

North Plains Area Plan	COMMENTS	CMP COMPARISON
<p>Open Space, Trails & Recreation</p>		
<p>The large amounts of natural, undeveloped open lands are integral to the overall character of much of the North Plains area.</p> <p>Most of this undeveloped land is privately owned and could be developed. The maintenance of the area's character depends on preservation of key open spaces between developments. In addition, privately owned open space can be used to enhance and preserve the community's cultural, historical, agricultural and ranching heritage, which is an important land use and amenity in the community.</p> <p>Securing the land necessary to preserve the "open feeling" characteristic of Jefferson County's North Plains area will require increased coordination between public agencies and private citizens. This could require the creation of new forums, management agreements, or other mechanisms. In addition to enhancing the quality of life, the specific benefits that could accrue from these cooperative arrangements include, but are not limited to:</p> <ul style="list-style-type: none"> * preserving a significant amount of natural open space; * protecting important wildlife habitats; * dispersing recreational opportunities throughout the study area; * preserving view corridors and visual amenities; * contributing to the creation of an open land separation between developments; * maintaining the agricultural and ranching heritage of the community; * reducing the threat of danger to life and property by avoiding development in natural hazard areas; and * encouraging appreciation of, and knowledge about, the area's natural environment. 	<p>Add last portion of the paragraph to CMP.</p>	<p>Modify to say:</p> <p>In addition to enhancing the quality of life, benefits of public or private preservation of open space include, but are not limited to:</p> <ul style="list-style-type: none"> * preserving natural areas; * protecting important wildlife habitats; * dispersing recreational opportunities throughout the County; * preserving view corridors and visual amenities; * creating open land separation between developments; * maintaining the agricultural and ranching heritage of the community; * reducing the threat of danger to life and property by avoiding development in natural hazard areas; and * encouraging appreciation of, and knowledge about, the area's natural environment. <p>Add to Open Space, Open Land, Parks & Trails Introduction at the end of the last paragraph.</p>
<p>GOAL</p> <p>Maintain the open character of the North Plains as development occurs, and protect ecologically sensitive areas. Connect all parts of the area through a network of public and private open space, trail corridors and active and passive recreation areas.</p>	<p>Keep in Local Plan</p> <p>&</p> <p>Duplicative</p>	<p>Open Space, Open Land, Parks & Trails</p> <p>Goal: Provide public and private open spaces, parks and trails for County residents and visitors.</p> <p>(a) Objective: Encourage the acquisition of property for a variety of open land purposes, consistent with the following policies and objectives in this section.</p> <p>1. Policy: Provide neighborhood parks, open land, trails, and recreational spaces to meet the needs of the citizens in all areas of the County.</p> <p>Trails:</p> <p>4. Policy: Create local trails to provide connections between services, parks and neighborhoods. Ensure that amenities such as benches, tables, and exercise areas are provided where appropriate.</p>
<p>POLICIES</p> <p>A. General</p> <p>1. Jefferson County Open Space Department recommendations for open space acreage per population should not be used to determine the amount of open space needed in the North Plains area, because all residents in Jefferson County and the Metropolitan Denver area benefit from the passive and active recreational opportunities that exist in this area. Instead, open space purchases should be based upon regional demand for recreation in the area and on the goal of preserving an open character and significant natural features in the North Plains.</p>	<p>Not needed, Open Space does not purchase land based upon the local open space acreage per population.</p> <p>Keep a portion local.</p>	<p>Open Space, Open Land, Parks & Trails</p> <p>Goal: Provide public and private open spaces, parks and trails for County residents and visitors.</p> <p>(a) Objective: Encourage the acquisition of property for a variety of open land purposes, consistent with the following policies and objectives in this section.</p> <p>1. Policy: Provide neighborhood parks, open land, trails, and recreational spaces to meet the needs of the citizens in all areas of the County.</p>

<p>2. The North Plains area is served by the Prospect Recreation District, the North Jeffco Metropolitan Recreation and Park District, Broomfield, Golden, Westminster, Superior, and the Jefferson County Open Space Department. There should be improved communication between the districts, governmental agencies, the school district, and private organizations responsible for buying and managing public land in the North Plains. Improved communication among these groups could result in more efficient management of public lands and a higher level of use. Coordination among these public entities and the planning departments of the cities and the County should facilitate more effective siting of private open space to:</p> <ol style="list-style-type: none"> secure access easements across private property to public land; encourage dedication of private land by providing information about open space incentive programs; and suggest, where appropriate, that the open space required in a development be located to augment adjacent public land. 	<p>Keep most in Local Plan</p>	<p>Open Space, Open Land, Parks & Trails Goal: Encourage coordinated comprehensive planning for open space, open lands, parks and trails. Coordination 4. Policy: Encourage and support government, nongovernmental organizations and individuals in acquisition, preservation and management of open land, and encourage public-private sector joint projects and cooperation. Trails 2. Policy: The County should continue to require land dedication or right-of-way easements that provide linkages between public open spaces. Education 1. Policy: Provide educational information to landowners about tax credits and other benefits for dedications of property for open spaces. Development Review 1. Policy: Review private property developments adjacent to existing public and private open spaces for compatibility with those areas.</p>
<p>3. Active and passive recreational sites should be located throughout the study area to diffuse the impact of growth on any one area. These recreational areas could be located to create greenbelt separations that would help preserve the uniqueness of this area, otherwise lost as development in adjacent communities expands:</p>	<p>Duplicative</p>	<p>Open Space, Open Land, Parks & Trails General 1. Policy: Provide neighborhood parks, open land, trails, and recreational spaces to meet the needs of the citizens in all areas of the County. Development Review Objective: Use open land as a community shaping tool, a means of separating or buffering developments, and an integral planning element in all future development proposals. 3. Policy: Evaluate new development, both public and private, in terms of its impact on existing and proposed parks, trails and the regional public and private open spaces system. Coordination 2. Policy: Support JCOS, local jurisdictions and Park & Recreation Districts in achieving the goals identified in their Master Plans, that are consistent with this Plan. (See Appendix B III. d.) 4. Policy: Encourage and support government, nongovernmental organizations and individuals in acquisition, preservation and management of open land, and encourage public-private sector joint projects and cooperation.</p>
<p>4. The acquisition of undeveloped land should be related to the following planning objectives.</p> <ol style="list-style-type: none"> maintenance of important visual resources; maintenance of open spaces between developments; provision of needed recreational opportunities; protection of significant wildlife habitats and wildlife corridors; protection of areas subject to significant natural hazards, e.g., floodplains; protection of areas having cultural and historical significance; Provision of a connecting trail system; Retention of unique or relict flora, (i.e., tall-grass prairie, sites with rare and endangered plants, and sites with high quality riparian vegetation); Protection of ecologically sensitive areas; Prevention of soil erosion; and Protection and conservation of vegetation. <p>While these areas are desirable as open space, development should not be precluded if sensitive site planning accommodates these concerns.</p>	<p>Modify CMP</p>	<p>Modify existing Policy 2, under the Open Space, Open Land, Parks & Trails chapter, Preservation Interests, Objective A to say:</p> <p>2. Policy: Consider the preservation of property with the following attributes:</p> <ul style="list-style-type: none"> • Scenic vistas/corridors • Critical wildlife habitat, migration corridors, calving areas, and hogbacks • Threatened and endangered plant and animal species • Riparian zones • Surface water features • Significant rock outcrops • Ridges and peaks • Historic resources <ul style="list-style-type: none"> ▪ Space to act as a buffer between developments ▪ Opportunities for recreational uses ▪ Presence of geologic hazards ▪ Possible trail system connections ▪ Unique vegetation
<p>5. < Blank ></p>		
<p>6. Public acquisition, management agreements between owners and private dedication of land to public entities are only three of the methods that could be used to increase the amount of land which remains undeveloped.</p>	<p>Duplicative</p>	<p>Open Space, Open Land, Parks & Trails Coordination 4. Policy: Encourage and support government, nongovernmental organizations and individuals in acquisition, preservation and management of open land, and encourage public-private sector joint projects and cooperation. General (c) Objective: Encourage a variety of methods to provide trails and protect natural resources through the land development processes. 1. Policy: Encourage a variety of land conservation techniques. (See Appendix B III. a.)</p>

<p>7. Plantings in open space areas should be native or naturalized species and should be varieties that require minimal maintenance.</p>	<p>Add/Move to Design Guidelines in CMP</p>	<p>Hazards & Geologic Constraints Geologic Hazards and Constraints 1. Policy: Final land forms resulting from development should be stable and revegetated with drought resistant species to improve stability and control erosion and dust.</p> <p>Add to Design Guidelines of CMP: Policy: Plantings in open space areas should be native or naturalized species and should be varieties that require minimal maintenance.</p>
<p>B. Public Open Space 1. As much open space as needed should be secured in the North Plains area before development occurs.</p>	<p>Duplicative & Unclear (how much is "as needed"?)</p>	<p>Open Space, Open Land, Parks & Trails General 1. Policy: Provide neighborhood parks, open land, trails, and recreational spaces to meet the needs of the citizens in all areas of the County. Parks i) Goal: Ensure adequate park areas for County residents. (a) Objective: Provide for additional parks and open lands in all areas of the County and for all segments of the population.</p>
<p>2. Access to public land should be assured when sensitive wildlife habitats, fragile terrain and unique vegetation are not threatened.</p>	<p>Duplicative</p>	<p>Open Space, Open Land, Parks & Trails Development Review 2. Policy: Maintain excellent access to public and private open spaces, trail corridors and facilities for active and passive recreation through dedication of appropriate easements. 5. Policy: Create greenbelt connections to public open spaces. 13. Policy: Provide open land and trail corridors within residential development to allow access to natural features and to promote recreation and exercise opportunities.</p> <p>Water Resources Riparian Areas 2. Policy: Allow low impact dispersed recreation uses (e.g., hiking trails, and benches) within riparian corridors to facilitate public access, when consistent with protection of water resources.</p>
<p>C. Private Property 1. The present system of land use controls and tax assessment policies is a disincentive to owners of larger, privately owned and undeveloped lands, because it requires that owners annually prove the land qualifies to retain agricultural tax status. The existing State property tax definition of agricultural land should be revised to include additional categories of use to encourage the retention of private, undeveloped land.</p>	<p>???? Keep in Local ???</p>	<p>Open Space, Open Land, Parks & Trails Goal: Promote the education of citizens about public and private open spaces. (a) Objective: Encourage public and private open spaces groups and/or land conservation groups to educate landowners about land preservation options. 1. Policy: Provide educational information to landowners about tax credits and other benefits for dedications of property for open spaces. (See Appendix B III. e.)</p>
<p>2. Privately owned parcels of land that have natural, historical and/or cultural significance should be protected. One or more of the implementation techniques listed in the Acquisition Section G could be used.</p>	<p>Duplicative</p>	<p>Open Space, Open Land, Parks & Trails Private Open Spaces 2. Policy: Promote the use of strategies such as land trusts and conservation easements that allow for the continuing use of lands for agricultural and land preservation purposes.</p>

<p>D. Trails Network</p> <p>1. An improved trails network should be developed that provides additional trails for hiking, biking and equestrian use, and precludes motorized vehicles. These trails should:</p> <ul style="list-style-type: none"> a. vary in length, ascent and nature experience; b. link areas within the North Plains, and link the North Plains area with adjacent communities and counties; c. traverse diverse landscape; d. access views and vistas; e. intersect to allow the traveler a choice of paths to a destination; and f. avoid damaging or impairing areas containing endangered species or fragile environments. 	<p>Modify CMP</p>	<p>Open Space, Open Land, Parks & Trails Development Review</p> <p>9. Policy: Plan, design, and construct trails to avoid or minimize the degradation of natural and cultural resources.</p> <p>13. Policy: Provide open land and trail corridors within residential development to allow access to natural features and to promote recreation and exercise opportunities.</p> <p>Open Space, Open Land, Parks & Trails</p> <p>1) General</p> <p>i) Goal: Provide public and private open spaces, parks and trails for County residents and visitors.</p> <p>3. Policy: Encourage parks, trails, and open lands to be integrated into major infrastructure projects such as roadways, drainage improvements, reservoirs and utility corridors.</p> <p>5. Policy: Create greenbelt connections to public open spaces.</p> <p>Policy: Plan, design, and construct trails to avoid or minimize the degradation of natural and cultural resources.</p> <p>Trails</p> <p>Goal: Provide extensive trail systems throughout the County.</p> <p>5. Policy: Use existing natural or man-made corridors (drainage-ways, ditch corridors, utility corridors) to support connections.</p> <p>Add as Policy 6 under the Open Space, Open Land, Parks & Trails chapter, Trails, Objective A. The trail network should accommodate a variety of users, including hikers, bikers, and equestrians. These trails should:</p> <ul style="list-style-type: none"> a. vary in length and ascent to accommodate different levels of ability; b. allow for use of different non-motorized recreational equipment; c. traverse diverse landscape to vary the nature experience; d. access views and vistas; e. intersect to allow the traveler a choice of paths to a destination; and f. avoid damaging or impairing areas containing endangered species or fragile environments
<p>2. Public land should be made more accessible when wildlife habitats and fragile natural environments can be protected.</p>	<p>Duplicative</p>	<p>Open Space, Open Land, Parks & Trails 3) Development Review</p> <p>1. Policy: Require trail easements or dedications that provide local connections.</p> <p>2. Policy: Maintain excellent access to public and private open spaces, trail corridors and facilities for active and passive recreation through dedication of appropriate easements.</p> <p>Trails</p> <p>Goal: Provide extensive trail systems throughout the County.</p> <p>5. Policy: Use existing natural or man-made corridors (drainage-ways, ditch corridors, utility corridors) to support connections.</p> <p>Water Resources Riparian Areas</p> <p>2. Policy: Allow low impact dispersed recreation uses (e.g., hiking trails, and benches) within riparian corridors to facilitate public access, when consistent with protection of water resources.</p> <p>Development Review</p> <p>Policy: Plan, design, and construct trails to avoid or minimize the degradation of natural and cultural resources.</p>
<p>3. Trail corridors should be negotiated which utilize floodplains, public rights-of-way, utility rights-of-way, leased private property, parks, and public open space.</p>	<p>Duplicative</p>	<p>Open Space, Open Land, Parks & Trails 3) Development Review</p> <p>1. Policy: Require trail easements or dedications that provide local connections.</p> <p>2. Policy: Maintain excellent access to public and private open spaces, trail corridors and facilities for active and passive recreation through dedication of appropriate easements.</p> <p>5. Policy: Create greenbelt connections to public open spaces.</p>
<p>4. Liability releases, similar to those used by Florida, Georgia, Vermont, and New Hampshire, should be used to remove this obstacle to the creation of trails.</p>	<p>???????? Delete ????????</p>	<p>none</p>
<p>5. Areas of intensive development should have trail connections to areas of natural open space. Safe crossings of major roads should be provided. Equestrian tunnels and grade separated bike crossings at railroads are two techniques that are encouraged.</p>	<p>Keep in Local Plan</p>	<p>Open Space, Open Land, Parks & Trails Development Review</p> <p>1. Policy: Require trail easements or dedications that provide local connections.</p> <p>2. Policy: Maintain excellent access to public and private open spaces, trail corridors and facilities for active and passive recreation through dedication of appropriate easements.</p> <p>5. Policy: Create greenbelt connections to public open spaces.</p> <p>6) Trails</p> <p>Goal: Provide extensive trail systems throughout the County.</p> <p>Policy: Use existing natural or man-made corridors (drainage-ways, ditch corridors, utility corridors) to support connections.</p>

6. Jefferson County Open Space Department should consider funding trail corridors to connect open space parcels.	This is addressed by Open Space Master Plan	none
7. Equestrian and jogging trails should be unpaved and marked.	Add to CMP	Transportation Trails Goal: Provide extensive trail systems throughout the County. (b) Objective: The trail system should accommodate pedestrians, bicyclists and equestrians. (See Open Space chapter for more information about equestrian uses.) 1. Policy: Utilize signs to make trails accommodating to pedestrians, equestrians and bicyclists. Add as Policy 9 under the Open Space, Open Land, Parks & Trails chapter, Trails, Objective A. Equestrian and jogging trails should be unpaved and marked.
8. Trails buffered from the street should be provided.	Duplicative	Open Space, Open Land, Parks & Trails Trails Policy: Where off-street trail connections are not feasible, establish pedestrian, equestrian, bicycle, and/or other uses of rights-of-way during the design and construction of road improvements. i. Implementation: Include signage and trails maps for equestrians when doing improvements in high equestrian use areas.
9. Carefully planned and developed parking areas should be provided at trail heads to facilitate trail usage.	Add to CMP	Add as Policy 7 under the Open Space, Open Land, Parks & Trails chapter, Trails, Objective A. Policy: Carefully planned and developed parking areas and restrooms should be considered at trail heads, where appropriate.
10. Appropriate public facilities, e.g., restrooms and telephones, should be provided at major trail intersections and significant open space sites.	See Above	See above
11. Maintenance of open space, recreational areas and trails should be provided.	Duplicative	Open Space, Open Land, Parks & Trails Parks Policy: Accommodate innovative approaches for the provision and maintenance of viable parks and open lands through the development review process.
E. Recreation 1. As future growth occurs, the need for additional passive and active recreational areas should be met.	Duplicative	Open Space, Open Land, Parks & Trails General (a) Objective: Encourage the acquisition of property for a variety of open land purposes, consistent with the following policies and objectives in this section. 1. Policy: Provide neighborhood parks, open land, trails, and recreational spaces to meet the needs of the citizens in all areas of the County. Parks (a) Objective: Provide for additional parks and open lands in all areas of the County and for all segments of the population.
2. Active recreational facilities should be provided as demand increases. These facilities should include, but not be limited to multiple use playing fields for volleyball, softball, soccer, football, and other sports and recreational facilities such as swimming pools, shooting ranges, and recreational centers.	Duplicative	Open Space, Open Land, Parks & Trails General (a) Objective: Encourage the acquisition of property for a variety of open land purposes, consistent with the following policies and objectives in this section. 1. Policy: Provide neighborhood parks, open land, trails, and recreational spaces to meet the needs of the citizens in all areas of the County. Parks (a) Objective: Provide for additional parks and open lands in all areas of the County and for all segments of the population.
3. Recreational uses should be targeted to the needs of community residents.	Duplicative	Open Space, Open Land, Parks & Trails General Policy: Provide neighborhood parks, open land, trails, and recreational spaces to meet the needs of the citizens in all areas of the County.
4. Standley Lake should become a regional park open to all Jefferson County residents.		Standley Lake is now a regional park
5. All development of a density which will have active recreation needs should be served by a public park and recreation district.	Duplicative	Recreation & Tourism Recreation Policy: In general, active recreation opportunities should be provided by local park and recreation districts and cities.
6. Areas that are appropriate for passive recreation should be identified and acquired.	Duplicative	Covered by entire Open Space and Recreation & Tourism sections
7. Areas that are appropriate for active recreation should be identified, acquired and developed to provide additional active recreation sites.	Duplicative	Covered by entire Open Space and Recreation & Tourism sections
8. School recreational facilities, especially playgrounds and multi-use fields, should be available for community use to reduce the pressure for development of additional recreational areas.	Duplicative	Open Space, Open Land, Parks & Trails Coordination Policy: Continue coordinating with Jefferson County R-1 school district about joint use of school facilities for recreational activities.

<p>F. Coordination 1. All of the public entities responsible for open space, parks, or trails should communicate regularly through an established formal system of coordination to plan, protect and manage lands under their jurisdictions. These public entities should cooperate to develop a trails plan for the North Plains and adjacent areas.</p>	<p>Keep in Local Plan</p>	<p>Open Space, Open Land, Parks & Trails Coordination Goal: Encourage coordinated comprehensive planning for open space, open lands, parks and trails.</p>
<p>2. Trails planning by the County, communities and cities should be coordinated with the Colorado Urban Trails Plan.</p>	<p>This plan is no longer in effect.</p>	<p>None</p>
<p>3. Incentives should be offered to developers for linking private trails to the public trail system, or for providing public trail access through their property and to school sites.</p>	<p>Duplicative</p>	<p>Open Space, Open Land, Parks & Trails Private Open Spaces Policy: Encourage the private sector to acquire and manage private open spaces and trails.</p>
<p>4. Public entities should coordinate with ditch companies and landowners to negotiate shared use, i.e., trail easements on ditch rights-of-way.</p>	<p>Duplicative</p>	<p>Open Space, Open Land, Parks & Trails Trails Policy: Use existing natural or man-made corridors (drainage-ways, ditch corridors, utility corridors) to support connections. Coordination Policy: Involve ditch companies in planning for public and private open spaces, trails, and recreation.</p>
<p>5. Security in parks should be increased as development occurs. Coordination among law enforcement agencies should be considered to improve the cost-effectiveness of this protection.</p>	<p>Duplicative</p>	<p>Services, Special Districts, Facilities and Utilities Services 1. Policy: Consider all applicable public safety needs in the review of land development proposals.</p>
<p>G. Acquisition New acquisitions of undeveloped land should continue. Examples of acquisition strategies follow.</p> <ol style="list-style-type: none"> 1. Public acquisition to preserve undeveloped land, including acquisition subject to life or term estates. 2. Creation of private trusts to purchase land, easements, or development rights. 3. Private donation of land to Jefferson County Open Space Department, city agencies or special districts, private trusts, or State parks. 4. Corporate donations of land that qualify for appropriate tax benefits. 5. Purchase and sellback of land with restrictions, using Open Space funds to purchase properties which are then sold to another owner with restrictions, e.g., minus the development rights. 6. Lease agreements for undeveloped land. 7. Recreation districts should be encouraged to take land, not fees-in-lieu of land, when rezonings of 30 acres or more are proposed. 8. Dedication of natural open space in-lieu-of park and recreation land or fees should be encouraged, where appropriate. 	<p>Duplicative</p>	<p>Open Space, Open Land, Parks & Trails General Objective: Encourage a variety of methods to provide trails and protect natural resources through the land development processes. Policy: Encourage a variety of land conservation techniques. (See Appendix B III. a.)</p> <p>III. Open Space: a. Land Conservation Techniques</p> <ul style="list-style-type: none"> • Conservation easements • Rural clusters • Downzoning property • Public acquisition • Acquisition of tax sale properties • Reducing the vacant tax rate <p>Private Open Spaces Policy: Promote the use of strategies such as land trusts and conservation easements that allow for the continuing use of lands for agricultural and land preservation purposes.</p>