-acres of commercially zoned property on I-70 at Exit 247 as potential economic development for Clear Creek County.
3. Preserve the natural setting of the area.
4. Recognize that this area is the eastern gateway to Clear Creek County for westbound I-70 traffic.
5. Support additional residential development in the area as long as infrastructure is improved to accommodate growth and the natural setting is preserved.

Implementation Strategies

1. Work with the Colorado Department of Transportation as a part of the I-70 improvements and the future developer of the commercially zoned property to add the two missing ramps to the Exit 247 interchange.
2. The commercially zoned property should be developed as mixed-use, containing a variety of residential, commercial, industrial and public uses.
3. A Gateway Development Master Plan should be developed to define the mixed-use area. Design guidelines would be part of the master plan so that a theme and a level of quality can be established suitable for a major County gateway. The natural setting, pedestrian scale, and public open space would be major components of the gateway plan.
4. The Clear Creek County Open Space Commission should continue their efforts to procure open space within this area. Opportunities include current County owned land and privately owned land.
5. Develop conservation easements in conjunction with proposed large lot residential development on Saddleback Mountain.
6. Provide a secondary access point to the Floyd Hill area with a roadway connection to State Highway 65 in Jefferson County.
7. Build on the public open space that already exists with the Clear Creek County High School.
8. Provide vehicular access from Floyd Hill to I-70 frontage road at Idaho Springs.