

Master Plan – Comprehensive Plan Presentation

Mr. Wolforth advised the Commission that this is the 3rd Planning Commission workshop, update to the Comprehensive Plan. Although this is open to the public, today public comment will not be taken. Today is about Land Use, Economic Development and Housing and under each one will find goals and policies drafted for each topic.

Packets were distributed to the P.C. prior to the meeting, today.

Mr. Wolforth advised the Planning Commission that today is intended to be a presentation/update from staff, in other words all Departments are, and will be, represented. Various employees from Planning and Zoning have volunteered to work on the Comprehensive Plan as a collective group.

Here today: Heather Gutherless
Lily Griego
Alan Tiefenbach
Janet Bell

Demographics will be presented at the beginning, as this is an overall snapshot of what we are as a County. Demographics will primarily be presented in the appendices.

Age & Population Forecast Slide

Age(s) 80 & up. – Is an increasing demographic.
From 2010–2020, The 20 – 44 year old age range has dipped and is currently increasing again.

Chairman Jim Cole – Added a comment on age notes – The older citizens will have fixed incomes which will lead to tax implications and will impact housing affordability, i.e. 1st time homebuyer (power). I.e., older people being able to keep homes and younger people being able to afford homes. This information has an impact on policies that relate to housing, at a later date. It would also be interesting to know about the age bracket 20-40 year olds being in the county.

Commissioner Rick Nelson – 2007 Jeffco at a Glance slide– It appears from 2000 through 2005 the population has decreased – What drives this trend? It is important to recognize this shift. Mr. Wolforth commented that he will have this information at the next meeting (from Dennis Dempsey). Added we should be sensitive to the issue of rising foreclosures.

Commissioner Jim Spaanstra – Negative net migration may be related to vacant housing? Market basis? – Is there an increase in vacant housing – please elaborate. (This was a statement rather than question).

Chairman Cole – Re: negative net migration – Aging housing, we were one of the 1st County to develop, therefore we have an infill situation. Demographics are changing. I-70 Corridor represents that aging pop North area is where the younger people are. The southern and northern areas seem to be where the younger folks may be.

Commissioner Spaanstra – Interested to understand net in vacant housing unit – is it solely because of the down turn in market with foreclosures or is there something else going on?

The 3.8 X 3 – doesn't explain the difference.

Mr. Wolforth agreed to have a prepared response at one of the upcoming meetings. Also reference to pie charts coming up.

2007 Pop by Age – slide

Population by Age and Gender – slide (male v. female)

Population Comparison of Metro Counties – slide

Senior Population Projections - slide

Language Spoken at Home – slide

Housing Structure Type – slide

Chairman Cole – clarification of - The 225 number is included in the Jeffco number (maybe add a footnote to clarify this, possibly even separate it out).

Educational Attainment – slide

Chairman Cole – Residential Mobility – Mr. Wolforth- same residents stay (82%) – please incorporate in the chart – Mr. Wolforth to add – timeframe needs to be added in (What period time do they stay?)

Unincorporated County –Vs- State numbers – higher amount in attainment in the County – yes it is a % of a number – Chairman please add this also,

Commissioner Spaanstra- please figure that out.

Who?

What number?

Families in Poverty – slide – 2% in year 2000, lower than the state.

Commissioner Nelson – Question on timeframe - 2000 substantially different – suggests a trend that is not a current trend.

Chairman Cole – 2005 data, Census is every 10 years. How would this effect then County budget? Is it flipping up or flipping down - and then we need another form of planning, i.e. transportation and welfare services. Third data point.

Commissioner Spaanstra – Census based numbers? Query whether or not you can get it.

Chairman Cole – State Demographers Office – should have this data.
Annotate the source.
DRCOG – find out where they get this data (Mr. Wolforth).
Add 2005.

Median Household Income – slide

Chairman Cole – data points –numbers need to be consistent throughout.
Numbers are implications for future planning.

2006 Employment – slide

Chairman Cole - Helpful from a trend standpoint – budget implications.
Related impacts w/people that are unemployed, i.e. welfare services
Are we looking at percentages of people that leave the workforce? The county? It all impacts the future of road development, are we remaining a bedroom community-older people unable to pay taxes and other things. Or if we are a bedroom community how will we maintain?

Commissioner Nelson – It is important to break it down within the County, in other words unincorporated areas vs. City areas.

Chairman Cole – Yes – Unincorporated, more that we can break that down to useful data, where are they going – Trans people may already be doing this.

Mr. Wolforth – Recap – Unincorporated? Trends of where are they going to work?

Chairman Cole– Yes where are they going to work? Traveling across the county? Or are they living here and working here? Travel cost for people that do not work here. W/o state financial assistance.

Employment by Industry – slide

Chairman Cole– Primarily associated with the Federal Center?

Commissioner Nelson – Can we break that down also if we have that? Federal Center –a sub section of that data.

Chairman Cole– curiosity factors

Commissioner Larry Anna – 16% may be high -number is going down

Commissioner Shirley Johnson – Is this current information? 2007? JW-not 2007 – 2005-6 not sure. (JW) Would you like to see if it is a trend? Yes - Interesting to see.

Transportation - slide

Chairman Cole– slide please lower years on left and higher on the right.

Commissioner Anna – The term “average” used a lot. Can we use the term “median” – better tendency will better reflect appropriate - (JW) DRCOG uses average but we will look at this. (JW) This will be in the appendix.

Commissioner Anna – Usually average is the higher number.

Chairman Cole - road miles have meaning in various plans – different plans in the unincorporated areas, and the plans. Nice to know. What affect would that have from P& Z context? I.E., Most of what we see are infill issues in mountains and plains – there may be a cost for improving....There may be more of a cost to approving more development, to keep the County from going broke.

Janet Bell – how do you want the breakdown.

Chairman Cole – As much information you can get and put it in there – the better. Gives us a better starting point for a discussion of: What is it costing us to the County. Break it down – what will it cost us? “Smart growth planning” from comprehensive sense – so that the budget meets the development for the future. Are we saddling future generations w/huge cost?

Commissioner Joe Siccardi – We may have this in the transportation plan and maybe need to bring this info into the Comp/Master plan – good point- may also be a state statute issue.

Mr. Wolforth – Community plan-Break it down

Employment Projections – slide

Chairman Cole would like a % growth column – (JW) add this column? Yes.

Commissioner Siccardi – interesting – decent %

Chairman Cole– or what we have in 2030 we will stack people on top of each other –more pressure for local jobs - What kind of jobs are we looking at.

Land Use Inventory – slide

Mr. Wolforth – industrial v. commercial

Single family is the bulk of the chart.

Commissioner Siccardi – that’s why I commented on the growth.

Commissioner Spaanstra – Refrain on comment for Rooney Valley

Zoning Land Inventory – slide

Commissioner Nelson – Home based business vs. leaving the home. Can we get those numbers? One day a week? Every day?

Land Use - slide

Sustainable

Chairman Cole–Sustainability – The County needs to recognize there needs to be some level of development. We will fall short meeting the needs of the work force

issues. Too many services and not enough – How is this County Government going to survive?

Commissioner Rick Nelson – Economic sustainability-needs to be broken down.

Mr. Wolforth – Land use portion right now, later we will cover Economic Development Portion. They tend to overlap.

Chairman Cole– Look at pie charts – look at single family detached – b/c you can build on vacant land? A Clear policy for staff to look at land left. What do we have left outside of the mountains. Translate remaining land use decisions - very critical. Deep trouble if we don't see a shift in the commercial area (dev). Line up industrial and commercial on the pie chart please, since they are connected. Can we increase those? Jefferson County Economic Council.

JW – Should we have this presentation on the same night as the Jefferson Economic Council – June 13th?

Commissioner Nelson – Yes please include it.

Chairman Cole – please add – sustainable policies – more affirmative statement – does not just mean....means human activity...in my mind that is what this means and is just as important. Enhance the quality of life by having jobs and an affordable quality of life. More direct statement, not overarching. Will measure against overarching statements. Does this promote dev.? Should be a policy.

Commissioner Spaanstra. -should be under the policy b/c goal will effect a number of policies.

Last phrase – future growth policies. Goal v/ policy. Critical point is that sustainability policiessupport in the goal sectionfine tuning language...concept is a critical one...and it is inconsistent with the aspects...with many of the policies. Goals –macro, policies – not policies related to specific goals.

Chairman Cole– no it is goals and policies.

Commissioner Siccardi – is this the right way to go? Series of data? Statute, look at the seriesyou don't need to have goals for each one. If you go this way you will have conflicting goals and policies. Statute is very clear of what a Master Plan should be. Not everything has to be in there. Look at the statute and that means we do not have to cover each one (point?).

Chairman Cole– We have some latitude to describe that. Planning process is to have a vision in the future. Historically, we have set these up in this manner and they look like this. Some objection I have, is this will be used for community plan updates? How will this relate to community plans?

Mr. Wolforth– Not meant to eliminate community plans. This is meant to make sense in some areas and maybe not in all areas. It is **comprehensive**.

Commissioner Siccardi – Can't eliminate community plans but hereafter they will need to match the Comp Plan. If they are different they will need to explain why it should be different.

Commissioner Johnson – We are looking at specifics instead of general topics, where to the topics fit in?

Commissioner Siccardi – Do the categories we have follow what we are supposed to have according to the statute?

Chairman Cole – We may not have to break them all out.

Commissioner Siccardi – No, we don't but it makes more sense.

Mr. Wolforth – Yes, we drew them from the State Statute. We worked with the County Attorney.

Commissioner Siccardi – Where did you get that recommendation? Not necessary to spell it out but just give the background information in the hearing.

Chairman Cole – Commission needs to read through this and give the appropriate feed back. What are the appropriate goals and how can we implement them.

Request: An outline, a table of contents. What is to come?

Commissioner Anna – need to be able to see the forest through the trees
Jim S. – an outline of the entire master plan? When do we expect to be done with this and maybe an outline of what we will get and when? Total topics? 10 Right now we are looking at the first 3 by the end of June? The packet that Commission Anna requested I don't want. The outline we should all have but that should be plenty.

Mr. Wolforth– will forward the Power Point Presentation.

Commissioner Nelson – Stand alone plan? Overall picture? How do the community plans play into this? What are doing – need to know to understand our role.

Mr. Wolforth – This is a foundation and the plans can be backed into this.

Chairman Cole – We need to have a vision for the County and then goals and policies that get us to that vision. We need to spend some time on the Vision Statement. We need to reflect on things we care about without breaking the County's budget. **Vision Statement.**

Mr. Wolforth – In terms of recognizing land use dev????

Chairman Cole – I think so, most corporations have a vision statement.

Commissioner Johnson – does the county have one?

Mr. Wolforth – yes mission statement

Chairman Cole– High connectability to what we do every day and what costs the county money. Priority setting document.

Mr. Wolforth – asked the Commission to review the BCC doc previously handed out.

Chairman Cole– Requested the doc to be handed out again.

Commissioner Spaanstra – We are now in the game.

Commissioner Nelson – We need to be the visionaries. Used to have retreats to do this as a good foundation. Good idea to process a good vision statement. A hearing is not the best place for that.

Chairman Cole – Let's try the 13th (Economic Development people and view the statement along w/the county visions) and then try to reserve an afternoon. Then try to modify this.

Mr. Wolforth – last hearing of the month – no cases scheduled – day hearing.

Chairman – Yes – on campus retreat.