

Jefferson County Planning Commission
 Vision Workshop – June 27, 2007
Update: Jefferson County Comprehensive Master Plan

John Wolforth:

- Today will be the visioning session.
- Dennis put together a timeline.
- Specific hearings are blocked off for just comprehensive plan review – July 11, July 25, August 8, and August 29.

Cole: Turn in your vacation schedules so that we can schedule those working sessions with the maximum number of commissioners. I may have an issue with 7/25.

Fox: How many meetings will we have on this?

John: However long it takes. Would like to finish by August 2008. Hard to say exactly how many meetings because some discussions may be longer than others.

As far as public meetings, all meetings are open for the public to attend. There will be at least two meetings with public comments and also some meetings in the communities.

Cole: Want to spend time talking about process. Concern is that it's so top down, we won't get any buy in from the public.

VISIONING SESSION:

Janet Bell and Heather Gutherless asked the Planning Commission to imagine leaving Jefferson County and returning to Jefferson County in the year 2031. What would they hope (H) to find, and what would they fear(F) they would find?

#	H/F	Statement
1	F	<i>Lose rural character.</i>
2	H	More commercial development.
3	H	Require defensible space for mountain development.
4	H	Good jobs.
5	H	Efficient Jeffco mass transit system.
6	F	<i>Economic growth and jobs won't outpace growth.</i>
	H	Residential growth equals economic growth and jobs.
7	H	Scenic corridors and public natural/nature views are intact.
8	H	Architecture/buildings still aesthetically pleasing.
9	F	<i>Deteriorated buildings/neighborhoods – blight.</i>
10	H	Urbanized areas of the county will take responsibility for their future, with the county not carrying the load for jurisdictions, enabling downsizing.
11	H	Efficient infrastructure.
12	H	Less reliance on water as relates to non-agricultural use.
13	H	Rocky Flats redevelopment come to fruition and be useful.
14	F	<i>Suburban sprawl to the foothills.</i>
15	H	See stars without a lot of light. Preserve the night sky.

#	H/F	Statement
16	H	Better cooperation among cities and counties.
17	F	<i>County becomes nanny state for growth limitation.</i>
18	H	A variety of quality recreation areas in existence.
19	F	Highly political county Planning & Zoning.
20	H	<i>Recreation and tourism will have increased.</i>
21	H	Communities with individual and unique characteristics.
22	H	Educational/cultural effort.
23	H	Revenue sharing scheme.
24	F	<i>Open space overrun.</i>
25	F	<i>Lack of quality jobs.</i>
26	F	<i>Less cooperation between cities and county.</i>
27	H	Anti-global terrorism committee with police/sheriff representatives.
28	H	Development not driven primarily by sales tax.
29	H	Good multi-modal transportation system.
30	H	Better mobility of transportation.
31	F	<i>County will be broke.</i>
32	F	<i>Insufficient infrastructure.</i>
33	F	<i>Government growth has outpaced private growth.</i>
34	F	<i>Water has run out.</i>
35	F	<i>Not enough attractors to induce long term stay.</i>
36	H	Attract manufacturing business.
37	H	Better relationship with R-1 Schools.
38	H	More encouragement of private voucher alternatives.
39	H	Still have remote, secluded areas.
40	F	<i>Natural beauty lost to disease, Pine Beetle, noxious weeds.</i>
41	H	Figure out mountain ground water carrying capacity.
42	F	<i>Too much human/vehicular (level of service) for natural flow.</i>
43	F	<i>Strip development.</i>
44	F	<i>Drowning in our own congestion.</i>
45	H	Good hardware store in South Jeffco.
46	F	<i>Economy driven/lifestyle driven.</i>
47	F	<i>Zoning & land inventory will not allow future desired.</i>
48	H	Vibrant business centers.
49	H	Vibrant older communities.
50	H	Safe communities.

#	H/F	Statement
51	F	<i>Aging population.</i>
52	H	Redevelopment policies let us recycle our aging communities.
53	F	<i>Lack of affordable homes.</i>
54	H	Facilities to care for aging population.
55	F	<i>Restricted access to the mountains. Charge for right to use.</i>
56	H	Balance of nature and lifestyles.
57	H	Expanded telecommunication network.
58	F	<i>Outdated technology still in place.</i>
59	H	Natural resources developed that supports our growth.
60	H	Preserve and enhance our natural beauty.
61	H	Be here in 2031.
62	F	<i>Pollution from Front Range development.</i>
63	H	Adequate hospital services.
64	H	Access to DIA – better access.
65	H	Preservation of the mountain backdrop.

Q & A

Comment: Vision policy has been done – during *Future Jeffco*. It's somewhat outdated, but there was a lot of good stuff. Can we look at the past? Not just start from scratch?

#10: Trying to get communities to take over responsibilities. Unincorporated Jeffco has 85% of land and low population. Need to maintain. County needs to revenue share.

- We are reliant on property tax, which is largely spent in the mountains.
- We get property taxes in cities.
- Large amounts of money go to schools and human services.
- Get info re: revenues for counties.

#17: Nanny state = problems. Public comes in and wants the county to stop development for them. County should do the zoning and let the chips fall. Fear: end up like California. Want us to make less decision for citizens for them to make more decisions.

#23: Revenue sharing – cities have more growth opportunities.

- Annexations cherry-pick sales tax. County has prepared infrastructure. Also, annexations/development impact traffic/infrastructure in the county. We get tertiary impacts.
- Another way is to change state law so that the cities not driven by sales tax.

#35: Are you considering visiting or living?

- Visiting.

#55: Just by congestion – rest of access to mountains?

- Restricted use – charge to use, i.e., roads, hiking trails.
- More restrictions on use would be bad.

#5: Effective mass transit – buses and rail?

- Yes – whole system.

#42: Natural flow?

- LOS – don't drop below a reasonable LOS.
- Even off the roads, don't stand in line to get to a trail, etc.

Comment: Group statements into categories.

Next Meeting: Planning Process, Range of Decisions.

FOCUS:

1. What will we use this Plan for? Drive what? What decisions? Can we have a meeting specifically for these questions?
2. How can we involve the broader public? This feels like subterranean planning mode. Need news releases and HOA's and other groups participating. BCC goal for exercise – top down plan. Who?
3. What, specifically, will the plan be used for?
4. Broad-based public response.
5. What is the Comp Plan going to be?
6. Go to each of the three BCC districts and hold meetings.
7. Umbrella Plan – if proposal doesn't fit the Comprehensive Plan, but staff supports, could use "policy" to approve.
8. Outreach – county has posted every meeting on the web site and notified HOA's, Umbrella groups and LDR/ZR subscribers by mail.
9. Now it's overwhelming because the public can't tell what's going on. Could post on the internet the stage we're at and what the next steps are.
 - o Staff can do this. Also, want to post notes and presentations.
10. Jefferson County Comprehensive Master Plan – umbrella plan – PC/Staff – public – one/two sentences/policy.
11. Integrate the mountain backdrop into this plan – integrate other discrete plans. Enhance economic development.
12. Need a vision to reflect what we can actually do with the plan.
13. Planning Commission is only authorized by the Colorado Revised Statute to adopt a MASTER PLAN.
14. Define the Jeffco Master Plan.
15. Will Open Space be using this? What other areas will this Plan effect?
16. Brainstorm among ourselves about what the Plan is and then set up meeting with BCC.

GENERAL GUIDELINE:

17. Individual case – community plan – how fit overall?
18. Need to know what?
19. When do other departments comment?

JULY 11 – PC:

How plan will be used.

How it will fit with other plans.

Need graphic to show relationships.

Cumulative impacts.

Meeting place.

Official minutes.

Don't post verbatim.

Jim-John-Janet – process design.