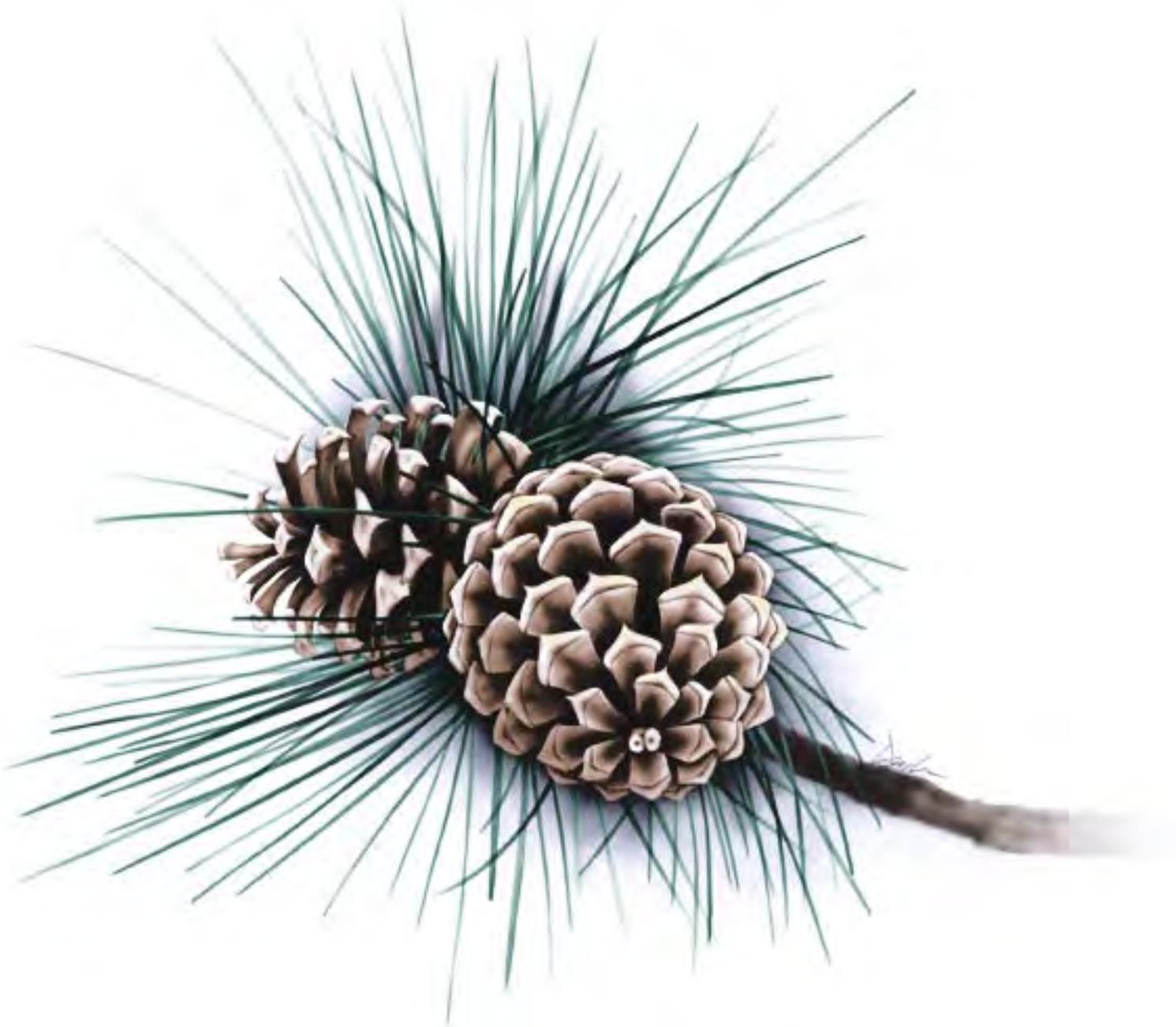


Conifer/285 Corridor Area Community Plan



Conifer/285 Corridor Area Community Plan

The Conifer/285 Corridor Area Community Plan is contained in two documents.
Part I: Goals and Policies (this document) and Part II: Design Guidelines (a separate document).



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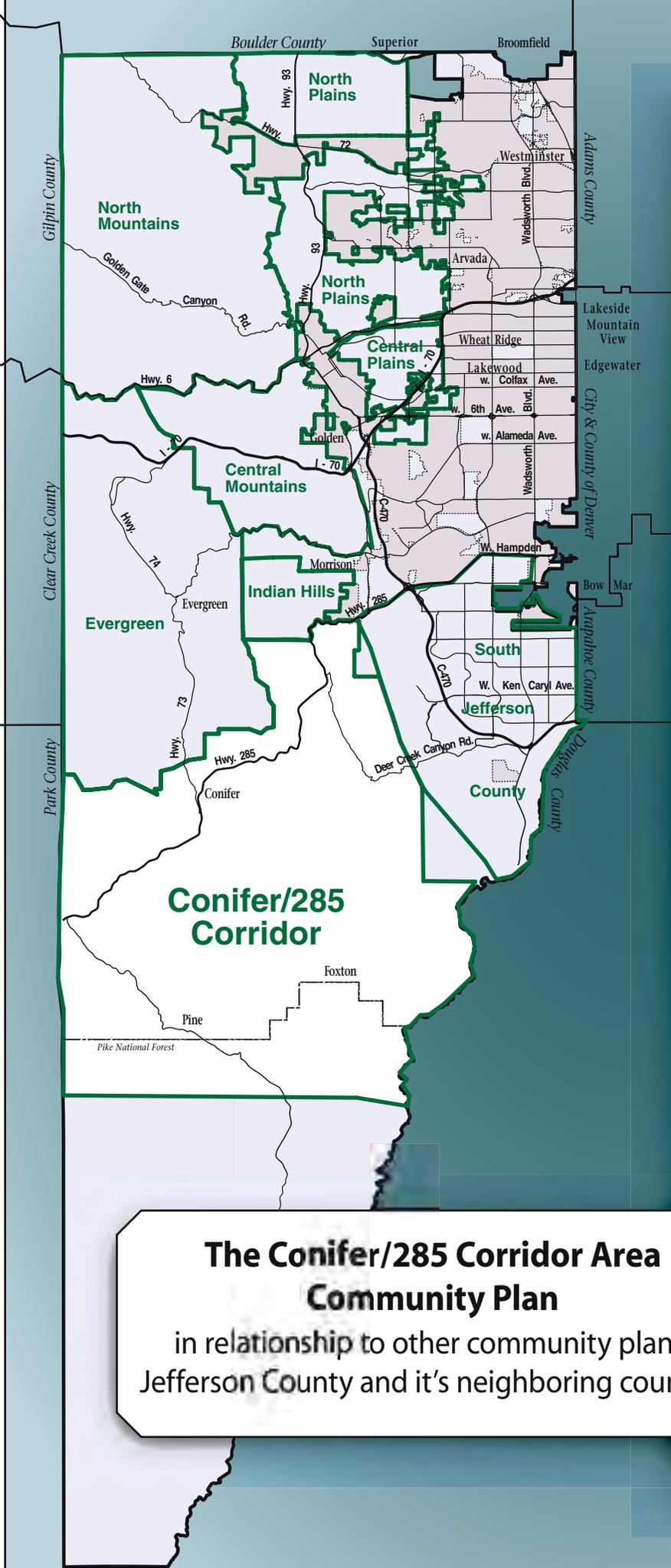
The Conifer/285 Corridor Area Community Plan, Part I and Part II, was adopted by the Planning Commission as an interim plan August 7, 2002 and as a final plan on September 3, 2003.

This Plan was produced by the citizens of Conifer, Aspen Park and Pine, and the areas along and within the 285 Corridor, and the Jefferson County Planning & Zoning Department.

100 Jefferson County Parkway, Suite 3550, Golden Colorado, 80419

Richard Turner, *Director*

September 2003



**The Conifer/285 Corridor Area
Community Plan**
in relationship to other community plans,
Jefferson County and it's neighboring counties

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Acknowledgements

The Conifer/285 Corridor Area Community Plan is the work of community residents dedicated to developing a sense of community, preserving the Plan area's natural beauty, rural mountain character, and the water, air and wildlife habitat quality.

This Plan update was started as a grass roots effort by a group of community members. The Conifer/285 Corridor Coordinating Committee and three Community Interest Groups formed to update the 1987 Plan, with the encouragement and support of Jefferson County staff.

The Jefferson County Planning and Zoning Department staff members working with the groups were: Janet Bell and Phyllis Scheneman. Other Planning and Zoning Department staff who made special contributions are: Jean Reince Schwartz, Kate Newman, Heather Gutherless, Stephanie O'Hara, and Russell Clark, with Doyle Harrison responsible for the website copy and publication.

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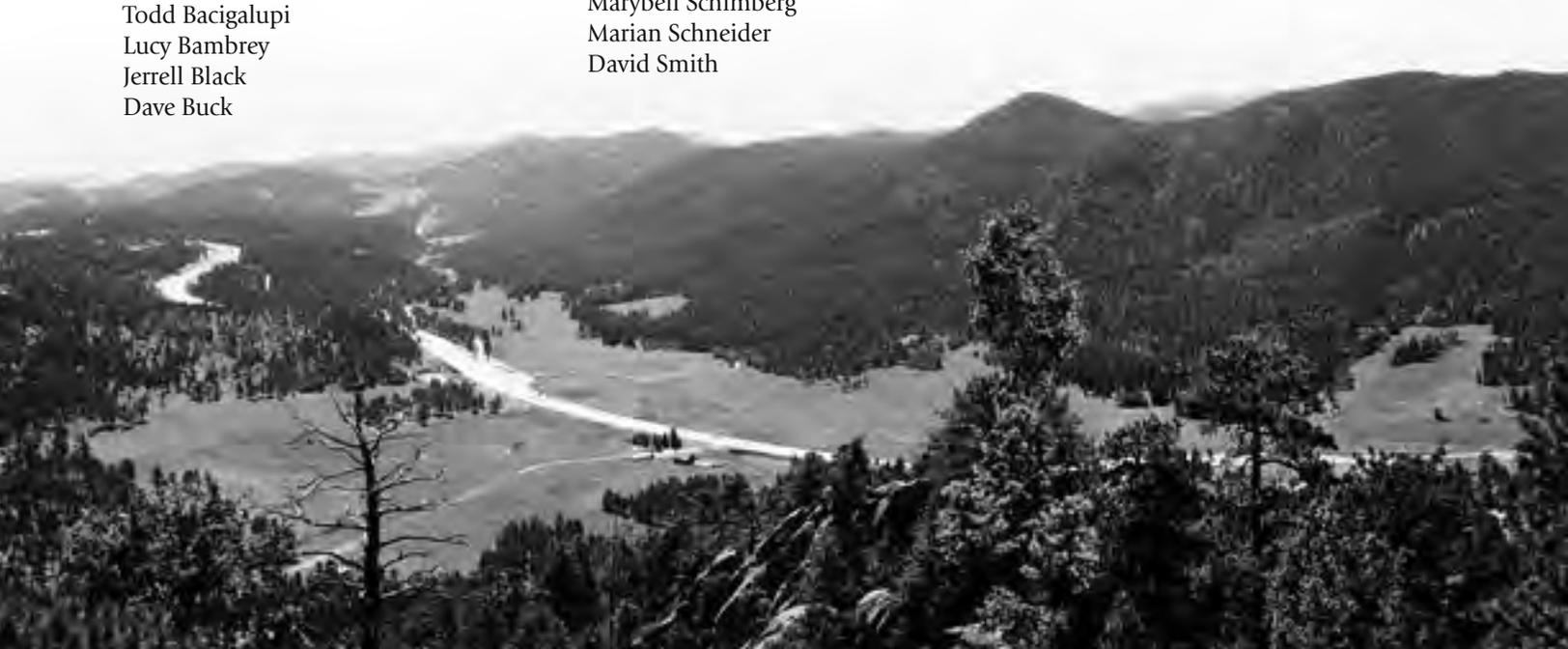
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Colorado Department of Health
Colorado Department of Transportation
Colorado Division of Water Resources
Colorado Division of Wildlife
Colorado Geological Survey
Colorado Historical Society
Colorado State Forest Service
Jefferson County Department of Health & Environment
Jefferson County Department of Highways & Transportation
Jefferson County Emergency Management
Jefferson County Open Space
Jefferson County Historical Commission
Jefferson County Historical Society
Metropolitan Water Providers
Regional Transportation District
Urban Drainage & Flood Control
U.S. Department of Agriculture, Natural Resources Conservation Service
U.S. Geological Survey

Community support for the planning process was provided by the High Timber Times through thorough newspaper coverage that greatly aided dissemination of information to the community. The Conifer High School Public Library, the Conifer and Pine post offices, the Buffalo Creek Community Center, and the main Elk Creek, Intercanyon and North Fork fire stations assisted with distribution of over 1000 copies of the Plan to residents and businesses. Public meetings were held at the Conifer High School, West Jefferson Middle School, and West Jefferson Elementary School. Group meetings were held at the Evergreen Conference Center, the Conifer High School Public Library, and the Aspen Park Improvement Association Community Center.

Finally, thanks go to the many residents of the Conifer/285 Corridor Plan area who took time from their busy schedules to attend public meetings, complete questionnaires, and send letters and e-mail. Their comments and information strengthened this Plan. ■



Overview

To develop a sense of community, and preserve the Plan area's natural beauty, rural mountain character, and the water, air and wildlife habitat quality, are the overarching goals of the Conifer/285 Corridor Area Community Plan.

What it is

The Conifer/285 Corridor Area Community Plan encompasses a large and diverse community in the south mountain area of Jefferson County. This Plan contains policies that will be used by the Jefferson County Planning Commission and Board of County Commissioners as a guide in making land use decisions. The recommendations are not mandatory, however, they do carry the weight of the community's desires for the quality, type, amount and location of future development. This Plan represents the best judgment of the community at this time. ***Bold italicized*** words are defined in the Glossary.

How it was done

The original Conifer/285 Corridor Area Community Plan was adopted by the Jefferson County Planning Commission on July 8, 1987. The current Plan update started as a grass roots effort by a group of community members, which evolved into the Coordinating Committee. Guidelines, procedures and timelines were developed to guide the process.

The Coordinating Committee wanted to reach as many residents as possible to inform them of this process. It was decided the best way was a mailing of 7315 packets, including an informative letter, Participant Information Form, and the Plan area map. The result was 370 Participant Information Forms returned. Postcards were then mailed to the 370 who responded, advising them of meeting dates, the first being a public meeting. From the public meeting attendees, three Interest Groups were formed: Open Space, Development, and Water-Sanitation-Air-Hazards. As groups and meeting schedules evolved, spring and summer meeting schedules were also sent to the initial 370 respondents.



According to the guidelines, each Interest Group elected a chairperson. The chairperson and two other nominees then served on the Coordinating Committee, a 17-member group of which nine members represented the three Interest Groups. The Coordinating Committee provided the management and structure for the Conifer/285 Corridor Area Community Plan update project.

The Interest Groups and Coordinating Committee included homeowners, business owners, developers, realtors, environmentalists, planners, representatives from several community organizations, and those with expertise in different areas of the Plan. To ensure that no single viewpoint dominated the recommendations, decisions were made by consensus. Public meetings were held on three occasions to solicit citizen ideas, which were used to formulate recommendations. Plan recommendations were presented in a public hearing to the Jefferson County Planning Commission for adoption.

What about the future?

The Conifer/285 Corridor Area Community Plan cannot provide for all future circumstances or changes. For this reason, the Plan should be updated periodically to consider unforeseen circumstances or changes in the development of the community.

Goals of the Plan

To develop a sense of community and *preserve* the Plan area's natural beauty, rural mountain character, and the water, air and wildlife habitat quality, are the overarching goals of the Conifer/285 Corridor Area Plan. Following are the goals for each section of the Plan.

Air, Light, Odor & Noise

1. Protect and improve air quality.
2. Minimize light, odor and noise pollution in the Plan area.

Hazards

Protect life and property from the effects of hazardous conditions and events.

Historic, Archaeological & Paleontological Resources

1. *Preserve* significant *historic*, *archaeological*, and *paleontological resources* for their association with events or persons, their distinctive characteristics, or the scientific data provided.
2. Promote restoration and interpretation of, and education about, *historic*, *archaeological*, and *paleontological resources*.
3. Seek alternatives that would avoid major alterations, physical destruction, or relocation.

- Record site data and/or relocate elements from a site in coordination with the local and/or state historic preservation officials, when preservation is not feasible.
- Encourage *adaptive reuse* of *historic resources* that cannot be *preserved*.

Housing

Provide for a diversity of housing development that is compatible with the rural, mountain community character, and complies with the Design Guidelines and Plan recommendations.

Open Space, Trails & Recreation

Maintain and enhance the environment, biodiversity and rural character of the Conifer/285 Corridor Area through a network of private and public *open space* consisting of:

- Preserves, natural lands, and scenic lands;
- Wildlife habitat, migration routes and corridors;
- Trails and scenic roadways;
- Greenbelts;
- Passive* and *active recreation* areas; and
- Historic and cultural sites.

Public Facilities, Services & Utilities

Provide adequate public services appropriate for the Conifer/285 Corridor Area mountain environment.

Reservoirs

Ensure that adequate mitigation and compensation are provided to offset the adverse impacts associated with reservoirs that may occur in the Conifer/285 Corridor Area community.

Transportation

Provide a safe, efficient and environmentally sensitive transportation system that satisfies the needs of local residents and through traffic. To promote the integrity of the community, this system should provide *multi-modal* transportation opportunities that maximize local and regional accessibility in the following ways:

- Create an internal circulation system within *village centers*.
- Provide a planned network of local access roads with connectivity to the *arterial* and regional highway system.
- Encourage additional Regional Transportation District (RTD) park-n-Ride sites as demand increases.
- Promote ride-sharing opportunities.
- Build commuter and recreational *multi-use trails*.
- Evaluate emerging transportation technologies.

Village Centers: Residential, Retail, Industrial, Open Space & Community Uses

- Provide retail, office, industrial and *community use* activities that are needed for employment opportunities and for the convenience of local residents.
- Encourage existing retail, office, and industrial zoning developments to comply with this Plan, Design Guidelines and Architectural Standards.

- Ensure that new retail, office, industrial and *community use* activities are compatible with surrounding uses in terms of traffic, water and sewer, noise, visual amenities, and air quality, and comply with this Plan, Design Guidelines and Architectural Standards.

- Encourage retail, office, industrial, *community use* activities, and *open space* in *village centers* to avoid *strip development*, especially along US 285.

- Ensure that retail, office, industrial, and *community uses* outside of *village centers*, in those areas that may be rezoned for such activity, comply with *excellent site design* standards, to minimize the adverse impacts of *dispersed development*.

- Encourage Jefferson County to adopt and require architectural and design standards that reflect the unique character of this mountain community.

Visual Resources

Preserve the area's visual resources.

Water Quantity, Quality & Sanitation

- Balance the availability of ground and surface water, water use, and ground water *recharge* with current and future development, to ensure that water resources are not over-allocated.

- Ensure that development in the Conifer/285 Corridor Area is at a scale consistent with *locally available water resources*. See the Mountain Ground Water Resource Study for the Turkey Creek Basin.

- Maintain and improve surface, ground and storm water quality as *new development* occurs.

- Manage and maintain individual sewage disposal systems (ISDS) to protect water quality and *recharge* water resources.

- Encourage public awareness programs about limited water resources and conservation methods.

Wildlife

Preserve wildlife habitat and promote biodiversity.

All Sections

- The **Design Guidelines**, Architectural Standards and other county design standards will be used to determine how well a project is designed. Please note the references to these throughout all sections. Copies may be obtained from Jefferson County Planning & Zoning and are provided on the department web site at <http://planning.jeffco.us>.

See the Conifer Area Community Plan Design Guidelines that were adopted with this Plan.

- Please note: This document is a guide for future land use and does not affect existing zoning and development.

Expected Housing Supply & Growth in Population

Expected Housing Supply in Conifer

The *Housing Supply* table shows the number of remaining units that can be built on land that is zoned residential and not *platted* in pre-1972 subdivisions and post-1972 subdivisions.

Total buildable units for pre-1972 subdivisions are based on the 1-acre minimum lot size that is required for a septic permit. Total buildable units for land that is not *platted* is based on current zoning.

Housing Supply	Existing Units*	Total Buildable Units*	Remaining Units*	Acres*
Platted Pre-1972	3,265	5,254	1,989	10,050
Platted Post-1972	847	1,233	386	7,434
Not Platted	1,738	7,080	5,342	64,032
Non-Residential (e.g., churches, open space, national forest)	0	0	0	33,849
Totals	5,850	13,567	7,717	115,365

Prepared October 4, 2002

* Numbers are from Jefferson County's Land Use Inventory and are approximate. Values may not be reproducible as shown.

The *Units on Unplatted Land* table shows the number of units that can be built on land that is not *platted*, for minimum lot sizes of 35, 20, 10 and 5 acres.

Minimum Acres	Total Buildable Units on Land Not Platted and on Less than 30% Slope*	Approximate Total Acres*
35	1,480	51,800
20	2,590	
10	5,180	
5	10,350	
Total	19,600	51,800

Prepared October 4, 2002

* Numbers are from Jefferson County's Land Use Inventory and are approximate. Values may not be reproducible as shown.

NOTE: There are 12,275 acres that are *over* 30% slope on land that is not *platted*.

Growth in Population

The *Population Growth* table shows changes in population characteristics from 1990-2000.

Population Growth	Census		Average Change per Year*		Total Change 1990-2000
	1990	2000	%	Change	
Population	11,424	13,740	2%	232	2,316
Total Housing Units	5,279	6,091	1.5%	81	812
Total Households (occupied housing units)	4,256	5,241	2.3%	99	985
Persons in Households	11,397	13,722	2.1%	232	2325
Persons per Household	2.68	2.62			

Prepared October 4, 2002

* U.S. Census Bureau data were used for calculations, then rounded up to achieve the information in this table. Values may not be reproducible as shown.

Plan Amendments

Exceptions or amendments to the Plan recommendations may be made at two levels.

A. Case by Case

1. The Jefferson County Planning Commission or Board of County Commissioners may approve exceptions to the Plan if they find that original objectives of the Plan are met, the proposal is a unique situation, and has been evaluated by the community and Planning & Zoning department staff.

2. The Jefferson County Planning Commission or Board of County Commissioners may deny an application if they find the proposal does not conform to the Plan's objectives.

B. Periodic Review

During this periodic Plan review a community advisory group would determine if the Plan objectives were still appropriate. This would serve as a comprehensive overview of any community changes that may have occurred. Periodic reviews should be conducted every 5 years, unless conditions warrant otherwise.

Relationship to Other Jefferson County Plans

Other plans that apply to unincorporated Jefferson County that should be used in conjunction with this Plan are:

The **Mineral Extraction Policy Plan**, which identifies mineral deposits by quality and type and provides guidelines for mineral extraction operations. These deposits are not shown on the Development Pattern Maps that accompany this Plan. Only those areas where zoning for mineral extraction exists are identified.

The **Sanitary Landfill Plan**, which provides guidelines for the location and operation of sanitary landfills within the county.

The **Telecommunications Plan**, which identifies the locations and conditions for siting telecommunication facilities within the county.

The **Major Thoroughfare Plan**, drafted by the county's Highways and Transportation Department, which shows existing and proposed roadways and improvements.

The **Jefferson County Open Space Plan**, developed by the Open Space Program, which shows the locations of existing parks and *open space*, as well as some of the areas targeted for future *open space* acquisition.

These plans are used in concert with the General Land Use Plan, where applicable, and the community plans. Where conflicts occur among the plans, the community plans and special plans take precedence over the General Land Use Plan. When a land use addressed by a special plan occurs in a community Plan area, the recommendations of both plans will be given equal weight and conflicts will be resolved case by case. ■

Air, Light, Odor & Noise

The unique qualities of air, light and darkness, and scents and sounds experienced in the mountains are important aspects of living here.



The brilliant nighttime sky, the fresh mountain air, the silence and the sounds of wildlife should be *preserved* and protected. Good air quality is a cherished element of the mountain environment. Future development in the area should not result in significant deterioration of air quality. The balance between *commercial* and residential growth is an important factor for community wellness. Excessive commuting for local needs increases pollution and traffic congestion, and consumes energy resources and valuable time of the local residents. *Convenience retail*, service, activities, housing and local employment opportunities should be locally available. Decreased vehicle emissions, adherence to state and county standards regulating wood burning fireplaces and stoves and improved control of dust pollution are measures that should be promoted.

Goals

1. Protect and improve air quality.
2. Minimize light, odor and noise pollution in the Plan area.

Policies

A. Vehicle Emissions

1. Commuting by area residents contributes to the Denver Metropolitan Area auto-related air pollution problem. To reduce pollution, the following actions should be encouraged:
 - a. Increase the use of car and vanpools.
 - b. Improve Regional Transportation District (RTD) public transit service.

- c. Increase ridership on RTD.
 - d. Establish additional park-n-Ride sites as demand increases.
 - e. Provide a transfer RTD site in the US 285/SH 8 area.
 - f. Use alternative transportation technologies.
 - g. Promote alternative work schedules and telecommuting to reduce the need to commute.
2. Local *commercial* establishments should limit the hours of delivery and truck idling, especially during evening hours.
3. Site design for development should incorporate best practices for minimizing vehicle emissions.

B. Other Pollution

1. Dust pollution should be minimized. To accomplish this, the following measures should be considered:
 - a. The use of rotary brush and water road sweepers that recycle the sand used for snow and ice control;
 - b. Paving roads that meet the average daily trips (ADT) threshold, in accord with Jefferson County standards; and
 - c. Employ other environmentally sensitive dust suppression techniques, and discourage use of chemicals that become airborne and degrade air quality.
2. New fireplaces and stoves must comply with the Colorado legislation regulating fireplaces and woodburning stoves.
 - a. The state and county should encourage the retrofitting of existing fireplaces and stoves to bring them into compliance with the new standards.
 - b. Residents with non-complying stoves (prior to 1987) at elevations of 7000 feet and below should comply with Jefferson County no-burn days. (See Appendix for regulations.)
3. Other types of air pollution that should be controlled include:
 - a. Coal and oil burning emissions, and
 - b. Industrial emissions.
4. The location, design and density of development should be sensitive to air currents and inversions in the area to avoid pollution. (See Appendix.)

- a. If applicable, a sensory impact report, including air current analysis, is a way of determining possible pollution.
- b. Pollution standards are regulated and enforced by the state.

C. Air Quality Study

A coordinated air quality study should be undertaken by the county, state, and Denver Regional Council of Governments (DRCOG). This study should identify the current status of our air quality and develop a program that maintains or enhances it. The program should be designed to avoid problems rather than respond to them at a crisis stage. (See Appendix.)

D. Lighting

1. Encourage lighting practices and systems that minimize *glare*, *light trespass*, and *light pollution*, and conserve energy and resources, while maintaining nighttime safety and security and the nighttime visual environment. Consideration should be given to the time required for the human eye to adapt to large differences in light level. Changes in light levels should be minimized, e.g., bright service station canopy to dark street:



2. All illumination installations should follow state and county lighting standards and regulations, or meet standards such as the Illuminating Engineering Society of North America (IESNA) Recommended Practices for Exterior Illuminance Levels and Uniformity Ratios. (See Appendix.)
3. All exterior light fixtures, including streetlights, should be correctly installed *full-cutoff* or *shielded fixtures*, to prevent direct *glare* and/or *light trespass*. (See Appendix.)
4. Discourage internally illuminated signs, *commercial* floodlights, searchlights, blinking, flashing, or changing intensity lights, with the exception of time-and-temperature and temporary holiday displays.
5. Follow county standards on mounting pole heights, and prevent obtrusive canopy lighting.
6. Encourage businesses to turn off all non-essential lighting after business hours, leaving only the necessary lighting for site security.

7. Install only energy-efficient lighting.

E. Odors

1. Odors associated with sewage treatment facilities, industry, agriculture and *home occupations* should not be allowed to adversely affect the community. Owners of existing odor pollution sources should be encouraged to use effective technology to eliminate or mitigate the problem.
2. Federal, state, and county odor pollution regulations should be enforced. (See Appendix.)

F. Noise

1. Determine the appropriate maximum levels and sound factors required to protect and improve the character of the Plan area. Jefferson County should undertake a study, with the Colorado Department of Public Health and Environment (CDPHE), to determine the appropriate noise standards for rural mountain environments. This study should assess the typical level of human-made background noise of mountain residential/mountain *open space* at their logical and legal buildout. It should address:

- a. The intensity (dB) level of sounds;
- b. The frequency spectrum of sounds;
- c. The time-varying character of sounds;
- d. The duration of sounds; and
- e. The dynamics of sound travel in mountain topography.

If the study concludes that acceptable noise levels are different in mountain areas than in the urban and suburban areas, the County Commissioners and the Colorado Department of Health and Environment (CDPHE) should adopt noise ordinances tailored to the mountain areas.

2. A noise analysis should be required for land uses that produce high noise levels, e.g., a rock quarry. Such study should include all noise parameters of F.1.a-e, above.
3. Noise should not be allowed to exceed the existing standards.
4. Noise should not be allowed to adversely affect the health of community residents or interfere with their normal activities.
5. *New development* plans should consider and respect agricultural and ranching activities and any noises associated with them, as long as the noise levels are within state standards.
6. Land uses that meet noise regulations should be encouraged.

Design Guidelines

The Design Guidelines should be complied with to prevent air pollution and adverse light, odor, and noise impacts that are associated with development.

References

Please note: This document is a guide for *future* land use and *does not affect existing* zoning and development. ■

Hazards

Mitigation of hazards in the Conifer/285 Corridor mountain community is critical to the protection of life and property. Wildfire awareness and mitigation efforts are imperative.



Protection of life and property from hazards needs to be considered in examining development locations. In addition to the possible loss of life or property, the failure to recognize hazards can have environmental consequences.

Goal

Protect life and property from the effects of hazardous conditions and events.

Policies

A. Geologic Hazards

1. Development should not be allowed in a high *geologic hazard* area unless engineering and mitigation studies show the risk can be eliminated or sufficiently reduced. Site-specific *geologic hazard* analyses should be performed by a qualified professional engineering geologist or geotechnical engineer. A third party, such as the Jefferson County Geologist, should make sure that engineering and mitigation studies are adequate. *Transfer of density*, as specified in the Glossary, may be used when all criteria are met.

No *transfer of density* should be allowed from areas inside the Geologic Hazard Overlay Zone District. This recommendation is based on the premise that the Geologic Hazard Overlay Zone District map adopted by the county currently restricts development, and therefore, it is not reasonable to give a development transfer credit. (See Housing section, B. Housing Densities Outside Village Centers.)

High *geologic hazard* areas include:

- a. **Slope Failure Complex:** A slope with a combination of hazardous conditions such as rockfalls, plus landslides.
- b. **Highly Unstable Slopes:** Slopes that could fail but have not. Construction activity on these slopes may induce failure.
- c. **Subsidence:** The surface collapse of ground over underground mines. (See Appendix for more detailed definition plus engineering and mitigation recommendations.)

2. Various combinations of geologic conditions are found throughout the Plan area. Each site should be evaluated and the appropriate site development and design guidelines fol-

lowed, depending on whether it is in a low, moderate or high hazard area. Sites should be defined as either entire subdivisions or individual lots. In many cases, mitigation is most effective if implemented on a subdivision-wide basis; this way, improvements on one lot do not adversely affect adjacent lots. The following *geologic hazards* and adverse conditions exist within the Plan area:

- a. **Faults:** Fractures or zones of fractures in rock strata together with movement that displaces the sides relative to one another.
- b. **Rock Falls:** The relative free-falling of a newly detached segment of bedrock of any size from a cliff or steep slope.
- c. **Landslides:** The sliding of a mass of loosened rocks or earth down a hillside or slope.
- d. **Unstable Slopes:** Slopes where there is judged to be a potential for landslides, creep or accelerated erosion.
- e. **Debris Flows and Mudflows:** A general designation for all types of rapid flowage following a storm event, involving mud or debris of various kinds and conditions.
- f. **Shallow Bedrock:** Rock that is in its original place near the surface.
- g. **Swelling Soils:** Clay-rich soils that expand when wet and shrink when dry.

(See Appendix for more detailed definitions and engineering and mitigation recommendations.)

3. Structural and nonstructural uses should be permitted in

areas where the risk of life and property is extremely low or nonexistent, or where mitigation is possible that reduces the risk to human safety and property damage.

- 4. In areas of potentially unstable slopes, structures should be designed to withstand the stress caused by slope conditions and slopes should be modified to ensure stability. A potentially unstable slope is defined as any slope with most of the physical attributes of an unstable slope but where past or present slope failure is not apparent.
- 5. Drainage systems on potentially unstable slopes should be designed so the flow of water improves the slope stability.
- 6. The final landforms that result from development should be stabilized.
- 7. Existing structures and all existing hazards in the area around a proposed project should be protected from adverse impacts caused by the project. These adverse impacts include, but are not limited to:
 - a. The disruption of soil and rocks when road cuts are made and utilities are extended;
 - b. Changes in drainage patterns and the erosion of soil, causing damage to property on a slope or down gradient of the project; and
 - c. Aggravation or acceleration of an existing hazardous condition.

B. Floodplain Hazards

- 1. Development should be allowed only when it meets



Jefferson County/Federal Emergency Management Agency (FEMA) standards. *Transfer of density*, as specified in the Glossary, may be used when all criteria are met.

No *transfer of density* should be allowed from areas inside the Floodplain Hazard Overlay Zone District. This recommendation is based on the premise that the Floodplain Hazard Overlay Zone District map adopted by the county currently restricts development, and therefore, it is not reasonable to give a development transfer credit. (See Housing section, B. Housing Densities Outside Village Centers.)

2. Jefferson County should maintain its participation in the National Flood Insurance Program to benefit residents.

3. Any mitigation of the *floodplain hazard* should take an engineered natural design approach, such as construction of engineered wetlands, increased vegetation density, riffle and pool constructions, with natural meanders that enhance the natural environment and retain much of the original stream channel configuration, yet allow control of over-bank flow during high water.

NOTE: Engineered wetlands are shown to act as natural filters for metals, sediment, and other contaminants which will help with future total maximum daily load (*TMDL*) issues on Bear Creek.

4. The state should initiate a program to assess the cumulative effect of small impoundment dams along streams to determine if this presents a flood hazard.

5. This program should provide for safety inspections of dams under 10 feet.

6. A community *floodplain hazard* mitigation and alternatives study should be done for existing uses in the floodplain to find reasonable ways to reduce the hazard area. The following issues should be addressed in the study:

- a. Human safety, including an early-warning system and emergency planning;
- b. Land use options, including *open space* park or pasture;
- c. Financial options, public and private;
- d. Property value; and
- e. Community and county responsibilities including the health and safety of residents.

C. Wildfire Hazards

The major portion of land in the Conifer/285 Corridor Area Community Plan area is in *severe* or *moderate wildfire hazard* areas. Past fire control efforts, lack of grazing and forest management have resulted in dense, even-aged, closed crown forest conditions, increasingly susceptible to disease and insect attack, wind throw, and large, stand-replacing fires. It is a question of when, not if, a *wildfire* will strike any particular area.

1. Jefferson County, fire districts, Colorado State Forest Service and U.S. Forest Service should work together to determine very high and extreme fire danger and post "no open fires allowed" signs.

2. Several forest fuel types warrant special attention. These fuel types, both live and dead, present serious problems for fire protection on any slope. Such fuels include, but are not limited to, scrub oak, spruce, fir, Lodgepole pine, and Ponderosa pine.

3. There are severe limitations on fire protection in rural areas. Most firefighters are volunteer and not present at the fire stations, response time may be quite long, water and equipment are limited, access may be difficult or impossible. Not every home can be defended, often for some or all of the following reasons:

- a. Volunteer fire protection limitations;
- b. Difficult and impossible topography;
- c. Lack of *defensible space*;
- d. Substandard and limited access roads;
- e. Limited water supply; and/or
- f. Poor forest health.

4. Mitigation Requirements

Development should not be allowed in *wildfire hazard* areas unless mitigation has been required in accordance with the Colorado State Forest Service, Jefferson County, other current authorities and local fire district recommendations. Mitigation efforts should include design and implementation. The official development plan (ODP) should contain the specific long term maintenance and inspection actions specified by the appropriate entities. (See Appendix.) *Transfer of density*, as specified in the Glossary, may be used when all criteria are met.

Following are *wildfire hazards* mitigation requirements.

a. Use *wildfire* mitigation principles in design of sites and subdivisions, including adequate access and egress, emergency water supply, and signage. All public thoroughfares, multi-home access roads, and individual driveways should be designed to provide proper access for fire protection. Develop evacuation routes in accordance with *fire officials'* recommendations.

b. Establish and maintain forest management plans, including fuel reduction, fuel breaks, and insect and disease management on public and private lands. Include proposed actions and an implementation schedule of the forest management plan when reviewing development proposals.

c. Create a *defensible space* around each structure that will be maintained through time. Plats should be designed to maintain the maximum possible screening around the development and between manmade structures while still meeting the *defensible space* requirements. (See Glossary for *defensible space* definition, and the Appendix for further explanation of *defensible space* management zones.) Homeowners Associations should be encouraged to review their subdivision covenants and modify restrictions on "tree cutting," and to work with the appropriate agency to design and implement good forest management practices.

d. Design and construct homes in a fire safe manner, using appropriate construction materials and design methods.

Fire-resistant construction materials are recommended, i.e., stucco, rock, brick, metal, tile or concrete roof, etc.

e. The County should adopt the Uniform Wildland/Urban Interface Code. (See Appendix.)

f. The County Planning and Zoning and Emergency Management departments should continue a study to assess the status of current development, access, emergency water availability, *defensible space*, and other *wildfire* risk factors; and consider the feasibility of applying fire safety regulations to improve existing development.

5. Residential Lot Sizes

a. In *severe wildfire hazard* areas, residential lot sizes should be restricted to 1 dwelling unit per 10 to 35 acres.

1) Minimum lot size should be 10 acres when the hazard is adequately mitigated, as determined by *fire officials*.

2) Minimum lot size should be 35 acres if inadequate mitigation is done, as determined by *fire officials*.

b. In *moderate wildfire hazard* areas, residential lot sizes should be restricted to 1 dwelling unit per 5 to 35 acres.

1) The minimum lot size should be 5 acres when the hazard is adequately mitigated, as determined by *fire officials*.

2) The minimum lot size should be 35 acres if inadequate mitigation is done, as determined by *fire officials*.

D. General Fire Protection

Development should be required to comply with Colorado State Forest Service, Jefferson County and local fire district codes and standards. In reviewing development proposals, the *wildfire hazard* and the mitigation measures required should be determined by the Colorado State Forest Service and local fire district entities. Jefferson County Planning and Zoning Department and County Commissioners should stringently follow *fire officials'* recommendations. Colorado State Forest Service Wildfire Hazard, Jefferson County Wildfire Hazard,

and Fireline Intensity maps should be used to determine hazard levels, along with site inspections. (See Appendix.)

1. Development should be served by a fire protection district.

2. No development should be located in extreme *wildfire hazard* areas, e.g., fire chimneys and saddles, unless adequate mitigation is done, as determined by *fire officials*.

3. *New development* should provide an *adequate water supply for fire fighting services*, including readily accessible storage facilities and fittings suitable for hookup to local fire service equipment.

4. Active forest insect and disease management, including the removal of affected trees, should be continuously carried out on public and private lands.

5. Jeffco Slash Collection program, FireWise Communities program, *wildfire* education, and other projects that promote mitigation and reduce the risk of loss of life and property due to *wildfire* should be continued and supported by Jefferson County.

6. Information programs should be established to educate the public, particularly potential residents and business owners, about fire protection limitations and *wildfire* mitigation techniques in the mountain environment.

7. Local fire departments should apply consistent and reasonable standards in issuing open burning permits for slash, which is a *wildfire hazard*. These standards should apply to all applicants, whether they are public agencies or private individuals.

8. State and federal use of prescribed burning should be encouraged, when appropriate. Prescribed burning should comply with air quality regulations regarding air quality and with fire *management agency* policies and guidelines regarding effective resource management and public safety and welfare.

E. Airport/Heliport/Ultralight Hazards

Effects associated with helicopters and ultralights that land on private property are not always covered by existing federal laws and regulations. To ensure that these impacts are considered, Jefferson County should amend the Zoning Resolution to protect people from adverse effects related to aircraft operation on privately owned land. The following measures are recommended:

1. Review proposed airport/heliport/ultralight locations on a site-by-site basis to ensure that noise, lighting, and other undesirable effects on the surrounding areas are minimized.

2. Require proposed sites to meet requirements of the appropriate regulatory agencies, including the applicable fire district, to ensure adequate emergency access in the event of an accident.



3. Ensure that noise levels from aircraft are within the acceptable decibel range set by the state of Colorado and/or Jefferson County, whichever standard is stricter.
4. Ensure that landing, approach and takeoff patterns do not endanger people, wildlife or property.

F. Radiation Hazards

There is concern about health-endangering amounts of radiation in ground water and soil, which results from natural radioactive deposits and other sources, e.g., mine tailings.

1. Water used for human consumption should not exceed safe levels of radioactive isotopes. The County should develop a program to encourage owners of private wells to conduct tests and apply remediation measures to achieve the same standards as public water supplies.
2. If an air test shows presence of radon, mitigation measures should be taken. Following this, well tests for measurement of radioactive isotopes should be conducted to determine if mitigation is required.
3. Because of the high risk for the existence of radon gas, all new construction should incorporate passive design to prevent radon infiltration into occupied areas and include provision for active mitigation when testing indicates a need. These designs should meet federal health standards and state specifications for radon gas.
4. The above information should be publicized so that the public can be made aware of these hazards.
5. All nitrate reports returned to homeowners by the county health department should contain an information sheet on ground water radiation.

G. Landfill and Methane Hazards

As the location of abandoned landfills are determined, they should be mapped by the county. Development proposed on or in the vicinity of these sites should comply with the following:

1. All structures should be inspected and mitigation measures instituted as needed, i.e., *methane* monitors and alarm systems.
2. *Methane* from landfills should be vented or collected prior to development.
3. A ground water quality study should be done in areas of known possible hazard sites to identify any possible contaminants.
4. The extent of *methane* gas generated by abandoned landfills in the Plan area is not currently known. Development proposed on or in the vicinity of these sites should comply with the following recommendations.
 - a. All structures on landfills should be properly vented to prevent *methane* build-up.
 - b. 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.

H. Toxic Waste and/or Hazardous Materials

The generation and disposal of known and potential *toxic wastes and/or hazardous materials* is a serious concern. However, the extent and nature of such activities in the Conifer/285 Corridor Plan area is currently unknown.

1. The handling, storage, and transportation of all known and potential *toxic waste and/or hazardous materials* should comply with county, state and federal regulations.
2. The use or creation of toxic substances by industry should comply with county, state and federal regulations. Additional recommendations are in the Village Centers section of this Plan.
3. A permit should be required to demolish or bury material and buildings that may contain asbestos or other *toxic wastes and/or hazardous materials*. The disposal operation should be monitored to prevent the contamination of ground water and other types of contamination.
4. The County should provide, encourage and expand public *toxic-waste and/or hazardous materials* disposal facilities, such as the Household Hazardous Waste Facility located at Rooney Road and I-70.
5. The US 285 corridor is used by *hazardous material* vehicles. Colorado Department of Transportation (CDOT), the county and fire departments should continually upgrade equipment and training to handle and contain any *hazardous material* spills, aid any affected residents, and develop alternative emergency evacuation routes. There should be a plan in place that is continually updated.

I. Development Review Process

1. During the development review process, all development proposals, whether *new development*, redevelopment, or within *platted* subdivisions, should be checked to ensure that on-site and adjacent hazards affecting the proposed use are not present or that appropriate mitigation measures have been employed. The County should undertake appropriate measures such as mapping, and adopting standards and regulations to implement this approach.
2. Development proposals should be denied when a hazard cannot be mitigated, and/or when a development can not meet current standards.
3. The Hazards section concerns risk to human life, both for residents and for emergency personnel. Jefferson County Planning and Zoning Department and the Board of County Commissioners should stringently enforce current safety recommendations for all proposed development. Those plats approved before current codes and regulations were in effect should be encouraged to meet all current safety standards.

Design Guidelines

Development should comply with the Design Guidelines that apply to hazards.

References

Please note: This document is a guide for *future* land use and *does not affect existing* zoning and development. ■

Historic, Archaeological & Paleontological Resources

Historic, archaeological and paleontological resources should be preserved to provide links to the area's past.



These resources foster an understanding of our past, and can serve as an inspiration for future generations. They can provide a sense of roots and identity plus recognition and commemoration of past events and persons. Preservation and *adaptive reuse* of *historic resources* can have positive economic impacts within a community, as well. The destruction of an important historic, archaeological or paleontological site is an irreversible loss. Known historic and archaeological sites within the Conifer/285 Corridor Area include, but are not limited to:

- Homesteads and ranches
- Cemeteries
- Schools
- Churches
- Fire houses
- Hotels
- Post offices
- Mines
- Sawmills
- Railroad routes
- Stagecoach & wagon roads
- Reported artifact locations, campsites or trails



The Appendix contains historic sites that are listed in "The National Register of Historic Places" or "The State Register of Historic Properties," as well as a list of sites considered by area citizens to have historic, archaeological or paleontological significance. The Jefferson County Historical Commission also maintains an inventory of sites having historic significance.

Goals

1. *Preserve* significant *historic, archaeological, and paleontological resources* for their association with events or persons, their distinctive characteristics, or the scientific data provided.

2. Promote restoration and interpretation of, and education about, *historic, archaeological, and paleontological resources*.
3. Seek alternatives that would avoid major alterations, physical destruction, or relocation.
4. Record site data and/or relocate elements from a site in coordination with the local and/or state historic preservation officials, when preservation is not feasible.
5. Encourage *adaptive reuse* of *historic resources* that cannot be *preserved*.

Policies

A. Preservation

1. Promote land uses that support preservation and maintenance of *historic resources*.
2. Encourage development to sensitively integrate historically significant structures or sites into design and development plans for *adaptive reuse*.
3. Encourage consultation with the appropriate federal, state and county agencies regarding guidelines, incentives and grants for alternatives to major alterations, physical destruction or relocation of *historic resources*.
4. Create a written record reviewing alternatives to preservation, with justification of preferred alternatives, when resources will be adversely affected.
5. Protect *archaeological resources* through the preservation of land or, as a final resort, through recovery of archaeological data before development occurs.
6. Establish an *open space* interpretive center devoted to the importance and preservation of the area's archaeology and *prehistory*.

B. Recordation

1. Promote research, recordation and recovery of *historic, archaeological and paleontological resources* when preservation on site is not feasible or the value of the resource would be compromised if left to deteriorate.
2. Support relocation of salvageable historic structures after recordation has occurred as an alternative to preservation on site.

C. Inventory

1. An updated inventory of the area's *historic, archaeological and paleontological resources* should be completed, prior to private development or acquisition of *open space* parcels or other public lands. This inventory should then be assessed by state or local historic preservation officials to determine

what structures or sites are important to *preserve*. The inventory should be updated regularly, at intervals of not less than 10 years.

2. The appropriate agencies and organizations that should be contacted to identify historic, archaeological and paleontological sites are the Jefferson County Historical Society, the Jefferson County Historical Commission, the Colorado Historical Society, and local and regional museums.

D. Outdoor Railroad/Stagecoach Museum

1. Consideration should be given to utilizing an *open space* area to establish a museum showcasing items of historical significance to the area's railroad/stagecoach era. If in danger of destruction or deterioration, historic structures could be relocated to this museum.

E. Working Ranch

1. The area's ranching and agricultural history should be *preserved* through tax incentives, conservation easements, or donation of land. A working ranch, such as those listed in the Appendix, should be maintained.

F. Historic, Archaeological and Paleontological Resource Protection

1. *Historic, archaeological and paleontological resources* should be protected through the preservation of land surrounding the site or the mitigation of adverse effects of destruction through the recovery of resource elements by qualified professionals before land disturbance or development occurs.

G. Oral Histories

1. Oral interviews with long-time residents of the Conifer/285 Corridor Area should be conducted to gather information in order to identify and evaluate *historic, archaeological and paleontological resources*.

2. These oral histories should be collected and recorded in coordination with the Jefferson County Historical Society and the Jefferson County Historical Commission in order to *preserve* the historic knowledge of the area for interpretation to future generations.

H. Implementation Techniques

1. Tax incentives, State Historical Fund grants and other source grants, should be pursued by individuals and developers and conservation zoning to *preserve historic, archaeological and paleontological resources*.

2. Avocational archaeologists (such as the Colorado Archaeological Society), in partnership with the Jefferson County Historical Society and qualified professionals, should inventory and record resources.

3. Known *historic, archaeological, and paleontological resources* should be considered by Jefferson County Open Space for acquisition and protection.



4. Questions raised about *historic, archaeological and paleontological resources* should be referred to the appropriate organizations, i.e., the Jefferson County Historical Commission, the Jefferson County Historical Society, the Colorado Historical Society, and local and regional museums. Any activity that involves a federal, state, or county *undertaking* must comply with the appropriate historic preservation recommendations. To the extent that it is reasonable or enforceable, all other projects should be encouraged to conduct file searches for known resources, on the ground inventories by qualified professionals, and prepare data recovery or other mitigation plans.

Design Guidelines

Development proposals should comply with the Design Guidelines for *historic and archaeological resources*.

References

Please note: This document is a guide for *future* land use and *does not affect existing* zoning and development.

Inventories of sites having historic significance are maintained by the Jefferson County Historical Society and Colorado Historical Society.

A complete list of historic sites (Jefferson County Cultural Resource Survey Reconnaissance Survey Report, 2001-2002) or current survey is available, for reference only, in the Jefferson County Planning & Zoning Department or Jefferson County Historical Commission.

Jefferson County Agencies:

Jefferson County Historical Commission
100 Jefferson County Parkway, Suite 1500
Golden CO 80419-1500
303-271-8446

Jefferson County Historical Society
P.O. Box 703
Evergreen CO 80437
303-674-5934 ■

Housing

It is the intent of this Plan to support and promote a variety of housing opportunities for existing and future residents of the area.



The Conifer/285 Corridor Area community is primarily a “place of choice” for residents. People who move to the area do so by choice, not necessarily because of proximity to employment. The reasons for moving to this area are:

- a. the attraction of living in the mountains,
- b. its rural atmosphere, and
- c. its environmental quality.

While this Plan provides for the development of a variety of housing opportunities, it also identifies constraints intended to maintain the environmental quality and rural atmosphere of the mountains.

Goal

Provide for a diversity of housing development that is compatible with the rural, mountain community character, and complies with the Design Guidelines and Plan recommendations.

Policies

A. General

1. New residential development should:
 - a. complement the character of the community by using natural materials and colors compatible with the mountain backdrop of the area;
 - b. comply with the appropriate Design Guidelines for this mountain area; and
 - c. comply with the recommendations in the other sections of this Plan.
2. The *clustering* of houses should be encouraged as an acceptable design solution to maintain community character or to solve other site constraints. When *clustering* is used, particular attention should be given to solving water quality and quantity/sanitation problems.

3. Land that is zoned and not *platted*, that would be eligible for *exemption from platting*, should be brought into conformance with this Plan.

4. Land that is zoned and *platted*, or is *exempted from platting*, should be encouraged to comply with this Plan’s recommendations and the Design Guidelines at the time of building permit application.

5. Land proposed for exemptions should be posted.

6. Development should be processed as a *Planned Development* zone district or as a *Rural Cluster*.

7. Jefferson County should review *platted* subdivisions and zone districts with lots less than 1 acre to identify existing and potential problems and determine how future development can conform to the recommendations in this Plan. Results of the study should be reviewed with the community for possible inclusion in this Plan.

B. Housing Densities Outside Village Centers

1. To maintain the overall rural character of the area, housing development densities should be limited to 1 dwelling unit per 5 to 35 acres, depending on development constraints. (See D. Development Constraints Which Apply to All Housing Densities.)

2. Housing densities of 1 dwelling unit per 5 to 10 acres should only be allowed when *excellent site design* has been achieved:

a. Through compliance with the Design Guidelines and other Plan recommendations;

b. The development constraints which apply to all housing densities (D. Development Constraints Which Apply to All Housing Densities) have been satisfied; and

c. The impacts associated with the development can be mitigated.

3. Housing density greater than 1 dwelling unit per 5 acres, not to exceed 1 dwelling unit per 1 acre, can be allowed outside of *village centers* when the following criteria are met.

a. A *centralized water system* and/or *centralized sewer system* is available to serve the development.

1) The water source is a *renewable water source*, i.e., there should be a balance between water consumption and its natural replenishment to the area from which it is withdrawn.

2) The preferred water source for *centralized water systems* is a free-flowing stream or spring that is both physically and legally available.

3) Well water use may supplement the preferred *renewable water source*. If well water is to be used, it should be *in-house use only*, not to exceed the 298 gallons of water per day that is allowed for 1 single family home based on the average *gross density* of the parcel. Wells should not be allowed as the sole or primary source of water for *centralized water and/or sewer systems* unless hydrologic evidence is presented that shows an adequate and dependable water supply can be provided. If wells are the primary source, 90% of the water should be returned to the *recharge* area from which it was taken. (See Water Quantity, Quality & Sanitation section, A. Outside Village Centers, Nos. 2. and 5.a.-d., B. Inside Village Centers, No. 4.a.-d., and Water Consumption Policy Chart.)

b. The source of the renewable water supply is designated at the time of zoning.

c. The slope of the building site is less than 30%.

d. The development is out of the *visual corridor foreground*. (See Visual Resources section.)

e. The development is located near US 285, i.e., approximately 2 to 3 miles. Areas somewhat farther from US 285 may be considered, if warranted by the location of a high quality, renewable water supply, and by conformance to all criteria listed in this section.

f. Access can be provided onto a *feeder road* that has an existing full turning movement intersection with US 285. (See Transportation section.)

g. Existing and planned services, i.e., schools, shopping, fire protection, emergency services, etc., will be adequate and available.

h. The *level of service (LOS)* goals contained in the Transportation section can be met.

i. The development is submitted as a *Planned Development*.

j. A high degree of compliance with the Design Guidelines can be demonstrated.

k. The development constraints and other recommendations in this Plan can be met. (See D. Development Constraints Which Apply to All Housing Densities.)



C. Housing Densities Inside Village Centers

1. The *gross density* of residential development inside *village centers*, provided *centralized water and/or sewer system* is available, should be allowed as follows:

a. If development complies with all applicable Design Guidelines and county design standards, the maximum acceptable *gross density* allowed should be 4 dwelling units per acre.

b. If development complies with a majority of Design Guidelines and county design standards, the maximum acceptable *gross density* allowed should be 1 dwelling unit per acre.

c. If development does not comply with most Design Guidelines and county design standards, the development should be denied.

2. Higher densities may be considered for affordable and senior housing proposals. (See D. Development Constraints Which Apply to All Housing Densities.)

3. Where a *centralized water and/or sewer system* is not available, housing densities must meet Division of Water Resources and Jefferson County Department of Health & Environment standards, and 1 dwelling unit per 5 acres should be the maximum density allowed.

D. Development Constraints Which Apply to All Housing Densities

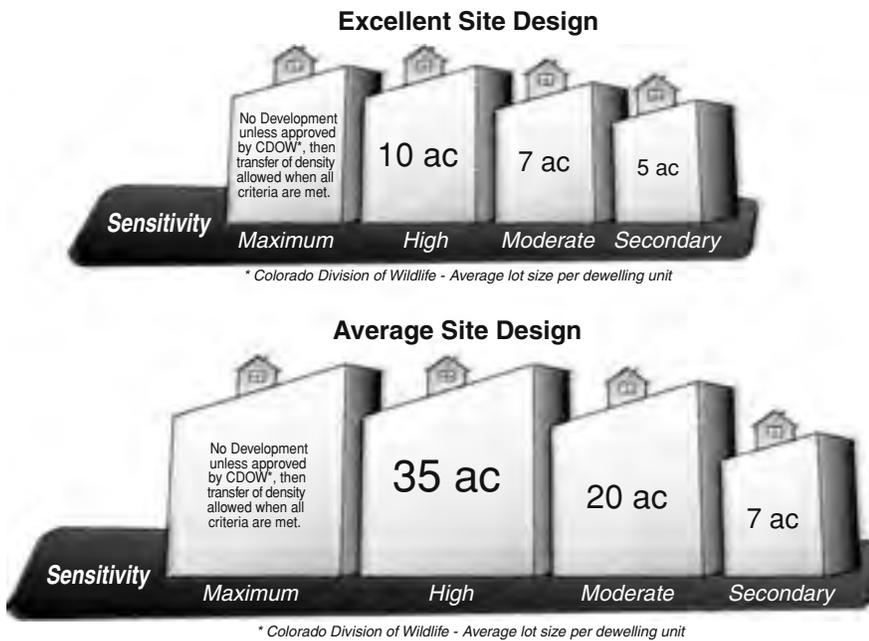
1. High *Geologic Hazard* Areas

a. Development should not be allowed in high *geologic hazard* areas unless engineering and mitigation studies show the risk can be eliminated or reduced sufficiently. Site-specific *geologic hazard* analyses should be performed by a qualified, professional engineering geologist or geotechnical engineer. A third party, such as the Jefferson County Geologist, should make sure that engineering and mitigation studies are adequate. *Transfer of density*, as specified in the Glossary, may be used when all criteria are met.

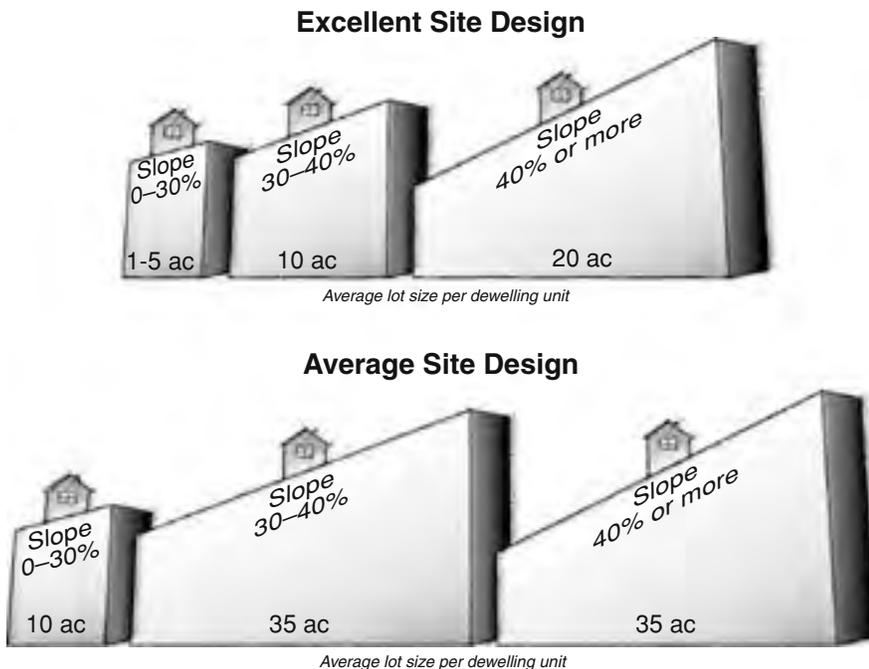
b. No *transfer of density* should be allowed from areas inside the Geologic Hazard Overlay Zone District. This recommen-



Wildlife Quality



Slope-Site Design



ation is based on the premise that the Geologic Hazard Overlay Zone District map adopted by the county currently restricts development, and therefore, it is not reasonable to give a development transfer credit. (See Hazards section, A. Geologic Hazards.)

2. Severe *Wildfire Hazard* Areas

a. Development should not be allowed in *severe* or other *wildfire hazard* areas unless mitigation has been performed in accordance with the Colorado State Forest Service, other current authorities and local fire district recommendations.

Mitigation efforts should include initial design and implementation. The official development plan (ODP) and appropriate development entities should specify and/or develop plans for annual and long-term maintenance and inspection. *Transfer of density*, as specified in the Glossary, may be used when all criteria are met. (See Hazards section, A. Geologic Hazards.)

3. Floodplains

a. Development should be allowed only when it meets County/FEMA standards. *Transfer of density*, as specified in the Glossary, may be used when all criteria are met.

b. No *transfer of density* should be allowed from areas inside the Floodplain Hazard Overlay Zone District. This recommendation is based on the premise that the Floodplain Hazard Overlay Zone District map adopted by the county currently restricts development, and therefore, it is not reasonable to give a development transfer credit. (See Hazards section, A. Geologic Hazards.)

4. Fire Protection

a. Development should be served by a fire protection district. (See Hazards section, D. General Fire Protection.)

5. Water Quantity

a. To provide adequate *recharge* area for dwellings not served by a *centralized water system*, 1 dwelling unit per 5 acres should be the maximum density allowed. (See Water Quantity, Quality & Sanitation section.)

b. Only *residential in-house-use-only wells* should be allowed, i.e., 298 gallons/day water usage.

c. The Mountain Ground Water Resource Study of Turkey Creek Basin should be continued and extended for as much of the Plan area as possible. The results and recommendations of current water studies should be reviewed for possible inclusion

in the Plan. The community should participate in future water studies. (See Water Quantity, Quality & Sanitation section and the Water Consumption Policy Chart.)

6. Meadows

a. Development should not be allowed in meadows or on sparsely vegetated slopes. The development should be located at the edge of the meadow or open area, or built on another portion of the site. (See Visual Resources section.) *Transfer of density*, as specified in the Glossary, may be used when all criteria are met.

7. Visual Corridors

a. Development should make maximum use of the site’s existing vegetation to screen development from view. All screening should be in accordance with the Design Guidelines, Visual Resources section and the Hazards section (I. Development Review Process).

8. Wildlife Quality

a. See the accompanying Wildlife Quality Chart. Refer to the Wildlife section recommendations for a description of the maximum, high, moderate, and secondary areas. *Transfer of density*, as specified in the Glossary, may be used when all criteria are met.

9. Slope

See the accompanying Slope/Site Design chart. Slopes should be a constraint on development because as slope increases, impacts increase, such as:

a. Visual Impact

The visual dominance of structures and road cuts increases as the slope gets steeper. Significant impacts occur when slopes are 30% or more. (See Visual Resources section.)

b. Access

All new county roads shall meet county standards and be within the county’s or another agency’s ability to provide maintenance, snow removal and fire emergency access. Other new roads accepted by the county should meet county standards.

c. Runoff

Site modification on steeper slopes can result in greater surface runoff that causes gullying and downslope siltation. (See Hazards section, A. Geologic Hazards.)

d. *Wildfire*

As slope increases, so does the potential *wildfire hazard*. It becomes increasingly more difficult to protect lives and property from *wildfire* loss and damage. (See Hazards section, D. General Fire Protection.)

e. Septic

As slope increases, larger acreage may be needed for septic systems to prevent pollution. (See Water Quantity, Quality & Sanitation section and Hazards section, A. Geologic Hazards.)

f. Water

Generally there is less water available at the top of drainage basins.

In determining lot size, the most restrictive standard should always be used. (See Water Quantity, Quality & Sanitation section.)

E. Livestock on Residential Lots

1. The potential for soil erosion problems is

high in the mountains, particularly where vegetation is sparse. The minimum acreage required to support livestock should be given serious consideration in reviewing small lot development, and should, at a minimum, comply with Jefferson County’s Zoning Resolution.

See the Summary of Housing Density Recommendations chart.

Design Guidelines

Development proposals should comply with Design Guidelines and architectural standards for all recommendations in this Housing section.

References

Please note: This document is a guide for *future* land use and *does not affect existing* zoning and development. ■

Summary Housing Density	Outside Village Centers		Inside Village Centers		
	Site Design		Site Design		
	Excellent ¹	Average ²	Excellent ¹	Average ²	Below Average ³
Slope					
0-30%	1 du/1-5 ac	1 du/10 ac	1 du/1-5 ac	1 du/10 ac	No development
30-40%	1 du/10 ac	1du/35 ac	1 du/10 ac	1du/35 ac	No development
40% or more	1 du/20 ac	1 du/35 ac	1 du/20 ac	1 du/35 ac	No development
Wildlife Sensitivity					
Maximum	No development unless approved by CDOW*, then transfer of density allowed when all criteria are met.				
High	1 du/10 ac	1 du/35 ac	1 du/10 ac	1 du/35 ac	n/a ⁶
Moderate	1 du/7 ac	1 du/20 ac	1 du/7 ac	1 du/20 ac	
Secondary	1 du/5 ac	1 du/7 ac	1 du/5 ac	1 du/7 ac	
Wildfire Hazard					
Severe					
Adequate mitigation ⁵	1 du/10 ac		1 du/10 ac		No development
Inadequate Mitigation ⁵	1 du/35 ac		1 du/35 ac		No development
Moderate					
Adequate Mitigation ⁵	1 du/5 ac		1 du/5 ac		No development
Inadequate Mitigation ⁵	1 du/35 ac		1 du/35 ac		No development
Water & Sanitation					
Centralized water and/or sewer system	1 du/1-5 ac, subject to criteria in Housing Section		1 du/1-5 ac, subject to criteria in Housing Section		n/a ⁶
Individual wells & sewage disposal	1 du/5 ac or more, single family, in-house-use-only well, not to exceed 298 gal/day.		1 du/5 ac or more, single family, in-house-use-only well, not to exceed 298 gal/day.		
Visual Sensitivity	1 du/1-5 ac if outside visual corridor foreground. Does not affect density, but development should be screened and conform with Design Guidelines.				
Floodplains	Must meet county and FEMA ⁴ standards.				
High Geologic Hazard	No development unless studies show risk can be eliminated. Transfer of density allowed when criteria are met.				

1 Excellent = Complies with all applicable Design Guidelines and county design standards. 2 Average = Complies with a majority of applicable Design Guidelines and county design standards. 3 Below Average = Does not comply with most Design Guidelines and county design standards. 4 Federal Emergency Management Agency. 5 Level of mitigation is determined by fire officials. 6 n/a = Not applicable

Open Space & Recreation

Public and private undeveloped land is essential to maintaining the mountain community character.



An extensive resource of *open space* is integral to preserving the environment, biodiversity and rural heritage of the Conifer/285 Corridor Area. The land includes private holdings, as well as land owned and managed by public entities. *Open space* preservation is a key factor in addressing how the Plan area can evolve in a manner consistent with the area's rural character.

As growth occurs in the Plan area and the Metropolitan Denver area, preserving additional *open space* is, and will be, necessary to sustain the environment and the community's sense of place, while providing opportunities for *recreation*.

Securing the land needed to protect the distinctive open characteristics of the community will require ongoing coordination among public agencies and the private sector. New forums, management agreements, and entities may be required to facilitate *open space* preservation for the benefit of all. The specific inter-related benefits that could accrue from broad public and private cooperation includes, but are not limited to:

- a. Preserving an increasing resource of *open space*, including forests, meadows, wetlands and scenic view corridors;
- b. Protecting important wildlife habitats and wildlife corridors;
- c. Providing *passive/active recreation* opportunities within neighborhoods and throughout the area;
- d. Preserving visual amenities and historic sites;
- e. Creating greenbelts, parks, and trail connections between neighborhoods and throughout the community;
- f. Maintaining the agricultural and ranching heritage of the community; and

- g. Reducing the threat to life and property by avoiding development in natural hazard areas.

Goal

Maintain and enhance the environment, biodiversity and rural character of the Conifer/285 Corridor Area through a network of private and public *open space* consisting of:

1. Preserves, natural lands, and scenic lands;
2. Wildlife habitat, migration routes and corridors;
3. Trails and scenic roadways;
4. Greenbelts;
5. *Passive* and *active recreation* areas; and
6. Historic and cultural sites.

Policies

A. General

1. Jefferson County Open Space (JCOS) and national standards for *open space* acreage per 1000 of population should not be used to determine the amount of *open space* needed in the Plan area. All residents of Jefferson County and the Metropolitan Denver area may use and benefit from the environmental assets, scenic amenities, and recreational opportunities that exist in the Plan area. *Open space* acquisition should be based on an assessment of both local community and regional needs.
2. There should be open, regular and frequent communication between the public and private sectors concerning

properties for *open space* preservation as well as broad and frequent communication among citizens and the public or private entities responsible for managing public land in the Plan area. Consistent open communication should contribute to efficient management and wise use of public lands.

3. Private *open space* preservation should be encouraged. Cooperation among public and private entities and landowners could:

- a. Provide conservation easements to maintain private use, while assuring that *open space* remains;
- b. Promote access easements across private land to public land;

c. Further the dedication of private land by providing information about *open space* incentive programs to interested land owners; and

d. Facilitate excellent siting of *open space* required within a development, in particular when adjacent public or private *open space* exists.

4. The Plan area should contain both *passive* and *active recreation* areas. While acreage devoted to *passive recreation* should predominate, *active recreation* areas, where appropriate, can further the establishment of greenbelts and parks that assist in preserving the livability and uniqueness of the community.

5. The neighborhoods surrounding and within existing or prospective *village centers* should contain *open space* to *preserve* the environment, provide for *active recreation*, sustain the quality of life of the community, and provide for trail linkages to neighboring communities, public education facilities, and other parklands.

6. The acquisition of *open space* should be related to the following community objectives:

- a. Preserving visual and scenic resources, including scenic roadways;
- b. Providing *passive* and *active recreation* opportunities, trails, and community greenbelts and parks;
- c. Protecting waterways, wetlands, wildlife habitat and wildlife corridors, and assuring the area's biodiversity;
- d. Protecting lands subject to significant natural hazards;
- e. Protecting the area's historical and cultural assets; and
- f. Preserving the area's rural character and quality of life.

While these considerations express our current sense of appropriate categories for *open space* protection and preservation, development should not be precluded if sensitive site planning accommodates these community objectives.

7. Public acquisition of lands or conservation easements, management agreements among owners, and private land dedications are three examples of ways that could be used to increase the amount of protected and/or *preserved open spaces* in the Plan area.

B. Public Open Space

1. As much *open space* as possible, consistent with the ability to maintain and manage it, should be secured within the Plan area to establish a reserve of land and waterways that protect

and *preserve* the community's environment and historic character.

2. Access to public land should be provided when sensitive wildlife habitats, fragile terrain, and unique vegetation are not threatened.

3. Denver Mountain Parks within the Plan area are a valuable local and regional resource. Cooperative agreements between the City and County of Denver Parks and Recreation Department and other public entities or adjacent landowners should be explored to provide for potential public access to Denver Mountain Parks. In particular, Denver Mountain Parks could:

a. Provide additional *passive* or *active recreation* and park sites;

b. Facilitate the establishment of connected greenbelts and trails within the community, supported by adjacent public land and/or private land dedications;

c. Assist in preserving visual or scenic resources and wildlife habitat and migration corridors in conjunction with nearby or connected public land or private land dedications;

d. *Excellent site design* should be encouraged for *open space* within proposed developments or neighborhoods adjacent to a Denver Mountain Park.

C. Private Open Spaces

1. Private *open space* has historically served as a resource within the Plan area. When effectively managed, private *open space* protects and supports the environment, visual amenities, and rural heritage of the community. Private *open space* should remain something of exceptional value to the community. It serves many of the needs met by public *open space*. Public policy should encourage owners of private *open space* to:

- a. *Preserve* its natural character;
- b. Maintain its visual and scenic qualities;
- c. Protect its wildlife habitat and biodiversity;
- d. Support its open environment as a buffer between existing neighborhoods and future developments; and



e. Provide conservation easements for the preceding purposes and for public trail corridors, when feasible.

2. In addition, private *open space* can assist in preserving the cultural, historical, and agricultural/ranching heritage of the area. All of these are valued amenities that contribute to the fabric of community life.

3. Land use controls and tax assessment policies should be revised as required to provide programs that encourage the preservation of agricultural land. For example, the state property tax definition for “agriculture” should be revised to provide for additional categories that encourage retention of undeveloped agricultural land. The state tax code should provide financial incentives to accomplish this objective. Such land is an asset to the Plan area and the state as a whole. (See Appendix.)

4. Private *open space* having scenic, environmental, or cultural significance should be considered for protection. Implementation techniques are listed in H. Acquisition. Acquisitions may provide the means to *preserve* private land that has *open space* values. Examples of such properties include, but are not limited to:

- Butterfield Ranch
- Krogh Ranch
- Kuehster Ranch
- Swan Hereford Ranch
- Bower Property/Kennedy Gulch Road

D. Trails Development

1. Jefferson County Open Space and other public and private entities should provide trails suitable for a variety of activities such as hiking, mountain biking, and horseback riding. Motorized activities should be restricted to designated areas.

The trails should provide a link throughout the Plan area. Trail design should create trails that:

- a. Vary in length, gradient and the nature experience;
- b. Link the community, provide wildlife corridors and serve as potential greenbelts;
- c. Provide access for those with special needs and necessary conveyances, where appropriate;

d. Traverse diverse landscapes;

e. Provide turnouts and access to scenic views and vistas;

f. Intersect to allow a choice of routes from a point of origination to various destinations; and

g. Avoid areas containing threatened, endangered, sensitive species, or fragile environments.

2. Trail corridors should utilize appropriate floodplains, public rights-of-way, existing and abandoned utility rights-of-way, equestrian easements, leased or dedicated private property, parks, and public *open space*. (See Jefferson County’s Land Development Regulation.)

3. When advisable or required, liability releases should be crafted to encourage private landowners to dedicate land or easements through their property.

4. Trails should connect *open space* parcels. Safe crossings should be provided at roads and highways.

5. Existing and proposed areas of development should contain adequate public trails through the development, and provide access to adjacent public lands and parks. (See Jefferson County’s Land Development Regulation.)

6. If deemed appropriate for safety and maintenance, trails within *village centers*, or in areas of intensive development, should be considered candidates for paved surfaces to accommodate year-round use for the multiplicity of non-motorized uses, with the exception of motorized conveyances for those with special needs.

7. Public thoroughfare improvements should provide for equestrian, pedestrian and bicycle travel within rights-of-way, where appropriate.

E. Recreation

1. General

a. In the Conifer/285 Corridor Area, *passive* and *active recreation* areas fall into categories such as:

Passive recreation areas: *Recreation* areas with minimal property improvements, such as parking and/or trails, or historic site preservation, e.g., barns, fence lines, etc. Permitted uses on *passive recreation* areas may include but not be limited to, hiking, biking, wildlife watching, cross-country skiing, horseback riding, etc. Motorized *recreation* should be prohibited, with the exception of motorized conveyances for those with special needs.

Active recreation areas: *Recreation* areas with playgrounds, multipurpose fields, or other constructed facilities, which may include temporary or permanent structures. Permitted uses on *active recreation* areas include, but are not limited to, team sports, equestrian, other active or passive activities which require constructed facilities, and/or activities for civic, social, cultural, or educational purposes.

In certain cases, a *recreation* area may accommodate an *open space* program and a facility program.

b. The Plan area should contain *passive* and *active recreation* areas as community amenities, with recreational opportunities provided throughout the community.



c. The residents value the community's natural environment and rural neighborhoods. *Passive* and *active recreation* facilities, including recreational buildings and outdoor multi-use fields, should be designed to respect and be compatible with the area's natural resources, rural character and adjacent land uses.

d. If land use change is anticipated, proactive provisions should be made for the best use of said property and adjacent properties.

e. Additional *passive* and *active recreation* areas should be acquired throughout the area.

2. *Passive Recreation*

a. Areas appropriate for *passive recreation* should be identified and reviewed as candidates for acquisition or public/private sector use agreements.

b. *Passive recreation* areas may serve multiple purposes including, but not limited to:

- 1) Greenbelt or buffer property;
- 2) Trail corridor;
- 3) Historic preservation;
- 4) Wildlife viewing; and
- 5) Other uses that may support the Plan's overall *open space* planning objectives.

3. *Active Recreation*

a. Areas appropriate for *active recreation* should be identified, acquired and developed to provide additional *active recreation* areas including, but not limited to the following areas:

- 1) Beaver Ranch
- 2) The Tiny Town *floodplain* areas
- 3) Homestead
- 4) Shaffers Crossing
- 5) Pine Junction

b. Jefferson County Open Space should acquire or enter into a management agreement with Denver Parks and Recreation Department, for Newton Park and other appropriate Denver Mountain Parks.

c. Public school recreational facilities are a potential resource for non-school-related community *recreation*. When appropriate, cooperative agreements between Jefferson County R-1 Schools and public *recreation* service providers should be consummated to increase the base of recreational facilities available to all members of the community. Where appropriate, these agreements should provide additional facilities beyond R-1 School District specifications on R-1 School District sites.

d. An entity should be formed that can enter into use and maintenance agreements with R-1 Schools to facilitate *community use* of school recreational facilities.

F. Reservoirs

The Plan supports the proposed Wild and Scenic designation or an A-2 option (recognizing wild and scenic but with local control) of the North Fork of the South Platte River and the South Platte River.



G. Coordination

1. All of the entities responsible for *open space*, parks or trails should communicate regularly through an established formal system of coordination to plan, protect and manage lands under their jurisdictions. Working with Jefferson County Open Space, the entities should develop a trail plan for the community and adjacent areas.

2. Incentives should be offered to developers for establishing connections that link private trails to the public trail system or provide public trail access through or near *new development*.

H. Acquisition

1. Regardless of the amount of *open space* and recreational areas in the community, new acquisition of *open space* and recreational areas should be pursued. Examples of acquisition strategies are:

- a. Public acquisition to *preserve* the *open space*, including acquisition subject to life or term estates;
- b. Creation of private trusts to purchase land, easements or development rights;
- c. Private donation of a fee estate to the Jefferson County Open Space Foundation, private trusts or state parks;
- d. Corporate donations of land that qualify for appropriate tax benefits; and
- e. Purchase and sale, or lease-back of land, with development restrictions, utilizing land trust monies or other available funding to acquire the property.

Design Guidelines

Compliance with Design Guidelines should be required in siting, designing, and developing *passive* and *active recreation* areas and facilities.

References

Please note: This document is a guide for *future* land use and *does not affect existing* zoning and development. ■

Public Facilities, Services & Utilities

*The provision of services should be compatible
with our mountain environment.*

The perception of the quality of life in a community depends, in part, on the quality of the schools, fire, sheriff's and emergency services, and utilities. At the same time, the Conifer/285 Corridor Area has a unique mountain character that should be *preserved*. The provision of services should be compatible with this mountain environment and should not be expected to duplicate the level of service found in urban areas. However, these services should be adequate and meet the needs of the community. For these reasons, the impact of land development on the quality of services should be managed with care.

Goal

Provide adequate public services appropriate for the Conifer/285 Corridor Area mountain environment.

Policies

A. Special Districts

1. All special districts are encouraged to coordinate land use and facility plans with appropriate county departments.

B. Service Facilities

1. *Adaptive reuse* and shared use of existing structures and facilities should be considered before new facilities are constructed.

2. The scale of new service facilities should be appropriate for the needs of the local area.

C. Schools

1. In locating schools, the school district is encouraged to consider:

- a. Coordination with the Conifer/285 Corridor Area Community Plan;
- b. Reduction of commuting time and distance;
- c. Facility design that provides for shared use of the facilities by the community;
- d. Facility design that is sensitive to the mountain environment; and
- e. Continued community involvement in decisions on school facilities.

2. *New development* should share the burden of providing public goods, such as public improvements and school facilities, required because of the growth impact of *new development*.

3. Land use solutions to school problems should be considered when *new development* results in overcrowded schools, or the Jefferson County R-1 District standards cannot be maintained. Such solutions may include, but are not limited to:

- a. *Phased development*;
- b. Modifying the project; and
- c. Changing the project phasing.

4. R-1 Schools and Jefferson County should continue to monitor growth, the impacts of development proposals on school facilities, and seek alternatives to the *overcrowding of schools*.



D. Fire Protection

1. The conditions relevant to fire protection are the location of *wildfire hazards*, the road network, the proximity of fire stations to development, the training of personnel, the type of equipment, and the availability of water. It should be recognized that fire protection and rescue services are provided primarily by volunteer personnel in this community. As population increases, additional paid personnel may be required.

2. The potential for damage and loss from fire should be reduced and fire protection should be provided to all development in the Conifer/285 Corridor Area.

3. Fire protection for all development in the community should be provided by an organized fire protection entity.

4. Fire protection service for the community should be maintained or improved as *new development* occurs.

5. Fire district master plans should be considered for inclusion in this Community Plan as they are developed.

6. Mutual aid (intergovernmental agreements) or joint responsibility for outlying areas should be adopted in all areas and continued to ensure that response time is as short as possible.

7. Agreements should be finalized with the appropriate agencies and governments, prior to development of reservoir projects, and within Pike National Forest and other public lands in Jefferson County. Responsibility and funding should be defined for the provision of fire protection service for these areas.

8. *Adequate water supply for fire fighting services* and on-site storage facilities are imperative and should meet ISO standards per NFPA Guideline 1142 or current guideline for new and/or expanded development. Fire suppression sprinkler systems or other fire suppression techniques should be required when the water supply is inadequate.

9. Inclusion within a fire district should be proven before a building permit is approved and issued.

10. Fire protection providers should continue to review development proposals referred to them by the Jefferson County Planning and Zoning Department prior to approval of *new development* and *exemption from platting*. This review should include an assessment of the:

- Adequacy of the proposed water supply and water storage facilities;
- Accessibility, adequate access and egress, to the site for emergency vehicles;
- Capacity of the personnel and equipment to serve the development; and
- Developer's fire reduction program when the site has a *wildfire hazard*. (More specific recommendations can be



found under C. Wildfire Hazards in the Hazards section of this Plan.)

11. Uniform and international building and fire codes should continue to be followed.

12. Street addresses should be prominently displayed near the road, preferably in three inch or larger numerals made of reflective material. Jefferson County should adopt regulations enforcing this.

13. Information programs should be established to tell the public about fire prevention techniques and fire protection limitations in the mountain environment.

E. Emergency and Disaster Services

1. Providing emergency medical and disaster services in the Conifer/285 Corridor Area could become increasingly difficult as growth and development occur. Currently these services are provided primarily by volunteer personnel. As population increases, additional paid personnel may be required. The following recommendations are intended to meet these concerns.

- Emergency service levels should be maintained and improved as new growth and development occurs.
- Expanded funding sources, such as impact fees, grants, etc., should be sought to meet the increased demands associated with new growth and development.
- The recommendations for emergency and disaster services that pertain to any potential reservoir projects are in the Reservoirs section of this Plan.

F. Sheriff's Protection

1. Community concerns include response time and the need for improved coordination between law enforcement agencies serving the area. An adequate level of law enforcement for the Conifer/285 Corridor Area should be provided.



a. Law enforcement services provided by the Jefferson County Sheriff's Department should be maintained. The Plan area should be monitored and services expanded as growth occurs, i.e., a fully functioning mountain precinct where officers actually report should be considered.

b. Jefferson County Sheriff's Department and the Colorado State Patrol are encouraged to maintain and improve inter-agency communication to ensure the coordination of services and reduction of emergency response time.

c. Street addresses should be prominently displayed near the road to reduce response time. Suggested dimension and materials are in this section, C. Fire Protection, item 12.

d. Park security should be improved through increased cooperation and coordination among the agencies with the security responsibility, i.e., Jefferson County Sheriff's, Denver Mountain Parks Police, Jefferson County Open Space, U.S. Forest Service, Colorado State Parks, and Colorado Division of Wildlife.

G. Utilities

1. Adequate utility services for existing and future development should be provided and improved.

a. Service providers should review development proposals prior to approval to ensure the availability of services. Adequate utilities, i.e., phone and electricity, should be made available by the developer.

b. Telephone service levels should be adequate and improved for the needs of existing and *new development*.

It should be recognized that fire protection and rescue services are provided primarily by volunteer personnel in this community.

c. State-of-the-art communication technology should be adequate for the needs of existing and *new development*.

2. Alternatives to overhead utility lines should be considered, when feasible.

H. Community Facilities

1. The demand for community facilities, such as libraries and community centers, increases as an area grows. When the need for these facilities has been determined, the location should be selected in accord with the Plan recommendations.

2. Shared use of community facilities should be explored by community organizations. This would minimize the need for new structures.

3. New facilities should be designed to complement the mountain environment in scale, building materials, and architecture. Separate and distinct facilities and activities should be close to each other to create true community centers, i.e., teen centers, senior resource centers, and libraries.

4. Additional library facilities and expanded hours should be considered when the community has determined its need and has chosen an appropriate location.

5. Satellite county offices should be established when warranted by growth.

Design Guidelines

Service providers should comply with all of the Design Guidelines in planning and designing the facilities needed for public services.

References

Please note: This document is a guide for *future* land use and *does not affect existing* zoning and development.

See other sections of this Plan, e.g., Housing, Village Centers and Water Quantity, Quality & Sanitation. ■

Reservoirs

Adequate mitigation should be provided to offset adverse impacts and losses.



It is recognized that reservoirs provide water storage facilities for the metropolitan area. These facilities may benefit water users outside the Conifer/285 Corridor Area and have little or no benefit for the Conifer/285 Corridor Area community.

Goal

Ensure that adequate mitigation and compensation are provided to offset the adverse impacts associated with reservoirs that may occur in the Conifer/285 Corridor Area community.

Policies

A. General

1. If and when any reservoir permit is granted, a condition of the permit should be that it be a legally binding instrument, executed by the appropriate governmental, public, quasi-public, and/or private entity, that specifies the responsibilities for and funding of: services, roads, recreational facilities, mitigation of wildlife habitats, *open space*, historic, cultural, and other adverse impacts resulting from the project. Items the agreement should address include, but are not limited to:

a. The responsibility, authority, and funding of law enforcement, fire protection, emergency, and disaster services;

b. The mitigation measures and payment for adverse impacts on US 285, Jefferson County roads, historic buildings, homes, businesses, *recreation*, and wildlife habitats;

c. The facilities for *active* and *passive recreation* that will be provided on the Jefferson County side of a proposed reservoir; and

d. The management arrangement that will be used to plan, coordinate, and monitor future land use planning in the vicinity of the proposed reservoir, and resolve future problems.

2. Adequate public and emergency access to a reservoir should be provided from the Jefferson County side of a proposed reservoir.

3. When a reservoir project creates adverse impacts on the environment or public services or facilities, these impacts should be mitigated or offset and included in the project costs. Where the project provides an opportunity for enhanced recreational or service opportunities, these should be planned and provided to create maximum public benefit. Detailed information about the impacts and mitigation measures are included in this section under: Recreation, Wildlife, Historic Buildings and Sites, Roads, Services, Health Concerns, and Management.

4. During the mitigation discussions, the Jefferson County negotiator(s) should represent the concerns expressed in the Conifer/285 Corridor Area Community Plan's Reservoirs section. As mitigation negotiations proceed, Jefferson County should consult with representatives from the Conifer/285 Corridor Area Plan community prior to finalizing agreements.

B. Recreation

1. Recreational facilities should be provided on the Jefferson County side of a proposed reservoir to replace *recreation* that is lost, and to compensate for the loss of important and unique community values that cannot be replaced, duplicated, or relocated. For this purpose, the level of *recreation* should be the maximum level of *recreation* consistent with physical constraints.

a. The Conifer/285 Corridor Area community does not view replacement *recreation* as enhancement, but sees it as compensation for the community's potential loss of:

- 1) Rural mountain character;
- 2) High quality environment consisting of: a scenic canyon, free flowing rivers and streams, and *historic resources*; and
- 3) Close proximity to recreational opportunities on the South Platte River.

b. Examples of the recreational opportunities that should be considered, include, but are not limited to:

- 1) Marinas and boat launching ramps;
- 2) Camping and picnic areas; and
- 3) A trail system.

c. To do this, it may be necessary to control the fluctuation in the water levels. Control of water fluctuation could also avoid environmental impacts, i.e., erosion, aquatic habitat, plant life, and wetlands.

2. Access points to recreational areas should be provided on the Jefferson County side of a reservoir.

3. Support facilities for this *recreation* should include adequate:

- a. Parking areas and access points on the Jefferson County side of a reservoir;
- b. Public restroom facilities; and
- c. Trash collection.

4. The capital improvement costs for this *recreation* compensation should not be assessed to the Conifer/285 Corridor Area community residents.

5. The loss of the premier fishing waters should be mitigated by providing comparable fishing waters with public access, e.g., in the South Platte River basin or upstream of a reservoir.

6. The lost existing informal *recreation* opportunities within the Conifer/285 Corridor Area, i.e., camping and picnicking, should be replaced.

7. The area adjacent to a reservoir, and the land exposed during low water level periods, should be limited to non-motorized vehicles, equestrians, and pedestrians, except at designated locations.

8. The entity designated to manage the recreational facilities should be responsible for providing law enforcement, fire, and rescue operations. The local volunteer groups and the county Sheriff should not be expected to provide these services unless appropriate contractual arrangements have been made with these service providers.

C. Wildlife

1. Important wildlife habitats should be protected and *preserved* during the construction, operation, and recreational use of a proposed reservoir.

2. Mitigation measures should be considered regarding construction impacts to wildlife. For example, construction of a reservoir project could have severe impacts on the existing bighorn sheep herd. Reintroduction of new herds, coveys, packs, etc. should be considered as a mitigation measure, upon completion of construction.

3. Appropriate wildlife mitigation should occur in the general vicinity of a reservoir project, i.e., southern Jefferson County, northwest Douglas County, and eastern Park County.

4. Development related to a reservoir should be sensitive to wildlife habitat needs and be limited to the appropriate densities listed in the Wildlife Habitat Protection paragraph in the Wildlife section of this Plan.

D. Historic Buildings & Sites

1. The appropriate historic preservation organizations should be consulted to determine which historic structures that would be adversely impacted by a proposed reservoir, should be relocated or reconstructed, fully or partially.

2. Consideration should be given to utilizing a public *open space* area to establish a museum showcasing items of historical significance associated with the area's railroad/stagecoach era.

E. Roads

1. To more equitably distribute traffic to a reservoir, all access roads within Jefferson County should be improved to Jefferson County standards. Examples of the improvements include: paving, passing lanes, shoulder widening, pullouts, etc.

2. Existing roads that could be inundated should be replaced to ensure Jefferson County residents continued access to existing geographic points, with minimal increase in distance and travel time. The replaced roads should be upgraded to accommodate increased traffic attracted to a reservoir and its recreational facilities.

3. All county roads should comply with Jefferson County, state and federal dust abatement standards for *average daily*

The level of recreation should be the maximum level of recreation consistent with physical constraints.

trips (ADT). Jefferson County should require that all new roads be paved and designed to county standards.

4. SH 75 should be connected to JC 97, provided the wildlife impacts can be mitigated.

5. Emergency access roads to a reservoir and *recreation* area should be provided at locations determined through consultation with the designated providers of emergency and disaster services for the reservoir.

6. Traffic impacts on US 285 associated with a reservoir project should be identified and mitigated. Where identifiable impacts are indicated, e.g., intersection modifications, they should be remedied.

F. Services

1. The level of services delivered to the Conifer/285 Corridor Area and other Jefferson County residents should be maintained.

2. Law Enforcement

a. The responsibility for providing law enforcement for a reservoir development should be determined prior to the start of construction.

b. The amount and method of payment for any law enforcement services provided by the Jefferson County Sheriff should be resolved prior to the start of construction on a reservoir.

c. The responsibility for providing law enforcement on state and federal lands, included in and adjacent to a reservoir project, needs to be determined prior to the start of construction.

3. Emergency and Disaster Services

a. The responsibility for providing emergency and disaster services to a reservoir should be determined prior to the start of construction.

b. The organizations providing emergency and disaster services for the Conifer/285 Corridor Area community should be consulted, if they will be expected to extend the additional services required during construction and the operation of a reservoir, especially if the maximum reasonable level of *recreation* is provided.

c. Emergency access to and onto a reservoir should be provided. The designated providers of this service should be involved in deciding where and how emergency access is provided.

d. The location, construction, and insurance coverage of helipads required for the evacuation of injured people should be included in project construction and operational budgets. The designated emergency and disaster service provider(s) should be involved in these decisions.

e. Responsibility for emergency and disaster services, including water rescue, for reservoir development, should be final-

ized before construction on a reservoir begins to ensure that adequate emergency and disaster services are available.

4. Fire Protection

a. The responsibility for providing fire protection for a reservoir, state and federal lands should be determined prior to the start of construction.

b. The designated provider of fire protection services should be involved, from the beginning, in decisions related to the construction and operation of a reservoir. This would ensure that accepted fire protection standards are met and that the trained personnel and the necessary equipment are available to handle fire emergencies. If these services are privately provided, U.S. Forest Service standards and mutual assistance contracts should be in place with the appropriate local service providers.

G. Health Concerns

1. During the construction phase of a reservoir, the following Jefferson County Department of Health and Environment concerns should be satisfied:

a. Water and sewer service to serve any construction camps that are built;

b. Air pollution emissions during the construction and clearance phase of a project;

c. Camping and lodging in travel trailers outside designated camping areas;

d. Adequate containment of possible fuel spills, and a system to alert downstream water users in the event a spill occurs;

e. Abandoned, existing septic systems; and

f. Dust pollution from unpaved construction roads.

2. After the construction phase has been completed, the following Jefferson County Department of Health and Environment concerns should be met, to the satisfaction of that department.

a. Sewage treatment for *commercial*, residential, and recreational development attracted to the area will be required. The proliferation

of package treatment plants for sewage disposal should be avoided to reduce surface and ground water contamination. An activity center approach should be taken to serve *commercial* development to achieve a common solution to sewage treatment and disposal, and to provide controls for later development.

b. Campgrounds must meet Jefferson County Board of Health standards, including vaulted privies.

c. All *new development*, including summer cabins, must meet the Jefferson County Department of Health and Environment regulations for *ISDS*.

Emergency access roads to reservoir and recreation areas should be located after consulting with emergency and disaster service providers.

d. Any permanent recreational roads carrying more *ADT* than allowed by county standards, should be paved to control fugitive dust emissions.

H. Management

1. A management arrangement should be created that includes the appropriate governmental, public, quasi-public, and private entities involved in, or affected by, the development of a reservoir. This management arrangement should ensure that the following functions are provided:

- a. Coordination of the planning and development of a reservoir;
- b. Negotiation of the necessary agreements to provide needed services;
- c. Coordination of the development of recreational facilities associated with a reservoir;
- d. Facilitation of the resolution of intergovernmental and interagency conflicts;
- e. Provision of benefits promised to the public in exchange for the development of a reservoir;
- f. Development of a funding entity to pay for the construction and maintenance of recreational facilities, law enforcement, fire protection, and emergency and disaster services. Some options are:

- 1) A management district;
- 2) Intergovernmental and interagency contracts;
- 3) Private concessionaire;
- 4) U.S. Forest Service;
- 5) Colorado Division of Parks and Outdoor Recreation; and/or
- 6) A special district.

g. Involvement of the Conifer/285 Corridor Area community in continuing discussions about the development and management issues related to a reservoir and recreational facilities that will impact the community.

2. These reservoir recommendations should be reviewed by the county and a community group at least every 5 years, and more frequently if necessary.

I. Resort Development

1. Public and private resorts that provide recreational and leisure time activities should be permitted when the following criteria are met:

- a. They are *planned developments*;
- b. The proposed site is 35 acres or larger;

c. A minimum of 80% of the site is retained in *open space*;

d. The developed portion of the site is buffered from the public access road;

e. Private access is provided that meets the requirements of the Transportation and Public Facilities, Services & Utilities sections of this Plan;

f. The development has limited impact on the surrounding community;

g. The scale of the development is compatible with a rural mountain environment;

h. The requirements for water and sewage disposal of the county and state regulatory agencies are met;

i. Traffic generated by the resort can be accommodated by the road system;

j. Recreational vehicle (RV) areas are screened from public view;

k. Access to public *open space* is maintained or improved;

l. The recommendations in other sections of this Plan and the Design Guidelines are met;

m. This type of development does not become a predominant land use;

n. Types of use include camps, cabins, RV parking, lodges, hotels, apartments, condominiums, or any combination thereof;

o. On-site *commercial* activity meets the following criteria:

- 1) It is directly associated with the resort;
- 2) It is ancillary to the development;
- 3) The scale is compatible with the development and the rural mountain environment; and
- 4) It has minimal external signage.

p. Tumbling River Ranch and Pine Valley Ranch are examples of the scale of development desired. Examples of the scale that is not desired include Keystone, Vail, and other major resort developments.

Design Guidelines

All of the Design Guidelines should be considered in planning and designing recreational facilities and destination resorts.

References

Please note: This document is a guide for *future* land use and *does not affect existing* zoning and development. ■

Transportation

Providing a safe, efficient and environmentally sensitive transportation system is a key element in promoting the integrity of the community.

A safe, efficient, and environmentally sensitive transportation system should maximize accessibility within the community and to outside destinations, minimize miles of travel, increase *multi-modal* transportation opportunities, support a healthy environment and promote the integrity of the community.

Goal

Provide a safe, efficient and environmentally sensitive transportation system that satisfies the needs of local residents and through traffic. To promote the integrity of the community, this system should provide *multi-modal* transportation opportunities that maximize local and regional accessibility in the following ways:

1. Create an internal circulation system within *village centers*.
2. Provide a planned network of local access roads with connectivity to the *arterial* and regional highway system.
3. Encourage additional Regional Transportation District (*RTD*) park-and-Ride sites as demand increases.
4. Promote ride-sharing opportunities.
5. Build commuter and recreational *multi-use trails*.
6. Evaluate emerging transportation technologies.

Policies

A. General

1. The Conifer/285 Corridor Area community should be included in the planning and implementation of all significant transportation improvements within and connecting to the community.
2. Transportation improvements should be made in a way that strengthens the area's sense of community.
3. "Climb to Safety" signs should be located along roads where flooding is likely to occur.

B. US 285

1. US 285 should be improved to a limited access, four-lane highway, without traffic signals, throughout the Plan area.
2. US 285 public rest areas should not be developed within the Conifer/285 Corridor Plan area.
3. The redesign of US 285 should include the following features, which are consistent with current Colorado Department of Transportation (CDOT) design standards:
 - a. The improvement of substandard horizontal curves.
 - b. The improvement of substandard sight distances.



c. *Multi-use trails* along the US 285 corridor should be incorporated into the community's transportation system. See Open Space, Parks, and Recreation section, D. Trails Development, for additional information.

4. Jefferson County should require developers to dedicate additional right-of-way (ROW) along US 285 and increase building setbacks from 50 feet to 100 feet from the existing ROW line.

5. Update the Countywide Transportation Plan to include the recommendations in this Plan.

C. Aspen Park Access Plan

1. The community should be involved in the design of the access control plan for Aspen Park. The following options, among others, should be considered:

a. Extending Main Street as a 2-lane, 2-way service road to Pleasant Park Road, linking Conifer Center with Aspen Park.

b. The link between Conifer Road and Barkley Road should be safe for all modes of transportation.

c. Extend Conifer Road to Eagle Cliff Road.

2. The maps in the Village Centers section of this Plan show the recommended road connections for the Aspen Park/Conifer Village Center.

D. Aesthetics and Wildlife

1. Berms, medians, and landscaping using native vegetation should be used to modify the visual impact of a widened US 285, other highways, and roads constructed through residential areas.

2. The Colorado Division of Wildlife should be consulted and asked to identify the wildlife corridor roadway crossings. Appropriate wildlife management techniques should be identified and implemented for any new or replacement transportation projects within the Plan area. Appropriate signs should be installed to alert motorists.

3. Recommendations should be obtained from CDOT and/or Colorado Division of Wildlife for all seed mixes along roadway rights-of-way (ROW) for all projects. Planting of wildlife-friendly seed species in these areas along roadway right-of-way should be avoided to keep wildlife from grazing along roadways.

E. Facilities Relocation and Redevelopment

1. The Colorado Department of Transportation and Jefferson County Road and Bridge shops should be relocated out of the visual foreground of US 285. If they cannot be relocated, they should be screened from view.

2. An *RTD* park-n-Ride site should be located in the vicinity of the Pine Junction intersection of US 285 and JC 126.

F. Jefferson County Roads

1. Roads should be limited to 2 through lanes with appropriate turning, acceleration and deceleration lanes, climbing lanes and other safety improvements. Given these system constraints, the community fully recognizes that during certain times of the day a lower level of service may occur on some area road segments which will result in more congested roadways. Some additional congestion is preferred over major roadway widening.

2. Transportation improvements should not be made when the terrain would require extensive engineering that would be exceedingly costly and would degrade the physical environment.

3. Transportation capacity improvements should be considered on *arterial roads* when the *Level of Service (LOS)* is degraded beyond *LOS D* during the peak travel periods. Additional capacity on *arterial roads* can be gained with treatments, such as: Improving sight distance, providing paved shoulders, adding a third lane for passing or climbing, and providing protected turning lanes for left and right turns at intersections. The additional capacity to be gained by these treatments depends on level of service, type of terrain, and the amount of no passing zones. Depending on the existing conditions and the proposed improvement, the additional capacity gained could range from a few percent up to approximately 50 percent.

4. When a roadway segment approaches *LOS E*, action should be taken to restore *LOS D*.

5. Developers of new projects should provide studies that demonstrate how the existing transportation road system will be affected by the project and indicate the system improvements needed to accommodate the project. Developers should bear the financial responsibility for providing required improvements, in proportion to the traffic impacts of their project on the local and/or regional road system.



6. Transportation safety improvements should be evaluated when a history of crashes and the presence of hazards exist. Sites warranting improvements will be included in the "Jefferson County Safety Improvement Program."

7. *Phased development* should occur when the traffic generated by a proposed development will:

a. Degrade the level of service below the acceptable *LOS D* with *LOS E*, during peak hours on the *collector, arterial* and *feeder roads* in the community;

b. Exceed road conditions and the county's maintenance capability;

c. Use roads that cannot be improved to meet traffic demands safely; and

d. Have adverse impacts on community character.

8. New subdivisions should be allowed access onto roads once they meet the Land Development Regulation standards for radii, grade, drainage, lane widths, etc.

9. All new county roads will meet county standards and be within the county's or another agency's ability to provide maintenance, snow removal, and fire/emergency access. Other new roads accepted by the county should meet county standards.

10. All county roads carrying 150 or more average daily trips should comply with Jefferson County, state, and federal dust abatement standards. Jefferson County will require that all new roads be paved and designed to county standards.

11. Are-examination of county road maintenance, i.e., the type, amount, and timing of maintenance should be done to reduce frequency of vehicle damage and to improve dangerous road conditions.

12. There should be more than 1 access point for area roadways serving 35 or more dwelling units, or that are greater than or equal to 1 mile in length, or per current Jefferson County regulation.

See "Major Thoroughfare Plan" in the Appendix.

G. Access Roads to Reservoirs

The access road recommendations are included in the Reservoirs section of this Plan.

H. Multi-Modal Transportation

Multi-modal transportation should be encouraged as a viable alternative to single-occupant vehicle travel. It can reduce the number of vehicles using the roads and, extend the capacity of the roads for a longer period of time, while reducing auto emissions.

1. Regional Transportation District (*RTD*) public transit service should continue to be improved as demand increases. Surveys of the community should be encouraged to determine

increased demand.

a. Additional *RTD* park-n-Ride sites should be provided, as needed.

b. *RTD* call-n-Ride services should be implemented.

2. For the convenience of Plan area residents, *RTD* should provide park-n-Ride sites outside of the Plan area, such as:

a. A transfer site at US 285 and SH 8 with transit service (small *RTD* buses or vanpools) to different areas; and

b. An *RTD* park-n-Ride at Quincy and C-470 with bus service to the Federal Center, Downtown Denver, Denver Tech Center, and other areas.

3. Additional *multi-modal* alternatives that should be promoted to reduce vehicle miles traveled should include, but not be limited to:

a. Community-focused marketing by *DRCOG*, and employers should encourage car and van pooling.

b. Regional-focused marketing by *DRCOG*, and Jefferson County and employers should promote flexible workdays and variable work hours to extend the peak travel hours.

c. Construction of pedestrian/bicycle trails to provide connectivity within *village centers* and to adjacent areas, especially

open space/recreation areas. (Implement Open Space Master Plan.)

d. Provide *multi-use trails*-system linkages to *RTD* park-n-Ride lots.

4. Transportation services should be expanded for people who require travel assistance, e.g., elderly, physically/mentally challenged, non-drivers.

Berms, medians, and landscaping using native vegetation should be used to modify the visual impact of highways, and roads constructed through residential areas.

I. Financing Road Improvements

1. A financial analysis should be done to identify additional road monies, for the Plan area, to augment federal, state, and county road funds. This financial study should include a consideration of impact fees, property taxes, sales taxes, and tolls to equitably spread the cost of improvements among existing and future users.

2. Monies generated for road improvements to mitigate the traffic impacts associated with *new development* in the Conifer/285 Corridor Area should continue to be earmarked for road improvements within the community.

Design Guidelines

All of the Design Guidelines should be complied with when planning and designing private and public roads.

References

Please note: This document is a guide for *future* land use and *does not affect existing* zoning and development.

The CDOT web site provides project information. ■

Village Centers

Residential, Retail, Office, Industrial, Community Uses & Open Space

The design, number and location of retail shops, office buildings, industrial operations, community uses, and public and private open space help to determine the character of the community.



While these land uses will be needed as the community grows, appropriate planning will be necessary to avoid undesirable visual and environmental impacts on the community.

Goals

1. Provide retail, office, industrial and *community use* activities that are needed for employment opportunities and for the convenience of local residents.
2. Encourage existing retail, office, and industrial zoning developments to comply with this Plan, Design Guidelines and Architectural Standards.
3. Ensure that new retail, office, industrial and *community use* activities are compatible with existing surrounding uses in terms of traffic, water and sewer, noise, visual amenities, and air quality, and comply with this Plan, Design Guidelines and Architectural Standards.
4. Encourage retail, office, industrial, *community use* activities, and *open space* within *village centers* to avoid *strip development*, especially along US 285.
5. Ensure that retail, office, industrial, and *community uses* outside of *village centers*, in those areas that may be rezoned for such activity, comply with *excellent site design* standards, to minimize the adverse impacts of *dispersed development*.

6. Encourage Jefferson County to adopt and require architectural and design standards that reflect the unique character of this mountain community.

Policies

A. General

1. All *new development* should be processed as *Planned Development*.

B. Employment

1. Local employment should be promoted to support a balanced local economy and minimize vehicle miles traveled.

C. Inside Village Centers

1. Promote the development of Aspen Park/Conifer and Pine Junction activity centers as "*Village Centers*." *Village centers* should be mixed-use centers with a balance of land uses, i.e., residential, retail, office, *mountain light industrial*, and *community uses*, including churches, schools, fire stations, meeting facilities, sheriff's offices, post offices, art centers, libraries, public and private *open space*, and pedestrian connections within the framework of *village center* master plans. The intent is to create places that function as civic centers, anticipate future community needs, and promote the unique character of life in this mountain community.

There should be residential and nonresidential zones within the *village centers*. The recommended locations for the retail, office, *mountain light industrial*, and *community uses* including *open space*, are shown on the village center maps. A nonresidential use can be made acceptable within a recommended location through conformance to the Design Guidelines and other recommendations of this Plan.

2. *Mountain light industrial* development that is compatible with *village center* land uses should be located inside *village centers* to concentrate employment and traffic, and provide convenience.

Industrial activities compatible with the *village center* concept are those which have the characteristics of *mountain light industrial* uses. These characteristics are:

- a. Building(s) of a scale compatible with a rural mountain environment, and consistent with the Design Guidelines for landscaping, *open space* and visual resources;
- b. Automobile and truck trips that do not exceed the light industrial average trip generation as described in the most recent edition of the Institute of Transportation Engineers' "Trip Generation Manual."
- c. Operations that do not pollute, and do not produce noise, smoke, *glare*, vibration, fumes, hazardous and other adverse environmental impacts that exceed residential standards at the property line;
- d. Emphasis should be on non-manufacturing processes, such as the assembly of data processing equipment, materials testing, research and development, warehousing, service and repair, etc.;
- e. Fabrication and manufacturing processes should be limited and all activities should be enclosed;
- f. Activity should be limited and restricted to low volume wholesale sales, repair, rental, or servicing of any commodity which is manufactured, fabricated, processed, or warehoused on site;
- g. Outside storage, including heavy vehicles, should be limited, suitably screened, and substantially set back from adjacent properties, public areas and streets;
- h. A significant percentage of the site should remain in natural *open space*;
- i. There is a buffer of at least 100 feet or adequate to minimize impacts associated with a proposed use;

j. Building exteriors that are designed to achieve a visually cohesive appearance by using natural materials such as natural wood and stone and colors compatible with the mountain backdrop of the area.

3. A group should be formed to explore the need for and the feasibility of creating a *centralized water and/or sewer system*. (See Water Quantity, Quality & Sanitation section, B. Inside Village Centers.)

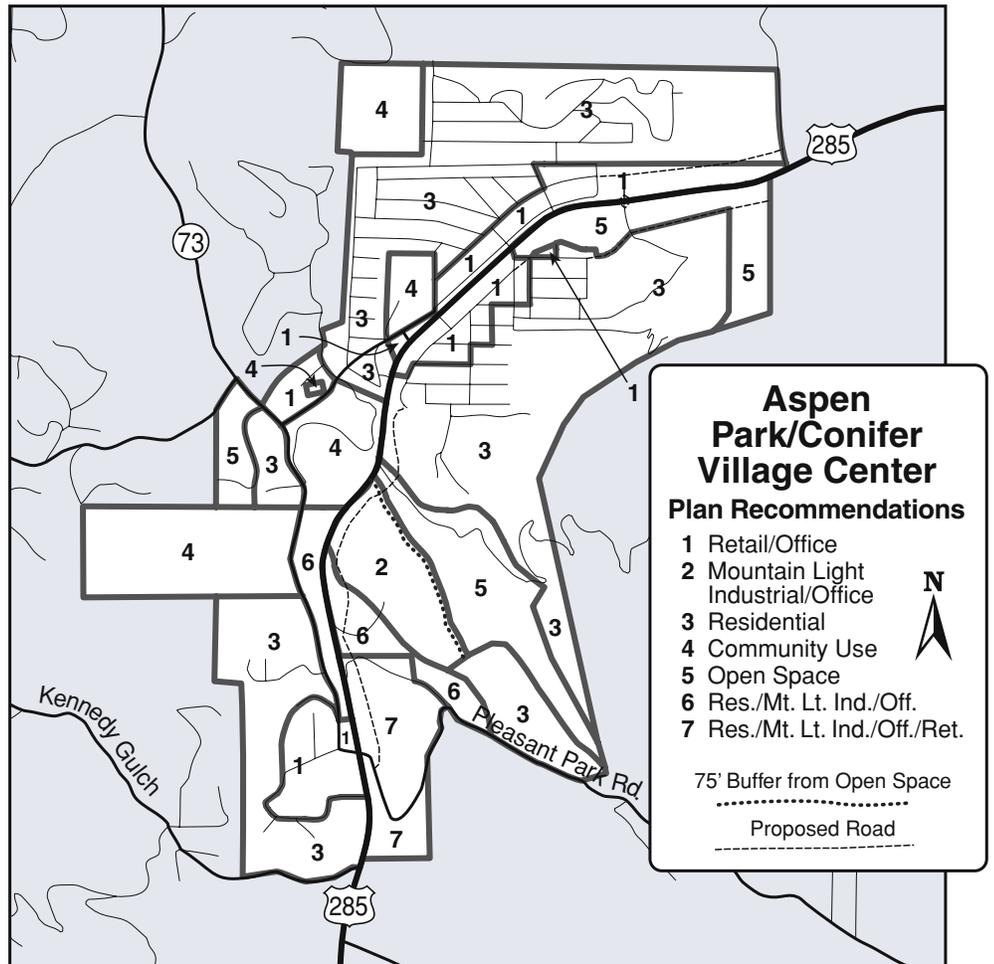
D. Designated Village Centers

1. Aspen Park/Conifer
2. Pine Junction

See conceptual maps of the Aspen Park/Conifer and Pine Junction *village centers*. The adopted maps are available in the Jefferson County Planning and Zoning Department.

E. Aspen Park/Conifer Village Center

The Aspen Park/Conifer Village Center should be a mixed-use center with a balance of land uses, i.e., residential, retail, office, *mountain light industrial*, and *community uses*, including churches, schools, fire stations, meeting facilities, sheriff's offices, post offices, art centers, libraries, public and private *open space*, and pedestrian connections within the framework of *village center* master plans. The Aspen Park/Conifer Village Center map depicts the recommended design concepts. Below is a summary of the key points reflected in the map.





1. US 285

- a. Maintain 4 lanes and grade separations.
- b. *Feeder roads* into US 285 to be maintained and improved.

2. Retail, Office, Industrial and *Community Uses*

- a. Retail and office should be located on both sides of US 285, in the northern one-half of the *village center* as designated on the Aspen Park/Conifer Village Center map.
- b. Retail and office should be located on the west side of US 285, at the intersection of JC 73 and US 285.
- c. Residential, retail, office, and *mountain light industrial* should be located on the east side of US 285 at the intersection of US 285 and Pleasant Park Road.
- d. Residential, office and *mountain light industrial* should be located along the narrow strip between JC 73 and US 285.
- e. *Service retail* should be located on the north side of Barkley Road at JC 73.
- f. *Mountain light industrial* and office uses would be appropriate south of the meadow and Light Lane. There should be a buffer of at least 75 feet from the designated *open space* boundary.

3. *Community Uses*

- a. *Community use* areas include Conifer High School, West Jefferson Middle School, West Jefferson Elementary School, and the Little White School House (north of Barkley Road).
- b. *Community uses* are also recommended for the larger area bounded by Barkley Road, US 285 and JC 73.
- c. If possible, sites for future *community uses*, including churches, schools, fire stations, meeting facilities, sheriff's offices, post offices, art centers, and libraries, should be designated.

4. *Open space*

a. It is recommended the following properties be maintained as public or private *open space* areas:

- 1) The meadow at Light Lane;
- 2) The strip of land along the south side of US 285 which is the northeastern-most part of the *village center*;
- 3) The 54 acres adjacent to the current boundary of Meyer Ranch Park; and
- 4) The property west of JC 73 and south of Shadow Mountain Road.

b. Meadows and drainage areas should be maintained in natural condition as *open space* and visual corridors. Development may be acceptable along the edges of meadows, provided visual and natural resources are considered.

c. Aspen Park Pond, south of US 285, should be connected by a trail with Meyer Ranch Open Space Park.

d. Sites for future *open space*, including public and private *open spaces* and pedestrian connections, should be designated.

e. Homeowner associations and/or community groups should be encouraged to designate parcels of land for *neighborhood parks*.

5. Residential

All other areas within this *village center* are recommended for residential development, not to exceed 4 units per acre when served by a *centralized water and/or sewer system* and excellent design is demonstrated. Higher densities may be considered for affordable and senior housing proposals. (See Housing section.)

F. Pine Junction Village Center

The Pine Junction *Village Center* should be a mixed-use center with a balance of land uses, i.e., residential, retail, office, *mountain light industrial*, and *community uses*, including churches, schools, fire stations, meeting facilities, sheriff's offices, post offices, art centers, libraries, public and private *open space*, and pedestrian connections within the framework of village master plans. The Pine Junction Village Center map depicts the recommended design concepts. Below is a summary of the key points reflected in the map.

1. US 285

Improve to 4 lanes.

2. Retail, office, industrial and *community uses*

There should be mixed retail and office north of US 285 or west of Jefferson JC 126. *Mountain light industrial*, office, and possibly limited retail are appropriate south of US 285 and east of JC 126.

3. Community Uses

If possible, sites for future *community uses*, including churches, schools, fire stations, meeting facilities, sheriff's offices, post offices, art centers, RTD park-n-Ride, and libraries, should be designated.

4. Open space

a. Meadows and drainage areas should be maintained in natural condition as *open space* and visual corridors. Development may be acceptable along the edges of meadows, provided visual and natural resources are considered.

b. Sites for future *open space*, including public and private *open spaces* and pedestrian connections, should be designated.

c. Homeowner associations and/or community groups should be encouraged to designate parcels of land for *neighborhood parks*.

5. Residential

All other areas are recommended for residential development not to exceed 4 units per acre when served by a *centralized water and/or sewer system* and excellent design is demonstrated. Higher densities may be considered for affordable and senior housing proposals. (See Housing section.)

G. Village Center Boundary Changes

Changes of *village center* boundaries should be the exception, not the rule. The following criteria should be addressed when *village center* boundary changes are proposed.

1. The proposed project will meet an unmet community need. Such need could be demonstrated by the community or applicant through a market analysis.

2. The proposed project cannot be accommodated within the *village center*.

3. *Excellent site design* can be achieved with a high degree of conformance with Design Guidelines and all county design standards.

4. Impacts on surrounding areas can be adequately mitigated.

5. Expansion is contiguous with the *village center*.

6. The expansion will not result in *strip development*.

7. Traffic access points are safe and do not result in the proliferation of driveways, in excess of applicable spacing standards, on the primary access roads.

8. The traffic pattern of the proposed project, and existing traffic movements, can be integrated within the *village center*, by immediate access to *collector* or *arterial roads*.

9. Additional traffic does not adversely affect the roadway network capacity.

10. The services and facilities required by the proposed project will be available, and the quality of existing services will not be adversely affected.

11. The character of the *village center* can be maintained and enhanced.

12. The balance of uses within the *village center* can be maintained.

H. Outside Village Centers

Retail, Office, Industrial and Community Uses

1. Any new zoning for retail, office, industrial and *community uses* or *mountain light industrial* zoning should be held to more stringent standards than those within the *village centers* to mitigate the adverse impacts of *dispersed development*. These more stringent criteria should include, but are not necessarily limited to:

a. The expansion will not result in *strip development*.

b. The proposed project will meet an unmet community need. Such need could be demonstrated by the community or applicant through a market analysis.

c. The proposed project cannot be accommodated within the *village center*.

d. *Excellent site design* can be achieved with a high degree of conformance with Design Guidelines and all county design standards.

e. Impacts on surrounding areas can be mitigated.

f. Expansion should be contiguous to a *village center*. If physical limitations prohibit contiguity, it should be in immediate proximity to a *village center*.

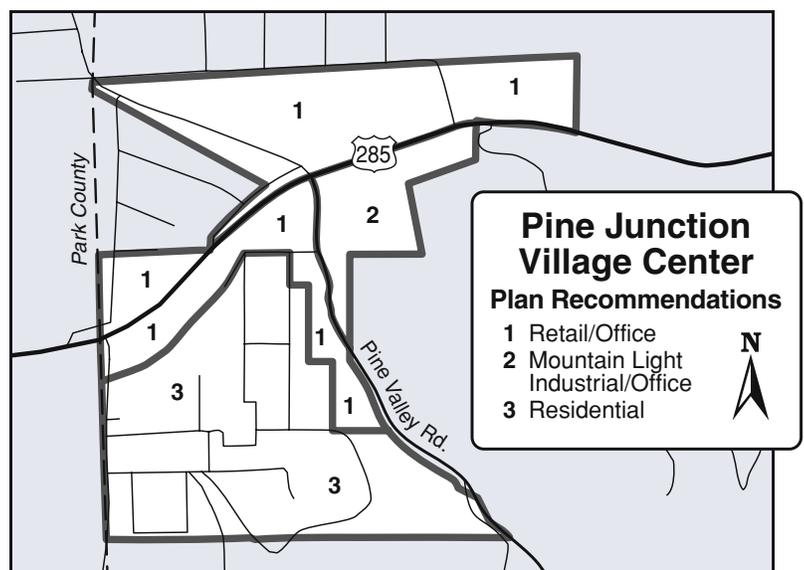
g. Traffic access points are safe and do not result in the proliferation of driveways, in excess of applicable spacing standards, on the primary access roads.

h. The traffic pattern of the proposed project, and existing traffic movements, can be integrated within the *village center*, by immediate access to *collector* or *arterial roads*.

i. Additional traffic should not lower the acceptable LOS.

j. The services and facilities required by the proposed project would be available, and the quality of existing services will not be adversely affected.

k. Design excellence is achieved and in compliance with the adopted Design Guidelines.



l. Disturbance to existing surrounding uses can be mitigated.

m. Accessibility is from *collector* and *arterial roads*. Traffic should not traverse through residential neighborhoods.

n. The requirements of county and state regulatory agencies for water and sewage disposal can be met. (See Water Quantity, Quality & Sanitation section, A. Outside Village Centers.)

Mountain Heavy Industrial

2. *Mountain heavy industrial* development, such as heavy equipment storage, manufacturing or LP gas facilities that have visual, noise, and other impacts that are not appropriate inside *village centers* may be located outside *village centers* when impacts associated with these uses can be mitigated.

Mountain heavy industrial development outside of any *village center* may be permitted when:

- a. Traffic will use *collector roads* with existing US 285 access and will not go through residential areas;
- b. A minimum of 80% of the site remains in natural *open space*, and there is a buffer of at least 100 feet or adequate to minimize impacts associated with the proposed use;
- c. The height of any building does not exceed 35 feet;
- d. It is proposed as a *Planned Development*;
- e. The *visual corridor foreground* is *preserved* along roads, especially US 285;
- f. It complies with the recommendations in other sections of the Plan; and
- g. It complies with the Design Guidelines.

Cottage Industry

3. *Cottage industry* may be allowed when it meets the following criteria:

- a. It is a *Planned Development*;
- b. It is located on or near road junctions, unless the traffic is minimal or impacts can be mitigated;
- c. It is light assembly, repair, manufacture, computer-based industry, or artist studio;
- d. It is a limited, low volume activity rather than retail;
- e. It does not have more than three employees on site;
- f. Traffic generation should be limited to residential standards, *average daily trips (ADT)* limited to no more than 10 per business;
- g. Architectural character should comply with Design Guidelines and applicable county design standards and be compatible with adjacent residential uses;
- h. Outside storage is very limited and screened with substantial setbacks from adjacent properties;
- i. A visual barrier is provided to screen outside parking lot areas, storage and dumpsters from view of adjacent residential properties;
- j. The use of driveways for parking should not be included in the definition of "parking lot area;"

k. Screening should be provided by the nonresidential project;

l. There should be a legal source of water for establishment and growth maintenance of screening shrubs and trees for a minimum of 2 years;

m. The percent of site coverage does not exceed that of neighboring residential development; and

n. Noise, smoke, *glare*, fumes, vibration and other adverse environmental impacts do not exceed those associated with a residential use.

Home Occupations

4. *Home occupations* under the current county Zoning Resolution are allowed for a limited range of businesses such as professional services, consulting, tutoring, craftwork, small repair services, and art studios. This Plan endorses a continuation of the *home occupation* regulations, with additional criteria that will accomplish the following objectives.

- a. Assure the county, at the time of application for a *home occupation*, that the proposed *home occupation* is allowed by the covenants governing the subject property.
- b. Allow not more than two non-inhabitant employees.
- c. Require that the residence to be used is the principal residence of the applicant, i.e., not a secondary residence.
- d. Provide adequate off-street parking.
- e. Impose limitations on *home occupations* allowed on small residential lots more than on larger lots that can better absorb impacts.
- f. Prohibit the use, storage, or production of any *hazardous materials*, substances, byproducts, or residue.
- g. Require that the effects from noise, odors, smoke, *glare*, or vibration, be equal to or less than that associated with adjacent uses.

Pine and Buffalo Creek Area

5. Pine and Buffalo Creek

- a. Pine and Buffalo Creek should serve the limited *convenience retail* needs of the local population and the people coming into the area for *recreation*.
- b. Pine and Buffalo Creek should not become a destination resort for the location of hotels and campgrounds.
- c. Any growth in Pine and Buffalo Creek should be sensitive to the historic nature of the area.
- d. Any increased camping activity should take place in the adjacent National Forest.
- e. Current retail, office, industrial and *community use* or industrial zoning is adequate to serve existing and future needs. No additional retail, office, industrial and *community use* or industrial zoning should be granted. Existing, legal nonconforming retail, office, industrial and *community uses* should be allowed to continue.

Convenience Retail, Office, Industrial and Community Uses

6. Limited *convenience retail*, office, industrial and *community use* activities that serve the needs of the local population should be located in areas that are away from US 285.

Destination Resorts

7. Destination resorts, excluding the Pine and Buffalo Creek Area, that provide recreational and leisure time activities should be permitted when the following criteria are met:

- a. The development site is 35 acres or larger;
- b. A minimum of 80% of the site remains in natural *open space*, and there is a buffer of at least 100 feet or adequate to minimize impacts associated with the proposed use;
- c. The development is buffered from the public access road;
- d. Private access that meets the requirements of the Transportation and Public Services sections of this Plan is provided;
- e. All impacts on the surrounding community can be mitigated to be compatible with a rural mountain environment;
- f. The requirements of county and state regulatory agencies for water and sewage disposal can be met;
- g. Traffic generated by the resort can be accommodated by the road system and within acceptable *LOS*;
- h. Access to public *open spaces* can be maintained or improved;
- i. There is minimal external signage, and signage must be in compliance with current Jefferson County sign regulations;
- j. The recommendations in other sections of this Plan and the Design Guidelines can be met;
- k. This type of development does not become the predominant land use;
- l. The types of use that should be permitted include camps, cabins, RV parking, lodges, hotels, apartments, condominiums, and limited retail directly associated with the use, or any combination thereof that is ancillary to the development proposed; and
- m. Examples of the scale of development that is desired include Tumbling River Ranch and Pine Valley Ranch. Examples of the scale of development that is not desired include Keystone, Vail, and similar major resort developments.

I. Development Outside of the Plan Area

When development is proposed along the boundary of the Conifer/285 Corridor Area Plan, recommendations in the plans for the contiguous areas should be considered.



Design Guidelines

Retail, office, industrial and *community uses* should comply with the Design Guidelines. The adoption of design standards by the county, specifically applicable to the Plan area, is strongly encouraged. Examples of these design standards are:

1. Retail, office, industrial and *community use* buildings should be limited to 35 feet in height for fire protection purposes.
2. Areas of major retail, office, industrial and *community use* activities should have a village atmosphere by providing:
 - a. Opportunities for pedestrian access and movement;
 - b. Buildings of a scale compatible with a rural mountain environment;
 - c. Community facilities to provide a focal point for human interaction;
 - d. Dispersed parking areas;
 - e. Integrated building layout, parking, and pedestrian walkways;
 - f. Cohesive site design compatible with the mountain community in scale, i.e., architectural, landscaping, site planning; and
 - g. Compatibility with existing historic buildings and with the character of historic sites and districts.
3. A *multi-use trails* system should be encouraged for each *village center*, with connections to surrounding residential and *open space* areas. (See Open Space & Recreation section, D. Trails Development.)
4. Aspen Park
 - a. The Aspen Park Village Center should be linked to Meyer Ranch Park by trails for pedestrian, bicycle and equestrian use.
 - b. Retail, office, industrial and *community use* buildings on the south side of US 285 should have heights less than 35 feet to protect views in all directions in that area.

References

Please note: This document is a guide for *future* land use and *does not affect existing* zoning and development. ■

Visual Resources

The perception of open space is enhanced by unrestricted views.



The visual resources of the Conifer/285 Corridor Area are among its most important values. Views of the area's beauty attract people to the community and provide pleasure to its residents.

Goal

Preserve the area's visual resources.

Policies

1. Landscapes that have special qualities, e.g., major rock outcrops, meadows, ridgelines and peaks, should be treated in an environmentally sensitive manner during the development review process.
2. Development in visually sensitive areas should be allowed only if visual impacts can be adequately mitigated. Visually sensitive areas include:
 - a. The *visual corridor foreground* along transportation routes;
 - b. Steep slopes;
 - c. Ridgelines and peaks; and
 - d. Meadows.
3. Structures, roads and utilities should be designed so they do not visually dominate the landscape. Techniques that should be considered include:
 - a. Structures should be below the ridgeline, and natural materials and colors should be used;
 - b. Roads should be constructed parallel to contours, rather than a bold cut on a hillside; and
 - c. Utilities, when possible, should be located below ridgelines, along contours, or underground.
4. Development within *village centers* should be designed to achieve a visually cohesive appearance by using natural materials and colors compatible with the mountain backdrop of the area.
5. Current county Zoning Resolution regarding signs and outdoor advertising devices should be enforced. The community should be involved and represented as these regulations are updated.

Design Guidelines

Following are some of the specific site design concepts that should be complied with to protect the visual quality of the community.

1. Development should be integrated, through its location and design, with the existing natural character, i.e., color, line, texture, and form, of the site.
2. Site disturbances should be minimized. Where disturbances are unavoidable, the resulting landscape should be integrated with the natural landscape by using similar lines, colors, textures, forms, and vegetation.
3. Maximum use should be made of a site's capacity to screen development from view. For areas with less than adequate landscape screening capacity, the visual diversity and landscape screening of the site should be enhanced.
4. The visually attractive and high-quality elements of a site's landscape should be maintained. The less attractive and lower-quality portions of the site should be visually enhanced.

5. Measures should be taken to ensure architectural quality, especially when buildings are the visually dominant component of a landscape.

6. The silhouette effect of structures on prominent ridges should be discouraged.

Additional recommendations that should be complied with to achieve site design that is sensitive to the preservation of visual resources are listed in the Design Guidelines document.

Views of the area's beauty attract people to the community and provide pleasure to its residents. Structures, roads and utilities should be designed so they do not visually dominate the landscape.

References

Please note: This document is a guide for *future* land use and *does not affect existing* zoning and development.

Refer to the Open Space & Recreation section and other sections of this Plan. ■



Water Quantity, Quality & Sanitation

There should be a balance between the availability of water and its uses to insure that water resources are not depleted. Water quantity, quality and sanitation are critical elements that should be considered when development is proposed for the area.



Water is essential for almost all development and must be obtained by drilling wells on individual parcels or from a *centralized water system*. Sewage is treated either through *individual sewage disposal systems (ISDS)*, also referred to as on-site wastewater treatment systems, through *cluster systems* or through a *centralized sewer system*. Proper sewage treatment is necessary to avoid contamination of wells, surface water, and ground water resources. Treated effluent water should be used to *recharge* the source ground water supply of the area served. Water quality also can be affected by soil erosion, animal waste, and sedimentation caused by human and natural processes. Legal erosion control/retention ponds or structures should be used to control storm water runoff.

Goals

1. Balance the availability of ground and surface water, water use, and ground water *recharge* with current and future development, to ensure that water resources are not over-allocated.
2. Ensure that development in the Conifer/285 Corridor Area is at a scale consistent with *locally available water resources*. See the Mountain Ground Water Resource Study for Turkey Creek Basin.

3. Maintain and improve surface, ground and storm water quality as *new development* occurs.
4. Manage and maintain *ISDS* to protect water quality and *recharge* water resources.
5. Encourage public awareness programs about limited water resources and conservation methods.

Policies

A. Outside Village Centers

1. The existing ground water resource should be protected. New or existing development should not be allowed to deplete the existing ground water supply beyond the ability of the local area to *recharge* itself. A professional geologist, hydrologist or hydrogeologist specializing in hydrogeology, or a professional engineer specializing in water resources or other related specialty, could provide this assessment.
2. New *centralized water and/or sewer systems* outside of *village centers* can be formed, under the following conditions.
 - a. Water quality and/or quantity problems exist that should be mitigated. The boundaries of the new system should incorporate contiguous existing and probable problem areas.

b. The new system will facilitate a better site design; e.g., the **clustering** of housing units might preclude installation of individual wells and *ISDS*.

c. Housing applications for lots smaller than 5 acres outside of a **village center** should prove a physical supply of legal water, and adequate sanitation. A **centralized water and/or sewer system** or other means, should be required if individual dwelling units cannot demonstrate **adequate water** or adequate sanitation.

d. While limited, the preferred water source for **centralized water systems** is a free-flowing stream or spring that is both physically and legally available.

e. Well water use may supplement the preferred **renewable water source**. Residential, **in-house-use-only well** water use, should not exceed the 298 gallons of water per day that is allowed for 1 single family home on 5 acres. Wells should not be allowed as the sole or primary source of water for **centralized water and/or sewer systems** unless hydrologic evidence is presented that shows an adequate and dependable water supply can be provided. (See A.6.a-d or B.4.a-d) If wells are the primary source, 90% of the water should be returned to the **recharge** area from which it was taken. (See Water Consumption Policy chart.)

f. **Centralized water and/or sewer systems** may be formed when they support densities consistent with other policies in the Plan.

3. Individual residential or **commercial wells** should not be allowed where a **centralized water and/or sewer system** is formed because of the potential depletion of ground water and the loss of water not **recharged** to the local area.

4. Where there is an existing **centralized water and/or sewer system**, the housing densities recommended in the Housing section of this Plan should be followed.

5. The State Engineer's recommendation that the minimum lot size should be 5 acres for new single family residences, served by a well, has been adopted for this Plan. Water usage per day, per dwelling unit, per 5 acres, is the equivalent of 298 gallons. Ninety percent (90%) of this water should be **recharged** to the source ground water table.

6. For lots under 5 acres, water should be supplied and sanitation provided by a **centralized water and/or sewer system** and should be based on the following criteria:

a. There is the ability to provide adequate legal and physical water quantity, quality, and pressure, to meet all health standards in areas to be served;

b. There is a suitable assurance of economic feasibility;

c. There is hydrologic evidence that neighboring water users will not be adversely affected and that there is evidence of **recharge** to the source ground water (a professional geologist, hydrologist or hydrogeologist specializing in hydrogeology, or a professional engineer specializing in water resources or other related specialty, should provide this report); and

d. The community is involved in the development of utility plans for **centralized water and/or sewer systems**.

7. The need for a hydrologic assessment for a proposed development will be determined on a case-by-case basis through consultation with Jefferson County Health and Environment for the following:

a. **Centralized water systems**;

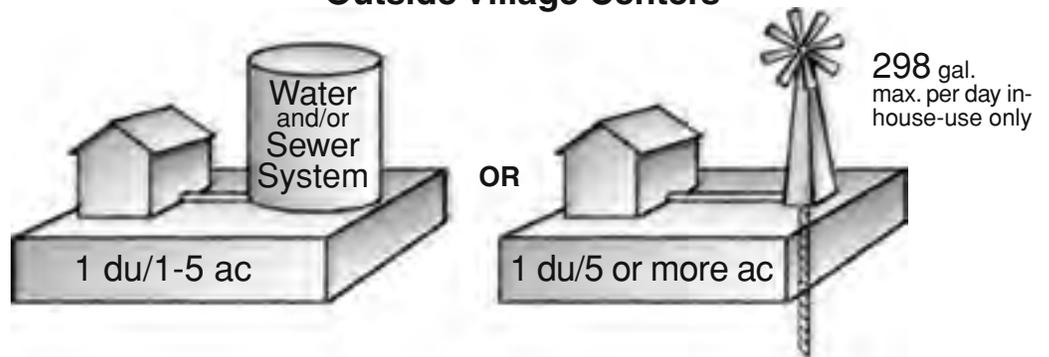
b. Individual wells on less than 5 acres; and

c. Wells exceeding 298 gallons per day.

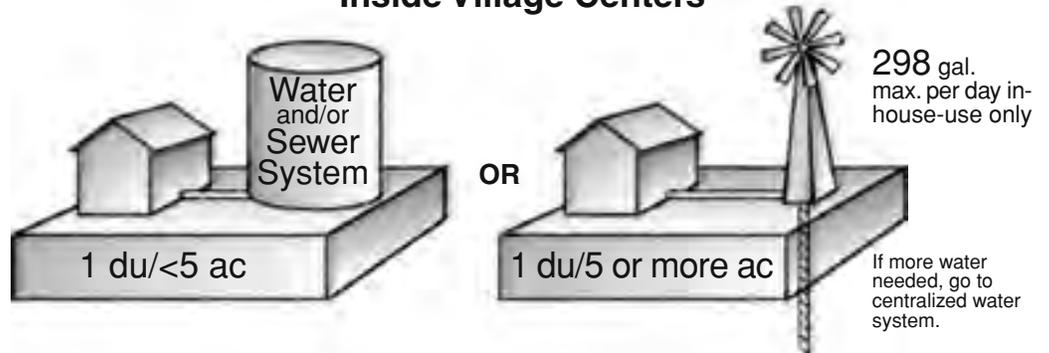
8. Conversion of a permitted **residential well** use to **commercial well** use must comply with the state Division of Water Resources regulations.

9. Conversion of **ISDS** from residential to **commercial** use must comply with current Jefferson County **ISDS** regulations. Since these systems are oftentimes on existing smaller lots, the quality of wastewater being discharged from the new **commercial** uses is important. Alternatives for improving wastewater quality, such as utilizing advanced treatment systems or grease trap installations should be evaluated.

Outside Village Centers



Inside Village Centers



10. Sewage treatment facilities should comply with the regulations of Jefferson County Health and Environment and all state and federal requirements.

11. The Mountain Ground Water Resource Study of Turkey Creek Basin should be continued and extended for as much of the Plan area as possible. The results and recommendations of current water studies should be reviewed for possible inclusion in the Plan. The community should participate in future water studies.

B. Inside Village Centers

1. If wells and *ISDS* are used, development located within a *village center* should not exceed the water usage equivalent to 1 dwelling unit per 5 acres, or 298 gallons a day per 5 acres.

2. Development within *village centers* that requires water in excess of the equivalent of 1 dwelling unit per 5 acres should be served by a *centralized water and/or sewer system* or systems approved by the appropriate authorities.

3. To provide coordinated planning and provision of services, each *village center* is encouraged to have a single *operational agency*, or as few as necessary, to provide water and sanitation services.

NOTE: Each *centralized water system* and/or *centralized sewer system* should be overseen by an *operational agency*.

4. Formation or expansion of *centralized water and/or sewer systems* should be based on the following criteria:

a. There is the ability to provide adequate legal and physical water quantity, quality and pressure, to meet all health standards, in areas to be served;

b. There is a suitable assurance of economic feasibility;

c. There is hydrologic evidence that neighboring water users will not be adversely affected, and there is evidence of *recharge* to the source ground water (a professional geologist, hydrologist or hydrogeologist specializing in hydrogeology, or a professional engineer specializing in water resources or other related specialty, should provide this report); and

d. The community is involved in the development of utility plans for *centralized water and/or sewer systems*.

5. Whenever the intensity of a development exceeds 1 dwelling unit per 5 acres or the equivalent, formation or expansion of a *centralized water and/or sewer system* should be required. If a new wastewater treatment plant will be needed, it should be designed to meet the needs of the entire planned *village center*, or *centralized water and/or sewer system*. However, wastewater service may be limited to only a portion of the *village center* as defined in an approved wastewater utility plan.

6. When a new or expanded *centralized water and/or sewer system* is to be formed for a *village center*, provision should be made to allow existing wells and *ISDS* to continue in use until the user voluntarily chooses to become part of the system, or is required to become part of the system by legal authority (county, state, etc.)

C. Service Levels

1. Centralized water and sewer service levels should be at least maintained and preferably improved when *new development* occurs.

D. Sanitation

1. Permits for *vault ISDS gray-* and/or *black-water* should be discouraged, because they could result in a proliferation of wells on lots with insufficient *recharge* area to maintain the ground water supply.

2. Discharge from sewage treatment plants should be returned to an area upgradient from where the water has been withdrawn to ensure adequate source ground water *recharge*.

3. All sewage treatment works, including lagoons, should be effectively screened with vegetation or other natural forms of screening, in accordance with Design Guidelines and Defensible Space Guidelines.

4. Adverse impacts associated with sewage treatment facilities should be mitigated. (See Air, Light, Odor & Noise section, E. Odors.)

5. *Advanced wastewater treatment works* are required by the Bear Creek Watershed Association Management Agency.

6. Encourage contaminant removal technology as a standard application for new *ISDS*.

E. Community Plan Implementation

1. The county should inform each *centralized water and/or sewer system* provider of the Community Plan's recommendations. The Plan's recommendations can then be used when a system's provider develops plans and seeks approval for construction of new lines or expansion of service areas.

2. The county/state should require certification that *centralized water systems* have been inspected to ensure their integrity and that the water supply meets all applicable health standards. Certification of compliance should be provided prior to transfer of property.

3. The county should require certification that the *ISDS* has been inspected, and that it has been repaired, if necessary, when property served by these systems is transferred.

4. The county should be encouraged to develop a program to verify inspection of *ISDS* to achieve appropriate system maintenance.

5. *Commercial* or *cluster systems* should be operated and maintained by an *operational agency*, which is then overseen by the Bear Creek Watershed Association Management Agency.

6. As *new development* occurs, applicable Stormwater Phase II Regulations and *total maximum daily load (TMDL)* guidelines should be followed.

Design Guidelines

Related water issues should comply with Design Guidelines.

References

Please note: This document is a guide for *future* land use and *does not affect existing* zoning and development. ■

Wildlife

The presence of wildlife is a treasured community resource.



Diversity of wildlife reflects the health of the ecosystem and fosters a sense of community for residents.

Goal

Preserve wildlife habitat and promote biodiversity.

Policies

A. Wildlife Habitat Protection

The following recommendations should be followed to protect wildlife and their habitats in the Conifer/285 Corridor Area.

1. Maximum Wildlife Quality

a. In most cases, no development should occur in areas of *maximum wildlife quality*. Occasional exceptions may be appropriate as determined through consultation with the Colorado Division of Wildlife. A *transfer of density*, as specified in the Glossary, may be used when the following criteria are met:

1) *Excellent site design* is achieved with a high degree of conformance with the Design Guidelines and county design standards;

- 2) The wildlife sensitivity area is designated as a “no build” area or *open space*;
- 3) The property meets the Plan definition; and
- 4) Other recommendations of the Plan can be met.

b. **Maximum wildlife quality** areas are:

- 1) Riparian areas, i.e., land along the banks of a stream or other body of water;
- 2) Wetland habitats not protected within riparian areas;
- 3) Important habitat for threatened, endangered, sensitive or species of special concern on the Colorado Division of Wildlife list; and
- 4) Bighorn sheep lambing areas.

2. **High Wildlife Quality**

Development density in areas of *high wildlife quality* should not exceed 1 dwelling unit per 10 acres when excellent design and siting considerations are implemented, and 1 dwelling unit per 35 acres when average or no attention is given to design and siting. (See the *transfer of density* alternative in the Glossary.) These areas are:

- a. Severe winter range for deer and elk, i.e., that part of the winter range where 90% of the individuals are located when the annual snow pack is at its maximum in the two worst winters out of ten;
- b. Winter concentration areas for deer and elk;
- c. Elk calving areas;
- d. Deer and elk migration corridors;
- e. Bighorn sheep habitat;
- f. Raptor nesting areas;
- g. Mountain meadows: minimum of 1 acre of moist, tall, grassy meadow in the midst of a forested area;
- h. Aspen stands (minimum size of 1/4 acre);
- i. Major shrub concentrations (minimum size of 1/2 acre);
- j. Unusual rock outcrops, i.e., rock outcrops that rise abruptly at a sharp angle from the ground creating a variety of uncommon wildlife habitats and that are a minimum of 300 feet in any dimension; and
- k. “Hogback” habitats (only on the northeastern edge of the Plan area).

3. **Moderate Wildlife Quality**

Development density in areas of *moderate wildlife quality*, that is, areas that are moderately susceptible to impacts from development, should not exceed 1 dwelling unit per 7 acres when excellent design and siting considerations are implemented, and 1 dwelling unit per 20 acres when average or no attention is given to design or siting. These areas are:

- a. Winter range for deer, elk, and turkeys; and
- b. Other moderately sensitive areas defined by the Colorado Division of Wildlife.

4. **Secondary Wildlife Quality**

Development density in *secondary wildlife quality* areas, that is, areas that generally support wildlife, should not exceed 1 dwelling unit per 5 acres when excellent design and siting considerations are implemented, and 1 dwelling unit per 7 acres when average or no consideration is given to design or siting. This area is:

- a. All of the Plan area not covered by the above categories, except for highly degraded areas of little value to wildlife.
5. Invasive noxious weeds should be controlled by the property owner, in conformance with federal, state and county regulations, to protect wildlife habitat and native plant areas.
6. Animal crossings should be reviewed when roadway-widening projects are proposed. (See Transportation section, D. Aesthetics and Wildlife.)

Invasive noxious weeds should be controlled by the property owner, in conformance with federal, state and county regulations, to protect wildlife habitat and native plant areas.

B. Public/Private Open Space Network

1. There should be a public and private *open space* network to ensure the continued presence of wildlife in the Conifer/285 Corridor Area. This could be achieved through purchase of public *open space*, or through voluntary

private actions which are described in the Open Space & Recreation section of this Plan.

2. Higher value wildlife habitat areas should be given a priority for acquisition/protection.

C. Reservoirs

Wildlife recommendations are included in the Reservoirs section of this Plan.

D. Habitat Connections/Wildlife Movement Areas

1. The Colorado Division of Wildlife should periodically conduct an analysis of the Plan’s currently protected habitats and larger areas of undeveloped habitats. The goal of the analysis would be to identify areas of higher value habitat which are either already protected from development or are a high priority for preservation, and to determine if connecting corridors need to be protected to allow continued wildlife movements.

2. When important corridors or key unprotected parcels are identified, they could be given protection under an appropriate category in section A. Wildlife Habitat Protection, of this chapter.

E. Development Review Process

1. Because wildlife populations and their habitats change over time, and mapping of wildlife use areas and habitats is sometimes imprecise, these density recommendations and their significance in the review process may change.

2. Wildlife management practices should reflect the recommendations of this Plan. Jefferson County, in consultation with the Colorado Division of Wildlife, should be responsible for changing these recommendations through the Community Plan amendment process or at rezoning, if sufficient and adequate site-specific studies indicate that the resource area has changed.

F. Division of Wildlife Assistance

The Division of Wildlife can provide mapped information on wildlife distributions, significant habitats, and wildlife movement areas. In addition, the Division of Wildlife can provide advice on densities, minimum lot sizes needed to protect wildlife habitat, and other ways to reduce impacts of development. Impacts on game and non-game species should be considered.

G. Maintaining Areas for Big Game Hunting

1. As development has encroached on much of the Plan area, opportunities for hunting of deer and elk have been reduced, making it more difficult to control populations of these species.
2. Decisions made under this Plan should take into account the importance of maintaining areas where big game hunting can continue to help reduce problems of overpopulation of these species. Safety should be the primary consideration.
3. State regulations apply to hunting on public and private properties. (See Appendix.)

H. Wildlife Population Control

The Colorado Division of Wildlife or other agency should research wildlife population control methods to be considered for incorporation into this Plan and future Plan updates.

I. Wildlife/Human Conflicts

Residents of the Plan area, old and new, should be made aware of potential wildlife/human conflicts and ways to avoid them.

1. Notices should be posted when residents know that black bears and mountain lions are in the area.
2. Hay should be stored so that wildlife is not attracted to it.
3. Household refuse should be securely stored.
4. Pets should be protected from predators and prevented from roaming free to harass or kill wildlife.
5. Boundary fences should be designed to allow for safe movement of wildlife.
6. Wildlife should not be fed.

Design Guidelines

Development should comply with Design Guidelines for wildlife issues.

References

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Glossary

ADT:

Average Daily Trips.

Active Recreation:

Recreation that requires some constructed facilities, such as soccer, softball, and football.

Adaptive Reuse:

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

Adequate Water Supply:

A water supply that meets applicable drinking water standards, meets minimum supply quantity, i.e., a 100-year supply. Water supply must also be available legally, even in a period of severe drought, i.e., periods when junior water rights used in a water augmentation plan may be restricted by the state Water Engineer in favor of senior water rights within a water basin.

Adequate Water Supply for Fire Fighting Services:

1. Water readily accessible to emergency equipment, year-round.
2. Storage tanks or other sources, such as water cisterns, ponds and hydrants, that consistently have water available to assist in fire fighting, year-round. Problem of freezing must be addressed and mitigated.
3. A source that is suitable for hookup to the local fire service equipment fire flows. Gallons of water per minute available for effective fire fighting capacity.
4. Source for helicopter dip (bucket work). This should be approved by, and coordinated with, the fire departments, Colorado State Forest Service, and State Engineer. Provisions for maintenance must be addressed and carried out.

Advanced Wastewater Treatment Works:

Any treatment of sewage that goes beyond the secondary or biological water treatment stage to the tertiary stage (advanced cleaning of wastewater) and includes the removal of nutrients such as phosphorus and nitrogen and a high percentage of suspended solids.

Archaeological Resource:

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

Arterial Roads:

The main thoroughfares, such as US 285.

Centralized Sewer System:

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

Centralized Water System:

A system for collection, treatment and distribution of potable water to at least 15 service connections, or that regularly serves at least 25 individuals daily, at least 60 days of the year. The system must be designed as a public water system and subject to all current regulations of the State of Colorado.

Centralized Water and/or Sewer System(s):

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

Cluster System:

A system that serves multiple dwellings or structures, with sewage input up to 200 gallons a day, and located in an area of common ownership. All cluster systems must be managed by a wastewater *management agency*.

Clustering:

Locating the allowed number of structures closer together to facilitate better site design. However, the *gross density* for the parcel should not be increased.

Collector Roads:

Move traffic from local streets to the *arterial roads*.

Commercial (Development):

Retail, office or industrial use, or a combination thereof.

Commercial Well(s):

- **Exempt Wells:** Wells not exceeding 15 gallons per minute of production and used for drinking and sanitary facilities in individual commercial businesses. Water shall not be used for lawn or landscape irrigation or for any other purpose outside the business building structure.
- **Non-Exempt Wells:** Wells not falling within the above definition. A well must be approved by the State Engineer, cannot injure the vested water rights of others, and there must be unappropriated ground water available or there must be a court approved plan for augmentation.

Community Use(s):

Community facilities including churches, schools, fire stations, meeting accommodations, sheriff's offices, post offices, art centers, and libraries, preferably located within a *village center*.

Convenience Retail:

Shopping facilities with less than 5000 square feet gross leaseable area (GLA), including but not limited to drug stores, liquor stores, florists, news stands, hardware stores, gasoline stations, livestock feed stores, auto supply stores, and retail food specialty shops, such as butcher shops, candy stores, bakeries, dairy product shops, delicatessens.

Cottage Industry:

See characteristics in Village Centers: Residential, Retail, Office, Industrial, Community Uses & Open Space, H. Outside Village Centers.

DRCOG:

Denver Regional Council of Governments.

Defensible Space:

An area around a structure where fuels and vegetation are cleared (Zone 1), thinned (Zone 2), and managed (Zone 3) to slow the spread of *wildfire* toward the structure and/or away from the surrounding forest. (See Defensible Space Management Zones under Hazards in the Appendix.)

Dispersed Development:

As used in this Plan, dispersed development refers to nonresidential development outside of *village centers*. It is characterized by:

1. Prevalence of *strip development*;
2. Development that is freestanding, unrelated to other non-residential developments;
3. Fragmented *open space*;
4. Lack of public *open spaces*;
5. Redundant infrastructure needs and costs;
6. Auto dependence; and
7. Multiple uncoordinated access requirements with associated traffic safety issues.

Excellent Site Design, Commercial:

To achieve the maximum intensity recommended in an area, conformance with the Design Guidelines document and demonstration of excellent site design are required. Excellent site design is demonstrated by achievement of all of the following criteria:

1. The capacity of the transportation network and its ability to absorb additional trips without adverse affect;
2. Compatibility with adjacent developed or zoned areas;
3. *Clustering* of units;
4. A high percentage of designated *open space*;
5. Prevention of *glare* from headlights upon adjacent residential uses and *glare* from general lighting, reflective surfaces and signs;
6. A high quality of landscaping guaranteed which includes: variety of species, quantity of materials, maturity of materials, design, landshaping, and appropriateness;
7. A circulation system which is functional, safe, efficient, and of high quality. The system should be designed to coordinate

multiple systems where appropriate, such as: internal roads, access, bikeways, and pedestrian trails;

8. The preservation and enhancement of natural topography;
9. Increased buffering and setbacks where adjoining density is lower;
10. A high quality of streetscape designed for minimal maintenance; and
11. A superior master plan that results in a compatible mix and pattern of uses.

Excellent Site Design, Residential:

To achieve the maximum density recommended in an area, conformance with the Design Guidelines document and demonstration of excellent site design are required. Excellent site design is demonstrated by achievement of all of the following criteria:

1. Compatibility with adjacent developed or zoned areas;
2. A high percentage of designated *open space*;
3. Prevention of *glare* from headlights upon adjacent residential uses and *glare* from general lighting, reflective surfaces and signs;
4. A high quality of landscaping guaranteed which includes: variety of native species, quantity of materials, maturity of materials, design, landshaping, and appropriateness;
5. A circulation system which is functional, safe, efficient, and of high quality. The system should be designed to coordinate multiple systems where appropriate, such as: internal roads, access, bikeways, and pedestrian trails;
6. The preservation and enhancement of natural features;
7. Increased buffering and setbacks where adjoining density is lower;
8. A high quality of streetscape designed for minimal maintenance; and
9. A superior master plan which results in a compatible mix and pattern of uses.

Exemption from Platting:

The Board of County Commissioners exempts, from the standard subdivision process, certain minor divisions of property. The requirements to qualify for review under this procedure are in the Appendix.

Feeder Roads:

Roads that feed traffic to *arterial roads*.

Fire Officials:

The U.S. Forest Service, Colorado State Forest Service, Jefferson County Planning and Zoning and Building departments, and/or local fire district representatives who have jurisdiction, and technical expertise in *wildfire* management. (See Appendix.)

Floodplain Hazard(s):

Floodplains are the area covered by water when a flood occurs. Normally, the floodplain is considered to be the land that would be inundated by a 100-year storm, hence, the term 100-year floodplain.

Full-Cutoff or Shielded Fixture:

A light fixture that allows no emission above a horizontal plane through the fixture at the lowest light emitting part.

Geologic Hazard(s):

The natural and human-made conditions which threaten public health, safety, or property, e.g., landfills, mines, unstable slopes, rockfall, and swelling soils.

Glare:

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

Gross Density:

The total number of acres in a parcel, divided by the total number of units proposed for the parcel.

Hazardous Material(s):

Flammable or explosive materials, petroleum or petroleum based products, oil, crude oil, *methane* gas or synthetic gas usable for fuel, volatile organic compounds (VOC), radioactive materials, or hazardous toxic or dangerous waste, substance or related materials and includes, without limitations, the following:

- Those substances, materials and wastes listed in the United States Department of Transportation Hazardous Materials Table (49 CFR 172.101) or listed as "hazardous material" or "hazardous waste" as defined by the Environmental Protection Agency at 40 CFR Part 302, and amendments thereto and replacements therefore;
- Such substances, materials or wastes as are regulated by the Resource Conservation and Recovery Act of 1976 (42 U.S.C. 6901, Set.seq.) as amended and any successor statute or orders, regulations, directions or requirements thereunder;
- Such substances, materials or wastes as are regulated by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. 9601, Set. seq.) as amended and any successor statute or orders, regulations, directions or requirements thereunder (including, but not limited to PCB's, asbestos and radon);
- Any "hazardous waste" as defined by the Colorado Waste Act, C.R.S. 25-15-101, Set. seq., as amended and any successor statute or any regulations promulgated thereunder; and
- Any "regulated substances" as defined by the Underground Storage Tank Law, C.R.S. 8-20-501, as amended and any successor statute or regulations promulgated thereunder; or
- Such hazardous or toxic substances, materials or wastes that are regulated under any other applicable county, municipal, state or federal law, rule, ordinance, direction or regulation.

See also, *Toxic Waste and/or Hazardous Materials*, in this Glossary.

High Wildlife Quality:

Undeveloped areas that provide habitat for wildlife with native vegetation, and have little permanent or constant human presence.

Home Occupations:

The limited operation of commercial activities on lots, parcels or tracts of land used primarily for residential purposes under certain conditions. (See characteristics in Village Centers: Residential, Retail, Office, Industrial, Community Uses & Open Space, H. Outside Village Centers.)

Historic Resource or Historic Property:

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

ISDS (Individual Sewage Disposal System):

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

In-House-Use-Only Wells:

See *Residential Wells*, in this Glossary.

Light Trespass:

Light from an artificial light source that is intruding into an area where it is not wanted or does not belong. Light that penetrates other property and creates a nuisance or an invasion of privacy.

Light Pollution:

Any adverse effect of manmade light – *glare*, misdirected light, trespass light, avoidable reflected light, light during hours when it is not needed, *sky glow*, and light levels.

Locally Available Water Resources:

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

LOS:

Level of service (LOS) is a method by which the flow of traffic is measured, using six letter grades typically recognized by transportation planners and engineers. (For broader definitions of the LOS letter grades, see the Appendix.)

Management Agency:

An entity or agency that oversees all "operational agencies." Currently, the Bear Creek Watershed Association is the only management agency in the Plan area. It works with the Bear Creek Drainage, including Turkey Creek, dealing with effluent treatment plants and water quality.

Maximum Wildlife Quality:

Large contiguous, undisturbed, undeveloped areas with little or no human influence, that are dominated by native vegetation.

Methane:

A flammable gas produced by decaying organic material. Location of development on or adjacent to abandoned landfills is a concern because methane gas can build up in structures and create the potential for an explosion.

Moderate Wildlife Quality:

Areas that provide wildlife habitat but are also subject to moderate levels of human presence and development, and may or may not be dominated by native vegetation.

Mountain Heavy Industrial:

See characteristics in Village Centers: Residential, Retail, Office, Industrial, Community Uses & Open Space, H. Outside Village Centers.

Mountain Light Industrial:

See characteristics in Village Centers: Residential, Retail, Office, Industrial, Community Uses & Open Space, C. Inside Village Centers.

Multi-Modal:

Accommodating various modes of surface transportation, including bicycles, pedestrians, horses, personal vehicles, and transit vehicles, such as busses or light rail, and personal vehicles.

Multi-Use Trails:

Trails designed for non-motorized use by pedestrians, bicycles, and equestrians, with the exception of motorized conveyances for those with special needs.

Neighborhood Parks:

Small landscaped area (1/4 to 5 acres) that serves the immediate neighborhood and has formal and/or informal recreational activities.

New Development:

All new development or redevelopment of residential construction, including improvements with over 400 square feet of habitable space, housing developments, and commercial or industrial buildings.

Open Space(s):

Undeveloped private and public land.

Operational Agency:

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

Overcrowding (of Schools):

1. Double sessions.
2. The core facility, i.e., the cafeteria, office, library, nurse, etc., will not support the students as it should, in terms of square feet per student.
3. The core facility is adequate, but temporary facilities lack restrooms or running water and the temporary facility is too far from the core facility.

Paleontological Resource:

Remains of any ancient organism, including fossilized plants, invertebrates (hard or soft bodied animals without skeletal structures such as insects, crabs, clams, and snails) and vertebrates (including dinosaurs, mammals, sharks and fish, or any animal with a skeletal structure).

Passive Recreation:

Recreation that utilizes existing natural resources with minimal impact, e.g., hiking, horseback riding, cross-country skiing, bird watching, and biking.

Phased Development:

The timing and sequence of development.

Planned Development (P-D):

A versatile zoning mechanism allowing for land development of any nature (residential, *commercial*, conservation, mining, industrial, public or quasi-public, etc.), either as a single use or in combination, through total integrated project planning. (See Jefferson County's Zoning Resolution.)

Platted (Subdivision Plat):

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

Prehistory:

That period of human history in the Plan area that occurred prior to European or Euro-American contact with the Native Americans.

Preserve:

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

Property:

For the purpose of *transfer of density*, property is defined as a piece of land under ownership. NOTE: Owner cannot purchase a buildable property and a hazardous property and combine them to become eligible for a *transfer of density*.

RTD:

Regional Transportation District.

Recharge:

Act of replenishing ground water from individual sewage disposal systems and precipitation, in the form of rain or snow.

NOTE: Recharge area is not necessarily at the site. It may be several miles upgradient of the developed site where water is being withdrawn from the aquifer system. Also, the ability to recharge an aquifer in a specific area can vary over time, and will be driven primarily by local weather patterns.

Recreation:

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

Renewable Water Source:

Water for which consumption does not exceed natural replenishment. The preferred source is surface water, with ground water use being acceptable only when the development does not exceed water usage equivalent to 1 dwelling unit per 5 acres, or 298 gallons per day or the current number of gallons per day administered by the State Engineer.

Residential Well(s):

Used for ordinary household purposes. Following are the types of permits:

- In-House-Use-Only Well: Water is not to be used outside the home;
- Domestic Well: Allows some outside watering of grasses, plants and animals; and
- Livestock Watering: Specifically for the watering of livestock.

(See Appendix for a broader explanation of the permit types.)

Rural Cluster:

Rural cluster regulations encourage the clustering of residential development on parcels larger than 70 acres in an effort to minimize the extension of infrastructure, encourage water conservation, and foster the preservation of the natural environment. It requires that two-thirds of the land area of a project remain as open space in perpetuity. (See Jefferson County Planning & Zoning website, Zoning and Subdivision Regulation Revision.)

Secondary Wildlife Quality:

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

Service Retail:

Retail that is ancillary to office/industrial land uses.

Sky Glow:

The brightening of the sky due to artificial lighting, i.e., light shining or reflected into the sky, usually misdirected and excessive.

Strip Development:

Nonresidential development of small retail, office, industrial and community use businesses, located along a major roadway, generally shallow in depth, that extends for a considerable distance. (See Appendix.)

TMDL – Total Maximum Daily Load:

An estimate of the total quantity of pollutants (from all sources: point, non-point and natural) that may be allowed into waters without exceeding applicable water quality criteria.

Toxic Waste and/or Hazardous Materials:

Flammable or explosive materials, petroleum or petroleum based products, oil, crude oil, *methane* gas or synthetic gas usable for fuel, volatile organic compounds (VOC), radioactive materials, or hazardous toxic or dangerous waste, substance or related materials that are regulated under any other applicable county, municipal, state or federal law, rule, ordinance, direction, or regulation.

For further detail, see *Hazardous Material(s)*, in this Glossary.

Transfer of Density:

The transfer of density allows a development right to be relocated from one place to another, i.e., from a “no build” area, such as a high *geologic hazard* area, *severe wildfire hazard* area, *floodplain*, meadow, or wildlife sensitivity area, to another portion of the property. For example, if 2 dwelling units (du) are permitted on a certain property and half of the property is in a hazard area, 2 dwelling units may still be built. The amount of development allowed to transfer may be based on the density earned by slope category (1 dwelling unit per 5 to 35 acres), or based on other pre-determined criteria. To be eligible for a transfer of density, *excellent site design* must be achieved, other recommendations in the Plan must be met, and the property must meet the Plan’s definition of property.

No transfer of density should be allowed from constraint areas that have been mapped and/or adopted as overlay zone districts, e.g., the Geologic Hazard Overlay Zone or Floodplain Hazard Overlay Zone Districts. This recommendation is based on the “knowability” of the condition, e.g., that the Geologic Hazard Overlay Zone and Floodplain Hazard Overlay Zone District maps adopted by the county currently restrict development, and therefore, it is not reasonable to give a development transfer credit.

Undertaking:

A project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a federal agency, including those carried out by or on behalf of a federal agency; those carried out with federal assistance; those requiring a federal permit, license or approval; and those subject to state or local regulation administered pursuant to a delegation or approval by a federal agency.

Vault ISDS:

A concrete box into which sewage goes, and there is no capability of it going on to a leach field, etc. (It must be pumped periodically.)

- **Black Water:** Raw sewage or waste (i.e., from a toilet).
- **Gray Water:** Water having low to no bacteria (i.e., from the bathtub, washing machine, dishwasher, etc.).

Village Center:

An area of the community where a mix of more intense land uses occurs, including residential, retail, office, *mountain light industrial*, *community uses* and public and private *open space*.

Visual Corridor Foreground:

The visual corridor foreground is an area that is within 1/4 to 1/2 mile from *arterial* and *collector roads*, depending on topography.

Wildfire:

Uncontrolled burning of trees, grass, and brush effected by topography, forest conditions and weather.

Wildfire Hazard(s):

Wildfire that is a risk to structures and risk from structures to the forests and brush lands. This hazard is rated as low, moderate, or severe. (See Appendix.) ■

Appendix

The following information has been provided to support this document, only. Additional information on these subjects can be researched through local, state and federal agencies.

Air, Light, Odor & Noise

Air

The Colorado Department of Public Health and Environment (CDPHE) has a Field Services Unit of the Stationary Sources Program that is responsible for assuring compliance with and enforcement of regulations for stationary sources of air pollution in the state of Colorado. The unit's staff of Environmental Protection Specialists are assigned various duties to ensure this goal is met. They work in conjunction with staff from nine local health departments who, via a contract, perform air pollution control activities in their counties.

Typical duties performed by the Field Services Unit include:

- **Inspection of industrial sources:** Industrial sources of air pollution are inspected by state and local inspectors to determine their compliance with applicable air quality regulations.
- **Observation of emissions testing of industrial facilities:** Some sources may be required to test for the amount and type of emissions they generate from their stacks. State inspectors generally will observe those tests to make sure they are done properly and according to specific test methods.
- **Verification and review of various reports sent in by sources:** Some sources are required to submit reports on their emissions or problems at their sources. These reports are sent to the Division and reviewed by state personnel.
- **Complaint investigation:** Complaints filed by the public against sources of air pollution are investigated by state or local inspectors.
- **Issuance of Open Burning Permits:** Open burning permits are required for any burning of material (with some exceptions) that individual sources want to do. Applications are reviewed and approved or denied by the state or local agencies.
- **Enforcement actions against violators of state regulations:** Sources that violate state regulations are issued a notice of violation. A conference is held and a compliance order may be issued ordering sources to comply with state regulations. Orders may include civil and other penalties.
- **Providing information to public:** Information is provided to the public as requests are received.
- **Observation and verification of certification tests done on continuous emissions monitors:** Some sources may be required to test for emissions to verify accuracy of monitoring equipment they have. These certification tests are generally observed by state inspectors to make sure they are done properly.

• **Final approval construction permit support work:** Sources are required to certify that they are complying with emission permit conditions. The process that was developed for this purpose is called self-certification. The Division and local agencies review that information, may make site inspections and will provide assistance if requested by the source to assure compliance with permit conditions. Final approval for a permit can be issued once this process is completed.

• **Federal - state interaction and cooperation:** The U.S. Environmental Protection Agency (EPA) provides funding to Colorado to ensure air quality regulations and requirements are enforced and air quality programs are implemented by the state. This is done on an annual basis and is documented in the Performance Partnership Agreement between the EPA and the state. The state and the EPA maintain a good working relationship to make sure air quality in Colorado is protected and improved.

Compliance Test Manual

The CDPHE has developed a Compliance Test Manual which explains the procedures for performance testing. This manual also describes important elements that should be found in the test protocol and the test report. In many cases, stationary sources are required to perform testing in order to demonstrate compliance with federal or state emissions limitations. In addition, sources required to install Continuous Emission Monitoring Systems must perform certification tests to prove that the monitors are accurate. The EPA has developed test methods to be used for this purpose. The most commonly used test methods can be found in 40 C.F.R. Part 60 - Appendix A. Procedures to be used in certifying Continuous Emission Monitoring Systems are found in Appendix B of this part. Other EPA test methods are found in 40 C. F. R. Part 51 - Appendix M, Part 61 - Appendix B, and Part 63 - Appendix A, among other places. Copies of these test methods can be found at the EPA's Emission Measurement Center.

The Colorado Air Quality Control Commission Common Provisions Regulation establishes that the owner or operator of a facility required to do performance testing notify the Air Pollution Control Division at least 30 days prior to any performance testing in order for the Division to arrange to have an observer present during the testing. In most cases the Division will send someone to observe the performance testing. The Division's policy requires that a test protocol, describing the test methods to be used and the conditions that testing will be performed under, be submitted 30 days prior to testing as well. In some cases, the Division will be willing to schedule a test on less than 30 days notice, however, the testing may need to be postponed if there are any problems with the test proto-

col or the scheduled date. Within 30 days of the completion of the testing, a report detailing the results of the tests must be submitted to the Division.

Any questions about compliance testing or monitor certifications can be directed to Tom Lovell at thomas.lovell@state.co.us or (303) 692-3204. The website address for additional information is, www.cdphe.state.co.us.

No-Burn Regulations

From the State of Colorado website, Department of Public Health & Environment, Air Pollution, Local Ordinances and Information.

A red advisory means conditions are right for increased levels of air pollution, and mandatory woodburning restrictions are in place.

Jefferson County (unincorporated): Mandatory ban on woodburning on “red” advisory days for all residents below 7000 feet. Exemptions allowed for homes with solid fuel as sole source of heat prior to 12-1-89, Phase II stoves, and homes in the LEAP. Permit fees waved for conversion of uncertified stoves to Phase II. CONTACT: Planning & Zoning, (303) 271-8700.

Light

Following is a list of the pertinent regulatory agencies and resources for the Illuminating Engineering Society of North America (IESNA) Recommended Practices for exterior lighting.

The most current version of the IESNA Recommended Practices should be used (see the IESNA website at www.iesna.org).

RP-20-98 Recommended Practices for Lighting for Parking Facilities, 1998

RP-33-99 Recommended Practices for Lighting for Exterior Environments, 1999

Jefferson County’s Land Development Regulation, Sensory Impact.

Jefferson County’s Zoning Resolution, Lighting Standards.

The lighting standards in this section state that only those lamps greater than 3000 lumens are to be fully shielded. (This is the equivalent of a 150-watt bulb.)

Odor

The CDPHE requires the Jefferson County Department of Health and Environment to have at least 1 certified odor observer in their air contract (currently there are two).

Following are excerpts from Regulation No. 2 – Odor Emissions, of the CDPHE Air Quality Control Commission Regulations.

“I. No person, wherever located, shall cause or allow the emission of odorous air contaminants from any single source, such as to result in detectable odors which are measured in excess of the following limits:

1.A. For areas used predominantly for residential or commercial purposes, it is a violation if odors are detected after the odorous air has been diluted with seven (7) or more volumes of odor free air.

I.B. In all other land areas, it is a violation if odors are detected after the odorous air has been diluted with fifteen (15) or more volumes of odor free air.

I.C.

I.C.1. When the source is a manufacturing process or agricultural operation, no violation of Sections I.A. and I.B., Part A, of this Regulation No. 2 shall be cited by the Division, provided that the best practical treatment, maintenance, and control currently available shall be utilized in order to maintain the lowest possible emission of odorous gases and, where applicable, provided there is compliance with item 4 of the Colorado Department of Health Pasteurized Fluid Milk and Milk Products Regulation adopted April 18, 1967. In determining the best practical control methods, the Division shall not require any method which would result in an arbitrary and unreasonable taking of property or in the practical closing of any lawful business or activity, if such would be without corresponding public benefit.

I.C.2. For all areas it is a violation when odors are detected after the odorous air has been diluted with 127 or more volumes of odor free air in which case provisions of Section I.C.1., Part A, of this Regulation No. 2 shall not be applicable.

II. For the purposes of this Part A of Regulation No. 2, two (2) odor measurements shall be made within a period of one hour, these measurements being separated by at least 15 minutes. These measurements shall be made outside the property line of the property from which the emission originates.

III. For the purposes of this Part A of Regulation No. 2, personnel for evaluating odors shall be selected using an “intensity rating test” as outlined in “Selection and Training of Judges for Sensory Evaluation of the Intensity and Character of Diesel Exhaust Odors.” USPHS Pub. #999-AP-32.

IV. The Barnebey-Chaney Scentometer, suitably calibrated, or any other instrument, device, or technique designated by the Colorado Air Pollution Control Division, may be used in the determination of the intensity of an odor and may be sued as a guide in the enforcement of this Part A of Regulation No. 2.

V. The provisions of this Part A of Regulation No. 2 shall apply throughout the state of Colorado. Except that this Part A of Regulation No. 2 shall not apply to housed commercial swine feeding operations.”

Hazards

Geologic Hazards

The Colorado Geological Survey has provided the following information regarding geologic hazards.

a. **Faults:** Faults in the Front Range are generally not a problem in terms of movement beneath or near a geologic structure. Rather, they may present zones of ground water migration, and thus may present problems for subgrade construction, septic systems, or slope destabilization, especially in areas of highly fractured rock. Although fault zones are known to be areas of high ground water availability, development in these areas can be hazardous. If a fault is mapped in an area,

evidence of recent movement and amount of movement should be investigated by a qualified, professional engineering geologist or geotechnical engineer.

b. **Rock Falls:** The potential for rockfall may exist where rock outcrops occur with considerable topographic relief above surrounding terrain or significant fracturing or jointing. The evaluation of hazard should be made by a qualified, professional engineering geologist or geotechnical engineer who should check for evidence of recent rockfall below the exposure and determine the future potential for rockfall from the source area depending on fracture patterns, rock type, and steepness of the topography. Where a possible hazard is identified, the geologist should use the Colorado Rockfall Simulation Program to identify hazard zones. Mitigation and areas of avoidance should be discussed.

c. **Landslides:** The potential for landslides may exist where indicators, including irregular, hummocky topography distinct from adjacent slopes; headscarps; and seeps or vegetation changes, are present. If a landslide is identified, attempts should be made to determine whether it is active or inactive. Active slides should be avoided for development. Inactive slides may become active once they are disturbed by cut and fill activity. This potential should be assessed by a qualified, professional engineering geologist or geotechnical engineer from detailed observation of the site rather than from small-scale reconnaissance maps and may require slope stability analysis.

d. **Unstable Slopes:** Slopes may be characterized as unstable if there is judged to be a potential for landslides, creep or accelerated erosion. Contributing factors may be steep topography; susceptible bedrock or colluvium/soil; poor drainage; and aspect with relation to the sun angle. In addition, grading imposed by development may result in unstable slopes. These conditions should be assessed by a qualified, professional engineering geologist or geotechnical engineer, and mitigation measures should be proposed. Development on slopes should follow Jefferson County guidelines. Development on slopes greater than 25% can be problematic, particularly for septic systems.

e. **Debris Flows and Mudflows:** Debris flows can occur in drainages with sufficient loose source material. The flows can be extremely dangerous to human safety and property because of the volume and the size of material transported in the flows. On the main stem of a creek, areas upstream of the junction of a tributary drainage and the creek may be in danger of flooding if debris blocks the flow of the creek. Important factors to note include the nature of the source areas, steepness of the topography, and the size of the catchment basin. Debris flows are extremely common in areas of recent forest fires where the vegetation has been eliminated and the soil actually repels water. Areas where debris flows are recognized to have occurred should be avoided for development unless engineered mitigation is possible. Mudflows can occur on very shallow slopes in the presence of atypical volumes of water, such as intense storm precipitation or water line breaks.

f. **Subsidence:** The surface collapse of material overlying underground mines, landfills, and other voids. Areas of previous mining often contain hazardous conditions such as steep or vertical rock faces of dangerous heights, open or poorly sealed passageways into areas of previous underground activities, or underground rooms or passageways which constitute a potential location for subsidence. This condition can be very hazardous to structures built in subsidence-prone areas. The design of structures and improvements should be based on careful site design and subsurface testing before construction is permitted, anywhere in subsidence-prone areas, to prevent damage from differential settling. Mine shafts are extremely hazardous to human safety and should be closed by the Division of Mined Land Reclamation. Shafts should be avoided for development.

g. **Shallow Bedrock:** This is not a geologic hazard, but rather an adverse condition that can impose limitations for septic systems and utility alignments. Bedrock at or near the surface does not allow adequate filtration of wastewater, with the result that untreated wastewater may run downslope or enter fracture systems within the bedrock. An undesirable consequence is that wastewater may enter nearby drinking water wells. If, during preliminary inspection of a lot, shallow bedrock would be found, necessity for mitigation should be determined for septic system design.

h. **Swelling Soils:** This situation is problematic for foundations and leach fields for septic systems. Swelling soils are generally not common in the Plan area, but there are instances where clays derived from schists and granite can exhibit swell behavior. County soils maps should be checked to determine if such soils are present on a site. When swelling soils, or where thick sections of clay soil, are shown to exist, either through observation, in an excavation or through borehole sampling, a soils test should be required and possible mitigation should be recommended by a qualified, professional engineering geologist or geotechnical engineer.

Wildfire Hazards

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

- **Low:** A wildfire in these areas can be controlled by available fire fighting personnel and equipment. Little to no property damage is expected, and there is minimal threat to human life. They are typified by light fuel loads and slopes less than 30%.
- **Moderate:** A wildfire in these areas can be difficult to control by available fire fighting personnel and equipment. There is the potential for destruction of property, and human life could be threatened. They are typified by moderate fuel loads on slopes less than 30%.

- **Severe:** A wildfire in these areas is generally uncontrollable by available fire fighting equipment and personnel. Protection of property may not be possible. This condition is typified by heavy fuel loads, or areas with moderate or heavy fuel loads on steep slopes, greater than 30%, or the presence of special terrain conditions mentioned above.

Defensible Space Management Zones:

- **Zone 1:** The area of maximum modification and treatment. It consists of an area of 15 feet around the structure in which all flammable vegetation is removed. This 15 feet is measured from the outside edge of the home's eaves and any attached structures, such as decks.
- **Zone 2:** A transitional area between Zones 1 and 3. The size of Zone 2 depends on the slope of the ground where the structure is built. Thinning of trees and large shrubs should occur so there are at least 10 feet between crowns. On steep slopes, more space should be allowed between tree crowns. Typically, the defensible space should extend at least 75 to 125 feet from the structure. This zone forms an aesthetic buffer and provides a transition between zones. It is necessary to blend the requirements for Zones 1 and 3. Thin the inner portions of Zone 2 more heavily than the outer portions. Gradually increase tree density as you approach Zone 3.
- **Zone 3:** Extends from the edge of the defensible space to the property line. This zone should be managed to promote tree health and vigor, enhance aesthetics, provide barriers for wind, noise, dust, and visual intrusions. Slopes must be considered.

For more specific information, refer to Colorado State University Cooperative Extension's "Forestry – Creating Wildfire-Defensible Zones, No. 6.302" or current publication, as well as the following sources.

Colorado State Forest Service

Recommendations concerning wildfire are at the CSU Cooperative Extension Natural Resources website. (www.ext.colostate.edu/pubs/natres/).

- Creating Wildfire-Defensible Zones, no. 6.302
- Fire-resistant Landscaping, no. 6.303
- Forest Home Fire Safety, no. 6.304 – an overview.
- FireWise Plant Materials, no. 6.305
- Grass Seed Mixes to Reduce Wildfire Hazard, no. 6.306
- Fire Line Intensity Map

Larimer County Wildfire

(www.co.larimer.co.us/wildfire)

- FireWise Checklist (www.firewise.org)
- Construction Requirements
- FireWise Construction, Design and Materials, Peter Slack
- Uniform Wildland/Urban Interface Code.

Upper South Platte Watershed Protection and Restoration Project

(www.fs.fed.us/r2/psicc/spl/south_platte_web/index.htm)

Jefferson County

Jefferson County's Land Development Regulation, Zoning Resolution, and Wildfire Hazard Area Map at <http://planning.jeffco.us>.

Historical, Archaeological & Paleontological Resources

The list of historic sites and buildings (*on the following page*) is derived from:

- The Colorado Historical Society Office of Archaeology and Historic Preservations List of Recorded Cultural Resources. This list includes those sites that may not have been nominated to the National or State Registers, but are considered eligible for nomination. They are viewed by the Office of Archaeology and Historic Preservation as significant as sites in historic registers.
- Conifer/285 Corridor historic places, sites and districts from the Jefferson County Historical Commission's brochure of *Museum & Historic Sites, Jefferson County Colorado, December 2000*.
- Sites considered by the Jefferson County Historical Commission and area citizens to be of historic significance. Any site with a NRHP (National Register of Historic Places) designation is automatically included in the SRHP (State Register of Historic Places).

Please see the key to the sites' designations following the list.

Housing

Housing and development processes and regulations can be found in 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

The Board of County Commissioners exempts, from the standard subdivision process, certain minor divisions of property. Following are the requirements to qualify for review under this procedure.

1. The original parcel of ground will be divided into no more than three parcels.
2. The property was deeded to the applicant on or before May 5, 1972 and the property has been owned continuously by the applicant since May 5, 1972.
3. The Board finds that no beneficial purpose would be served by requiring the platting of the subject property.
4. The property has not been previously *platted*.
5. No lot shall be created which is less than 10 acres.

No exemption from platting will be granted for any lots which do not meet the minimum area requirements for the proposed use in the zone district in which the property is located. If the land does not have the appropriate zoning, a rezoning will be required. The rezoning must be processed either prior to, or concurrent with, the Exemption from Platting Application.

Historic Sites and Buildings

Designation	Site
Other	Ault Cemetery
Other	Beaver Ranch and barn, US 285 and Foxton Road
Other	Beaver Ranch Cemetery
NFHD	Blue Jay Inn, 5JF.191, field eligible UTM 13
Other	Buck Snort Saloon, in Sphinx Park west of Pine
Other	Buffalo Creek School
NFHD	Butterfield Ranch, original house gone; buildings in handhewn logs from 1920s
Other	Casina Lontana (see Douglass Homestead)
Other	Cathedral Spires, with locomotive
NFHD	Chamberlin Home, 5JF.189.4
Other	Civil War Well
Other	Clifton House
Other	Coney Island, in Aspen Park
Other	Conifer School, b. 1923 (now the Little White School House)
Other	Denver, South Park & Pacific Railroad
Natural	Dome Rock, on the North Fork of the South Platte River, east of Westall Monument
NFHD	Dome Rock Station
Other	Douglass Homestead (Casina Lontana)
Other	Elk Creek Fire Station, US 285, across from Long Brothers Garage
Other	Elk Creek School
NFHD	Ferndale, former community downstream on right side of river from Buffalo Creek
NFHD	Foxton Post Office
NFHD	Foxton Stables, log barn built 1920s; 100 acres/horses and hay. Later, Camp Fire Girls and Camp Kotami
NFHD	Frome Cabin, Buffalo Creek, 5JF.189.5
Other	Granzella Homestead
NFHD	Graves Home, Buffalo Creek, 5JF.189.8
NRHP, NFHD	Green's Mercantile Store, Buffalo Creek, 5JF.192
NRHP, 10/1/74	Green Mountain Ranch, also Culver Ranch, 5JF.193
Other	Hodgson School, North Turkey Creek Road
Other	Horn Cemetery
NFHD	Hotel Hudson, Buffalo Creek, 5JF.189.15, officially eligible
SRHP, 4/1997	Indian Hills Community Center/Firehouse, formerly Parmalee School
Other	Kennedy Homestead
NFHD	La Hacienda/John L. Jerome Summer Estate, 5JF.190
Other	Legault Cemetery
Other	Legault Homestead
Other	Little Chapel in the Hills and Cemetery
Other	Little Red School House
NFHD	Longview – A community down river with 3-4 year-round homes and a summer cabin.

NRHP, SRHP, and NFHD (National North Fork Historic District) indicate Conifer/285 Corridor historic places, sites and districts. Further information can be obtained at the Colorado Historical Society. This information is made available by the Jefferson County Historical Commission.

Other indicates known historic sites, or those sites considered by the area citizens and Jefferson County Historical Commission to have **historic, archaeological and paleontological** significance, not included in the **NRHP, SRHP or NFHD**.

Natural indicates natural sites.

Designation	Site
Other	Lubin-Blakeslee place
Other	McIntyre Grave
SRHP	Medlen School (1886), property of Jeffco Historical Society
NFHD	Meiner's Cabin, Buffalo Creek, 5JF.189.11
NRHP 9/18/90	Meyer-Midway House (Meyer Ranch) (1889), Conifer vicinity, Aspen Park
Other	Mica mines
Other	Mines: Crossons mining and fishing camp and Saxonia mine and smelter, ruins near Jeffco and Park County boundary, E of confluence of Deer Creek and North Fork of the South Platte River – potential National historic district.
Other	Native American artifact locations (reported), campsites, or trails, e.g., Pleasant Park, Wamblee Valley, Buffalo Springs
Other	Observatory, in Pine Valley Open Space
Other	Park Siding/Foxton School
Other	Parmalee House/cabin, North Turkey Creek Road, Indian Hills
NFHD	Pine Grove Cemetery, Pine, 5JF.189.2
NFHD	Pine Grove Community Church, Pine, 5JF.189.9
NFHD	Pine Grove School, Pine, 5JF.189.3
SRHP 6/1998	Pine Valley/Baehr Lodge, Pine Valley Open Space (Jefferson County Open Space)
NFHD	Pine Post Office, Pine, 5JF.189.14
Other	Pioneer Cemetery
SRHP	Pleasant Park School/Grange, b.1894
NFHD	Prosser Hotel, Pine, 5JF.189.10
NFHD	Riverview, Buffalo Creek, 5JF.189.7
NFHD	Section House, Buffalo Creek, 5JF.189.10
NFHD	Shissler Home, Buffalo Creek, 5JF.189.13
SRHP	Silver Spruce Ranch (1872), Bailey
NFHD	South Platte Hotel
Other	South Platte Stage Road
Other	Sphinx Park, community
Other	Stone Church, US 285 west of Foxton Rd.
NFHD	Swan Hereford Ranch, also Higgenson Ranch, Buffalo Creek, 5JF.189.6
Other	Tiny Town, South Turkey Creek Road
Other	Urmston School/Grange (Shaffers School), near Shaffers Crossing
Other	Wamblee Cemetery
Other	Wandcrest Park: A 1920s community, still lived in today. To get there, take Wandcrest Rd. through several miles of Park County wilderness, leading back into Jefferson County.
Other	Webster Cemetery
NFHD	Westall Monument at Dome Rock Station
NFHD	Wilkerson Home, Buffalo Creek, 5JF.189.12
Other	Yellow Barn, also known as Mullen Barn, 5JF.307-308

Historic sites are mentioned in "The Upper Side of the Pie Crust" by Margaret Bentley, 1985, and "Mountain Memories from Coffee Pot Hill to Medlen Town," edited by Betty Moynihan and Helen E. Waters

Additional information on Exemptions from Platting can be found in the following places: the Colorado Revised Statutes (CRS), Sections 30-28-101(10)(d) and 30-28-304, and in Jefferson County's Land Development Regulation, and Policy and Procedural Manual.

Open Space, Recreation & Trails

Existing public open space is shown on the General Land Use Summary Map.

Agriculture-Use Tax Break

To be granted the agriculture-use tax break, property owners must apply to the Jefferson County Assessor's Office. To qualify, they must prove they have performed an agriculture activity for 3 years prior to applying. Agriculture-use land is valued at approximately \$41.00 per acre, which breaks out to a tax of approximately \$1.00 per acre.

The tax break does not transfer. If agriculture-use property is sold, new owners must apply and meet the criteria before being granted the tax break.

Public Facilities, Services & Utilities

For information on the extension of new gas and electric facilities, contact your local utility provider.

Applicable tariffs are on file with the Colorado Public Utilities Commission.

See the "Housing" in this Appendix for an explanation of exemption from platting.

Transportation

LOS (Level of Service)

The six level of service letter grades typically recognized by transportation planners and engineers are described as follows:

- *LOS A* represents free flow. Individual users are virtually unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to maneuver within the traffic stream is extremely high. The general level of comfort and convenience provided to the motorist, passenger, or pedestrian is excellent.
- *LOS B* is in the range of stable flow, but the presence of other users in the traffic stream begins to be noticeable. Freedom to select desired speeds is relatively unaffected, but there is a slight decline in the freedom to maneuver within the traffic stream from *LOS A*. The level of comfort and convenience provided is somewhat less than at *LOS A*, because the presence of others in the traffic stream begins to affect individual behavior.
- *LOS C* is in the range of stable flow, but marks the beginning of the range of flow in which the operation of individual users becomes significantly affected by interaction with others in the traffic stream. The selection of speed is now affected by the presence of others, and maneuvering within the traffic stream requires substantial vigilance on the part of the user. The general level of comfort and convenience declines noticeably at this level.

- *LOS D* represents high-density, but stable, flow. Speed and freedom to maneuver are severely restricted, and the driver or pedestrian experiences a generally poor level of comfort and convenience. Small increases in traffic flow will generally cause operational problems at this level.

- *LOS E* represents operating conditions at or near the capacity level. All speeds are reduced to a low, but relatively uniform value. Freedom to maneuver within the traffic stream is extremely difficult, and it is generally accomplished by forcing a vehicle or pedestrian to "give way" to accommodate such maneuvers. Comfort and convenience levels are extremely poor, and driver or pedestrian frustration is generally high. Operations at this level are usually unstable, because small increases in flow or minor perturbations within the traffic stream will cause breakdowns.

- *LOS F* is used to define forced or breakdown flow. This condition exists wherever the amount of traffic approaching a point exceeds the amount that can traverse the point. Queues form behind such locations. Operations within the queue are characterized by stop-and-go waves, and they are extremely unstable. Vehicles may progress at reasonable speeds for several hundred feet or more, then be required to stop in a cyclic fashion. *LOS F* is used to describe the operating conditions within the queue, as well as the point of the breakdown. It should be noted, however, that in many cases operating conditions of vehicles or pedestrians discharged from the queue may be quite good. Nevertheless, it is the point at which arrival flow exceeds discharge flow that causes the queue to form, and *LOS F* is an appropriate designation for such points.

These definitions are conceptual in nature, and they apply primarily to uninterrupted flow. Levels of service for interrupted flow facilities vary widely in terms of both the user's perception of service quality and the operational variables used to describe them.

Maps

Available from Jefferson County Highways & Transportation are the Countywide Transportation Plan and Jefferson County Major Thoroughfare Plan maps. Both can be found on their website at <http://highways.jeffco.us>.

Village Centers: Residential, Retail, Industrial, Open Space & Community Uses

Residential, retail, industrial, and community use facility development processes and regulations can be found in Jefferson County's Land Development Regulation, Zoning Resolution and various development guides. All of these documents are on the Planning and Zoning website, <http://planning.jeffco.us>.

Strip Development

Characteristics of strip development include:

1. Nonresidential development, usually a collection of small retail, office, industrial and community use businesses, located along a major roadway.

2. Generally shallow in depth, and can extend for a considerable distance.
3. An absence of coordination between development sites along roadways. For example:
 - a. Building placement and design cuts off both physical and visual access between projects.
 - b. There is a lack of direct vehicular and pedestrian access between on-site parking and adjacent existing and future parking areas greater than 10 spaces in size.
 - c. There is a lack of common facilities between projects, including parking, major circulation, and pedestrian circulation.
 - d. There is an absence of compatible site and building design, which exhibits a coordinated pattern or architectural theme.
 - e. There is a lack of coordinated landscaping and drainage plans.
 - f. There is a lack of coordinated setbacks; and building shapes, forms, and heights.
 - g. There is an absence of cohesive, easily understood sign systems which foster integration through size, number, and treatment.
 - h. There are multiple curb cuts and access points, which can impede the safe and efficient flow of traffic on the adjacent street.
4. They are often incompatible with residential development on adjoining or nearby sites.
 - a. The architectural style of the facility is often not carried to all sides of the building.
 - b. Buffering of the site to minimize visual impact to adjoining residential uses is not often done.
 - c. The visual impact of trash containment areas and mechanical equipment to adjacent properties is often not mitigated by appropriate placement and/or screening.

Visual Resources

Additional information on this subject can be found in the Jefferson County Zoning Resolution.

Water Quantity, Quality & Sanitation

The final outcome of the Mountain Ground Water Resource Study (MGWRS) may affect the recommendations in this Community Plan. Documentation on this study may be found on the Jefferson County Planning and Zoning and U.S.G.S. websites (<http://planning.jeffco.us> and www.usgs.gov.)

Residential Well Permit Types

Following are the types of permits issued for residential wells. The maximum pumping rate is limited to 15 gallons per minute for most residential-type well permits. Other permit uses are determined by the Water Supply Plan for individual subdivision and/or year that the subdivision was *platted* or the well was drilled.

- **In-House-Use-Only (or Household Use Only):** Used for ordinary household purposes *inside* one single family dwelling. Generally this is all that can be approved on parcels less than 35 acres. Use is not to exceed the 298 gallons of water per day that is allowed for one single family home based on the average gross density of the parcel. Water shall not be used outside the house for any purpose.

- **Domestic Well (or Ordinary Household Use):** Ordinary household use in 1 to 3 single family dwellings, *plus* watering of up to 1 acre of lawn and garden, *plus* watering of domestic animals. The daily use is about 298 gallons of water per day per household. Generally, this type of permit can be approved on parcels of land of 35 or more acres.

- **Livestock Watering:** Livestock watering on farm, ranch, range or pasture on parcels of 35 acres or more. The daily use is about 1190 gallons of water per day.

For additional information, go to the state's well permit information at www.water.state.co.us and click on "forms."

Wildlife

Maintaining Areas for Big Game Hunting

The recommendation that areas for big game hunting be maintained came from a plan review by Colorado Division of Wildlife (CDOW) officers. This is a wildlife population management recommendation for which there is no regulation. The recommendation to control certain wildlife populations can be found in the CDOW Strategic Plan, at (wildlife.state.co.us/about/strategicplan/strategicplanindex.asp#FINAL)

For this Plan's Wildlife Section, the key chapters are those that discuss elk and deer populations. ■

Maps

Historic Sites

Open Space and Trails

Public Facilities & Services

Slope

Summary Plan Recommendations

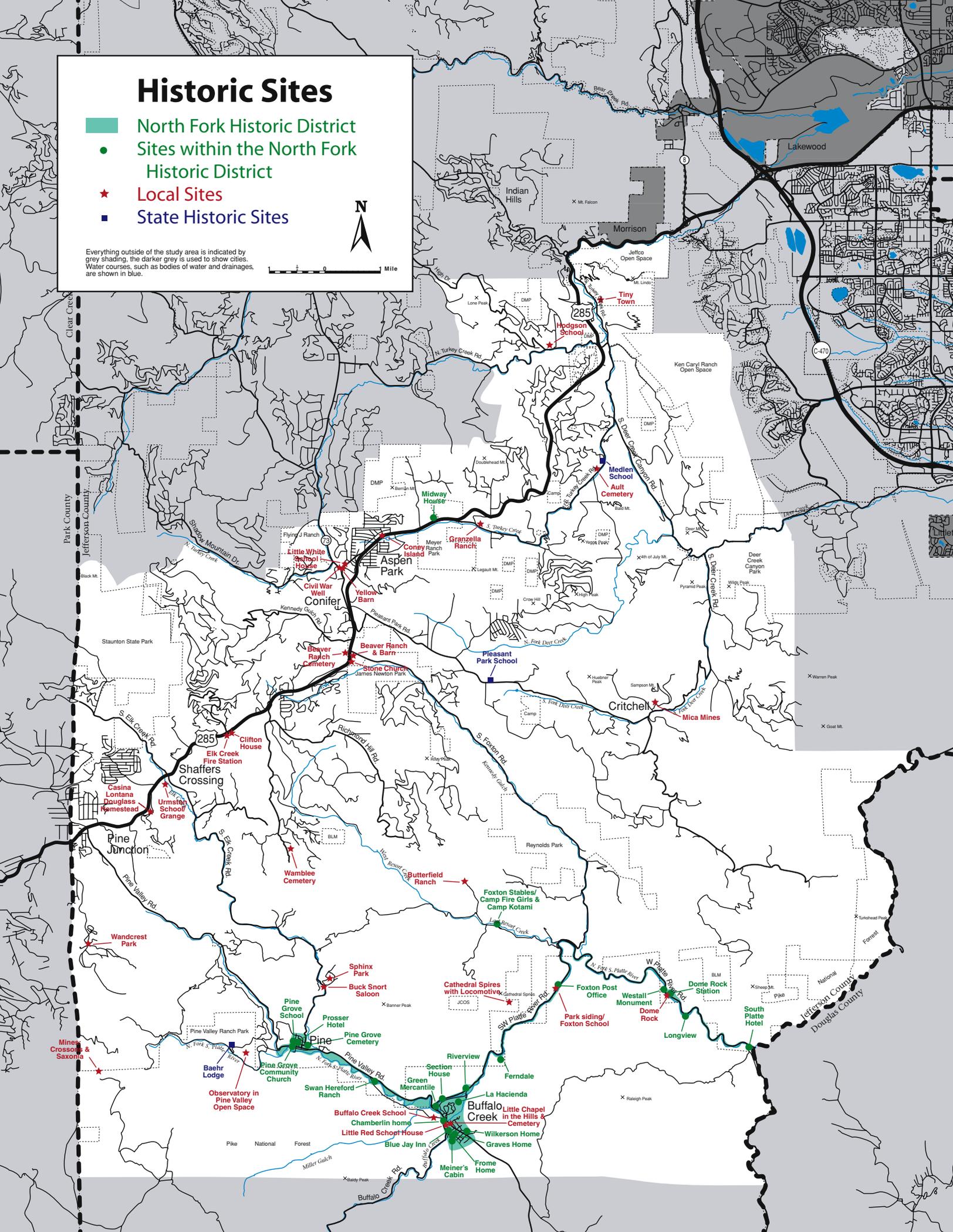
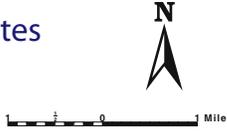
Wildfire

Wildlife

Historic Sites

- North Fork Historic District
- Sites within the North Fork Historic District
- ★ Local Sites
- State Historic Sites

Everything outside of the study area is indicated by grey shading, the darker grey is used to show cities. Water courses, such as bodies of water and drainages, are shown in blue.

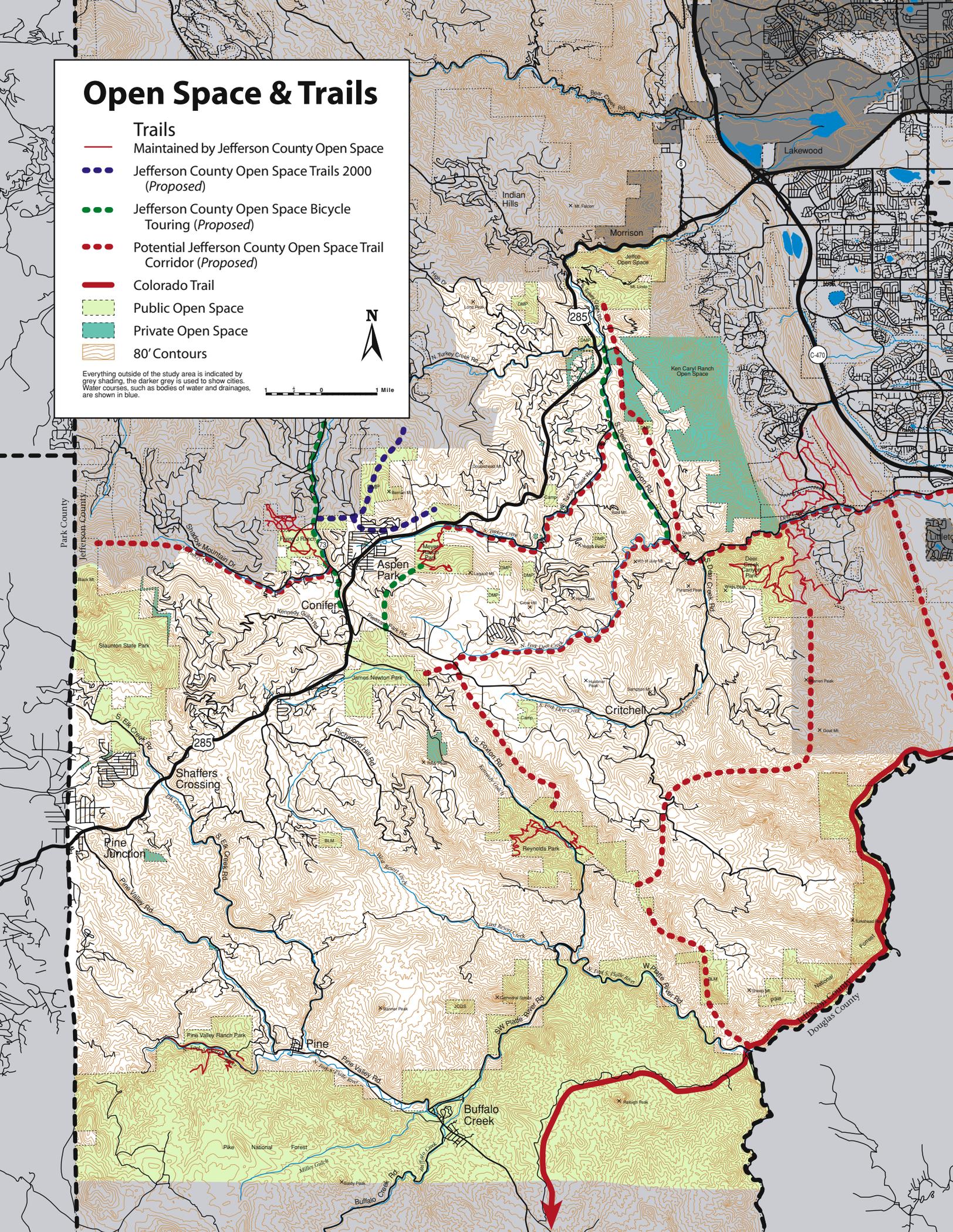


Open Space & Trails

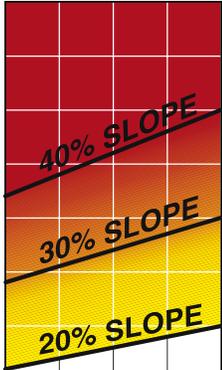
-  Trails Maintained by Jefferson County Open Space
-  Jefferson County Open Space Trails 2000 (Proposed)
-  Jefferson County Open Space Bicycle Touring (Proposed)
-  Potential Jefferson County Open Space Trail Corridor (Proposed)
-  Colorado Trail
-  Public Open Space
-  Private Open Space
-  80' Contours

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1 Mile

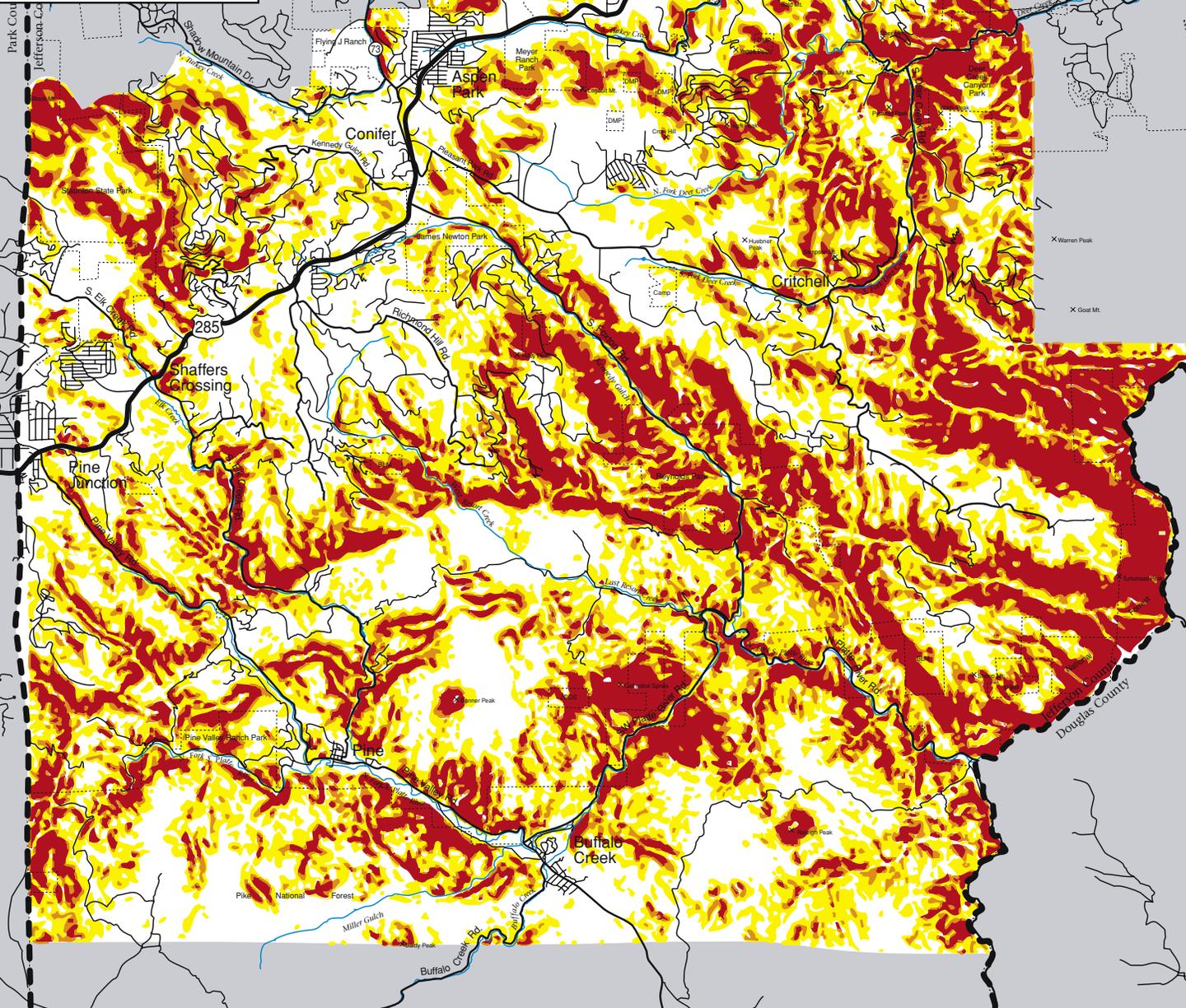


Slope



$$\text{Percent Slope} = \frac{\text{Rise}}{\text{Run}}$$

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Summary Plan Recommendations

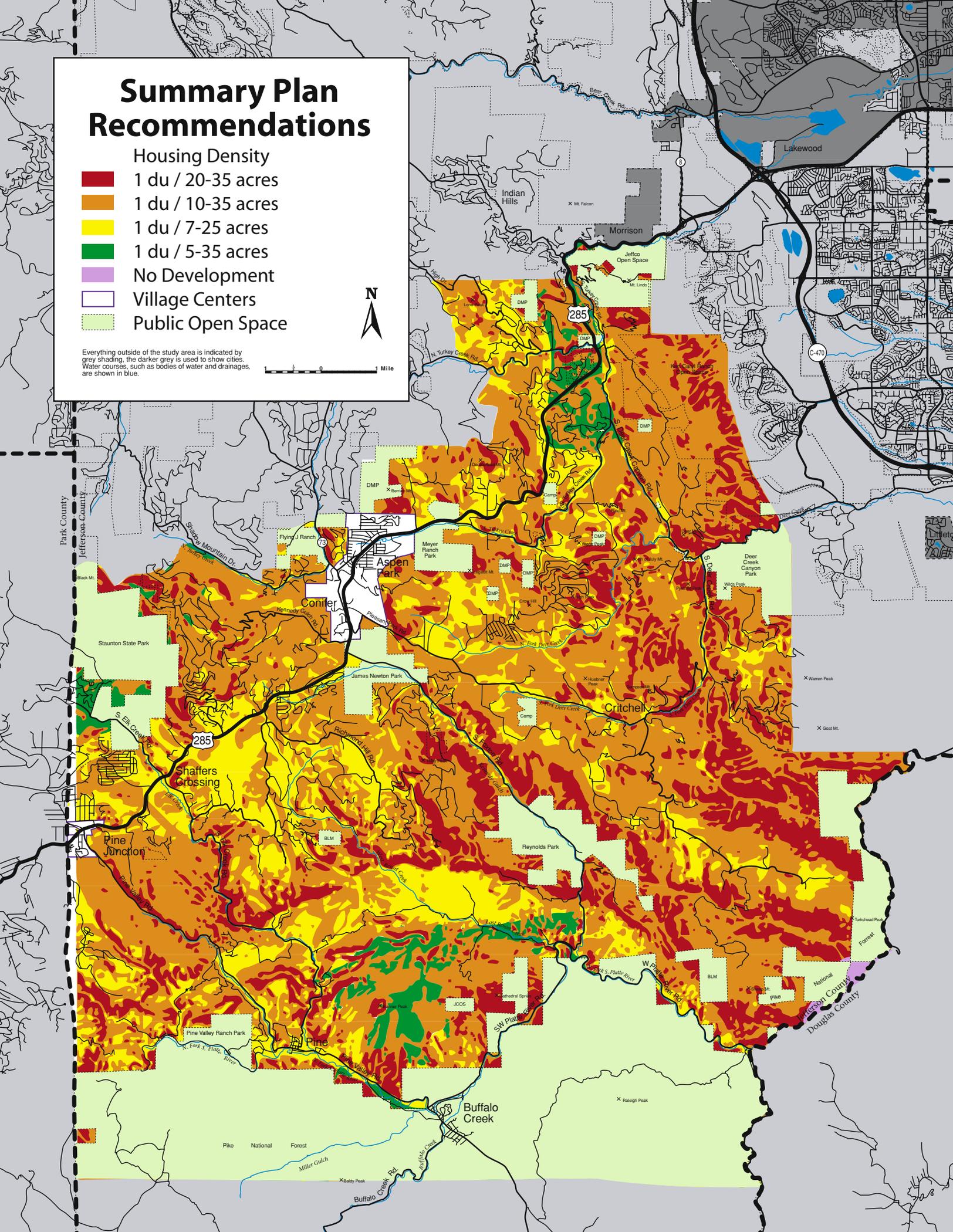
Housing Density

- 1 du / 20-35 acres
- 1 du / 10-35 acres
- 1 du / 7-25 acres
- 1 du / 5-35 acres
- No Development
- Village Centers
- Public Open Space



0 1 2 Mile

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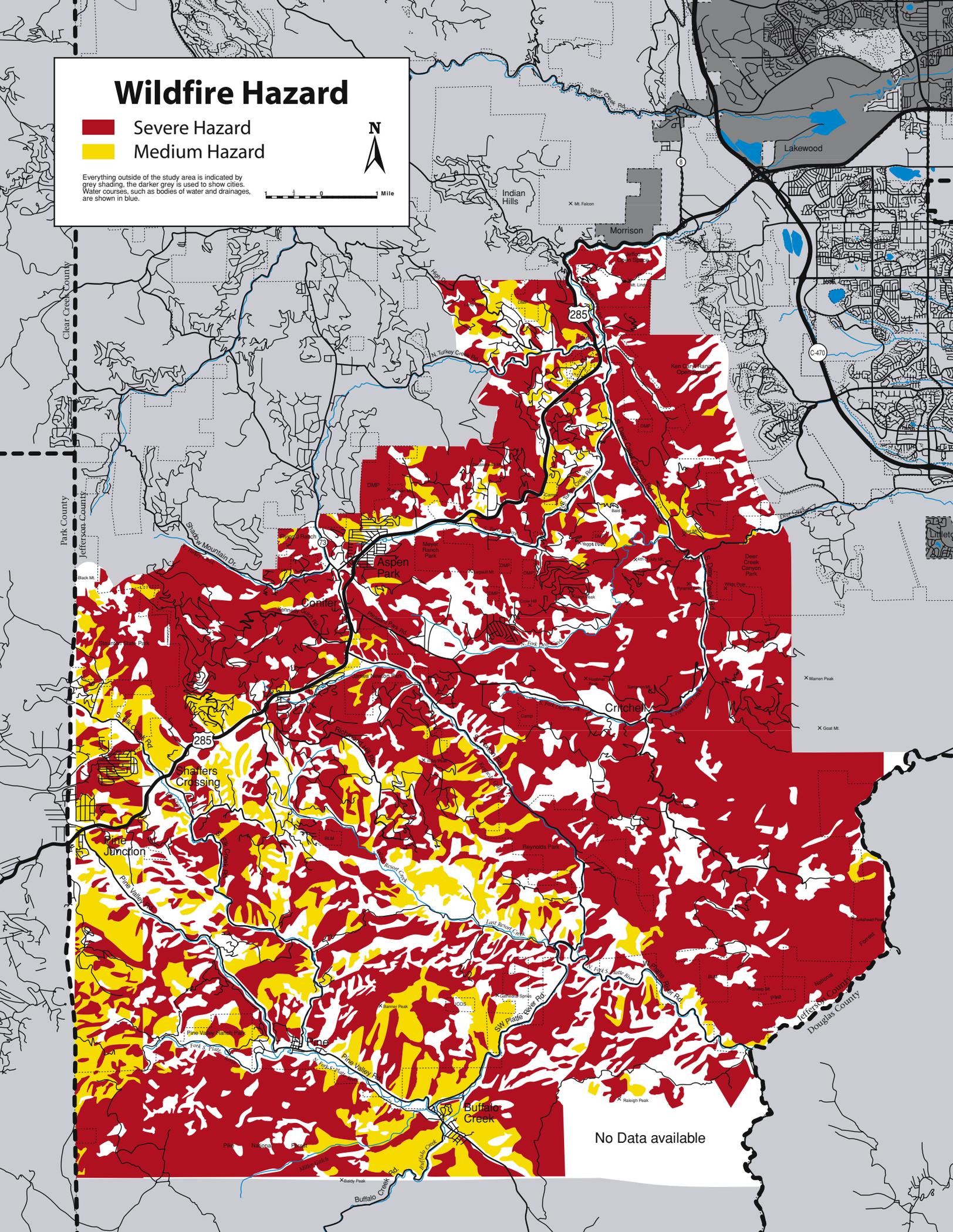
Wildfire Hazard

- Severe Hazard
- Medium Hazard



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0 1 Mile



No Data available

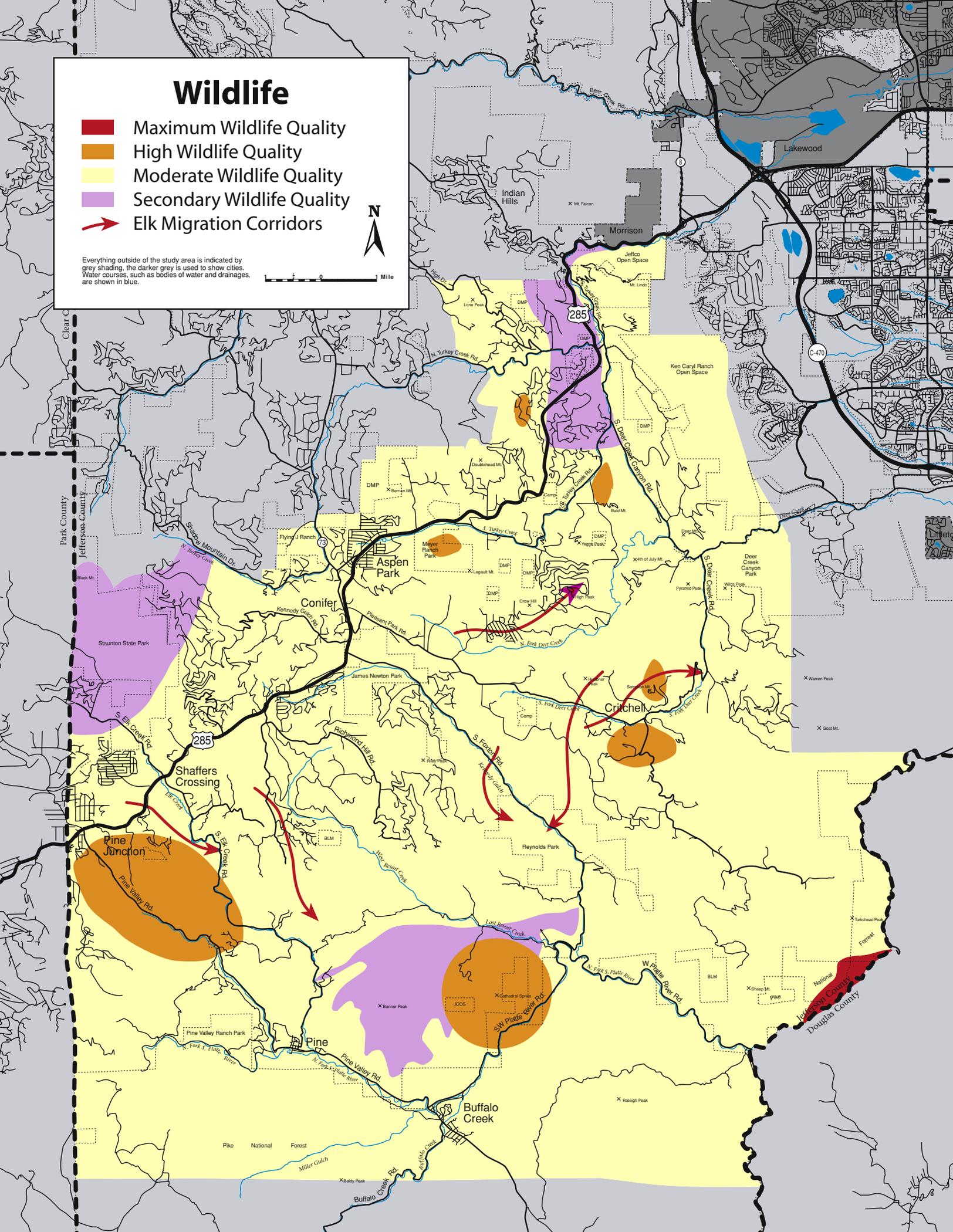
Wildlife

- Maximum Wildlife Quality
- High Wildlife Quality
- Moderate Wildlife Quality
- Secondary Wildlife Quality
- Elk Migration Corridors



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0 1 2 Mile



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

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

RE: ADOPTION OF AMENDMENTS TO THE CONIFER/285 CORRIDOR AREA COMMUNITY PLAN

WHEREAS, on July 8, 1987, the Jefferson County Planning Commission approved the Conifer/285 Corridor Area Community Plan as a component of the Jefferson County Comprehensive Plan; and

WHEREAS, the Jefferson County Planning and Zoning Department, the Planning Commission, and the Conifer Coordinating Committee and Interest Groups completed extensive research, analysis, review and community meetings on the Conifer/285 Corridor Area Community Plan and proposed a revised Conifer/285 Corridor Area Community Plan; and

WHEREAS, public hearings on the revised Conifer/285 Corridor Area Community Plan were held by the Jefferson County Planning Commission on July 10 and August 7, 2002; and

WHEREAS, on August 7, 2002 the Jefferson County Planning Commission approved the INTERIM Conifer/285 Corridor Area Community Plan; and

WHEREAS, the INTERIM Conifer/285 Corridor Area Community Plan has been edited for final publication and only minor editorial changes have been incorporated to produce the FINAL Conifer/285 Corridor Community Plan; and

WHEREAS, on July 30, 2003 the Jefferson County Planning Commission held a public hearing on the FINAL Conifer/285 Corridor Area Community Plan, and continued the hearing to September 3, 2003 for further public review of the minor editorial changes; and

WHEREAS, based on the evidence, testimony, exhibits, and recommendations of the Jefferson County Planning and Zoning Department and Conifer Coordinating Committee, 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 has been provided for hearings before the Planning Commission.
2. That the hearings before this Planning Commission have been extensive and complete and that all pertinent facts, matters, and issues have been submitted and considered, and all interested parties heard.
3. That the FINAL Conifer/285 Corridor Area 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 Conifer/285 Corridor Area Community Plan, including text and maps, should be accepted as set forth on attached Exhibit "A".
5. That adoption of said Plan is in the best interest of the health, safety, and welfare and morals of the citizens of Jefferson County.

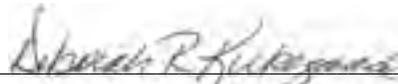
NOW, THEREFORE, BE IT RESOLVED that the FINAL Conifer/285 Corridor Area Community Plan including text, maps and Design Guidelines as set forth on Exhibit "A" attached hereto and incorporated herein by this reference, be and hereby is APPROVED and adopted as a component of the Jefferson County Comprehensive Plan pursuant to Section 30-28-108, C.R.S., and that said approved Conifer/285 Corridor Area 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 previous versions of the Conifer/285 Corridor Area Community Plan, including the interim plan adopted on August 7, 2002 and including text, maps and Design Guidelines, be and hereby are rescinded as a component of the Jefferson County Comprehensive Plan.

BE IT FURTHER RESOLVED that in the area of Jefferson County that the Community Plan shall be applied, it shall be applied in conjunction with the Jefferson County General Land Use Plan and other applicable Jefferson County Special Plans in effect. Where conflicts arise between the plans, the Conifer/285 Corridor Area Community Plan shall govern over the Jefferson County General Land Use Plan, but applicable Special Plans and the Conifer/285 Corridor Area Community Plan shall be given equal weight and conflicts in recommendations shall be resolved on a case by case basis.

Commissioner FOX seconded the adoption of the foregoing Resolution, and was adopted by unanimous vote of the Planning Commission.

I, DEBORAH R. KIRKEGAARD, 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 September 3, 2003.


Deborah R. Kirkegaard, Executive Secretary

