

It was moved by Commissioner ANNA that the following Resolution be adopted:

**BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON, STATE OF COLORADO RESOLUTION**

**REGARDING THE SOUTH PLAINS AREA PLAN SECTION OF THE JEFFERSON
COUNTY COMPREHENSIVE MASTER PLAN**

WHEREAS, the Jefferson County Planning and Zoning Division and the Planning Commission have completed extensive research, analysis, review and community meetings on the South Plains Area Plan section of the Jefferson County Comprehensive Master Plan; and

WHEREAS, a public hearing on the South Plains Area Plan section of the Jefferson County Comprehensive Master Plan was held by the Jefferson County Planning Commission on August 10, 2011; and

WHEREAS, based on the evidence, testimony, exhibits, and recommendations of the Jefferson County Planning and Zoning Division, and comments of public officials, agencies, citizens of the County, and other interested parties, the Planning Commission finds that:

1. Adequate publication of public notice has been provided for the hearing before the Planning Commission.
2. The hearing before the Planning Commission was extensive and complete and that all pertinent facts, matters, and issues have been submitted and considered, and all interested parties heard.
3. It is the opinion of the Planning Commission that the South Plains Area Plan section of the Jefferson County Comprehensive Master Plan (the "Master Plan"), including text and maps, should be accepted as shown on the red-marked print dated August 10, 2011.
4. Adoption of the South Plains Area Plan section of the Master Plan is in the best interest of the health, safety, and welfare of the citizens of Jefferson County.

NOW, THEREFORE, BE IT RESOLVED that the South Plains Area Plan section, including text and maps as set forth on the red-marked print dated August 10, 2011, attached hereto and incorporated herein by this reference, is hereby APPROVED and adopted pursuant to Section 30-28-108, C.R.S. and shall be added to the Jefferson County Comprehensive Master Plan.

BE IT FURTHER RESOLVED that the South Plains Area Plan within the Comprehensive Master Plan shall supercede all other community or land use plans for the area that have preceded it, including but not limited to the South Jefferson County Community Plan and the C-470 Corridor Plan.

BE IT FURTHER RESOLVED that the approved amended Master Plan be certified to the Board of County Commissioners pursuant to Section 30-28-109, C.R.S.

BE IT FURTHER RESOLVED that the amended Master Plan will be used when reviewing land use cases and the amended Master Plan shall be effective immediately and shall apply to all applications filed on or after August 10, 2011.

BE IT FURTHER RESOLVED, that Planning and Zoning Division staff are given the authority to revise the amendment to the Master Plan for the limited purposes of formatting the Master Plan (which shall include the ability to add photographs of scenery, wildlife or other objects as staff views appropriate to give visual interest to the various chapters) and correcting any typographical errors and any other non-substantive changes to the Master Plan staff deem necessary prior to final publication of the amended Master Plan.

Commissioner **FERGUSON** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

I, **Bonnie Benedik**, Executive Secretary of the Jefferson County Planning Commission do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, on August 10, 2011.



Bonnie Benedik,
Executive Secretary