

Area Plans

Until all Community Plans are updated as Area Plans they will be accessed as separate documents.

Intent

The Area Plans section contains additional advisory policies and land use recommendations that are also to be used when reviewing a proposed rezoning or site approval.

Introduction

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

North Plains

Central Plains

South Plains

North Mountains

Central Mountains

Indian Hills