

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

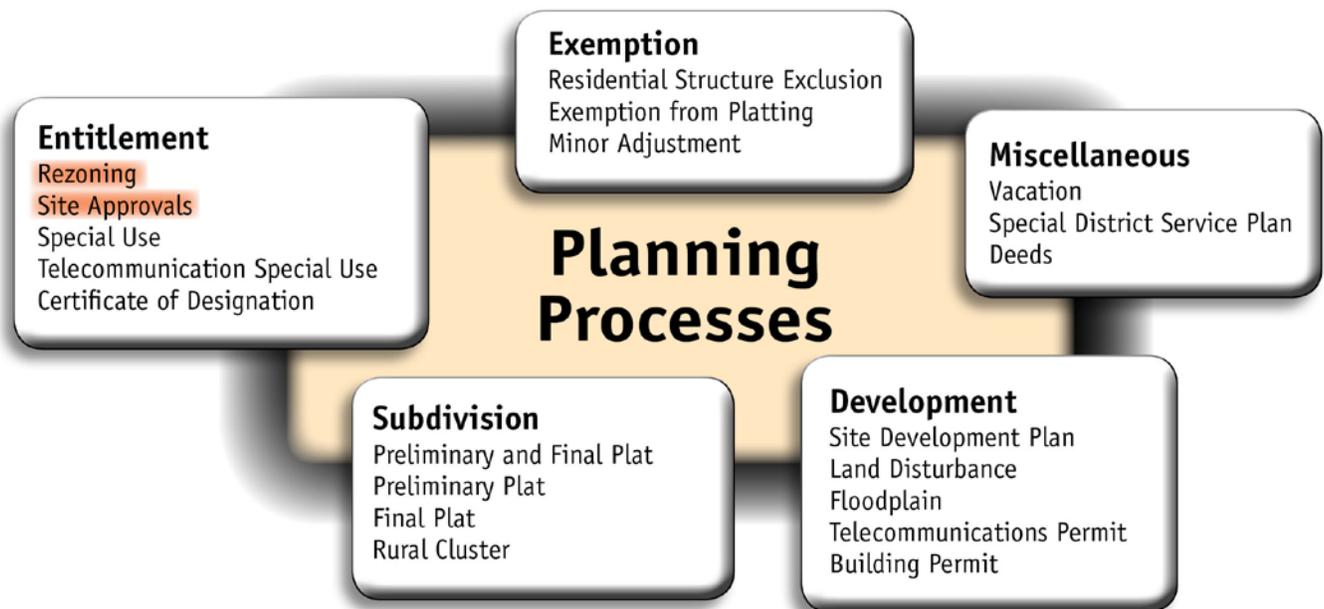
advisory in nature. Adoption of the CMP does not change existing zoning.

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?

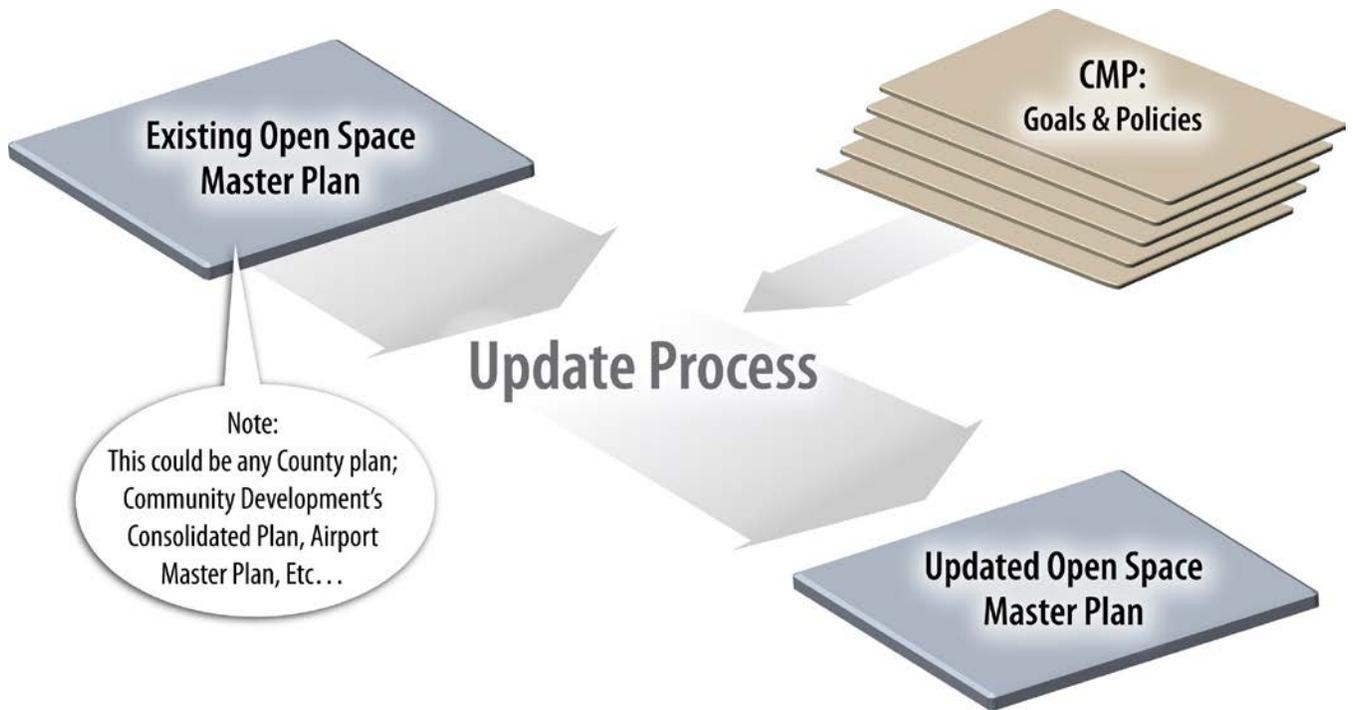
When reviewing a development proposal for a property located within a community plan area that has not been integrated into the Comprehensive Master Plan as an Area Plan, density recommendations and specific land use recommendations from the community plans continue to apply. If there is a conflict between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

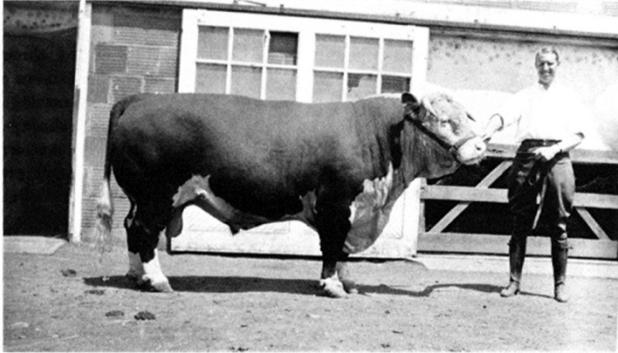
and Westminster. Mountain communities that have rich histories of their own include Buffalo Creek, Conifer, Evergreen, Foxton, Genesee, Idledale, Indian Hills, Kittredge, North Fork, and Pine. Individual areas that also contribute to the County include Coal Creek, Deer Creek, Mount Vernon and Turkey 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.

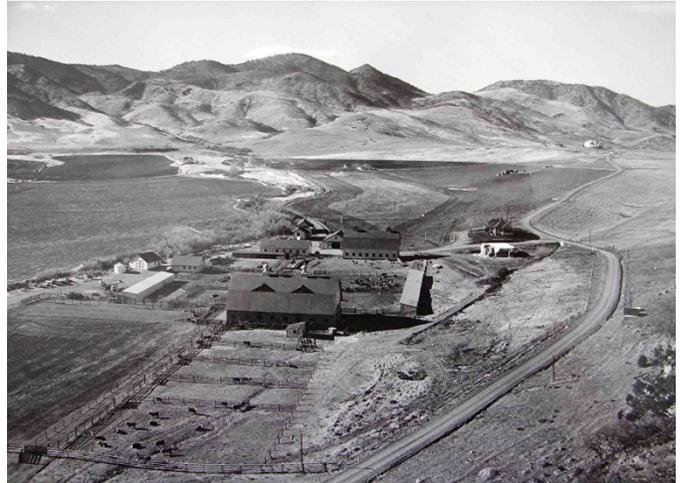
The establishment of the Coors Brewing Company in 1873, by Adolph Coors represents one of the first commercial endeavors that have successfully contributed to the County. Another example includes Red Rocks Amphitheatre, which officially opened in 1941 for music and special events. This one of a kind 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%)

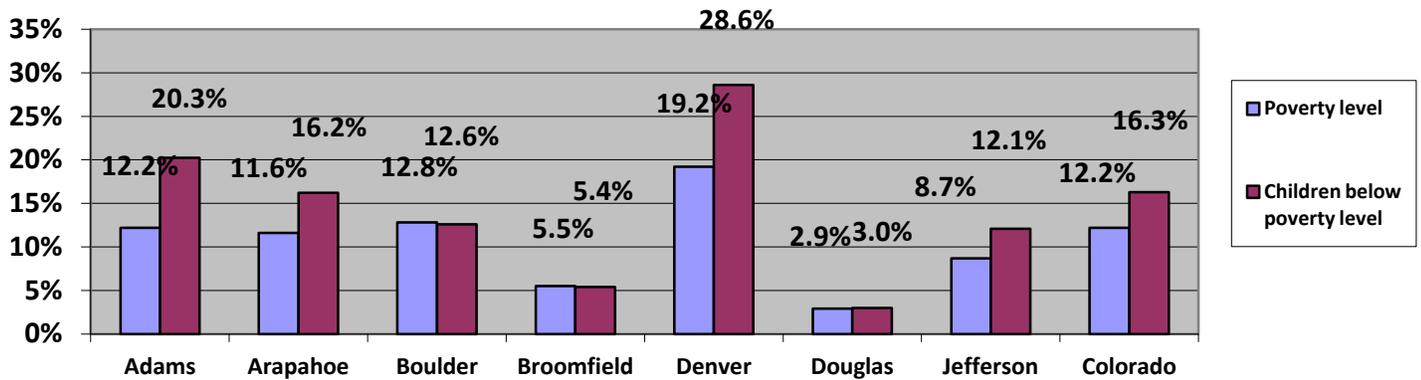
Source: Jeffco Public Schools 2010 – 2011 Report to the Community

- 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.

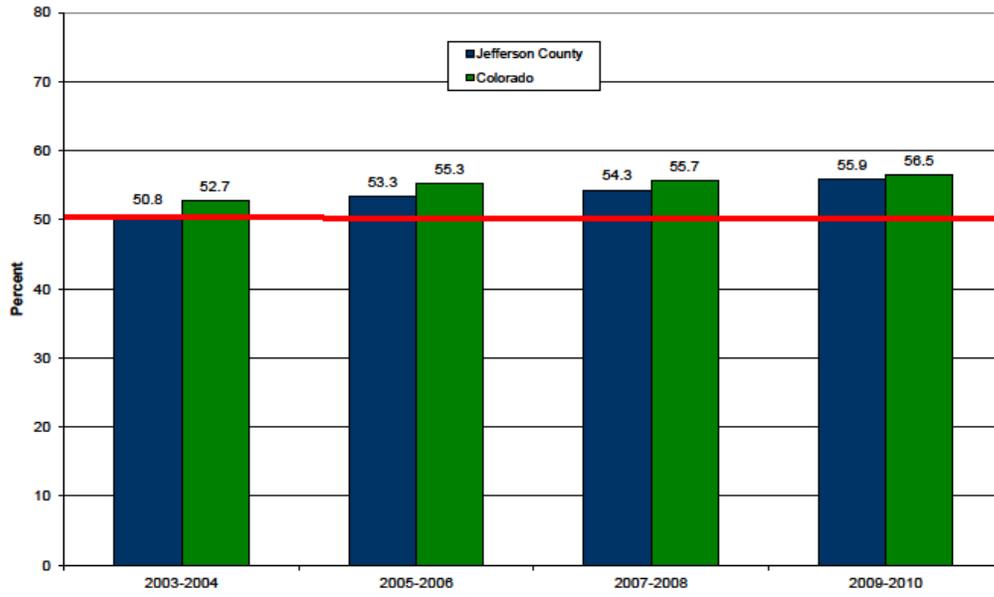
¹ Centers for Disease Control and Prevention. January 3, 2012. Designing and Building Healthy Places, National Center for Environmental Health, November 8, 2012, <http://www.cdc.gov/healthyplaces/>

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.

Development Review

Intent

The policies in the Development Review section, while not mandatory, are to be used when reviewing a proposed rezoning or site approval case.

Land Use



All Development

A variety of uses is needed to create a vibrant, enduring community. The availability of Services such as schools, Commercial services, Recreational opportunities, and employment opportunities is a factor in quality of life. Well-planned retail, employment, and Service uses, balanced by sufficient residential development, provide a source of community identity within convenient walking or short driving distances. Infill and redevelopment opportunities should be seen as valuable as greenfield development to both the community and County. Infill and redevelopment projects improve the vitality of the community, reduce sprawl, maximize existing Infrastructure, and increase tax benefits to the County.

When an owner wants to change the allowed use, or zoning, on their property a rezoning process is required through the County. While this section of the Plan also applies to site approval, special district and outside agency referral cases, it will primarily be used to evaluate rezoning proposals. If a rezoning is approved, subsequent processes may be required to develop the property.

Goals

- Encourage development that is appropriate to the area, promotes healthy, active lifestyles, and ensures that there are unique and diverse communities in which to live, work, and enjoy outdoor Recreation.
- Encourage economic development by promoting a variety of land uses.
- Encourage infill and redevelopment projects.

Policies

A. General

1. Accommodate the development and redevelopment of a balance of land uses.
2. Rezoning from commercial or Industrial uses to non-commercial uses should be strongly discouraged. Proposals that potentially reduce the amount of Commercial or Industrial land in the County should submit documentation showing the costs and benefits to the County of the proposed zoning change.
3. An analysis of the benefits of a New Commercial or Industrial Development project, such as potential job creation or economic benefit, may be considered in the evaluation of a project.
4. New Development should strive to properly and reasonably mitigate the harmful effects, if any, on existing and currently entitled (zoned) uses on adjacent parcels.
5. New Developments should be evaluated for their impacts to the health of the community.
6. Consider regional impacts when evaluating development (air quality, transportation, etc).

7. Urban development should be consistent with the Jefferson County Self-Certified Urban Growth Boundary/Area (UGB/A).
8. Encourage multiple parcels in different ownerships to develop jointly with an overall site design rather than several piecemeal developments. (See Appendix B I. a.)
9. Encourage land uses that support Active Living and enhance public health.
10. Encourage community gardens, community farms and/or rooftop gardens, where properly sited.

B. Infill and Redevelopment

1. Encourage the Adaptive Reuse of sites and structures.
2. When a non-tax-generating land use is being abandoned:
 - a) Office or Light Industrial uses are encouraged where the property abuts an Arterial or higher road.
 - b) Community Uses are encouraged where the property abuts a Collector or lower road.
 - c) If these uses are not feasible, then the site should be redeveloped with uses that are most compatible with the surrounding land uses.

C. Compatibility

1. Ensure compatibility of New Development with the surrounding existing and allowable land uses.
2. Special care should be taken to ensure compatibility while transitioning from lower Intensity uses to higher Intensity uses.
3. Coordinate New Development with existing development to avoid or mitigate negative impacts on adjacent land uses.
4. Redevelopment should strive to maintain or enhance existing buffers, separations, and screening if compatibility cannot be achieved through other methods.
5. Maintain the viability of necessary, less desirable, land uses, such as landfills and sewage treatment plants, by ensuring that land uses proposed adjacent to these properties are compatible.

D. Miscellaneous

1. New non-agricultural Development in the mountains should avoid uses generally associated with high-water consumption rates.
2. Development surrounding school properties should be compatible with the school and complement existing access patterns.
3. Rezoning to allow billboards should be strongly discouraged.

Business and Industry

Retail, Office, and Industrial uses are an essential part of a balanced community, and they assure convenience and jobs for residents. In order to maintain a vibrant local economy, these uses need to be maintained in an appropriate balance. The more diverse the economic base of the County, the more resilient the County will be to economic cycles.

Goal

Promote land uses that expand and diversify the County's economic base and create Primary Jobs.

Policies

A. General

1. When Commercial zoning is proposed, Office and Light Industrial, as well as uses that support small businesses are generally desirable. (See Appendix A, Efficient use of Land)
2. Discourage Commercial Strip Development that is inconsistent with the character of the area.
3. Support home-based businesses that are compatible with surrounding residential communities.
4. Encourage a full range of health care facilities.

B. Other Potential Uses within Residential Areas

1. In addition to Home Occupations allowed by the Jefferson County Zoning Resolution, the following list of uses that may be allowed in areas that are designated for Residential Uses. Criteria for each use follow this list.
 - a) Bed and Breakfast
 - b) Equestrian Center
 - c) Rental Cabins
 - d) Cottage Industry
 - e) Destination Resort
 - f) Event Center
2. Criteria for all uses:
 - a) The massing and scale of the building should be compatible with the area.
 - b) The building height should not exceed 35 feet.
 - c) Mountain Site Design should be followed if the property is in one of the Mountain Area Plans.
 - d) New buildings should be located on slopes of less than 30%.
 - e) Signage should be comparable to surrounding uses.
 - f) The use should address impacts and other applicable goals and policies in this Plan.
3. Bed and Breakfasts Additional Criteria:
 - a) Buildings should have a residential appearance.
 - b) The lot size should be sufficient to mitigate negative impacts.
 - c) Traffic impacts are similar to those of surrounding allowed land uses or can be mitigated.
4. Equestrian Centers Additional Criteria:
 - a) Buildings should utilize quality architectural design.
 - b) The lot size should be sufficient to mitigate negative impacts.
 - c) Traffic impacts are similar to those of surrounding allowed land uses or can be mitigated.

5. Rental Cabins Additional Criteria:
 - a) This use should only be allowed in the Mountain Plan Areas.
 - b) Buildings should have a residential appearance.
 - c) The lot size should be sufficient to mitigate negative impacts.
 - d) Traffic impacts are similar to those of surrounding allowed land uses or can be mitigated.
6. Cottage Industry Light Additional Criteria:
 - a) Buildings should have a residential appearance.
 - b) The percent of site coverage should not exceed neighboring residential development.
 - c) The lot size should be sufficient to mitigate negative impacts.
 - d) The owner of the business should live on the property.
 - e) No employees beyond the residents of the property are allowed.
 - f) Traffic impacts are similar to those of surrounding allowed land uses or can be mitigated.
 - g) Fabrication or manufacturing uses must be located within a building.
 - h) Outdoor storage is not allowed.
7. Cottage Industry Medium Additional Criteria:
 - a) This use should only be allowed in the Mountain Area Plans.
 - b) Buildings should have a residential appearance.
 - c) The percent of site coverage should not exceed neighboring residential development.
 - d) The lot size should be sufficient to mitigate negative impacts.
 - e) No more than 3 staff should be allowed as part of the daily work routine.
 - f) Traffic impacts are similar to those of light industrial land uses as outlined in the ITE Manual or can be mitigated.
 - g) Traffic should access the site from a collector road and should not go through residential streets.
 - h) Fabrication or manufacturing uses must be located within a building.
 - i) Outdoor storage is not allowed.
8. Cottage Industry Heavy Additional Criteria:
 - a) This use should only be allowed in the Mountain Area Plans.
 - b) Buildings should utilize quality architectural design.
 - c) Uses should be located on slopes of less than 20%.
 - d) The lot size should be sufficient to mitigate negative impacts.
 - e) No more than 3 employees should be allowed.
 - f) Traffic impacts are similar to those of light industrial land uses as outlined in the ITE Manual or can be mitigated.
 - g) Traffic should access the site from a collector road and should not go through residential streets.
 - h) Fabrication or manufacturing uses must be located within a building.
 - i) Outdoor storage is allowed, if screened.
 - j) The site should contain 80% open area.

- k) A buffer should be designated on all sides to mitigate impacts to surrounding properties.
 - l) The visual resource corridors along roads should be preserved.
 - m) Adverse Noise and air quality impacts should be mitigated.
9. Destination Resorts Additional Criteria:
- a) This use should only be allowed in the Mountain Area Plans.
 - b) Buildings should utilize quality architectural design.
 - c) Lot size should be at least 10 acres or large enough to mitigate negative impacts.
 - d) Traffic should access the site from a collector road and should not go through residential streets.
 - e) The site should contain 80% open area.
 - f) A buffer should be designated on all sides to mitigate impacts to surrounding properties.
 - g) The visual resource corridors along roads should be preserved.
 - h) Access to open space should be maintained or improved.
10. Event Centers Additional Criteria:
- a) This use should only be allowed in the Mountain Area Plans.
 - b) Buildings should utilize quality architectural design.
 - c) The lot size should be sufficient to mitigate negative impacts.
 - d) Traffic should access the site from a collector road and should not go through residential streets.
 - e) No outdoor amplification should be permitted. To minimize noise impacts, outdoor receptions/events should be allowed only during daylight hours.
 - f) Only security lighting should be permitted. No additional lighting during events that negatively impact the neighbors or produce excessive sky glow should be allowed.

Housing

Jefferson County offers residents a wide variety of housing options. The Plains Areas offers everything from high density residential living to pockets of rural, large-lot development, all in close proximity to downtown Denver, the foothills, and the mountains. In the Mountain Areas, residents can choose from multifamily units to 35+ acre lots and most areas are a short drive into the Denver Metro Area. The plan recommends different housing types because a variety of housing is important to ensure economic and social diversity in the County.

Goal

- Provide a variety of housing options, which complement the existing community character and utilize excellent design and materials.
- Promote well-planned sustainable residential neighborhoods that create a sense of place.

Policies

A. Density

1. When there is a variety of surrounding densities and types, density should be carefully planned using transitional lot sizes or graduating density that also incorporates setbacks and buffers. An average of the

surrounding densities should not be used solely as the basis for a specific density recommendation.

2. As quality of site design increases, the density may increase as well.
3. Where appropriate and reasonable, encourage applicants to incorporate accessory dwelling units into their rezoning application.
4. Ensure that the School District has adequate facilities to serve a development.

C. Affordable Housing

1. Affordable Housing developments should provide a diversity of housing types and sizes.
2. The preferred location for Affordable Housing should be located near major transportation corridors, schools, and Services.
3. It is preferable that Affordable Housing be integrated into market rate housing and not segregated from it.

D. Senior Housing

1. Provide housing options to accommodate the growing aging population, including independent living, Co-Housing, accessory dwelling units, assisted living, and nursing care options and Visitability and Universal Design tenets.
2. The preferable location for senior housing is near transit and Services that provide for everyday needs.

Mixed-Use

Mixed-Use Development can either be a variety of residential, Commercial or Industrial uses on one property, or it can be a mix of those uses with a single building. Mixed-use does need to contain a residential element and a Commercial or Industrial element to be considered mixed-use. Many communities are encouraging mixed-use neighborhoods to maximize the potential of land and to create neighborhoods that promote multiple options of transportation such as, walking, bicycling and mass transit use which improves health and air quality by reducing vehicle trips and emissions.

Goal

Promote development of economically sustainable mixed-use neighborhoods.

A. General

1. Mixed-Use Developments should be designed with an appropriate scale and pattern of uses that supports a variety of travel options and connects Community Uses and destinations.
2. Unless otherwise specified by an Area Plan, when a Mixed-Use Development is proposed, encourage a vertical mix of uses, i.e. residential above retail and Office space.
3. The height of Mixed-Use Developments should not significantly alter the character of the neighborhood.
4. Encourage Mixed-Use Developments to design for public transportation, pedestrians, and bicyclists.
5. Mixed-uses should demonstrate that Infrastructure and Services, including public transportation, exist or can be provided.

Community Uses

Community Uses include art centers, cultural centers, community centers, fire stations, golf courses, government offices, libraries, community halls, post offices, private clubs, religious and non-religious assemblies and institutions, recreation center, schools, and senior centers. They are typically operated by not-for-profit or governmental organizations and provide important community Services. For example, educational institutions are a means to maintain a highly educated workforce to compete for high quality jobs.

Goal

Promote shared use, compatibility, and excellent site selection and design when Community Uses are planned, redeveloped or expanded.

Policies

A. General

1. Encourage community representation in site location and design of new and expanded Community Uses.
2. Ensure Community Uses are appropriately located. Community Uses may be located throughout the County, regardless of the land use recommendations in this Plan, so long as the following are met:
 - a) Evaluate Community Uses based upon their impacts. Such evaluation should be consistent with the evaluation of any other new development proposal.
 - b) Community Uses proposed for areas that provide primary employment opportunities, such as areas recommended for Office or Light Industrial uses should be at support level scale and not be a primary use of the site.
 - c) Ensure traffic during peak hours for the use will not cause the roads serving the site to exceed their capacity.
 - d) Evaluate and mitigate impacts to the surrounding neighborhood.
 - e) Require that Services to the site are adequate for the proposed use, including the provision of water and sanitation.
3. Explore Adaptive Reuse of existing structures prior to constructing new Facilities.
4. Encourage joint use of community facilities, such as private schools and religious assemblies sharing a building.
5. Distribute community facilities and Services throughout the community to provide citizens with easy access to these amenities.

B. Schools

1. Designate school sites and associated pedestrian connections early in the planning process.
2. Encourage Jefferson County R-1 School District and charter schools to follow the County process when constructing new Facilities in order to be sensitive to the environment and community.

C. Water and Wastewater Facilities

1. Site and design water and wastewater infrastructure projects in a manner that promotes compatibility with

adjoining uses, accounts for site security, and mitigates adverse visual, olfactory, and environmental impacts.

Livestock

The keeping of Livestock has played a key role in the history of the County and how the County was shaped and developed. Livestock is allowed in a large portion of the County. In addition to the Policies below, many Area Plans contain Livestock Policies specific to a geographic location.

Goal

Allow Livestock in appropriate areas.

Policies

A. Livestock

1. Ensure that properties allowing Livestock are sized appropriately, as described in the Area Plans.
2. Livestock and manure from Livestock should be managed utilizing Best Management Practices. (See Appendix C I.c.)
3. Livestock should be managed so that they do not cause damage to Riparian Areas, Wetlands, other surface waters, or Individual Sewage Disposal System absorption beds.

Renewable & Alternative Energy

Cutting-edge research in the renewable and alternative energy fields is being done in the County by the National Renewable Energy Laboratory (NREL), the Colorado School of Mines, and private enterprise.

Goal

- Encourage the development and expansion of renewable and alternative energy.
- Encourage the use of renewable energy resources.

Policies

A. General

1. Promote the development and production of renewable energy sources, as long as negative impacts are mitigated.
2. Support opportunities for alternative energy utilization through site and building design.
3. Encourage community- and neighborhood-scale renewable energy sources, such as solar gardens, where appropriate.

Extractive Resources

Many extractive resources are found in the County, including minerals, aggregate, gas, oil and timber. The preservation of commercial minerals for extraction is governed by C.R.S. 34-1-305. Mineral rights in many cases are severed from surface rights and may impact future development.

Goal

Provide for extraction of mineral and non-mineral resources, while considering environmental issues, beneficial after-uses, and reclamation.

Policies

A. General

1. Support the responsible extraction of minerals, gas & oil deposits, that includes appropriate reclamation and after uses.
2. In cases where commercial mineral deposits exist, state statute restricts land uses (CRS 34-1-305). The Mineral Resources map and the Mineral Extraction Policy Plan specifically address good quality sand, gravel and quarry aggregate resources. These documents should be evaluated for mineral resources at the time of rezoning. If good quality mineral resources are found, the applicant should be made aware of the statute and possible restrictions.
3. Encourage the responsible harvesting of timber.
4. Support the responsible harvest or extraction of other resources.
5. Support Industrial type uses specific to resource extraction/harvesting/processing, such as wood product processing facilities, where appropriate Infrastructure can be provided and adverse impacts to the environment and local community can be avoided or mitigated.
6. Proposals for extraction should be reviewed to evaluate for impacts on nearby wells and local Ground Water resources. Existing wells and Ground Water resources should be protected from contamination and decreased yields or lowered static water levels caused by extraction.
7. Consider water storage as a beneficial land use after resources are extracted from a quarry or mine.

Solid Wastes & Hazardous Materials

Solid waste is a byproduct of society. Hazardous Materials are sometimes associated with businesses that provide essential Services to the citizens. These items need to be recognized and dealt with in a responsible manner. In addition to traditional landfills, recycling and composting are considered solid waste disposal options.

Goals

- Ensure waste is properly disposed of in an appropriate area.
- Ensure Hazardous Materials are utilized and disposed of responsibly.

Policies

A. General

1. Encourage safe and efficient solid waste disposal options.
2. Residential development should not occur adjacent to hazardous current or past land uses, such as Superfund Sites, unless the site has been remediated in accordance with state and federal law.
3. Evaluate and mitigate the impacts to existing adjacent uses from a proposed business whose primary operation involves the use or storage of paints, solvents, other substances that contain volatile organic compounds, or other Hazardous Materials.

Activity Centers

Activity Centers are areas where a mix of more intense land uses should occur. These areas are typically served by roads adequate for increased land use intensities, have easy access to Services, such as water and sanitation, and contain fewer hazard areas.

Goal

Ensure the viability of designated Activity Centers.

Policies

A. General

1. Ensure that development proposals in Activity Centers maximize the Intensity of development, while maintaining community character.
2. Provide for each Activity Center to work as a unit by:
 - a) Coordinating vehicular and bicycle circulation between and within developments;
 - b) Constructing pedestrian connections between all buildings, and all uses; and
 - c) Integrating development into the surrounding community through design and appropriate uses.
3. When Activity Center boundaries are adjacent to residential neighborhoods, locate lower Intensity uses, such as multi-family or office, at the boundary, with more intense uses in the center of the site.
4. Carefully evaluate land uses within the Activity Centers that result in removal of property from the tax rolls based on the supply, location, and feasibility of alternative sites located outside of the Activity Center. These uses may include Public Open Spaces, public parks, schools, government and religious facilities. These uses should be discouraged from occupying critical frontage locations along major Arterials. Each tax-exempt land use proposal should:
 - a) Be evaluated against the pattern of existing uses and the zoning of undeveloped uses in the entire center;
 - b) Demonstrate that its presence, specific location, and scale and range of activities will not compromise the fundamental purposes of the center;
 - c) Assess the impact of the tax-exempt use on the specific parcel, as well as the cumulative effect it might have when taken together with any other similar existing or zoned uses in the center; and
 - d) Assess the possibilities to locate on a redevelopment site, which was previously used as a tax-exempt use.

Site Design

The design of a development includes where specific uses are located on a property, the location and width of buffers, landscaping requirements and architectural requirements. Site design can integrate a project into a community or separate it from the area.

Goal

Ensure design is compatible with community character and natural surroundings.

Policies

A. General

1. Integrate the project into the existing community development pattern and prevailing topography.
2. Provide a transition into the surrounding development through appropriate land uses and design features.
3. Encourage design that promotes walking and bicycling to and from parks, schools, work, shopping, places of worship, and transit stops. This may be accomplished through appropriate arrangement of land uses and utilization of Complete Streets.
4. Encourage redevelopment and infill to protect existing significant landscape features to the extent possible.
5. Specify architecture and site design, including building materials; building types; separation, massing and height; and fencing in the rezoning documents, if not addressed by the Zoning Resolution.
6. Encourage developers to include Usable Outdoor Spaces and small-scale cultural and recreational facilities such as outdoor theatres or gazebos. The provision of adequate shade should be considered in the design of these spaces.
7. Request that the Sheriff's Department review proposals for site design that is consistent with Crime Prevention through Environmental Design (CPTED). (See Appendix D II. b.)
8. Discourage Commercial uses from exceeding parking standards in the Zoning Resolution.
9. Encourage developers to orient the businesses on the street to provide a more pleasant streetscape and promote economic viability.

B. Energy Efficient Design

1. Evaluate the potential impacts to solar access and exposure on neighboring properties.
2. Maximize passive and active solar access and exposure.
3. Encourage new development to comply with LEED for Neighborhood Development or similar set of standards

C. Housing Design

1. Design structures and site amenities with materials and colors that complement the natural landscape.
2. Provide transition, through appropriate design techniques, from residential development to open space areas, and to adjacent non-urban areas.
3. In the Plains, and in Mountain Activity Centers, a Neighborhood Park or Greenbelt with trail should be within convenient walking distance of all homes within a neighborhood.

4. Encourage a variety of architectural treatments, such as different façade treatments on buildings with similar floor plans.
5. Encourage residential development to be placed away from high tension power lines, high-capacity gas lines, and electrical substations.

D. Drainages

1. Natural stream channels and flows should be maintained to protect the surface drainage network.
2. Native vegetation along drainageways should be protected.

E. Clustering

1. Use no build areas, Clustering, and other site design techniques, where appropriate, to minimize visual impacts and direct buildings away from environmentally and visually sensitive lands. (See Appendix C V. c.)
2. Promote Clustering of development where appropriate, to provide for more efficient distribution of public facilities and Services. (See Appendix B I. b.)

F. Water Conservation

1. Encourage incorporation of water conservation techniques.
2. Design landscape plantings to minimize water consumption. (See Appendix C I.g.)

G. Agricultural Heritage Protection

1. New Development should be responsible for buffering and/or screening the noise, odor, and visual impacts of existing agricultural and ranching uses.

Physical Constraints



General

Physical Constraints are those physical features that due to safety or cost concerns may potentially restrict where and how development occurs. For purposes of this Plan, physical constraints include Geologic Hazards and constraints, Floodplains, Wetlands, Wildfire, radiation, landfills, abandoned mines, and Wildlife.

Goal

Ensure New Developments properly address physical constraints.

Policies

A. General

1. Development should not aggravate, accelerate, or increase the level of risk from natural hazards.
2. Identify physical constraints in the general proximity of proposed developments to ensure the Intensity of development is appropriate when weighed against these conditions.
3. Where physical constraints exist, the priority should be to avoid these areas; if avoidance is not possible, apply environmentally appropriate Mitigation. Safety and environmental concerns should be balanced with aesthetic concerns.
4. Where site design avoids physical constraints, the density that would have been allowed in that area may be transferred to another portion of the site, if not in conflict with other Policies in this Plan.

Geologic Hazards & Constraints

Geologic Hazards are geologic conditions or processes that pose a significant threat to health, life, limb, or property.

Geologic Constraints are geologic conditions that do not pose a significant threat to life or limb, but which can cause intolerable damage to structures.

Goal

Promote public safety and reduce loss of property due to Geologic Hazards and Constraints.

Policies

A. General

1. Discourage development in Geologic Hazard areas. Development should only be allowed in these designated hazard areas when adequate Mitigation can be demonstrated.
2. Development proposals should address how Geologic Constraint areas will be mitigated. Mitigation for Geologic Constraints should take into account aesthetics.
3. Mitigation measures should meet other Goals and Policies of this Plan, where practicable.

Floodplains

Alteration of Floodplains is regulated by the Federal Emergency Management Agency (FEMA), Jefferson County, and Urban Drainage and Flood Control District depending upon the Floodplain's classification.

Goal

Ensure development activities in or around Floodplains mitigate impacts to life and property.

Policies

A. General

1. Identify 100-year Floodplains on Official Development Plans (ODPs).
2. Floodplains should be Preserved, to the extent possible.
3. If Floodplains are altered or reconstructed, encourage design for their natural and beneficial functions (See Appendix C II.b.)
4. Strongly discourage development in areas below dams, spillways, and levees that would require the State Engineer to upgrade the classification of these structures.
5. Schools, fire stations, hospitals and similar facilities essential to public safety should be located outside of 500-year Floodplains.

Wetlands

Wetlands are areas that are inundated or saturated by water for enough time during the year that they support vegetation that lives in saturated soil conditions. Wetlands provide natural filters for water and provide vegetation, cover and water for a variety of Wildlife species.

Goal

Protect Wetlands.

Policies

A. General

1. Encourage the protection of Wetlands, including those not under the jurisdiction of the US Army Corps of Engineers, Riparian Areas, natural springs, ponds, and drainages through innovative planning and Best Management Practices.
2. Where impacts to Wetlands are unavoidable, appropriate Mitigation should be provided.
3. New Development should not adversely affect the Recharge of nearby Wetlands.
4. Wildlife access to Wetlands should be protected and, where possible, enhanced.

Wildfire

Wildfire is the uncontrolled burning of trees, grass and brush whose rate of spread or movement is unchecked. It can be caused by human activity or natural means. Wildfires may present a hazard to development and/or development may present an ignition risk to the forest. Jefferson County has implemented a Defensible Space

program to address development in Wildfire hazard areas.

Goal

Ensure that proposed land uses are managed to decrease Wildfire hazards.

Policies

A. General

1. New Development should implement the Mitigation recommendations outlined in the local Fire Protection District's Community Wildfire Protection Plan (CWPP).
2. Avoid development or mitigate impacts in Severe Wildfire Hazard Areas.
3. Avoid New Development in Fire Chimneys.
4. Use accepted methods of forest management to reduce Severe Wildfire Hazard Areas to a low or medium rating for proposed developments. (See Appendix C II.a.) The entire site should be mitigated, not just the building site. Mitigation should be performed in accordance with the Colorado State Forest Service, other current authorities and local fire district recommendations.
5. Setbacks from the perimeter of a New Development should accommodate Defensible Space management zone 2 requirements.
6. Decrease densities as Wildfire hazards become more severe.
7. Locate Facilities with high concentrations of people away from Severe Wildfire Hazard Areas.
8. Encourage effective alternative On-Site water supplies, such as ponds and cisterns, for fire protection in developments without fire hydrants.
9. Development in moderate or Severe Wildfire Hazard Areas should identify "no build" areas, building construction and design, landscaping/Defensible Space/fuel management, access and water availability.
10. New Development in the Wildfire Hazard Overlay District should employ underground utility lines.

B. Access

1. Consider the risk of Wildfire hazards along roadways leading to proposed developments, especially when served by a cul-de-sac. Where appropriate, create shaded fuel breaks as recommended in the CWPPs.
2. In the Wildfire Hazard Overlay District, New Development on a cul-de-sac longer than 1 mile should demonstrate how emergency access will be obtained.
3. Link existing development to New Development to provide multiple access points.

Radiation

Rocks in the Front Range have minor amounts of background radiation. Isolated uranium deposits are known to exist in the County. Radiation can also occur due to human causes, such as telecommunication towers or disposal of radioactive materials.

Goal

Evaluate new development for impacts from radiation.

Policies

A. General

1. When potential radiation hazards (including radon) are suspected, Jefferson County Public Health should be consulted to determine appropriate Mitigation measures.
2. Measure for soil contamination prior to ground disturbances near Rocky Flats, as identified on the map in Radiation section of the Land Development Regulation. Consider appropriate actions based on this information.

Current, Closed, & Abandoned Landfills

Landfill operations are regulated by the Colorado Department of Public Health and Environment. After closure, landfills need to be monitored for hazardous conditions, such as Methane Gas and Differential Settlement.

Goal

Protect life and property from harm or loss due to toxic fumes, explosion, and ground settlement due to current, closed, and abandoned landfills.

Policies

A. General

1. The preferred land use on landfill caps are uses such as ball fields with no irrigation, lighting, or structures.
2. Ensure development on or adjacent to landfills mitigates the hazards of Methane Gas and Differential Settlement.

Abandoned Mines

Current and closed mines are regulated by the Colorado Mined Land Reclamation Act. Abandoned mines ceased operation prior to regulation by the State.

Subsidence is a Geologic Hazard related to mining activities. For the purpose of this document, Subsidence is categorized as a Major Geologic Hazard and Policies under the Geologic Hazards & Constraints element apply.

Goal

Evaluate new development for the existence of abandoned mines.

Policy

A. General

1. Ensure that New Development proposals secure mine openings and mitigate any un-reclaimed areas when development is proposed for a site that has un-reclaimed mining activity predating the Colorado Mined Land Reclamation Act.

Wildlife

A wide variety of Wildlife and vegetation exist in the County. Wildlife requires habitats in which to live. The quality of Wildlife Habitat is determined by the environment's ability to support life by providing food, cover, water, and space. As development increases, there is increased competition between Wildlife and humans for habitat.

Goal

Minimize and/or mitigate impacts to Wildlife and their habitats as development occurs.

Policies

A. General

1. Evaluate development proposals for proximity to Wildlife Habitats, ranges, and migration routes.
2. Avoid development in Maximum/Critical Quality Wildlife Areas. Transfer the density that would have been allowed in these areas to other portions of the site.
3. If development cannot be avoided in Maximum/Critical Quality Wildlife Areas, disturbances should be minimized and the remaining habitat Preserved.
4. New Development in moderate and High Quality Wildlife Areas should provide for Wildlife movement and access to critical habitat and feeding areas.
5. New Development within mapped Maximum/Critical or High Quality Wildlife Areas should contact the Colorado Division of Wildlife for verification of habitat status and suggestions for Mitigation. If habitat is verified, recommendations for Mitigation from the Colorado Division of Wildlife should be addressed.
6. Minimize the use of fencing that is exclusionary or dangerous to Wildlife, except when required for human safety, for protection of at-risk crops, or for domestic animal containment. All other fencing in High and Moderate Quality Wildlife Areas should be Wildlife-Friendly.
7. Protect vegetation important to Wildlife.

Community Resources



Historic Resources

For purposes of this document “Historic Resources” encompasses historic, Cultural, Archaeological, and Paleontological Resources and Historic Districts.

The County contains numerous Historic Resources that provide links to the County’s history, influence community character, chronicle change, and mark growth. These resources are often fragile, limited, and irreplaceable.

In 2003, the County’s Historic Landmark Designation Program was established. This is a voluntary program that identifies historic and architecturally significant structures, buildings, and sites and awards those properties with a Certificate of Landmark Designation. Currently there are 35 Landmark Designated properties in the County.

Jefferson County also contains many significant Archaeological and Paleontological Resources. Dinosaur Ridge is part of the Morrison-Golden Fossil Areas National Natural Landmark. Fewer than 600 National Natural Landmarks are designated in the United States. (See Appendix C IV.d.)

Goals

- Balance development with the preservation and integration of significant Historic Resources.
- Recognize the particular importance of Historic Districts.

Policies

A. Developing with Resources

1. Promote the County’s heritage by encouraging New Development to integrate significant Historic Resources into development plans, site designs, and architectural details. (See Appendix C IV.a.&b.) When it is not feasible to integrate the Historic Resource without it being altered beyond its historic significance, the following recommendations are listed in order of preference:
 - a) Notify the Jefferson County Historic Commission and other State and local historic preservation agencies for proper care and handling of the Historic Resource.
 - b) Provide documentation of the significant Historic Resource before alteration or demolishing the resource.
 - c) When possible, relocate the significant Historic Resource on or off of the site.
 - d) Integrate the historic context of the on-site resource into the new development, even if the historic significance is altered.
2. If evidence of Historic Resources exist on a site, applicants should do a visual survey of their site and obtain a cultural resource survey from the State, then work with appropriate agencies to assess the findings.
3. Evaluate and mitigate negative impacts of New Development on the area’s Historic Resources.
4. Enhance significant Historic Resources with improvements such as landscaping, social gathering places, benches, signage, etc. when practicable.

B. Historic Districts

1. Protect the character of established Historic Districts through site preservation, Adaptive Reuse, or

integration of the Historic Resource into the development.

2. Encourage new building architecture and site design to incorporate and complement the unique features of the Historic District.

Visual Resources

As a County with both plains and mountains, Jefferson County has many stunning views and vistas. Visual Resources include the hogback, North and South Table Mountains, the Front Range Mountain Backdrop/Foreground, lakes, rock outcrops, mountain meadows, and views of both the city skyline and mountain peaks. In 1996, the Front Range Mountain Backdrop Technical Report was completed for Boulder, Douglas, El Paso, Jefferson and Larimer Counties. This report identified significant views of the mountains from these five counties. In 1998, the Board of County Commissioners adopted a resolution (CC98-700) allowing Open Space to seek preservation of the Front Range Mountain Backdrop/Foreground.

Area Plans also contain descriptions of Visual Resources unique to those areas.

Goals

- Protect the Visual Resources and unique natural features of the County.
- Mitigate the visual impact of New Development in visually sensitive areas.

Policies

A. General

1. New Development in areas with Visual Resources should attempt to integrate development into the natural environment.
2. Visually sensitive areas should be identified, and proposed Mitigation should be determined at the time of rezoning.
3. Protect Visual Resources by making use of the site's existing vegetation and topography to screen development.

B. Scenic Corridors

1. Maintain key views to the mountains and other significant scenic vistas.
2. In mountainous and other scenic areas, roads, bridges, and other transportation improvements should be designed to protect or enhance Visual Resources.
3. A visual buffer strip should be considered along I-70 and US Highway 285 in the mountains, C-470, and Colorado Highway 93.

C. Natural Features

1. Protect views of significant natural features.
2. Protect unique natural features from alteration or destruction.
3. Preserve significant trees, where practicable, while allowing for forest management practices necessary for forest health and Wildfire prevention.

D. Site Design

1. Use color, form, and placement to minimize visual impacts.
2. Transfer density from scenic corridors to other portions of the site, where practicable.
3. Promote site design and Intensity that is compatible with Visual Resources and the natural environment.
4. Retain the open character of meadows by Clustering development toward the edge of meadows.
5. Buildings that must be located in meadows should be designed to blend into their surroundings to the maximum extent possible.
6. Minimize the impacts of road cuts, building footprints, and other grading activities on their surroundings.
7. Building siting and height should respect the views of the Front Range Mountain Backdrop/Foreground.
8. Avoid or minimize development impacts on ridgelines and steep hillsides.
9. Encourage buildings to be stepped to fit with the natural terrain, rather than creating large flat building pads.
10. Fencing and signs should blend with the natural landscape by using natural material or man-made materials which have a natural appearance. Discourage illuminated signs that negatively impact the community character within Visual Resource areas.

Air, Light, Odor, and Noise

Good air quality, unobtrusive light, odor, and noise impacts are elements of the environment that contribute to quality of life. Jefferson County works with the Regional Air Quality Council (RAQC) and the Denver Regional Council of Governments (DRCOG) to address regional air-quality issues. Lighting is regulated by the Jefferson County Zoning Resolution. Odor is regulated by Jefferson County Public Health and the Colorado Department of Health and Environment (CDPHE). Jefferson County Public Health also evaluates proposed noise sources and impacts to development from an existing noise source, while the Jefferson County Sheriff's office is responsible for enforcing the current Noise Ordinance.

Goal

Encourage the effective management of air quality and the impacts of light, odor, and noise.

Policies

A. General

1. Site and design New Development to minimize air, light, odor, and noise impacts to adjacent properties.
2. Keep the impacts of noise, smoke, Glare, fumes, vibration, and other environmental impacts to levels associated with adjacent land uses.
3. Require a sensory impact report, as defined in the Land Development Regulation, when development may cause significant impacts to air, light, odor, or noise.
4. Promote disclosure of possible sensory impacts to new residents when developments locate next to existing agricultural, Commercial, or Industrial uses.

B. Air Quality

1. Evaluate development proposals relative to their cumulative impacts and compliance with air quality standards.
2. New Development should mitigate dust and other pollutants resulting from construction, mining, travel on

unpaved roads, and other activities that may impact air quality.

3. New non-residential land uses should consult with the CDPHE Pollution Prevention team to identify cost-effective and environmentally-preferable approaches to reducing air pollution.
4. Storage of materials that can be airborne should be screened on all sides, including the top.

C. Light

1. Encourage the efficient use of lighting to reduce adverse light impacts and conserve energy while providing for public safety, utility, security, productivity, enjoyment, and commerce.
2. Minimize light impacts of New Development to protect the night sky and to avoid light or Glare trespass on adjacent properties and Wildlife Habitat.
3. Discourage abrupt changes in light levels, e.g., a bright service station canopy next to dark streets.
4. Minimize the amount of light trespass associated with signs.
5. Electronic Signs and billboards should not be allowed, except for time and/or temperature devices.
6. Keep security lighting at a minimum. Use motion detector lights for security purposes.
7. Encourage lighting studies provided at a future process to evaluate the project's potential backlight, uplight, and glare characteristics.

D. Odor

1. Promote the prevention and/or Mitigation of adverse impacts of noxious and offensive odors.
2. Odors associated with New Development should not adversely affect the community.
3. New Development that produces odor should provide a detailed description of how they will address odor.

E. Noise

1. Evaluate the potential noise impacts of hours of operation.
2. Identify appropriate construction hours with zoning restrictions.
3. Assess and mitigate the use of outdoor speakers, amplified music, and/or paging systems where residential uses could be impacted.
4. Minimize noise generated from development, when located near Maximum/Critical Wildlife Habitat areas.
5. Ensure noise, to and from adjacent land uses, is reviewed and, if necessary, mitigated.
6. Land uses that generate levels of noise at the property line that are higher than noise levels permitted by state statute on adjacent properties should be considered incompatible.
7. Mitigate the adverse impact of noises that do not exceed State noise standards, but are an annoyance.
8. In the vicinity of areas with existing significant noise issues, encourage the use of sound-dampening construction materials and design techniques to reduce outside and/or inside noise levels.

Open Space and Open Land

Unincorporated Jefferson County has approximately 260 square miles of parks, open space, and Open Lands. This equals approximately 40 percent of the County's land area. These include Jefferson County Open Space Parks, Denver Mountain Parks, United States Forest Service land, Colorado State Parks, and parkland owned by a variety of cities, and park and recreation districts.

The Jefferson County Open Space Program began in 1972 by a vote of the Jefferson County citizens. Since that time the one-half cent sales tax has protected approximately 53,000 acres and created 28 regional parks and 210 miles of trails throughout the County. The Jefferson County Open Space 5-year Master Plan identifies

goals, objectives, and acquisition values.

In general, Open Space refers to land managed by Jefferson County Open Space. Open Land is land managed as open space, but by other public or private entities. See the Glossary for more details on these terms.

Goals

- Protect and enhance unique or distinctive areas of Jefferson County.
- Ensure that the design and layout of New Development is compatible with adjacent open spaces, Open Lands, parks, and trails.

Policies

A. Preservation Interests

1. If a New Development is proposed on a site with the following attributes, the portion of the property with the attributes should be considered for preservation:
 - a) Scenic vistas/corridors
 - b) Maximum/Critical Quality Wildlife Areas
 - c) Riparian zones
 - d) Surface waters
 - e) Significant rock outcrops
 - f) Ridges and peaks
 - g) Historic Resources
 - h) Geologic hazards
 - i) Unique vegetation
2. Continue to protect the Front Range Mountain Backdrop/Foreground Area. (See Appendix C, V.a.)

B. Development near Open Space or Open Land

1. Review developments adjacent to open space and Open Land for compatibility with those areas. (See Appendix B III. b.)
2. Maintain access to public and private open space and Open Land, trail corridors and Recreational facilities.
3. Evaluate New Development in terms of its impact on existing and proposed open space, Open Land, parks, and trails.
4. New Developments should evaluate existing Social Trails to determine whether the connection provided by the trail should be maintained.

C. Open Land in Developments

1. Use Open Land as a community shaping tool and as a means of separating or buffering developments.
2. Open Land should be an integral element in New Development.
3. Encourage developers to create parks that are owned and maintained by the local Homeowners Association (HOA).
4. Request management plans for lands conserved in separate tracts or easements, if not publicly maintained.
5. Encourage appropriate active and Passive Recreation to be provided in New Developments.

6. Utilize Floodplains, stormwater facilities, and drainages for parks and trails, where practicable.

D. Conversion of Private Land to Open Space

1. Consider land use recommendations in this Plan when a property is proposed for acquisition as open space. Acquisition of land recommended for Commercial or Industrial uses should be discouraged.

Recreational Trails

Many trails are used for transportation purposes, such as commuting to and from work. Other trails are used solely for Recreational purposes. An example of those would be most trails within Open Space parks. Many trails are used both for transportation and Recreation. This element addresses specifically trails for Recreational because they serve a different purpose than those trails that are used for transportation, which are addressed in the Infrastructure, Water & Services chapter.

Goal

Provide extensive trail systems throughout the County.

Policies

A. General

1. Connect state, regional, and Local Trails.
2. Create trails that provide connections between Recreational facilities, parks, amenities and neighborhoods.
3. Evaluate New Development proposals for potential trail corridors linking Jefferson County Open Space parks as shown in the Jefferson County Open Space 5-Year Master Plan.
4. Plan, design, and construct trails to avoid or minimize the degradation of natural and Cultural Resources.
5. Encourage trail networks that allow Wildlife watching without disturbing the Wildlife.
6. Use existing natural or man-made corridors (drainageways, ditch corridors, utility corridors) to support connections.
7. Ensure that amenities such as benches, tables, signage, and trash receptacles are provided where appropriate.
8. Ensure trails accommodate pedestrians, bicyclists, and equestrians, where appropriate.

Recreation and Tourism

Recreation and tourism is a strong economic force in Colorado. Outdoor Recreation contributes over \$10 billion annually to the economy and supports over 107,000 jobs statewide. The four most popular outdoor Recreation activities include trail use, bicycling, Wildlife viewing, and camping. Jefferson County's excellent positioning along the Front Range and close proximity to downtown Denver give it great potential for attracting people interested in Recreation and tourism. Of the top popular paid attractions in the Denver Metro region, four are located in Jefferson County – Dinosaur Ridge, Red Rocks Amphitheatre, Buffalo Bill's Grave and Museum, and the Colorado Railroad Museum.

Goal

Encourage appropriately sited Recreation and tourism uses in Jefferson County.

Policies

A. General

1. Encourage Services and Facilities necessary for the expansion of Recreation and tourism.
2. Protect the viability of existing Recreational sites by mitigating impacts associated with development.
3. Mitigate the potential impacts created by Recreational activities on existing land uses.
4. Tourist-related land uses should be compatible with the surrounding area.

Infrastructure, Water & Services



Transportation

The quality of life of a community depends, in part, on the quality of the Infrastructure and Services that are provided to citizens. Infrastructure and Service include roads, heavy and light rail lines, trails, emergency services, and Utilities.

Transportation Systems, such as highways, streets and trails, are provided and maintained by the Colorado Department of Transportation, the County and other jurisdictions. Transportation Plans developed by the County include the Major Thoroughfare Plan, the Countywide Transportation Plan, and the Bicycle/Pedestrian Plan.

Goal

Ensure that the Transportation System will have the capacity to support future population growth while maintaining an acceptable level of service.

Policies

A. General

1. Ensure that New Development has adequate transportation infrastructure to serve it, including Facilities for safe pedestrian, bicycle and transit use, as appropriate. (See Appendix D I. b.)
2. Utilize the Countywide Transportation Plan, the Major Thoroughfare Plan, and the Bicycle/Pedestrian Plan when reviewing New Development proposals.
3. Development proposals should demonstrate how Transportation Systems can accommodate the traffic generated by the proposed development, or how the system will be improved to accommodate the traffic generated by the development.
4. New Developments should mitigate negative impacts to Transportation Facilities.
5. Development should not degrade the Level of Service (LOS) below level D during peak periods.
6. Transportation infrastructure and parking areas should balance safety, neighborhood character, and environmental impacts.

B. Connectivity

1. New Development should accommodate future street and trail connectivity.
2. Developments should coordinate access points, connections, and circulation patterns with adjacent properties, where appropriate.
3. Connectivity should be provided within and between neighborhoods, local Activity Centers, schools, public places, bus stops and transit.
4. New Development should avoid significant non-residential traffic on existing and proposed residential streets.
5. Major trail systems should accommodate pedestrians, bicyclists, and equestrians, where appropriate.
6. New Development should be designed to encourage pedestrian and bicycle use and ensure that obstacles to such use are not created.

C. Multi-Modal

1. Protect rail corridors by considering the compatibility of land uses around rail corridors.
2. Encourage additional Regional Transportation District (RTD) park-n-Ride sites as demand increases.
3. Consider the need for access to transit services when reviewing development applications.

Water & Wastewater

The County does not provide any water or wastewater services. These services are provided by municipalities, Special Districts, and private companies. If water and/or wastewater service is unavailable, then water is provided by wells and wastewater is handled by Individual Sewage Disposal Systems owned and maintained by the property owner. Reservoirs are utilized by many water providers to store water until it is needed. Water rights, necessary to provide water, fill reservoirs, and drill wells, are governed by the State. Water quality is regulated by both state and federal agencies. The adequacy of water supplies is determined by the County.

Goals

- Protect the quality and quantity of water resources in the County.
- Ensure that New Development has appropriate water service and wastewater treatment.
- Manage the use of wells and Individual Sewage Disposal Systems (ISDSs) to ensure that the quantity and quality of water resources are sustained, and human health and the environment are protected.

Policies

A. Water Quality

1. Ensure New Development protects existing wells and Ground Water resources from contamination.
2. Protect surface water quality through appropriate water treatment, buffers or management practices. (See Appendix C I.c.)

B. Water Quantity

1. Applications for New Development should demonstrate that water is adequate and available for the use proposed, including any watering for outside uses such as landscaping or livestock.
2. New Development should provide Adequate Water Supplies and/or onsite storage facilities for firefighting services. (See Appendix D II. a.)
3. Ground Water Recharge from sewage treatment systems should occur in the same general area from where water is withdrawn.

C. Well and ISDS

1. Ensure that development is at a scale/density consistent with Locally Available Water Resources.
2. New Development should conform to the minimum lot size requirements established by Jefferson County Public Health.
3. Require advance treatment ISDS in areas of known Ground Water quality problems.

Water Storage

Water utilized by water providers and fire districts may be stored either in tanks or in reservoirs.

Goal

Encourage new water storage systems, while considering visual and environmental impacts.

Policies

A. Water Tanks

1. Design and site new water storage tanks to blend with the environment.
2. Water tanks should be fully or partially buried, where feasible.
3. Where water tanks are visible above ground, visual impacts should be mitigated.

B. Reservoirs

1. Ensure that adequate Mitigation is provided to offset adverse impacts associated with reservoirs.
2. Encourage reservoirs to be used for not only water storage, but also for Recreational and economic opportunities, where appropriate.

Other Utilities

Utilities, other than water and sanitation, include oil, gas, electricity, information, and telecommunication.

Goals

- Ensure that Utilities are adequate for existing and future development.
- Ensure that Utilities are located and designed so they are sensitive to the environment and compatible with the surrounding area.

Policies

A. Provision of Utilities

1. Verify that utility companies have the capacity to serve the proposed development while maintaining existing service levels.
2. Locate utility lines underground in New Development, where practicable.

B. Location and Extent of Utilities

1. Construct Utilities and communication equipment to minimize visual obtrusiveness by utilizing Stealth Technology, burying lines, coloring equipment, and/or screening to blend with the background.
2. Acknowledge the technological, operational, maintenance and safety constraints of Utilities may impact the ability to mitigate impacts to the natural and built environment.
3. Locate high-tension power lines and electrical substations away from residential and visually significant

areas, where feasible.

4. Encourage the joint use of Facilities between utility providers. (See Appendix D II. e.)

Services

The County provides Sheriff and disaster emergency services, while other agencies or districts provide fire protection and Utilities. Coordination between Jefferson County and the Special District service providers is necessary to assure provision of Services.

Goals

- Ensure existing Services are sufficient for proposed New Development.
- Ensure that existing and New Developments are served at an acceptable level by law enforcement, fire protection, and emergency and disaster services.

A. General Services

1. New Development should demonstrate how Services will be provided and submit related service commitment documentation.

B. Emergency Services

1. All New Development should be served by fire protection and emergency services.
2. Consider applicable public safety needs in the review of New Development proposals.
3. If a development is likely to have a significant impact on an emergency service provider, then request that the provider evaluate and comment on how their Services will be affected by the development proposal.

Formation of New Special Districts

Special Districts provide a wide variety of Services in Jefferson County. In unincorporated Jefferson County they provide many Services typically provided by a city, such as fire protection, park and recreation services, and water and sanitation services.

Goal

Special Districts should be well planned, fiscally responsible, and provide a satisfactory level of service.

A. General

1. Recommend that the Board of County Commissioners request any Special District located wholly or partially within the County file annual public reports with the County demonstrating the district's debt issuance and authorization activities, as specified and allowed by Section 32-1-207(3)(c) and Section 32-1-207(3)(d), CRS.
2. Evaluate the cumulative impact of the requested mill levy by reviewing the mill levy for similar developments within a three mile radius or such larger area as needed to provide a comparative basis for review.
3. All new special districts should record with the County a notice to purchasers within the service area that lists the services provided by the district and a sample calculation of the anticipated taxes a property owner

within the service area may pay based on the projected mill levies and tax assessments.

B. Water and Sanitation Districts

1. The formation of water and sanitation districts in the Mountain Ground Water Overlay District (M-G) should either facilitate Activity Center recommendations or address existing water quality or quantity concerns.
2. New water and/or sanitation districts should not be formed for the sole purpose of developing existing Platted lots that do not qualify for a well and septic system based upon the size of the lot(s).
3. Encourage water and sanitation districts to provide service to a broad area, such as an entire Activity Center, rather than just one development.
4. Centralized water and/or sanitation providers should have the capacity to serve their proposed service area with adequate water quality, quantity, and effluent treatment.
5. Surface water is the preferred water source for Centralized Water Systems. Centralized Water Systems utilizing Ground Water as the primary water source should demonstrate hydrologic evidence that an adequate and dependable water supply exists.

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

Long Range Planning Issues

Intent

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.

Future Development



All Development

The location and availability of goods and Services is a major factor that influences where people choose to live. Commercial goods and Services should be within a reasonable distance of supporting residential land use. Likewise, the availability of an educated workforce in addition to other quality of life measures can influence where a business chooses to locate. Ensuring that residential areas are balanced by Commercial, Service and employment centers can contribute to an orderly pattern of development and a sense of place. A balance of land uses may also encourage people to walk or bicycle to nearby Services rather than driving which provides not only a benefit to the environment, but also to their own health.

Goals

- Promote an appropriate mix of land uses that maintains or enhances economic opportunity and community well-being while protecting the natural environment.
- Create predictability in development for both developers and citizens.
- Recognize and plan for balanced future growth that complements the existing community character.

Policies

A. General

1. Accommodate a reasonable portion of the growth anticipated in this area of the Denver Metro region.
2. Manage growth and development so as to minimize adverse social, economic, and environmental impacts.
3. Locate compatible Commercial, Light Industrial, high density residential, and Community Uses near each other to promote efficient use of public transportation, Infrastructure, and public Services.
4. Consider local, County, and regional impacts when creating land use recommendations.
5. Ensure that new retail, Office, Industrial, and Community Use recommendations are compatible with existing surrounding uses.
6. Encourage new and existing developments to consider the feasibility of utilizing renewable energy sources to supplement electric, heating, or cooling needs.
7. Encourage development patterns that conserve energy resources.
8. Balance jobs with housing to reduce commute times and distances.

9. When updating Area Plans, changing land use recommendations from Commercial or Industrial to residential should be the exception, not the rule.
10. Evaluate the existing land use pattern to determine the best use of infill properties.
11. Encourage multi-purpose use of public lands, Facilities, or Services.
12. Encourage development to conserve water resources.
13. Support practices and programs to lengthen the life of landfills, such as utilizing waste reduction methods. (See Appendix D II.d.)
14. Support existing recycling and composting facilities and allow properly sited new facilities when needed.
15. When designing refuse facilities, accommodate recycling facilities, as well as trash receptacles.

B. Location

1. Promote economic development and employment opportunities near housing, while protecting residents from adverse impacts, if any, of non-residential development.
2. Accommodate higher Intensity uses in areas with adequate Infrastructure and minimal hazards.
3. Land use recommendations should consider the Jefferson County Self-Certified Urban Growth Boundary/Area (UGB/A).
4. Ensure land uses can be supported by existing or planned Infrastructure and resources.

C. Density Issues

1. Plan for higher Intensity development where public water, sanitation, fire protection, law enforcement, and public transportation exist.
2. Density recommendations should be determined by the type and Intensity of constraints, as well as community character issues.
3. Densities should consider Wildlife Habitat quality.

D. Transportation Issues

1. Consider current and planned road capacity when developing land use recommendations.
2. Locate high traffic generators, i.e. higher density housing, retail, Office, and Industrial land use near Arterial Roads and/or public transportation lines.
3. Encourage alternatives to curb, gutter, and sidewalk, such as trails and ditches, in the rural and semirural areas of the County.

E. Process

1. The Planning and Zoning Division is encouraged to consider the design recommendations and the resources and hazards maps in this Plan to assist in building and site design for Platting, exemption from platting, site development plan, and special use applications.

Economic Development

A community that offers a diversity and adequate number of primary jobs is necessary for long-term resilience. Primary jobs bring new wealth into the community. Commercial property taxes also pay for a large portion of the Services that citizens receive. Since the County does not rely on sales taxes to fund its operations, future economic development opportunities should be focused not on large retail centers, but on creating and maintaining an appropriate balance of uses.

Goals

- Promote a diverse, adaptable, and sustainable economy that supports the needs of the community, provides a high quality of life, and encourages a dynamic mix of business opportunities.
- Attract new businesses and support the preservation and expansion of existing businesses.

Policies

A. General

1. Promote land uses that allow for the Research and Development of new technologies.
2. Recruit and support industries that create primary jobs. (See Appendix B II. a.)
3. Pursue balanced and sustainable economic development.
4. Promote technology transfer opportunities.
5. Encourage public/private cooperation in meeting the County's economic goals.
6. Coordinate economic development planning with the Jefferson County Economic Development Corporation.
7. Support and encourage partnerships between businesses and educational institutions.
8. Explore incentives to attract new and retain existing businesses. (See Appendix B II.c.)

B. Tax Base

1. Increase the County's fiscal capacity to meet the needs of its citizens.
2. Promote an adequate tax base to support quality Services, Facilities, and amenities to attract new businesses.
3. Diversify the County's economic base to increase resilience to changing external conditions.
4. Closely examine land use activities that could lead to a reduction of the County's tax base.

C. Business Retention and Expansion

1. Encourage the retention and expansion of existing businesses and employers in Jefferson County. (See Appendix B II.c.)
2. Encourage the retention and development of existing federal facilities. (See Appendix B II. b.)
3. If businesses or employers outgrow their existing location, facilitate their ability to remodel or expand their existing site or find another, more suitable, location within the County.
4. Encourage the redevelopment and revitalization of Industrial and Commercial areas that are in economic decline or are under used.

D. Attracting New Businesses

1. Seek grants to help with the costs of installing new Infrastructure.
2. Seek support from local educational institutions in training and other advancements in workforce development.
3. Encourage economic development strategies tailored to the unique conditions of particular subareas of the County.
4. Promote the value of Public and Private Open Spaces when attracting business and industry to the County.

E. Home Enterprise

1. Encourage home enterprise and Home Occupation activities.
2. Support land use Policies that allow individuals to work out of their homes, especially in areas that are not conducive to large scale non-residential development and/or would otherwise require long commuting times.

Activity Centers

Activity Centers are those areas where higher Intensity land uses, such as multifamily residential, retail, Office, and Industrial uses should be located. Many existing Activity Centers were located based on existing land uses, however, new Activity Centers may be created in appropriate areas.

Goal

Ensure that the County has sufficient land designated for higher Intensity land uses.

Policies

A. General

1. When Activity Center boundaries are adjacent to residential neighborhoods, locate lower Intensity uses at the boundary.
2. Encourage retail, Office, and Light Industrial uses in the mountains to be located within designated Activity Centers.
3. Support the planning of concentrated mixed-use, pedestrian and bicycle-friendly Activity Centers.
4. Allow for the creation of new Activity Centers or the rational expansion of existing Activity Centers.
5. Proposed Activity Centers should consider local, County, and regional impacts.
6. The following issues should be considered when creating new activity centers:
 - a) Location
 - b) Uses
 - c) Need
 - d) Transitional uses/buffers
 - e) Services, Facilities & Utilities
 - f) Access
 - g) Traffic impacts
 - h) Hazards

- i) Other adverse impacts
- j) Community input

Housing

A broad spectrum of housing types is essential to create an inclusive community where people can live and work in the same general area. However, new housing needs to take into account man-made and environmental constraints, such as water and septic suitability, Transportation Systems, geologic and Flood hazards, slope, meadows, Wildlife, vegetation and views. Area Plans should guide housing to the appropriate locations.

Goal

Encourage a diversity of housing types throughout the County to meet the housing needs of the people who work and live in our communities.

Policies

A. General

1. Encourage a mix of residential densities to create a diversity of housing types, sizes, and price ranges.
2. In the mountains, multi-family housing should generally be located within Activity Centers.
3. Create neighborhoods that encourage residents to be healthy and promote Active Living.

B. Affordable Housing

1. Reduce local government barriers to the construction of affordable housing units. (See Appendix B I. d.)
2. Coordinate with the Community Development Division to determine the amount and type of Affordable Housing available and needed when updating Area Plans.
3. Encourage non-profit organizations and developers to increase the supply of Affordable Housing units.

Mixed-Use Neighborhoods

A mix of uses, either located in one building or next to each other, in a compact development pattern allows for people of all ages to easily access the things they need on a daily basis without having to drive. Walking or bicycling to the store, a restaurant or work is quick and easy because streets allow the pedestrian to feel safe and invited into the environment. Many mixed-use neighborhoods in Jefferson County are planned near the proposed light rail stations. While these are mostly in the incorporated areas, there may be future opportunities for planning around transit in the unincorporated areas.

Goal

Promote development of mixed-use neighborhoods that would allow residents to live, work and recreate within the neighborhood.

Policies

A. Mixed-Use

1. Where suitable, encourage Mixed-Use Development, with appropriate scale and patterns of uses, which supports a variety of travel options.
2. Encourage vertical Mixed-Use Developments, where housing is located above retail and Office space.
3. Mixed-Use Developments should be served by public transportation.

B. Transit Oriented Developments (TODs)

1. Encourage neighborhood infill that includes a mix of uses, usually including residential, retail and Office, which result in focused, high-quality compact development, and incorporates pedestrian and bicycle oriented design, at high speed rail and transit station locations.
2. TODs should be integrated with surrounding land uses.
3. TOD development should minimize auto-oriented and drive-thru retail.

Agriculture

Over time, many of the existing farms and ranches in the County have been converted to residential subdivisions and Commercial centers. However, there are still areas of the County that strongly identify with their agricultural heritage. There is also a renewed interest in small scale agriculture in more urbanized areas. These agricultural uses should be acknowledged as important resources in our community.

Goal

Support agricultural uses and businesses in the County.

Policies

A. General

1. Support and maintain the agricultural and ranching heritage of the community by allowing these uses to continue through conservation easements, zoning, and other methods.
2. The County should facilitate the coordination of the various agencies with responsibility for livestock protection and related environmental issues, to develop a comprehensive approach to handling livestock-based complaints.
3. Avoid overuse by livestock to reduce water pollution and soil/vegetation degradation.
4. Review the Jefferson County Zoning Resolution for the keeping of livestock in residential areas, for the appropriateness of the number of animals, for the size of the parcel, and type of zoning.
5. Explore the expansion of Urban Agriculture land uses, including food production, processing, distribution, wholesale, retail, and waste management activities.
6. Support a variety of sizes and types of community-based agriculture.

Seniors

The baby boomer generation, i.e. post WWII babies born from 1946 through 1964, currently comprise about 30% of the County's total population. In 2010, the first wave of baby boomers entered into their retirement years. The aging of the baby boomer generation will have a definite impact on County services, Facilities, and housing needs.

Goal

Provide an environment that encourages seniors to live, work, and recreate in Jefferson County.

Policies

A. General

1. Encourage businesses that will benefit the growing senior population.
2. Support the goals of the Aging Well in Jefferson County Strategic Plan. (See Appendix D II.c.)
3. Provide housing options for the projected population growth and income levels of seniors.
4. Determine, based on demographic trends, where additional senior housing may be needed when updating Area Plans.
5. Promote design that meets the needs of residents as they age.

Community Character

The character of a community is what makes a place unique. Many places feel they are losing their community character as New Development brings with it chain stores that could be found anywhere in the US. Other places are trying to figure out what their character is as they grow from a rural area to a more developed community. Both of these situations need consideration when planning for the future to ensure that the County does not become one homogenous area.

Goal

Identify or create a sense of community and encourage new land uses to incorporate that character.

Policies

A. General

1. Identify unique areas that merit special development standards when integrating community plans into the Comprehensive Master Plan or when updating the Area Plans.
2. Encourage neighborhoods, both planned and existing, to create a sense of identity for that neighborhood.

Coordination of Jurisdictions

Jefferson County contains eight cities and hundreds of Special Districts. There are also many state and federal agencies that play various roles in the County. It is beneficial to the County to work with all of these different

interests when determining future land uses.

Goal

Promote intergovernmental cooperation on land use issues.

Policies

A. General

1. Coordinate land use issues between different jurisdictions and agencies, both within and external to the County, to ensure consistency and compatibility.
2. Seek partnerships with local jurisdictions on large-scale land development activities.
3. Support the Denver Regional Council of Government's MetroVision planning efforts and goals.
4. Offer Planning and Zoning expertise and assistance to other Jefferson County Departments and Divisions as needed.
5. Coordinate with community and advocacy groups, e.g. parent and school groups, bike and pedestrian advocacy groups, housing advocacy groups, etc. on land use projects.
6. Coordinate land use planning with surrounding jurisdictions to ensure the future operation of the Rocky Mountain Metropolitan Airport.
7. Work with other jurisdictions and agencies on the creation and update of Plans that could impact land uses in the County. (See Appendix B, V., a.)

B. Annexations

1. Encourage cities to consider the recommendations in this Plan when property owners apply to the cities to annex and rezone.
2. Inform unincorporated County Homeowners Associations and residents about nearby annexation proposals.

Energy Efficient Design

Energy efficient design is good for the environment and good for the economy. Less money spent on energy costs means that more money can be spent on other things, like business or home improvements. Energy efficiencies can be achieved through both site and building design.

Goal

Encourage energy-efficient design.

Policies

A. General

1. Encourage well designed, energy-efficient buildings that minimize operational energy consumption and maintenance costs over time (e.g., passive heating and cooling).
2. Promote the use of sustainable and local materials.

3. Consider solar orientation when planning developments. Utilize passive solar heating and roof slopes conducive to solar panels, where feasible.
4. Encourage Leadership in Energy and Environmental Design (LEED) certified design or similar design techniques.
5. The County should support energy-efficient building design and solar-oriented site planning.
6. Consider County codes that encourage sustainably designed and energy-efficient buildings, landscaping, and Infrastructure.
7. The County should consider energy efficient practices when retrofitting or constructing County buildings.
8. Encourage Green Roofs.



Hazards

Where hazardous conditions exist, hazardous events are more apt to occur. An unstable slope can become a Landslide area when triggered by severe and continuing rains, by earthquakes, or by poorly designed and constructed buildings. It is in the best interest of the County and its residents to avoid or mitigate hazardous conditions, so that each is not subject to future safety or cost implications.

Goal

Protect people and property from hazardous conditions and events.

Policies

A. General

1. Recognizing that hazards cross jurisdictional boundaries, planning efforts should be promoted that foster cooperation and coordination among agencies and organizations involved in the Mitigation of the risks associated with the hazards.
2. Work with Jefferson County Weed and Pest Management and other applicable agencies to address noxious weeds and forest pests.
3. Recognize hazardous conditions and events while evaluating improved technologies and strategies to deal with those conditions and events.

B. Geologic Hazards and Constraints

1. Protect people and property from Geologic Hazards and constraints.
2. Recognize and respect natural geologic conditions.

C. Floodplains

1. Mitigate impacts to life and property in Floodplains and reduce threats to public safety.
2. Promote regional planning and management approaches that protect the integrity of drainage systems and minimize long-term system-wide environmental impacts, costs, and recognized Flood dangers within the County.
3. Cooperate with FEMA and the Urban Drainage and Flood Control District, as well as other State and Federal agencies, to prevent Flood damage and incompatible land uses in Flood hazard areas.
4. Support the continued refinement and use of regional Flood warning systems.
5. When existing buildings are located in the Floodplain, encourage either altering the boundary of the Floodplain or moving the building to a location outside of the Floodplain when this can be accomplished in a cost-effective and equitable manner.

D. Wildfire

1. Encourage private and public landowners to manage their forests by developing and maintaining a diversity of species, ages, and stand densities to serve as a natural deterrent to pest and fire outbreaks.
2. Support the Community Wildfire Protection Plans as adopted by the local fire protection districts.

3. Encourage property owners and HOA's to implement the recommendations of their local Community Wildfire Protection Plan (CWPP).
4. Explore incentives for voluntary fire Mitigation on existing properties.
5. When updating Area Plans, existing subdivisions should be evaluated for whether evacuation routes exist or if they need to be planned for in the future.
6. Work with Emergency Management when establishing priorities for roadway improvements, particularly in those areas with high Wildfire potential.
7. Support the Front Range Fuels Treatment Roundtable.
8. Encourage slash collection programs throughout the mountainous areas of the County.

E. Hazardous Materials and Waste

1. Identify the known locations of significant amounts of hazardous wastes and materials are used, stored, or manufactured. Use that information when updating land use recommendations in Area Plans.
2. Inform Fire Districts and emergency management teams of chemicals, explosives, Hazardous Materials, products and their wastes stored or manufactured on sites, or transported within their districts.
3. Prior to dedication of any land to the County, an environmental questionnaire should be submitted for the land to be dedicated to alert the County to any liability for future cleanup.

Habitats

The wide variety of Wildlife Habitats and unique vegetation are aesthetic, economic, and environmental assets to Jefferson County. They also contribute to the quality of life of residents of the County. Many people move to Jefferson County to enjoy close proximity to Wildlife, while also being close to needed Services and amenities. Development activities, especially in undisturbed areas, can fragment habitat areas and Wildlife movement corridors. The health of people is connected to the health of the natural environment. While some species can adapt to human encroachment on their habitat, careful planning is needed to ensure that important Wildlife Habitats are not adversely impacted, degraded, or destroyed, and that Wildlife/human conflicts are minimized.

Goal

Support the preservation and/or protection of Wildlife Habitats, natural areas, and movement corridors to maintain a healthy ecosystem and healthy Wildlife populations.

Policies

A. Protection of Wildlife

1. Protect Wildlife's access to forage areas, water, and cover.
2. Protect Maximum/Critical Quality Wildlife Areas through a variety of methods.

B. Vegetation

1. Encourage the protection of public and private properties from noxious weeds and forest pests.
2. Promote the design and construction of ecologically complete artificial Wetlands, where appropriate.

C. Management of Wildlife

1. Support efforts by the Colorado Division of Wildlife and the US Fish and Wildlife Service to manage Wildlife populations and Wildlife Habitat lands.
2. Maintain areas where big game hunting can continue, to help reduce problems with overpopulation of these species.

D. Development

1. Protect Wildlife Habitats from significant degradation by domestic livestock.
2. Identify important habitat and movement corridors on the Wildlife Resources Map in each community/Area Plan.
3. Offset loss of habitats in developed areas by improving or preserving other habitat areas.
4. Discourage the elimination of all snags, down timber, and shrubs when Wildfire prevention measures are addressed due to the importance of these areas to some Wildlife.

E. Transportation and Wildlife

1. Avoid planting wildlife-friendly seed species along highway rights-of-way to keep Wildlife from grazing along roadways.
2. Consider Wildlife corridors when planning road construction projects and, where practicable, incorporate Wildlife bridges or crossings and signage into design.

Water

Proper planning and maintaining of water quality and quantity is essential. An adequate and safe supply of water protects the health of the community's residents and the environment. Land development affects both the quality and the quantity of Ground Water and surface water. Because of this direct link, the adverse impacts of existing and future development on this necessary resource should be studied and mitigated.

Goals

- Promote a sustainable, adequate, reliable, and safe water supply.
- Protect the quality and quantity of surface and Ground Water resources.
- Protect water resources through stormwater management.
- Promote water conservation practices.

Policies

A. General

1. Endorse efforts to better define and protect Ground Water Recharge areas.
2. Encourage Best Management Practices to limit the spread of vector- and water-borne diseases.
3. Encourage connections to Centralized Water and Sewer Systems, when economically feasible, or necessary to protect human health or the environment.
4. If drainage modifications are necessary, they should be natural in appearance.

B. Ground Water

1. When an area has been identified by the County or Colorado Department of Public Health and Environment as having a Ground Water quality problem, proper Mitigation of the problem should be implemented before zoning, health variances or changes are approved that would aggravate the problem.
2. Encourage collection and analysis of data to evaluate the extent, availability, and quality of Ground Water resources in the Mountain Ground Water Overlay District.

C. Water Quality

1. Identify existing water contamination sources and mitigate or eliminate them.
2. Identify appropriate measures to protect water resources from effects of point and non-point sources of stormwater pollution.
3. Stormwater from New Developments should not discharge into a drinking water supply reservoir unless it can be demonstrated that water quality will not be impaired.
4. Runoff from fertilized landscaped areas and impervious surfaces, including pavement, hard-packed corrals, etc., should be filtered through vegetated buffers and grass swales or other Infiltration structures to reduce pollutants before the runoff leaves the property. (See Appendix C I. d.)
5. Development and other land use activities should avoid water quality impacts from erosion and sedimentation.
6. Utilize Low Impact Development (LID) as a stormwater management approach and set of practices that can be used to reduce runoff and pollutant loadings by managing the runoff as close to its source(s) as possible.
7. Existing development should be encouraged to implement stormwater quality Best Management Practices. (See Appendix C I. a.)

D. Individual Sewage Disposal Systems (ISDS)

1. Protect the quality of surface and Ground Water from pollution caused by ISDS.
2. Encourage advanced treatment system ISDSs when replacing ISDSs.
3. Encourage the State to evaluate separation requirements between wells and leach fields.

E. Conservation

1. Encourage development and implementation of water conservation plans and programs.
2. Promote water conservation techniques which provide large water use reductions and have relatively low cost. (See Appendix C I. e.)
3. Encourage site designs that make efficient use of water.
4. Design landscaping to conserve water.
5. Support gray-water reuse, when not in conflict with local, state and district rules.

F. Coordination

1. The County should protect the region's water resources, in part by supporting the Denver Regional Council of Government's Plans.
2. Coordinate surface water planning on a Watershed level.
3. Coordinate with neighboring communities and with regional planning forums to develop and implement effective Watershed management strategies.
4. The County should work with appropriate parties to develop new, innovative standards for stormwater management.



Historic Resources

Jefferson County has a rich history filled with interesting people and events. Many of the structures and places where notable Jefferson County citizens lived and worked, and where historic events occurred, are still standing as a visual reminder of an earlier time. These resources are important because they help establish the community character. The identification and recognition of these resources are the foundation for their Preservation.

For purposes of this document “Historic Resources” encompasses historic, Cultural, Archaeological, and Paleontological Resources and Historic Districts.

Goal

Preserve, reuse, rehabilitate, or enhance Historic Resources that provide a link to the County’s heritage while recognizing their social and economic significance for the County’s future.

Policies

A. Land Use

1. Encourage land uses that protect the County’s Historic Resources.
2. Promote existing benefits and explore new incentives that would encourage developers to protect and integrate a Historic Resource into the New Development proposal.
3. Encourage acquisition, Preservation, and management of Historic Resources.
4. Develop procedures and standards that will help identify, evaluate, and document, Historic Resources.

B. Documentation

1. Create and maintain an inventory of the County’s Historic Resources.
2. Encourage Historic Resources to be designated with monument-style markers.

C. Historic Districts

1. Support the designation of new Historic Districts.

D. Coordination

1. Coordinate Preservation efforts with national, state, and local Preservation agencies, landowners, developers, and the community.
2. Encourage public-private sector joint projects.
3. Partner with non-profit organizations to acquire funding to protect Historic Resources and provide educational opportunities for the public.
4. Support the Jefferson County Historical Commission in determining priorities for protection and education.
5. When updating Area Plans, work with appropriate agencies to create design guidelines for properties that

are either in close proximity to or contain resources listed or eligible for listing on the national, state, or local registries, where appropriate.

6. Encourage owners of historic properties to apply for national, state, and/or local Preservation status, which may enable them to receive grants and other financial advantages.

Visual Resources

Scenic views and natural features are some of the more perceptible elements of the quality of life in a community. Obscuring valued views or limiting access to viewing sites can reduce the level of satisfaction felt by residents. However, good design practices can enhance the visual quality of an area, particularly in some of the built-up areas of the County.

Goals

- Protect scenic corridors, public views, and prominent features for quality of life and enjoyment of future generations.
- Balance development with preservation of Visual Resources.

Policies

A. General

1. Identify and protect the Visual Resources in the County, to the maximum extent feasible.
2. Develop a systematic approach to conducting a visual resource analysis.
3. Encourage protection of scenic resources using incentives, education, acquisition, and regulation. (See Appendix CV. b.)
4. Promote overlooks and turnouts on Recreational routes and in unique scenic areas.
5. Provide visual open space buffers around communities to maintain separation between communities and to emphasize the uniqueness of each community.

Sensory Aspects

For most sensory impacts, the saying “less is more” is accurate. Less air pollution means increased health of residents. Lighting that provides security without drowning a site in light allows people to continue to appreciate the night sky and protects wildlife. A reduction in odors and noises increase the quality of life and health of residents.

Goals

- Promote the protection of air quality.
- Minimize light, odor, and noise pollution.

Policies

A. Air Quality

1. Mitigate dust on unpaved County roads.
2. Consider the impacts that land use and transportation decisions will have on air quality.
3. Encourage development patterns that reduce dependence on the automobile for work, shopping, and other trips to reduce Vehicle Miles Traveled (VMT).
4. Minimize stop and go traffic, to decrease vehicular emissions.

B. Light

1. Promote lighting color, design, and installation that protect the nighttime environment while providing for public safety.
2. Dark sky practices should be evaluated as regulations are updated or Comprehensive Master Plan design guidelines are created. (See Appendix C III.a.)

C. Noise

1. Encourage noise Mitigation measures to be completed at the same time as transportation projects.

D. Coordination

1. Actively participate in regional decisions concerning air quality, light, odor, and noise impacts.
2. Cooperate with governments and businesses to improve air quality.
3. Coordinate with the Colorado Department of Transportation to provide for effective screening and sound barriers between major highways and adjacent residential areas, using materials and designs that blend with the natural landscape.

Open Space, Open Lands, & Parks

The hundreds of square miles of parks, open space, and Open Land are a valuable amenity to both visitors and residents of the County. Being the "Gateway to the Rockies", it is important to preserve highly visible lands. However, less visible lands also have important values related to Wildlife Habitat protection, water quality, and Recreational uses. Private open space and agricultural uses also play a part in maintaining the community character.

Goals

- Provide open space, Open Land, parks, and trails for County residents and visitors.
- Assist landowners with their efforts to protect private Open Lands.
- Provide parks, trails, or Open Lands within walking distance of neighborhoods.

Policies

A. General

1. Provide Neighborhood Parks, Open Land, trails, and Recreational spaces to meet the needs of the citizens in all areas of the County.
2. Encourage parks, trails, and Open Lands to be integrated into major Infrastructure projects such as roadways, drainage improvements, reservoirs, and utility corridors.
3. Consider the preservation of property with the following attributes:
 - a. Scenic vistas/corridors
 - b. Critical Wildlife Habitat, migration corridors, calving areas, and hogbacks
 - c. Threatened and endangered plant and animal species
 - d. Riparian zones
 - e. Surface waters
 - f. Significant rock outcrops
 - g. Ridges and peaks
 - h. Historic Resources (work with Jefferson County Historical Commission)
 - i. Space to act as a buffer between development
 - j. Opportunities for Recreational uses
 - k. Presence of Geologic Hazards
 - l. Possible trail system connections
 - m. Unique vegetation
 - n. Arable lands, existing agricultural uses, and potentially cultivatable land
 - o. Within the Front Range Mountain Backdrop/Foreground Area
4. In the Plains, and in Mountain Activity Centers, a Neighborhood Park or Greenbelt with trail should be within convenient walking distance of all homes within a neighborhood.
5. Encourage the owners/managers of Open Space and Open Land to create management plans. These plans should address future maintenance costs.

B. Conservation Techniques

1. Encourage a variety of land conservation techniques. (See Appendix B III.e)
2. Support measures that conserve lands in perpetuity.
3. Encourage the private sector to acquire and manage private Open Lands and trails. The County should work with landowners to help them manage and/or control public access.

C. Parks

1. Encourage additional parks in all areas of the County and for all segments of the population, including young children, teenagers, the disabled, and the elderly.
2. Consider developing specific requirements for park(s) within new neighborhoods. Fees for parks may not be adequate in all cases.

3. Provide incentives to Parks and Recreation Districts to accept land dedications. Explore ways to deal with maintenance issues, so that Districts want to accept land and not just fees in-lieu of land.

D. Coordination

1. Encourage and support governments, nongovernmental organizations, and individuals in acquisition, preservation, planning, and management of Open Land and encourage public-private sector joint projects and cooperation.
2. Support the Jefferson County Open Space Master Plan. (See Appendix B III.c.)
3. Encourage the Jefferson County R-1 School District to allow joint use of school facilities for Recreational activities and Community Uses.

Recreational Trails

Recreational trails help people to live an active, healthy lifestyle, create a sense of well being, and help residents and visitors explore the natural beauty of the County. These trails are different from trails that provide pedestrians or bicyclists an alternative way to commute to and from work or shopping. Trails that may be used for transportation are also frequently used for Recreational purposes, such as the trail along C-470. However, many trails, such as most of those within Open Space Parks, are used exclusively for Recreational purposes and do not provide a direct connection from one location to another. Pedestrians, bicyclists, equestrians, and other non-motorized vehicles may use these trails, so it is important to plan for a wide variety of users.

Goal

Maintain and expand the network of local and Regional Trails.

Policies

A. General

1. Accommodate a variety of users on the trail network, including hikers, bikers, and equestrians.
2. Connect missing links in the regional, County and local trail systems.
3. Encourage continuity of surface materials along trails.
4. Involve ditch companies in trail planning.
5. Encourage safe routes and street/road crossings for pedestrians, equestrians, and bicyclists. Work with local equestrian groups to identify needed improvements specific to the unique needs of their users.
6. Ensure that trails are wide enough (minimum of 5-6 feet) to accommodate pedestrians, equestrians, and cyclists.

Recreation and Tourism

Recreation and tourism uses promote economic growth, support existing communities, can encourage health and wellness, and protect historical and natural resources. Future development and continued success of existing venues depends on cooperation between public and private Recreation interests, residents, and businesses.

Most communities have natural resources that provide outdoor Recreational opportunities as well as some history, heritage, or artistic specialty that is of cultural interest. These amenities, both natural and man-made, can be marketed, resulting in an increase in spending in a local area. The resulting increases in spending directly pays for goods, Services and wages that would not exist absent specific Recreation and tourism opportunities. In general, Active Recreation opportunities are provided by local park and recreation districts and cities.

Goal

Encourage and promote Recreation and tourism in Jefferson County.

Policies

A. General

1. Acknowledge and adapt to the growing demands and changing Recreation and tourism preferences of residents and visitors.
2. Consider outdoor Recreation and tourism interests when updating Area Plans.
3. Promote key Recreational opportunities, local Landmarks, scenic byways, and unique areas to benefit the local economy.

B. Recreation

1. Support the provision and maintenance of a diversity of Recreational opportunities.
2. Identify and promote the unique sporting opportunities for hunting, fishing, and Wildlife viewing.

C. Tourism

1. Encourage Heritage Tourism by preserving Cultural, historic, and natural resources and attractions.

D. Coordination

1. Work with Jefferson County Parks, park and recreation districts, and cities to provide for the Recreational needs of residents and visitors.

Services, Utilities & Transportation



Services & Utilities

The provision of consistent, reliable, and adequate Services, and Utilities influence the quality of life in a community. Jefferson County provides Sheriff's and disaster emergency services, as well as a variety of health and social services. Special Districts are overseen by separate boards and provide Services such as fire protection, schools, or Recreation services. Coordination between Jefferson County and the Special Districts is necessary to assure provision of Services.

Goal

Ensure that efficient, cost-effective, and reliable Services, Facilities, and Utilities are available for existing and planned development.

Policies

A. General

1. Anticipate future growth patterns and plan Services and Facilities to respond to these needs.
2. Monitor the changing demographics of citizens and the economy to evaluate their impact on Services and Facilities.
3. Encourage the expansion of Infrastructure, including information infrastructure, to support the economy and stimulate future economic growth.
4. All Centralized Water Systems should be overseen by an Operational Agency, inspected annually and have their water quality checked for Potability, regardless of the number of structures served.

B. Services

1. Encourage the consolidation of Services when appropriate to promote efficiency and to avoid duplication and overlapping of costs and Services.
2. Ensure existing Services have the capacity to serve projected development.
3. Encourage existing development not within a fire protection district to obtain fire protection service.

C. Utilities

1. Encourage utility providers to work with the County and the community in site selection and facility design.
2. Support the expansion of and improvements to the County's communication infrastructure, while considering visual and environmental impacts. (See Appendix B II. d.)
3. Encourage the use of renewable energies at a neighborhood scale to decrease a development's demand on public utilities.

D. Coordination

1. The County should coordinate the development of their Capital Improvement Plans with neighboring jurisdictions and Special Districts.
2. Coordinate with neighboring jurisdictions and Special Districts when updating the Comprehensive Master Plan to determine whether they have the future capacity to serve proposed uses.

Transportation

In recent years, funding for transportation improvements has not kept up with the system needs, so the funds should be allocated to projects that will provide the greatest value to the community.

Support of a variety of transportation options, including vehicles, transit, walking, and bicycling, to give people a choice in how they move around the County. A system with a variety of options can lower transportation costs, reduce consumption of fossil fuels, improve air quality, relieve traffic congestion, provide mobility options for people unable to drive, and improve the health of citizens. Multi-Modal Transportation Systems may enhance growth in areas of the County planned for more compact development, such as Activity Centers.

In many suburban and rural communities automobiles will continue to be the preferred mode of transportation for the foreseeable future. Therefore, an emphasis also must be placed on increasing Transportation System efficiency. This can be accomplished through providing carpool opportunities for commuters, coordinating traffic signal timing to optimize traffic flow, and making land use choices that coincide with Transportation Systems.

The Policies in this chapter are meant to ensure that land uses can be supported by the Services and Infrastructure available.

Goals

- Plan, develop, and maintain a safe, integrated, and comprehensive Transportation System to meet the present and future mobility of people, goods, materials, and Services.
- Coordinate transportation planning and design with federal, state, regional, local, and private providers to improve safety and accessibility, reduce congestion, provide alternative modes of transportation, and reduce and/or mitigate environmental impacts.
- Promote an efficient Multi-Modal Transportation System to provide a variety of transportation opportunities.
- Utilize maintenance and improvement techniques which improve safety and reduce environmental impacts.
- Promote connectivity and continuity in the Transportation System.

Policies

A. General

1. Regularly update the Countywide Transportation Plan and the Major Thoroughfare Plan.
2. Encourage Transportation Systems that improve economic vitality.
3. Identify deficiencies in the Transportation System when updating Area Plans.

B. Street Design

1. Design streets to be compatible with the land use and scale of the communities they serve.
2. Support a Complete Streets philosophy in street and road designs in the plains and in mountain Activity Centers. (See Appendix D I.a.)
3. Area Plan updates should create design guidelines to show how neighborhoods could be more pedestrian and bicycle friendly.
4. Ensure that street and road layouts and connections support desired response requirements for emergency

service and efficient school bus service.

5. When developing transportation improvements, consider streetscape improvements, safety, ADA accessibility, Traffic Calming, older adults, bicyclists, historic features, noise reduction, and signs.
6. Promote vegetation along streets and in medians. Native and naturalized grasses and wildflowers which are drought-tolerant should be used. Such vegetation should not attract deer and elk.
7. Develop and maintain a safe and efficient Transportation System with respect for natural features, Wildlife and existing community character.
8. Minimize conflicts between non-motorized and motorized transportation modes.

C. Transit/Multi-Modal

1. Encourage Grade-Separated Crossings for railroad lines, where appropriate.
2. Encourage the completion of the entire Regional Transportation District (RTD) FasTracks project.
3. Encourage public transportation and other viable transportation alternatives to reduce air pollution and congestion.
4. Use a build-out analysis of future land use around transit stops to determine future right-of-way necessary to accommodate vehicle trip growth.
5. Use existing Infrastructures when developing alternative Transportation Systems, where practicable.
6. Encourage RTD to expand service near higher density development, such as Activity Centers.
7. Around heavy rail corridors, plan appropriate uses that will take advantage of the corridor.

D. Improvements

1. Explore methods to evaluate the cumulative impact of small developments and how to proportionally share the cost of improvements, once they are needed.
2. Ensure that new street and road improvements maintain safe and efficient traffic flow and maintain neighborhood character, as appropriate.

E. Maintenance

1. The County should explore alternatives for road treatment in winter, choosing effective options with the least amount of harmful environmental and health impacts.
2. Evaluate current pedestrian and bicycle trail maintenance practices and if deficiencies exist, develop programs to meet maintenance requirements.
3. Determine maintenance and improvement strategies using an asset management system.

F. Connectivity

1. Improve internal east-west and north-south connections within the County to promote economic development and encourage economic vitality.
2. Support the implementation of the County's Major Thoroughfare Plan, including the completion of the Jefferson Parkway.
3. Create a continuous bicycle trail system by building more bike paths or safe on-street routes and by adding bike lanes or shoulders during street and road improvement projects.

G. Transportation System Efficiency

1. Reduce total vehicle miles travelled through Transportation Demand Management strategies.

2. Continue to support timing traffic signals to synchronize lights on major Arterial Streets/Roads so that traffic moves efficiently.

H. Coordination

1. Residents and property owners should be included in the planning and implementation of transportation improvements.
2. Coordinate transportation planning efforts of Jefferson County, its cities and other jurisdictions to maximize influence on the regional transportation planning process.
3. The County should be involved in the Denver Regional Council of Government's (DRCOG's) regional transportation planning efforts.
4. Continue working with the Colorado Department of Transportation (CDOT) on the following:
 - a. The development of future transit services that provide local connections to future high speed rail within the County. Work with the Rocky Mountain Rail Authority (RMRA), the I-70 Coalition and other agencies.
 - b. The I-70 Programmatic Environmental Impact Statement (PEIS).
 - c. The completion of the US Highway 285 expansion to the County line and locations of interchanges.
 - d. The enhancement of mass transit along C-470, US Highway 285, I-70, State Highway 121 and other key transportation corridors and major employment centers in the County.
5. Continue to work with the Denver Regional Council of Governments, the Regional Transportation District, and the Colorado Department of Transportation to support alternative modes of transportation.
6. Continue working with the Jefferson Parkway Public Highway Authority.
7. Coordinate standardized road and trail designs between adjoining jurisdictions to provide safe transitions of facilities.
8. Coordinate with Jefferson County R-1 School District and the National Center for Safe Routes to School to identify connections that would provide opportunities for children to walk or bike to school safely.

Outreach



General

Outreach programs are important tools and may be more appropriate than regulations in certain cases. Land planners involve a variety of disciplines and agencies when reviewing development cases and when updating plans or regulations. These connections make planning meetings an excellent forum for distributing information about planning and other subjects to County citizens.

Goal

Inform and educate the public about issues related to land use planning.

Policies

A. General

1. Inform the public about the risks of living and developing in identified hazardous areas.
2. Support measures to educate the public on ways to coexist with Wildlife.
3. Promote the benefit of living and working in close proximity to open space and Recreational resources.
4. Promote the reduction of Vehicle Miles Traveled, such as alternative work schedules, telecommuting, carpooling and the use of alternative transportation.
5. Encourage employers to provide Facilities (such as changing rooms, showers, and lockers) that will promote bicycling and walking.
6. Encourage homeowner associations to register and maintain current records with the County.
7. Encourage referral agencies to maintain current records with the County.
8. Encourage all residents to register their cell phone numbers with the Sheriff's Office to ensure that they receive notification in the event of an emergency.
9. Work with Public Health to educate the public about the many connections between the built environment and health.
10. Work with appropriate agencies when developing public education programs.

Water

The quality and quantity of water is a very important issue in Jefferson County, especially in the Mountain Areas where a large number of properties, both Commercial and residential, are served by Ground Water. Education about water issues should include issues related to wells, Individual Sewage Disposal Systems and water conservation.

Goal

Promote the education of residents, businesses, and appropriate agencies about water issues affecting the County.

Policies

A. General

1. Distribute information, such as the Water Smarts brochure, to inform residents about water quantity, quality and sanitation issues.
2. Inform developers and residents about stormwater Best Management Practices.
3. Educate the citizenry on the importance of maintaining Individual Sewage Disposal Systems.
4. Support educational programs that teach ways to reduce overall water use without adversely affecting quality of life.
5. Encourage homeowners to regularly test their well water for Potability.
6. Encourage well owners to regularly measure the static water level in their well to establish a baseline level.

Historic

Education about the County's Historic Resources is important because these resources provide a linkage to the County's history, chronicle change and mark growth. They are valued by the County's citizens, tourist, historians, and government and contain great social and economic significance. The destruction of Historic Resources is an irreversible loss, especially since Preservation is beneficial in so many ways.

Goal

Promote education about the County's heritage and the benefits of preserving Historic Resources.

Policies

A. General

1. Use education and incentives in lieu of stringent regulatory control to encourage the Preservation, restoration, and interpretation of the County's Historic Resources.
2. Provide educational information to landowners about financial benefits for the Preservation of a historic Landmark. (See Appendix C IV. c.)
3. A listing of agencies, non-profit organizations, historical societies, history museums, libraries with history collections, and other entities and organization involved in archaeology and/or Historic Preservation should be maintained by the County as an educational resource for owners of Cultural Resources and other interested parties.

Appendices

Appendix A: Analysis

Safe Communities

Crime Prevention

Research into criminal behavior shows that offenders will be influenced more by the perceived risk of being caught than by reward or ease of entry. Consistent with this research, Crime Prevention through Environmental Design (CPTED)-based strategies emphasize enhancing the perceived risk of detection and apprehension.

Crime Prevention through Environmental Design can be used by planners and land use decision-makers to influence the safety of neighborhoods. The National Crime Prevention Institute defines Crime Prevention through Environmental Design as “the proper design and effective use of the built environment which may lead to a reduction in the fear and incidence of crime, and an improvement of the quality of life.”

Public Health and Environment

When evaluating a land use proposal, consideration regarding public health, safety, and welfare occurs. By example, planning staff reviews cases for environmental hazards created by a potential use, effect on water quality and quantity, effect on air quality, and location of amenities to decrease the impacts of natural hazards on a development. Review of cases by Jefferson County Public Health focuses on assuring conditions where people can be healthy.

There are many resource tools and processes that promote public health through land use planning, including one of the new tools, a Health Impact Assessments (HIA). These health impact assessments, or other relevant tools or processes, are used to objectively evaluate the potential health effects of a project or policy before it is built or implemented. For example, if a development shows many pedestrian paths and linkages from residential to Commercial areas, schools, and parks, the health impact assessment can evaluate the value of pedestrian paths promoting public health because paths promote walking and walking decreases obesity and obesity related disease, such as Type II diabetes and heart disease.

Economic Development

Jefferson County Median Household Income, Family Income and Per Capita income 2006 - 2010

	2010 Estimate	2009 Estimate	2008 Estimate	2007 Estimate	2006 Estimate
Median Household Income	\$63,826	\$67,164	\$67,019	\$67,638	\$65,470
Median Family Income	\$78,162	\$82,327	83,485	\$82,316	\$78,422
Per Capita Income	\$33,000	\$34,573	\$36,042	\$35,212	\$33,885

Source: US Census, 2010 American Community Survey 1 year Estimate

Employment

- The Denver Metro region gained approximately 3,600 wage and salary positions from the second quarter 2009 through the second quarter of 2010. Construction, Transportation and Warehousing

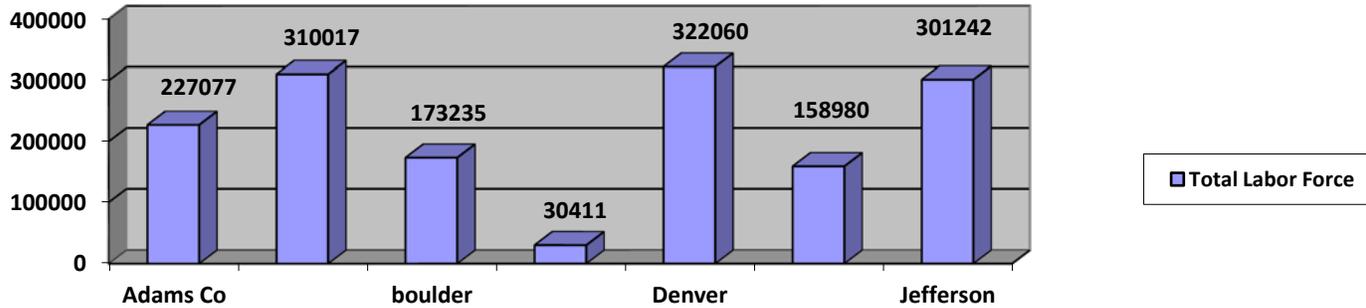
experience the largest losses, while Educational Services, Health Care, and Social Assistance saw the largest increases.

Labor Force Statistics as of 2010

Year	County	Total Labor Force	Total Employed	Total Unemployed	Unemployment Rate
2010	Adams	227,077	203,876	23,201	10.2%
	Arapahoe	310,017	282,724	27,293	8.8%
	Boulder	173,235	160,965	12,269	7.1%
	Broomfield	30,411	28,018	2,393	7.9%
	Denver	322,060	290,731	31,329	9.7%
	Douglas	158,980	147,684	11,295	7.1%
	Jefferson	301,242	275,345	25,897	8.6%
Total		1,523,021	1,389,343	133,678	8.8%

- For Colorado, Baby Boomers are about 37% of the total labor force (2010). They will tend to want to stay longer in the workplace and will also need to stay in the workplace longer.
- For 2020, 6.7% the Colorado Labor Force Participation Rate (LFPR) will be people ages 65 years and older, compared to 3.4% in 2010.

Denver Metro Counties Total Labor Force



Source: Census, 2010 American Community Survey

Jefferson County Enterprise Zones

State income tax credits for businesses located in an enterprise Zone

- Investment tax credit 3.0%
- Research/development tax credit 3% of increased expenditures
- New employee tax credit \$500/employee
- New employee Health & Insurance Tax Credit \$200/net new employee for the first 2 years
- Rehabilitate vacant building 25%
- Job training income tax credit 10%
- Contributions tax credit 12.5-25%
- Commercial Vehicle Investment tax credit 1.5% of the commercial vehicle purchase

Cost Of Living Index (Denver)

Grocery Items	102.9
Housing	109.3
Utilities	92.5
Transportation	95.4
Healthcare	108.5
Composite	92.1

100.0 = National average for all cities.

Source: American Chamber of Commerce Researchers Association, 1st Quarter 2008.

City Taxes

Sales Taxes	State ¹	City	County ²	RTD/CD/FD ³	Total
Arvada*	2.9	3.46	0.5	1.2	8.06
Edgewater*	2.9	3.50	0.5	1.2	8.1
Golden*	2.9	3.00	0.5	1.2	7.6
Lakeside	2.9	2.10	0.5	1.2	6.7
Lakewood*	2.9	3.00	0.5	1.2	7.6
Littleton	2.9	3.00	0.5	1.2	7.6
Morrison	2.9	3.00	0.5	1.2	7.6
Mountain View	2.9	4.00	0.5	1.2	8.6
Westminster*	2.9	3.85	0.5	1.2	8.45
Wheat Ridge*	2.9	3.00	0.5	1.2	7.6
Unincorporated	2.9	N/A	0.5	1.2	4.6

There is no occupational head tax in Jefferson County.

1. Machinery & tools used in manufacturing that are valued at over \$500 are exempt from State sales tax.

2. Funds used for acquisition and maintenance of open space.

3. Regional Transportation District/Cultural Facilities District/Football Stadium District.

* Home Rule City. State does not collect local sales tax.

State Income Tax

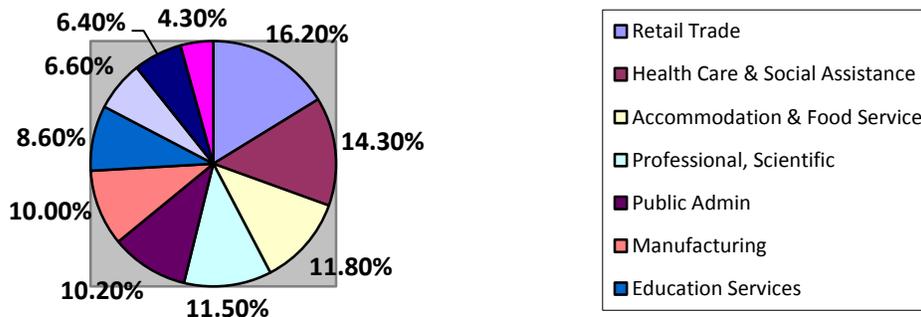
Personal Income Tax	4.63%
Corporate Income Tax on Net Income	4.63%
Unemployment Compensation Rate	1.52% of the first \$10,000
Real & corporate personal property are assessed at	29%

Top Primary Employers in Jefferson County

Employer	Product/Service	Employees
Denver Federal Center	Federal Government	6,200
Lockheed Martin Space Systems	Aerospace & Defense Systems	5,390
Exempla Lutheran Medical Center	Healthcare	2,440
Miller/Coors	Beverages	2,230

St. Anthony Hospital	Healthcare	2,200
National Renewable Energy Laboratory	Research laboratory	1,650
Terumo BCT	Medical Devices and Technology	1,620
Ball Corporation	Aerospace & Containers	1,180
Coors Tek	Ceramic Components	1,050
FirstBank Holding Co. of Colorado	Financial Services	1,030
HomeAdvisor	Contract Referrals	880
Kaiser Permanente	Healthcare	690
Integer Group	Marketing Services	620

Jefferson County Employment Distribution



Source: Colorado Department of Labor and Employment, 3rd Q 2011

Occupational Employment Distribution for Colorado

Occupation Group	2010 Estimated Employment	2020 Projected Employment	2010 – 2020 Annual % Change
Office and Administrative Support	372,753	402,822	0.8%
Sales	268,856	288,537	0.7%
Food Preparation and Serving	210,589	234,248	1.1%
Business and financial Operations	142,527	167,538	1.8%
Education, Training and Library	133,291	167,449	2.6%
Healthcare Practitioners and Technical	119,964	156,639	3.1%
Construction and Extraction	130,511	148,590	1.4%
Transportation and Material Moving	126,326	130,991	0.4%
Management Occupations	118,341	127,033	0.7%
Installation, Maintenance and Repair	93,141	101,559	0.9%

Source: Colorado Department of Labor and Employment

Occupations with the Highest Estimated Annual Openings in Colorado

Occupation Group	2010 Estimated Employment	2020 Projected Employment	2010 – 2020 Annual % Change	Estimated Annual Openings
Registered Nurses	42,912	58,840	3.2%	1,593
Combined Food Prep and Servers	54,078	62,961	1.5%	888
Customer Service Representatives	40,568	48,018	1.7%	745
Retail Salespersons	76,091	83,360	0.9%	727
Elementary School Teachers	22,912	29,315	2.5%	640
Home Health Aides	10,318	16,615	4.9%	630
Accountants and Auditors	31,674	37,949	1.8%	628
Personal and Home Care Aides	10,727	16,844	4.6%	612
Nursing Aides, Orderlies and Attendants	19,249	24,961	2.6%	571
Business Operations Specialists,	36,844	41,572	1.2%	473

Source: Colorado Department of Labor and Employment, Occupational Employment Statistics and Wages Program

Employment by Industry

- The number, types and location of jobs will greatly influence the characteristics of our population and the demand for services.
- For Colorado economic drivers, tourism and retiree driven jobs are encouraging, oil and gas production and agriculture are mixed, and investment and wealth driven jobs are weaker.

Covered Employment by Major Industry Annual Average for 2010

Industry Description	Adams	Arapahoe	Boulder	Broomfield	Denver	Douglas	Jefferson	Metro Total	Larimer	Weld
Agriculture	893	108	382	N/A	145	81	306	**	613	3,314
Mining	272	1,105	545	21	6,301	270	402	8,916	308	3,133
Utilities	646	230	261	N/A	1,779	N/A	857	**	240	240
Construction	13,577	13,916	4,044	1,388	14,080	6,213	10,733	63,951	7,219	7,219
Manufacturing	10,739	7,018	15,202	4,701	18,954	2,216	17,339	76,169	10,582	10,582
Wholesale trade	13,210	12,924	4,884	1,085	24,383	3,007	6,610	66,103	2,890	2,890
Retail trade	16,607	29,659	15,181	5,041	25,832	14,865	28,047	135,232	16,528	7,531
Transportation & warehousing	12,651	2,779	1,130	73	21,391	720	2,244	40,988	2,031	2,035
Information	1,992	17,636	8,692	2,651	13,788	4,917	3,641	53,317	2,514	901
Finance & insurance	2,673	24,425	4,864	877	23,586	5,433	7,767	69,625	3,177	3,134

Real estate, rental & leasing	2,596	5,488	2,056	476	9,745	1,216	3,470	25,047	2,177	929
Professional & technical services	4,879	25,358	21,059	4,019	37,038	8,487	19,480	120,320	8,792	1,927
Management of companies	1,653	5,860	923	1,642	9,440	2,385	2,581	24,484	508	1,085
Administrative & waste services	9,574	22,952	5,830	1,244	31,050	3,690	10,970	85,310	8,191	3,795
Educational services	1,856	3,445	1,867	314	9,275	1,572	2,733	21,062	1,121	363
Health care & social assistance	14,644	31,893	17,605	1,405	43,532	7,568	22,142	138,789	16,257	7,819
Arts, entertainment & recreation	933	3,125	2,737	308	7,207	3,111	2,718	20,139	2,034	712
Accommodation & food services	12,011	20,396	14,259	2,910	39,069	9,872	19,335	117,852	14,223	14,223
Other services	4,459	7,420	4,429	536	14,152	2,865	6,157	40,018	3,452	3,452
Government	22,114	34,589	26,156	N/A	69,822	11,144	35,024	198,849	23,767	23,767
Total All Industries	147,987	270,342	152,116	29,919	420,592	89,824	202,559	1,313,339	126,658	78,655

Source: Colorado Department of Labor and Employment, Labor Market Information

Jobs

The County supports the creation of primary jobs. A “primary” job produces goods and/or Services for customers generally residing outside the community. Primary jobs are important because they create new “outside” dollars for the community. Once an employer is paid for the products and/or Services, they distribute that wealth in the community through wages paid to employees and through suppliers.

Limitations on Commercial and Industrial zoned land influence the number of primary jobs. However, the economy seems to be the most determining factor on whether there will be primary jobs. The Planning and Zoning Division can help assure enough land to accommodate jobs through land use management, but it cannot ensure that all Office buildings will be filled when the economy suffers.

Comparison of firms located in Denver Metro Counties

	Total Number of firms	% of state	Headquarters	% of state	Single Location Firms	% of state
Colorado	231,575	N/A	631	N/A	200,297	N/A
Jefferson County	22,011	9.5%	64	10.1%	18,805	9.4%
Adams County	12,290	5.3%	21	3.3%	10,258	5.1%

Arapahoe County	23,514	10.2%	112	17.7%	19,662	9.8%
Boulder County	16,578	7.2%	37	5.9%	14,657	7.3%
City & County of Broomfield	3,284	1.4%	18	2.9%	2,536	1.3%
City and County of Denver	33,785	14.6%	248	39.3%	29,536	14.7%
Douglas County	8,286	3.6%	17	2.7%	6,866	3.4%

Source: Colorado Department of Labor and Employment

Jefferson County contains about 10 percent of the total number of employers in the State. The Denver Regional Council of Governments (DRCOG) projects over 110,000 new jobs will be created in Jefferson County between 2005 and 2035. This represents a 44 percent increase. A limited supply of land suitable for large Office/Industrial complexes remains in the County, so the County needs to focus on retention of existing businesses and maximizing the capacity of existing Commercial and Industrial sites.

Jobs-Housing Balance

In 2003, the American Planning Association created a report titled "Jobs-Housing Balance". A jobs-housing balance can reduce road congestion, Vehicle Miles Traveled (VMT), travel time, personal transportation costs, tailpipe emission which leads to better air quality, and slow the increase of housing costs. Debate exists on whether providing the appropriate priced housing mix next to higher earning jobs will motivate workers to live closer to work.

Some economists say that a large number of people will still cross-commute because households consider many other factors besides proximity to job sites when selecting a home. In 2007 in the US, 32 percent of people that moved during the last year listed convenience to job as one of the reasons they chose their present neighborhood, and 20 percent of people listed it as their main reason for choosing their neighborhood. In both cases, convenience to job received the highest number of responses. However, striving for a jobs-housing balance to allow people the option to live close to where they work remains important.

Mixed-Use Development may be the most promising option today for providing a jobs-housing balance. Mixing Commercial uses, such as restaurants and shops, with employment centers and housing provide the opportunity to reduce the number of trips and Vehicle Miles Traveled. Mixed-Use Development can reduce trip generation by 20 to 25 percent when compared to stand-alone, single-use development (Stover, Vergil G., and Frank J. Koepke. 1988. Transportation and Land Development. Englewood Cliffs, N.J.: Prentice-Hall for Institute of Transportation Engineers.).

Jefferson County Jobs-Housing Balance

	Jobs	Total Housing Units	Labor Force	Population
Jefferson County	213,621 ¹	230,629 ²	310,559 ⁴	543,068 ²
Unincorporated Jefferson County	60,381 ³	76,539 ²	115,101 ⁵	188,691 ²

Sources

1 – Colorado Department of Labor and Employment, 2007

2 – Colorado State Demographer, 2008

3 – Staff's estimate based on one job per 0.32% of Population

4 – Colorado Department of Labor and Employment, 2009

5 – Staff's estimate based on 0.61% of Population in the Labor Force

Jefferson County Job Ratios

	Jobs-Housing Units Ratio	Jobs-Labor Force Ratio	Jobs-Population Ratio
Jefferson County	1:1	0.67:1	0.41:1
Unincorporated Jefferson County	0.87:1	0.57:1	0.32:1
Recommended Ratio (APA 2003)	1.5:1	1:1	0.65:1

Some areas that are very out of balance have a jobs-housing units ratio of 3.5:1 or higher. Jefferson County as a whole is not as out of balance; there are many jobs in the County. However, in the unincorporated areas of Jefferson County a 2:1 ratio of workers to jobs exists. Part of this could be due to topography, given the fact that 82 percent of the land area is mountainous. (342,113 acres of the 419,008 total unincorporated acres). In the Mountain Areas constraints related to availability of water and sanitation, steep slopes, and road network capacity make economic development on a large scale difficult.

There are 25,126 people that both live and work in unincorporated Jefferson County. (*Source: DRCOG, US Census 2000*)

The jobs-housing balance will also vary by the community within unincorporated parts of the County. Depending upon the type of jobs-housing imbalance, strategies may vary. For example, in one part of the County there may be a high number of more expensive homes and not enough high-wage jobs, in another area there may be too few affordable homes and too many low-wage jobs. In either of these scenarios, people would not be able to live in the same community where they work because the housing type does not match the job type.

Efficient use of land

The County has 1,700 acres of vacant land that are zoned for Commercial/Industrial use. The 1,700 acres is split between 159 parcels throughout the County, with the majority of the acreage located in the North Plains area of the County.

The County has a large number of big box retail developments. This type of development can result in land to building size ratios around 5 to 1. (A 400,000 square foot, or 9+ acre lot, typically results in a building of about 80,000 square feet and a large parking lot.) Juxtaposed, an Office building typically contains multiple stories and has a land to building ratio of around 3 to 1. This means that an 80,000 square foot Office building can typically be sited on a 240,000 square foot lot. This is approximately 60 percent of the size a retail use would need.

Retail development does not generate sales tax revenue for the County, since the County does not collect sales tax (except for a county-wide Open Space tax and the South Jefferson County Local Improvement District road tax) the economic return to the County compared to other Commercial uses remains small. Big box retail generates about \$0.10 per square foot of lot size, compared to \$0.24 per square foot of lot size for Office uses. The biggest reason for this discrepancy appears to be footprint size of the buildings and parking lot size.

A 10 acre site developed as big box retail would typically have one building of approximately 87,000 square foot, and generate \$43,560 in property tax to the County. The same 10 acre site developed as Office may have two or three buildings totaling 145,000 square feet and generate \$104,500 in property tax to the County. In terms of employment, retail uses typically have 25 jobs/acre while Office uses have 46 jobs/acre (North Plains Community Plan). So, big box would generate 250 jobs, the majority of which are non-primary jobs and the Office use would generate 460 jobs, with most being primary jobs.

Land Use and the Economy

Zoning for Commercial/Industrial development has been in place in several areas for many years, but development has yet to occur. Property with Commercial or Industrial zoning can be found in areas throughout unincorporated Jefferson County. The overall state of the economy and the location of the property play a significant role in their development. These sites have access to Arterial level streets or higher. However, none of these sites have Utilities (water, sewer, natural gas) in place. Many of the more recent Commercial properties that have been rezoned and been built upon have utilized Public Improvement Districts to finance this Infrastructure. Additionally, individual land owners cannot effectively compete with coordinated business efforts by other agencies in the metropolitan region. Therefore, partnering with businesses and business organizations, such as the Jefferson County Economic Development Corporation, is essential to bringing businesses to these areas.

Opportunities/Attractors/Jeffco Strengths

Rocky Mountain Metropolitan Airport

The Rocky Mountain Metropolitan Airport is situated between downtown Denver and Boulder on US Interstate 36, making it the closest airport to both cities. Located just minutes away from the Front Range's major business parks, universities, sport and concert venues, and outdoor Recreation, the airport provides a vital link to business activities.

Recreation and Tourism

With over 260 square miles of open space, Jefferson County provides a great place for outdoor Recreation. In Colorado, outdoor Recreation contributes over \$10 billion annually to the economy and supports 107,000 jobs. The four most popular outdoor Recreation activities include trail use, bicycling, Wildlife viewing, and camping. (Outdoor Industry Foundation, "The Active Outdoor Recreation Economy", April 16, 2007, viewed October 25, 2012, <http://www.outdoorfoundation.org/pdf/ResearchRecreationEconomyStateColorado.pdf>.)

The Denver Metro area increased its number of visitors by four percent from 2006 to 2007. A record 12.2 million people visited the area in 2007, spending \$2.9 billion while they were visiting. In Jefferson County, the Colorado Mills Shopping District was the 4th most popular sight, attraction, or event in the region. Of the top ten popular paid attractions, three are located in Jefferson County. They include Red Rocks Amphitheatre, Buffalo Bill's Grave and Museum, and the Colorado Railroad Museum. (Grant, Rich. "Denver Breaks Tourism Records Again in 2007". June 17, 2008)

National Renewable Energy Laboratory

The National Renewable Energy Laboratory (NREL), located in Golden, is the nation's primary laboratory for renewable energy and energy efficiency research and development.

NREL's mission and strategy focus on advancing the US Department of Energy's and the nation's energy goals. The laboratory's scientists and researchers support critical market objectives to accelerate research from scientific innovations to market-viable alternative energy solutions. At the core of this strategic direction are NREL's research and technology development areas. These areas focus on renewable resources for energy, to the conversion of these resources to renewable electricity and fuels, and ultimately to the use of renewable electricity and fuels in homes, Commercial buildings, and vehicles. The laboratory contributes directly to the nation's goal for finding new renewable ways to power our homes, businesses, and cars. (National Renewable Energy Laboratory, last updated August 22, 2012, viewed October 25, 2012, <http://www.nrel.gov/overview/>)

National Wind Technology Center

The National Wind Technology Center (NWTC), located at the foot of the Rocky Mountains in north Jefferson County, near the Boulder County line is a world-class research facility managed by the National Renewable Energy Laboratory for the US Department of Energy. National Wind Technology Center researchers work with members of the wind energy industry to advance wind power technologies that lower the cost of wind energy through research and development of state-of-the-art wind turbine designs. The facility's location is ideal for research and development testing of wind turbines because it experiences distinct wind patterns. (National Renewable Energy Laboratory, last updated May 22, 2012, viewed October 25, 2012, http://www.nrel.gov/visiting_nrel/nwtc.html)

Streamlining the regulatory environment

Jefferson County Planning & Zoning works continuously to improve our regulations to make sure that they minimize bureaucracy. Timelines have been established for each land use process to make processing consistent and expeditious.

Partnering with businesses and business organizations

Jefferson County currently partners with the Jefferson County Economic Development Corporation (Jeffco EDC). Jeffco EDC's mission is to strengthen the economic vitality of Jefferson County, Colorado through the creation, retention and expansion of primary jobs. ("About Jeffco EDC", Jefferson County Economic Development Corporation, last update unknown, viewed October 25, 2012, <http://www.jeffco.org/about.asp>) By forming a relationship with Jeffco EDC and other Jeffco EDC investors the ability to affect economic vitality and growth, individually and collectively is accomplished.

Transportation

Transportation Demographics

A variety of transportation modes exist in Jefferson County. These modes include highways, Roads and Streets, air travel, freight rail, public transit by means of bus, and regional and Local Trails for equestrians, bicyclists, and pedestrians. Light rail will soon be available as another public transit option.

Air Service

Denver International Airport (DIA)

This \$4.2 billion facility sits on 53 square miles. It is the only major airport to be built in the US in the last 25 years.

Runways:	5 x 12,000 ft., and 1 x 16,000 ft.
Concourses:	3
Gates:	95 + 16 regional jet facility gates
Passenger Airlines:	29
Departures/Arrivals and contact with control tower in 2008:	625,844

Passengers in 2008: 51.2 million

(City and County of Denver, CO Municipal Airport System Annual Financial Report, December 31, 2008 and 2007, Denver International Airport web site, last update unknown, last viewed November 4, 2009, <http://www.flydenver.com/diabiz/stats/financials/reports.asp> and the DIA Public Information office.)

Rocky Mountain Metropolitan Airport

Fixed Base Operators: 2
 Departures, Arrivals, Fly-overs, and touch and goes in 2008: 151,736
 Runways: 3 (3,601, 7000, and 9,000 ft.)

U. S. Customs Office in Terminal Building

(Rocky Mountain Metropolitan Airport web site, last updated October 6, 2009, last viewed November 4, 2009, http://jeffco.us/airport/)

Rail Services

Passenger: Amtrak
 Freight: Burlington Northern/Santa Fe, and Union Pacific
 Light Rail: FasTracks

The FasTracks metro-wide mass transit project was approved by Denver metropolitan voters in 2004. Jefferson County will benefit from two light rail lines, one commuter rail line and one bus rapid transit line. The West Corridor Line will provide direct access to Lakewood and Golden, running from the Jefferson County Administration and Courts building to downtown Denver, while the Gold Line will provide access to Wheat Ridge and Arvada. The US 36 bus rapid transit line and commuter rail will provide direct access to Westminster. Currently, the Southwest Light Rail Line provides service to the southern suburbs of Jefferson County.

Truck Service

Over 160 freight companies provide trucking services in the area.

Bus Services

Inter-city Commercial Bus Companies: 7
 Regional Transportation District (RTD) - Intra-City

SOURCE: Colorado Department of Labor and Employment.

Road Miles

Total Road Miles: 2,982
 County Maintained Road Miles: 1,244

Transportation Statistics

Jefferson County	2000	1990	Annual Growth
Vehicle Registrations	438,373	351,850	2.2%
Road Miles	2,982	2,518	1.7%
Injuries and Fatalities	4,527	--	--
Avg. Commuter Travel Time (Min)	27.4	24.1	1.3%
Unincorporated Jeffco	2000	1990	Annual Growth
Vehicle Registrations	166,274	123,847	3%
Road Miles	1,796	1,445	2.2%
Injuries and Fatalities	1,262	--	--
Avg. Commuter Travel Time (Min)	27.3	--	--

Source: DRCOG 2006 Community Profile

Link with Land Use and Economic Development

Transportation Facilities often influence development patterns of urban, suburban, and rural areas. For example, Industrial uses benefit from close proximity to freight rail, and often locate near a rail line, where this may be a negative attribute near residential uses. Retail uses will locate in areas that have high visibility, such as the intersection of two major roads.

In turn, the operation of the transportation network is influenced by the form and Intensity of land development. Failure to coordinate land use and transportation may result in excessive travel times, increased congestion, increased public and private costs, limited travel opportunities, inconvenience, hazards, and wasted energy.

Development of the highway system encouraged suburbanization and decentralization of businesses; Jefferson County's suburbanization has helped its economic base. Prior to highways, most businesses conglomerated in central business districts, such as downtown Denver. As highways and roads developed, businesses found it more cost effective to locate at the fringes of the city. In medium sized cities, such as those in Jefferson County, estimates show that close to half of the employment is dispersed along highways, Arterial streets or in smaller employment subcenters. The other half is located in the Central Business Districts and in large subcenters. (Terry Moore and Paul Thorsnes, with Bruce Appleyard. The Transportation/Land Use Connection p. 41)

The County has several major highways that run through it. Interstate 70, US Highway 285, State Highway 58, and US Hwy 6 generally move traffic east and west. C470 and State Highway 93 generally move traffic north and south. These highways have encouraged major development along their corridors. In particular, I-70 and US Highway 285 have promoted more intense development in the mountains than in the mountainous areas of other Front Range counties.

These days businesses want proximity to airports. The Rocky Mountain Metropolitan Airport is located in the northern part of Jefferson County and provides general aviation. Jefferson County exists minutes away from an international commercial airport, Denver International Airport. Both the Rocky Mountain Metropolitan Airport and the Denver International Airport benefit the economic development of the County.

The expansion of light rail and future commuter rail in the County leads to another phase in land development patterns. These rail lines will promote opportunities for infill development and redevelopment of properties around rail stations. Many cities plan for Transit Oriented Development around stations in their jurisdictions. Transit Oriented Development mix residential, retail, Office, and public uses in a Walkable environment, making it convenient for residents and employees to travel by transit, bicycle, foot, or car. Walkable neighborhoods typically have higher property values and tend to retain their values.

While the majority of these stations will be within incorporated areas, the Ward Road station on the Gold Line and Red Rocks Station on the West Corridor are close to properties in unincorporated Jefferson County. In these areas, the County has the opportunity to plan for New Development.

Existing and potential businesses in the County can indirectly benefit from Infrastructure improvements. Specifically, transportation improvements can lead to better access to markets and may expand production possibilities and increase access for workers and clients. The County's Capital Improvement Program can be a powerful tool to support both Commercial/Industrial and residential growth. (An Economic Development Toolbox: Strategies and Methods; APA PAS Report # 541; p. 52, 58; 2006)

Commuting

Eighty-three percent of people going to work travel alone in a vehicle, 10 percent carpool and four percent use transit. (Source: US Census American Community Survey, 2010)

Fifty-seven percent of people that work in Jefferson County commute from outside the County. This represents a jobs-housing imbalance of approximately 50,000 jobs. (That is, there are 50,000 less jobs in the County

compared to the number of workers who live in the County.)



*Data from US Census, 2010.

Level of Service

Level of Service (LOS) provides a method to estimate congestion on roadways. The categories range from A to F with LOS A being free flowing traffic and LOS F being complete congestion. The Policy and Technical Committee that worked on the 1998 Countywide Transportation Plan established LOS D or better as a goal for maximum congestion during peak hours on all Jefferson County roadways which are classified as Arterial or greater.

The Countywide Transportation Plan evaluates what would need to be done to provide a Transportation System that offers travel choices while limiting congestion on its roadways to approximately 1995 levels. The Countywide Transportation Plan outlines a Needs Based Plan, which looks at what should be done to limit congestion in the future and a Fiscally Constrained Plan, which limits improvements to those areas where projected funding exists. The Needs Based Plan projects 80 percent of roadways will be LOS D or better by 2015. The Fiscally Constrained Plan projects that 68 percent of the roadways will be LOS D or better by 2015.

Some of the roads that would be at a Level of Service E, F or F+ in the Fiscally Constrained Plan, but not in the Needs Based Plan include:

- State Highway 93, north of State Hwy 58 and US 6.
- Indiana Street between 82nd Avenue and State Highway 128
- West Colfax between Kipling Street and Indiana Street
- C-470 between Morrison Road and West Alameda Avenue
- C-470 between Wadsworth Boulevard and the eastern county line

To complete the County Arterial roadway network in the southeastern part of the County, in 2001, voters extended the South Jefferson County Local Improvement District half-cent sales tax. Using money from this taxing district, the County has been improving many roads in the southeast part of Jefferson County.

Capacity

Road capacity is evaluated with each New Development proposal. If needed, appropriate road improvements occur at the time a development is constructed.

Road congestion generally encourages transit use. When roads exceed their capacity, people start looking for

alternatives to get to their destinations. This may involve taking different roads, but it may also include riding transit or carpooling.

The 12.1 mile West Corridor Light Rail Line is projected to be completed in 2013 and by 2025 projections show average weekday light rail ridership of 31,100 people. By comparison, RTD's existing 8.7-mile Southwest Corridor Light Rail Line has observed daily ridership of 17,900, equating to 2,050 riders per mile of track. Thus, the West Corridor should carry 13,200 more daily riders and 500 more riders per mile than the Southwest Corridor line currently experiences. (West Corridor Final Environmental Impact Statement, October 2003, 4.3.1)

The Gold Line will also be an alternative to congested roads and would improve travel times. The Gold Line is an 11.2 mile corridor transit line. The travel time for the Preferred Alternative will be 19 minutes from Denver Union Station to Ward Road while the projected auto travel time would be 27 minutes (2030). The Gold Line is projected to service 20,100 riders (average weekday) by 2030. (Gold Line Corridor, Draft Environmental Impact Statement, July 2008, Chapter 4)

Jefferson Parkway

The Jefferson Parkway represents a potential 20-mile plus long corridor connecting Golden to Broomfield, which would complete a beltway around the Denver Metro area. The Colorado Department of Transportation started the Northwest Corridor Environmental Impact Statement (NWEIS) process in 2003.

Due to declining funding and a lack of consensus, the Colorado Department of Transportation decided to not complete the Northwest Corridor Environmental Impact Statement. Instead, data collected has been used to create a new *Northwest Corridor Transportation Planning and Environmental Study* that is available to the public and can be used by a governmental agency or the private sector should an entity decide to move forward with a future project that does not involve federal funding. (Source: Colorado Department of Transportation, Northwest Corridor EIS, updated May 11, 2010, viewed October 25, 2012, <http://www.dot.state.co.us/northwestcorridoreis/>)

The Study identifies a No Action Alternative and four build alternatives: Freeway Alternative, Tollway Alternative, Regional Arterial Alternative, and Combined Alternative. The Combined Alternative has been identified as the recommended alternative.

The Combined Alternative is a merged and packaged alternative with three different roadway classifications; toll way, major regional Arterial, and Principal Arterial. From the Northwest Parkway to State Highway 128, the facility is classified as a major regional Arterial. From State Highway 128 to just south of 64th Parkway, the facility is classified as a toll way. From this point south to C-470, the facility is classified as a major regional arterial. This alignment is packaged with a 7.5-mile Principal Arterial alignment on Indiana Street and McIntyre Street. A regional bike trail will be provided along the alignment of the Combined Alternative. The total probable cost for this alternative, including both construction and right-of-way costs, is \$922 Million in 2005 dollars. (Source: Colorado Department of Transportation, Northwest Corridor, A Transportation Environmental Study, Executive Summary, updated January 29, 2010, viewed October 25, 2012, http://www.coloradodot.info/library/studies/northwest-corridor-eis/chapter_00_executive_summary_teps.pdf/view)

The Jefferson Parkway Public Highway Authority was established in 2008 with the purpose of financing, constructing, operating, and/or maintaining the Jefferson Parkway. Jurisdictions involved in the Authority include Jefferson County, City of Arvada and City and County of Broomfield. More information about the Authority and the most current proposed alignment can be found at www.jppha.org.

Natural Resources

Jefferson County has many natural resources that contribute to the overall quality of life in the County. These resources include open space, Wildlife, views, scenic corridors, and the Front Range Mountain Backdrop/Foreground.

Open Space

Unincorporated Jefferson County contains approximately 260 square miles of parks and open space. This equals approximately 40 percent of the County's land area. These areas include Jefferson County Open Space Parks, Denver Mountain Parks, United States Forest Service land, Colorado State Parks, and parkland owned by a variety of Park and Recreation Districts.

The Jefferson County Open Space Program began in 1972 by a vote of the Jefferson County citizens. As of December 2012, the County had acquired approximately 53,000 acres of Open Space either through fee, conservation easement, or lease. Twenty-nine Jefferson County Open Space parks attract 1.9 million visitors per year. These Open Space parks are a valuable amenity to both visitors and residents of the County.

The Open Space Division develops a 5-Year Master Plan which identifies their Goals, Objectives, and Acquisition Values. Specific areas that are of interest for preservation include the Front Range Mountain Backdrop/Foreground preservation areas and properties within the Natural Areas Plan.

Trails

Trails are an important amenity to residents and can be used for Recreational purposes, transportation purposes, or both. The County has 198.6 miles of trails.

Many potential regional trail corridors still need to be completed. The Jefferson County 5-Year Open Space Master Plan shows some of the needed connections.

Wildlife

Wildlife and unique habitat provide aesthetic, economic, and environmental assets to Jefferson County. They contribute to the well-being of the residents and are a major part of the quality of life in the County. They contribute to the County's economy by providing and enhancing Recreational activities, such as hunting, fishing, camping, hiking, etc. They are also valuable indicators of environmental quality because they are sensitive to change, especially environmental deterioration.

Problems for Wildlife in developed and developing areas usually come under several categories. First and foremost, the loss of critical habitats needed for nesting, calving, wintering, migrating, and breeding. Second, we see a conflict with Wildlife/human interaction that occurs when humans and Wildlife share the same space. Third, we see the loss of prime Wildlife movement corridors. The needs of most Wildlife species can be met by protecting several habitat types and prime habitat areas. The size of residential parcels remains very important, as does the value of strategically located blocks of open space in public or private ownership. In addition, a network of public and private Open Land and natural trails should be developed to direct and control Recreation and provide areas where the public can view Wildlife without disturbing these important habitats.

The preservation of Wildlife can also result in considerable economic benefits to the State and County. Hunting and fishing provides a sizable portion of Colorado's tourism economy. Hunters and anglers spent an estimated \$797 million on trip expenses and sporting equipment in Colorado during 2002. In general, non-resident hunters and anglers spent more money per day on average, than residents did. Estimates indicate that the total economic impact of hunting and fishing in the State is just over \$1.5 billion. This level of activity supports an estimated 20,000 full-time jobs in Colorado. (The Economic Impacts of Hunting, Fishing, and Wildlife Watching in Colorado, 2008, Executive Summary p. 1-2)

In Jefferson County, total expenditures related to hunting and fishing were over \$116 million in 2007. Total

expenditures include the money spent on the trip and equipment, Colorado Division of Wildlife expenditures in support of these activities, and secondary spending by businesses and households. This spending created approximately 1,420 jobs in the County. (The Economic Impacts of Hunting, Fishing, and Wildlife Watching in Colorado, 2008, Section IV p. 16)

The Gold Medal Fishery along the South Platte River between Cheesman Reservoir and Strontia Springs Reservoir attracts many anglers to Jefferson County. Gold Medal Water is defined by the Colorado Division of Wildlife as "A lake or stream that supports a trout standing stock of at least 60 pounds per acre, and contains an average of at least 12 quality trout per acre." A Gold Medal Water designation can only be applied to waters of the State that are accessible for fishing by the general angling public. (Colorado Wildlife Commission Policy, Wild and Gold Medal Trout Management Effective Date: September 18, 1992, Revised Date: June 12, 2008) Considered some of the best rainbow and brown trout fisheries in the nation, the Gold Medal Fishery continues to flourish in the County.

Wildlife does not need to be shot or caught to be a valuable resource. Americans spend \$18 billion a year to watch Wildlife, triple what they spend on movies or sporting events. (Source: The Conservation Fund's American Greenways Program Fact sheets) In Colorado alone, estimates show that Wildlife watching yielded a total economic impact in the State of \$1.8 billion. This level of spending supports approximately 21,000 jobs in Colorado's economy. (The Economic Impacts of Hunting, Fishing, and Wildlife Watching in Colorado, 2008, Executive Summary p. 1-2)

While hunting and fishing still bring in more revenue to the State than Wildlife watching, there was a dramatic increase in expenditures for Wildlife watching between 2002 and 2006.

The Rocky Flats National Wildlife Refuge, a 6,240 acre site located in the northeast part of the County will also attract Wildlife watchers. This former nuclear defense facility operated by the US Department of Energy (DOE) contains areas that have remained relatively undisturbed for the last 30 to 50 years, allowing them to retain diverse habitat and associated Wildlife. The refuge contains the rare Xeric short and tall grass prairie plant communities, tall upland shrubland, and habitat for the threatened Prebles Meadow Jumping Mouse. A resident herd of about 160 deer inhabit the site and elk can occasionally be spotted. Visitor use facilities will include about 16 miles of trails, a seasonally staffed visitor contact station, trailheads with parking, and developed overlooks. (Rocky Flats National Wildlife Refuge Final Comprehensive Conservation Plan and Environmental Impact Statement, Summary, September 2004, viewed October 25, 2012, <http://www.fws.gov/rockyflats/Documents/FEIS/Summary.pdf>)

Predictable Growth & Development

Land uses in Jefferson County

Jefferson County contains 72 percent mountainous area overall and 82 percent mountainous when looking at just unincorporated portions. Of the 419,000 acres of land in unincorporated Jefferson County, nearly 10 percent are protected by the Jefferson County Open Space Division either by outright purchase, or as a conservation easement. The National Forest controls another 25 percent, State Parks control two percent, Denver Mountain Parks owns two percent, and various park and recreation districts own another one percent. In summary, approximately 40 percent of the land in unincorporated Jefferson County falls within protected open space.

Of the 8,087 parcels zoned Agricultural-Two (A-2) (the County's rural large-lot zone district with a minimum lot size of 10 acres), 5,258 are smaller than 10 acres. Another 1,250 are less than 20 acres, so they cannot be subdivided unless they were rezoned. Five parcels in private ownership are larger than 1,000 acres. The A-2 zone district occurs predominately in the Mountain Areas of the County. If every A-2 parcel that could be

subdivided did so, there would be an additional 8,000 A-2 parcels. However, limitations due to topography, water, access, and other requirements may reduce the amount of development that can occur.

Housing Demographics

In 2005, Jefferson County had a total of 225,123 housing units, and 74,434 housing units in unincorporated Jefferson County. The vacancy rate was 7.73 percent for the entire County, and 8.41 percent for the unincorporated portion of the County. In 2000, the vacancy rate was just over three percent. Of the total housing units, 75 percent were in single-family units, 24 percent were multi-family structures, and one percent was mobile homes. Approximately 25 percent of the housing stock has been built since 1990.

Housing Structure Type

	Total Units	% of Single Family Units	% Multi-Family Units	% Other Units
Jefferson County	225,123	75.2%	23.8%	1.0%
Unincorporated	74,434	89.3%	9.6%	1.1%
Region	984,642	67.5%	30.1%	2.4%
State	1,808,037	68.4%	25.7%	5.9%

Source: DRCOG Community Profile 2006

In 2005, Jefferson County had 207,720 occupied housing units and 68,175 in unincorporated portions of the County. Approximately 75 percent were owner-occupied and 25 percent renter-occupied.

About 42 percent of the households had two vehicles, with 24 percent having three or more vehicles.

Housing Affordability

According to the 2012 National Low Income Housing Coalition, in Jefferson County, the Fair Market Rent for a two-bedroom apartment is \$893. In order to afford rent and Utilities, without paying more than 30 percent of gross income on housing, a household must earn \$35,720 annually. Assuming a 40-hour work week this level of income translates into a Housing Wage of \$17.17. (A unit is considered affordable if it costs no more than 30 percent of the renter's income.)

In Jefferson County, a minimum wage worker earns an hourly wage of \$7.64. For a person with a full-time job paying the minimum wage, affordable rent would be \$397 per month. In order to afford the Fair Market Rent for a two-bedroom apartment, a minimum wage earner must work 90 hours per week, 52 weeks per year, or, a household must include 2.2 minimum wage earner(s) working 40 hours per week.

Monthly Supplemental Security Income payments for an individual are \$698 in the County. If Supplemental Security Income represents an individual's sole source of income, \$209 in monthly rent is affordable, while the Fair Market Rent for a one-bedroom is \$705. ("Out of Reach 2012", National Low Income Housing Coalition, Last updated unknown, Viewed October 25, 2012, <http://nlihc.org/oor/2012/CO>)

Limiting factors

Many factors need to be considered when trying to achieve sustainable development. These include natural features and human-provided services. Natural features that can limit development include water availability, Geologic Hazards, Wildfire hazards, Wildlife, and visibility. Human-provided services that can limit development include Streets/Roads, public water and sanitation, schools, emergency services, law enforcement, and fire protection.

The availability of adequate water remains the single largest limiting factor facing development in Jefferson County. The second most significant limiting factor involves the road networks in the plains, and hazards (geologic and Wildfire) in the mountainous areas.

Water - Within the Mountain Ground Water Overlay District (M-G), approximately 16,500 parcels exist that are

not served by a Special District that provides water. Of these, 4,200 remain vacant and 12,250 have a house. Of the 4,200 vacant lots, half are smaller than one acre. It can be concluded that these 12,250 houses are served by wells. Of these parcels, 2,300 have wells on properties of less than one acre and another 6,300 are on lots less than 3.5 acres. Overall, 70 percent of houses served by wells in the Mountain Ground Water Overlay District are on lots smaller than what would be allowed under current regulations for well and Individual Sewage Disposal Systems (ISDS). The vast majority of these houses exist in subdivisions that were approved prior to 1972.

It is important to understand that surface water and ground water resources cannot be guaranteed and are subject to fluctuations in climate conditions and precipitation. In times of drought it may be necessary to manage water use so that there will be enough water for human health and environmental quality. The sustainability of local ground water and surface water resources may depend on recharge from on-site and central wastewater treatment facilities.

Hazards - Hazards in Jefferson County can represent a significant challenge to developers. Hazards are conditions which pose a threat to health, life, limb, or property. Hazards can include Floodplains, Geologic Hazards, Wildfire hazards, and hazards resulting from human activities such as abandoned mines and landfills. The County has assessed the relative risk of each hazard and then grouped the hazards into classes. The most limiting hazards are classified as high risk or moderate risk areas. Minimum lot sizes are suggested depending on the level of the risk – the higher the risk, the larger the lot size.

Environmental hazards that exist in Jefferson County include:

- Dipping Bedrock
- Subsidence
- Rockfall
- Landslides and Slope Failure
- Methane Gas
- Wildfire
- Post Wildfire flooding and mud flow area
- Floodplains
- Potentially Unstable Slopes
- Highly Erodible Soils
- High swelling/expansive soils and bedrock
- Highly Sensitive Soils
- Naturally occurring radiation

Our Future

Jefferson County must recognize its role as an urbanized county in the Denver Metropolitan Area. The County relies on property tax as the primary funding source for county services. In 1982, the Gallagher Amendment mandated that residential properties pay 45 percent of all property taxes on a statewide level, and that all other property types (Commercial, agricultural, vacant etc...) would pay 55 percent. The assessment ratio (the amount of the property value that can be taxed) is adjusted every two years to maintain this ratio. Non-residential properties are fixed at 29 percent, and residential floats to maintain the 45/55 ratio. Currently, residential properties make up more than 75 percent of the real estate value in the State. When Gallagher first passed, the residential assessment ratio was 29 percent. Today it is at 7.96 percent.

Even with the passage of the Gallagher Amendment, property taxes were considered a stable funding source, since mill levies could be adjusted up or down to maintain a steady revenue stream. However, in 1992, the Taxpayer's Bill of Rights (TABOR) Amendment passed. This limits the ability of counties to raise mill levies without approval of the voters in the County. TABOR also limits the amount of revenue that governments can keep. The net result of these two amendments means that revenue for the County fluctuates. If a county has a

rapid rise in taxable value (due to growth or market forces), then it may be forced to lower its mill levy to keep revenue in line with the limitations of TABOR. Lowering the mill levy has left some to interpret that TABOR does not allow it to be raised without voter approval. So, a sharp drop in home prices could substantially affect the County's revenues unless voters approve a mill levy increase. Local governments have started to rely more on user charges and permit fees than sales and property taxes. With slower growth in new construction, local governments face tighter revenue limits due to TABOR restrictions. Many cities have become increasingly reliant on sales taxes. In 1992, \$3.84 of sales tax was collected for each \$1 of property tax. In 1997, sales tax collection rose to \$4.74 per \$1 of property tax. (Center for Colorado Policy Studies, Tom Brown, PhD, 1997) This has led cities to compete with each other over shopping centers with regional draw.

Jefferson County remains an anomaly among urban counties in that a large portion of the County has developed at a density and Intensity equal to that of many suburban cities, but does not collect sales taxes (except one-half percent for Open Space county-wide, and one-half percent for road improvements in the southern unincorporated urban area of the County). Jefferson County has been focused on improving the jobs/housing balance rather than actively recruiting shopping malls. The more diverse the tax base, the more resilient the County will be to economic downturns.

Operating with Long-Term Master Planning

The Jefferson County Comprehensive Master Plan applies to applications for rezoning to ensure conformance with Plan polices. Rezoning in substantial conformance with the Plan recommendations receive a planning staff recommendation for approval to the Planning Commission and the Board of County Commissioners. In 78.7 percent of the cases, rezonings match the recommendations in the area or community plans. Exceptions to the Plan recommendations may be approved under certain conditions.

By having a high level of compliance with the recommendations in the Plan, citizens as well as developers have a sense of predictability in the land uses around their property.

Appendix B: Land Use

Appendices B-E discuss in more detail many of the concepts promoted throughout the Comprehensive Master Plan. Topics have been broken into categories to reflect the Plan elements found in the document.

I. Housing

a. Benefits of jointly developing properties

- Shared cost of application fee, engineering costs, and consultant costs
- Ability to provide a more cohesive access and circulation plan
- Better site design
- Potentially, more density or more intense non-residential development because lots/buildings can be more creatively arranged
- Shared cost of extending water/sanitation lines
- Shared cost of any required transportation improvements

b. Benefits of Clustering

The benefits of Clustering housing include:

- Increased open space conservation
- More efficient use of Utilities and Infrastructure

- Preserved Wildlife Habitat and corridors
- Preserve existing view corridors
- Ability to avoid natural hazard areas
- Conserve water resources

c. Reasons for staying off 30% or greater slopes

Adverse impacts of development on steeply sloping property include:

- Increased Wildfire danger
- Increased clearing for Defensible Space
- Increased incidence of Geologic Hazards
- Difficulty in drilling wells
- Difficulty in siting septic systems
- Difficulty in meeting county driveway and road standards
- Increased erosion
- Increased visual impact of hillside cuts
- Building design constraints
- Increased engineering expense

d. Ways to encourage construction of affordable units

These are possible options, but other options may also be available.

- Provide tax incentives, i.e. a rebate of 100 percent of sales and use tax for materials used for the construction of Activity Centers units
- Waive or defer fees on Activity Centers
- “Fast track” permitting – to accelerate the process for affordable units
- Rezone specific lands to allow higher density development
- Provide flexible design standards (i.e. reduced parking requirements, reduced street widths, flexible sidewalk standards, such as only on one side of the street),
- Expansion of the qualifications of the first-time homebuyer’s down payment assistance program
- Sliding scale bonus with greater density for greater set aside of affordable units

II. Economic Development

a. Primary Jobs

Primary jobs in the County include:

- Aviation
- Aerospace
- Bioscience
- Energy
- Enabling Technologies
- Beverage Production

- Health Care
- New technologies that could create primary jobs include biomass and nanotechnology.

b. Federal Facilities

There are numerous federal facilities in Jefferson County, including the National Renewable Energy Laboratory (NREL) and the Federal Center. The operational integrity of these facilities may be protected by promoting compatible adjoining land uses.

c. Tools and Incentives

Economic development tools and incentives, include, but should not be limited to:

- Workforce assistance
- Funding resources
- State and Federal assistance (i.e. Brownfield grants, Community Development Block Grants)
- Financing
- Enterprise Zones
- Density Bonuses
- Economic Demographics and Statistics
- Land Banking
- Reduce or waive some or all application and impact fees

d. Communication Infrastructure

Current communication infrastructure examples:

- Personal wireless phone service
- Fiber optic cable
- Fixed and mobile wireless phone service
- Fixed and mobile wireless internet access
- Wireless Fidelity (Wi-Fi) applications

Examples of industries that would benefit from improved communication infrastructure:

- Home Industries
- Higher Education
- High-Tech Industries
- National Renewable Energy Laboratory

e. Employment densities

III. Open Space, Open Land, Parks, & Trails

a. Stewardship of Protected Properties

- Support forest thinning and utilize wood as a beneficial use where fire Mitigation must be done, i.e. pellets for a wood stove or other energy creation.
- Promote stream restoration to reduce sedimentation and other pollutants, and to maintain drainageways.

b. Site Design Techniques to Enhance Compatibility with Public and Private Open Spaces

- Large buffers
- Open style fencing
- Lower density/Intensity land uses

c. Open Space Five Year Master Plan Goals (Adopted December 16, 2008)

- Acquire lands to preserve resources and provide for future Recreational opportunities.
- Manage Open Space lands to preserve and enhance natural and Cultural Resources.
- Provide for quality visitor experiences in a manner that protects natural and Cultural Resources.
- Foster awareness and appreciation for natural and Cultural Resources and the ethic of resource stewardship.
- Strengthen and build partnerships for community parks, Recreation, open space and trails.
- Ensure the viability of Jefferson County Open Space for future generations.

Mission of Jefferson County Open Space

To preserve open space lands and natural and Cultural Resources, and to provide for quality park and Recreational experiences.

d. Educational Information

Educational information about benefits of preserving open space can be found at Jefferson County Parks.

e. Conservation Techniques

Possible land conservation techniques include conservation easements, rural clusters and downzoning.

IV. Renewable and Alternative Energy

a. County efforts

In 2008, the Board of County Commissioners adopted the Energy Resource Conservation Policy to establish guidelines for cost-efficient and sustainable energy resource usage and allow County Departments to implement Board-approved decisions. The efficient use of energy and resources are essential to modeling good citizenship, accountability, and service. Jefferson County has a responsibility to be a leader in energy efficiency in the workplace. The employees of Jefferson County are encouraged to be well-educated and participate in the efficient use of energy.

In 2012, Jefferson County utilized grant funding to purchase solar photovoltaic arrays and two Skystream wind turbines. As of October 2012, the combined output of these systems equate to 828,000 kilowatt hours (kWh) produced, which is equivalent to the energy required to power 150 single family homes.

The County also upgraded lighting systems throughout the Jefferson County government buildings.

V. Coordination of Jurisdictions

a. Specific Plans or Projects to Coordinate on

- Open Space 5-Year Master Plan – Jefferson County Open Space
- Consolidated Plan – Jefferson County Community Development
- Community Health Assessment – Jefferson County Public Health
- Public Health Improvement Plan – Jefferson County Public Health

Appendix C: Environmental

I. Water Resources

a. Best Management Practices for Stormwater Quality

The Urban Drainage Manual should be consulted to select Best Management Practices to address stormwater quality. Developments should be required to employ the four steps outlined in the manual: (1) employ runoff reduction practices, (2) provide Water Quality Capture Volume, (3) stabilize drainage ways, (4) employ commercial and Industrial best management practices.

b. Surface Water Resources

Surface water resources include lakes, streams, Wetlands, reservoirs, irrigation ditches, and drainageways.

c. Best Management Practices for the Keeping of Livestock

The Jefferson County Planning & Zoning Large Animals Resources Brochure contains contact information for organizations that have information about management practices. This brochure can be found at http://jeffco.us/jeffco/planning_uploads/guides/la_handout_resources_w.pdf

d. Buffers, Infiltration and Stormwater Quality

Buffers improve storm water quality by controlling soil erosion and removing sediment, fertilizers, pesticides, and other potential contaminants from runoff.

Infiltration techniques include, but are not limited to, porous landscape design, porous pavement, etc.

e. Low Cost Water Conservation Techniques

Low-flow toilets and shower heads, Xeric landscaping, and sensor-based sprinkler systems.

f. Daily Water Usage Estimates	
Types of Establishments	Gallons Per day
Airports (per passenger)	3-5
Apartments, multiple family (per resident)	60
Bath houses (per bather)	10
Camps: Construction, semi-permanent (per worker)	50
Camps: Day, with no meals served (per camper)	15
Camps: Luxury (per camper)	100 - 150
Camps: Resorts, day and night, with limited plumbing (per camper)	50
Camps: Tourist, with central bath and toilet facilities (per person)	35
Camps: Cottages, with seasonal occupancy (per resident)	50
Camps: Courts, tourist with individual bath units (per person)	50
Clubs: Country (per resident member)	100
Clubs: Country (per nonresident member present)	25
Dwellings: Boardinghouses (per boarder)	50
Dwellings: Additional kitchen requirements for nonresident boarders	10
Dwellings: Luxury (per person)	100 - 150
Dwellings: Multiple-family apartments (per resident)	40
Dwellings: Rooming houses (per resident)	60

f. Daily Water Usage Estimates	
Types of Establishments	Gallons Per day
Dwellings: Single family (per resident)	50 - 75
Dwellings: Estates (per resident)	100 - 150
Factories (gallons per person per shift)	15 - 35
Highway rest area (per person)	5
Hotels with private baths (2 per persons per room)	60
Hotels without private baths (per person)	50
Institutions other than hospitals (per person)	75 - 125
Hospitals (per bed)	250 - 400
Laundries, self-service (gallons per washing, i.e., per customer)	50
Livestock: Cattle (drinking per animal))	12
Livestock: Dairy (drinking and servicing per animal)	35
Livestock: Goat (drinking per animal)	2
Livestock: Hog (drinking per animal)	4
Livestock: Horse (drinking per animal)	12
Livestock: Mule (drinking per animal)	12
Livestock: Sheep (drinking per animal)	2
Livestock: Steer (drinking per animal)	12
Motels: With bath, toilet, and kitchen facilities (per bed space)	50
Motels: With bed and toilet (per bed space)	40
Parks: Overnight with flush toilets (per camper)	25
Parks: Trailers with individual bath units, no sewer connection (per trailer)	25
Parks: Trailers with individual baths, connected to sewer (per person)	50
Picnic: With bathhouses, showers, and flush toilets (per picnicker)	20
Picnic: With toilet facilities only (gallons per picnicker)	10
Poultry: Chickens (per 100)	5 - 10
Poultry: Turkeys (per 100)	10 - 18
Restaurant: With toilet facilities (per person)	7-10
Restaurant: Without toilet facilities (per patron)	2½ - 3
Restaurant: With bars and cocktail lounge (additional per patron)	2
Schools: Boarding (per pupil)	75 - 100
Schools: Day with cafeteria, gymnasiums, and showers (per pupil)	25
Schools: Day with cafeteria but no gymnasiums or showers (per pupil)	20
Schools: Day without cafeteria, gymnasiums or showers (per pupil)	15
Service Stations (per vehicle)	10
Stores (per toilet room)	400
Swimming pools (per swimmer)	10
Theaters: Drive-in (per car space)	5
Theaters: Movie (per auditorium seat)	5

f. Daily Water Usage Estimates	
Types of Establishments	Gallons Per day
Workers: Construction (per person per shift)	50
Workers: Day (school or offices per person per shift)	15

g. Ways to minimize water used by landscaping:

- a) Utilizing native or xeric species;
- b) Blending with native vegetation using existing On-Site trees and vegetation;
- c) Minimizing high-water-consuming turf;
- d) Limiting the size and location of irrigated landscapes; and
- e) Grouping plant materials based on water consumption.

II. Hazards

a. Wildfire Hazards:

Jefferson County Emergency Management has developed the "Jefferson County Multi-Jurisdictional Multi-Hazard Mitigation Plan" and "Community Wildfire Protection Plans (CWPP)" to address hazards in the County.

Wildfire hazards include risk to structures and risk from structures to the forests and brush lands. The magnitude of this hazard is affected by vegetation density, type, and other characteristics, slope steepness, slope aspect, atmospheric conditions, and the presence of special terrain conditions such as saddles, gullies, or fire chimneys which cause a draft much like a fireplace flue. This hazard is rated as low, moderate, or severe, as defined in the Glossary:

Resources

For more information regarding forest management, Wildfire Mitigation, and Defensible Space the following documents can be obtained through the Colorado State Forest Service. Some of these publications may also be available on the Colorado State University Cooperative Extension Natural Resources Web site (http://www.ext.colostate.edu/menu_natr.html).

- Creating Wildfire-Defensible Zones, no. 6.302
- Fire-Resistant Landscaping, no. 6.303
- Forest Home Fire Safety, no. 6.304 – an overview.
- FireWise Plant Materials, no. 6.305
- Grass Seed Mixes to Reduce Wildfire Hazard, no. 6.306
- Fire Line Intensity Map
- Native Trees for Colorado Landscapes, no. 7.421
- Native Shrubs for Colorado Landscapes, no. 7.422
- Fuelbreak Guidelines for Forested Subdivisions, Frank C. Dennis
- Landowner Guide to Thinning
- FireWise Construction, Design and Materials, Peter Slack

b. Development in Floodplains

For more information about designing development in floodplains consult the information provided by the

National Flood Insurance Program (NFIP). (<http://www.fema.gov/national-flood-insurance-program>)

III. Air, Light, Odor, & Noise

a. Dark Sky Practices

Examples of dark sky practices may be found through the International Dark Sky Association at <http://darksky.org>.

IV. Historic, Cultural, Archaeological, & Paleontological Resources

a. Historic Preservation Techniques

- Preservation easement
- Landmark Program
- Historic District
- Historic District Design Guidelines
- Section 106, Area of Potential Effect

b. Site Design Techniques to Enhance Compatibility with Cultural/Historic Resources

- Large buffers
- Transition areas
- Architectural context

c. Educational Information

Educational information about benefits of preserving Historic Resources can be found at the Colorado Historical Society, Office of Archaeology and Historic Preservation.

d. National Natural Landmark

The National Park Service administers the National Natural Landmarks Program, which recognizes and encourages the conservation of outstanding examples of our country's natural history. It is the only natural areas program of national scope that identifies and recognizes the best examples of biological and geological features in both public and private ownership. National Natural Landmarks (NNLs) are designated by the Secretary of the Interior, with the owner's concurrence. To date, fewer than 600 sites have been designated.

Dinosaur Ridge is part of the Morrison-Golden Fossil Area National Natural Landmark area, designated in 1973. In the late 1800's, the Morrison Fossil Area was the site of the first major discovery of giant dinosaur fossil bones in North America. Fossils from nine species of dinosaur were recovered, seven of which were newly discovered species.

More information is available about the National Natural Landmark program at <http://www.nature.nps.gov/nnl/>.

e. Supporting Links/Referral Documents

- The Antiquities Act of 1906 – 2006
- The National Historic Preservation Act / National Register
- The National Environmental Policy Act
- The State Antiquities Act
- Historic Monuments Act

- Local Government Land Use Control Enabling Act
- Colorado House Bill 1041 (HB 74-1041)
- Model Land Use Regulations
- Jefferson County Open Space Program
- Federal Historic Preservation Tax Incentives

f. Archeological Resources:

- Archaeology is the study of material remains of past human life or activities that are at least 100 years of age. Rock shelters, camps, and Artifacts scatter the hogback country from southern Wyoming to northern New Mexico. The Dakota Hogback is rich in evidence of peoples past. Examples of these resources include places of early human occupation, areas where evidence of farming or hunting and gathering is found, burial and other funeral remains, aboriginal Artifacts, and structures dating from Prehistoric periods. The State of Colorado archaeologist has responsibility for Archeological Resources. The opportunity to excavate archaeological sites is important and ensures a continuing link to information about this area's past inhabitants and geological condition. Please note that Archeological Resources are exempt from the Freedom of Information Act and therefore are not shown on the Historic Locations map.

g. Paleontological Resources:

- Paleontology is the study of fossils. "Body fossils" are the skeletal remains, shell and impressions of organisms which indicate where they died or were buried. "Trace fossils" are tracks, trails and traces of organism activity.
- Dinosaur Ridge is Jefferson County's most famous dinosaur fossil localities. Bone fossils representing life 150 million years ago in the Late Jurassic Epoch can be found on the Morrison Formation (west side of the Dakota Hogback), which crosses a large part of the Rocky Mountain region. Track fossils representing life 100 million years ago in the Cretaceous Period can be found on the east side of the Dinosaur Ridge/Dakota Hogback. These extensive track bearing beds can be traced along the entire Colorado Front Range and reveal the shoreline sediments of an ancient seaway that might have been a dinosaur migration route ("Dinosaur Freeway").
- Please note that Paleontological Resources are exempt from the Freedom of Information Act and therefore are not shown on the Historic Locations map.

h. Geological Resources

- The Front Range and the Hogback are major geological features that reveal Earth's changing landscape dating back over one-and-a-half billion years. The Hogback is composed of various kinds of sedimentary rock formed when materials (sediments) such as sand or mud were deposited in layers at the bottom of lakes, seas, or other low lying areas.
- The dynamic surface of the Earth caused movement and pressures that fractured and displaced these rock layers – uplifting them to the west so that they now tilt or dip to the east (tectonic activity during the Laramide orogeny, 72-40 million years ago). Wind and water then eroded the soft layers, leaving the harder layers in the sharp relief of a ridge known as the Hogback.

i. Local museums

- Dinosaur Ridge (Dinosaur Tracks), www.dinoridge.org
- Morrison Natural History Museum, <http://www.mnhm.org/>
- Littleton Historical Museum, www.littletongov.org/museum
- Hiwan Homestead Museum in Evergreen (repository of Jefferson County's historical documents), http://jeffco.us/openspace/openspace_T56_R10.htm.
- Humphrey Memorial Park and Museum, www.hmpm.org
- Buffalo Bill Museum & Grave, www.buffalobill.org

- Boettcher Mansion, jeffco.us/boettcher
- Colorado School of Mines Geology Museum, www.mines.edu/Geology_Museum
- Rocky Mountain Quilt Museum, www.rmqm.org
- Golden History Center, www.goldenhistory.org
- Astor House Museum, www.goldenhistory.org
- Clear Creek History Park, www.goldenhistory.org

j. Local historical societies

- Arvada Historical Society, arvadahistory.org
- Friends of Dinosaur Ridge, www.dinoridge.org
- Jefferson County Historical Society (JCHS), www.jchscolorado.org
- Ken-Caryl Ranch Historical Society, www.ken-carylranh.org
- Lakewood Historical Society, lakewoodhistory.org
- Westminster Historical Society
- Wheat Ridge Historical Society, www.wheatridgehistoricalsociety.org

V. Visual Resources

a. Supporting/Referral Documents

Front Range Mountain Backdrop Technical Report – A Cooperative Effort of Boulder, Douglas, El Paso, Jefferson, and Larimer Counties - December 1996.

b. Visual Resource Protection Techniques:

- Purchase by Jefferson County Open Space or land conservation group, from a willing seller.
- Transfer of densities
- Downzoning
- Conservation easements and tax incentives

c. Site Design Techniques

- Use dark receding colors and natural materials
- Use low contrast, high quality, architecture
- Maintain a low level of site disturbance/high level of screening
- Use shielded, downcast lighting to minimize Glare Off-Site
- Site buildings appropriately
- Graduate or reduce building heights
- Create separations between structures
- Base density on ability to screen, reduce density accordingly
- Avoid a dominant silhouette on the top of the ridge
- Integrate buildings into the site through the use of landscaping, earthwork, or natural materials
- Blend buildings with surrounding environment

Appendix D: Services & Utilities

I. Transportation

a. Complete Streets

A term coined by the Complete Streets Coalition. The definition can be found in the Glossary. More information can be found at <http://www.smartgrowthamerica.org/complete-streets>.

b. Transportation Infrastructure

Transportation infrastructure includes, but is not limited to roads, light rail lines, bus stops, trails, wide shoulders, and park-n-Rides.

c. Studies available through Jefferson County Transportation & Engineering

- Major Drainage Planning – Massey Draw and North Tributaries, SJCD (South) 6200 & Tributaries – July 1979; revision complete end of 2005
- Major Drainage Planning – Dutch Creek, Lilley Gulch, Coon Creek Drainage Basin Area – August 1979; revision complete mid-2007
- Major Drainage Planning – Henry’s Lake Drainageway – December 1983

II. Services, Special Districts, Facilities, & Utilities

a. On-Site Water Supplies

On-Site water supplies for fire-fighting include ponds, cisterns, or hydrants, as applicable.

b. Site Design Techniques to Address Police Protection Issues

- Create landscape designs that provide surveillance, especially around points of entry
- Use fencing appropriate for the situation
- Ensure the site is appropriately lit
- Use low thorny bushes beneath ground-level windows
- Provide trees in residential areas
- Place amenities in common areas to attract larger numbers of desired users

c. Aging Well in Jefferson County

A strategic plan that identifies the trends for the projected senior population in Jefferson County. The Vision Statement for Aging Well in Jefferson County is: “Jefferson County: A thriving community for aging well.” This statement expresses the envisioned future. Vision statements are “design-oriented.” The Mission Statement for the project is: “To develop and implement strategies creating inclusive, livable communities through sustained partnerships and integrated Services.” This statement specifies the purpose of the project. Mission statements are “execution oriented” and they support the overarching vision.

d. Waste Reduction Methods

- Source reduction
- Reuse
- Recycling
 - Including recycling construction waste, encouraging waste disposal companies to facilitate recycling by

their customers, and by recycling within the operations of Jefferson County government.

- Composting
 - Including by siting compost centers in neighborhoods where appropriate, by encouraging composting at commercial and agricultural locations or exploring public/private partnerships for regional commercial compost facilities.
- Buying recycled products

e. Joint Use of Facilities Examples

- Utility corridors
- Co-location of cellular communication towers

f. Fleet and maintenance recommendations

- Support the purchase and use of hybrid and alternative or clean fuel vehicles for fleets.
- When replacing existing road sweepers, explore purchasing units that reduce dust generation and facilitate sand recycling.
- Encourage recycling of sand uses for snow and ice control, where economically viable.
- Continue to explore the use of environmentally-friendly deicers, as appropriate.

Appendix E: Recreation & Tourism

I. Recreation & Tourism

a. Local Recreational and Tourism Organizations

- Denver Mountain Parks, denvermountainparks.wordpress.com
- Lariat Loop Heritage Alliance
- Golden Cultural Alliance, www.goldenculturalalliance.org
- Friends of Dinosaur Ridge, www.dinoridge.org
- Other similar groups

Glossary

These general definitions help further explain concepts and terms found in the Comprehensive Master Plan. They shall not be construed to supersede, overrule or apply to those definitions found in County regulations, such as the Jefferson County Zoning Resolution or Land Development Regulation. If a conflict exists between the term or definition found in this glossary and the County's regulations, the regulation definition shall apply.

Active Living

An approach to community design that integrates physical activity into daily routines.

Active Recreation

See Recreation, Active

Activity Center

A compact geographic area of the community where a mix of more intense land uses occur. They provide focus for the community and convenient access to employment, goods, and services. Typical uses may include office, light industrial, retail, entertainment, higher density residential, community uses, and public and private open space.

These areas typically have highway or arterial vehicular access or transit station access, offer a full range of services, and are able to absorb the most adverse impacts of higher intensity mixed-use development, without adversely affecting lower density areas. The concentration of these uses promotes the efficient use of land and public services, such as water, sanitation, fire and police protection, recreation and open space, and transportation.

Also referred to as Village Centers, Neighborhood Centers, and Community Centers in existing community plans.

Adaptive Reuse

Adapting a historic building for a new use without damaging historic character and integrity. A property can be used as it was historically, or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Adequate Water Supplies

A water supply that meets applicable drinking water standards, meets minimum supply quantity, and is sustainable both physically and legally.

Adequate Water Supply for Fire Fighting Services

1. Water readily accessible to emergency equipment, year-round.
2. Storage tanks or other sources, such as water cisterns, ponds and hydrants, that consistently have water available to assist in fire fighting, year-round.
3. A source that is suitable for hookup to the local fire service equipment, with a sufficient flow rate available for effective fire fighting capacity.
4. Source for helicopter dip (bucket work). This should be approved by and coordinated with, the applicable fire district, Colorado State Forest Service, and the Office of the State Engineer.

Affordable Housing

Housing that addresses the housing needs of households that earn less than 80 percent of the Area Median Income (AMI), and where monthly housing costs are not more than 30 percent of the household's monthly income.

Agriculture

Agriculture is typically the use of land for tree farming or growing or producing field crops, livestock, and livestock products.

Aircraft

A vehicle which is able to fly by being supported by the air, or in general, the atmosphere, of a planet. Examples include balloons, airplanes, and helicopters. Objects which fly but which are not supported by the air, such as most rockets and missiles, are not aircraft.

Airport Influence Area

Property within the environs of the airport, where particular land uses are influenced by, or will influence, the operation of the airport in either a positive or negative manner.

Area Plan

Plans that are a part of the Comprehensive Master Plan that contain specific land use recommendations and Policies for a certain geographic area. Existing Community Plans will become Area Plans as they are updated.

Archaeological Resource

Material remains of past human life or activities that include, but are not limited to, pottery, basketry, bottles, weapons, weapon projectiles, tools, structures or portions of structures, pit houses, rock paintings, rock carvings, intaglios, graves, human skeletal materials, or any portion or piece of the foregoing items that are at least 100 years of age.

Arterial

Jefferson County defines two types of arterial roads.

Principal Arterial: A principal arterial serves major regional traffic movements and carries high traffic volumes. A principal arterial is planned to have six through lanes in the plains, four through lanes in the mountains. The movement of traffic takes precedence over access. Limited access to major developments may be allowed. Opposing movements are usually separated by a raised, depressed, or painted median. Pedestrians and bicycle traffic may be carried on detached walks and trails.

Minor Arterial: A minor arterial serves intracommunity traffic and carries moderate traffic volumes. Minor arterials are planned to have four lanes in the plains. In the mountains, minor arterials are planned to have two lanes, plus turn lanes and passing or climbing lanes where warranted. Neither the movement of traffic nor access takes precedence. Reasonable access is allowed with the exception of private residential driveways. Opposing movements are generally separated by a raised, depressed, or painted median in the plains. Pedestrians and bicycle traffic are usually carried on a detached walk or an adjacent trail.

Artifacts

An object created by humans usually for a practical purpose, remaining from a particular historic period.

Automotive

See Land Use Categories in this Glossary.

Bed and Breakfast

See definition in the Zoning Resolution.

Best Management Practices (BMP)

A technique, method, process, activity, incentive, or reward that is believed to be more effective at delivering a particular outcome than any other technique, method, process, etc. when applied to a particular condition or circumstance. Best Management Practices can also be defined as the most efficient and effective way of accomplishing a task, based on repeatable procedures that have proven themselves over time for large

numbers of people.

Capital Improvement Plan

A plan for major repair or replacement, acquisition and construction costs in the County. Capital Improvements generally represent non-recurring high-dollar investments that have an extended life. Low-dollar recurring expenditures associated with maintaining an asset are planned on an annual basis and are included in the budget as operating capital. There are exceptions for traffic safety, drainage and park development projects that are less than \$50,000 but still considered capital improvements.

Centralized Sewer System

A system for collection and treatment of sewage for multiple service connections that exceed 2000 gallons a day. The system must conform to current regulations of the State of Colorado.

Centralized Water System

A system for collection, treatment, and distribution of potable water to at least 15 service connections, or that regularly services at least 25 individuals daily at least 60 days of the year. The system must be designed as a public water system and subject to regulation by the Colorado Department of Public Health and Environment. Depending on its classification, this system may also be subject to routine inspections by Jefferson County Public Health.

Centralized Water and/or Sewer System(s)

See Centralized Sewer System, and Centralized Water System in this Glossary.

Clustering

A development design technique that concentrates the development buildings, whether on one or multiple lots, within close proximity in specific areas on a site to allow remaining land to be used for recreation, common open space, or the preservation of historically or environmentally sensitive features. The undeveloped, unbuilt area may be owned by either a private or public entity. A reduction in lot area, setbacks, or other site development regulations are incentives provided to allow for the clustering. An increase in the gross density of a property should not be permitted.

(include a graphic that shows the intent)

Co-Housing

A type of collaborative housing in which residents actively participate in the design and operation of their own neighborhoods. Co-Housing residents are consciously committed to living as a community.

Collector

Serves neighborhood traffic movements over short distances. Generally accessing arterials, it has two lanes plus turn lanes in the plains, and two lanes only in the mountains. Access takes precedence over the movement of traffic. Reasonable access is allowed with the exception of private residential driveways. Opposing movements are not physically separated. Pedestrian traffic is handled on attached or detached sidewalks in the plains. No special accommodation is made for bicycle traffic.

Commercial (Development)

Retail, office, or service use, or a combination thereof. (See specific category definitions under Land Use Categories.)

Community Uses

Community facilities, including art, cultural, community, recreation and senior centers; fire stations; foodbanks, golf courses; government offices; libraries; meeting accommodations; post offices; private clubs; religious and

non-religious assemblies and institutions; and schools.

Complete Streets

Streets designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists, and bus riders of all ages and abilities are able to safely move along and across a complete street.

Comprehensive Development Plan (CDP)

In Jefferson County, a Comprehensive Development Plan is a regulatory plan containing specific land uses and design guidelines that are developed with one or more neighboring jurisdictions. The CDP is developed in conjunction with an Intergovernmental Agreement (IGA). Both documents are then adopted by the Jefferson County Board of County Commissioners and the City Council(s)/County Commissioners of the participating city(s)/county(s) to make the CDP and IGA binding documents.

Cottage Industry

Light: Typically home workshops, which are limited to low intensity uses that produce or repair a product, but can be operated in such a way that they do not create impacts beyond what would typically be associated with a residential use. Cottage Industry Light may include small low-volume technical and professional office uses such as engineering, accounting, appraisal, or similar uses. This level of Cottage Industry excludes retail sales on the premises. The owner of the business must reside on the property.

Medium: Typically home workshops, which are limited to low intensity uses that produce or repair a product, but can be operated in such a way that they do not create impacts beyond what would typically be associated with a residential use. Cottage Industry Medium may include retail sales of arts and crafts produced on the premises; small low-volume technical and professional office uses such as engineering, accounting, appraisal, or similar uses; and businesses for a custom fabrication and repair, such as welding, woodworking, or furniture upholstery shops. The owner of the business does not need to reside on the property.

Heavy: Industrial uses, which will serve the needs of mountain residents, such as heavy equipment storage; contractors office for earthwork, snowplowing, or well drilling; manufacturing or LP gas facilities; limited sawmill operations in support of wildfire mitigation or beetle kill; or other similar uses. These uses generally have visual, noise and other impacts that are not appropriate inside mountain activity centers. Work with equipment or processing of materials is generally done on-site. Additionally, uses may include working with hazardous materials.

Cultural Resources

Historical structures, collections and archives, items, objects, cultural landscapes, Archaeological Resources and/or sites, ethnographic resources, and traditional cultural properties.

Defensible Space

An area around a structure where fuels and vegetation are cleared (Zone 1), thinned (Zone 2), and managed (Zone 3) to slow the spread of wildfire toward the structure and/or away from the surrounding forest.

Destination Resort

Destination resorts provide lodging and recreational and leisure time activities for guests. The types of use that should be permitted include camps, campgrounds, cabins, lodges, equestrian centers, fishing, golf, hiking, picnic facilities, swimming, shuffleboard, tennis and similar activities. Destination resorts may include limited retail or dining if it is directly associated with the resort, ancillary to the development, of a scale compatible with the development and the rural mountain environment and only caters to guests of the resort.

Differential Settlement

Unequal settling of material; gradual downward movement of foundations due to compression of soil which can lead to damage if settlement is uneven. (AILSA ALLABY and MICHAEL ALLABY. "differential settlement." *A Dictionary of Earth Sciences*. 1999. *Encyclopedia.com*. (August 21, 2012). <http://www.encyclopedia.com/doc/1O13-differentialsettlement.html>)

Dipping Bedrock

An unusual geologic hazard with the potential for severe differential heaving of bedrock that can result in foundations, roads, buried utilities, and concrete flatwork movement.

DRCOG

Denver Regional Council of Governments (DRCOG). An association of 52 county and municipal governments from throughout the metropolitan area working together to address issues of regional concern.

Du/ac

Dwelling units per acre.

Electronic Signs

Signs that use solid state, electronic technology to produce bright displays that typically involve moving copy, animation, or other graphics.

Equestrian Center

Commercial horse facilities that include more than just boarding stables. Other uses may include riding schools and academies, horse exhibition facilities and pack stations. Associated structures may include barns, stables, corrals, and paddocks for the horses.

Event Center

A commercial facility used for meetings, conferences, seminars, weddings, or other similar business or social gatherings. Events may or may not include food and beverage preparation or service for on-premise consumption.

Facilities

A structure or place which is built, installed, or established to serve a particular purpose.

Fire Chimney

Densely vegetated drainages on slopes greater than 30 percent. Wind, as well as air pre-heated by a fire, tends to funnel up these drainages, rapidly spreading fire upslope. (For a picture see the Elk Creek Fire Protection District's CWPP.)

Flood or Flooding

See Floodplain or Flood-Prone Area definitions in the Zoning Resolution.

Floodplain

See Floodplain or Flood-Prone Area definitions in the Zoning Resolution.

Front Range Mountain Backdrop/Foreground

The Front Range Mountain Backdrop consists of several ecologically and visually important areas identified throughout five counties along Colorado's Front Range, Boulder, Douglas, El Paso, Jefferson, and Larimer Counties. The Front Range Mountain Backdrop/Foreground for Jefferson County is depicted in the Jefferson County Open Space Master Plan. The foreground is included in the depiction on the map and is not a separate area. (This area is also shown on the Visual Resources Map in this Plan.)

Geologic Constraint

A geologic condition which does not pose a significant threat to life or limb, but which can cause damage to structures.

Major Geologic Constraint Area: Those areas as shown on the Geologic Hazards and Constraint areas Map, where geologic conditions are such that extensive geotechnical problems exist and there is a high risk related to intensive land uses.

- 30%-40% slopes
- Highly swelling soils
- Dipping Bedrock

Moderate Geologic Constraint Area: Those areas as shown on the Geologic Hazards and Constraint Areas Map, where geologic conditions are such that moderate geotechnical problems exist and there is provisional risk related to intensive land uses

- 20%-30% slopes
- Moderate swelling soils
- Highly erodible soils
- Highly sensitive soils

Minor Geologic Constraint Area: Those areas as shown on the Geologic Hazards and Constraint Areas Map where geologic conditions are such that few geotechnical problems exist and there is no risk or nominal risk related to intensive land uses.

- Moderately erodible soils
- Moderately sensitive soils

Geologic Hazards

A geologic condition or geologic process which poses a significant threat to health, life, limb, or property.

Major Geologic Hazard Area shall mean that area, or those areas, as shown on the Geologic Hazards and Constraint Areas Map where geologic conditions are such that extensive geotechnical problems exist and there is high risk related to intensive land uses.

- Rockfall
- Landslide
- Slope failure
- 100-Year floodplains
- Zoned geologic hazards, except Dipping Bedrock
- Subsidence
- Methane

Moderate Geologic Hazard Area shall mean that area, or those areas, as shown on the Geologic Hazards and Constraint Areas Map where geologic conditions are such that significant geotechnical problems exist and there is provisional risk related to intensive land uses.

- 40% or greater slopes
- Post-wildfire flooding and mud flow areas

Glare

Intense, dazzling, or blinding light. The sensation produced by luminance that causes annoyance, discomfort, or loss in visual perception and visibility.

Goal

A broad statement of desired outcomes focused in such a way as to bring a Plan's overall vision of the future to reality.

Grade-Separated Crossings

The physical development of structures or intersections that separate motor vehicles from motor vehicles; motor vehicles, pedestrians, and bicyclists from trains; motor vehicles from pedestrians and bicycles, as well as pedestrians from bicycles.

Greenbelt

A series of connected open spaces that may follow natural features such as ravines, creeks, or streams.

Green Roof

A roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. Container gardens on roof are not generally considered to be a green roof. Green roofs serve many purposes, such as absorbing rainwater, providing insulation, creating a habitat for wildlife, and helping to mitigate the heat island effect.

Gross Density

The number of dwelling units per acre on a specific property, calculated by using the acreage of the entire property, including roads, hazard areas, wildlife areas and other areas of constraint and dividing by the total number of units proposed for the parcel.

Ground Water

Water that lies beneath the surface of the Earth in water table or artesian conditions.

Group Quarters

A group quarters is a place where people live or stay, in a group living arrangement that is owned or managed by an entity or organization providing housing and/or services for the residents. This is not a typical household-type living arrangement. These services may include custodial or medical care as well as other types of assistance, and residency is commonly restricted to those receiving these services. People living in group quarters are usually not related to each other.

Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, and workers' dormitories.

Hazardous Materials

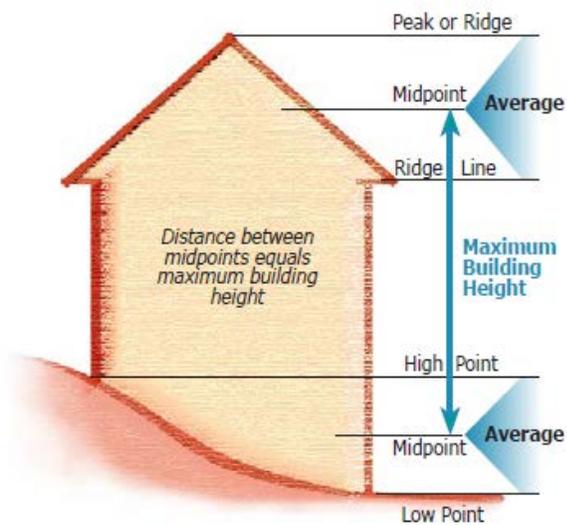
See Hazardous Materials definition in the Land Development Regulation.

Health Impact Assessment

A systematic process that uses an array of data sources and analytic methods, and considers input from stakeholders to determine the potential effects of a proposed policy, plan, program, or project on the health of a population and the distribution of those effects within the population. HIA provides recommendations on monitoring and managing those effects.

Height

The vertical distance from grade plane to the average height of the highest roof surface.



Heritage Tourism

Traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present. It includes cultural, historic, and natural resources.

High Quality Wildlife Areas

See Wildlife Habitat in this Glossary.

Highly Erodible Soil

Soil that is less resistant to the erosive action of rain and flowing water. Soil erodibility is based upon factors such as soil texture, slope length, and slope steepness. Soil that may be more resistant to erosion can also contain silt and clay that, once eroded and suspended in runoff, can be very difficult to remove from stormwater, even when using sediment control measures. Small suspended soil particles can cause extensive water pollution problems. Soil erosion can increase and create problems for the construction of homes, roads, and utilities.

Historic District

A significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Cumulative, these can be areas possessing historic value such as the North Fork of the South Platte Historic District.

Historic Preservation

The use of measures that foster conditions under which modern society and prehistoric/historic resources can exist in harmony.

Historic Resource

Any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places, the state register of historic properties, or the Jefferson County register, including artifacts, records, and material remains related to such a property or resource, 50 years of age or older.

Historic Sites

The location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value.

Home Occupation

See Home Occupation definition in the Zoning Resolution.

Industrial

See Land Use Categories in this Glossary.

Infiltration

The movement of water into the soil, through a given soil surface. Infiltrating water may become ground water, if it penetrates far enough to reach the water table, i.e., ground water reservoir.

Infrastructure

Roads, multi-modal transportation systems, public water and sanitation, stormwater management, communications network, and solid waste disposal/recycling.

Intensity

For the purposes of this Plan, intensity is the degree to which a development impacts roadways, services, noise levels, wildlife, and other similar features, and the ratio of floor area to lot size. Where a property is between two differing types of intensities of land use, a transition should occur between the two uses.

ISDS (Individual Sewage Disposal System)

A combination of components to treat, neutralize, stabilize, store, or dispose of sewage and that is not a part of, or connected to, a sewage treatment works.

Jefferson County Open Space

Properties or interest in real properties acquired pursuant to identified Jefferson County Open Space Master Plan acquisition values.

Land Use Categories

This Plan identifies several types of non-residential land use categories. General descriptions of each category have been provided. This list may not be all-inclusive. Other non-residential uses, of a similar nature and impact, may also be permitted.

Automotive: Typical automotive uses include sales, rental, repair and/or service of motor and recreational vehicles or equipment. Areas designated for automotive uses may also be developed with Neighborhood Commercial and Research and Development uses.

Industrial: Industrial uses include uses such as manufacturing, processing or fabrication of commodities, warehousing, repair and servicing of equipment, and sale of commodities manufactured, processed, fabricated or warehoused on the premises. Screened outdoor storage is allowed. Light Industrial, Office, and Research and Development uses are also allowed in areas designated for industrial.

Large Scale Commercial (LSC): Commercial uses that may have a regional draw. These include all Neighborhood Commercial uses, retail, office, and light industrial uses of any size, hotels and motels, hospitals, and automobile dealerships.

Light Industrial: Light industrial uses are industrial uses that have minimal impacts outside of the building in which the use is contained, such as light manufacturing, processing or fabrication of commodities, warehousing, repair and servicing of equipment, shops for custom work to include electrical plumbing, air conditioning, and similar type shops. Limited screened outdoor storage may be permitted. Office and Research and Development uses are also allowed in areas designated for light industrial.

Limited Commercial (LC): Commercial uses that are in close proximity to residential uses and limited in height, size and impacts. These types of uses include professional and medical office uses that serve nearby residents, grocery stores up to 10,000 square feet, small restaurants, including specialty restaurants with

drive-thru and fitness centers, convenience service uses such as beauty salons and cleaners, and retail businesses that are typically less than 5,000 square feet in size. Gas stations, auto repair and service facilities, and fast food restaurants with drive-thru's are discouraged within areas recommended for Limited Commercial.

Mixed Use Building: Residential unit(s) located in the same building as non-residential uses.

Mixed Use Development: A mixture of residential and non-residential uses planned as a unified complementary whole and are functionally integrated, featuring shared vehicular and pedestrian access and parking areas.

Mountain Scale Neighborhood Commercial: Commercial uses that are in close proximity to residential uses and limited in height, size and impacts. These types of uses include professional and medical office uses that serve nearby residents, grocery stores up to 10,000 square feet, small restaurants, including specialty restaurants and fast food restaurants without drive-thru, fitness centers, convenience service uses such as beauty salons and cleaners, neighborhood taverns, automobile repair facilities, gas stations and retail businesses that are typically less than 5,000 square feet in size. Restaurants with drive-thru's are discouraged.

Neighborhood Commercial (NC): Commercial uses intended to serve the local neighborhood. These include all Limited Commercial Uses, grocery stores typically up to 75,000 square feet, retail businesses and small theaters typically less than 24,000 square feet, fast food restaurants, neighborhood taverns and nightclubs, and automobile repair facilities and gas stations. May include shops for custom work such as electrical, plumbing, air conditioning and similar type shops, with no outdoor storage.

Office: Office uses typically include business and professional offices, medical and dental offices, and banks and financial institutions. Areas designated for office may also be developed for day care centers, preschools or nurseries.

Research and Development: Research and Development uses are similar to office uses with the allowance for laboratories, testing facilities, and manufacturing of prototypes. Areas designated for Research and Development may also be developed for office use.

Landmark

Significant historical place located in Jefferson County and designated by the Jefferson County Historical Commission (JCHC) because it meets the criteria as defined in the Landmark Program.

Landmark Program

Properties of exceptional significance to Jefferson County's history will have the opportunity to be listed, with owner consent, on the County Register of Historic Places and be recognized with a Certificate of Designation at the annual Hall of Fame.

Landslides/Slope Failure

See Landslide definition in the Zoning Resolution.

Large Scale Commercial (LSC)

See Land Use Categories in this Glossary.

Light Industrial

See Land Use Categories in this Glossary.

Light Pollution

Any adverse effect of manmade light, including glare, misdirected light, trespass light, avoidable reflected light, light during hours when it is not needed, and excessive brightness levels.

Limited Commercial (LS)

See Land Use Categories in this Glossary.

Livestock

See Livestock definition in the Zoning Resolution.

Local Street or Local Road (Public)

A local street or road serves neighborhood traffic over very short distances to higher class roadways. A local street or road has two travel lanes. It is always paved in the plains and usually paved in the mountains. Access to adjacent land is its primary purpose. All types of access are allowed. Opposing movements are not physically separated. Pedestrian traffic is handled on attached or detached sidewalks in the plains. No special accommodation is made for bicycle traffic.

Local Trails

Trails that provide connections between parks, open lands, schools, community centers, and neighborhoods.

Locally Available Water Resources

The surface or ground water that is physically on the site of the development, not including water brought in from an outside source, such as truck, pipeline, or other means.

Low Impact Development (LID)

An overall land planning and engineering design approach to stormwater runoff that emphasizes conservation and use of on-site natural features to protect water quality. (Urban Storm Drainage Criteria Manual Volume 3)

Major Geologic Constraint Area

See Geologic Constraints in this Glossary.

Major Geologic Hazard Area

See Geologic Hazards in this Glossary.

Maximum/Critical Quality Wildlife Areas

See Wildlife Habitat in this Glossary.

Methane Gas

A flammable gas produced by bacteria or thermal alteration of organic material.

Mineral Extraction

Mineral extraction is defined as the withdrawal and refinement of minerals (solid, liquid, or gas) that are usable in their natural forms or converted to usable forms. This definition includes sand, gravel, quarry aggregate, oil, natural gas, ore, metals, and coal, but does not include surface or ground water.

Minor Geologic Constraint Area

See Geologic Constraints in this Glossary.

Mitigation (Mitigate or Mitigated)

Mitigation includes:

- a. Avoiding the impact altogether by not taking a certain action or parts of an action.
- b. Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- c. Rectifying the impact by repairing, rehabilitating or restoring the affected environment.
- d. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.

e. Compensating for the impact by replacing or providing substitute resources or environments.

Mixed-Use Building

See Land Use Categories in this Glossary.

Mixed-Use Development

See Land Use Categories in this Glossary.

Moderate Geologic Constraint Area

See Geologic Constraints in this Glossary.

Moderate Geologic Hazard Area

See Geologic Hazards in this Glossary.

Moderate Wildlife Quality Areas

See Wildlife Habitat in this Glossary.

Mountain Areas

That area of the County lying within the Mountain Groundwater Overlay District.

Mountain Ground Water Overlay District (M-G)

That area of the county as defined in the Mountain Ground Water Overlay Map as adopted by the Board of County Commissioners and kept on file with Planning and Zoning. This is generally considered the area of fractured crystalline rock in the County.

Mountain Scale Neighborhood Commercial

See Land Use Categories in this Glossary.

Multi-Modal

Accommodating various modes of surface transportation, including bicycles, pedestrians, horses, personal vehicles, and public transit vehicles.

Neighborhood Commercial (NC)

See Land Use Categories in this Glossary.

Neighborhood Park(s)

Small parcels of land (1/4 to 5 acres) with playground equipment intended to service the surrounding neighborhoods and that may be privately owned for the exclusive use of local residents. Parking and auto access are limited.

New Development

All new development or redevelopment of non-residential structures, housing developments, and residential construction, including additions of over 400 square feet of habitable space.

Non-Point Source Pollution

Water pollution coming from any number of diffuse sources, but not coming from a single defined point, such as the end of a pipe. Pollutants are generally carried off the land by stormwater. Common sources are individual sewage disposal systems, mining, agricultural and household use of fertilizers, pesticides and herbicides, construction, forestry, nutrients, and land disposal.

Office

See Land Use Categories in this Glossary.

Off-Site

Outside the limits of the area encompassed by the tract area or the parcel on which the activity is conducted.

On-Site

Within the limits of the area encompassed by the tract area or parcel on which the activity is conducted.

Open Area

Any land area which remains primarily open but upon which minimal structures such as, but not limited to, restrooms, open pavilions, directional signs and impervious areas (such as parking areas and roads) may be located. Such land areas are designed to incorporate natural areas or altered land areas that are revegetated and are intended to serve as extensive buffers between land uses or to create and/or preserve views and vistas. Parking areas and roads are not credited toward any required open area.

Open Land(s)

Public and private open spaces, excluding Jefferson County Open Space, and other areas that appear open, but might be held privately by individuals or organizations. The term "open land" also means the amount of undeveloped area within a non-residential project that may be landscaped or left in its natural state.

Operational Agency

An entity or agency that is responsible for the operation and maintenance of individual sewage disposal system or centralized sewer system treatment works, and/or centralized water systems.

Paleontological Resource

Trackways, footprints, and other trace fossils, in addition to remains of any ancient organism, including fossilized plants, invertebrates (hard or soft bodied animals without skeletal structures such as insects, crabs, clams, and snails) and vertebrates (including dinosaurs, mammals, sharks and fish, or any animal with a skeletal structure).

Passive Recreation

See Recreation, Passive

Plains Areas

That area of the County lying outside of the Mountain Groundwater Overlay District.

Planned Development Zone District

A versatile zoning mechanism allowing for land development of any nature either as a single use or in combination, through total integrated project planning. Development standards are established on a case-by-case basis.

Platted, Plat, or Platting

Property that has been through the subdivision plat process. A subdivision plat includes the map, with written provisions, setting forth the location and legal description of individual lots, common spaces, street easements, and other rights-of-way. When prepared in compliance with the Land Development Regulation, it will be approved and recorded by the County.

Policy(ies)

A specific, guiding statement that outlines the process for achieving a goal and/or objective.

Potability

Safe to drink; water that is safe for human consumption.

Potentially Unstable Slopes

Areas currently stable but susceptible to slope failure, in contrast to landslides where slope failure has taken place.

Prehistoric

Of the period of history in the Plan area that occurred prior to European or Euroamerican contact with the Native Americans; in the Southwest, the date applies to Coronado's expedition in 1540-1541.

Preservation

As it relates to the Historic, Cultural, Archaeological, and Paleontological Resources chapter is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historical property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historical materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Preserve

Protect from injury, harm, or destruction; maintain, keep intact.

Primary Job

A job that produces goods and/or Services for customers generally residing outside the community. Typically these jobs pay a higher wage and create spin-off jobs in other sectors.

Public Open Spaces

Property that is owned by a public entity for open spaces purposes. This may include entities such as Jefferson County Open Space, Denver Mountain Parks, cities, and park and recreation districts.

Private Open Spaces

Land that is designated as Open Space through zoning or subdivision plat document that is owned privately, such as by a homeowners association. Public access to private open spaces is usually restricted.

Public Water and/or Sanitation Districts

For the purposes of this Plan, public water and/or sanitation districts are those districts that are created under a governmental agency or through the Colorado Revised Statute Title 32 regulations.

Recharge

The replenishing of ground water occurs by infiltration of precipitation, in the form of rain or snow. Return flow from individual sewage disposal systems may provide small amounts of infiltration.

Note: Recharge area is not necessarily at the site where water is being withdrawn from the fractured rock aquifer system. Precipitation and return flow from an individual sewage disposal system on a site does not necessarily reach those fractures that provide water to the producing interval in the well. Also, the ability to recharge an aquifer in a specific area can vary over time, and will be affected by local weather patterns, by disruption of infiltration areas, and other factors.

Recreation(al)

Those passive and active activities undertaken by people of all ages for personal growth, to refresh the spirit, or for enjoyment, relaxation, health, or social interaction.

Active: Recreation which requires some constructed facilities such as soccer, softball, and football fields, and organized activities.

Passive: Recreation which utilizes existing natural resources, and has a minimal impact. Examples: hiking, horseback riding, cross country skiing, bird watching, kite flying, and bicycling.

Regional Trails

Trails that connect public lands, parks, and other trail systems within a broad geographical area.

Rental Cabins

One or more small dwellings on a property that are not owner occupied, and that are available for use or is used for accommodations or lodging of guests paying a fee or other compensation for a period of less than 30 consecutive days.

Research and Development

See Land Use Categories in this Glossary.

Riparian Areas

The land area on the shorelines of creeks. The riparian area is the stream bank where thick bushes and trees live. Riparian areas include wetlands, streams, rivers, and their associated vegetation and soils. This is very good habitat for many kinds of plants, insects, reptiles, birds, and mammals.

Rockfall

The rapid free-falling bounding, sliding, or rolling of large masses of rock or individual rocks. Rockfalls occur where cliffs and ledges overlie steep slopes.

Regional Transportation District (RTD)

An agency that provides comprehensive public transportation services throughout the Denver metropolitan area and the Front Range.

Secondary Wildlife Quality Areas

See Wildlife Habitat in this Glossary.

Sensitive Soils

Very thin soil with limited rooting depths and organic matter and steep slopes that are prone to erosion. Revegetation attempts on steep, thin soils with little organic matter often fail and can result in long-term erosion and non-point source pollution. The key factors that determine how sensitive a soil is to disturbance include: depth to bedrock, organic matter, and permeability.

Service(s)

Useful labor that does not in itself produce a tangible commodity; i.e., services such as licensing, tax collection, planning and zoning, law enforcement, fire protection, emergency services, etc.

Severe Winter Range

That part of the winter range where 90 percent of the deer and elk are located when the annual snow pack is at its maximum in the two worst winters out of ten.

Shaded Fuelbreak

Fuelbreaks built in timbered areas where the trees on the break are thinned and pruned to reduce the fire potential yet retain enough crown canopy to make a less favorable microclimate for surface fires. (National Wildfire Coordinating Group)

Slope Failure

See Slope Failure Complex definition in the Zoning Resolution.

Social Trails

Paths that occur when users go off-trail, a short cut or use in an area that has not had trails constructed by staff to Open Space maintenance and construction standards.

Special District(s)

A district created by act, petition, or vote of the residents for a specific purpose with the power to levy taxes.

Stealth Technology

Techniques that make utilities or equipment less visible.

Straight Zone District

A zone district in the Jefferson County Zoning Resolution with pre-established development standards for things such as uses, lot size, building setbacks, and heights.

Strip Development

Non-residential development of small retail, office, industrial, and community use, located along a major roadway, generally shallow in depth, which extends for a considerable distance and has several points of access.

Subsidence

The surface collapse of ground over underground mines. Areas of previous mining often contain hazardous conditions such as steep or vertical rock faces of dangerous heights, and open or poorly sealed passageways that constitute a potential location for subsidence.

Swelling Soil

Some soil and rock contain clay, such as bentonite, that can shrink when dry and swell or expand when wet. Shrinking and swelling can damage roads, building foundations, and other structures.

Traffic Calming

A concept fundamentally concerned with reducing the adverse impact of motor vehicles on built-up areas. Usually involves reducing vehicle speeds, providing more space for pedestrians and cyclists, and improving the local environment.

Transit Oriented Development (TOD)

Mixed-use communities within ½ mile of a transit stop and core commercial area. TODs mix residential, retail, office, and public uses in a walkable environment, making it convenient for residents and employees to travel by transit, bicycle, foot, or car.

Transportation Demand Management (TDM)

Various strategies that change travel behavior (how, when, and where people travel) in order to increase transport system efficiency and achieve specific planning objectives.

Transportation Facilities

Any physical facility that moves or assists in the movement of people or goods. Examples of facilities are highways, rail transit lines, transit stations, bicycle paths, airports, and ports. This term does not include electricity, sewage, or water delivery systems.

Transportation System

The network of transportation links, services, and facilities. Examples include highways, rail, public transportation, aviation, bicycle, and pedestrian systems.

Universal Design

Design that recognizes that everyone passes through periods in their life, such as childhood, periods of

temporary illness and injury, and old age, when abilities are limited and creates environments, products, and services that will be easier for all people to use, regardless of ability, age, or current state of health.

Urban Agriculture

General farming, including grains, fruit, vegetables, grasses, hay, and the raising of livestock and poultry within moderate to high density areas.

Usable Outdoor Space

Land areas designed and intended for the common use or enjoyment of the public, residents, or occupants of a development. These areas should be readily accessible and provide active or passive amenities such as plazas, picnic areas, walking paths, formal or informal play fields, playgrounds, etc. The areas encourage use, rather than being areas that are open, but not encouraging to use, such as thin landscape strip without any walking path between buildings, steeply sloping detention ponds. Driveways and parking lots are not usable outdoor space.

Utilities

All lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication, and telephone cable, and includes facilities for the generation of electricity.

Vehicle Miles Traveled (VMT)

The number of miles driven by vehicles within a given time period and geographic area.

Vision

An overall perspective of how Plan elements will meet the overall focus of the Comprehensive Master Plan.

Visitability

Single-family or owner-occupied housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers. To be visitable, a house should meet three basic requirements: 1) one zero-step entrance, 2) doors with 32 inches of clear passage space, and 3) one bathroom on the main floor you can get into in a wheelchair.

Visual Resources

Include meadows, ridges and peaks, steep slopes, hillsides, waterways, significant vistas, unique vegetation, historic structures, valleys, view corridors, visual foreground along roads, views across fields, views along bodies of water, and rock outcroppings.

Walkable

The extent to which the built environment is friendly to the presence of pedestrians.

Water Quality Capture Volume

The volume of a stormwater treatment facility determined necessary to provide stormwater pollutant removal through physical settling, filtering, biological uptake, and/or infiltration. Jefferson County follows the Urban Drainage and Flood Control District's structure and sizing guidelines.

Watershed

The land area that drains into a common waterway, such as a stream, river, lake, or wetland. Its boundary is delineated by a line that connects the highest points from which the overland flow drains to a common point.

Well (Water)

Any excavation that is drilled, cored, bored, washed, fractured, driven, dug, jetted, or otherwise constructed for the acquisition of groundwater for beneficial use.

Wetlands

Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Wildfire

Uncontrolled burning of trees, grass, and brush. Severity may be affected by topography, forest conditions, and weather.

Wildfire Hazard Areas

The hazard presented by the uncontrolled burning of trees, brush, and grass. The magnitude of this hazard is affected by vegetation density, slope, atmospheric conditions, and the presence of special terrain conditions such as saddles, gullies, or fire chimneys which cause a draft much like a fireplace flue. This hazard is rated as low, moderate, and high, and is defined as follows:

Low: A wildfire in these areas can be controlled by available fire fighting personnel and equipment. Little to no property damage is expected, and there is not a threat to human life. They are typified by light fuel loads on slopes less than 30 percent.

Moderate: A wildfire in these areas can be difficult to control by available fire fighting personnel and equipment. There is the potential for destruction of property, and human life is threatened. They are typified by moderate fuel loads on slopes less than 30 percent.

Severe: A wildfire in these areas is generally uncontrollable by available firefighting equipment and personnel. Protection of property or lives cannot be provided. They are typified by heavy fuel loads, or areas with moderate or heavy fuel loads on steep slopes, greater than 30 percent, or the presence of special terrain conditions mentioned above.

Wildlife

As defined in Colorado Statute (C.R.S. 33-1-102(51))

Wild vertebrates, mollusks, and crustaceans, whether alive or dead, including any part, product, egg, or offspring thereof, that exists as a species in a natural wild state in their place of origin, presently or historically, except those species determined to be domestic animals by rule or regulation by the commission and the State agricultural commission.

Wildlife-Friendly Fencing

Fencing that allows for the safe movement of wildlife. Colorado Division of Wildlife (CDOW) suggest a three-strand smooth wire fence with a maximum height of 42 inches, with 16 inches between the ground and bottom wire and 12 inches between the top and the second wire. If other types of fencing are proposed the CDOW should be consulted.

Wildlife Habitat

An area with the combination of resources (like food, cover, water) and environmental conditions (temperature, precipitation, presence or absence of predators and competitors) that promotes occupancy by individuals of a given species (or population) and allows those individuals to survive and reproduce. (Morrison et.al. 1992)

Maximum/Critical Quality Wildlife Areas: Large contiguous, undisturbed, undeveloped areas, with little or no human influence, that are dominated by native vegetation. These areas are essential to the continued presence of certain species. These areas are:

- Riparian areas, i.e., land along the banks of a stream or other bodies of water
- Wetland habitats not protected within riparian areas

- Important habitats for threatened, endangered, or species of special concern on the CDOW list
- Elk Production Areas
- Bighorn Sheep Production Areas
- Raptor nesting areas

High Quality Wildlife Areas: Undeveloped areas that provide habitat for wildlife with native vegetation, and have little or no permanent or constant human presence. These are high impact areas with prime habitat, important habitat features, feeding areas, and shelter.

Primary habitat areas:

- Severe winter range for elk ,deer, and bighorn sheep
- Winter concentration areas for elk and deer
- Elk, deer, and bighorn sheep migration corridors
- Black bear fall concentration areas

Important habitat features:

- Mountain meadows
- Aspen stands
- Major shrub concentrations
- Unusual rock outcrops and the immediate surrounding area with high wildlife value

Moderate Quality Wildlife Areas: Areas that provide wildlife habitat but are also subject to moderate levels of human presence and development, and may or may not be dominated by native vegetation. Food, water, and protective cover exist in these areas, and are important transitional and support habitats for maximum and high wildlife quality areas. These areas may include:

- Winter range
- Migration patterns
- Black bear summer concentration areas
- Great blue heron foraging areas
- Deer highway crossings
- Wild turkey winter concentration areas

Secondary Quality Wildlife Areas: Areas that are strongly influenced by human development but may also provide some wildlife habitat, and may or may not be dominated by native vegetation.

Xeric

A landscaping concept that requires less water on vegetation that is suited to soils and climate. The term was developed by Denver Water in 1981. It is derived from the Greek word Xeros, meaning dry. The concept of Xeriscape is based on seven principles: planning and design, limiting turf areas, selecting and zoning plants appropriately, improving the soil, using mulches, irrigating efficiently, and doing appropriate maintenance.

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