

Adopted CMP Changes 2-10-16

Substantive Changes:

How to Use this Plan, page 10

This Plan applies to unincorporated areas where the County has land use authority. It is used to guide land use decisions made by the Jefferson County Planning Commission and Board of County Commissioners. The CMP is advisory in nature. Adoption of the CMP does not change existing zoning.

The CMP, in conjunction with the appropriate community plans, Comprehensive Development Plans and special plans, is used to evaluate proposals for a change in land use, such as rezonings and site approvals. Proposed changes in land use should generally conform to the Plan's Goals, Policies and maps. (Rezoning and Special Use cases are also evaluated against the Zoning Resolution.) ~~When using this Plan to evaluate rezoning requests~~ When using this Plan to evaluate rezoning requests, staff reviews the Goals and Policies and the appropriate maps. (See more information in the Area Plans section regarding how maps are used.) If a proposal does not meet the land use recommendations in the Plan, then staff determines if the proposal would require a Plan Exception or if it is simply an Area of Non-Conformance. Plan Exceptions and Areas of Non-Conformance are further defined in the Amendments and Updates section of this Plan. After reviewing the case for compliance with the Plan, compatibility and health, safety and welfare, staff makes a recommendation to the Planning Commission and the Planning Commission makes a recommendation to the Board of County Commissioners. The Board makes the final decision on the rezoning. Site approvals are not generally heard by the Board of County Commissioners.

Amendments and Updates, page 14:

Add before Plan Exception language:

Area(s) of Non-Conformance

An area of non-conformance is when the proposed use is consistent with the land use recommendations in the Area Plans, but is at a different density or intensity than the land use recommendation (i.e. the Plan recommends 4 du/acre and 6 du/acre is proposed). It is possible that a proposal could be an area of non-conformance with the land use recommendations, but still be in general conformance with the Land Use Section of the Plan, if the proposal meets the other Goals and Policies of the applicable Elements of the Land Use Section of the CMP.

Air, Light, Odor, and Noise element of the Development Services Section, page 50:

C. Light

2. Minimize light impacts of New Development to protect the night sky, ~~and to avoid~~ light pollution, and avoid light or Glare trespass on adjacent properties and Wildlife Habitat.

D. Odor

3. New Development that produces odor should provide a detailed description of how ~~they will address~~ odor will be mitigated.

Area Plans, page 59:

Intent, 1st Paragraph:

The Area Plans section contains additional advisory policies and land use recommendations that are also to be used when reviewing a proposed rezoning, special use, or site approval. The policies in these plans were created to be specific to the Area to which they apply and reflect input from community members, property owners and area agencies.

Introduction, 1st Paragraph:

The Area Plans are to be used in conjunction with the Goals and Policies in the Jefferson County Comprehensive Master Plan. Specific land use recommendations and Policies are included in these plans that take precedence over any general Policies given in the Comprehensive Master Plan. Where an issue is not addressed, the general Policies in the Comprehensive Master Plan should apply. The Area Plans contain maps with land use recommendations for every parcel. Factors used in creating those land use recommendations include physical constraints, compatibility, existing uses, existing zoning, provision of services, and the transportation network. Several of these factors may change over time. Therefore, as a case comes in for a rezoning, special use, or site approval, these factors should be reviewed to determine if anything has changed which may impact the land use recommendations. For example, wildlife habitat changes over time. The Division of Wildlife periodically updates their wildlife habitat maps. If habitat changes result in an increase or decrease in the wildlife quality, that change should be evaluated when reviewing a proposal. Additionally, many maps are at a very large scale. As review gets to a parcel level, site conditions may be clarified by experts in the field.

Activity Centers element of the Long Range Planning Issues Section, page 63:

Add “k. Visual Resources” to the list of issues to be considered when creating new Activity Centers.

Hazards element of the Long Range Planning Issues Section, page 69:

A. General

4. The County has created a Hazard Mitigation Plan. This plan supports the recommendations in that Plan and recommends the County continue to update the plan as necessary.

Transportation element of the Long Range Planning Issues Section, page 81:

E. Maintenance

1. The County should explore ~~alternatives for~~ road treatment options for dust suppression and de-icing that are in-winter, choosing effective, ~~options~~ and with the least amount of harmful environmental and health impacts.

Historic Resources element of the Long Range Planning Issues section, page 73:

Goal: Preserve, reuse, rehabilitate, interpret or enhance Historic Resources that provide a link to the County's heritage while recognizing their social and economic significance for the County's future.

Appendix D, page 114

Add information regarding the Hydrologic Conditions and Assessment of Water Resources in the Turkey Creek Watershed, Jefferson County, Colorado, 1998 – 2001.

This Assessment is also known as the Mountain Ground Water Resource Study (MGWRS). The MGWRS, started in 1998, is a detailed study of ground water resources in the Turkey Creek Watershed, located in the foothills of western Jefferson County. Research has been conducted by the USGS. Funding has been provided by Jefferson County, USGS and the Environmental Protection Agency. Guidance and oversight has been provided by a Steering Committee comprised of representatives of Federal, State and local governments as well as local water experts, consultants, and citizens.

The focus of the data collection and analyses is to develop a sound conceptual understanding of the ground water system within the watershed. Extensive hydrologic data have been collected to describe the occurrence, flow, quantity, and quality of ground water in the fractured rock that underlies the forty-seven square mile Turkey Creek Watershed. A variety of characterization tools and approaches have been used to evaluate and analyze the information and data including: outcrop mapping, water quality analyses, collection and analysis of evapotranspiration data, hydrograph analysis, and watershed modeling (Precipitation Runoff Modeling System).

This study is critical considering the increased demand for ground water for domestic use caused by the significant population growth in western Jefferson County. Jefferson County will consider using the findings in the final report to support and implement future water use and land management regulations and policies to ensure a sustainable ground water supply.

Glossary:

Add Higher Level Treatment definition, page 122:

Higher Level Treatment is a term defined by Jefferson County Public Health. Their regulations should be referenced for updates to what is required for that type of system. As of February 3, 2015, their website states that a Higher Level Treatment system is one that uses mechanical means to provide additional treatment, wither by trickling the wastewater over a filter or by introducing air into the wastewater. These systems are typically required on small lots and in environmentally sensitive areas. Due to the need for ongoing maintenance, an Operating Permit is usually required.

Add Mountain Meadows, page 126:

A mountain meadow is a naturally occurring ecosystem where the vegetation consists mainly of grasses and wildflowers, with few or no trees or shrubs, and surrounded by forest. These areas are typically flat to gently sloping. They are home to unique communities of plants that cannot survive under a forest canopy.

Non-Substantive Changes:

General changes throughout plan:

Update Individual Sewage Disposal Systems (ISDS) to read On-Site Wastewater Treatment Systems (OWTS) throughout CMP to be consistent with Jefferson County Public Health terminology.

Introduction, How to Use this Plan, page 11:

Add Special Uses to this section where it discusses the processes where this document applies.

Community Uses element of the Development Services Section, page 36:

2. Encourage Jefferson County R-1 School District and charter schools to follow the County process when constructing new Facilities in order to be ~~to be~~ sensitive to the environment and community.

Activity Centers, page 39, Introduction:

Activity Centers are areas where a mix of more intense land uses should occur. These areas are typically served by roads adequate for increased land use intensities, have easy access to Services, such as water and sanitation, and contain fewer hazard areas.

Open Space and Open Land, page 51, Introduction:

For the purposes of this section, Open Land is land managed as open space, but by other public or private entities.

Recreational Trails, page 52, Introduction:

This element addresses specifically Recreational trails ~~for Recreational~~ because they serve a different purpose than those trails that are used for transportation, which are addressed in the Infrastructure, Water & Services chapter.

All Development element of the Long Range Planning Issues Section, Page 61: Correct indent error on policy 14.

Visual Resources element of the Long Range Planning Issues Section, page 74: Correct indent error in 1st Goal.

Open Space, Open Lands, & Parks element of the Long Range Planning Issues Section, page 75: Correct indent error in 3rd Goal.

Appendix A, Natural Resources, page 99:

Jefferson County has many natural resources that contribute to the overall quality of life in the County. These resources include open space, Wildlife, views, scenic corridors, Mountain Meadows, and the Front Range Mountain Backdrop/Foreground.

Wildlife

Wildlife and unique habitat provide aesthetic, economic, and environmental assets to Jefferson County. They contribute to the well-being of the residents and are a major part of the quality of life in the County. They contribute to the County's economy by providing and enhancing Recreational activities, such as hunting, fishing, wildlife viewing, camping, hiking, etc. They are also valuable indicators of environmental quality because they are sensitive to change, especially environmental deterioration.

Problems for Wildlife in developed and developing areas usually come under several categories. First and foremost, the loss of critical habitats needed for nesting, calving, wintering, migrating, and breeding. Second, we see a conflict with Wildlife/human interaction that occurs when humans and Wildlife share the same space. Third, we see the loss of prime Wildlife movement corridors. The needs of most Wildlife species can be met by protecting several habitat types and prime habitat areas. The size of residential parcels remains very important, as does the value of strategically located blocks of open space in public or private ownership. In addition, a network of public and private Open Land and natural trails should be developed and maintained to direct and control Recreation and provide areas where the public can view Wildlife without disturbing these important habitats.

The preservation of Wildlife can also result in considerable economic benefits to the State and County. Hunting and fishing provides a sizable portion of Colorado's tourism economy. Hunters and anglers spent an estimated \$797 million on trip expenses and sporting equipment in Colorado during 2002. In general, non-resident hunters and anglers spent more money per day

on average, than residents did. Estimates indicate that the total economic impact of hunting and fishing, and wildlife watching in the State is just over \$1.5 billion. This level of activity supports an estimated 20,000 full-time jobs in Colorado. (The Economic Impacts of Hunting, Fishing, and Wildlife Watching in Colorado, 2008, Executive Summary p. 1-2)

Glossary:

Community Uses, page 117:

Community facilities, including art, cultural, community, recreation and senior centers; fire stations; foodbanks, golf courses; government offices; libraries; meeting accommodations; parks; post offices; private clubs; religious and non-religious assemblies and institutions; and schools.

Geologic Constraint, to make consistent with language in policies, page 120:

A geologic condition which does not pose a significant threat to life or limb, but which can cause intolerable damage to structures.

Land Use – Mountain Scale Neighborhood Commercial, page 124:

Commercial uses that are in close proximity to residential uses and limited in height, size and impacts. These types of uses include professional and medical office uses that serve nearby residents, grocery stores up to 10,000 square feet gross floor area, small restaurants, including specialty restaurants and fast food restaurants without drive-thru, fitness centers, convenience service uses such as beauty salons and cleaners, neighborhood taverns, automobile repair facilities, gas stations and retail businesses. ~~-that~~ These uses are typically less than 5,000 square feet GFA in size. Restaurants with drive-thru's are discouraged.

Update all commercial definitions that contain sf references.

Visual Resources, page 131:

Include mountain meadows, ridges and peaks, steep slopes, hillsides, waterways, significant vistas, unique vegetation, historic structures, valleys, view corridors, visual foreground along roads, views across fields, views along bodies of water, and rock outcroppings.