

Central Plains Community Plan



JEFFERSON COUNTY, COLORADO, PLANNING AND ZONING DEPARTMENT

Central Plains Community Plan



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The Central Plains Community Plan was adopted by the Planning Commission as an interim plan December 10, 2002 and as a final plan on July 28, 2004.

This Plan was produced by the Jefferson County Planning & Zoning Division, 100 Jefferson County Parkway, Suite 3550, Golden Colorado, 80419

Richard Turner, Director

August 2004

Acknowledgements

The Central Plains Community Plan is the result of a year-long process based on the input and feedback from area residents. The Plan benefited from the participation of the many concerned residents who completed questionnaires, wrote letters and emails, took time to attend open houses, community meetings, and/or issue meetings, or testified at the public hearing.

Staff from the Planning and Zoning Division and other county divisions or departments including the County Attorney's Office, Health and Environment, Highways and Transportation, Open Space, Sheriff's Office, and the Jefferson County Historical Commission also contributed. Without this interdivision cooperation, it would not have been possible to produce this Plan.

Public agencies and organizations were asked to provide information throughout the planning process. The cooperation of these organizations was an important aspect of the planning effort. These agencies included: Colorado Department of Public Health and Environment, Colorado Department of Transportation, Colorado Geological Survey, Colorado Historical Society, Colorado State Forest Service, Consolidated Mutual Water District, Denver Regional Council of Governments, Department of the Army Corps of Engineers, Pleasant View, West Metro, and Fairmount fire districts, Foothills Park and Recreation District, Jefferson County Nature Association, Jefferson County R-1 School District, Jefferson Economic Council, the National Renewable Energy Laboratories, Office of the State Engineer, Pleasant View Metropolitan District, Prospect Recreation and Park District, Senior's Resource Center, Urban Drainage and Flood Control District, US Department of Energy, and US Geological Survey.

This Plan is dedicated to the memory of Lew Stieghorst, the Planning Commission Liaison. A special thanks to Planning Commissioner Larry Anna who became the Liaison after Commissioner Stieghorst's passing.

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The Planning Area

The Central Plains planning area consists of unincorporated portions of east central Jefferson County, located mostly between Highway 58 and US 6 and surrounded by the incorporated cities of Golden, Wheat Ridge, and Lakewood. Settlement patterns reflect how the 1800s town of Golden and mid-1900s cities of Wheat Ridge and Lakewood expanded after World War II. The unincorporated communities of 6th Avenue West, Pleasant View, Applewood, and Wide Acres compose the majority of the planning area.

Golden, one of Colorado's earliest settlements, was a supply center for prospectors departing for the gold mining areas. Located strategically at the mouth of Clear Creek Canyon, it was founded in 1859 by W. A. H. Loveland, Charles C. Welch, and other entrepreneurs who took leading roles in Colorado transportation, mining, and town building. Golden is the seat of Jefferson County government and temporarily served as the territorial capital. By the 1870s, Golden was known as the "Lowell of Colorado," because of its manufacturing. Ore smelters, quarries and mines, brickyards, a paper mill, and Coors brewery took advantage of the city's railroads, water resources, and deposits of sand, clay, gravel, and minerals.

Irrigation, proximity to city markets, and access to rail transportation to and from mountain markets encouraged agriculture east of Golden. Fruit orchards, hay fields, and grain fields grew, watered by canals and ditches that diverted water from Clear Creek. On the south side of South

Table Mountain, agricultural lands were platted in the early 1900s with the semi-rural subdivisions of Pleasant View and Wide Acres. After World War II, residential growth continued in these neighborhoods. After 1950, subdivisions of ranch style houses boomed in Applewood and on the north side of South Golden Road.

Applewood

West 32nd Avenue started as a territorial road between Golden and Denver. Originally called Middle Golden Road, it was once lined with farms and orchards that reached north to the banks of Clear Creek. A few of these farmhouses remain along West 32nd Avenue. Little residential development occurred until after World War II, when several subdivisions were platted, such as Applewood, between West 32nd Avenue and the base of South Table Mountain. Applewood contains several schools, churches, parks, Rolling Hills Country Club and Golf Course, and Applewood Golf Course.



Pleasant View

Pleasant View was originally an agricultural area with irrigation ditches providing water for hay pastures, crops, and fruit trees. Its proximity to Golden and its location along South Golden Road and the Denver, Lakewood, & Golden/Denver & Intermountain (DL&G/D&I) streetcar line accelerated growth, as did the development of Camp George West that began in 1903. Built as a military training camp by the Colorado National Guard and named for a pioneer Golden citizen, Camp George West extended north from West 10th Avenue to include the southeast end of South Table Mountain. Buildings at Camp George West were designed by Albert Bryan and George H. Merchant, and several reflect rustic and craftsman style. The camp contains a large collection of Works Progress Administration (WPA) sponsored buildings.

South Golden Road is a historic transportation route, dating back to the 1859 territorial gold rush. The road divides Pleasant View into north and south sections and is lined with a combination of commercial, industrial, and residential properties. North Pleasant View experienced early agricultural use. The DL&G/D&I streetcar line was built in the vicinity of West 16th Avenue. Supposedly, one of the residences in this vicinity hosted meetings of the Ku Klux Klan during the 1920s, which met en masse on South Table Mountain. Quaker Road provided access to the mesa top for these nocturnal cross burning gatherings.

Wide Acres

Wide Acres was platted by Charles E. Enos in 1921. One of Jefferson County's first planned subdivisions, the 40-acre development provided easements, setbacks, and review of

architectural design. Wide Acres Orchard Addition was platted by William A. J. Bell, Jr., the son of a British railroad investor, who had been involved in the development of the towns of Manitou Springs and Durango, and the Scottish Highlands neighborhood in North Denver. Enos incorporated the Wide Acres Land Company and developed Wide Acres Orchard Addition #2 in 1927. Former Governor John Vivian, who served in office in the late 1940s, was a resident of the Wide Acres area.

Daniels Gardens, a subdivision platted in the 1930s southwest of West Colfax Avenue and Simms Street, developed during the Great Depression and World War II. The former Daniels Gardens schoolhouse is now a City of Lakewood parks facility.

6th Avenue West

The 6th Avenue West and 6th Avenue West Estates subdivisions were the last large subdivisions to develop in the planning area. The 6th Avenue West subdivision was platted and built in the early 1970s, while 6th Avenue West Estates was platted and built in the late 1980s and early 1990s.

The Jefferson County Fairgrounds are also located in this area. Elsie Mead and Beatrice Lewis sold the fairgrounds property to the county in November 1951. On site is a 10,400 square foot exhibition hall, an indoor riding arena, three outdoor riding arenas and a large picnic area with pavilion. Events include trade shows, arts and crafts fairs, aeromodelers, ham radio, Colorado militaria and bridge clubs, car sales, dog shows, horse shows, National Western Events, 4H, and Westernaires. More than 250,000 people enjoyed activities at the fairgrounds in 2003.



About The Community Plan

The Central Plains Community Plan is a guide for land use decisions made by Jefferson County Planning and Zoning staff, the Planning Commission, and the Board of County Commissioners. The Golden-Ralston Plan and the Jefferson County General Land Use Plan served as guides for this area before the adoption of the Central Plains Community Plan.

Process

The recommendations in this Plan were formulated to address concerns and suggestions expressed by citizens. Three community meetings to gather thoughts and input were held March 27 in the Wide Acres/Welchesteer area; April 9 in the Applewood area; and April 30 in the 6th Avenue West area. Public open houses to review drafts were held on May 29, June 30, August 26, and November 12, 2003. Workshops to determine recommendations for residential densities, South Golden Road, and Geologic Hazards were held on October 15, 22, and 29, respectively. Additionally, the county worked closely with the homeowner associations throughout the planning process.

Relationship of the Central Plains Community Plan to Other Plans

The recommendations in the Central Plains Community Plan supercede the recommendations in the Golden-Ralston Plan and the Jefferson County General Land Use Plan.

The Central Plains Community Plan policies and maps shall be applied in conjunction with the other applicable Jefferson County special plans in effect. The special plans that apply to the entire county include, but are not limited to, the Mineral Extraction Policy Plan, the Sanitary Landfill Plan, the Telecommunications Land Use Plan, the County-Wide Transportation Plan, the Major Thoroughfare Plan, and the Jefferson County Open Space Master Plan.

Special plans are to be used in concert with the Central Plains Community Plan. Where conflicts arise between the Central Plains Community Plan and special plans, the recommendations of each plan shall be given equal weight and conflicts shall be resolved on a case-by-case basis.

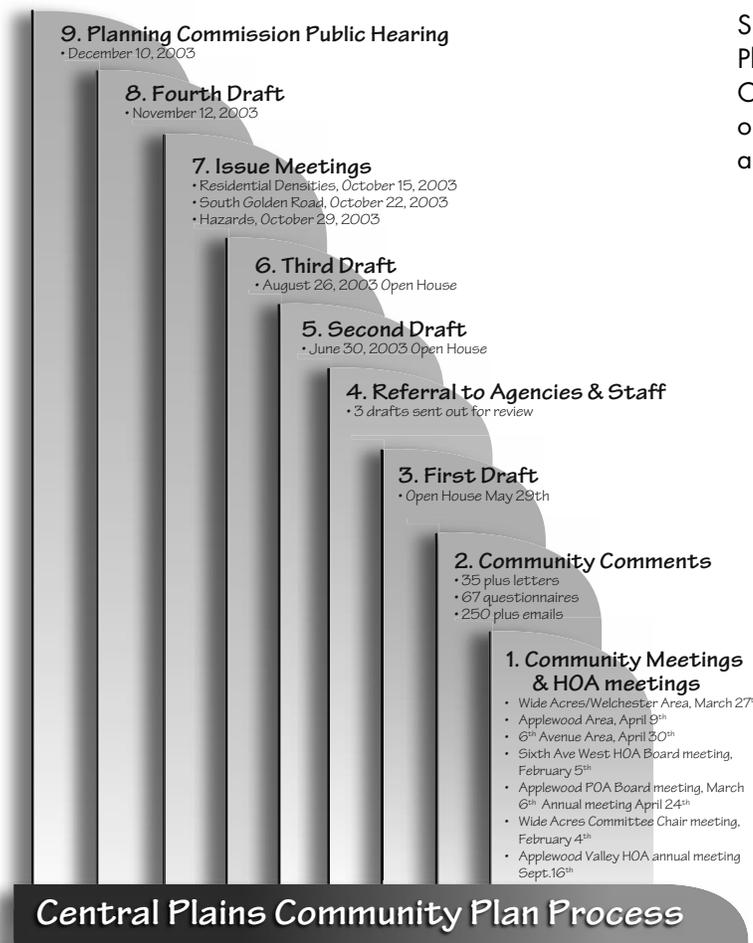
How to Use This Plan

Adoption of this Plan does not change existing zoning. This Plan should be used to evaluate rezoning proposals. Rezoning proposals should conform to the Plan's maps and policies. All policy sections and maps of this Plan should be reviewed.

Plan Revisions & Exceptions

Community plans contain policies that have been deemed appropriate at a point in time; however, they cannot provide for all future changes in economic conditions and development demands. For this reason, community plans should be updated periodically.

The Jefferson County Planning Commission may approve exceptions to the Plan's recommendations if the intent of the plan as expressed in the goals and policies is met, impacts are comparable to the recommended land use, and the proposal is a unique situation.



Land Use: Community Uses

The following policies relate to community uses, such as parks, recreation facilities, post offices, churches, fire stations, libraries, etc.

I. Goal

Protect the community by adhering to the following land use recommendations:

Area 1: Schools

If an existing school closes, the site should be redeveloped with other community uses.

Area 2: Cemetery

This area should remain a cemetery (burial ground).

Area 3: Existing Conservation Easement

The existing conservation easements should remain in place.

Area 4: Existing Open Space, Park or Recreation Facility

These areas should be left in their natural form or provide passive or active recreational opportunities for people.

Area 5: Proposed Open Space and Parks

- a. The slopes and top of South Table Mountain should be preserved as open space and left in its natural form.
- b. The property between Orchard Road and Meadow Sweet Road, south of West Colfax Avenue, should be developed as a passive park.
- c. The Camp George West Park property (the vacant property north of the existing Camp George West) should be developed as a park. If it is not possible to develop this area as a park, the area should be developed as Research and Development use.

II. Development Review Policies

A. General Community Use Recommendations

1. Rezoning should be processed as a straight zone districts except in those cases where a planned development district is needed to ensure compliance with the recommendations in all sections of this Plan.
2. Churches on property 4 acres or less may be located in residential areas along an arterial road, if impacts can be mitigated.
3. Churches on properties larger than 4 acres should not locate in residential areas or in areas 15, 16, 17, 18, 22, 24, or 25.

III. Implementation Strategies

1. The Planning and Zoning Division should use the recommendations (other than land use recommendations) in this Plan to evaluate proposals in any land development application process, including zoning, platting, exemption from platting, site development plan, special use, and site approval.
2. The county should develop a regulation that sets a time limit between approval/recording of zoning and approval/recording of a plat and between approval/recording of a plat and dedication of, or completion of, public improvements.



Land Use: Residential Uses

The following policies relate to residential uses.

I. Goal

Protect the community by adhering to the following land use recommendations:

Area 6: Maximum density of 1 dwelling unit per acre.

Area 7: Maximum density of 3 dwelling units per acre.

a. Properties along West Colfax Avenue, between Youngfield Street and Orchard Drive on the north and between Hawthorne Road and Youngfield Street on the south, should remain residential.

b. Any potential future redeveloper of the Sunset Beach property at Alkire Street and West 26th Avenue should collaborate with adjacent homeowner associations regarding future uses.

Area 8: Maximum density of 3.5 dwelling units per acre.

Area 9: Maximum density of 4.5 dwelling units per acre.

Area 10: Maximum density of 8 dwelling units per acre.

Area 11: Maximum density of 10 dwelling units per acre.

Area 12: Maximum density of 15 dwelling units per acre.

Area 13: Maximum density of 20 dwelling units per acre.

Area 14: Residential

This property is agricultural and may have to be annexed into the City of Golden for water and sewer services. The appropriate density should be determined through an analysis of adjacent housing densities, and water and sewer availability.

Area 15: Residential

No new residential uses should be developed in these areas. In the future, these areas may become transition areas.

II. Development Review Policies

A. General Residential Recommendations

1. The recommended housing densities should not be construed as guarantees of the number of residential units that may be built upon a site, but as the maximum number of housing units that could be built upon a site. The actual number of units is determined by applying all applicable recommendations in this Plan, including the Design Guidelines.

2. Rezoning should be processed as straight zone district except in those cases where a planned development district is needed to ensure compliance with the recommendations in all sections of this Plan.

3. New residential development should complement the character of the community by creating similar lot sizes.

4. All residential development should be served by a fire protection district and a public water and sanitation district.

5. Single-family residential development should not occur on slopes greater than 30 percent.

6. Multi-family development should not occur on slopes greater than 20 percent.

7. Residential development should not occur within the Mountain Backdrop/Foreground.

B. Affordable Housing (Workforce, Senior, etc.)

1. Affordable housing may include a broad range of housing types that can be afforded by all income levels that work or live in an area. Housing is generally considered affordable when the inhabitant pays no more than 30% of their gross annual income in housing costs. (See Appendix)

2. Residential density (dwelling units per acre) may be up to 12 dwelling units per acre in areas 9, 11, 14, 24, 26, if both of the following criteria are met:

a. 30 percent of the dwelling units are set aside by deed as affordable housing units, and

b. The proposed project has the support of the Community Development Division as providing for affordable housing.

C. Home Occupations

Home occupations should comply with the regulations in the Zoning Resolution.

D. Equine Management

1. Equine management guidelines include:

a. Horses should be limited to a maximum of one per ½ acre, except that offspring of horses on the property may be kept until weaned.

b. Barns should not be located in the front of the property.

c. Manure should not be allowed to accumulate so as to cause a nuisance to adjacent properties.

d. Manure piles and accessory buildings for horses should not be located in or near riparian or floodplain areas.

e. Stallions should be kept in a pen, corral, or run area enclosed by a 6-foot chain link fence or fence material equal to or greater in strength.

III. Implementation Strategies

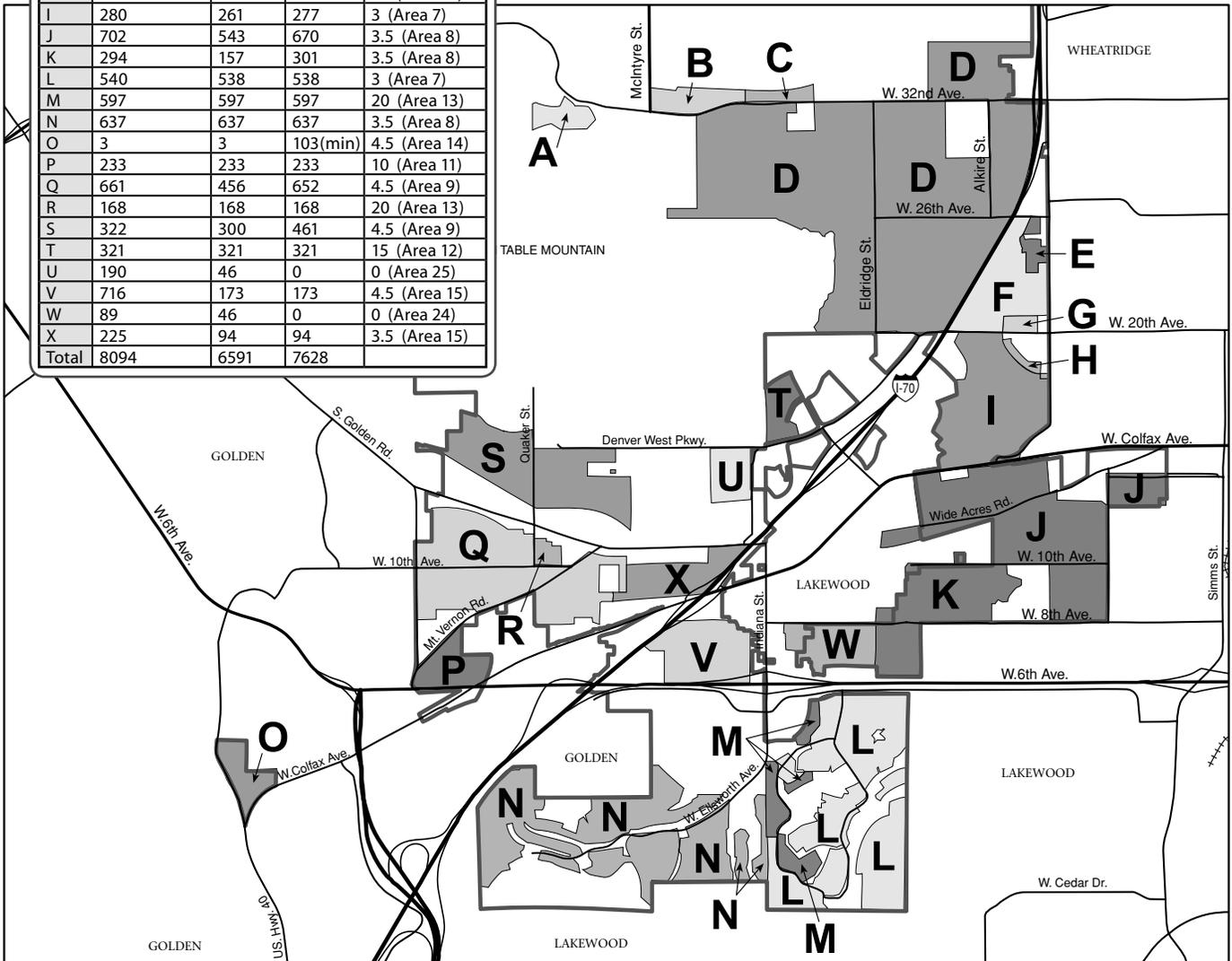
1. The Planning and Zoning Division should use the recommendations (other than land use recommendations) in this Plan to evaluate proposals in any land development application process, including zoning, platting, exemption from platting, site development plan, special use, and site approval.

- The county should develop a regulation that sets a time limit between approval/recording of zoning and approval/recording a plat and between approval/recording of a plat and dedication of, or completion of, public improvements.
- Jefferson County Health and Environment and the Planning and Zoning Division should investigate the appropriate acreage required to support large animals and prevent adverse impacts on adjacent properties. The community should be involved in the process of developing the appropriate standards and regulations.



Residential Density Analysis

Area	Buildable Dwelling Units per Zoning/Platting	Existing Dwelling Units	Plan Buildout	Recommended Dwelling Units per Acre
A	17	3	17	1 (Area 6)
B	57	47	52	3 (Area 7)
C	87	87	87	8 (Area 10)
D	1412	1338	1702	3 (Area 7)
E	205	205	205	20 (Area 13)
F	201	201	203	4.5 (Area 9)
G	86	86	86	15 (Area 12)
H	51	51	51	15 (Area 12)
I	280	261	277	3 (Area 7)
J	702	543	670	3.5 (Area 8)
K	294	157	301	3.5 (Area 8)
L	540	538	538	3 (Area 7)
M	597	597	597	20 (Area 13)
N	637	637	637	3.5 (Area 8)
O	3	3	103(min)	4.5 (Area 14)
P	233	233	233	10 (Area 11)
Q	661	456	652	4.5 (Area 9)
R	168	168	168	20 (Area 13)
S	322	300	461	4.5 (Area 9)
T	321	321	321	15 (Area 12)
U	190	46	0	0 (Area 25)
V	716	173	173	4.5 (Area 15)
W	89	46	0	0 (Area 24)
X	225	94	94	3.5 (Area 15)
Total	8094	6591	7628	



Land Use: Non-Residential Uses

The following policies relate to non-residential uses, including retail, office, and industrial.

I. Goal

Protect the community by adhering to the following land use recommendations:

Area 16: Office

Office uses should locate in this area. The intent of this recommendation is to provide areas for employment and professional services.

Area 17: Research and Development

Research and Development oriented industries should locate in this area. The intent of this recommendation is to provide an area to meet the needs of industries that would support research, technology transfer, and collaboration with the National Renewable Energy Laboratories.

Area 18: Light Industrial

Light industrial uses, such as manufacturing, processing and warehousing, should be located in this area. The intent of this recommendation is to provide areas that allow for office uses or small-scale processing, manufacturing, warehousing, and distribution of commodities.

Area 19: Retail

Retail and service facilities should be located in this area. The intent of this recommendation is to provide for a wide range of goods and services for the community.

Area 20: Automotive

Automotive associated uses, such as sale, storage, servicing and repair of automobiles and recreational vehicles, should be located in this area. The intent of this recommendation is to provide a central automotive-oriented area while also allowing for office and light industrial uses.

Area 21: Industrial

Heavy industrial uses should be limited to this area. The intent of this recommendation is to provide an area that allows for all industrial uses, including the processing, manufacturing, warehousing, and distribution of commodities.

Area 22: Mixed Use

A mix of Retail, Office, and Multi-family residential should be encouraged to locate in these areas. The intent of this recommendation is to provide an area that allows for different types of land uses that are planned as a unified complementary whole and are functionally integrated, featuring shared vehicular and pedestrian access and parking areas.

Area 23: Government Facility

a. The National Renewable Energy Laboratories and the Department of Energy should be allowed to continue their mission of research, development, and technology transfer of renewable energy and energy efficient technologies.

b. If any Camp George West property redevelops, future land uses should be Research and Development to provide an area for research, technology transfer, and collaboration with private industry.

Area 24: Transition Area

The residential area north of 6th Avenue and between Eldridge Street and Indiana Street has been impacted by The Colorado Mills and the redevelopment of businesses along Indiana Street. Future improvements to West 6th Avenue and I-70, and a proposed light rail line, will impact this area further. Recognition of these impacts underlies the recommendation that this area transition from residential to Mixed Use. No new single-family residential uses would be appropriate in this area. Transition from residential uses to Mixed Use should start on the west side or when all property owners in the area agree with the change. The residential area east of Eldridge Street should be buffered by a residential component or low intensity office component of the Mixed Use development.

Area 25: Transition Area

The residential area south of the National Renewable Energy Laboratories is surrounded by government facilities, industrial and other non-residential uses. With the expansion of the National Renewable Energy Laboratory, the impacts to this residential area will increase. Recognition of these impacts underlies the recommendation that this area be designated to transition from residential to Research and Development. No new residential uses would be appropriate in this area. Transition from residential to nonresidential use should occur along the periphery or when all property owners in the area agree with the change.

Gross Leasable Area (GLA) Analysis

GLA	Plan Build Out GLA	Existing GLA
Office	1,326,493	875,765
Retail	1,126,016	754,388
Industrial	7,427,086	6,051,801

Area 26: South Golden Road Corridor

The South Golden Road Corridor should be a place that provides services and employment for residents and supports research and development industries. To accomplish this, the recommended uses for the South Golden Road Corridor should be followed. (See *South Golden Road Corridor map*.)

II. Development Review Policies

A. General Non-Residential Recommendations

Rezoning should be processed as straight zone districts except in those cases where a planned development district is needed to ensure compliance with the recommendations in all sections of this Plan.

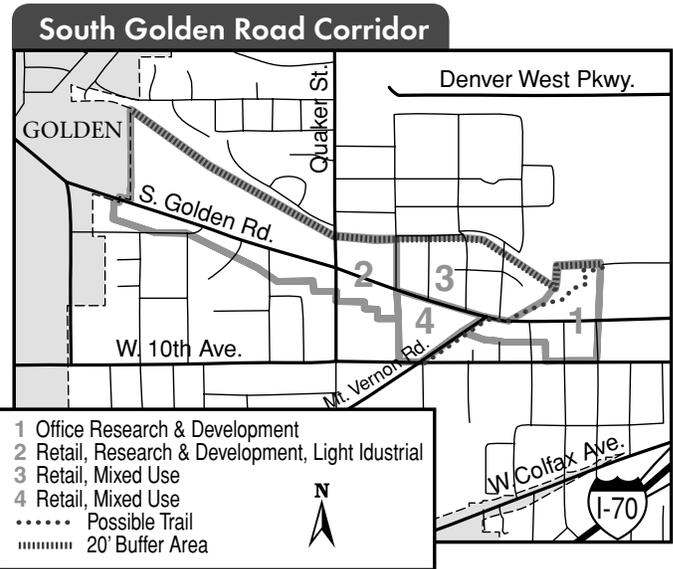
III. Implementation Strategies

1. The Planning and Zoning Division should use the recommendations (other than land use recommendations) in this Plan to evaluate proposals in any land development application process, including zoning, platting, exemption from platting, site development plan, special use, and site approval.

2. The county should develop a regulation that sets a time limit between approval/recording of zoning and approval/

recording a plat and between approval/recording of a plat and dedication of, or completion of, public improvements.

3. The county should assist with the negotiations/agreements made between the community and developers during the rezoning process. For example, if a developer promises to keep existing trees, or install and maintain a trail, even though outside the scope of the rezoning process, the county should see that promises are carried through.



Land Use Categories

This Plan identifies 6 types of non-residential land use categories. Specific uses for each category have been provided. This list may not be all-inclusive.

Other similar non-residential uses, which are less detrimental than the other recommended uses, should also be permitted if the applicant shows that the proposed land use:

- Meets the intent of the recommended land use;
- Does not generate more traffic than the other recommended uses;
- Is compatible with surrounding land uses; and
- Is suitable to existing environmental conditions.

A. Office

1. Business and professional offices.
2. Banks and other financial institutions.
3. Medical and dental offices, clinics and facilities, with or without accessory sales of pharmaceutical or medical supplies.
4. State-licensed day care center, pre-school or nursery.

B. Research & Development

1. Business and professional offices.
2. Research and development facility.
3. Laboratory.
4. Caretaker/security unit accessory to principal use.

C. Light Industrial

1. All Office, and Research and Development uses.
2. Light manufacturing, processing or fabrication of commodities, except those uses which are listed as permitted uses or have impacts similar to permitted uses in the Industrial-One, Industrial-Two, or Industrial-Four Zone Districts of the Zoning Resolution.
3. Warehousing of commodities manufactured, processed, or fabricated on the premises.
4. Wholesale sales and warehousing, including mini-warehouses or storage of any commodity except live animals, explosives, storage of liquids, gases, oxidizers, junk, and inoperable vehicles or machinery.
5. Repair and servicing of equipment used in the manufacturing, processing, or fabrication of permitted commodities.
6. Wholesale or retail sale of commodities manufactured, processed, fabricated or warehoused on the premises.
7. Veterinary hospital.
8. Shops for custom work to include electrical, plumbing, air conditioning, and similar type shops.
9. Caretaker/security unit accessory to principal use.
10. All Light Industrial uses are conducted indoors. Outdoor storage is prohibited.

D. Retail

1. All office uses.
2. Retail shopping facilities.
3. Gas station, service station, and car wash.
4. Grocery store.
5. Restaurants.
6. Service establishments.
7. Shops for custom work to include electrical, plumbing, air conditioning, and similar type shops.
8. Specialty goods and services.
9. Hotel.
10. Lesson-type studios.
11. Entertainment facilities.

E. Automotive

1. All light industrial, research and development, and office uses.
2. Motor and recreation vehicle sales, leasing or rental.
3. Parking and storage of motor vehicles.
4. Auto repair facilities.
5. Storage of boats, trailers, recreational vehicles and other similar recreation equipment.
6. Gas station, service station, and car wash.

F. Industrial

1. All light industrial, research and development, and office uses.
2. Manufacturing, processing or fabrication of any commodity.
3. Warehousing of commodities manufactured, processed, or fabricated on the premises.
4. Wholesale or retail sale of commodities manufactured, processed, fabricated or warehoused on the premises.
5. Repair and servicing of equipment used in the manufacturing, processing, or fabrication of recommended commodities.
6. Water storage.
7. Caretaker/security unit accessory to principal use.

G. Mixed Use

1. Retail, office, or multi-family uses.
2. Single building or a single development of more than one building and use.
3. The different types of land uses are in close proximity, planned as a unified complementary whole and are functionally integrated, featuring shared vehicular and pedestrian access and parking areas.

Light, Air, Odor, & Noise

Excessive increases to light, air, odor, and noise pollution must be prevented to maintain the quality of community life and preclude public health effects. Concerns that light, air, odor, and noise pollution from future development may disrupt normal activities and cause negative physiological or psychological damage must be addressed through proper planning and adherence to federal, state and county standards and regulations.

I. Goal

Protect the community from the harmful effects of light and air pollution, excessive noise and noxious odors.

II. Development Review Policies

A. Light Pollution

1. Non-residential uses should be encouraged to:
 - a. Turn off or reduce lighting after close of business. Dim lit signs after dark;
 - b. Keep security lighting at a minimum. Use motion detector lights for security purposes;
 - c. Avoid light or glare trespass on adjacent properties; and
 - d. Direct all lighting downward. Install cut-off light fixtures.

B. Air Pollution

1. Applications for industrial uses should be referred to the Air Pollution Control Division's Stationary Sources Program to determine if an Air Pollution Emission Notice is required.
2. Any projects that will disturb more than 25 acres of ground, will be under construction for more than six months, or will produce excessive amounts of dust should

be referred to the Air Pollution Control Division's Stationary Sources Program to determine if an Air Pollution Emission Notice is required.

3. Any projects that will disturb less than 25 acres of ground should use sufficient control measures to minimize any dust emissions during demolition, land clearing and construction activities.
4. Storage of materials that can be airborne should be screened on all sides, including the top.
5. Dust mitigation should occur on all gravel roads carrying 150 vehicles per day or more.
6. Dust and erosion mitigation techniques should be used on all construction and grading sites.
7. When development is proposed for a site that has unreclaimed mining activity predating the Mined Land Reclamation Act, mitigation of the unreclaimed area should be included in the new development proposal.

C. Odor Pollution

1. Agricultural, industrial and non-residential development should be encouraged to use management practices and appropriate technology to minimize odor emissions.



2. Manure shall not be allowed to accumulate. The outside storage of manure in piles should not be permitted within 100 feet of the front lot line and 50 feet of the side and rear lot lines. Developments locating next to existing agricultural uses should be aware of possible impacts from associated odors.

3. Sewage treatment facilities should be located and engineered to avoid the generation of odors that will adversely affect existing or future developments.

D. Noise Pollution

1. All non-residential uses should:

a. Prohibit the use of outdoor speakers, amplified music, and/or paging systems where residential uses could be impacted. This does not include drive-up menu speakers at fast food restaurants or teller speakers at banks.

b. Use berming, solid fencing, or increased landscaping between loading docks, and/or parking/drive areas and residential uses.

c. Conduct vehicle repair and maintenance work in an enclosed area.

d. Orient loading docks away from residential uses.

2. If the community has concerns about potential noise generated from a proposed use, the developer should conduct a noise impact study and identify ways to prevent the noise from adversely affecting the community. The county's mediation services should be used to find solutions.

3. Proposed airport/heliport/ultralight locations should be reviewed on a site-by-site basis to ensure that noise, lighting, and other undesirable impacts on the surrounding areas are avoided. Proposed sites should meet requirements of the appropriate regulatory agencies. Noise levels from aircraft should be within the acceptable decibel range set by the State of Colorado and/or Jefferson County. The stricter standard should apply. Landing approach and takeoff patterns should not endanger people or property. Development should not occur in any airport critical zone.

III. Implementation Strategies

1. Any use emitting air pollutants should explore new technologies, as they become available, to control and mitigate emissions.

2. To reduce air pollution from vehicle emissions:

a. Encourage the use of car and van pools by residents, employees, and employers in the area. Encourage employers to offer incentives;

b. Encourage the expansion of public transit service and facilities; and

c. Develop new and lengthen existing bikeways, equestrian trails and pedestrian paths.

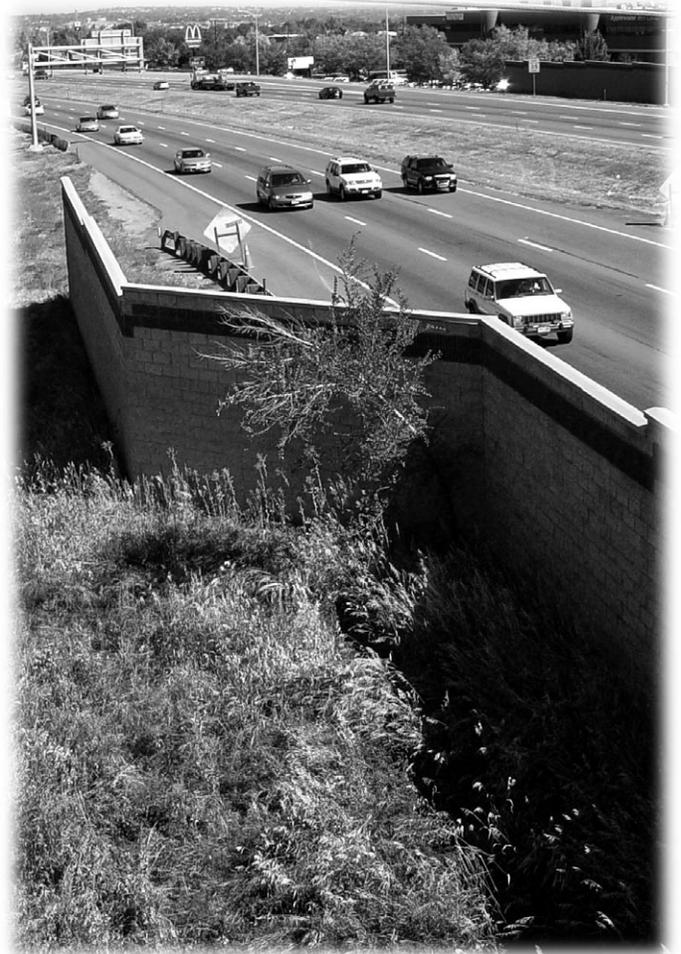
3. Transportation improvement projects should include an environmental study of appropriate noise mitigation tools. The county should encourage the construction of noise mitigation measures at the same time as the transportation project.

4. The county should continue to explore environmentally sensitive de-icing techniques which do not damage vegetation or contaminate water courses or groundwater. These should be applied judiciously to avoid over-sanding and over-salting roadways, and should be removed as soon as possible to reduce air and water pollution.

5. The State Mined Land Reclamation Division, or the county, should enforce reclamation, and an incentive plan should be developed by the county or the state to induce current owners of pre-Reclamation Act mining sites to implement voluntary reclamation.

6. The Regional Transportation District and the Denver Regional Council of Governments should study commuter patterns to guide the development of carpool and vanpool programs and public transit service.

7. The county and/or the Air Quality Control Commission should write a "user friendly" version of the Odor Emission Regulations and distribute it to community groups in the county.



Hazards

Hazards should be identified, eliminated, mitigated and/or avoided to prevent the loss of life, property, or costly remediation and to protect the public health and environment. Potential problems need to be identified early in the planning and development process before economic loss and environmental damage occur.

Geologic Hazards

Jefferson County has mapped many of the hazards and constraints in the county with assistance from the Colorado Geological Survey, United States Geological Survey, Colorado State Forest Service, Urban Drainage and Flood Control District and the Federal Emergency Management Agency. Geologic hazards have been classified into Low, Moderate, and High categories.

Low Geologic Hazards are potential constraints that require an awareness of the potential risk, a site-specific hazard investigation, and may require mitigation to minimize adverse impacts. They include:

- Moderately erodible soils;
- Low to moderate swelling/expansive soils and bedrock; and
- Moderately sensitive soils.

Moderate Geologic Hazards are potential threats to public safety that require studies to determine the extent of potential hazards and may require extensive mitigation. They include:

- Designated Dipping Bedrock Overlay;
- Methane gas fields from abandoned landfills;
- Post wildfire flooding and mud flow areas;
- Highly erodible soils;
- High swelling/expansive soils and bedrock; and
- Highly sensitive soils.

High Geologic Hazards are high to extreme threats to public safety that require that the hazard be avoided unless a study determines that the hazard can be mitigated. They include:

- Rockfalls;
- Landslides and slope failure;
- Potentially unstable slopes;
- Floodplains;
- Zoned Geologic Hazards; and
- Subsidence.

Environmental Health Hazards

In addition to geologic hazards, environmental health hazards should also be avoided to protect life and public health.



I. Goals

1. Reduce threats to public safety, and loss of property and life, from geologic hazards.
2. Avoid exposure to pollutants and environmental health hazards.

II. Development Review Policies

A. General

1. Single-family residential development should not occur on slopes greater than 30 percent.
2. Non-residential and multi-family development should not occur on slopes greater than 20 percent.
3. The natural topography and existing vegetation should be protected before, during, and after development. If disturbed, the natural appearance, vegetation, and slope stability should be maintained, or if not possible, restored. Disturbed areas should be stabilized as quickly as possible to reduce fugitive dust and erosion potential.
4. Development and mitigation should not direct or increase potential hazards onto adjacent properties or public roads.
5. Development should not aggravate or accelerate existing hazards.
6. The county's Engineering Geologist should review proposals in or near High and Moderate Geologic Hazard Areas for specific identification of the hazard and necessary mitigation.

B. High Geologic Hazard Areas

1. Development in High Geologic Hazard Areas should be avoided.
2. Mitigation should be allowed only when development and mitigation will not increase potential hazards on adjacent properties, will not aggravate or accelerate existing hazards, and will completely eliminate the threat to public safety and loss of property.
3. If mitigation is possible, a study should be conducted to identify the appropriate mitigation for the hazard. The appropriate mitigation should be implemented in site design, site preparation, and/or construction.
4. Water-intensive landscaping and septic systems should not be permitted in High Geologic Hazard Areas.
5. Development should not occur in the Zoned Geologic Hazard Areas without proper mitigation in full compliance with the appropriate Overlay District.

C. Moderate Geologic Hazard Areas

1. Development in Moderate Geologic Hazard Areas should adequately mitigate or eliminate the hazard. A study should be conducted to determine the extent of potential hazards that may require extensive mitigation.
2. Landscaping and drainage plans should be designed to avoid aggravation or acceleration of any Moderate Geologic Hazard.



D. Environmental Health Hazards

1. Businesses that use paints, solvents, or volatile organic compounds and other hazardous air pollutants, should not be located adjacent to residential or community uses.
2. Development applications for businesses that use, store or transport hazardous and toxic materials, should be referred to fire districts and emergency management for review.
3. Development applications in the immediate vicinity of electromagnetic energy emission sources should be referred to Jefferson County Health and Environment for evaluation of health hazards.
4. Land uses on or adjacent to abandoned sanitary landfills should use the latest technology to vent and monitor methane gas. The design of structures and improvements should be based on careful site design and subsurface testing before construction is permitted on landfills to prevent damage from differential settlement.

III. Implementation Strategies

A. Geologic Hazards

1. Maintain Jefferson County's eligibility for the National Flood Insurance Program so that flood insurance continues to be available.

Geologic Hazard Definitions

1. Dipping Bedrock

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

2. Highly Erodible Soil

Soil erodibility is based upon factors such as soil texture, slope length and slope steepness. Highly erodible soil is less resistant to the erosive action of rain and flowing water. However, soil that may be more resistant to erosion can also contain silt and clay. Once eroded and suspended in runoff, it 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.

3. Landslides & Slope Failure

Landslides are the downward and outward movement of a body of rock or soil due to gravity and can occur anywhere given the right

combination of soil, moisture and slope. Landslides may be triggered by rains, floods, loss of vegetation due to wildfire, and other natural causes as well as human-related causes, such as terrain cutting and filling, grading, irrigation, septic systems and changes in drainage.

4. Potentially Unstable Slopes

A potentially unstable slope describes areas currently stable but susceptible to slope failure. In contrast, landslides are where slope failure has taken place.

5. Rockfall

A rockfall is 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. Rockfall accounts for many of the boulders scattered on the slopes of North and South Table Mountain.

6. Sensitive Soil

Jefferson County contains sensitive soils that are very thin 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.

7. Subsidence

Subsidence is 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, open or poorly sealed passageways which constitute a potential location for subsidence.

8. Swelling Soil

Some soil and rock contains 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. Nationally, damages from swelling soils are more than twice the damages from floods, hurricanes, tornadoes, and earthquakes. In Jefferson County, it is one of the most widespread and costly geologic hazards.

9. Radon (Environmental Hazard)

Radioactive elements are natural components of the mineral rich rocks of the Front Range. Radon-222, an inert, radioactive gas, is a radioactive decay product of Radium-226 (member of the Uranium-238 decay chain). Radon is emitted from the earth and can accumulate inside buildings where it can become a health hazard. Preventive and corrective measures can be used to avoid and mitigate the hazard. Standards for safety have been set by the US Environmental Protection Agency which are higher than the standards advocated by the American Society of Heating, Refrigerating and Air Conditioning Engineers. It is less expensive and more efficient to construct a home using simple radon mitigation methods than trying to retrofit an existing structure once high levels of radon are discovered. Contact Jefferson County Health and Environment for more information on radon.

2. The county should amend the Geologic Hazards Overlay to include all High Geologic Hazards.
3. Citizens and the county should work with the Division of Minerals and Geology Abandoned Mine Reclamation Program to close all mine openings that pose a safety hazard. Bat habitats should be considered, when selecting closure methods.
4. Jefferson County and the Federal Emergency Management Agency should continue to require that a Floodplain Development Permit be obtained before construction or development begins within the Floodplain Overlay District.
5. The county should evaluate the Land Development Regulation and the Zoning Resolution to verify that natural topography and existing vegetation are protected, enhanced and/or incorporated into site design, to the maximum extent possible.

B. Pollutants and Environmental Health Hazards

1. When demolishing or renovating buildings, environmental health hazards, such as lead based paint, mercury, asbestos, etc., should be removed and disposed of properly

and safely. Jefferson County Health and Environment and the Colorado Department of Public Health and Environment should be contacted for required permits.

2. The Land Development Regulation and the building code should require that new construction in areas which have high levels of natural radioactivity use building techniques to prevent high radon levels. Techniques to prevent radon buildup inside structures and meet federal health standards and state specifications for radon gas should be incorporated into all new construction.
3. Best management practices to prevent harmful effects from spills and storage of hazardous materials or pollutants should be followed. The Jefferson County Division of Building Safety should be encouraged to coordinate with the appropriate fire protection agencies when construction plans are submitted for projects which will have hazardous materials onsite during construction and/or operation.
4. The use or creation of toxic substances by industry should comply with county, state, and federal laws and regulations.

Historic Resources

The area's historic sites and structures are valued by the community. Establishing criteria to identify all historic sites and structures is beyond the scope of this plan. This plan recognizes that the area's historic resources are fragile, limited, and non-renewable. When reviewing development applications, those agencies and organizations that specialize in historic and cultural resources should be consulted to identify, classify, and protect the area's historic resources.

The Historic Sites Map displays some of the historic resources in the area. It includes the priority 5 and 4 sites identified by the Jefferson County Historical Commission's Cultural Resource Survey, those properties inducted into the county's Historic Landmark Program, and those sites listed on the National Register of Historic Places at the time of Plan adoption. Additional sites may have been identified or listed since this Plan's adoption.

I. Goals

Identify and protect the area's historic and cultural resources.

II. Development Review Policies

1. All land development applications, such as but not limited to, rezoning, special use, site approval, platting, exemption from platting or site development plans that could have an impact on cultural resources, should be referred to the appropriate historical agencies and organizations.

2. If the Colorado Historical Society, the Jefferson County Historical Commission, or any appropriate local historical society or organization, identify the presence of any historic resource, that resource should be protected. Every effort should be made for site preservation, adaptive reuse or integration of the resource into the development or relocation/extraction of the resource.

3. If the site is preserved:

a. Encourage the property owner to participate in the Jefferson County Historical Commission's Landmark Program;

b. Encourage the property owner to apply for state or federal designation to qualify for tax incentives; and

c. Encourage the property owner to pursue grants and other funding sources to help preserve the resource.



4. The resource may be reused/integrated into the development if the developer/owner ensures that the resource will be protected from disruption, damage, destruction, and deterioration.

5. The resource may be relocated/extracted if:

a. The developer/owner provides a written analysis/justification of why the resource cannot be protected in place;

b. The developer/owner creates a written, detailed history with photographs to document the resource in its original location;

c. The resource is extracted or relocated before development begins;

d. The appropriate county, state and federal agencies are notified prior to extraction or relocation; and

e. The agencies do not present any lawful restrictions or procedures.

6. If the resource cannot be preserved, relocated/extracted, or reused/integrated, the developer/owner should:

a. Provide a written analysis/justification of why the resource cannot be protected;

b. Create a written, detailed history with photographs to document the resource in its original location; and

c. Notify appropriate agencies that may be interested in preserving components of the resource, such as materials for renovation of other historic structures.

III. Implementation Strategies

1. The county should work with the appropriate agencies and organizations to identify historic trails, sites, features, and structures to retain and highlight through educational programs.

2. The county should explore techniques, such as public and private purchase, and incentive programs, etc., to ensure the continued existence of historic resources.

Historic Resources

The Cultural Resource Survey of Unincorporated Jefferson County was initiated by the Jefferson County Historical Commission (JCHS) in November 1999. The project was undertaken to create an inventory of historic (pre-1951) properties, evaluating each in the field to determine its architectural integrity and its potential historic or architectural significance.

The Reconnaissance Survey Report contains the results of fieldwork that visually inspected and evaluated over 4,000 historic (pre-1951) properties

throughout unincorporated Jefferson County. Evaluation identified: 1) whether a property was architecturally intact; and 2) if it possessed potential for historic or architectural significance. The survey project committee prioritized these properties for intensive survey work. Priority level 5 indicates the structure is intact and possibly significant. Priority level 4 indicates the property is relatively intact and possibly significant.

As a result of the Cultural Resource Survey, JCHC established the county's Historic Landmark Program in 2003. The

Landmark Program allows properties of exceptional significance to the county's history to be listed on the County Register of Historic Places. The Landmark Program is voluntary and places no restrictions on the property. The program is on-going and 11 properties were inducted in 2003, including two in the Central Plains area: 1) the Governor Vivian Mansion; and, 2) the Romano Family Residence.



Open Space, Parks & Recreation

The area's recreational opportunities are a significant facet of the public's health and quality of life. South Table Mountain's natural beauty is highly valued by the area's residents. Although some of South Table Mountain is privately owned, hiking, exploring, and appreciating the mesa's natural and unique topography have become a community tradition.

Open space is an area that is left in its natural form or is an area that provides passive or active recreational opportunities for people.

The Open Space and Trails Map shows many of the area's trails, parks, open space, and recreational facilities in the Central Plains planning area. The map is not all-inclusive.

I. Goal

Provide new and maintain/improve existing recreational opportunities.

II. Development Review Policies

1. The Trails 2000 Plan (or latest version) and the Jefferson County Open Space Master Plan, as well as Jefferson County Open Space staff, should be consulted to identify additional trail alignments and areas with high open space values.

2. The local park and recreation agencies should be consulted to determine potential parkland acquisitions and trail connections.

3. When a development is proposed on a property or a portion of a property that is identified in the Trails 2000 Plan (or latest version), the Jefferson County Open Space Master Plan, or a park and recreation agency plan, the potential acquisition and/or dedication of the land should be investigated.

4. Developers should coordinate with public entities to provide trails and public access along flood plains and/or easements such as ditches, roads, power lines, etc., whenever possible.

5. Developers should provide trail connections to adjacent open space areas, trails, schools, bus stations, Regional Transportation District park-n-Rides, and light rail stations. This includes providing a safe crossing at roads whenever possible.



6. The property between Orchard Road and Meadow Sweet Road, south of West Colfax Avenue, should be developed as a passive park. A long-term maintenance plan for the park should also be developed.

7. The slopes and top of South Table Mountain should be preserved as open space.

III. Implementation Strategies

1. Encourage park and recreation agencies to continue to coordinate services with other park and recreation agencies to offer residents a variety of recreational services and opportunities.

2. The county should work with private property owners to develop public trails along ditch easements, where feasible.

3. An improved multi-use trail network should be developed that coordinates regional, state and local trail planning efforts.

4. Public access and parking plans should be identified when open space acquisitions and improvements are conducted. Negative impacts on adjacent residential and non-

residential uses should be minimized. Trails should avoid impacts on maximum wildlife quality areas and/or high geologic hazard areas.

5. The county should evaluate the construction of a multi-use trail from Isabel Street to Denver West Parkway.

6. The county should work with the park and recreation agencies to build trails connecting open space areas, schools, bus stops/stations, Regional Transportation District park-n-Rides, and light rail stations to residential neighborhoods and non-residential uses.

Open space is an area that is left in its natural form or is an area that provides passive or active recreational opportunities for people.

7. The trail network should accommodate all users, recognizing that trail users have different levels of ability, seek different levels of challenge, and use different recreational equipment.

8. The county should investigate incentives that could be offered to developers to provide trails and trail connections.

9. Security in parks and open space areas should be increased. Law enforcement agencies should continue to coordinate security efforts.



Other Jurisdictions

The Central Plains planning area is almost completely surrounded by incorporated areas. The cities of Wheat Ridge and Lakewood border the planning area along the east, while the City of Golden borders the area along the west. Communication and cooperation among the cities and the county will be important to maintaining the area's character.

I. Goals

1. Inform residents about annexation proposals.
2. Improve cooperation and coordination among the county and the cities.

II. Development Review Policy

When Jefferson County receives a referral from a surrounding jurisdiction for a development proposal or annexation, the county should refer the proposal to the registered homeowner associations that may be impacted, if the cities allow enough time in the referral process.

II. Implementation Strategies

1. The cities of Lakewood, Golden and Wheat Ridge should continue to inform and communicate with adjacent property owners throughout the development and annexation processes.
2. The county should encourage the cities of Lakewood, Golden and Wheat Ridge to review and take into consideration the recommendations in this Plan when properties apply to the cities to annex and rezone.
3. Continued communication between county and city staff and boards should be encouraged.
4. The county should encourage homeowner associations to register and maintain current records with the county.

Annexations: Legal Requirements & Procedures

As of 2003

1. An annexation may be initiated by any of the following methods, depending on the territory proposed to be annexed:

- a. By petition of the landowners of more than fifty percent of the area to be annexed.
- b. By petition for an annexation election, signed by at least 75 electors or ten percent of the electors, whichever is less.
- c. By ordinance of the municipality, without public hearing, if the area has been entirely contained within the boundaries of the municipality for at least three years.
- d. By ordinance without notice or hearing, if the area is municipally owned and is eligible for annexation (see eligibility requirements below).

2. An area is eligible for annexation by petition or by ordinance (for municipally owned land) if not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the annexing municipality.

- a. Boundary may not divide contiguous properties held in identical ownership without consent of landowner, and may not include tracts or parcels twenty acres or more in size with a valuation for assessment in excess of \$200,000 without consent of landowner.
 - b. Municipality may not extend its boundary more than three miles in any direction in any one year.
 - c. Entire width of a platted street or alley must be included in the boundary.
3. Municipality sets a hearing date if the petition meets requirements and

the area is eligible. Municipality must initiate process if area is an enclave or has two-thirds contiguity. Notice of hearing must be published for four successive weeks, and must be mailed to the board of county commissioners and to the county attorney of the county where the territory is located.

4. Any person may appear at an annexation hearing to present evidence.
5. If area meets eligibility requirements and other statutory requirements have been met, municipality may annex (unless election is required).
6. Parties permitted to bring a legal challenge for review of an annexation are: landowner or elector in the area proposed to be annexed, board of county commissioners governing area proposed to be annexed, and municipality within one mile of the area proposed to be annexed.

Public Facilities, Services & Utilities

Adequate service provision is important to maintaining the quality of life in the Central Plains area. Although Jefferson County does not provide utilities, or fire protection, coordinating with the service providers is necessary to ensure provision of services.

I. Goal

Ensure adequate, consistent, and reliable public facilities, services and utilities.

II. Development Review Policies

A. Service/Utility Providers

1. Applications for development should be referred to the appropriate service agencies for review. If the agency is unable to support the proposal, or if the current service levels of existing customers would be lessened, the developer should work with the agency or revise the proposal.
2. New service facility buildings and storage lots should comply with the recommendations of this plan. Service and utility providers should work with residents of the community in site selection and design of facilities.

B. Fire Protection

1. All new development should be served by a fire protection district.
2. New development should provide a study showing that water pressure and volume within the district will be adequate for fire protection purposes.
3. All applications for development should be referred to the appropriate fire protection agency for review of site accessibility, personnel and equipment capacity, water supply line adequacy, etc.
4. All applications for development within ¼ mile of the base of South Table Mountain should be referred to the Colorado State Forest Service and local fire protection agency for identification of appropriate mitigation measures.
5. Land development applications should include an evaluation, provided by the developer, that shows:
 - a. The proposed water supply and water storage facilities are adequate;
 - b. The site is accessible (externally and internally) for emergency vehicles and personnel;
 - c. The fire district has the personnel and equipment capacity to serve the development;
 - d. A fire risk reduction plan when the site is in a wildfire hazard area; and
 - e. Other measures or criteria identified/required by the fire protection agency.
6. Street addresses should be prominently displayed.

C. Water and Sewer

1. All new development should be served by a public water and sanitation district. Both public water and sewer services should be provided.
2. The water and sanitation districts should work with the community in site selection and design of facilities.
3. Existing water pressure levels to existing uses should not be adversely impacted by new proposals to the extent practical.
4. The service plans for water and sewer special districts should:
 - a. Show that the district is economically viable;
 - b. Ensure that water pressure and volume will be adequate for fire protection purposes;
 - c. Provide hydrologic evidence that neighboring water users will not be adversely affected; and
 - d. Provide water quality reports.

D. Utilities

Utility service providers should review development proposals to ensure the availability of adequate and timely service.

E. Telecommunications

1. To the extent feasible, new and existing developments, should have universal broadband internet access. All state-of-the-art options, including fiber optic cable, fixed and mobile wireless internet access, Wireless Fidelity (WiFi) applications, as well as new technologies that may become available, should be examined and the most feasible option provided.
2. Telecommunication facilities should be sited in compliance with the County's Telecommunications Land Use Plan.

III. Implementation Strategies

1. Sheriff presence should be increased as development increases. Additional programs, such as Neighborhood Watch, should be encouraged and supported.
2. Interagency cooperation between the Jefferson County Sheriff, Colorado Highway Patrol, and the cities' police departments should be maintained.
3. A focus group, comprised of interested parties, such as Lakewood police, deputy sheriffs, planners, and community members, should be convened to develop an action plan to provide protection to Wide Acres/Welchster.

Traffic & Transportation

A safe and efficient transportation system, with minimal impacts on the community, is important to the residents in the area. The county is in a limited position with regard to mitigating impacts from I-70, US 6, and US 40 (West Colfax Avenue) because these facilities are not owned or maintained by the county. However, balancing the demands of through traffic and local traffic to preserve the quality of life for area residents is important.

I. Goals

1. Increase safety for residents, pedestrians and bicyclists.
2. Improve and maintain the area's transportation system.
3. Support and encourage alternative modes of transportation (alternative to private vehicle use) and programs that foster alternative work schedules to increase the mobility of all populations and minimize impacts on air quality and noise pollution to protect public health.

II. Development Review Policies

A. Safety Improvements

1. Development should share, combine, or coordinate access and circulation patterns with adjacent lots, where appropriate.
2. Development should provide for safe pedestrian circulation and trail connections within each development and to/from adjacent neighborhoods.

B. Transportation System Improvements

1. Developers should provide studies that demonstrate that the road system can accommodate the traffic generated by the proposed development, or show how the roads can be improved to accommodate the traffic generated by the development. Developers should be responsible for financing identified improvements.
2. Density and phasing restrictions should be applied to developments when traffic generation would exceed road capacity.

C. Alternative Transportation

1. The need for and access to transit services (buses, wheel chair vans) should be considered when reviewing development applications. Applicants should be encouraged to discuss alternative transportation with agencies such as the Seniors' Resource Center and the Regional Transportation District, to determine if opportunities exist for alternative transportation services. Applications should be referred to transit agencies to determine if adequate transportation services are available.



D. Safety Improvements

1. If sidewalks are desired by the community, residents should petition the county and work with county staff to develop a sidewalk plan that provides safe pedestrian circulation.
2. The county should continue to design roadway templates that provide safe passage for bicyclists.
3. The county should continue to monitor traffic in Wide Acres/Welchester.
4. The Jefferson County Sheriff's Office and Colorado Highway Patrol should be encouraged to increase patrol activity in Wide Acres/Welchester.
5. The county should encourage property owners and business operators along South Golden Road, Youngfield Street, Indiana Street and West Colfax Avenue to route delivery traffic on these roadways.

E. Transportation System Improvements

1. The county should evaluate the extension of Isabell Street to Denver West Parkway.
2. The county should conduct a safety and operational study for South Golden Road. All property owners along South Golden Road should be involved.
3. The template for South Golden Road should improve the safety and appearance of the corridor, while accommodating projected traffic volumes, bicycles, pedestrians, and minimizing the impacts on residents and businesses.

4. The cities of Wheat Ridge and Lakewood should work with the county to see that resident and business operator concerns are considered, if Youngfield Street is improved or widened.

5. The county should continue to pursue new regional funding for necessary improvements to the I-70/SH 58 interchange and I-70/US 6 interchange.

6. The county should encourage the Colorado Department of Transportation to provide opportunities for residents to be involved when environmental studies are conducted.

7. The county should work with ditch companies that abandon ditch easements to make sure that any portion of an easement crossing county-maintained streets/roads is deeded to the county.

F. Alternative Transportation

1. Public transportation should be encouraged as an alternative to private vehicle use.

2. The county should continue to work with the Denver Regional Council of Governments, the Regional Transportation District and the Colorado Department of Transportation to encourage funding for alternative modes of transportation.

3. The county should continue to support the West Corridor Light Rail Project extension of light rail from Denver to the county administration campus in the City of Golden.

4. The county should develop a program/contract to install and maintain bus shelters along South Golden Road.



Visual Resources

The Mountain Backdrop/Foreground is a significant visual resource in the Central Plains area. The preservation of the Mountain Backdrop has been a coordinated effort among five counties, from Fort Collins to Colorado Springs, since 1995. The preservation of the foothills' visual features, including the slopes and top of South Table Mountain, is a priority.

I. Goal

Preserve the Mountain Backdrop/Foreground.

II. Development Review Policies

A. General Recommendations

1. When properties request to rezone, visual corridors to the Mountain Backdrop/Foreground should be maintained and techniques for mitigating impacts on these views should be identified.
2. The properties identified in the Mountain Backdrop/Foreground area should be protected to preserve view corridors.
3. Buildings should be located to avoid a silhouette on a ridge.
4. Fencing and signs should not be obtrusive in the Mountain Backdrop/Foreground area. Fencing and sign materials should blend with the natural landscape.

B. South Table Mountain

1. The slopes and top of South Table Mountain should be preserved as open space.

2. Jefferson County Open Space considers the acquisition of South Table Mountain a high priority and should continue to pursue acquisition.

3. If South Table Mountain is acquired, Jefferson County Open Space should work with the community to develop public access and parking plans.

4. If acquisition is not possible, and the mesa is built out to existing zoning, mitigation and sensitivity should be exercised to minimize the development's adverse impacts on the community. Building materials and colors should complement the natural landscape. Buildings should be located to avoid a silhouette on top of the ridge. (See the Appendix for a map of existing zoning on South Table Mountain.)

III. Implementation Strategies

1. Transportation improvement projects should include environmental studies of visual impacts of any proposed project, including potential mitigation measures of any preferred alternative.

2. Jefferson County Open Space should continue to pursue the acquisition of properties within the Mountain Backdrop/Foreground areas.



Water

Water supply, sewage disposal, and stormwater management are critical to supporting existing and new development. The way land is developed and used affects water quality and quantity. The recent drought and water restrictions have heightened awareness that water is a finite resource.

In March 2003, Jefferson County was required to apply for a Municipal Separate Storm Sewer System Discharge Permit, mandating that the county manage stormwater quality by treating it as a resource rather than a waste product. Additionally, the threat of water- and/or mosquito-borne diseases/viruses like West Nile Virus and water quality issues demand that current treatment and management of water resources be re-examined.

I. Goals

1. Reduce stormwater runoff by providing opportunities for infiltration of stormwater into the ground.
2. Manage water to limit the spread of water- and/or mosquito-borne diseases/viruses.
3. Protect water quality and quantity.

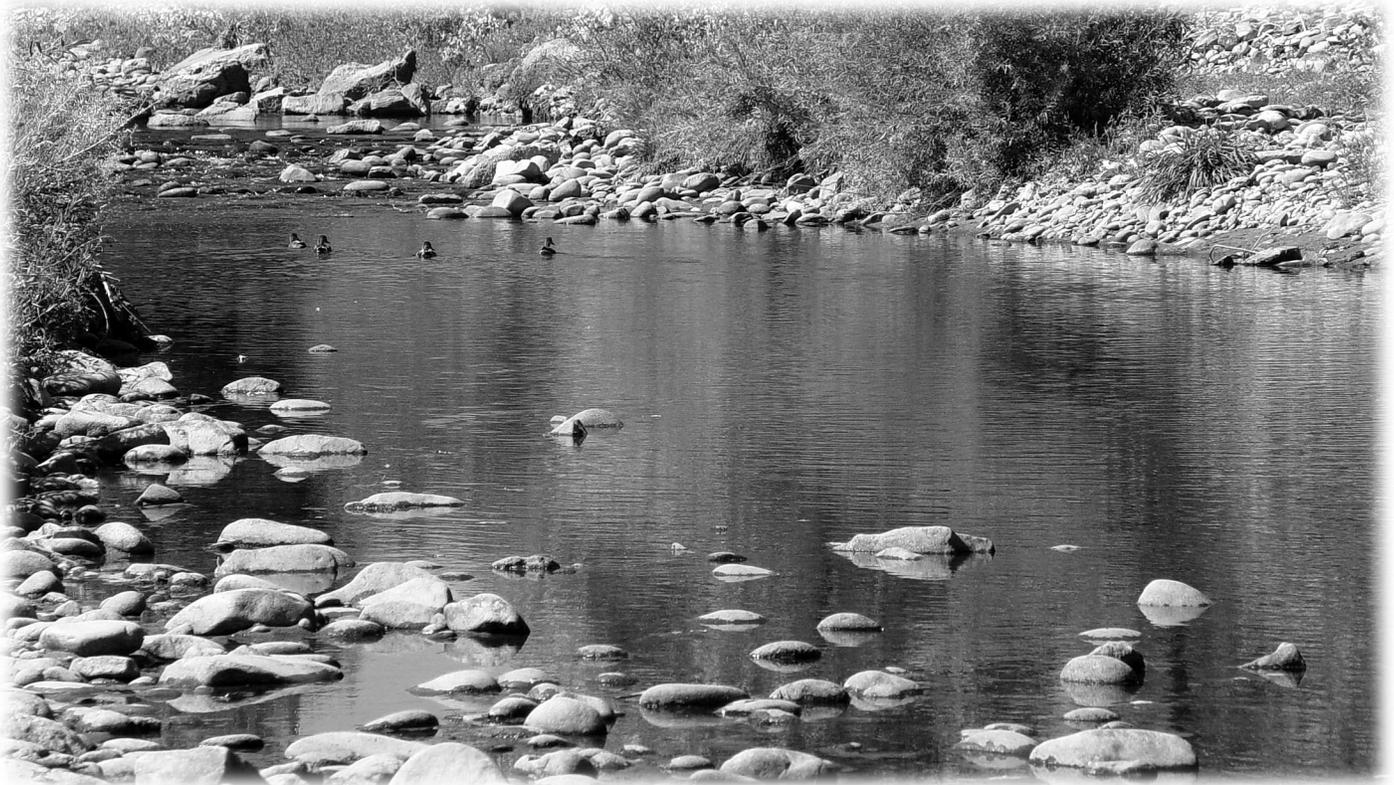
II. Development Review Policies

A. Stormwater Runoff Reduction

The Urban Drainage Manual (Volume 3, or the latest version) should be consulted to select structural best management practices to reduce stormwater runoff. Developments should employ the four steps outlined in the manual: employ runoff reduction practices, provide water quality capture volume, stabilize drainage ways, address commercial and industrial best management practices.

B. Water Management

1. Retention and detention ponds should be:
 - a. Monitored regularly and maintained by the property owners, tenants or associations;
 - b. Landscaped with appropriate plants and trees;



- c. Designed with infiltrative and porous surfaces; and
- d. Minimized in use as much as possible. Infiltration plans should be the dominant stormwater management device.

2. Applications for development should be referred to Jefferson County Health and Environment to identify the best management practices for controlling water- and/or mosquito-borne diseases/viruses.

C. Water Quality and Quantity

1. New development or structures, fencing, or the keeping of livestock should not be located in flood plains, riparian areas or wetland habitats.
2. Runoff from impervious surfaces and fertilized landscape areas should be filtered before it leaves the property.
3. All new development (residential and non-residential) should be served by a public water and sanitation district.
4. Plant species should be selected and grouped to minimize consumption of irrigation water and prevent soil erosion.
5. Native and drought-resistant plant species should be the dominant living landscape materials. The use of Blue Grass and other high water consumptive plants should be discouraged.
6. Industrial material, waste storage and livestock manure should be stored properly and managed to prevent water pollution.

III. Implementation Strategies

A. Stormwater Runoff Reduction

1. The county should develop educational programs to inform developers and residents about the best management practices for stormwater to protect water quantity, quality and public health. The county should develop incentives to encourage developers to use runoff reduction or infiltration practices in addition to detention or retention methods.
2. The county should work with the adjacent cities, stormwater districts, park and recreation districts, metro districts, developers, and residents to develop new, innovative standards for stormwater management. Runoff reduction or infiltration plans that naturally filter and/or recharge ground water should be developed, rather than management plans that collect and convey stormwater down stream.
3. The county should evaluate the Land Development Regulation and Zoning Resolution, and revise regulations that conflict with the goal of reducing net runoff volume through infiltration.
4. The Urban Drainage Manual (Volume 3, or the latest version) should be consulted for additional information on best stormwater management practices.

B. Water Quality and Quantity

1. The county should create a program to identify and eliminate point source and non-point source contamination of stormwater.
2. The county should facilitate the distribution of information regarding water quantity and quality and sanitation problems so individuals are aware and can take appropriate actions.
3. The service plans for water and sewer special districts should:
 - a. Show that the district is economically viable;
 - b. Ensure that water pressure and volume will be adequate for fire protection purposes; and
 - c. Provide hydrologic evidence that neighboring water users will not be adversely affected.
4. Irrigation ditch companies should provide information to adjacent property owners and residents with regard to management and water plans. Ditch companies should also monitor and treat ditch water to prevent water- and/or mosquito-borne diseases/viruses.
5. The county should explore alternatives for road treatment in winter, choosing options with the least amount of harmful environmental and health impacts.



Wildlife

Wildlife is a unique resource and one of the factors attracting people to the area. Wildlife needs should be considered in land use decisions. While some species of wildlife can adapt to human encroachment to a certain extent, careful planning is needed to ensure that important wildlife habitats are not destroyed and that wildlife/human conflicts are minimized.

The following habitats are maximum wildlife quality areas:

- Threatened or endangered species habitat
- Riparian habitat
- Wetlands
- Raptor nesting sites
- Critical wildlife movement corridors
- The slopes and top of South Table Mountain

I. Goal

Enhance, maintain, and manage a balanced wildlife habitat to ensure the continued biological, economic, and aesthetic value of this resource.

II. Development Review Policies

1. The Wildlife Design Guidelines in this plan should be followed.
2. The maximum wildlife quality areas should be preserved in a reasoned way. For instance, the value of maximum wildlife quality areas may diminish if adjacent and surrounding land uses block access or negatively impact the habitat. Each development proposal should be analyzed and evaluated to determine if it will negatively impact maximum wildlife quality areas.
3. Applications in or near maximum wildlife quality areas should be referred to the Colorado Division of Wildlife (CDOW) for identification of appropriate buffers and effective mitigation techniques between human activity and maximum wildlife quality areas. The CDOW should review all development proposals for impacts on wildlife to:
 - a. Ensure the preservation of maximum wildlife quality areas. Open lands which contain diverse food and cover should be consolidated or inter-connected whenever possible. Those habitats not designated as "maximum wildlife quality areas" may nonetheless have important wildlife values that should be considered during evaluation of each proposed development.
 - b. Identify vegetation important to wildlife that should be preserved to the maximum extent possible.

- c. Ensure that water quality in bodies of water used by wildlife are not degraded to a degree that would be detrimental to wildlife.

- d. Ensure that wildlife populations are managed in relationship to available habitat and to minimize human/wildlife conflicts.

III. Implementation Strategies

1. The Colorado Division of Wildlife should map maximum wildlife quality areas to be used by the Jefferson County Planning and Zoning in the review of development applications.
2. Jefferson County Planning and Zoning and the Colorado Division of Wildlife should:
 - a. Prepare and distribute educational guides on the needs of wildlife and human/wildlife conflicts; and
 - b. Develop incentives for developers to accommodate wildlife needs in project planning.



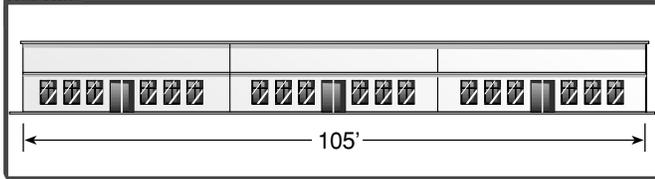
Design Guidelines

I. General Non-Residential & Community Use Design Elements

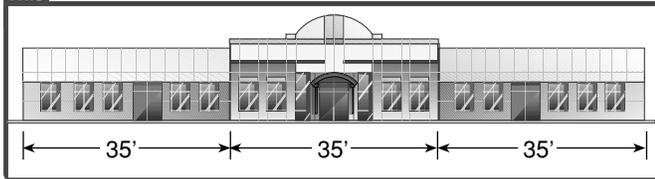
A. Architecture Guidelines

1. Emphasize building materials which are compatible with the natural environment in color and texture.
2. Avoid the use of reflective glass and metal.
3. Articulate long building surfaces and roofs with a change in surface material or plane, at a minimum, every 35 feet.

Not This



This

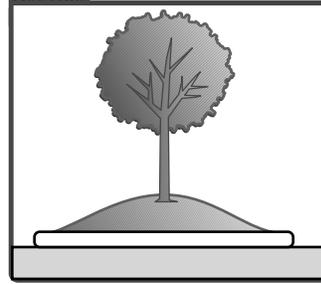


4. Minimize views of mechanical equipment (roof, wall and ground mounted) from residential uses, public rights of way or parks.
5. Disallow the use of concrete masonry units to constitute more than 10% of the front building façade. Encourage brick, stone, stucco, wood, or colored or textured concrete.
6. Use similar materials and finishes on accessory buildings as those used on the main building.
7. Encourage murals on buildings along South Golden Road.

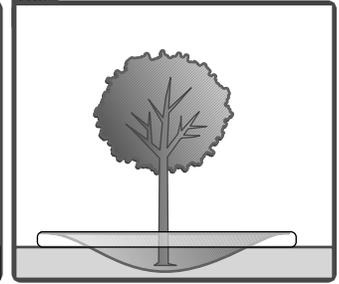
B. Landscaping Guidelines

1. Use a mix of young and mature trees, vary plant species, and plant drought-tolerant species.
2. Do not allow ornamental trees to be substituted for required deciduous or evergreen trees.
3. Use drought-resistant species. Select and group plants to minimize consumption of irrigation water.
4. Design landscaped areas to make use of runoff from roof gutters and impervious areas to the greatest extent possible.
5. Sink landscape islands and cut/breakup curbs around islands to allow stormwater runoff to infiltrate.

Not This



This



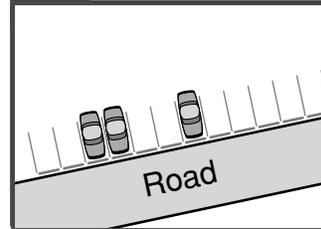
6. Establish a landscaped setback along right of way. This setback should be wide enough to allow room for pedestrians and to provide a visual separation between the road and a parking area or building.

7. Landscape areas include walkways, drainage ways, flowerbeds and planters, vegetated parking islands, storm-water detention areas if vegetated, playgrounds, patios and outdoor seating areas built on pervious surfaces, and all vegetated areas. Landscape areas do not include outside storage or display areas, parking lots, roads, or paved parking islands.

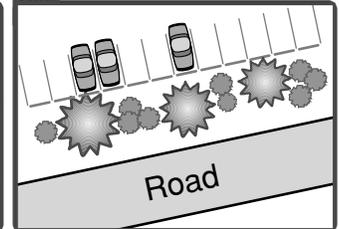
C. Parking Guidelines

1. Use modular, permeable, or porous pavement for that portion of a parking area that exceeds the county's parking requirements.
2. Direct runoff toward pervious or landscaped areas.

Not This



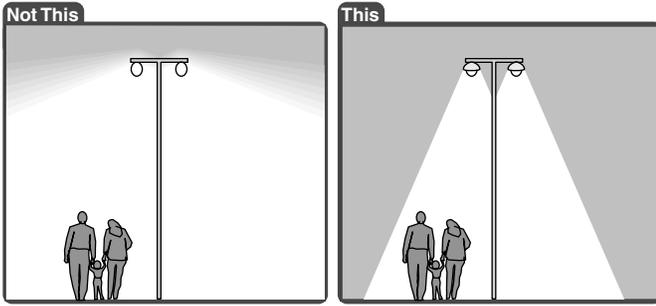
This



3. Establish a parking setback for parked vehicles, including parking for "for sale/lease" vehicles. This setback should be wide enough to allow room for pedestrians and to provide a visual separation between the road and a parking area.

D. Lighting Guidelines

1. Turn off or reduce lighting after close of business. Dim lit signs after dark.
2. Keep security lighting at a minimum. Use motion detector lights for security purposes.
3. Avoid light or glare trespass on adjacent properties.
4. Direct all lighting downward. Install cut-off light fixtures.



E. Trash Dumpster Guidelines

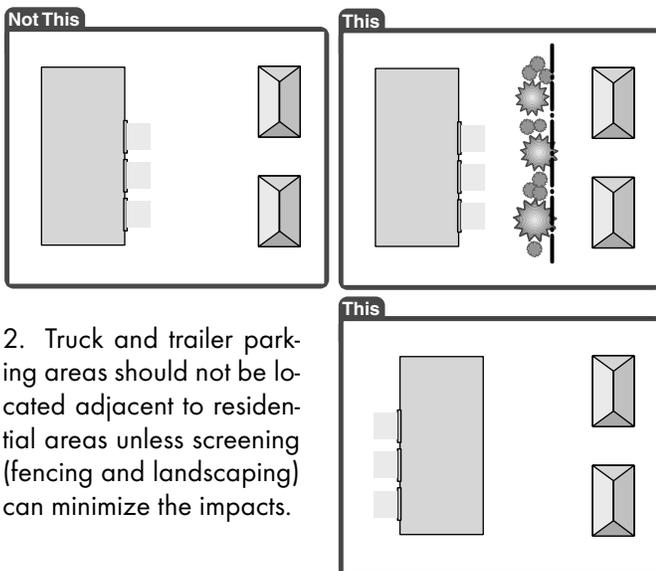
1. Locate trash dumpsters at the rear of the property when possible and when it will not impact adjacent residential uses.
2. Screen trash dumpsters with well-maintained solid fencing and landscaping.
3. Construct trash dumpsters of similar materials and colors as main building.

F. Outdoor Storage Guidelines

1. Screen outside storage areas from residential areas, public rights of way, open spaces and parks. Product display areas should be screened from residential areas.
2. Limit outdoor storage and display areas from exceeding an area equal to 60% of the ground floor gross floor area of the building to which it is accessory for retail, office, research and development, and light industrial uses.
3. Screen all sides, including the top if storage materials can be airborne.

G. Loading Dock Guidelines

1. Screen loading docks from residential areas and public rights of way when possible.



2. Truck and trailer parking areas should not be located adjacent to residential areas unless screening (fencing and landscaping) can minimize the impacts.

H. Fencing/Screening Guidelines

1. Prohibit barbed wire and electric fencing.
2. Maintain the appearance of fences to avoid deterioration and visual blight.

I. Sign Guidelines

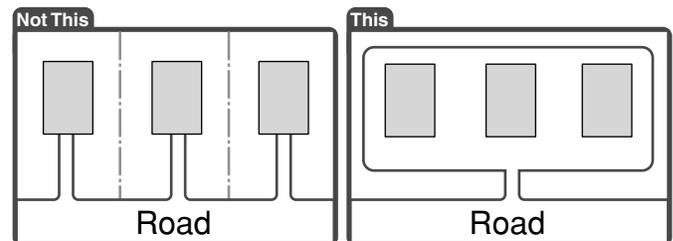
1. Prohibit the long term or permanent use of banners, balloons, and canvas or vinyl signs. These sign types should only be used for special events or sales.
2. Prohibit reflective or flashing lights and signs, billboards, and signs on parked vehicles.
3. Remove sign posts when no longer in use.

J. Wildlife Guidelines

1. Do not locate new development or structures, fencing, or keep livestock in maximum wildlife quality areas.
2. Avoid road crossings in maximum wildlife quality areas unless their location is the only viable option to access developable land, and their presence does not unreasonably affect the viability of these habitats.
3. Encourage native plantings to sustain small game and birds.

K. Other Guidelines

1. Prohibit the installation or use of outdoor speakers, amplified music, and/or paging systems where residential uses could be impacted. (This does not include drive-up menu speakers at fast food restaurants or teller speakers at banks.)
2. Bury electrical, telephone, and cable lines underground. This should be coordinated with the appropriate agency/utility company.
3. Provide pedestrian circulation and connections within each development and between adjacent uses.
4. Combine and share access.



5. Minimize obstruction of views to the Mountain Backdrop/Foreground.
6. Encourage outdoor seating areas for employees and customers.
7. Revegetate or enhance all soil disturbances, regardless of magnitude (e.g., road cuts, building cuts, graded areas), with native plantings or naturalized materials within one growing season.

8. Roll regraded slopes back into the surrounding topography to a grade that, when revegetated, will be stable and look natural

L. Mini-storage Design Guidelines

1. All of the General Non-Residential and Community Use Design Elements should be followed.
2. Natural, earth tone colors that compliment the natural characteristics of the site should be used. Accent colors should also be natural, earth tone colors (no red roofs, orange doors, etc.).
3. Rental trucks, trailers and recreational vehicle storage areas should be screened with solid fencing, berming, and landscaping.
4. Doors to individual storage units should be faced internal to the development.
5. All roofs should be pitched if visible from public rights of way, residential areas or parks. All other roofs should use a parapet.

II. General Residential Design Guidelines

1. Heights of proposed residential buildings in areas 7 and 8 should be similar to the existing heights of adjacent residences.
2. Developments should be designed with easy and coordinated access to transit stops, adjacent parks, trails, schools, shopping centers, etc. Access to these uses should not be blocked by fences, or structures.
3. Where possible, the elevations between residences should be the same. Where not possible, the windows should be oriented to minimize views into other homes.
4. Pitched roofs should be utilized on all sides of the building.
5. Building facade treatment should be required on all side and rear walls and should be constructed of similar building materials and architectural treatment as the front of the building, excluding window areas.
6. At least two types of materials should be used as part of the building facade. These materials may include: brick, stone/rock/sandstone, stucco, wood, textured or color tinted concrete, pre-cast concrete.



Appendix

Affordable Housing

Housing is generally considered affordable when monthly payments are no more than 30 percent of the inhabitant's monthly income. In Jefferson County, wages have not kept pace with sharply rising housing costs and few affordable housing units are being built. The housing affordability gap leaves families living in substandard conditions, homeless, or making choices to spend money on housing and do without health care, child care, educational materials, or other basic necessities.

The following statistics come from the National Low Income Housing Coalition's Out of Reach 2003. Visit www.nlihc.org for more information and current statistics. In Colorado, an extremely low income household (earning \$18,970, 30 percent of the Area Median Income of \$63,235) can afford monthly rent of no more than \$474,

while the Fair Market Rent for a two bedroom unit is \$847. A minimum wage earner (earning \$5.15 per hour) can afford monthly rent of no more than \$268. A Social Security Income recipient (receiving \$552 monthly) can afford monthly rent of no more than \$166, while the Fair Market Rent for a one-bedroom unit is \$647.

In Colorado, a worker earning the Minimum Wage (\$5.15 per hour) would have to work 127 hours per week in order to afford a two-bedroom unit at the area's Fair Market rent. The Housing Wage in Colorado is \$16.29. This is the amount a full time (40 hours per week) worker must earn per hour in order to afford a two-bedroom unit at the area's Fair Market rent. This is 316 percent of the minimum wage (\$5.15 per hour). Between 2002 and 2003 the two-bedroom housing wage increased by 1.85 percent.

Number of Households

Location	Total Households	Renter Households	Renter Households as % of Total Households
Colorado	1,658,238	542,101	33%
Jefferson County	206,067	56,660	27%

2003 Family Income

Location	2003 Estimated Annual Median Income (AMI)* (HUD)			Maximum Affordable** Monthly Housing Cost by % of Family AMI			
	Annual	Monthly	30% of AMI	30%	50%	80%	100%
Colorado	\$63,235	\$5,270	\$18,970	\$474	\$790	\$1,265	\$1,581
Jefferson County	\$68,000	\$5,667	\$20,400	\$510	\$850	\$1,360	\$1,700

*HUD, 2003, **"Affordable" rents represent the generally accepted standard of spending not more than 30% of income on housing costs.

2004 Fair Market Rents (FMR)* by Number of Bedrooms

Location	Zero	One	Two	Three	Four
Colorado	\$557	\$647	\$847	\$1,171	\$1,385
Jefferson County	\$607	\$724	\$964	\$1,337	\$1,579

*HUD, 2004, proposed

2003 Renter Households

Location	Renter Annual Income	Income Needed to Afford 2BR FMR as Percent of Renter Median	Percent of Renters Unable to Afford 2BR FMR	Monthly Rent Affordable at Renter Annual Income
Colorado	\$33,616	101%	50%	\$712
Jefferson County	\$39,596	97%	48%	\$990

Income Needed to Afford FMR

Location	Amount					Percent of Family AMI				
	0 Bdrms	1 Bdrm	2 Bdrms	3 Bdrms	4 Bdrms	0 Bdrms	1 Bdrm	2 Bdrms	3 Bdrms	4 Bdrms
Colorado	\$22,286	\$25,879	\$33,882	\$46,844	\$55,403	35%	41%	54%	74%	88%
Jefferson County	\$24,280	\$28,960	\$38,560	\$53,480	\$63,160	36%	43%	57%	79%	93%

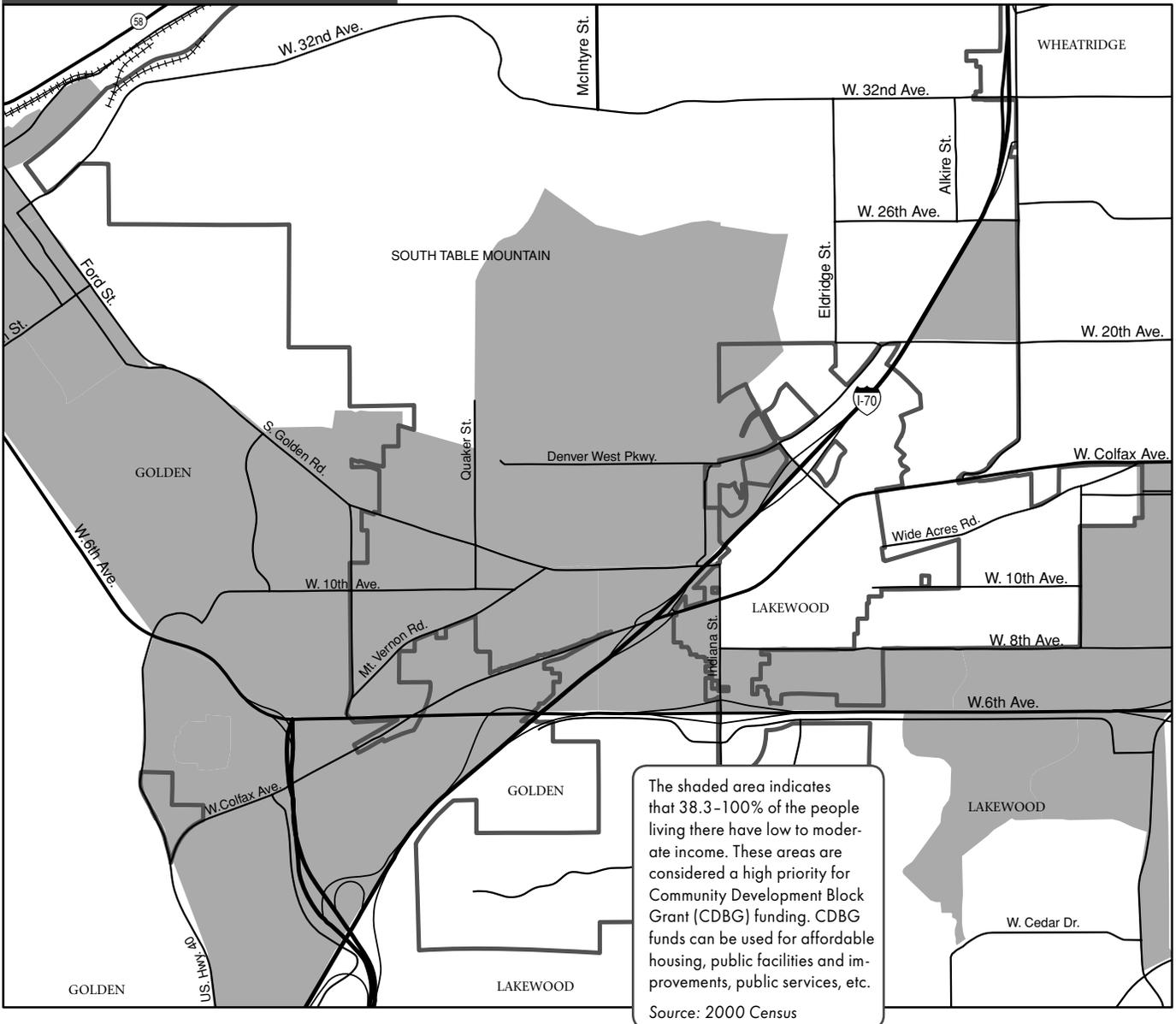
Housing Wage

Location	Hourly Wage Needed to Afford (@ 40 hrs./wk)					% Change in 2 Bdrms Housing Wage (2002-2003)	As % of Minimum Wage (Colorado=\$5.15)				
	0 Bdrms FMR	1 Bdrm FMR	2 Bdrms FMR	3 Bdrms FMR	4 Bdrms FMR		0 Bdrms FMR	1 Bdrm FMR	2 Bdrms FMR	3 Bdrms FMR	4 Bdrms FMR
Colorado	\$10.71	\$12.44	\$16.29	\$22.52	\$26.64	1.85%	208%	242%	316%	437%	517%
Jefferson County	\$11.67	\$13.92	\$18.54	\$25.71	\$30.37	2.01%	227%	270%	360%	499%	590%

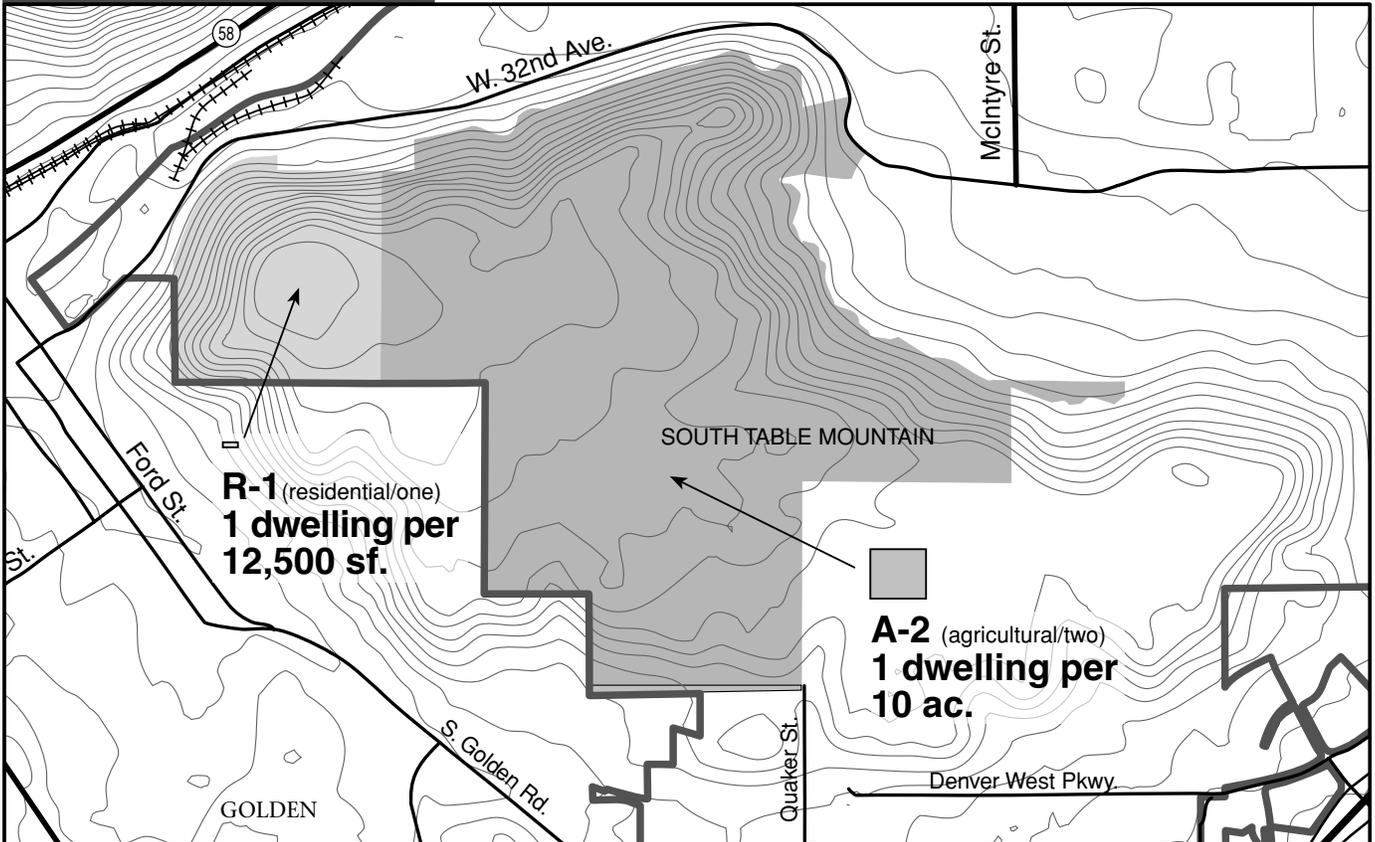
Work Hours

Location	Work Hours/Week Necessary at Minimum Wage to Afford (Colorado=\$5.15)				
	0 Bdrms FMR	1 Bdrm FMR	2 Bdrms FMR	3 Bdrms FMR	4 Bdrms FMR
Colorado	83	97	127	175	207
Jefferson County	91	108	144	200	236

Low to Moderate Income Areas



South Table Mountain Zoning



Commercial Mineral Extraction

No land use decision shall be made which precludes the extraction of commercial mineral deposits (C.R.S. section 34-1-301).

Mineral resources are a natural resource. Like most types of development, mining competes with other land uses. However, mining is a temporary land use. As the material is being removed, the land is being reclaimed so that upon completion of mining, the land is available for the next use that the landowner has identified which may be subject to rezoning. Some examples of this use in the metro area include parks, ball fields, trails, golf courses, and office buildings.

In 1973, an Act for the Preservation of Commercial Mineral Deposits (C.R.S. section 34-1-301) legislated identification and consideration of potential sources of commercial mineral deposits when evaluating future land uses. One purpose of this law was to emphasize the long-range continued need for natural resources such as aggregates, clays and other important natural resources. Such identification of sources shall not preclude resources not yet discovered. This information is vital to the counties when planning for and evaluating potential land uses for both the land upon which the mineral resource is located and on adjacent land uses to achieve compatible uses.

Land Development Application Processes

Before developing land in Jefferson County, the landowner should contact the Planning and Zoning Division. This division will provide advice about the processes that you need to follow. In some cases the process will begin with a Pre-Application Review meeting, followed by a rezoning and then platting the property. In other instances, only the permit review and building plan review processes may be required.

The following list does not include a description of all processes. Also, the following information is subject to change. Please verify the process and requirements with the Planning and Zoning Division or by reviewing Jefferson County's Land Development Regulation, Zoning Resolution, and various development guides. All of these documents are on the Planning and Zoning website at <http://planning.jeffco.us>.

Exemption from Platting for Illegal Transfers of Land

In 1972, it became illegal to transfer land that is less than 35 acres from one party to another without going through the local jurisdiction's subdivision process. The Exemption from Platting process is simpler and more expedited subdivision process. This process may be used to make the transfer of land "legal" in certain cases that meet specific requirements.

Permits

Prior to issuance of building permits, the Planning and Zoning Division reviews development requests. Staff will review the existing zoning, rezoning approval, plat, plat notes, exemption from platting and other documentation (including criteria in the Zoning Resolution) to be sure that the request is in compliance with regulations.

Platting

This process divides a tract of land into defined lots. The Land Development Regulation establishes the platting, or subdivision, regulations and requirements. In the platting process, staff reviews the proposal for compliance with the Land Development Regulations and the regulations/requirements of other departments and agencies. The Subdivision Platting Process requires the submittal and approval of a Preliminary Plat, and the submittal and approval of a Final Plat. The Preliminary Plat is acted on by the Planning Commission, while the final plat is approved by the Board of County Commissioners. A Combination Plat is a process that combines the preliminary and final plat processes in situations where a tract of land is divided into no more than 9 single family detached or 12 single family attached lots.

Pre-application Review

This process gives the landowner or developer the opportunity to discuss a proposal with staff before submitting a formal application. In this process, staff reviews the proposal for compliance with the community plan and outlines the submittal requirements for a formal application. Staff will also advise the applicant of development requirements, such as road improvements, land dedication or parking and landscaping minimums, so that the applicant can make an informed decision on continuing with the application.

Rezoning to a Planned Development Zone District

This process changes a property's zoning to a Planned Development zone district. The county has established the Planned Development (PD) zoning to provide a zone district to allow development not provided for or inadequately addressed by the standard zone districts and to encourage innovative planning. In this process, staff reviews the proposal for compliance with the community plan and for compliance with the Zoning Resolution and regulations/ requirements of other departments and agencies.

Rezoning to a Standard Zone District

This process changes a property's zoning to a standard zone district in the Zoning Resolution. The Jefferson County Zoning Resolution, in conjunction with adopted Zoning Maps, creates a variety of zone districts which establish the types and intensity of land uses permitted in the unincorporated area of the county. In this process, staff reviews the proposal for compliance with the community plan and for compliance with the regulations/requirements of other departments and agencies.

Site Development Plan Process

This process is an administrative process established to provide an objective evaluation procedure that ensures compliance with plat and exemption from platting restrictions, zoning conditions and regulations contained in the Land Development Regulation and Zoning Resolution. In this process, staff considers a wide range of specific site issues related to the particular development proposed including but not limited to landscaping, parking, signage, architecture, and lighting.

Site Approval Process

Only public or semi-public agencies or utility entities are eligible for the site approval process. These entities must use this process when they wish to construct a public facility that does not comply with the underlying zone district.

Special Use

The Jefferson County Zoning Resolution, in conjunction with adopted Zoning Maps, creates a variety of zone districts which establish the types and intensity of land uses permitted in the unincorporated area of the county. The zone district may also establish uses that must be approved as a Special Use. Special Uses are permitted upon review by the Planning Commission and approval by the Board of County Commissioners (BCC).

Vacation of Right-of-Way

This process divests the county's right, title, or interest in a piece of land in accordance with State Statute. In this process, staff determines if the property will be needed by the county for future use. If the land will not be required for county use, the vacation process transfers the land to private ownership.

Variations and Special Exceptions

The Board of Adjustment (BOA) has the authority to grant variations and/or special exceptions to established zoning regulations, if an adequate hardship or practical difficulty has been demonstrated. Variations (e.g., reduction of required setbacks or lot size, or increase in height, etc.) run with the land, while most Special Exceptions (e.g., temporary structures, home occupations, etc.) are granted for a specified length of time, and require rehearing and renewal upon expiration.

Maps

Land Use Recommendations

Geologic Hazards

Slope

Soil Based Hazards

Wildfire Hazards

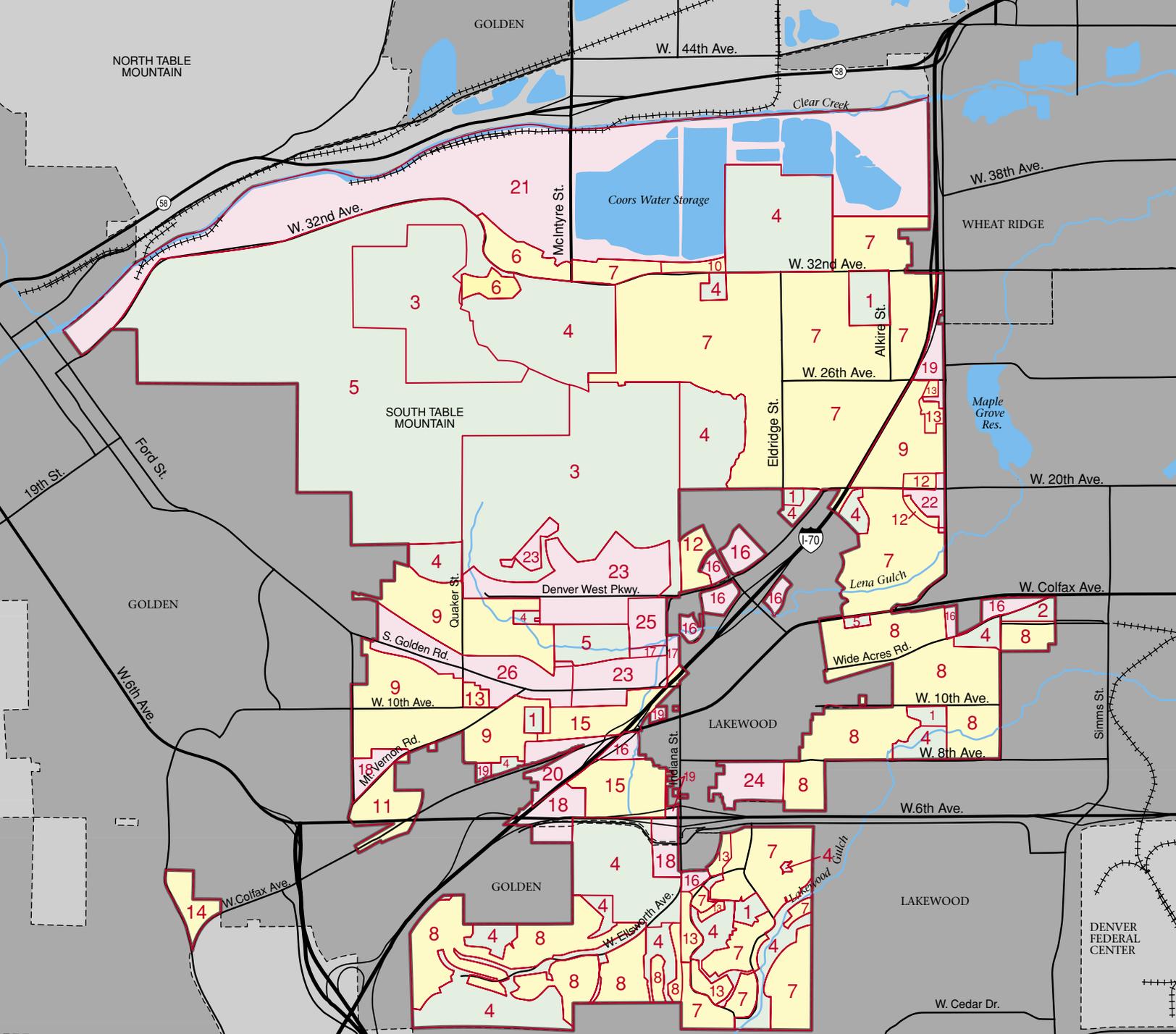
Historic Sites & Structures

Open Space, Trails and Visual
Resources

Fire Districts

Water & Sanitation Districts

Wildlife

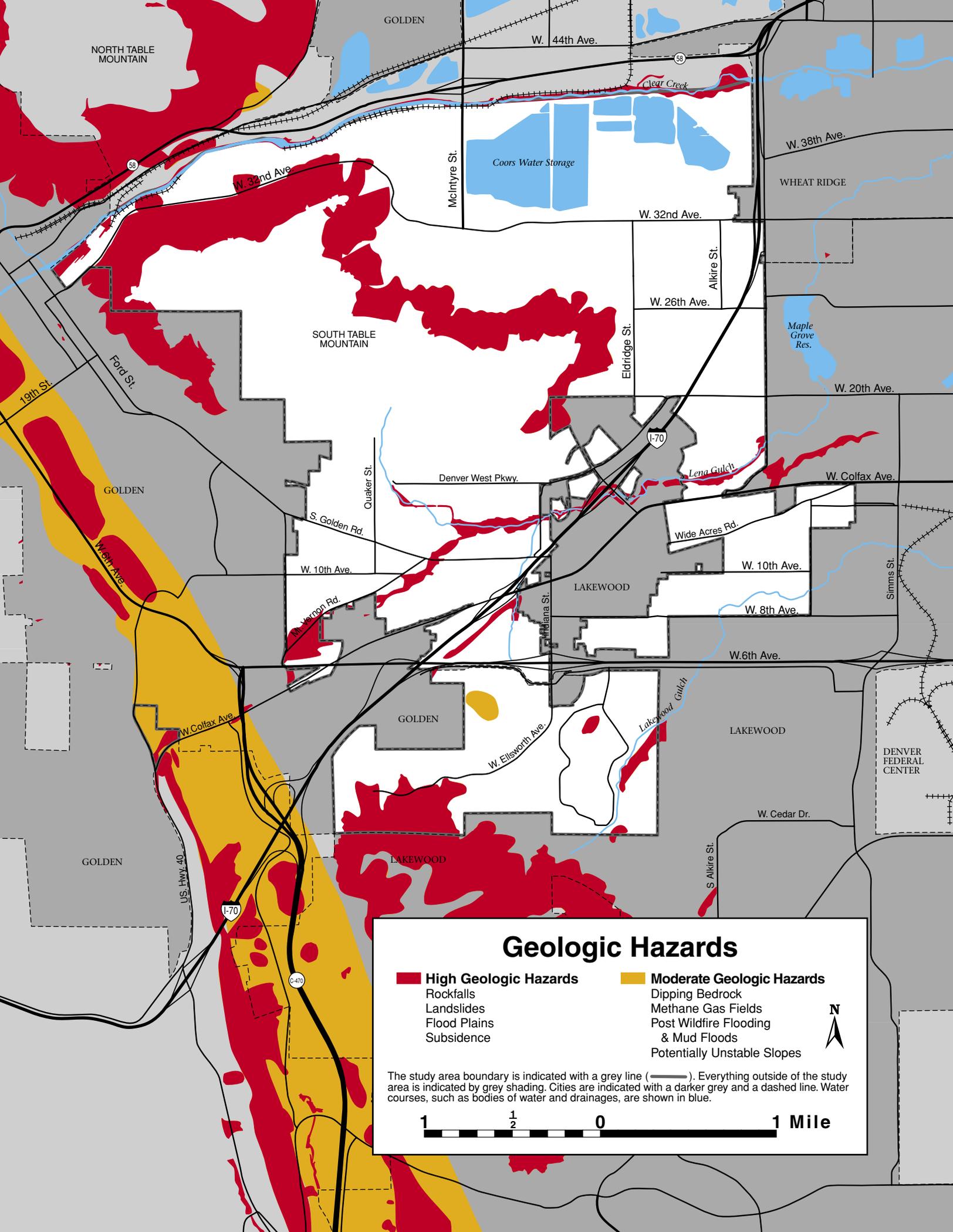


Land Use Recommendations

Community Uses	Residential	Commercial
1 Schools	6 Residential 1 du/ac	16 Office
2 Cemetery	7 Residential 3 du/ac	17 Research and development
3 Existing conservation easement	8 Residential 3.5 du/ac	18 Light industrial
4 Existing open space, park, recreation area	9 Residential 4.5 du/ac	19 Retail
5 Proposed open space	10 Residential 8 du/ac	20 Automotive
	11 Residential 10 du/ac	21 Industrial
	12 Residential 15 du/ac	22 Mixed use
	13 Residential 20 du/ac	23 Government facility
	14 Residential	24 Transition area
	15 Transition areas	25 Transition area
		26 S. Golden Rd. Corridor

The study area boundary is indicated with a grey line (——). Everything outside of the study area is indicated by grey shading. Cities are indicated with a darker grey and a dashed line. Water courses, such as bodies of water and drainages, are shown in blue.





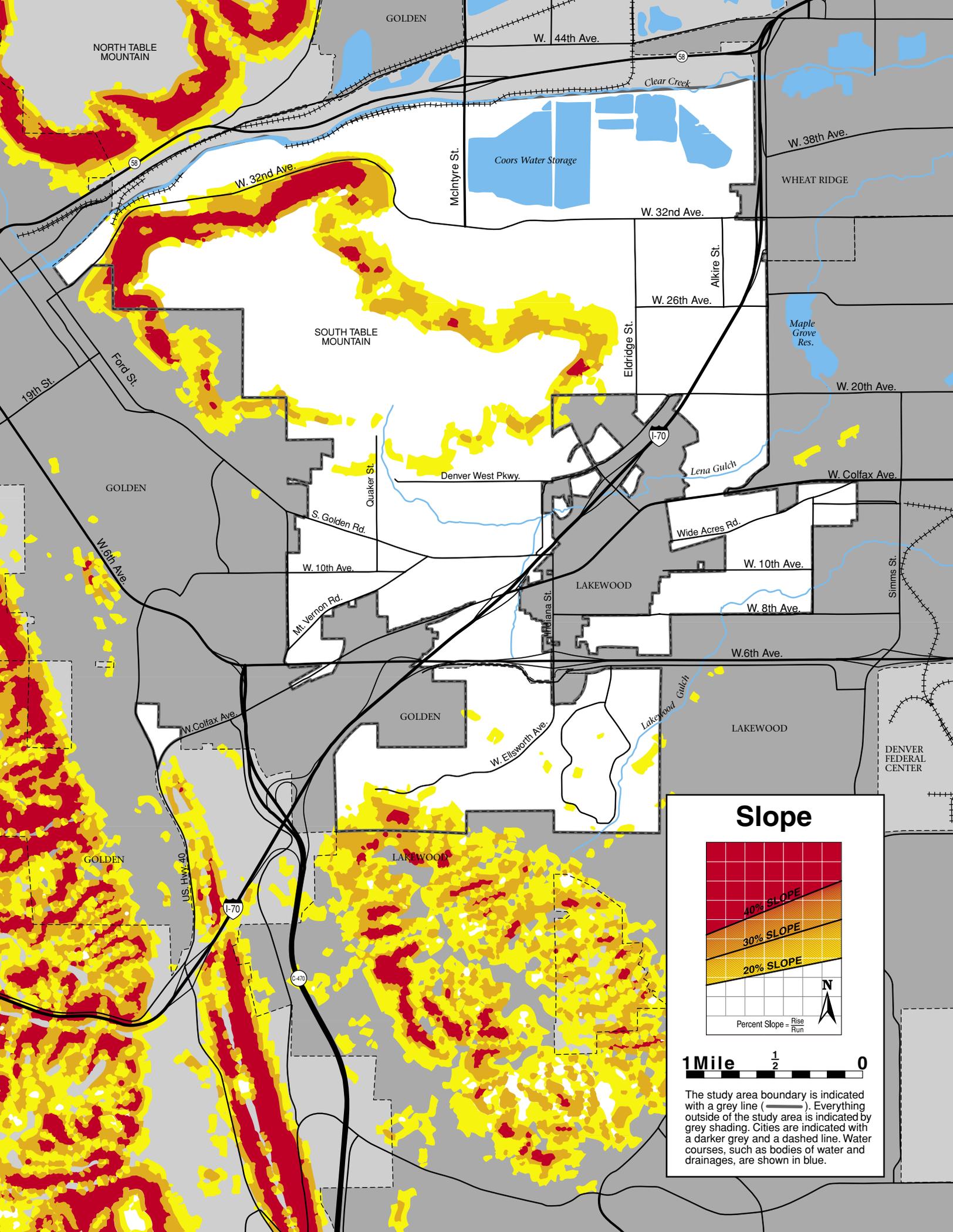
Geologic Hazards

<p>High Geologic Hazards</p> <ul style="list-style-type: none"> Rockfalls Landslides Flood Plains Subsidence 	<p>Moderate Geologic Hazards</p> <ul style="list-style-type: none"> Dipping Bedrock Methane Gas Fields Post Wildfire Flooding & Mud Floods Potentially Unstable Slopes
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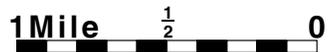
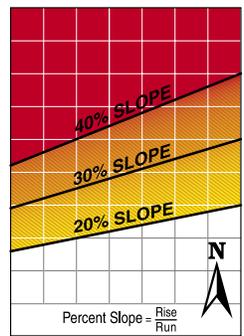
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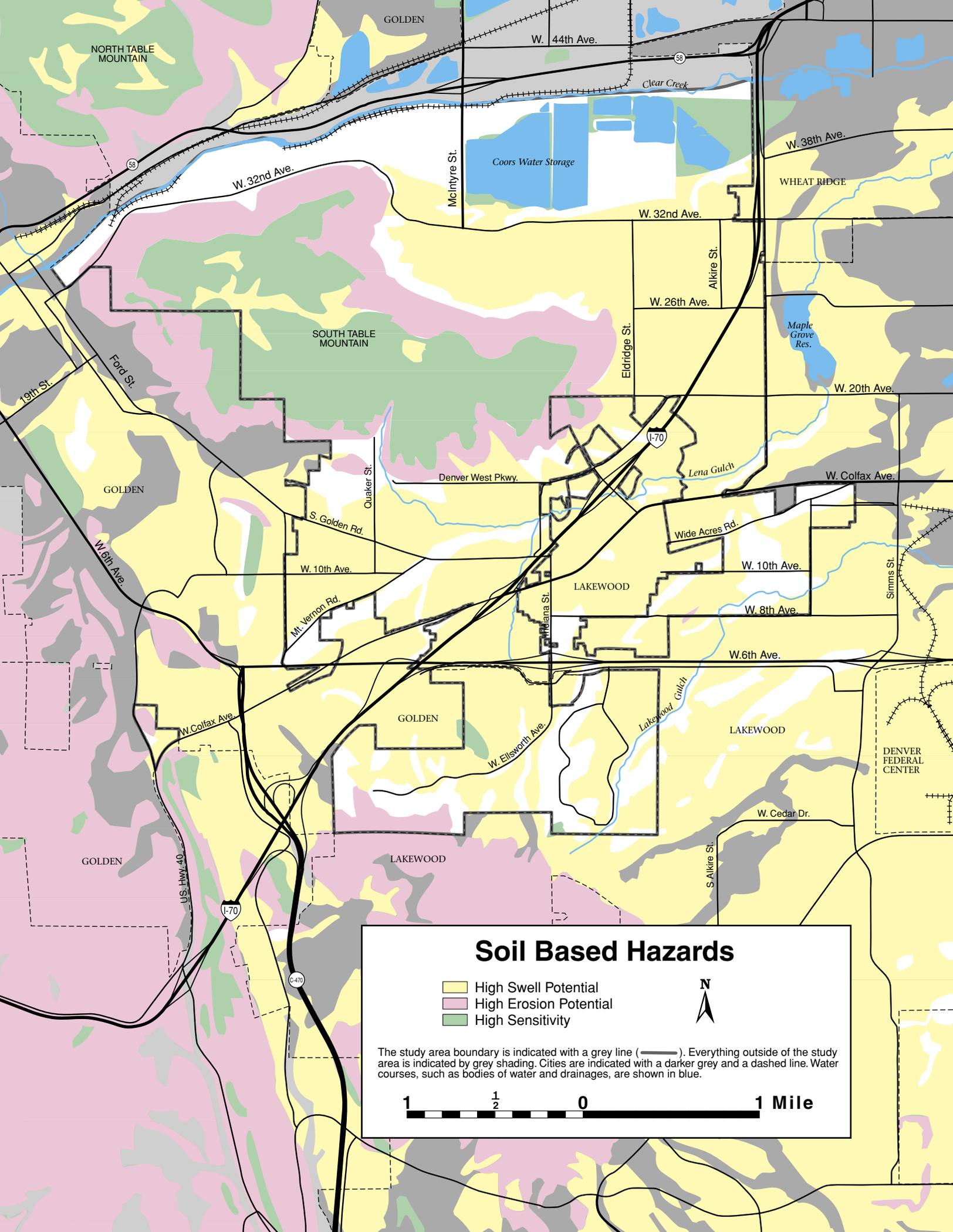
1 1/2 0 1 Mile



Slope



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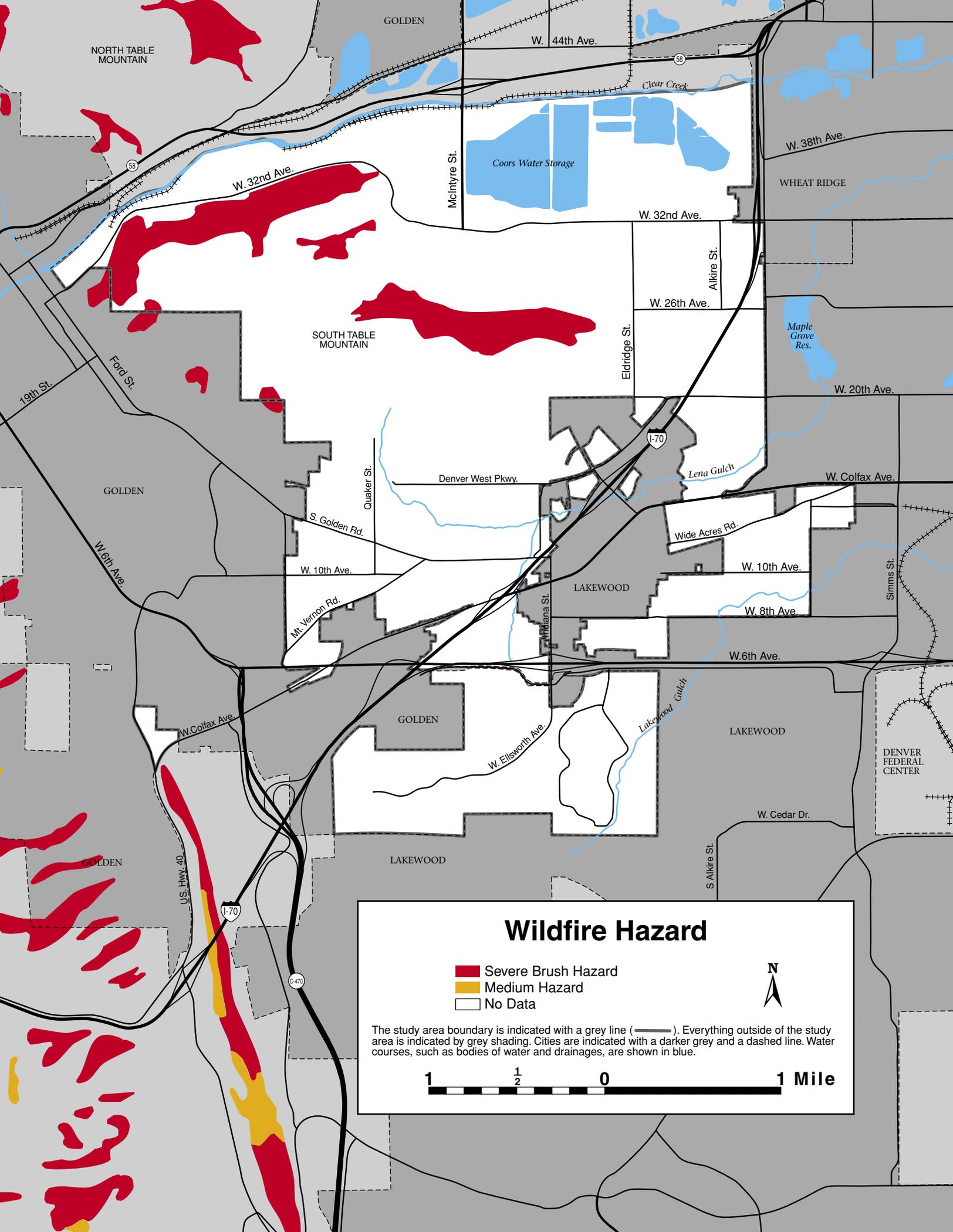
Soil Based Hazards

- High Swell Potential
- High Erosion Potential
- High Sensitivity



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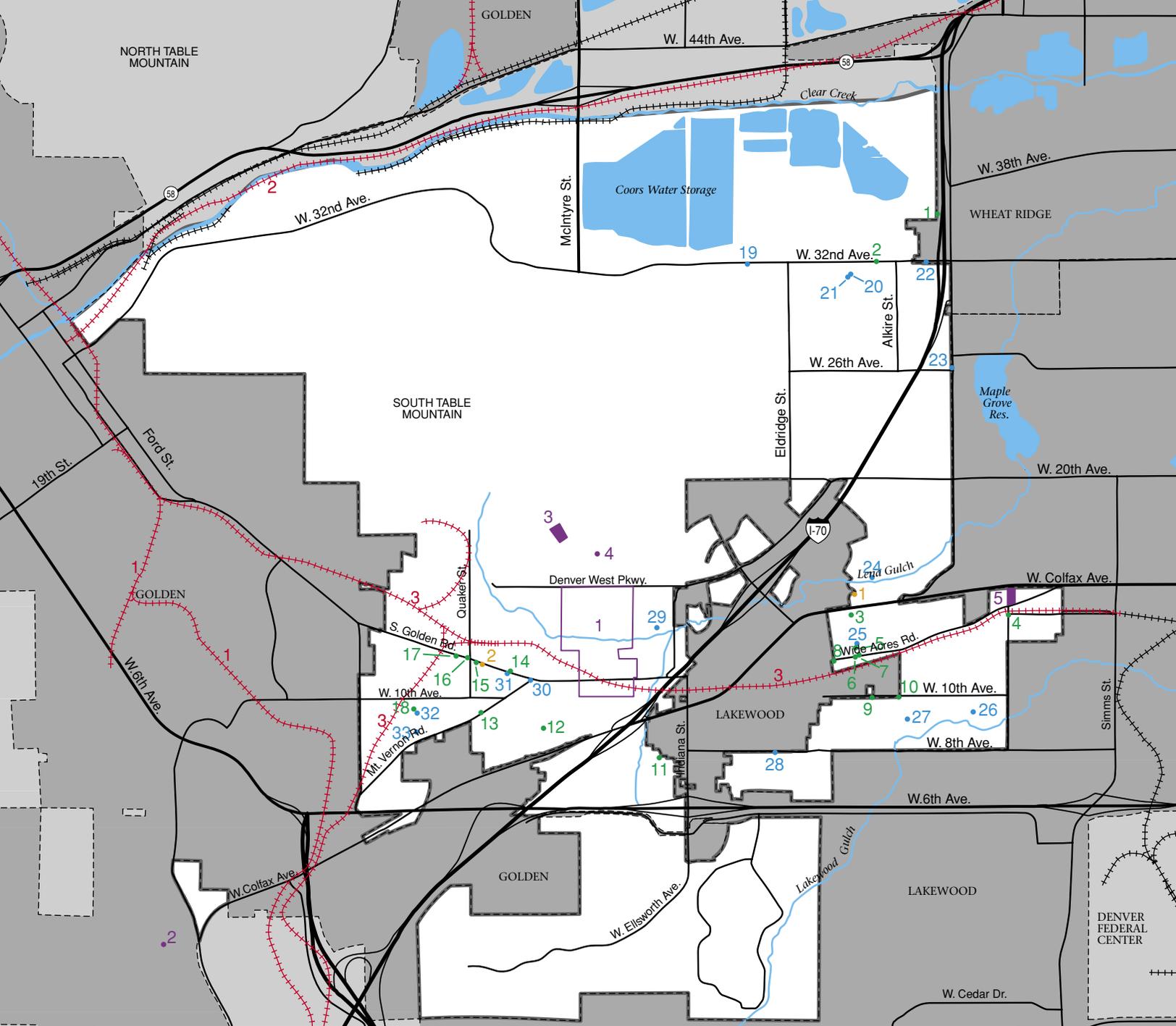
Wildfire Hazard

- Severe Brush Hazard
- Medium Hazard
- No Data

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1 1/2 0 1 Mile

N



Historic Sites & Structures

Cultural Resources for Preservation - name, style, or characteristic

- | | |
|--------------------------|-----------------------------|
| 1 Tudor revival | 19 1892 house |
| 2 Brick ranch | 20 1949 house |
| 3 Craftsman | 21 1950 house |
| 4 Farmhouse | 22 Everitt house |
| 5 Colonial revival | 23 Novacek's carnation farm |
| 6 Dutch colonial revival | 24 1918 house |
| 7 Thornton residence | 25 Dutch colonial revival |
| 8 Craftsman | 26 1949 house |
| 9 Vernacular stone | 27 1947 house |
| 10 Vernacular stone | 28 1923 house |
| 11 Brick ranch | 29 1908 house |
| 12 Rustic stone | 30 Rock Rest Lodge |
| 13 Vernacular | 31 1949 house |
| 14 Vernacular | 32 1932 house |
| 15 Brick | 33 1936 house |
| 16 Tudor revival | |
| 17 Hipped roof box | |
| 18 Farmhouse | |

- highest priority (level 5)
- second highest priority (level 4)

County Landmark Program

- 1 Governor Vivian residence
- 2 Romano House

National Register of Historic Places

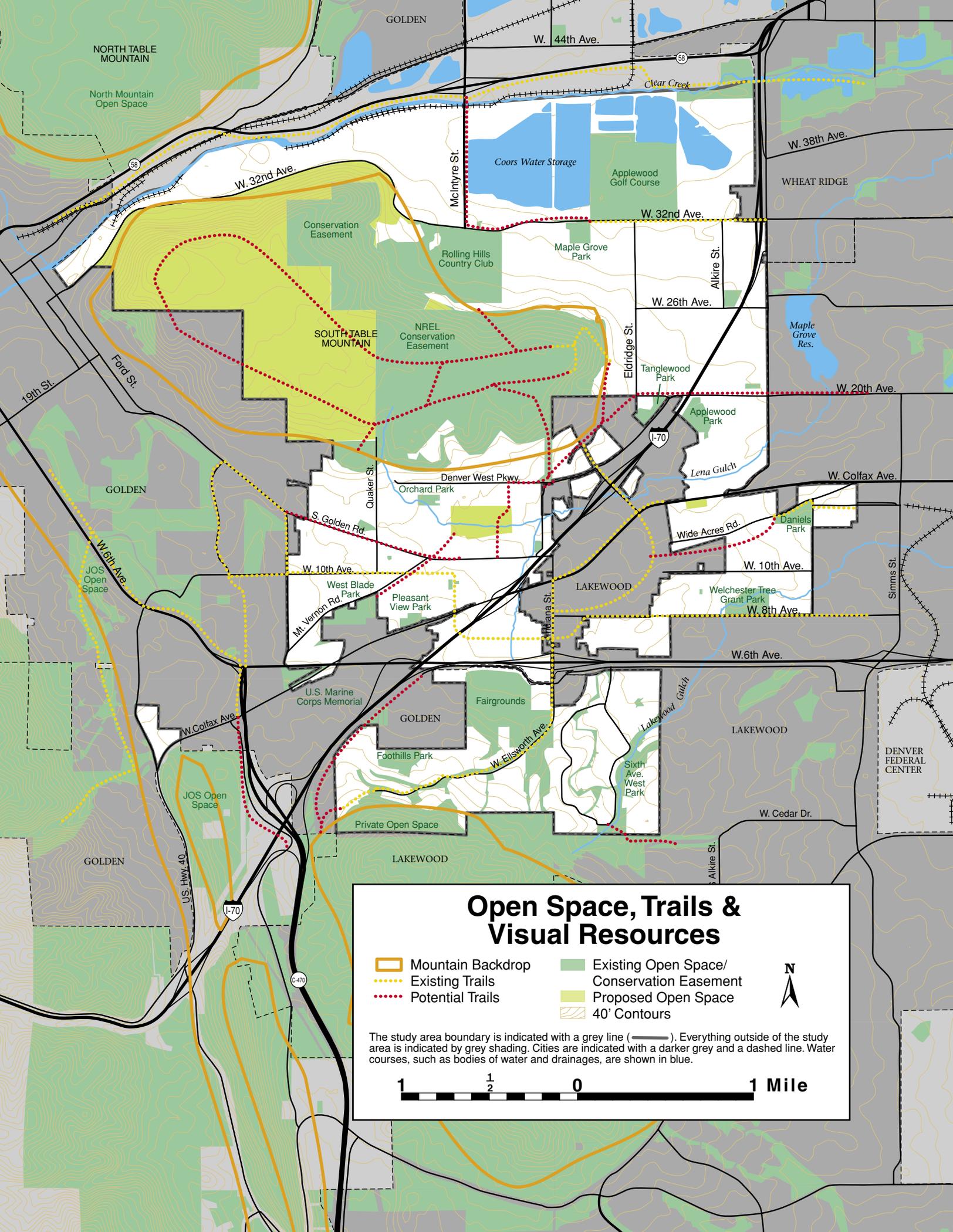
- 1 Camp George West Historic District
- 2 Magic Mountain site
- 3 Amphitheater & bridge
- 4 Ammunitions igloo
- 5 Golden Hill Cemetery

Historic Rail Road Alignments

- 1 Golden City & South Platte
- 2 Denver & Northwestern
- 3 DL & G/D & I



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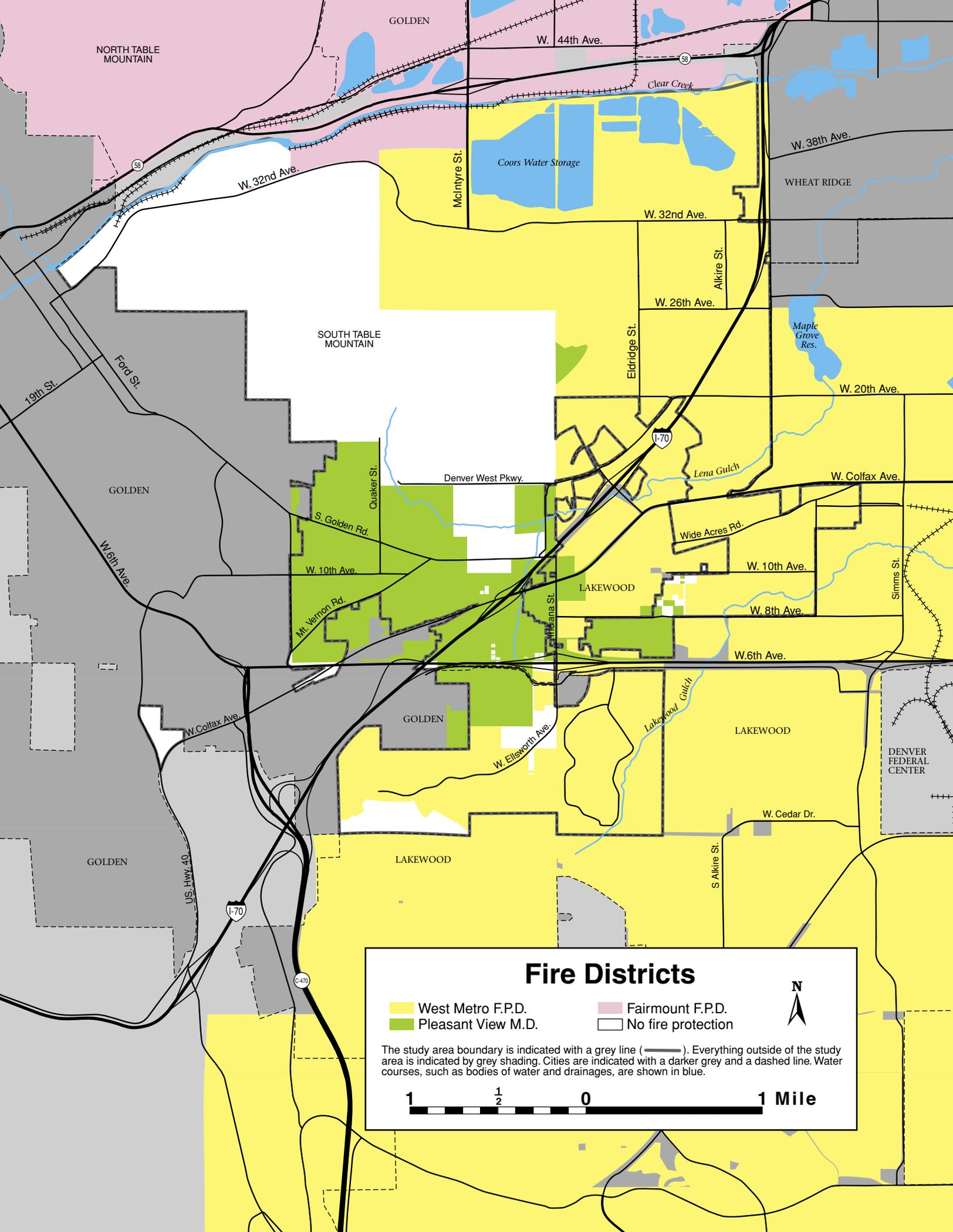
Open Space, Trails & Visual Resources

- Mountain Backdrop
- Existing Trails
- Potential Trails
- Existing Open Space/
Conservation Easement
- Proposed Open Space
- 40' Contours



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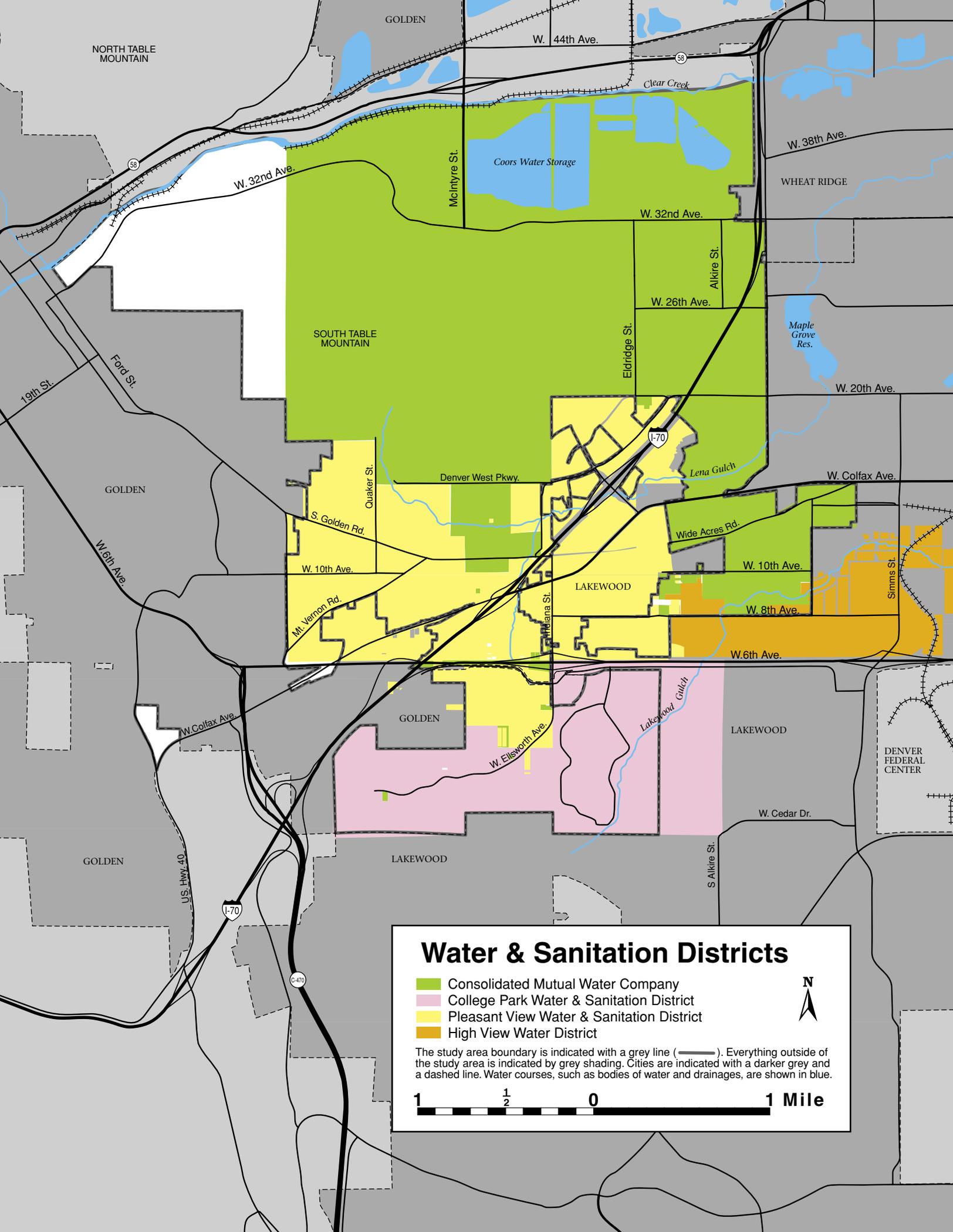
Fire Districts

- West Metro F.P.D.
- Pleasant View M.D.
- Fairmount F.P.D.
- No fire protection



The study area boundary is indicated with a grey line (——). Everything outside of the study area is indicated by grey shading. Cities are indicated with a darker grey and a dashed line. Water courses, such as bodies of water and drainages, are shown in blue.





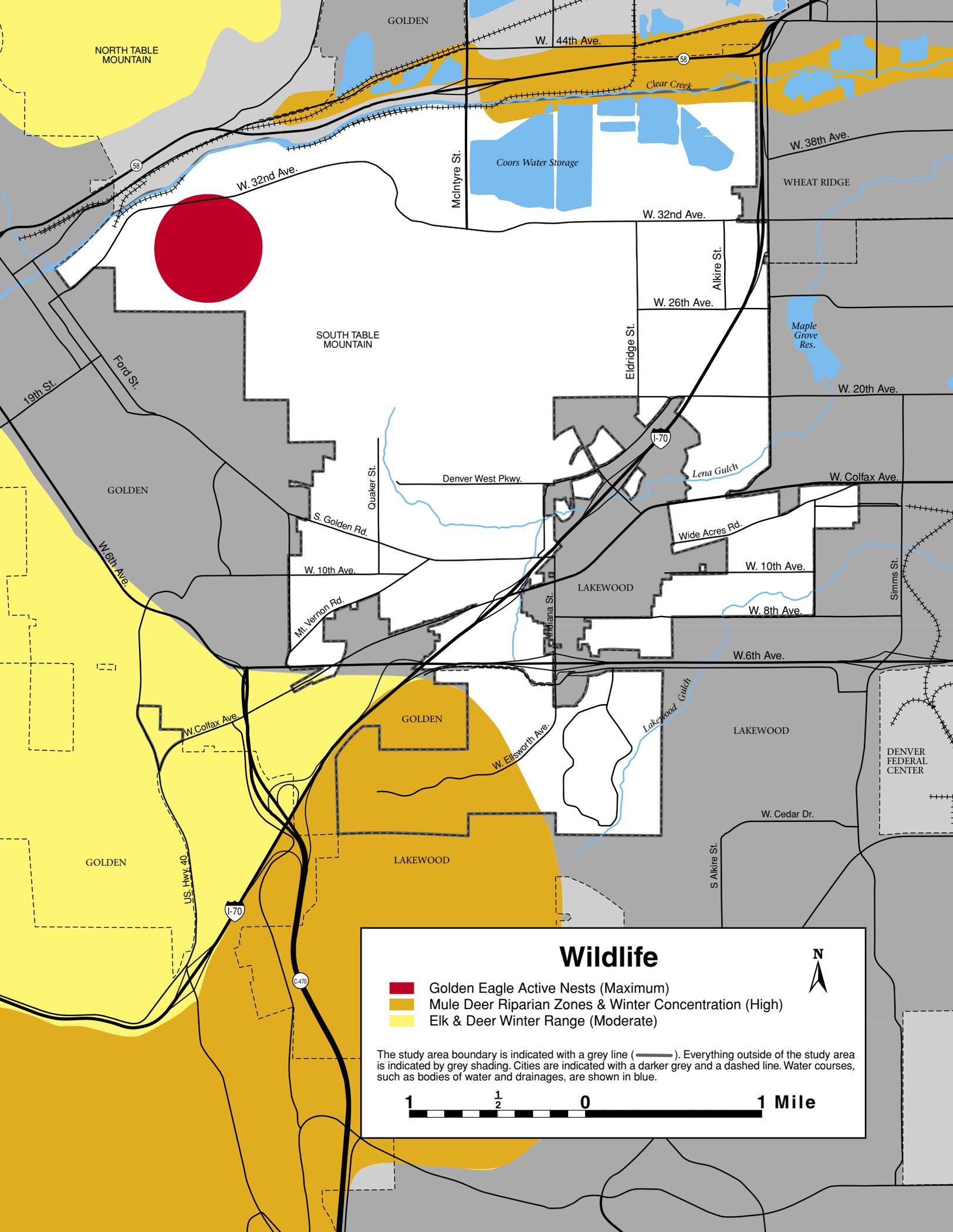
Water & Sanitation Districts

- Consolidated Mutual Water Company
- College Park Water & Sanitation District
- Pleasant View Water & Sanitation District
- High View Water District



The study area boundary is indicated with a grey line (——). Everything outside of the study area is indicated by grey shading. Cities are indicated with a darker grey and a dashed line. Water courses, such as bodies of water and drainages, are shown in blue.





Wildlife

- Golden Eagle Active Nests (Maximum)
- Mule Deer Riparian Zones & Winter Concentration (High)
- Elk & Deer Winter Range (Moderate)

The study area boundary is indicated with a grey line (———). Everything outside of the study area is indicated by grey shading. Cities are indicated with a darker grey and a dashed line. Water courses, such as bodies of water and drainages, are shown in blue.

1 1/2 0 1 Mile

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

BEFORE THE PLANNING COMMISSION

COUNTY OF JEFFERSON, STATE OF COLORADO RESOLUTION

RE: ADOPTION OF THE CENTRAL PLAINS COMMUNITY PLAN, 03-108963 CH

WHEREAS, a public hearing on a proposed plan for the Central Plains Community Plan area was held by the Jefferson County Planning Commission on December 10, 2003; and

WHEREAS, the Jefferson County Planning and Zoning Division and the Planning Commission completed extensive research, analysis, review and community meetings on the proposed plan; and

WHEREAS, on December 10, 2003, the Jefferson County Planning Commission approved the Interim Central Plains Community Plan (the "INTERIM Plan") as a component of the Jefferson County Comprehensive Plan; and

WHEREAS, the INTERIM Plan has been revised for final publication and only minor editorial changes have been incorporated to produce the FINAL Central Plains Community Plan; and

WHEREAS, on July 28, 2004, the Jefferson County Planning Commission held a public hearing on the FINAL Central Plains Community Plan; and

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

1. That adequate publication of public notice was provided for hearings before the Planning Commission.
2. That the hearings before this Planning Commission were extensive and complete and that all pertinent facts, matters, and issues were submitted and considered, and all interested parties heard.
3. That the FINAL Central Plains Community Plan as set forth in Exhibit A attached hereto adequately addresses the problems and concerns raised in the public hearings by interested parties.
4. That it is the opinion of the Planning Commission that the FINAL Central Plains Community Plan, including text and maps, should be accepted as set forth in the attached Exhibit A.
5. That adoption of the FINAL Central Plains Community Plan is in the best interest of the health, safety, and welfare and morals of the citizens of Jefferson County.

NOW, THEREFORE, BE IT RESOLVED that the FINAL Central Plains Community Plan, formally titled the Central Plains Community Plan, including text and maps as set forth on Exhibit "A" attached hereto and incorporated herein, be and hereby is APPROVED and adopted as a component of the Jefferson County Comprehensive Plan pursuant to Section 30-28-108, C.R.S., and that said Central Plains Community Plan be certified to the Board of County Commissioners pursuant to Section 30-28-109, C.R.S.

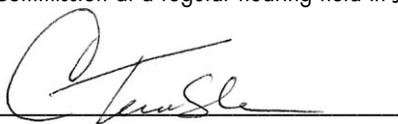
BE IT FURTHER RESOLVED that the INTERIM Plan adopted on December 10, 2003, and including text and maps, be and hereby is rescinded as a component of the Jefferson County Comprehensive Plan.

BE IT FURTHER RESOLVED that in the area of Jefferson County where the Central Plains Community Plan shall be applied, it shall supercede the General Land Use Plan and the Golden-Ralston Plan. The Central Plains Community Plan shall be applied in conjunction with other applicable Jefferson County Special Plans in effect. Where conflicts arise between the plans, applicable Special Plans and the Central Plains Community Plan shall be given equal weight, and conflicts in recommendations shall be resolved on a case by case basis.

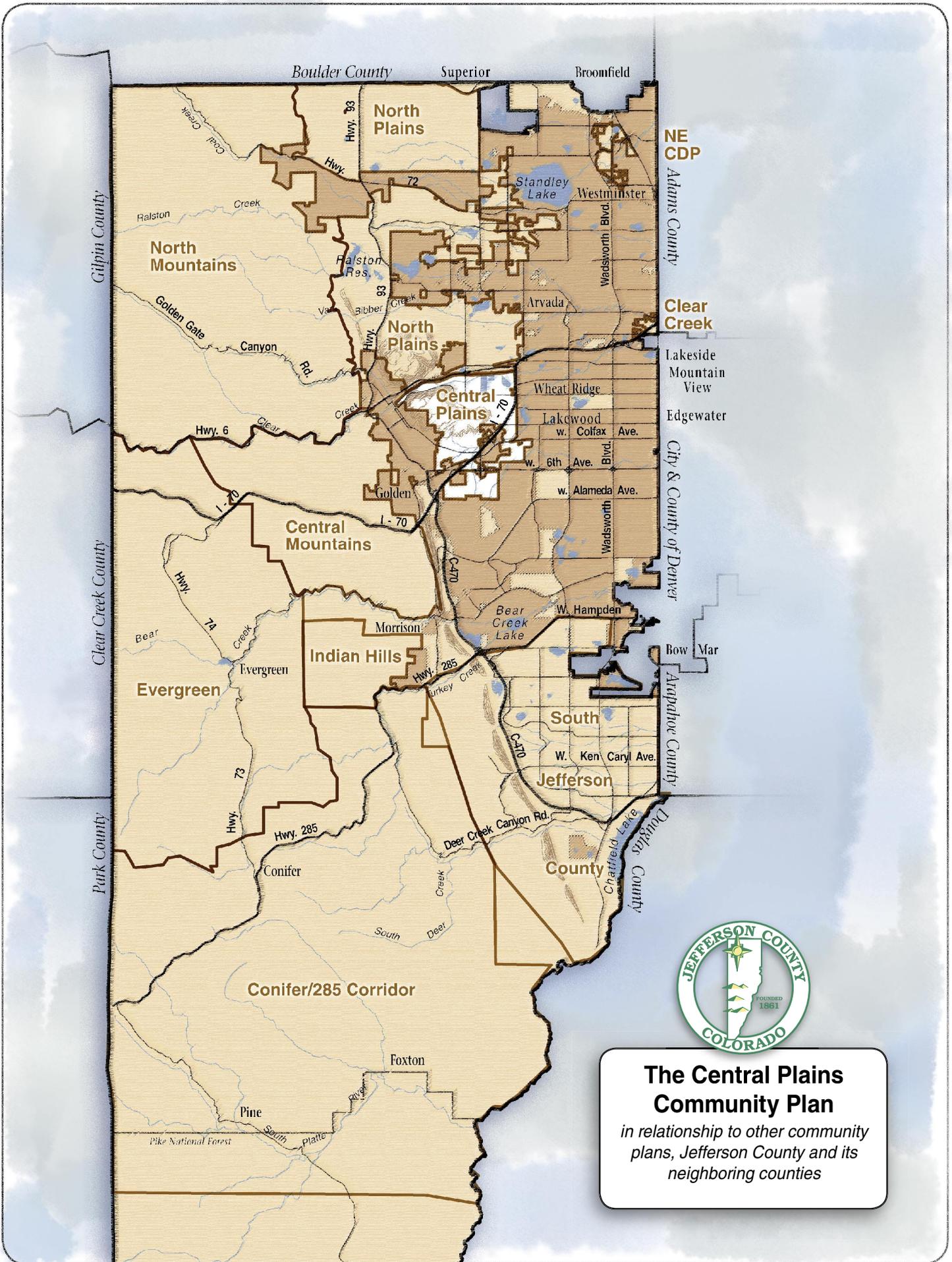
BE IT FURTHER RESOLVED that the *Central Plains Community Plan* shall be effective immediately, and shall apply to all applications filed after July 28, 2004.

Commissioner Bonner seconded the adoption of the foregoing Resolution, and it was passed unanimously.

I, Cindy Trumble, Executive Secretary of the Jefferson County Planning Commission do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, on July 28, 2004.



Cindy Trumble,
Executive Secretary



The Central Plains Community Plan
in relationship to other community plans, Jefferson County and its neighboring counties