

Summary of Changes to the Jefferson County Comprehensive Master Plan

How to read this document:

*****A header shows the type of change (adding, modifying or deleting text). Within the text, a ~~strikethrough~~ shows text to be removed, and **bold text** shows additions.***

Wildlife & Vegetation Chapter

WILDLIFE AND DEVELOPMENT

Delete Policy 2 under Objective A:

~~Policy 2: Allow development in high and moderate wildlife quality areas only when excellent site design is achieved.~~

Services, Special Districts, Facilities, & Utilities Chapter

FACILITIES

Modify existing Objective E to read:

Ensure Community Uses, ~~private clubs, and religious assemblies~~ are appropriately located. **Community Uses may be located throughout the County so long as the following policies are met.**

Add Policies 1 - 6 under Objective E:

Policy 1: Ensure Community Uses are evaluated based upon their impacts, not upon the use. Such evaluation should be consistent with the evaluation of other non-residential uses.

Policy 2: Discourage Community Uses in areas that provide primary employment opportunities, such as areas recommended for office or light industrial uses.

Policy 3: Ensure that the size and scale of the use is compatible with surrounding uses.

Policy 4: Ensure traffic during peak hours for the use will not cause the roads serving the site to exceed their capacity. Road improvements may be required to increase the capacity of surrounding roads.

Policy 5: Evaluate and mitigate impacts to the surrounding neighborhood, including impacts associated with air, light, odor, noise, water, visual resources, historic resources, wildlife and hazards.

Policy 6: Require that services to the site are adequate for the proposed use, including the provision of water and sanitation.

Area Plans

Add a new section to the Plan. This section would contain a brief introduction to describe a general process for how the Area Plans are updated and how they relate to the Comprehensive Master Plan. The specific area Plans would follow this introduction.

Introduction:

The Area Plans are to be used in conjunction with the Goals, Objectives, Policies, and Implementation strategies in the Jefferson County Comprehensive Master Plan. Specific land use recommendations and policies are included in these plans that take precedent

over any general policies given in the Comprehensive Master Plan. Where an issue is not addressed, the general policies in the Comprehensive Master Plan should apply.

Each of the Area Plans also supersedes previous community or land use plans in the area.

The general process for updating the Community Plans and incorporating them into this document includes four phases: 1) Problem/Knowledge Exploration, 2) Community Outreach 3) Plan Revision, and 4) Final Plan Formatting. During the Problem/Knowledge Exploration phase staff gathers background information on the area, including updating maps, talking with key stakeholders, and comparing existing policies with the Comprehensive Master Plan policies. The Community Outreach phase is when staff presents the changes that have occurred in the area and any proposed Plan changes to the community. Based on those meetings, staff makes appropriate changes to the Area Plan during the Plan Revision phase. This phase also includes the Planning Commission Hearing(s). The Final Plan Formatting phase is the last phase. At this point, the policies are already being used to evaluate new rezoning cases, and the only changes to the Plan are cosmetic.

Glossary

Revise definition:

Community use: Community facilities, including ~~churches~~ **religious and non-religious assemblies and institutions, golf courses,** schools, fire stations, meeting accommodations, government offices, post offices, art centers, cultural centers, libraries, and community, ~~teen~~ recreation, and senior ~~resource~~ centers. ~~Preferably located within an Activity Centers.~~