

Jefferson County Planning Commission  
Vision Workshop – July 25, 2007  
*Update: Jefferson County Comprehensive Master Plan*

**OPEN SPACE**

- In the preservation of the mountain backdrop, concerned that we are losing money for smaller, neighborhood parks in town.
  - Not sure how Open Space decides on parcels.
  - Want to get pocket parks.
- Open Space is updating the *Open Space Master Plan*.
- Reconnect open space planning with land use planning. Concern about losing pocket parks. And open space in neighborhood(s).
- Use Open Space funds for active parks or passive open space.
- Reflect county's priorities in the *Open Space Master Plan*.
- Preserve public and private open space.
- Urbanized open space priority.
- Mountain open space priority.
- Open Space funding – have priorities that meet county objective.
  - Not coordinating.
  - Let districts know what we want. Don't always just rely on their plans.
- Have informal meeting with Open Space about this issue.

***Vision(s):***

- Priority of preserving neighborhood open space – active and passive – in urban/suburban areas of the county.
- Trail connectivity with schools, neighborhood parks, activity centers, parks.
- Create specific park requirements for development and make sure it is located in logical places.
  - Policy: Review LDR for changes.
- Preserve Mountain Backdrop.
- Preserve night sky.
  - Policy: Change regulations.
- Break out “Natural Resources”.
  - Take into account, gravel mining, timber, other minerals.
- Identify and inventory natural resource development and preserve natural beauty.

- Efficiently develop important natural resources and preserve natural beauty of the Jefferson County landscape after resources are developed.
- Look at the vision of the *Mineral Extraction Policy Plan*.
- Keep healthy forests safe.
  - Beef up policies.
- Whatever happened with our ridgeline regulations? We should continue ridgeline protection. Make development ridgeline compatible.
  - Look at other jurisdictions' regulations and policies – Denver, Summit, Park, Routt, Douglas.

### **ECONOMIC DEVELOPMENT**

- Need architecture that stands the test of time physically and aesthetically
- Encourage more dense industrial and commercial in industrial and commercial areas, if appropriate infrastructure exists.
  - Look at Stapleton for Rooney Road development ideas.
- Encourage multi-use, walkable development, where infrastructure is adequate.
- Intensify and optimize economic development.
- Look at economic development opportunities near transit stations.
- Encourage creative revenue sources and create primary job generation.
- Look at mixed use in infill areas to optimize economic development potential.
- Encourage sustainable economic development opportunities.
- Establish sustainable energy sources for projects (i.e. solar panels or wind turbines on top of buildings, etc.).
- Maintain the vitality of existing residential/commercial/industrial centers/complexes.
- Expand/support technological infrastructure – telecomm, internet, cable, WiFi – to balance workplace/home.
  - Need a telecommunication capacity.
- Encourage tourism by preserving/promoting educational/cultural resources.
- Need to discuss economic sustainability.
- Want an economic engine with a sustainable life and economic development that works with the environment.
- Keep the character of the county so it doesn't look like Anywhere, USA.
- Preserve current commercial/industrial zoning and encourage new commercial industrial zoning.
  - Copy county's policy.
- Have a sustainable county budget.
- Target certain areas for new commercial/industrial development, i.e., highway corridors.
  - Think of entire county.

- Encourage transportation systems that improve economic vitality.
- Promote new technologies.
- Get county out of the way of economic development.
- Get rid of development barriers, i.e., reduce fees, streamline process.
  - One problem is the large amount of residential development. Need move for commercial/industrial.
- Create a zoning structure to make less developed land into economic development opportunities without undermining Jeffco's character.
- Identify potential commercial/industrial land. Expand around existing centers.

### **EDUCATION**

- Preserve and promote educational, cultural and recreational opportunities.
- Better relationship/communication with R-1 Schools, cities, special districts. Example: Open Space and R-1 sharing fields.
- Better coordination with Jeffco schools on educational issues. (Staff from R-1 and Planning should meet with each other.)
- Change state statute.

### **HISTORIC/CULTURAL RESOURCES**

- Inventory and advertise cultural/entertainment resources.
  - Divide education from cultural/historic resources. Separate sections.
- Preserve and protect historic resources that reflect the historical identity of Jeffco.
- Preserve and protect cultural resources.

### **GOVERNMENT ACTIVITIES**

- Better coordination between land use planning and other governmental agencies.
- Look at the fiscal cost/benefit of land use decisions to Jeffco.
- Enforce existing regulations relating to infrastructure.
- Inventory tools to address growth that doesn't bankrupt the county.
- Growth policies should fit within the budget – do not approve beyond means to serve.

### **DEMOGRAPHICS**

- Need for hospitals/retirement communities.
- Facilities to care for aging.

#### ***Additional info needed:***

- More information on what additional development Jeffco can handle (LUI: zoned v. community plan).
- Miles of road we maintain.
- Cost of maintaining roads.
- Percent of budget that goes to transportation.