

Jefferson County Planning Commission
Workshop – August 1, 2007
Update: Jefferson County Comprehensive Master Plan

GENERAL CHARACTER

1. As we're doing the balancing act – 'Balance' is a wiggly word that doesn't mean a lot – flip the statement – promote growth and preserve character.
2. If you don't change, you stagnate. This is not just limited to new growth – ie. Need redevelopment to vitalize areas.
3. Revision to "General character of county" vision – "A diversity of land uses consistent with county services and financial resources in order to promote growth and redevelopment while preserving the heritage, character, mountain landscape, and beauty of the urban rural and mountain communities."
4. Need certain types of growth – be specific – good growth. Don't cover natural mountain character. Communities covered, not character. We have mountains – rest of Denver doesn't – need growth that accommodates mountain beauty.
5. Need qualifier with growth, like quality growth (but use another word than "quality").
6. Need sustainable growth.
7. Avoid large suburb complexes in mountains.

INFRASTRUCTURE/SERVICES

Transportation

8. Could there be more under INFRASTRUCTURE/SERVICES, like Utilities? Electric substation, etc. – could there be more in the overarching statement about utilities? It seems like a hole in statements.
9. For example, could say "Infrastructure to meet growing needs that include..."
10. Add these words to the transportation vision statement:
 - level of service (or capacity?)

- effective
 - practical – ie. Mountains are very dispersed – mass transit may not work. Multi-modal may be better.
11. How are we characterizing these? Do we want one overall statement for each section or several?
 12. Want one vision for each category – simple and then move from these.
 13. Others can be integrated or become policies.
 14. Use #1 under transportation.
 - Except at the end say “the needs of the county residents” rather than the development.
 15. Add: Completion of C-470/NW Corridor in a way that meets the transportation needs of the county.
 16. Use another word than seamless – integrate. (In 2nd transportation statement)
 17. Change “Plan” to “encourage” – Used “Plan” intentionally because it is stronger than “encourage”. (In 3rd transportation statement)
 18. What is a “between area”? Make more specific or put a period after communities. Or say “...alternatives, within and between, urban...” (In 3rd transportation statement)

Services/Special Districts

19. Two “medical”, remove one.
 - Pick up utility – “housing, electric utilities, fire protection, water delivery, medical,” and add others.
20. Need infrastructure in all of it’s forms – transmission lines, water storage, gravel mines, etc.
21. For overall statement: add to 1st statement.
 - Need policies re: telecommunication plans, other utility plans.
 - Make sure special districts are in place, but not the county’s responsibility to do.
22. Find a broad statement regarding infrastructure – Look at page 33 of Future Jeffco Part II.

Safety/Security

23. In relationship to terrorism, we have a sheriff, but the BCC needs to appoint a liaison in relation to terrorism.

Add: Board or Commission appointed by BCC to be liaison with Homeland Security autonomous of the County Sheriff.

24. Statement about Implementing Homeland Security – put liaison statement in policies.

25. How is that used in a Land Use Plan? Need to make this point to the 5th floor directly.

26. Can talk about this in policies – Effective coordination with Homeland Security.

27. For redevelopment services should be available – not just new development.

Environment/Hazards

28. Cut out “pine beetle”, in 30-40 years it may be something else that is troubling the forest.

29. Increase dangers? Don’t want to increase the danger to life and property.

30. Methane, radon, etc. Can we put in “other hazards”? Leave the rest of the sentence.

31. Say in a more positive way than “prevent”. Protect life and property from hazards by avoiding development where hazardous conditions exist. – Use Conifer Plan’s Hazard Goal. In some cases mitigation may not be enough, may need to be eliminate the hazard.

32. Don’t agree with the second “Hazards” statement – not necessarily the county’s prerogative – maybe the Health Department’s. And I don’t like the list. This statement is too specific for overarching statement.

33. Can #2 be covered some place? Will cover under “other hazards” above.

Water

34. Change the first statement to start with “Ensure”.

35. We need to show leadership in water conservation and landscaping.

36. Don’t see a statement under water that is an overarching statement.

37. Conifer Plan's first water goal – "Balance the availability of ground and surface water, water use, and ground water recharge with current and future development, to ensure that water resources are not over-allocated."
38. Or modify the second water statement by putting a period after water and sanitation.
39. Call the section "Water and Sanitation", not just "Water".
40. In the second statement after communities put "to ensure an adequate..." instead of "where there is".
41. Interstate Basin committee statement is too focused. Remove.
42. Do we need to look at water for limiting growth? – NO

Open Space/ Recreation

43. Focus on parks is too narrow – "Parks, Open Space and Recreational Spaces" – not just Parks.
44. Talk about maintaining parks into the future?
45. Need more Plains parks. This is not just a mountain issue.
46. Cater to the county populous.
47. Parks – not just maintained by the park district.
48. Policy: Have a subsidy to develop parks from Open Space that the county will buy and preserve. Internal HOA maintains. We don't have the incentives to do this now.
49. An overarching policy should discuss developing special mechanisms for parks, Open Space, recreational areas within new areas, and not just fees. Point out specifics later, such as public/private partnerships.
50. Change title to Open Space, Open Areas, and Recreation
 - Promote land conservation in policies.
 - Balance with state and federal agencies. Some needs are served by them.
51. Overarching statement – Start with #49 and modify.
52. Find innovative ways to provide for Parks, Open Space, and Recreation.

- "Acquire, preserve and protect open space, parks, and trails to meet current and future needs using mechanisms that provide incentives to developers to incorporate these areas in their proposals.

Added by Joe Siccardi:

Create and maintain natural and visual resources by preserving the mountain backdrop, connecting trails, preserving scenic corridors, and establishing neighborhood parks so as to encourage appropriate use of existing open space.

Regarding water – not happy with xeriscaping language – need stronger language.

ECONOMIC DEVELOPMENT

Added by Joe Siccardi:

Foster economic development by attractive opportunities for high quality jobs, encouraging non-commute work places and encouraging greater density in commercial and industrial zoned areas.

20-25 year plan...new technologies.

EDUCATION/CULTURAL/HISTORIC RESOURCES

Added by Joe Siccardi:

Develop pride in Jeffco residents by educational efforts about cultural centers and schools.

Sports field – relationship

GOVERNMENTAL ACTIVITY

Added by Joe Siccardi:

Maintain a vibrant government which meets the needs of Jeffco residents but does not encroach upon or limit private sector activities.

Fiscal cost benefit

Growth policies fit within our budget.

Growth that doesn't bankrupt

DEMOGRAPHIC TRENDS

Added by Joe Siccardi:

Create senior friendly communities by providing access to senior needs such as recreation, healthcare, and transportation

Missing anything that needs an overarching statement?

- Look at community plan chapters.
- Look at other documents.

Staff to pull out overarching statements in other plans.

After overarching, then go through a one-topic meeting.

Next meeting (August 8, 2007) wrap up Vision.

Meetings after that? No preference for whether Highways & Transportation or Open Space speaks to the PC first.