

JEFFERSON COUNTY, COLORADO, PLANNING AND ZONING DIVISION

Adopted – October 9, 2013

Jefferson County Planning Commission

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The Jefferson County Comprehensive Master Plan was adopted by the Planning Commission on October 9, 2013. This Plan was produced by the Jefferson County Planning and Zoning Division
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- Central Plains Area Plan
- South Plains Area Plan
- North Mountains Area Plan
- Central Mountains Area Plan
- Indian Hills Area Plan
- Reserved for the Evergreen Area Plan
- Reserved for the Conifer/US 285 Corridor Area Plan

❖ Long Range Planning Issues

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- *The policies in the Long Range Planning Issues section are not used when reviewing rezoning or site approval cases. These policies are meant to guide staff in updating this plan, developing future work programs, considering regulations changes, or finding and applying for funding opportunities. There are also policies that are good ideas for how the Development and Transportation Department might operate or coordinate and helpful hints for citizens that relate in some way to land use or the planning process.*

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Acknowledgements

During the update process a variety of staff members, citizens, and public agencies were involved. Their comments were very important in the production of this Plan.

The Jefferson County Planning and Zoning Division staff members that worked on the Plan included: Heather Gutherless, Russell Clark, Dennis Dempsey, Kirk Hagaman, and Mike Schuster. Lily Griego authored the History chapter. Doyle Harrison was responsible for graphic design and illustration in addition to the web site presentation. Kourtney Hartmann provided legal assistance. Administrative assistance was provided by Bonnie Benedik. Doyle Harrison and Chris Chaney provided the photographs. Many additional staff members provided valuable input during the process.

Other Agencies that contributed to this Plan include:

- Community Development
- Emergency Management
- Facilities & Construction Management
- Library
- Open Space
- Public Health
- Road & Bridge
- Transportation & Engineering
- Weed & Pest Management

Public Agencies and Organizations that provided comments include

- City of Arvada
- City of Lakewood
- Colorado Department of Transportation
- Colorado Division of Water Resources
- Colorado State Forest Service
- Douglas County
- Intermountain Rural Electric Association
- Jefferson County R-1 School District
- Jefferson County Historical Commission
- Jefferson County Economic Development Corporation
- League of Women Voters
- US Army Corps of Engineers
- West Chamber Serving Jefferson County

Introduction

"It is the duty of a county planning commission to make and adopt a master plan for the physical development of the unincorporated territory of the county." Colorado Revised Statute 30-28-106

Background

Jefferson County adopted its first Comprehensive Master Plan in 1961. Since then, master planning in Jefferson County has taken many different approaches, but all of the approaches have recognized that good planning involves evaluating a multitude of different factors when making land use decisions, such as transportation, Geologic Hazards and compatibility.

In the mid-1980's, Jefferson County implemented a community planning approach to master planning to address the unique characteristics of various parts of the County. The County contains mountains and plains as well as urban and rural areas. Community plans helped further refine the unique characteristics of each area. At one point in time, there were ten (10) community plans and three (3) Comprehensive Development Plans. These plans, in addition to three (3) special plans, comprised the County's Comprehensive Master Plan. This collection of plans served the County for almost 30 years.

In 2007, the Board of County Commissioners directed staff to develop one document expressing the overarching goals of the County. This prompted the creation of the Jefferson County Comprehensive Master Plan (CMP), which was adopted by the Planning Commission on January 27, 2010. This document was the first step in developing a single document that combines all of the County's land use plans. Since then, five community plans that served the plains have been revised and incorporated into the CMP as three Area Plans; the North Plains, Central Plains, and South Plains Area Plans.

Over time, the remaining community plans will be updated and incorporated into the CMP. With the updates, the plans will be condensed to focus on land use recommendations and other issues specific to their plan area. Goals or Policies in the community plans that are duplicated in the CMP will be removed. During these updates, general density recommendations and development constraints such as Wildfire, Wildlife, Geologic Hazards and constraints, slope, and Visual Resources will be evaluated. This will be a multi-year project.

Update Process

The current update started in the fall of 2011. During the update to the plains community plans, the Planning Commission expressed many concerns about the length and complexity of the CMP. After the area plans were adopted, they requested that staff review and revise the CMP. This update reflects the Planning Commission's desire for a more clear and concise document.

Staff conducted 8 working sessions with the Planning Commission to discuss the general formatting and content of the Plan. Then a first draft was created and comments were solicited from area agencies, citizens, and homeowner's associations. The comments received were evaluated by staff and key points discussed with the Planning Commission at another working session. Revisions were made and a second draft of the CMP was sent out for comments. A public meeting was held to explain the changes to the Plan.

The Planning Commission held a hearing and adopted the Plan on December 12, 2012.

How to Use this Plan

This Plan applies to unincorporated areas where the County has land use authority. It is used to guide land use decisions made by the Jefferson County Planning Commission and Board of County Commissioners. The CMP is

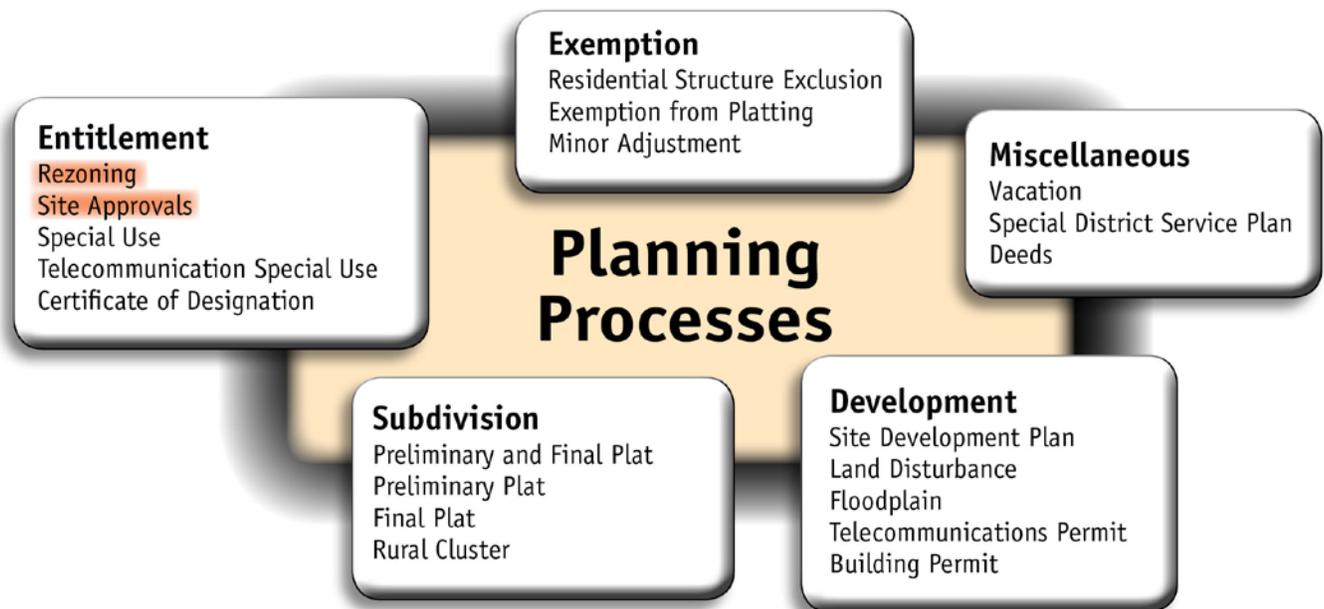
advisory in nature. Adoption of the CMP does not change existing zoning.

The CMP, in conjunction with the appropriate community plans, Comprehensive Development Plans and special plans, is used to evaluate proposals for a change in land use, such as rezonings and site approvals. Proposed changes in land use should generally conform to the Plan's Goals, Policies and maps. (Rezoning cases are also evaluated against the Zoning Resolution.) When using this Plan to evaluate rezoning requests, staff makes a recommendation to the Planning Commission and the Planning Commission makes a recommendation to the Board of County Commissioners. The Board makes the final decision on the rezoning. Site approvals are not generally heard by the Board of County Commissioners.

This plan can or may also be used by the Planning Commission and the Board of County Commissioners for guidance concerning broader land use planning issues.

The policies in the Plan are divided into three sections, the Development Review section, the Area Plans section and the Long Range Planning Issues section. This division was done to clarify the purpose of the policies. The policies in the Development Review section, while not mandatory, are to be used when reviewing a proposed rezoning or site approval case. 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. In contrast to the first two sections, the policies in the Long Range Planning Issues section are not used when reviewing rezoning or site approval cases. These policies are meant to guide staff in updating this plan, developing future work programs, considering regulations changes, or finding and applying for funding opportunities. There are also policies that are good ideas for how the Development and Transportation Department might operate or coordinate and helpful hints for citizens that relate in some way to land use or the planning process.

If a rezoning case is approved, there may be other processes required by the County prior to construction. A rezoning allows certain uses and densities, but does not divide property or graphically illustrate specific site design, such as landscaping or architecture. Other processes that may be required include a subdivision plat, site development plan, or grading permit. The graphic below shows other planning processes that may be required. Highlighted are the processes that are evaluated against this Plan.



Many terms in this document are defined in the glossary. Defined terms are delineated by capitalizing the first letter of the word(s). There is also an index to help locate words that are in the glossary.

The Policies in this document aim for an "ideal" scenario, meaning that occasionally they may conflict with one

another. In such cases, resolution of those conflicts will be at the discretion of the Planning Commission and Board of County Commissioners.

If this Plan conflicts with a Comprehensive Development Plan (CDP), then the CDP would take precedence, since CDP's are adopted by the Jefferson County Board of County Commissioners and the City Council of the partnering jurisdiction.

The CMP, in conjunction with the following community plans, Comprehensive Development Plans and special plans, meets the State statute requirement for a Master Plan.

Community Plans

- Central Mountains Community Plan
- Conifer/285 Corridor Area Community Plan
- Evergreen Area Community Plan
- Indian Hills Community Plan
- North Mountains Community Plan

Comprehensive Development Plans

- Chatfield Activity Center Comprehensive Development Plan
- Clear Creek/I-76 Comprehensive Development Plan

Special Plans

- Mineral Extraction Policy Plan
- Telecommunications Land Use Plan
- Solid Waste Management Plan

Which Plan Rules Land Use Decisions?

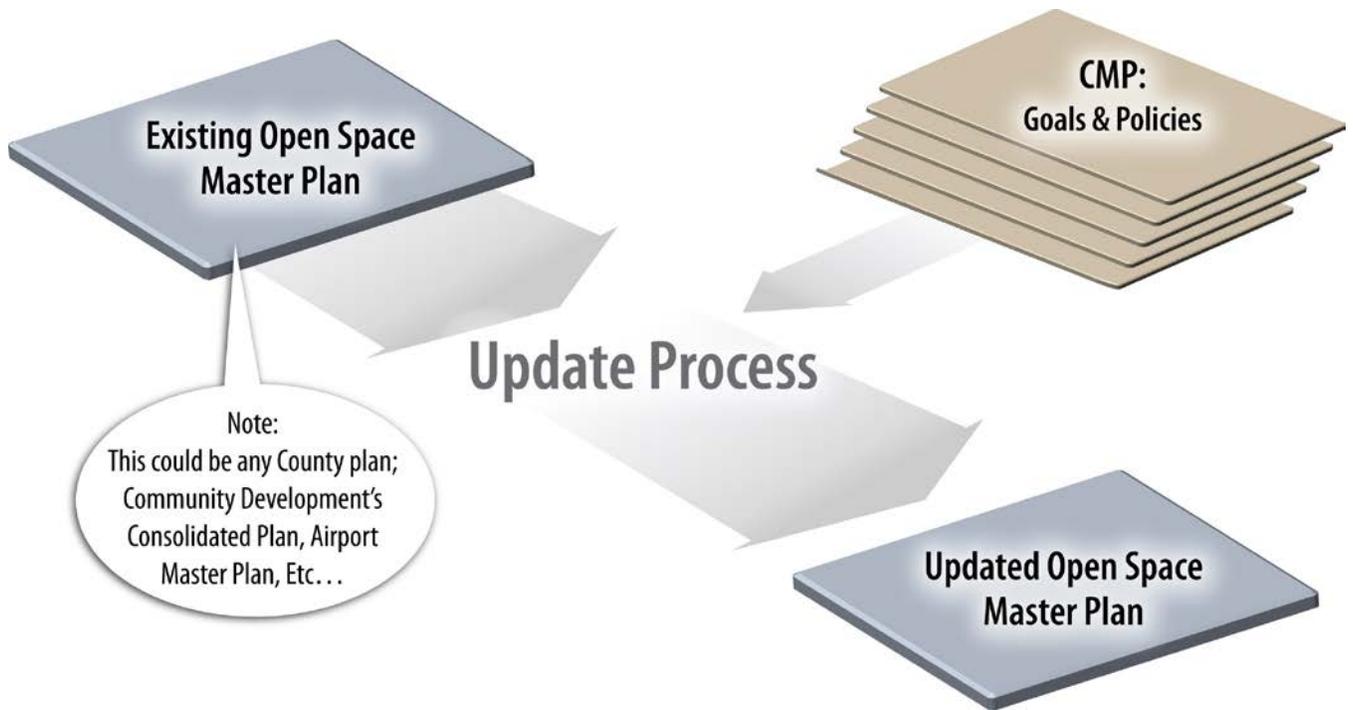
When reviewing a development proposal for a property located within a community plan area that has not been integrated into the Comprehensive Master Plan as an Area Plan, density recommendations and specific land use recommendations from the community plans continue to apply. If there is a conflict between general Policies in the community plans and general Policies in the CMP, then the CMP Policies will apply.

Activity Centers exist in many of the current community plans. The CMP may allow expanding Activity Centers and creating new Activity Centers through a Plan amendment. The underlying community plan may not recognize the need for expansion. In this instance, the CMP recommendations will apply.

Once a community plan is updated and integrated into the CMP as an Area Plan, then the specific land use recommendations and design guidelines will be located in the Area Plan section of the CMP.

Relationship to other Non-Land Use Plans

Other Department or Division Plans, such as the Open Space Master Plan and Countywide Transportation Plan, have been recognized as part of the creation of the Comprehensive Master Plan. To the extent feasible, the recommendations in the CMP complement and expand upon the recommendations in these other County plans. When, in the future, these plans are updated, a part of the update process should be to consider the Goals, Policies and Land Use Recommendations of the CMP. The chart below illustrates this.



Amendments and Updates

Periodic Review

This Plan contains Goals, Policies, and land use recommendations that have been deemed appropriate at this point in time; however, they cannot provide for all future changes in economic conditions and development demands. For this reason, this Plan should be reviewed and if needed, updated, every 5-10 years or as conditions warrant. Until all community plans are incorporated into this document as Area Plans, this Plan may be updated more frequently.

Plan Exceptions

Plan Exceptions can be requested when a proposed land use does not meet the specific land use recommended by this Plan or the community plan. This language supersedes the plan exception language in the community plans. Plan exceptions from this Plan or any of the community plans may be approved by either the Planning Commission or the Board of County Commissioners when they are provided evidence that:

1. The purpose of the exception is to address a unique situation and is articulated as to the reasons of the unique situation; and
2. The negative impacts, if any, to the surrounding community can be mitigated or eliminated or these impacts are comparable to the recommended land use; and
3. The exception is not considered to be setting a precedent.

This information should be submitted in writing by the applicant at the time of formal application and will be evaluated by Staff before being presented to the Planning Commission and Board of County Commissioners.

Amendments

The Jefferson County Planning Commission (either on its own or at the request of members of the community) or the Planning and Zoning Division may initiate either major or administrative amendments to the Plan. Major amendments are heard and acted upon by the Planning Commission. Administrative amendments are processed by staff with no formal action by the Planning Commission.

1. Major amendments have a substantive effect on the Goals, Policies, and land use recommendations of the Plan. Public involvement should be part of the amendment process. Examples of these are as follows:
 - A comprehensive update of the Plan conducted approximately every five to ten years.
 - The revision of elements or portions thereof as new information becomes available.
 - The preparation of additional or more specific elements of the Plan.
 - The preparation or amendments of Area Plans.
 - Expansion of an Activity Center.

Information submitted to the Planning Commission should be of sufficient detail to clearly explain the proposed amendment. Narrative describing reasons for the proposed amendment and maps or data supporting the amendment shall be included.

2. Administrative amendments include changes that do not affect the Goals, Policies, or land use recommendations in any substantive way. Examples of these are as follows:
 - Updating maps to show areas newly designated as Preserved or conserved.

- Updating maps to show newly annexed or incorporated municipalities.
- Updating other maps to show updated information, i.e. roads, hydrology, hazard, Wildlife and other similar data. Land use recommendations cannot be changed by these updates.
- Updating population and employment forecasts or other demographic data.
- Formatting changes.
- Typographical errors and omissions.

The Comprehensive Master Plan of January 27, 2010 has since been amended by the Planning Commission on the following dates:

Amendment	Case Number	Purpose	Decision
South Plains Area Plan Update	10-104936CH	To incorporate the South Plains Area Plan into the CMP.	Approved – August 10, 2011
Central Plains Area Plan Update	10-104935CH	To incorporate the Central Plains Area Plan into the CMP. Along with the Area Plan update, Land Use Definitions were added to the Glossary.	Approved - September 14, 2011
North Plains Area Plan Update	10-104934CH	To incorporate the North Plains Area Plan into the CMP. Along with the Area Plan update, a general policy regarding community uses was added and the Area Plans section was added.	Approved - November 9, 2011
Amendment 1	11-104245CH	To add general policies previously contained in the North Plains Community Plan, Central Plains Community Plan, and South Jefferson County Community Plan	Denied - September 28, 2011
Amendment 2	12-100055CH	To reorganize the document to make it more clear and concise.	Approved – December 12, 2012
Indian Hills Area Plan Update	12-107646CH	To incorporate the Indian Hills Area Plan into the CMP.	Approved – July 24, 2013
North Mountains Area Plan Update	12-107643CH	To incorporate the North Mountains Area Plan into the CMP. Along with the Area Plan update, policies were added regarding “Other Potential Uses within Residential Areas” and Mineral Resources, a Quality of Mineral Resources map was added and definitions were added to the Glossary.	Approved – October 9, 2013
Central Mountains Area Plan Update	12-107644CH	To incorporate the Central Mountains Area Plan into the CMP.	Approved – December 4, 2013

History

Jefferson County is nestled between the Mile High City of Denver, Colorado and the magnificent Rocky Mountains. Known as the Gateway to the Rockies, Jefferson County has a tremendous uniqueness about it. Located on the far western edge of the metropolitan area, Jefferson County literally straddles the foothills, with a north-south axis. The geologic formations that seemingly separate the plains from the mountains prevented or at least detracted early settlement and passage. The same rock and land formations that make for picture perfect scenery also caused a state of inertia with early pioneers who did not have advantages of modern modes of travel. The Jefferson County area has attracted a wide variety of cultures over the years including members of the Arapahoe, Cheyenne, and Ute tribes who originally inhabited this geographic area.

Development, whether commercial or residential, has traditionally been reflective of the geologic and geographic patterns in Jefferson County. This continues to be an impact today and will be so well into the future.

Officially recognized as one of Colorado's original seventeen counties, Jefferson Territory became Jefferson County on November 1, 1861. The County consists of an approximate 770 square miles and is the fourth most populated county in the State of Colorado. The Colorado State Demography Office estimated the population at 540,023 people as of January 1, 2012. Compare that to its stark population in 1860, which was 1,782. Lakewood is the largest populated city within Jefferson County. Some of the most beautiful parks and natural landscapes in the State are located within the County. Federal, state, and local parks and open space in Jefferson County provide a source of recreation for hikers, climbers, mountain bikers, and photographers.

Incorporated areas of Jefferson County include Arvada, Bow Mar, Edgewater, Golden (the Official County Seat), Lakeside, Lakewood, Littleton, Morrison, Mountain View, Superior, Wheat Ridge,

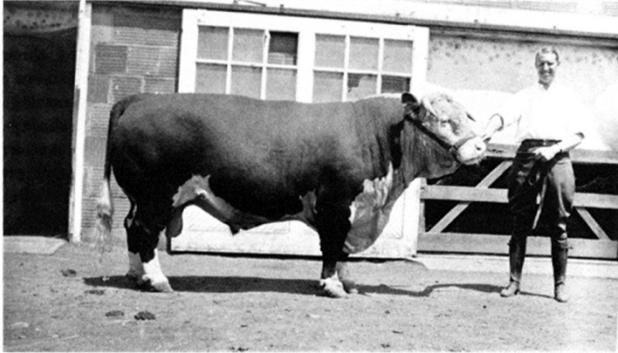
and Westminster. Mountain communities that have rich histories of their own include Buffalo Creek, Conifer, Evergreen, Foxton, Genesee, Idledale, Indian Hills, Kittredge, North Fork, and Pine. Individual areas that also contribute to the County include Coal Creek, Deer Creek, Mount Vernon and Turkey Creek Canyons, Golden Gate Canyon State Park, and Tiny Town, just to name a few.

The County has major highways passing through its boundaries including Interstate 70, US Highway 36, US Highway 285, and US Highway 6. The County also has the fourth busiest airport in the State. Rocky Mountain Metropolitan Airport first opened in 1960. Today, the airport has corporate and business hangars and operates 24 hours a day, seven days a week. Although reports vary on when original settlers began to arrive, we know that Stephen H. Long explored the area in the 1820s and



evidence suggests that pioneers were in the area of Buffalo Creek as early as the 1840s. Westward expansion was fueled by the 1849 California Gold Rush but settlement in Colorado became much more significant with the 1858 discovery of gold in Cherry Creek and later in 1859 when mother lode discoveries took place in the areas of Central City, Black Hawk, Georgetown, and Idaho Springs. Gold seekers also found an environment conducive to mining, agriculture, and ranching, contrary to

popular opinion that Colorado was the "Great American Desert" (Stephen H. Long's depiction of the area.).



Due to the tremendous presence of the Rocky Mountains and difficult terrain, the routes that were established from east to west usually went around the mountains, whether further north or south. Not until the discovery of gold did pioneers begin to explore the foothills and mountains in Jefferson County. Gold seekers, business men and women, pioneers, adventurers and folks of a variety of diverse backgrounds came to this area seeking a get rich quick lifestyle. They encountered harsh winters and found hard work necessary for survival. The Wild West bred rugged, self-reliant individuals who were willing to take risks and overcome nature's challenges.

Jefferson County history contains a rich list of pioneers that settled in and around the area. Men such as Edward L. Berthoud, Tom Golden, J. W. Green, William A. H. Loveland, Bishop George M. Randall, Louis Vasquez, Benjamin F. Wadsworth, and George West. Women also contributed greatly to the history of the era. Among prominent female pioneers were the Beer Sisters, Hazel Humphrey, and Saint Frances Xavier Cabrini, whose shrine serves as one of the County's significant landmarks. These names can be recognized today through street names or landmarks, but countless others left their mark and remain nameless. Although pioneer goals varied, each contributed to the progressive nature and overall successes that we now enjoy in the County. Whether it was by building communities, grading roads, operating

orphanages, reporting the news, establishing an environment for education, platting land and developing irrigation ditches, farming and ranching, each of these individuals developed resources which still exist today.

The Colorado School of Mines located in Golden, remains a significant contribution to the County. The School of Mines was founded by Bishop Randall in 1874. The college set the bar for performance and curriculum primarily for engineering, mining, and applied science students. An advantage to the college is unique landforms in close proximity to the school, including Dinosaur Ridge. Dinosaur Ridge was home to one of the most complete paleontological discoveries in 1878 and is a topographical feature that is visible from Downtown Denver. Not only is it an amazing formation but also serves as a natural departure from plains and cities to the serenity of the mountain highways and byways.

Commonly referred to as the hogback, the combination of mountain and formation that runs parallel to C-470 is another natural feature of the area which separates the cities of the plains from mountain communities. Some mountain communities were subdivided as early as the 1880s. These high country communities began as popular summer resorts and remain residences for many folks. Many 19th Century horse and buggy travelers visited Buffalo Creek, Conifer, Evergreen, Idledale, and Indian Hills to picnic or stay in summer cottages. Families traveled up to these communities seeking relief from the hustle, bustle and heat of city life.

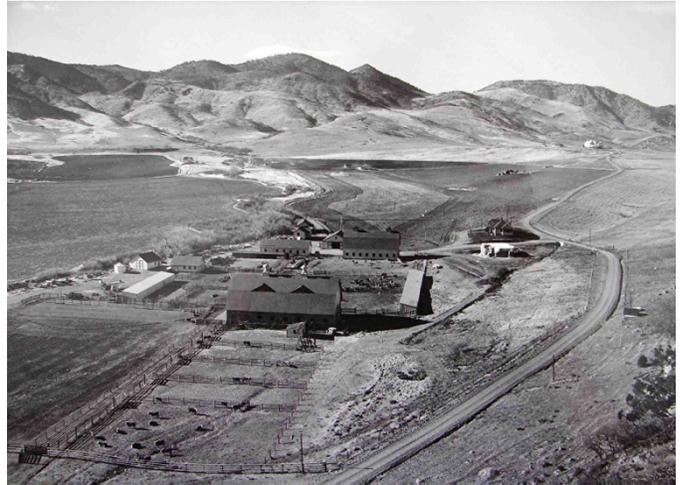
The establishment of the Coors Brewing Company in 1873, by Adolph Coors represents one of the first commercial endeavors that have successfully contributed to the County. Another example includes Red Rocks Amphitheatre, which officially opened in 1941 for music and special events. This one of a kind stage has natural acoustics provided by the surrounding geologic rock formations. During the Great Depression, President Franklin D. Roosevelt signed the bill to create the Civilian Conservation Corps (CCC). The CCC workers along with the Works Progress Administration (WPA) created the amphitheatre, as we see it today; now

under the ownership of the Denver Mountain Parks. The camp at Morrison, where workers stayed while building the Red Rocks Amphitheater, has been preserved as a National Register site and is one of the best-preserved camps in the nation.

Less than one hundred fifty years ago, pioneers were mining, freighting coal to the urban centers, laying tracks for both electric tramways and railroads, establishing school districts in one room school houses, bridging gaps with indigenous peoples, discovering and securing safe and pure water for the residents and most importantly developing communities that would sustain the challenges of nature, topography, and time.

Settlement continues in similar and distinct patterns for the County. This encourages the Planning and Zoning Division to work diligently toward compatible land use that is not only complimentary to the land but still conducive to the needs of a maturing population. Planners, surveyors, and engineers work on projects that will coincide with the rugged yet serene character unique to this part of the State but will also be consistent with desires and goals of local and surrounding communities. The challenge for

anyone devoted to the progress and success of the County is to work with and develop communities that will be sustainable with regard to land use, compatibility, historic preservation, and natural resources as well as provide for residential,



commercial, recreational, and economic benefits.

County Demographics

General Information

At a Glance

Community Profile for 2012

Jefferson County, Colorado is a 773 square mile rectangular knife-shaped County located on the western edge of the Mile High City of Denver. Jeffco is surrounded by Boulder and Broomfield counties to the north, Gilpin, Clear Creek and Park Counties to the west and south. Douglas County, Arapahoe, Denver and Adams Counties border the eastern side of Jeffco. Jefferson County, known as the "Gateway to the Rockies", is well situated with easy access to all major arterial highways and just minutes from downtown Denver. About 72% of the County's total land area is within the Rocky Mountain area with the eastern 28% located in the Plains.

Community Profile for 2012

Jefferson County Population Estimate as of 7/1/2011	540,023 people
Unincorporated Jeffco Population Estimate as of 7/1/2011	189,720 people
County Seat	Golden, Colorado
Form of Government	Board of Commission (3)
Date of Incorporation	1861
Square Miles	773 Square Miles
Unincorporated Jefferson County Area	653 Square Miles
Percentage days of Sunshine	70% sunshine
Hottest Month	July (74 degrees average)
Coldest Month	January (30 degrees average)
Annual Precipitation	15.4 inches (average)
Annual Snowfall	60.3 inches (average)
Average Humidity	40%
Elevation in feet	6,000 feet above sea level at the Administration and Courts Building

The above data is pulled from various sources including the Colorado Climate Center at Colorado State University, 2012

Demographic Profile 2000 to 2012 Comparison

The following tables reflect the most recent population estimates for Jefferson County and unincorporated Jefferson County. According to the State Demography Office, as of July 1, 2011, the County's total population was estimated at 540,023 persons with 189,720 people living in unincorporated Jefferson County.

Population and Housing Comparison for Jefferson County

Jefferson County 2012 Population Estimate	2000 Jefferson County	2012 Jefferson County	2000 Unincorporated Jeffco	2012 Unincorporated Jeffco
Total Population	527,056	540,023	181,132	189,720
Group Quarters Population	7,730	7,429	721	1,568
Household Population	517,777	532,594	180,945	188,152
Person Per Household	2.52	2.42	2.71	2.55
Total Housing Units	211,987	230,723	69,460	77,596
Occupied Housing Units	205,504	220,435	66,734	73,837
Vacant Housing Units	6,412	10,288	2,726	3,759
Vacancy Rate	3.03%	4.46%	3.92%	4.84%

Source: 2000 US Census and the Colorado State Demography Office as of January 1, 2012

- As of July 1, 2011, Jefferson County's total population increased by 12,967 people from the reported 2000 US Census population estimate or about 2.45% from 2000 to 2011.
- Unincorporated Jefferson County continued to grow in total population by 8,588 people, or about 4.74% from 2000 to 2011.
- The total population was evenly split with about 49.6% male and 50.4% female. 22.3% of the County's total population were under 18 years of age, and 12.6% were 65 years and older.
- Jefferson County is forecasted to continue to grow in population in a moderate pace (at about 0.7% annually) over the next 20 years, however, the senior Jefferson County population will continue grow at a much faster rate.

Other County Statistics

	2000 Jefferson County	2012 Jefferson County
School Enrollment	86,864	For 2010-2011, 84,602
Births	6,681	5,723
Deaths	3,159	3,757
Natural Population Migration	3,142	1,966
Net Migration	4,057	961
Wage and Salary Jobs *	210,527 jobs Average wage, \$871 per week	208,500 jobs Average wage, \$1,031 per week

Source: 2000 US Census data, 2012 Colorado State Demography Office, * US Bureau of Labor Statistics – Third Quarter, 2011

- 35% of the County's population lives in the unincorporated areas of the County.
- The incorporated cities and towns contain about 65% of the County's total population.
- As of 2012, the unincorporated portion of Jeffco had the largest total population (189,720) followed by the City of Lakewood (144,429), City of Arvada (104,756), Jefferson County's portion of the City of Westminster (42,787), the City of Wheat Ridge (30,166), and the City of Golden (19,100).

- According to the US Bureau of Labor Statistics, Jefferson County was one of four Colorado counties to have employment levels exceeding 200,000 employed workers. The 208,500 jobs showed a 1.5% growth over the previous year and ranked 82nd nationally
- As of the third quarter, 2011, the average weekly wage in Jefferson County rose 4.2% from the previous year and ranked 52nd nationally for large counties.

Population, Households, Age, & Gender

Population Summary for 2012

Population Estimates

The Colorado State Demography Office estimated the County's total population using the most recent building permits, certificates of occupancy, births, deaths, natural migration, and net migration data available. The following table compares the growth in total population from July 1, 2000 through July 1, 2010 for Jefferson County, unincorporated Jeffco and the municipalities within the County.

Jefferson County	535,734
Unincorporated Jeffco	188,368
Lakewood	143,195
Arvada*	103,773
Westminster*	42,479
Wheat Ridge	30,206
Golden	18,931
Edgewater	5,177
Littleton*	2,384
Mountain View	508
Morrison	428
Bow Mar*	277
Lakeside	8
Superior*	0

Source: State Demography Office as of January 1, 2012

* Indicates cities partially within Jefferson County

Population, Households and Average Annual % of Change

Census Population	Population		Households		Average Annual Percent Change		
	Jefferson County	Unincorporated Jefferson County	Jefferson County	Unincorporated Jefferson County		Jefferson County	Unincorporated Jefferson County
1960	127,520	95,414	36,531				
1970	235,368	48,491	68,289	13,640	1960-1970	8.50%	-4.90%
1980	371,753	107,067	129,778	34,164	1970-1980	5.60%	12.10%
1990	438,430	142,138	166,545	49,755	1980-1990	1.70%	2.90%
2000	527,056	181,166	206,067	66,743	1990-2000	1.90%	2.50%
2010	534,543	187,757	218,160	73,053	2000-2010	0.17%	0.40%
2020 (estimated)	570,889	201,322	239,869	74,841	2010-2020	0.66%	0.70%
2030 (forecast)	612,134	218,568	257,199	81,555	2020-2030	0.70%	0.75%

Jefferson County Age and Gender Estimate

**Population in age groups from 2000 to 2040
County Population over 65 and over 80 years for 2000 - 2040**

Year	Population of all ages	Population over 65 years	Percent over 65 years	Percent over 80 years
2000	526,718	51,079	9.70%	12,192 or 2.31%
2010	535,734	68,007	12.70%	17,845 or 3.33%
2020	571,753	109,194	19.10%	23,463 or 4.1%
2030	612,885	150,233	24.50%	40,526 or 6.61%
2040	630,029	159,903	25.40%	60,962 or 9.68%

Source: US Census data

- Jefferson County is a wonderful place to live, work and play. As a result, the County finds many of the senior population choosing to age in place. The County’s population for people over 65 years old will also increase.

By the year 2040, it is estimated that about 25.4% of the County's total population will be over 65, and almost 10% will be over 80 years. This aging factor will have considerable impacts on County facilities and services.

Population by Age Groups from 2000 to 2040

Age Groups	0 to 4	5 to 19	20 to 39	40 to 59	60 to 79	80 to 90+
2000	33,010	113,215	147,383	162,788	58,129	12,192
2010	30,253	102,2245	131,428	169,931	84,125	17,845
2020	33,401	97,797	139,886	147,802	129,404	23,463
2030	35,668	105,548	147,288	138,483	145,374	40,526
2040	35,667	110,136	145,722	149,273	128,273	60,962

Source: US Census data

- For 2000, the 0 to 19 group consisted of about 28.8% of the County's total population while the people in the 20 to 60 age group (the working years) contained about 58.8% of Jeffco's total population. For that same period of time, the people 60 to 90+ years were about 13.3% of the total population.
- For 2040 it is estimated that the 0 to 19 years age group would contain about 23.1% of the total population, the 20 to 60 years age group would make up 46.5%, and over 30% of the County's total population would be in the 60 to 90+ age group.

Race & Ethnic Background

- The updated race and ethnicity data was derived from the April 1, 2010 US Census data. This is the latest released demographic data available for the cities and towns in Jeffco.
- 88.4% of the people in Jefferson County reported that they were White alone, while 1.1% of the population reported they were Black alone, 0.9% American Indian and Alaska Native, and 2.6% were Asian or Pacific Islander.
- As of 2010, 14.3% of Jeffco's total population was of Hispanic or Latino origin, which is considerably lower than the 20.7% reported for Colorado. 16.3% of the US population was considered Hispanic or Latino of any race.
- For the unincorporated Jeffco area, the race and ethnicity totals were estimated based on the known 2010 Census data for Jeffco cities and towns.

*One Race	White	Black/African American	American Indian & Alaska Native	Asian/Pacific Islander	Hispanic Origin (of any race)	2 or more Races	Some Other Race alone
Jefferson County	88.4%	1.1%	0.9%	2.7%	14.3%	2.7%	4.2%
Unincorporated Jeffco	89.4%	0.6%	0.4%	2.0%	6.1%	1.5%	6.1%
State	81.3%	4.0%	1.1%	2.8%	20.7%	3.4%	7.2%
Nation	72.4%	12.6%	0.9%	4.8%	16.3%	2.9%	6.2%

Source: 2012 US Census, American FactFinder

Education

- Jefferson County has a nationally acclaimed K–12 school district and a highly educated workforce. Residents and businesses have convenient access to higher educational institutions such as the Colorado School of Mines, Colorado Christian University, Rocky Mountain College of Art and Design, Arapahoe Front Range and Red Rocks Community Colleges.

Educational Attainment

	Less than high school graduate	High school graduate (includes equivalency)	Some college	Associate's degree	Bachelor's degree	Graduate or professional degree
Jefferson County	6.7%	22.2%	22.7%	7.5%	26.4%	14.4%
Colorado	10.4%	22.8%	22.6%	7.8%	23.4%	13.0%
U.S.A.	14.4%	28.5%	21.3%	7.6%	17.7%	10.4%

Source: Jeffco Public Schools 2010 – 2011 Report to the Community

Graduation Rate

	% High school diploma or higher	% Bachelor's degree or higher
Jefferson County	93.3%	41%
Colorado	89.6%	36.4%
U.S.A.	85.4%	27.4%

Source: Jeffco Public Schools 2010 – 2011 Report to the Community

School Enrollment – For Population 3 years and over enrolled in school

	Total Number of Students 3 years and over	Nursery school, preschool	Kindergarten	Elementary School Grades 1 – 8	High School	College, Undergrad	College, Graduate
Jefferson County	135,387	9,270 (6.8%)	6,589 (4.9%)	53,034 (39.2%)	29,693 (22%)	29,243 (21.6%)	7,558 (5.6%)
Colorado	1,358,511	89,750 (6.6%)	67,678 (5%)	548,628 (40.4%)	267,403 (20%)	306,512 (22.6%)	78,540 (5.8%)
USA	82,724,222	4,949,546 (6%)	4,182,694 (5.1%)	32,905,250 (39.8%)	17,235,496 (20.8%)	19,325,823 (23.4%)	4,125,386 (5%)

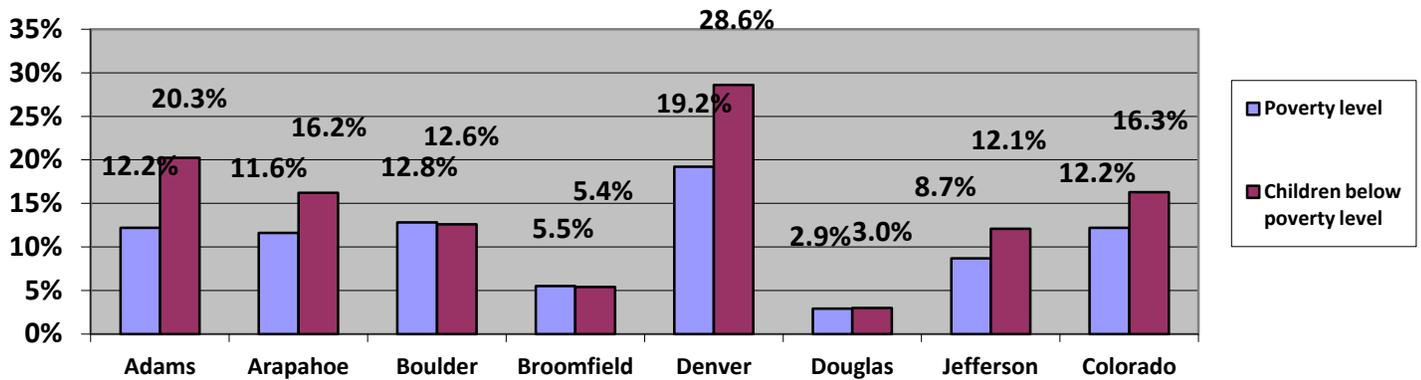
Source: Jeffco Public Schools 2010 – 2011 Report to the Community

- The Jeffco Public School District is one of the largest employers in Jefferson County and the largest school district in the State of Colorado. It is like a small city with more than 84,000 students and more than 12,000 employees.

Families in Poverty

- Out of Jefferson County's total population about 12.1% were below the poverty level, 7.5% of the total male population and 10.3% of Jeffco females were below poverty.
- 12.1% of the under 18 years population were below poverty
- 8.4% of 18 to 64 years were below poverty
- 5.9% of 65 and over were below the poverty level

% of Denver Metro Counties Below Poverty Levels



Source: US Census, American Community Survey 1-year Estimate

Health

The built environment influences a person’s level of physical activity. For example, inaccessible or nonexistent sidewalks and bicycle or walking paths contribute to sedentary habits. These habits lead to poor health outcomes such as obesity, cardiovascular disease, diabetes, and some types of cancer¹. Today, almost six in every 10 adults in Jefferson County is overweight or obese. Access to recreational facilities such as parks, sports fields and facilities, biking trails, public pools, and playgrounds can be improved by locating them closer to homes and schools, lowering costs to use the facilities, increasing hours of operation, and ensuring access to people with various ability levels and limitations². A healthy diet is also important to reduce health risks and maintain a healthy weight. Having community gardens enhances nutrition and physical activity and improves quality of life³. Community garden involve members of the community in healthy, active work and recreation. Community gardens have shown to have effects in overall fruit and vegetable consumption patterns. Several studies have shown that consumption of fruits and vegetables, measured by the number of servings per day is higher among gardeners than non-gardeners. In addition, community gardens can help build safe, healthy, green environments in neighborhoods, schools, and otherwise unused land⁴.

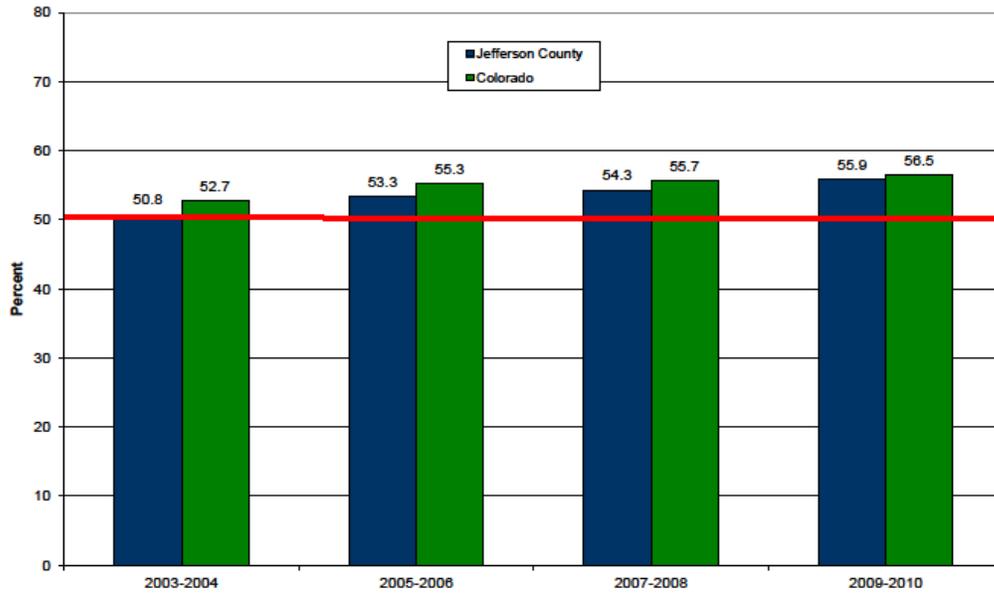
¹ Centers for Disease Control and Prevention. January 3, 2012. Designing and Building Healthy Places, National Center for Environmental Health, November 8, 2012, <http://www.cdc.gov/healthyplaces/>

² Kahn E, Ramsey LT, Brownson RC, et al. The effectiveness of interventions to increase physical activity: a systematic review. *Am J Prev Med.* 2002;22.4:73-107.

³ Twiss J, Dickinson J, Duma S, et al. Community Gardens: Lessons Learned From California Healthy Cities and Communities. *Am J Public Health.* 2003; 93(9): 1435–1438.

⁴ Bellows AC “Health Benefits of Urban Agriculture, An Overview.” *Community Food Security News.* Winter. <http://foodsecurity.org/pubs.html>.

Jefferson County and Colorado percent of overweight and obese adults, 2003-2010



Vision

Primary Vision:

A balance of residential, Commercial, Community, Recreational, Agricultural and Open Land uses, which protects and maintains the quality of the mountain and plains environment, provides economic vitality for current and future generations, respects private property rights, and maintains Jefferson County as a place of choice to live, work, and recreate.

Supporting Visions:

- ❖ *A collection of healthy, energy-efficient communities with a range of housing types for all income levels that address the needs of those who work and live here and provide opportunities for those with special needs.*
- ❖ *A County that fosters sustainable economic development by accommodating a balance of land uses that create Primary Jobs, maintain and enhance the County's fiscal viability, economic diversity, and social and natural environment while enhancing the economic vitality of the County.*
- ❖ *A County that values the acquisition, preservation, and protection of public and private open spaces, parks, trails, scenic corridors, and the mountain backdrop for the enjoyment and health of present and future communities.*
- ❖ *A County that recognizes that water is an essential resource and balances water use with physical supply, while protecting the long-term quality and quantity of water resources.*
- ❖ *Life, health, and property of residents are protected from the effects of hazardous conditions by avoiding the development of those areas unless elimination or Mitigation of the hazard is possible.*
- ❖ *An environment where the management of air quality, light, odor, and noise impacts protects and enhances the public health and quality of life.*
- ❖ *A place where significant Historic, Cultural, Archaeological, and Paleontological Resources have been preserved and protected to provide future generations a sense of place and continuity with the past.*
- ❖ *A place where Visual Resources are identified and protected in order to preserve or enhance the natural beauty and community character.*
- ❖ *An environment where Wildlife and Wildlife Habitats are managed to ensure the continued health and the biological, economic and aesthetic value of this natural resource.*
- ❖ *A County that integrates transportation and land use to ensure a safe, efficient, and effective multi-modal Transportation System that is practical and has the capacity to serve the needs of residents and businesses.*
- ❖ *A County that ensures adequate and reliable services, facilities and utilities, for the health, safety, and welfare of its residents.*
- ❖ *A place where the natural beauty, Cultural Resources, and environment are wisely utilized to provide for the recreational and tourism needs of residents and visitors.*
- ❖ *A County that encourages innovation and leadership in technological solutions and business enterprises to distinguish the County as a quality, forward-thinking business environment.*
- ❖ *A County that is a leader in the development of renewable and alternative energy, that leverages the renewable innovation resources that reside in the County and welcomes public/private partnerships to foster innovation to promote reliable energy supplies and all forms of energy sources.*

Sustainability

What is sustainability?

Sustainability is an approach to balancing economic vitality, environmental stewardship, and social concerns, in order to achieve an improved quality of life for ourselves and future generations.

Sustainability can be explained as the capability to equitably meet the essential human needs of today without compromising the ability of future generations to meet their own needs.

Planning for sustainability promotes responsible and thoughtful development, not anti-development. It requires an open process of planning to achieve the greatest common good for our citizens through promotion of environmental health, and assurances that future generations will have the resources they will need to survive and progress.

Sustainability Ideals

The sustainability ideals under economic vitality, environmental stewardship and social concerns are meant to articulate what sustainability means to Jefferson County. When reviewing development proposals, these sustainability ideals are not directly evaluated. Instead, the sustainability ideals are integrated throughout the Goals and Policies of this Plan.

Economic Vitality

- Achieve and maintain an adaptive, resilient, vital economy providing opportunities and stability for County residents.
- Place priority on the maintenance and improvement of existing Infrastructure, while developing new Infrastructure consistent with the County's sustainability vision.



- Champion local research, business, and education facilities that produce globally competitive goods, Services and technologies.
- Promote diversity of the County's economic base to increase resilience to changing external conditions, and foster opportunities for growing the employment base within the County.
- Develop a regionally and globally competitive workforce.
- Accommodate regional economic growth while reinforcing the competitive advantages of the Jefferson County economy.

Environmental Stewardship

- Meet or exceed national and state standards for clean air, water, and land.
- Promote land use patterns, Transportation Systems, and building designs to conserve energy and encourage renewable, reliable, and alternative energy strategies.
- Promote reliable energy supplies and alternative energy

sources.

- Conserve water and other finite resources and use all resources efficiently and effectively.
- Promote land use patterns, Transportation Systems, and building designs that mitigate their impacts on the environment.
- Educate citizens to make sensible choices about their behaviors that affect the environment.
- Encourage responsible stewardship of the natural environment.

Social Concerns

- Promote safety and health in the community as well as access to housing, County services, community facilities, education facilities, and economic opportunity.
- Promote a sense of community, sense of place, and distinctive identities for our unique communities.
- Protect our cultural heritage, Historic Resources, and sense of place through preservation and/or documentation.
- Reduce crime and minimize health risks from natural and man-made hazards.
- Educate citizens to make sensible choices about their own health and the health of their communities.
- Promote community involvement in the public decision-making process.