

Jefferson County Planning Commission
Workshop – August 8, 2007
Update: Jefferson County Comprehensive Master Plan

NATURAL RESOURCES

Vision:

- Add preserve the Mountain Backdrop and primary view corridors, i.e. I-70, Clear Creek, Golden Gate Canyon.
 - Why not all views?
 - Because more people see the views along these corridors. Need an extra sensitivity there.
- How is a Natural Resource defined? – see previous meeting notes
- Like 2nd Vision, but we can't tell businesses and citizens what to advocate.
- The second part of the 1st Vision is far out. Keep 1st part, and cut after: "vital to society." Change "society" to "communities".
- Need definition of Natural Resource. Define as everything not manmade. Put the definition in the glossary.
- Vision 1: Protect, preserve, and encourage
 - The rest of certain key natural resources (define more in policies).
 - Some natural resources are extractive that we don't want to protect, but want to mitigate their impacts.
- Take 1st Vision and divide into two sentences and delete last phrase starting at "such as".

Policies:

- # 1 – After "resources", while minimizing environmental impacts, give example of beneficial after-uses, such as water storage.
 - Refer to page 3 regarding: Air, Odor, Light issues.
 - Question reclamation – it's a given.
 - Enforces that reclamation is a part of extraction

- Put "reclamation" ahead of "beneficial use"
- Beneficial after-use – beneficial to who?
 - A standard land use term that says land does not lay fallow.
- #2 – Modify - Encourage recycling and energy efficiency, sustainability
 - Alternative method of handling waste. – (Solid waste is specifically defined)
- 1st policy – Only discusses Mineral Resources, there's also methane gas in landfills, is gas included as a mineral resource?
 - Yes, policy 2 could also go into Public Facilities, Services, and Utilities.
- #3 - Methane off landfills also fits into alternative energy
 - Jeffco is a world leader in fossil fuels research and technology – don't exclude #1 - Good main stream energy.
 - Add "In energy and alternative energy production", so it reads "Establish Jeffco as a leader in energy and alternative energy...." – residential and development.
- #4 - Don't like "restore" – to no growth, could actually mean converting development to prairies.
- Cut long paragraph #4 and just have "Preserve the natural beauty"?
 - No, change #4 to preserve and protect critical ecosystems.
- #5 - concern is public view, not just house specific.
 - Protect ridgelines and other public scenic views.
- #6 – good – page 3 – articulation of vision – come back 8/22/07

ECONOMIC DEVELOPMENT

Vision:

- Use vision #1
- No to #2
- "Attracting" – not "attractive"
 - Good encompasses new and redevelopment

Policies:

- #1 – Good
- #2 – Good
- #3 – May not want to encourage high density residential in mountains. – change “related” to “compatible”.
- #4 - We don't have arch review committees.
 - Planning and Zoning has Design Standards.
- What does it mean to convey character?
 - Some areas don't have a certain character
 - Don't put steel and glass in rural areas.
- Zoning Resolution does mandate standards so we should be able to “ensure”.
 - Any unique characteristics
 - Architecture “reflects” – not “convey”
 - Concern – physically implies historical preservation - okay to leave in
 - Period after community
 - Concern – trendy development
- #5 – Gone – delete
- #6 – Change multi-use to mixed-use. Drop “where appropriate infrastructure exists”
- #7 – Change “explore” to “promote”
- #8 – Ok
- #9 – Ok

- #10 – Change to “encourage” – for development or redevelopment projects.
- #11 – Ok
- #12 - Add “or”, so it says “and/or ...other options”
 - Encourage replacement?
- #13 – Scratch educational
 - What about Dinosaur Ridge?
 - Don’t think education is in County purview
- #14 – Delete – too broad
- #15 – Encourage adaptive reuse of the site and structures.
- #16 – Period after redevelopment
- #17 – Good
- #18 – Promote the Research and Development of new technologies.
- #19 – Overly broad – delete
- #20 – Rewrite to make more of a policy.
- #21 – Not a policy – drop
- #22 – Ok

EDUCATION

Vision:

- What is county’s role in education?
- Preserve and promote educational opportunities – Charter school – education diversity
 - To assist in guiding best locations for schools.
 - Recognize the importance of education to quality of life.

- (Work on for over arching)...Maintain and encourage educational resources of county through cooperation...

Policies:

- # 1 - improve relationship...with educational institutions in county

CULTURAL/HISTORIC RESOURCES

Vision:

- Use Vision - #2 – plus promote

Policies:

- Policy – remove promote
- Support work of Historical Commissions

GOVERNMENT

Vision:

- Vibrant versus effect and efficiency and fiscally sustainable
 - Don't want Government encroaching
 - Not encroach upon activities more appropriately provided by the private sector.

Policies:

- #1 & 2 – Merge into “Encourage the development of cost effective delivery of Jeffco services.”
- #3 – Ok
- #4 – Lots of staff time involved – also technical capability we don't have. – delete policy.
- #5 – Ensure public improvements required by Land Use decisions.
- #6 – Redundant – delete
- Special districts only serve to their boundaries. Ex: Genesee Dam – pushed the view of

their dam onto other communities.

- Add Policy: Review State Statutes that have potential impacts to the county.

DEMOGRAPHIC TRENDS

Vision:

- Ok

Policy:

- Look at whether there are other trends
- Review policies and plans to accommodate emerging demo trends.
- Janet and Heather will look at whether there are more policies.
- Have someone in the public and private sectors give demographic trends talk to PC.

NEXT STEPS

- Refine matrix
- Get single sheets started
- Meet with referral agencies.
- What are the plan elements?
- Next meeting is 8/22/07. Review what was done tonight along with cases.