

SOUTH JEFFERSON COUNTY COMMUNITY PLAN UPDATE



South Jefferson County Community Plan Update



What is a Community Plan?

- A community plan is a guide used by the Jefferson County Planning Commission and Board of County Commissioners to make land use decisions.
- A community plan has policies that apply when a property owner requests a change in permitted land uses



What is a Community Plan?

- A community plan is advisory, not regulatory.
- A community plan does not change existing allowed uses or zoning.



What is the Comprehensive Master Plan?

- The Comprehensive Master Plan (CMP) is a big-picture guide to be used by the Jefferson County Planning Commission and Board of County Commissioners to make land use decisions.
- The CMP does not currently have any specific land use recommendations. – Those are still in the Community Plans.



What is the Comprehensive Master Plan?

- As community plans are “rolled in” to the CMP, they may be updated and will become “area plans”, or chapters.
- The general policies currently in the community plans are being compared to the policies in the CMP.
- If the policies are duplicative, they will not be needed in both places, and will reside in the CMP, where they can apply to the entire unincorporated county.



What is the Comprehensive Master Plan?

- If the policy is not duplicative, but can be applied to the entire county, the CMP will be modified so that the policy will apply to the entire unincorporated county.
- If the policy is not duplicative, but not something that is applicable to the entire county, the policy will stay with the local plan.



Next Steps:

- Second Kick-Off Meeting for South Jeffco on Wednesday, July 28th at the Columbine Library. (6:00 – 8:00 pm)
- Kick-Off Meeting for the Central Plains Plan on Thursday, July 22nd at the County Administration Building. (6:00 – 8:00 pm)



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