North Mountains Proposed Uses Survey

SurveyMonkey

1. This property is zoned Agricultural One (A-1). The mountain center and commercially zoned properties are directly adjacent to the east. The property gains access between the Sinclair station and the Auto repair shop. Should area 1 be included in the Coal Creek Canyon center?

	Response Percent	Response Count
Yes	27.8%	10
No	**50.0%**	**18**
Not sure	22.2%	8
Other Comments/Additional Information:		12
answered question		**36**
skipped question		**15**

2. This property is currently zoned and used for commercial uses. A portion of the property is currently shown in the Center, but it doesn't appear to be where the building is located. Should area 2 be included in the Coal Creek Canyon center?

	Response Percent	Response Count
Yes	**58.3%**	**21**
No	22.2%	8
Not sure	19.4%	7
Other Comments/Additional Information:		11
answered question		**36**
skipped question		**15**

3. These two properties between Skyline Drive and Twin Spruce Road are zoned for commercial uses, are relatively flat and do not contain significant constraints. Should area 3 be included in the Coal Creek Canyon center?

	Response Percent	Response Count
Yes	**52.8%**	**19**
No	22.2%	8
Not sure	25.0%	9
Other Comments/Additional Information:		10
answered question		**36**
skipped question		**15**

4. These two properties between Skyline Drive and Twin Spruce Road are zoned for agricultural uses, are relatively flat and do not contain significant constraints. These parcels could be a continuation of the center, with commercial allowed with access from Coal Creek Canyon Road and residential uses allowed further west. Should area 4 be included in the Coal Creek Canyon center?

	Response Percent	Response Count
Yes	27.8%	10
No	**52.8%**	**19**
Not sure	19.4%	7
Other Comments/Additional Information:		12
answered question		**36**
skipped question		**15**

5. Should the Coal Creek Canyon center should be recommended for: (choose one)

	Response Percent	Response Count
Limited Commercial	2.9%	1
Limited Commercial with allowance for existing uses	**44.1%**	**15**
Neighborhood Commercial	17.6%	6
Neighborhood Commercial with some exceptions	17.6%	6
Not sure	17.6%	6
Other Comments/Additional Information:		12
answered question		**34**
skipped question		**17**

6. Do you think the Crawford Gulch Road/White Ranch Area Mountain Center should be eliminated?

	Response Percent	Response Count
Yes	**72.7%**	**32**
No	6.8%	3
Not sure	20.5%	9
Other Comments/Additional Information:		15
answered question		**44**
skipped question		**7**

7. Do you think that the Golden Gate Canyon and Crawford Gulch Center should be reconfigured to the red outline shown on the map?

	Response Percent	Response Count
Yes	**45.5%**	**20**
No	27.3%	12
Not sure	27.3%	12
Other Comments/Additional Information:		21
answered question		**44**
skipped question		**7**

8. In this center is there a need for a gas pump, not a large gas station, but a small store with one or two pumps along Golden Gate Canyon Road between Golden and Gilpin County?

	Response Percent	Response Count
Yes	16.2%	6
No	**56.8%**	**21**
Not sure	27.0%	10
Other Comments/Additional Information:		17
answered question		**37**
skipped question		**14**

9. Do you agree with Staff's assessment?

	Response Percent	Response Count
Yes	**84.1%**	**37**
No	9.1%	4
Need more information	6.8%	3
Other Comments/Additional Information:		14
answered question		**44**
skipped question		**7**

Page 1, Q1. This property is zoned Agricultural One (A-1). The mountain center and commercially zoned properties are directly adjacent to the east. The property gains access between the Sinclair station and the Auto repair shop. Should area 1 be included in the Coal Creek Canyon center?

1	Coal Creek Canyon center should be limited to properties adjacent to SH 72.	May 14, 2013 2:09 PM
2	Maybe front portion only, leave rest for buffer.	May 14, 2013 1:54 PM
3	It is a logical piece of property to be included as well as one that has existing access.	May 13, 2013 1:48 PM
4	A commerical development on the lower flat part of this parcel would not change the character of the area much (I think a house is there now), but development on the hill would, visually.	May 7, 2013 3:36 PM
5	No need for any more commercial property in this mountain community.	May 7, 2013 7:12 AM
6	Maintain and enhance streams (Coal Creek) as noted in the Mountain Site Design Criteria. The deciduous/evergreen transition protects the abrupt slope on this site.	May 2, 2013 2:53 PM
7	Better access to go west off of Skyline between Sinclair station and Road and Bridge installation. Coal Creek flows through here and use should prepare for future flooding. Minimum space for agriculture. Too steep for residential. Maintain open space.	May 2, 2013 12:14 PM
8	Better access to go west off of Skyline between Sinclair station and Road and Bridge installation. Coal Creek flows through here and use should prepare for future flooding. Minimum space for agriculture. Too steep for residential. Maintain open space.	May 2, 2013 12:08 PM
9	The owner should make that decision to approach the county for the change.	Apr 10, 2013 9:41 PM
10	What is the current use and ownership? What do the current land owners think about the proposal?	Apr 9, 2013 6:58 PM
11	live on Belcher Hill near White Ranch. Up to the locals	Apr 8, 2013 9:04 AM

Page 1, Q2. This property is currently zoned and used for commercial uses. A portion of the property is currently shown in the Center, but it doesn't appear to be where the building is located. Should area 2 be included in the Coal Creek Canyon center?

1	This is "downtown" of Coal Creek.	May 14, 2013 1:54 PM
2	Could be valid with additional excavating.	May 13, 2013 1:55 PM
3	Although not much room to build because of a steep hillside it is an appropriate area to be included in the center.	May 13, 2013 1:48 PM
4	It already is in the center, de facto, with commerical property known as the "Coal Creek Mall".	May 7, 2013 3:36 PM
5	No need for any more commercial property.	May 7, 2013 7:12 AM
6	The building on this property is immediately below a steep unstable slope. It is an "accident waiting to happen". Mitigation efforts need to be promptly addressed. This property is zoned correctly and is part of the Coal Creek Canyon Center.	May 2, 2013 2:53 PM
7	Light commercial is an acceptable zoning	May 2, 2013 12:14 PM
8	Light commercial is an acceptable zoning	May 2, 2013 12:08 PM
9	Coal Creek Canyon in that location is rather a mess to my eye. That's what we DON'T want in the other areas being considered for development/commercialization	Apr 11, 2013 5:04 PM
10	Already being used for commercial.	Apr 10, 2013 9:41 PM

Page 1, Q3. These two properties between Skyline Drive and Twin Spruce Road are zoned for commercial uses, are relatively flat and do not contain significant constraints. Should area 3 be included in the Coal Creek Canyon center?		
1	Access for Area 3 shoudl be restricted to SH 72. No access shoudl be allowed on Skyline Drive.	May 14, 2013 2:09 PM
2	It is an aesthetic area and would be nice to be developed with care, not unlimited "sprawl" style. Access problematic.	May 14, 2013 1:54 PM
3	As with #1, part could be developed with little impact or change on the overall character of the locale.	May 7, 2013 3:36 PM
4	No need for any more commercial property	May 7, 2013 7:12 AM
5	Perhaps this area was historically Copperdale Ranch. It should definitely be part of Coal Creek Canyon Center. Coal Creek and the riparian area should conform to the Mountain Site Design Criteria.	May 2, 2013 2:53 PM
6	Area west of area 3 to Skyline Drive should be zoned "Light Commercial. Storage and filling of propane bottles gives a bad impression of Coal Creek Canyon Center to any one driving up from the plains. This area lends itself to a grass covered park and to maintain the concept of a mountain community. This area contains Coal Creek itself and should be zoned for possible flooding.	May 2, 2013 12:14 PM
7	Area west of area 3 to Skyline Drive should be zoned "Light Commercial. Storage and filling of propane bottles gives a bad impression of Coal Creek Canyon Center to any one driving up from the plains. This area lends itself to a grass covered park and to maintain the concept of a mountain community. This area contains Coal Creek itself and should be zoned for possible flooding.	May 2, 2013 12:08 PM
8	This has been used as commercial in the past. However the creek area needs to be protected.	Apr 10, 2013 9:41 PM
9	What do the current land owners think about the proposal?	Apr 9, 2013 6:58 PM

Page 1, Q4. These two properties between Skyline Drive and Twin Spruce Road are zoned for agricultural uses, are relatively flat and do not contain significant constraints. These parcels could be a continuation of the center, with commercial allowed with access from Coal Creek Canyon Road and residential us...		
1	Commercial access should only be allowed from SH 72.	May 14, 2013 2:09 PM
2	Would this be a possible location for a fitness center and trails and picnic area? I could change my mind.	May 14, 2013 1:54 PM
3	People have moved to the canyon to try and get away from congestion and business noise. Please don't allow this area to be commercialized.	May 13, 2013 1:51 PM
4	Although I understand one property owner is not interested in changing from agricultural to commercial, the way described above allowing for commercial along Hwy 72 and residential behind makes sense. Perhaps in the future if commerical needs arose for this area it can be used in such a way. Since the current owner is not interested maybe a change can be made where the next owner is purchasing a property that has par of it zoned commercial.	May 13, 2013 1:48 PM
5	It's a pretty parcel as is, and I believe the owners wish to keep it that way.	May 7, 2013 3:36 PM
6	I am the property owner of Area 4 on your map. This land is currently used as horse property and has a high-end mountain style home. The history of the Copperdale Ranch stagecoach stop is well known and written in the local history book. The atypical frontage area of willows, marsh, and seasonal creek is a high traffic area for wildlife and migrating birds.There is little (if any) flat, usable space for commercial development because of the creek and marsh area. The access from Hwy 72 would be an extreme hazard from the proximity of the curve. The beauty of this property is that it is NOT in a neighborhood like Crescent Park or Ranch Elsie.	May 7, 2013 7:12 AM
7	These two properties are residential and should be rezoned. Any water or sewage problems at these sites, at the nearby mobile home park, or at Carl's Corner should be addressed. Coal Creek and the riparian area maintenance should conform to the Mountain Site Design Criteria. These properties are definitely part of Coal Creek Canyon center.	May 2, 2013 2:53 PM
8	Any commercial should be light commercial and only immediately adjacent to Hwy 72, but must not conflict with private residences. This area lends itself to a grass covered park and to maintain the concept of a mountain community This area contains Coal Creek itself and should be zoned for possible flooding.	May 2, 2013 12:14 PM
9	Any commercial should be light commercial and only immediately adjacent to Hwy 72, but must not conflict with private residences. This area lends itself to a grass covered park and to maintain the concept of a mountain community This area contains Coal Creek itself and should be zoned for possible flooding.	May 2, 2013 12:08 PM
10	Though not commercial uses, these would make a good addition to the center.	Apr 10, 2013 9:41 PM
11	What do the current property owners think about the proposal? What about floodplain and wetland constraints or impacts?	Apr 9, 2013 6:58 PM

Page 1, Q5. Should the Coal Creek Canyon center should be recommended for: (choose one)		
1	Currently many of the existing commercial properties in this area are an "eyesore". If existing uses are allowed to remain, they should be required to improve the buildings and the lots, to current standards. Also the propane storage area between Skyline Drive and SH 72 should be required to be screened, if it can not be eliminated.	May 14, 2013 2:09 PM
2	Gas stations should definately stay! Neighborhood commercial is beyond what we would want.	May 14, 2013 1:59 PM
3	Gas station should stay.	May 14, 2013 1:56 PM
4	This is not a high traffic area. Businesses struggle and close. What is here is sufficient for current canyon population. Where will the water come from?	May 13, 2013 2:00 PM
5	Limit the size of any business to 5,000 square feet. We don't need large chain stores.	May 13, 2013 1:51 PM
6	A bit confusing, but existing businesses should be allowed to continue. This area in general is the most logical area for a center. Hopefully, in the future, there will actually be businesses that want to be here.	May 13, 2013 1:48 PM
7	I don't think the Coal Creek Canyon center could support NC facilities. A small grocery store (less than 5000 sq ft?) - something a bit beyond a conveniece store - would be nice, but I supect it would not fly financially. The two gas stations and auto repair facilities currently here are appreciated, as would similar small shops (plumbing, hardware, ...), if someone were bold enough to try to start one. However, in the past, some such facilities have come and gone, but I would not like to see them zoned out of trying. All possible means should be employed to assure that this limited development is not to the detriment of the "sights and sounds" of the Canyon. Coal Creek has a nice rural and isolated ambience, despite relative proximity to Boulder, Arvada, Golden, etc., due to the 5-mile approach though a rather rugged lower canyon. So no big buildings on hillsides (as in Blackhawk) and no noisy facilities. Also, new night lightning should be shielded, minimal street lightning, etc., since the dark night sky here contributes to the Coal Creek ambience, along with the quiet, relative solitude, and visually undeveloped scenery. Thanks for asking!	May 7, 2013 3:36 PM
8	Thank you for the great meeting at the CCCIA Hall. I really wish the properties just east of Kwik Mart and between Hwy. 72 and Skyline Dr. had been "Question Areas". Coal Creek runs through there and I've always wanted it to be a village park. It has wonderful riparian, wildlife, and visibility features which meet many of the guidelines in "Mountain Site Design Criteria". It is The Junkyard of Coal Creek Canyon and has been used as such since the 1940s. It is an eyesore that should be our Village Green. It is not suitable for commercial use yet hazardous propane tanks are stored on one property. (Joy Lucisano suggested that the Park and Rec. District of Coal Creek Canyon submit a proposal and I agree. However, the District is focused on the K-8 school area and there are limited funds, and time, to spend on the pent up needs of the community.) Thank you for Listening.	May 2, 2013 2:53 PM
9	The basic intent should always be to maintain a mountain community. A community park just east of the Kwik Mart is much preferred to gas storage and ugly storage materials. The propane storage and fill facility does not meet the	May 2, 2013 12:14 PM

Page 1, Q5. Should the Coal Creek Canyon center should be recommended for: (choose one)		
	above criteria. Allowances should include existing services of Carl's Corner filling station and repair shop; Kwik Mart grocery store, post office, and filling station; and the Coal Creek Auto repair shop. The Road and Bridge.facility on the hill between areas 1 and 3 is a major service to the community and should be an approved allowance to a LC rating	
10	The basic intent should always be to maintain a mountain community. The propane storage and fill facility does not meet the above criteria. Allowances should include existing services of Carl's Corner filling station and repair shop; Kwik Mart grocery store, post office, and filling station; and the Coal Creek Auto repair shop. The Road and Bridge.facility on the hill between areas 1 and 3 is a major service to the community and should be an approved allowance to a LC rating	May 2, 2013 12:08 PM
11	Whatever is MOST restrictive! No growth/development beyond the mess there.	Apr 11, 2013 5:04 PM

Page 2, Q6. Do you think the Crawford Gulch Road/White Ranch Area Mountain Center should be eliminated?		
1	Still need to allow for fire station expansion if needed.	May 14, 2013 2:00 PM
2	Eliminate!	May 14, 2013 1:57 PM
3	I live in upper Coal Creek Canyon, so I'll leave this one to the locals there.	May 7, 2013 3:36 PM
4	Not in my area.	May 2, 2013 2:54 PM
5	Not in our area.	May 2, 2013 12:15 PM
6	I don't feel there is any need whatsoever to have this Mountain Community Center. It is not necessary and should be retained as open space for the beauty.	Apr 30, 2013 1:42 PM
7	We don't need a community center overlooking the park. It destroys the beauty of the approach. As it is now, we have open pasture and trees, it doesn't get any better.	Apr 23, 2013 3:09 PM
8	This is a beautiful and historical residental and ranch area that would be ruined by adding a commercial center.	Apr 14, 2013 4:59 PM
9	Leave the area alone. White Ranch area is our legacy for future generations	Apr 11, 2013 5:05 PM
10	Those of us who live near the fire station moved there for the pristine nature of the area and the proximity to open space. I doubt that anyone in the area wants more development at that location. Moreover, given the 35 acre lot restriction I cannot see how the traffic would sustain a community center.	Apr 8, 2013 6:23 PM
11	Absolutely, the fire station is there and no commercial services are needed. Such services would compete unfairly with neighborhood kids who sell lemonade to the bikers who peddle by to White Ranch.	Apr 8, 2013 9:18 AM
12	Absolutely. The residents of the area surrounding this proposed center made their feelings clear that they wanted the land preserved in a rural state to support the remaining ranchers and to protect the wildlife corridor between White Ranch Open Space and Golden Gate Park. As you have noted further lands have been acquired by Open Space and Golden Gate Park and Conservation Easments have been established since A35 was established. The Fire Station serves as a secondary community gathering place when needed. The Grange at Golden Gate and Crawford Gulch remains the primary gathering place for community meetings and should remain as a low key community center.	Apr 7, 2013 9:53 PM
13	It does not make sense with 35 acre residential properties. There is no need.	Apr 5, 2013 9:22 AM
14	Not enough population to support this here -- only one center needed in Golden Gate Canyon.	Apr 4, 2013 2:01 PM

Page 3, Q7. Do you think that the Golden Gate Canyon and Crawford Gulch Center should be reconfigured to the red outline shown on the map?		
1	I like the fact that it would be less land, but I do not want to see any more development in this area.	May 14, 2013 2:28 PM
2	I like the fact that it woudl be less land but I do not want to see any development in this area because I like the woods, trees and environment.	May 14, 2013 2:24 PM
3	I would like to keep development out of this beautiful area. That is the reason we are here - to get away from the commercialization that goes along with development. Do not ruin this natural area.	May 14, 2013 2:22 PM
4	This is the best location in the canyon for any kind of commercial use area.	May 14, 2013 2:17 PM
5	Why a store at all? Maybe offices ok - compatible with the Grange and County facility. Maybe an arts place. Really, most people go to Golden for everything.	May 14, 2013 2:11 PM
6	Wildlife, traffic and fire department response concernes - we do not need retail in this canyon.	May 14, 2013 2:01 PM
7	No commercial zoning.	May 14, 2013 1:58 PM
8	*No commercial*	May 14, 2013 1:55 PM
9	But a center with common theme woudl be good for all. Same for Coal Creek Canyon Center. Shoudl have a center with a common theme.	May 13, 2013 1:56 PM
10	I don't visit this area much, so I'll leave it to the locals.	May 7, 2013 3:36 PM
11	Not in my area.	May 2, 2013 2:55 PM
12	Not in our area.	May 2, 2013 12:15 PM
13	Absolutely NOT! Keep that area the way it is now. There should be no stores and offices in that area whatsoever!! Keep the beauty of the canyon in that area as it is. The proximity to Golden is not that far away and is easy to get to Golden. Keep the natural habitat as it is without any disturbances. The Grange is a wonderful community building that is well established and has been for years for the Golden Gate community and should always serve the residents well. No commercial uses are necessary since it is easy access to Golden. Bikers can plan ahead and take necessary items with them in the canyon as well as other people who enjoy the outdoor beauty of this canyon for future generations. DO NOT ADD CONVENIENCE COMMERCIAL USES. It is not necessary.	Apr 30, 2013 1:57 PM
14	We are completely opposed to any commercial development of this site.We do not have adequate fire protection in this high risk area with steep slopes.	Apr 20, 2013 6:58 AM
15	I think the Golden Gate Canyon "Center" should be smaller. Only the County Shop and Grange Hall should be in this. This Canyon show's mostly nature, minimal homes show from the road. It take a hearty type to live up here. My family has lived and been active in this Canyon for approx. 100 year's. If we need any commercial services, we plan our trips to Town. Less wear and tear on the roads, not to mention the environment. Why is it called it a Center? Shouldn't it be Commercial Center? Do not let Mr. Green Bully the County! He is self serving and has already torn apart our fire department.	Apr 14, 2013 8:09 PM

Page 3, Q7. Do you think that the Golden Gate Canyon and Crawford Gulch Center should be reconfigured to the red outline shown on the map?		
16	Actually, I hope it will be eliminated as a potential commercial center . I think that including the Golden Gate Grange in this new circle shows a threat to our community continuing to have a real "Community Center."	Apr 14, 2013 4:59 PM
17	Red outline preferred over black larger area, but NO DEVELOPMENT, stations / services needed here Golden is 3 miles from this location!	Apr 11, 2013 5:05 PM
18	The area should be defined as a community center only. That means no commercial attributes in this area.	Apr 8, 2013 10:25 AM
19	Reduce it yes.... better yet eliminate it. Are you suggesting that the Grange be replaced with commercial development? The Grange is the primary meeting area for everyone in the Golden Gate area. It is a non commercial gathering place for meetings like those we have had with the Planning Dept, for frequent Grange meetings and gatherings, for Fire Dept community meetings, for AA meetings, for yoga and for community members use for family gatherings. What commercial designation could serve the community any better than that. Is the County shop going to give up it's land for a commercial enterprise? The small portion of privately held property is certainly not sufficient for any real enterprise. The chances of any successful commercial operation are slim to none. Just what would be gained here? Please do not let commercial interests outweigh the cultural and social heritage that the Grange represents.	Apr 7, 2013 10:46 PM
20	If the reconfiguration will minimize the impact on the Prebles Meadow Jumping Mouse habitat -- and other wildlife -- then yes.	Apr 4, 2013 2:05 PM

Page 3, Q8. In this center is there a need for a gas pump, not a large gas station, but a small store with one or two pumps along Golden Gate Canyon Road between Golden and Gilpin County?		
1	I would not care to see a small store/gas pumps along Golden Gate Canyon Rd. Golden and Arvada are close enough for anyone to go to purchase what is needed.	May 14, 2013 2:22 PM
2	I personally don't think so, but I'd leave that determination to someone conducting a market/use analysis.	May 14, 2013 2:19 PM
3	No, No, No Gas pump!	May 14, 2013 2:11 PM
4	I don't visit this area much, so I'll leave it to the locals.	May 7, 2013 3:36 PM
5	Not in my area.	May 2, 2013 2:55 PM
6	Absolutly NOT- No store and no gas pumps are needed. It is close to Golden and Black Hawk. Keep the canyon free of any small store or gas pumps. It should not be allowed in this beautiful canyon for years to come.	Apr 30, 2013 1:57 PM
7	This spot is maybe five minutes from town. If you need convenience stay in town.	Apr 24, 2013 5:48 PM
8	Absolutely not any need in this area. Fuel is downhill only 4 miles to hwy 93 in Golden where there is adequate fire protection for this type of operation.	Apr 20, 2013 6:58 AM
9	Absolutely Not! Not only what I mentioned above about the nature of the Canyon. Drive this Canyon road. Traffic is mostly passenger cars, small trucks and Annoying, Dangerous, Bicycles. You are then talking about delivery truck's that have to make hair pin turns. A Semi can't even make the 1st turn up the canyon. I am also a very active Grange member. As I can't imaging you allowing them to remove any more dirt to achieve the 30% grade proposed. The Grange would have to block of our lot to avoid the overflow from a Gas/store station. Turn around for larger vehicle would be difficult. Please don't allow this!	Apr 14, 2013 8:09 PM
10	Dangerous corner as it is. A commercial enterprise would add to that. Don't want commercial enterprises in the GG canyon. It will ruin the beauty, tranquility and will strain our already under adequate fire/rescue resources. Commercial enterprise = more traffic = more accidents.	Apr 14, 2013 4:59 PM
11	Good idea- smaller foot print, good location. Good spot for lunch counter/coffee shop/community gathering spot. Tourist info with emphasis on proper trail access/parking/seasonal limitations/safety guidlines for White Ranch, Centenial Cone etc would be very helpful. Gas a good idea especially going N form GG to Boulder on 93 there is nothing available. PLEASE NO NEON in our Foothills- decorate like Open space or national park- like theme.	Apr 14, 2013 10:05 AM
12	No pit stops, which will only encourage dangerous bike riding and more cars!	Apr 11, 2013 5:05 PM
13	I think if there were to be any commercial development there it should be small convenience store and perhaps an upgraded community center. I worry about contamination from underground gas tanks at that location. It is only 4 more miles to the nearest gas station going towards Golden.	Apr 8, 2013 6:28 PM
14	The mountain plan refers to this topic as a "community center". According to the definition of a community center(Wikipedia): " Community centres or community	Apr 8, 2013 10:25 AM

Page 3, Q8. In this center is there a need for a gas pump, not a large gas station, but a small store with one or two pumps along Golden Gate Canyon Road between Golden and Gilpin County?

	centers are public locations where members of a community tend to gather for group activities, social support, public information, and other purposes. They may sometimes be open for the whole community or for a specialised group within the greater community. " This corner is the location of the local Grange that has and continues to serve as a community center for those of us living in the area. It therefore meets the definition and purpose of a community center. The county is applying a different definition of a community center which is not consistent with the non-commercial purpose of a true community center. This redefinition implies to me that there are economic development motives being pushed by individuals who are more concerned about financial gains than the "greater good" of the community Over the past 17 years I have never seen anyone run out of gas driving up and down the canyon. All of us traveling the canyon satisfy our fuel and food needs in Golden before heading up the canyon. This argues that the business plan for a commercial convenience store would only service tourists to the area. Such traffic on an annualized basis could not justify the capital investment necessary to acquire and build even a small store. I would guess that there would be a strong negative response to such a commercial "store" leading to a general boycott of any services provided; I would certainly respond accordingly. In fact, it is this very issue, being raised again, that in the original mountain plan contributed to the A35 initiative that rezoned 10,000 acres as shown in the map. This community initiative speaks volumes of the attitude, and value system, of the majority of land owners in the area. This area of the county is indeed unique in both its historical nature and its importance in preserving and protecting the wildlife living in the area (the last mountain I saw crossed the road right there in the "commercially defined area on the map). While there are always a small faction of individuals who operate on a different value system that seeks to pursue economic gains, such interests should not trump those of the many. It is the responsibility of the county to align its general planning with the majority, not the minority. Finally, no commercial facility is needed; the corner has been reconfigured to make it safer for traffic in and out of the "community center(aka the Grange)". This planning issue for me is a very easy one: adopt the true meaning of a community center; drop the commercial adjective, and leave the area as it is.	
15	No! There are two gas station/convenience stores at Golden Gate and Rt 93. There is another close to the intersection of Golden Gate and Rt 119 in Gilpin County. There is no one we are aware of that does not regularly pass one or all of those. As for a "convenience store" if you lived in the area and walked as many of us do, you would understand the concern that we would have for the increased trash along our roads. Of course, any convenience store would want to sell beer. Alcohol is a major cause of accidents in our area. Please don't make it more convenient. Golden Gate Canyon and Crawford Gulch provides an incredible break from city life, not only for those of us who live here, but also for the people who drive up the canyon on a weekend just to "get away from it all." Taking away the ability to experience is a loss to Jefferson County and all it's residents.	Apr 7, 2013 10:46 PM
16	A store would be nice -- not needed, though. No need for gas pump(s).	Apr 4, 2013 2:05 PM

Page 4, Q9. Do you agree with Staff's assessment?		
1	This is not necessary in our beautiful mountain community. It is not needed to bring commercialization to our mountain community. We have the Golden Gate Grange which has many activities for our community. We want the "small town feel" that this community provides. We do not need the increase in traffic and trash that commercialization would bring!	May 14, 2013 2:26 PM
2	Definitely not necssary in this community. Keep it natural.	May 14, 2013 2:22 PM
3	What do the property owners have to say? Have they made use decisions based on the MCC designation?	May 14, 2013 2:18 PM
4	Too much traffic already. Our fire department - all volunteer - cannot handle. If adequate support was available maybe.	May 13, 2013 2:02 PM
5	Yes, as one who doesn't live there, I don't see much need for this development. But I'll defer to the locals. The jumping mouse is over rated - there's no shortage of mice around here, and the hawks love them - so I'd suggest the minimum possible accomodation to amuse the feds.	May 7, 2013 3:41 PM
6	The staff's assessment is well founded.	May 2, 2013 2:57 PM
7	Not in our area	May 2, 2013 12:16 PM
8	There is no need for potential commercial uses in this area and no need as a Mountain Community Center. Keep the natural beauty without any commercialism and keep the natural habitat open.	Apr 30, 2013 2:00 PM
9	Thank You!	Apr 14, 2013 8:09 PM
10	Some community center services as described would be a major quality of life enhancement for our region- a café, some professional offices, limited grocery. Views in this area are great- a natural gathering point. Some development here would be environmentally sensitive with the possibility of dramatically reducing 30 mile daily round trips into town, lowering traffic, etc. A potential focal point for our community- GREAT idea! Thanks for asking!	Apr 14, 2013 10:20 AM
11	Why are conveniences needed in a natural, mostly undeveloped area?	Apr 11, 2013 5:05 PM
12	This area should not be designated as a Mountain Community Center. This area needs to be kept as a natural and protected area for future generations and not developed in any way.	Apr 11, 2013 3:19 PM
13	One of the documents states the goal: "7. Preservation of existing vegetation for screening and erosion control should be a priority in site plan development. " This seems incompatible with the use of calcium chloride and other salts which are killing roadside trees.	Apr 5, 2013 9:27 AM