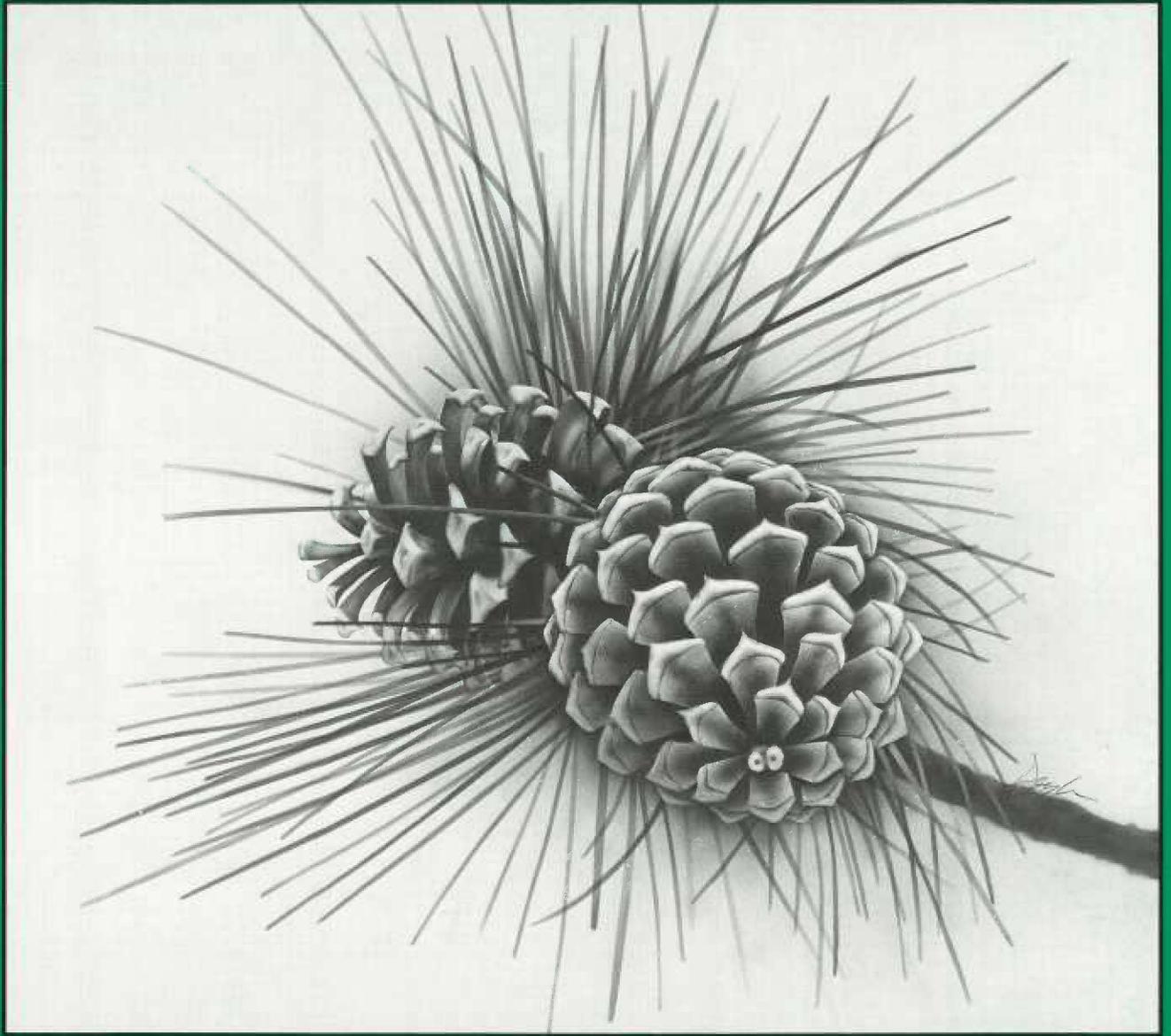


# CONIFER.



## 285 CORRIDOR AREA COMMUNITY PLAN

JEFFERSON COUNTY, COLORADO, PLANNING DEPARTMENT

---

**JEFFERSON COUNTY, COLORADO  
BOARD OF COUNTY COMMISSIONERS**

Rich Ferdinandsen, District 1, *Chairman*

Marjorie E. Clement, District 2

John P. Stone, District 3

---

**JEFFERSON COUNTY PLANNING COMMISSION**

Sherry Weinstein

David Peterson, Sr.

Richard Nelson

Wilmae Malm

Vickie Agler

Dave Krapes

Gary Jarrett, Alternate

**ADVISORY GROUP MEMBERS**

Tamara Cunningham

Demetrios Glinos

Ruth Gouge

Kenneth Hutchison

Bill Kinsey

R. Craig Mernitz

Frank Mudgett

Edwin Powers

Richard Prickett

Robert Schneider

Chuck Shissler

Joan Sikes

Anthony Trumbly

Alan Van Portfliet

---

*The Jefferson County Planning Commission adopted the  
Conifer-285 Corridor Area Community Plan:  
Interim Plan, November 19, 1986  
Final Plan, July 8, 1987*

---

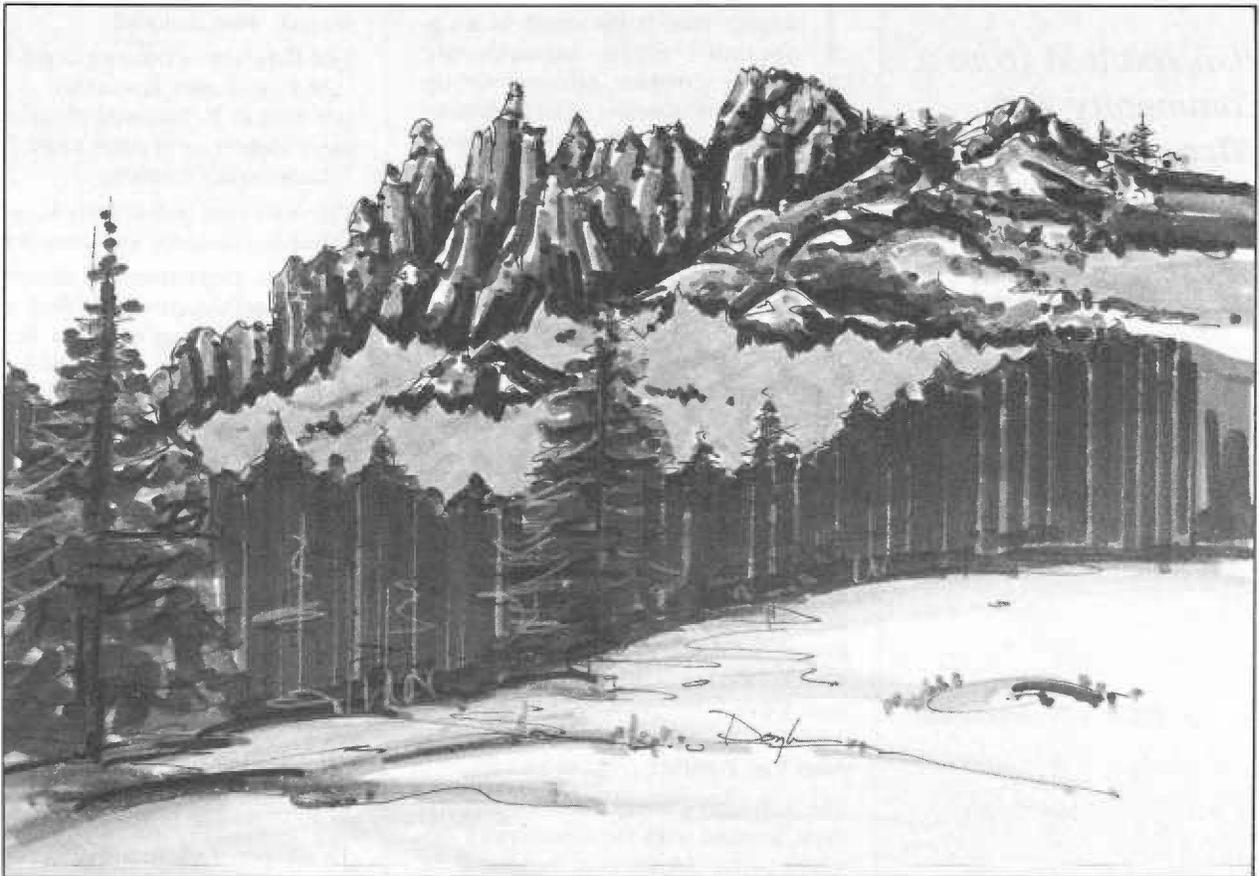
# CONIFER.

## 285 CORRIDOR AREA COMMUNITY PLAN

**The Conifer/285 Corridor Area Community Plan  
is contained in two documents.**

**Part I: Goals and Policies**

**Part II: Design Guidelines**



*Cathedral Spires*

*This Plan is dedicated to Bill Kinsey, whose unexpected death came two weeks after the adoption of this Plan. Bill epitomized the hard work and cooperation which resulted in the Plan.*

*While those who worked with Bill on the Plan are saddened by the loss of such a fine individual, we find some consolation in knowing that he saw the adoption of a community plan for which he strove so long.*

*Thank you, Bill!*

# ACKNOWLEDGEMENTS

---

*The Plan resulted from a  
Community and  
Jefferson County  
cooperative planning  
endeavor.*

---

The Conifer/285 Corridor Area Community Plan is the result of a cooperative effort between the Conifer/285 Corridor Advisory Group and Jefferson County. The Advisory Group, appointed by the Board of County Commissioners, represented the diverse nature of the community including: homeowner associations, fire districts, builders, businesses, and realtors.

Members of the Advisory Group included:

Tamara Cunningham  
Demetrios Glinos  
Ruth Gouge  
Kenneth Hutchison  
Bill Kinsey  
R. Craig Mernitz  
Frank Mudgett  
Edwin Powers  
Richard Prickett  
Robert Schneider  
Chuck Shissler  
Joan Sikes  
Anthony Trumbly  
Alan Van Portfliet

The Jefferson County Planning Department worked with the Community Advisory Group. Members of the team were Janet Stromberg, Guy Groves, and Kevin Nichols. Other Planning Department staff who made special contributions were Bill Blackburn, Doyle Harrison, Paul Banks, and Linda Dahl. Special thanks are extended to Lisa Vernon and Phyllis Scheneman for their exceptional secretarial assistance.

A high level of support was given by the Jefferson County Board of County Commissioners, Jefferson County Planning

Commission, and those overseeing the project, who included:

Paul Hargrave — Director of the Division of Community Resources  
Len Mogno — Planning Director  
Steve Hebert — Section Chief, Community Planning

The following public agencies provided valuable assistance and comment.

Colorado Department of Health  
Colorado Department of Highways  
Colorado Division of Water Resources  
Colorado Division of Wildlife  
Colorado Historical Society  
Colorado State Forest Service  
Denver Water Department  
Douglas County Planning Department  
Jefferson County Department of Highways and Transportation  
Jefferson County Health Department  
Metropolitan Water Providers  
Regional Transportation District  
State Board of Land Commissioners

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 Aspen Park Improvement Association, which allowed the use of its Community Center for Advisory Group and public meetings, and the West Jefferson Elementary School, which provided space for a community meeting.

Finally, thanks go to the many residents of the Conifer/285 Corridor Area who took time from their busy schedules to attend public meetings and write letters. Their comments and information strengthened this Plan.

# INSIDE

## Part I: Goals and Policies

---

5 Introduction

---

9 Housing

---

15 Commercial, Industrial, & Activity Centers

---

21 Water Quantity, Water Quality & Sanitation

---

25 Transportation

---



31

---

Open Space & Recreation 31

---

Wildlife 37

---

Visual Resources 41

---

Air, Odor, & Noise 43

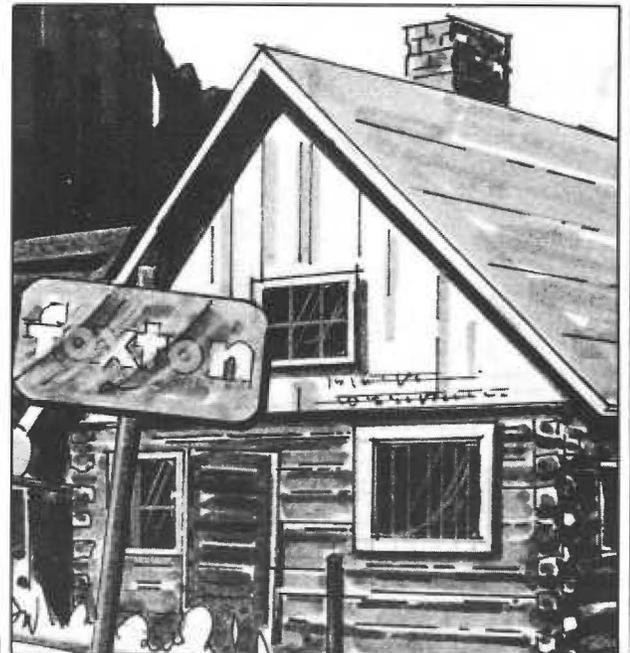
---

Hazards 45

---

Historic & Archaeologic Resources 51

---



51

---

55 Public Facilities, Services, & Utilities

---

59 Two Forks Dam & Reservoir

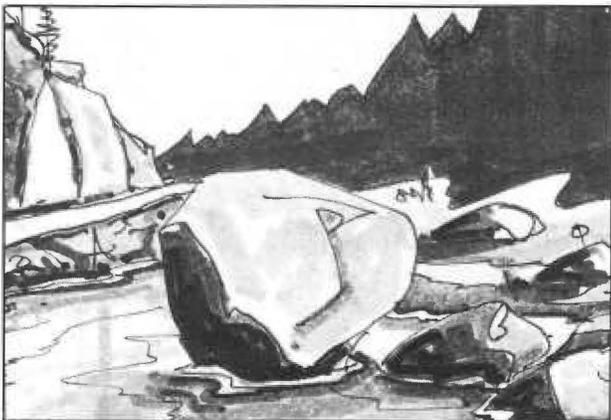
---

65 Plan Amendment Process

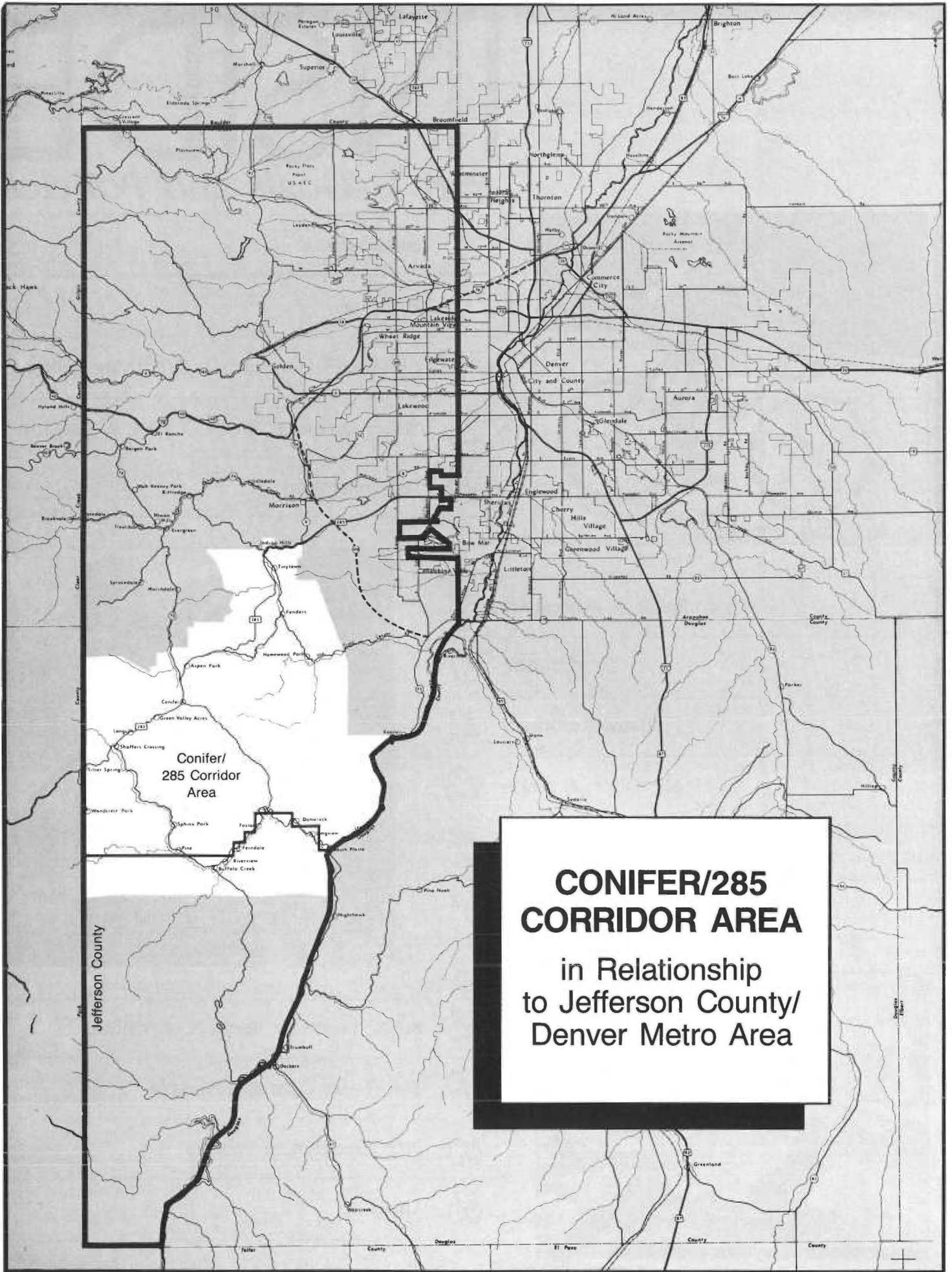
---

66 Appendix

---



59



# CONIFER/285 CORRIDOR AREA

in Relationship  
to Jefferson County/  
Denver Metro Area

# INTRODUCTION

---

*This Plan is a guide for land use decisions and represents the best judgment of the community at this time.*

---

## **WHAT IT IS**

The Plan contains policies which will be used by the Jefferson County Planning Commission and Board of County Commissioners as a guide in making land use decisions.

## **HOW IT WAS DONE**

Recommendations for the Plan were developed by a community advisory group, which was appointed by the County Commissioners in January, 1986. A variety of interest groups including homeowners, builders, businessmen, environmentalists, realtors, planners, and fire districts were represented. To ensure that no single viewpoint dominated the recommendations, decisions were made by consensus. Community meetings were held on two occasions to solicit citizen ideas which were used to formulate recommendations. The final recommendations were adopted by the Jefferson County Planning Commission after carefully studying and weighing the concerns expressed at the public hearings.

## HOW IT WILL BE USED

As mentioned, the Plan is a guide for land use decisions. While not mandatory, the Plan represents the best judgment of the community at a point in time. It 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.

## HIGHLIGHTS OF THE PLAN

A common thread running through the Plan is that the area's rural character should be preserved. A summary of the Plan's key policies follows:

New development in the area should be processed as Planned Development.

Planning should be done for the Two Forks Reservoir, and its impacts mitigated.

- Recreational opportunities should be provided to compensate for the expected loss of current recreational opportunities such as trout fishing.
- Commercial and industrial development should occur primarily in the Activity Centers of Aspen Park/Conifer and Pine Junction.
- Strip development should not be allowed.
- Existing commercial and industrial zoning should be allowed to develop, but owners should be encouraged to comply with the Community Plan and Design Guidelines.

Housing densities are based on whether the development is inside or outside an Activity Center, and the presence of various constraints. A summary chart is in the Housing section.

- Inside Activity Centers, housing densities up to 4 units per acre are possible if there is excellent design and public water and sewer service is available.
- Outside Activity Centers, housing densities range from 1 unit per 5-35 acres, depending on design and natural constraints, such as slope, wildlife, and wildfire hazards.
- Densities less than 1 unit per 5 acres may occur if there is excellent design, proper provision for public water and sewer, proximity to Highway 285, and minimal traffic and visual impacts.
- Activity Center boundary changes should be the exception, not the rule, and should meet the criteria developed for this purpose.

Public water and sanitation districts should be formed to serve the Activity Centers with a provision that allows the continued use of existing well and septic systems.

- Where wells are used, the minimum lot size should be 5 acres to provide an adequate groundwater recharge area.
- Commercial use of well water should not exceed the residential equivalent usage of 1 unit per 5 acres, i.e., 298 gallons per day.
- A study should be conducted of the area's water quantity and quality.

Open Space should be acquired and preserved.

- A trail system should be developed.
- There should be a balance of passive and active recreational opportunities.

Transportation needs include the 4-laning of Highway 285 from Tiny Town to Pine Junction and various safety improvements.

- Level of Service C should be maintained on area roads, with Level of Service D being acceptable near Highway 285 and on Highway 285 itself. An explanation of Level of Service is in the Transportation section.

Visual resources should be maintained by siting development away from visual corridors, meadows, and visually sensitive ridgetops.

Natural hazards such as flooding, wildfire, and rockfall should be respected and mitigated where necessary.

Wildlife areas should be protected by avoiding development in critical areas, such as calving grounds, and by requiring larger lots in other sensitive wildlife areas.

The Design Guidelines will be used to evaluate how well a project is designed, and the density that is earned. (See the Evergreen Area Community Plan Design Guidelines that were adopted by reference within this Plan.)

## EXPECTED HOUSING SUPPLY AND POPULATION

The accompanying chart shows the housing supply and population expected under various design assumptions. The far right hand column shows the number of years it will take to consume the housing supply, given three different growth rates.

## PLAN AMENDMENTS

Exceptions or amendments to the Plan recommendations may be made at three 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, has Planning Department support, and has been evaluated by the community.
2. The Jefferson County Planning Commission or Board of County Commissioners may deny an application if they find the proposal does not conform with the Plan's objectives.

### B. Semiannual Plan Review

If the application is denied under A above, the applicant may request a reconsideration of the Plan policies by the Jefferson County Planning Commission in a regular 6 month Plan review, conducted by the Planning Commission. The number and type of requests will be the basis for the Planning Commission's decision to hold a Plan review.

### C. Periodic Review by a Community Advisory Group

During this periodic Plan review, the community advisory group would determine if the Plan objectives are still appropriate. This would serve as a comprehensive overview of any community changes that may have occurred. Traditionally, periodic reviews are conducted every 2 years unless conditions warrant otherwise.

## RELATIONSHIP TO OTHER JEFFERSON COUNTY PLANS

The Conifer/285 Corridor Area Community Plan policies and maps are an addition to the Jefferson County General Land Use Plan. If a conflict exists between the two Plans, the Community Plan takes precedence. Where there is not a conflict between policies and maps of the two Plans, both apply.

Other special plans that apply to the entire County, and should be used in conjunction with this Plan are:

The Mineral Extraction Policy Plan, which identifies mineral deposits by

# EXPECTED HOUSING SUPPLY AND POPULATION

	Units	Population	Years of Supply at Growth Rate		
			4%	2.9%	2.0%
Excellent Design:	17,568	49,190	38	56	82
Expected Design:	12,500	35,000	30	44	65
Average Design:	8,670	24,276	22	30	46

The historic growth rate for the Conifer/285 Corridor Area has been between 1.5 and 2%.

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 special plans should be used in

concert with this Community Plan and the General Land Use Plan. Where conflicts occur among the Plans, the Area Community Plan and special plans take precedence over the General Land Use Plan. When a land use addressed by the 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. However, where this Plan makes recommendations specifically related to a special plan, an amendment should be considered to the special plan.



# HOUSING

---

*The rural atmosphere and environmental quality attract people to this mountain community.*

---

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 a “place of choice” for residents, that is, people that move to the area do so by choice not because of proximity to employment. The reasons for moving to this area are:

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

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 other recommendations in this Plan.

## POLICIES

### A. General

1. New residential development should:
  - a. complement the character of the community;
  - b. comply with the appropriate Design Guidelines for a mountain area; and
  - c. comply with the recommendations in the other sections of this Plan .
2. The clustering of houses could be an acceptable design solution to maintain community character or to solve other site constraints. When this technique is used, particular attention should be given to solving water quality and quantity/sanitation problems.
3. Land that is zoned and not platted, or not exempted 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 Planned Developments.

### B. Housing Densities

#### Outside Activity Centers

1. To maintain the overall rural character of the area, housing den-

---

*Development should make maximum use of the site's existing vegetation.*

---

sities should be 1 dwelling unit on 5 to 35 acres, not to exceed a gross density of 1 dwelling unit per 5 acres. Gross densities are explained later in this section.

2. Constraints on Development Outside Activity Centers

The constraints that would apply to all housing densities outside Activity Centers are:

#### a. High Hazard Areas

NO DEVELOPMENT. The units earned may be located on another portion of the parcel.

#### b. Floodplains

NO DEVELOPMENT unless it meets County/FEMA Standards.

#### c. Fire Protection

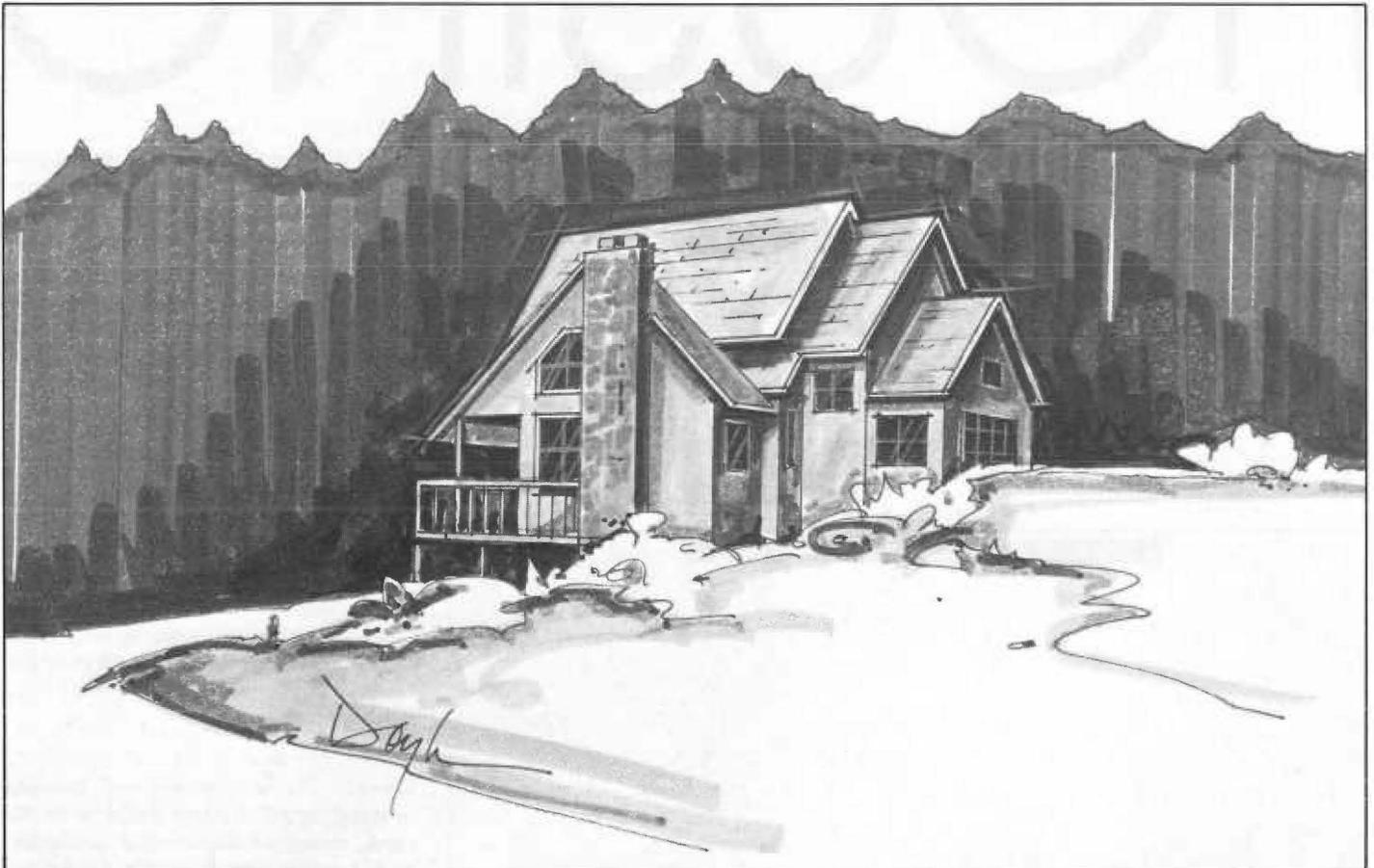
Development should be served by a fire protection district.

#### d. Water Quantity

1 du/5 ac. should be required to provide adequate recharge area.

Only in-house-use-wells should be allowed, i.e., 298 gal/day water usage.

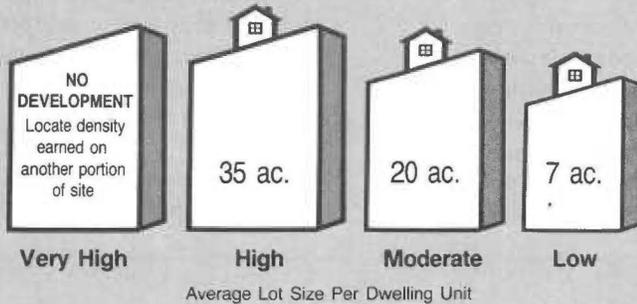
Public water and sanitation or public water districts, using renewable water sources, should be required when the density will be greater than 1 dwelling unit per 5 acres. Water quantity is a major concern when lot sizes are smaller than 1 acre. This recommendation should not be applied to existing lots created by legal separation or lots exempted from platting. However, Jeffer-



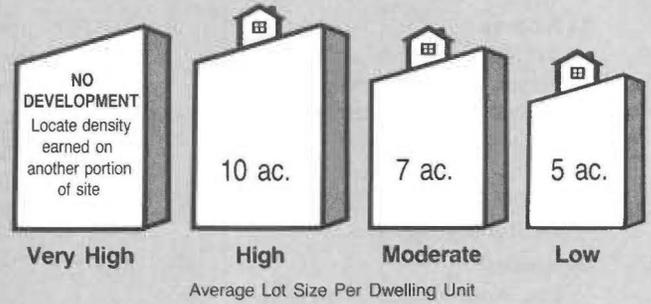
*Most housing is not served by a water and sewer district.*

# WILDLIFE SENSITIVITY

## Average Site Design



## Excellent Site Design



son County should review subdivisions containing lot sizes less than 1 acre, and recommend measures to address the problems of substandard lots and their effect on water quality and quantity. The intent is to ensure that property owners will have a building site.

### e. Meadows

Credit for density earned should be built outside of meadows.

### f. Visual Corridors

Development should make maximum use of the site's existing vegetation 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, or the

*In determining lot size, the most restrictive standard should always be used.*

development should be sited outside the foreground of visual corridors.

### g. Wildlife Sensitivity

See the accompanying Wildlife Sensitivity Chart. Please refer to the Wildlife recommendations for a description of the very high, high, moderate, and low impact areas.

### h. Slope

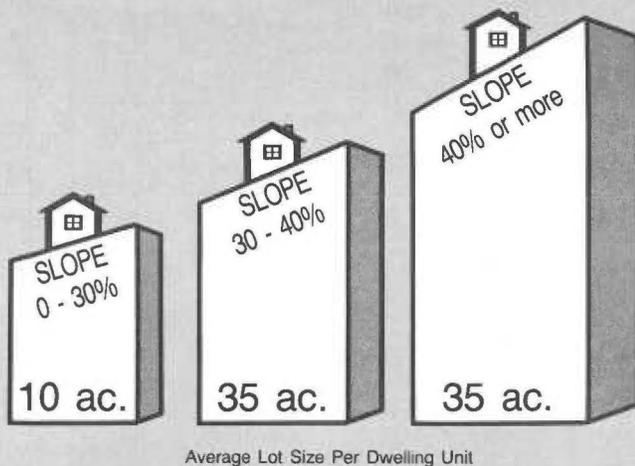
See the accompanying Slope/Site Design Chart. Slopes should be a constraint on development because as slope increases, impacts increase, such as:

#### 1) Physical Slope

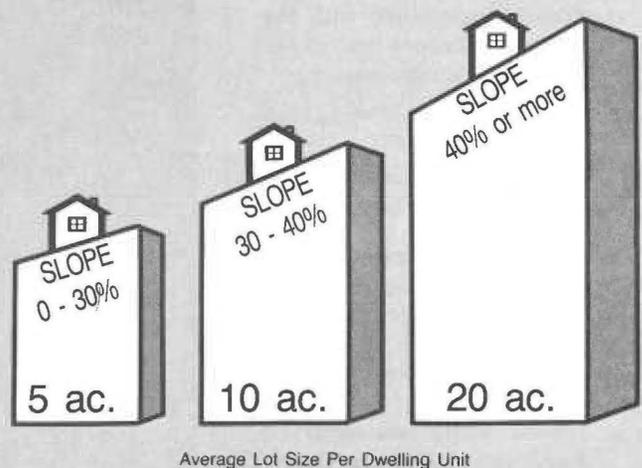
As the steepness of a slope increases, construction difficulties increase the cost of building.

# SLOPE/SITE DESIGN

## Average Site Design



## Excellent Site Design



## 2) 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.

## 3) Access

As the length of roads increases, the width of roads to mitigate the visual impact decreases. This reduces safety and increases the difficulty of providing fire and emergency services.

## 4) Runoff

Site modification on steeper slopes can result in greater surface runoff that causes gullying and downslope siltation.

## 5) 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.

## 6) Septic

As slope increases, larger acreages are needed for septic systems to prevent pollution.

## 7) 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.

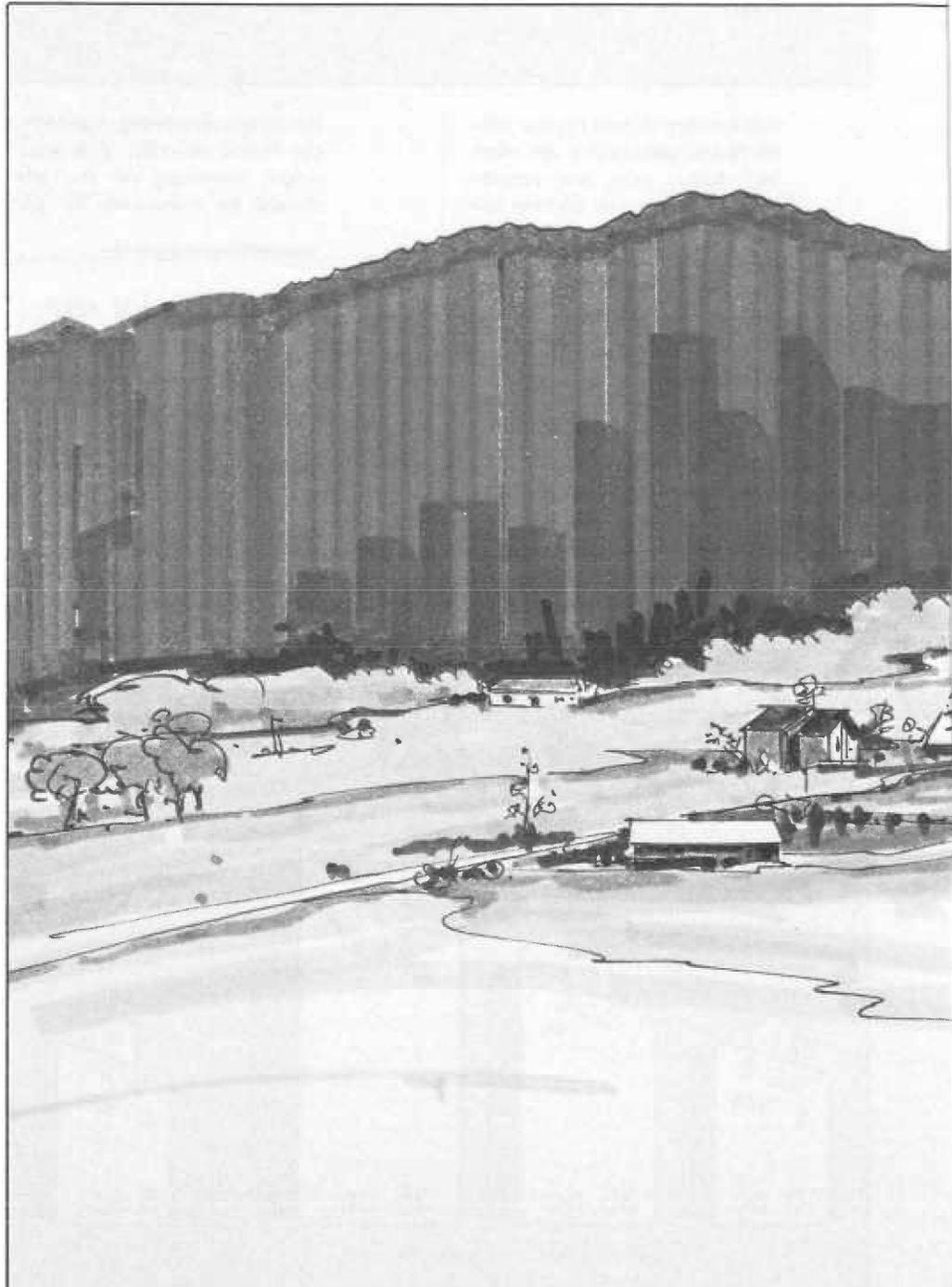
3. Housing densities of 1 dwelling unit per 5 to 10 acres should only be allowed when excellent site design has been achieved:
  - a. through compliance with the Design Guidelines and other Plan recommendations i.e.,
  - b. the constraints on housing have been satisfied, and
  - c. the impacts associated with the development can be mitigated.
4. Housing density greater than 1 dwelling unit per 5 acres, not to exceed 1 dwelling unit per 1 acre, can be allowed outside of activity centers when the following criteria are met.
  - a. A public water and sanitation district or a public water district should be available to serve the development.

The water source should be 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.

The preferred type of renewable water source is a free flowing stream and/or a spring. Wells should be used only to supplement the primary renewable water source and well water use should be limited

to the amount of water that would be used by a single family home on 5 acres, i.e., 298 gallons of water usage per day, based on the average gross density of the parcel. Wells should not be allowed as the sole or primary source of water for a public water district, or a public water and sanitation district, for this type of development.

A combination of these two water sources may be used. The



*Housing in meadows is discouraged.*

supply from a free flowing stream or spring should be the primary water supply; wells should be the secondary source.

- b. The slope is less than 30%.
- c. The development is out of the visual foreground of the visual corridor.
- d. The development is located near U.S. 285, i.e., approximately 2-3 miles. Areas somewhat farther from U.S. 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.

- e. Access can be provided onto a feeder road that has an existing full turning movement intersection with U.S. 285.
- f. Existing and planned services, i.e., schools, shopping, fire protection, emergency services, etc., are adequate and available.

- g. The source of the renewable water supply is designated at the time of zoning.
- h. The Level of Service goals contained in the Transportation Section can be met.
- i. The development is submitted as a Planned Development.
- j. A high degree of conformance with the Design Guidelines can be demonstrated.
- k. The Housing Constraints and other recommendations in this Plan can be met.

### C. Housing Densities Inside Activity Centers

- 1. The gross density of residential development inside activity centers, provided public water and sewer service is available, should be allowed as follows:
  - a. If there is minimal conformance to the Design Guidelines, then the maximum acceptable gross density allowed should be 1 dwelling unit per acre. If there is less than minimal conformance to the Design Guidelines the development should be denied.
  - b. If there is a high degree of conformance to the Design Guidelines, the maximum acceptable gross density allowed should be 4 dwelling units per acre.

### D. Livestock on Residential Lots

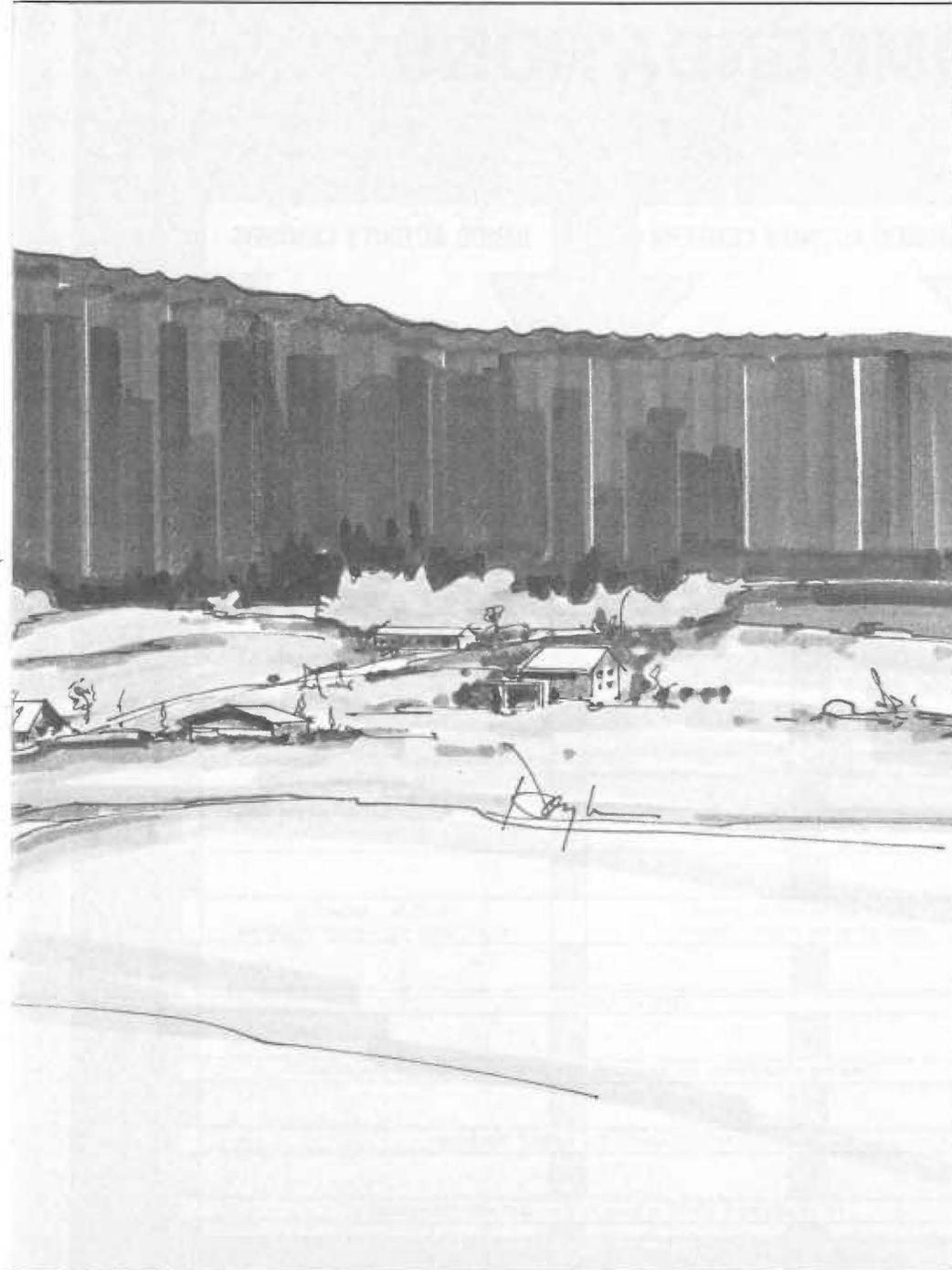
- 1. The potential for soil erosion problems is high in the mountains, where vegetation is sparse. The minimum acreage required to support livestock should be given serious consideration in reviewing small lot development.

## GLOSSARY

**Gross Density:** The density of a site is calculated by dividing the total number of acres in a parcel, excluding acreage devoted to specific nonresidential uses, by the total number of units proposed for the parcel.

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

**Visual Foreground:** The visual foreground is approximately 1/4 to 1/2 mile from the road.



# CONIFER· 285 CORRIDOR AREA SUMMARY OF HOUSING DENSITY RECOMMENDATIONS

	OUTSIDE ACTIVITY CENTERS	INSIDE ACTIVITY CENTERS
	Site Design*	
	Excellent	Average
<b>Slope</b>		
0 - 30%	🏠 /5 ac.	🏠 /10 ac.
30 - 40%	🏠 /10 ac.	🏠 /35 ac.
40% or More	🏠 /20 ac.	🏠 /35 ac.
<b>Wildlife Sensitivity</b>		
Low	🏠 /5 ac.	🏠 /7 ac.
Moderate	🏠 /7 ac.	🏠 /20 ac.
High	🏠 /10 ac.	🏠 /35 ac.
<b>Wildfire Hazard</b>		
<b>High hazard</b>		
Adequate mitigation	🏠 /10 ac.	
Minimal mitigation	🏠 /35 ac.	
<b>Moderate hazard</b>		
Adequate mitigation	🏠 /5 ac.	
Minimal mitigation	🏠 /35 ac.	
<b>Water &amp; Sanitation</b>		
<b>Public System</b>	🏠 /1-5 ac., subject to criteria contained in the Housing Section	
<b>Individual wells &amp; sewage disposal</b>	🏠 /5 ac. minimum	
<b>Visual Sensitivity</b>	Does not affect density but subject to conformance with Design Guidelines	
<b>Floodplains</b>	Subject to County and Federal regulations	
<b>High Geologic Hazard</b>	No development. Credit is given for the appropriate slope category	

🏠 /ac. = dwelling unit per acre

\*Site Design rating is subject to conformance with the Design Guidelines.

# COMMERCIAL, INDUSTRIAL, & ACTIVITY CENTERS

---

*Commercial and industrial activities should be compatible with the surrounding community, and located inside activity centers served by public water and sewer districts.*

---

The amount and location of retail shops, office buildings, commercial services, and industrial operations help to determine the character of the community. While these land uses will be needed as the community grows, proper planning will be necessary to avoid undesirable impacts on the community.

## **GOALS**

1. Provide commercial and industrial activities that are needed for the convenience of local residents and provide limited employment opportunities.
2. Ensure that commercial and industrial activities are compatible with surrounding uses in terms of visual appearance, traffic, water and sewer, noise, and air quality impacts.
3. Locate commercial and industrial activity in activity centers to avoid strip development along roads, especially along U.S. 285.

# POLICIES

## A. General

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

## B. Employment

1. Increased local employment should be promoted to provide a more balanced economy and minimize the traffic and access problems that result from excessive commuting.

## C. Inside Activity Centers

1. Retail, office, and compatible industrial activities should be located in activity centers served by a public water and sanitation district. There should be residential and nonresidential zones within the activity centers. The preferred locations for the industrial and commercial development are shown on the activity center maps. Any nonresidential use can be made acceptable within these areas through conformance to the Design Guidelines and other recommendations of this Plan.

2. Light industrial development that is compatible with activity center land uses should be located inside activity centers to concentrate employment and traffic, provide convenience, avoid proliferation of industrial development outside activity centers, and increase the potential for forming a public water and sanitation district.

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

- a. building(s) of a scale compatible with a rural mountain environment and consistent with the Design Guidelines for landscaping, open space, visual, etc., and have the appearance of an office;
- b. automobile and truck trips that do not exceed 5.45 trips per day per 1,000 square feet;
- 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 onsite;
- g. outside storage, including heavy vehicles, should be limited, suitably screened, and substantially set back from adjacent properties and public areas;
- h. a significant percentage of the site should remain in natural open space.

---

### *Aspen Park/Conifer and Pine Junction are the designated activity centers.*

---

3. A group should be formed to explore ways to create public water and sanitation districts for the proposed Activity Centers that allow existing well and septic users an alternative to immediate participation in the district.

## D. Designated Activity Centers

1. Aspen Park/Conifer
2. Pine Junction

Conceptual drawings of these Activity Centers are in this section. The adopted maps are available in the Jefferson County Planning Department.

## E. Aspen Park/Conifer Activity Center

The Aspen Park/Conifer Activity Center map depicts the recommended design concepts. Below is a summary of the key points reflected in the map.

1. U.S. 285
  - a. Improve to 4 lanes with limited access.

- b. There should be two access points, one at the east end of Aspen Park at Meyer Road, and one at the south end of Conifer at Kitty Drive.
- c. There should be a separated grade crossing at the elementary school in Aspen Park without access to U.S. 285.
- d. Main Street in Aspen Park should be extended south to Conifer as a frontage road, to improve local circulation and provide access to Light Lane.
- e. The acceleration and deceleration lanes between Conifer and Foxton Road should be extended, and an interchange that combines Kennedy Gulch and Foxton Roads should be provided.

## 2. Commercial Areas

- a. Aspen Park should be predominately retail and office.
- b. The west side of U.S. 285 at Conifer should be retail with limited office.
- c. Retail, office, and limited industrial should be on the east side of U.S. 285 at Conifer.
- d. There should be limited service retail along the north side of Barkley Road at Colorado 73, currently a day-care facility.
- e. Industrial and office uses would be appropriate south of the meadow and Light Lane.

## 3. Community/Open Space Areas

- a. If possible, a community center, art center, and library activities should be located in the area south of Barkley Road between Colorado 73 and U.S. 285.
- b. Meadows and drainage areas should be maintained in natural condition as open space and visual corridors. Less intense development may be acceptable along the edges of meadows.
- c. Aspen Park ponds, south of U.S. 285, should be connected by a trail with Meyer's Ranch Open Space.

## 4. Residential

All other areas are recommended for residential development not to exceed 4 units per acre when served by a public water and sewer district and excellent design is demonstrated.

# ASPEN PARK / CONIFER

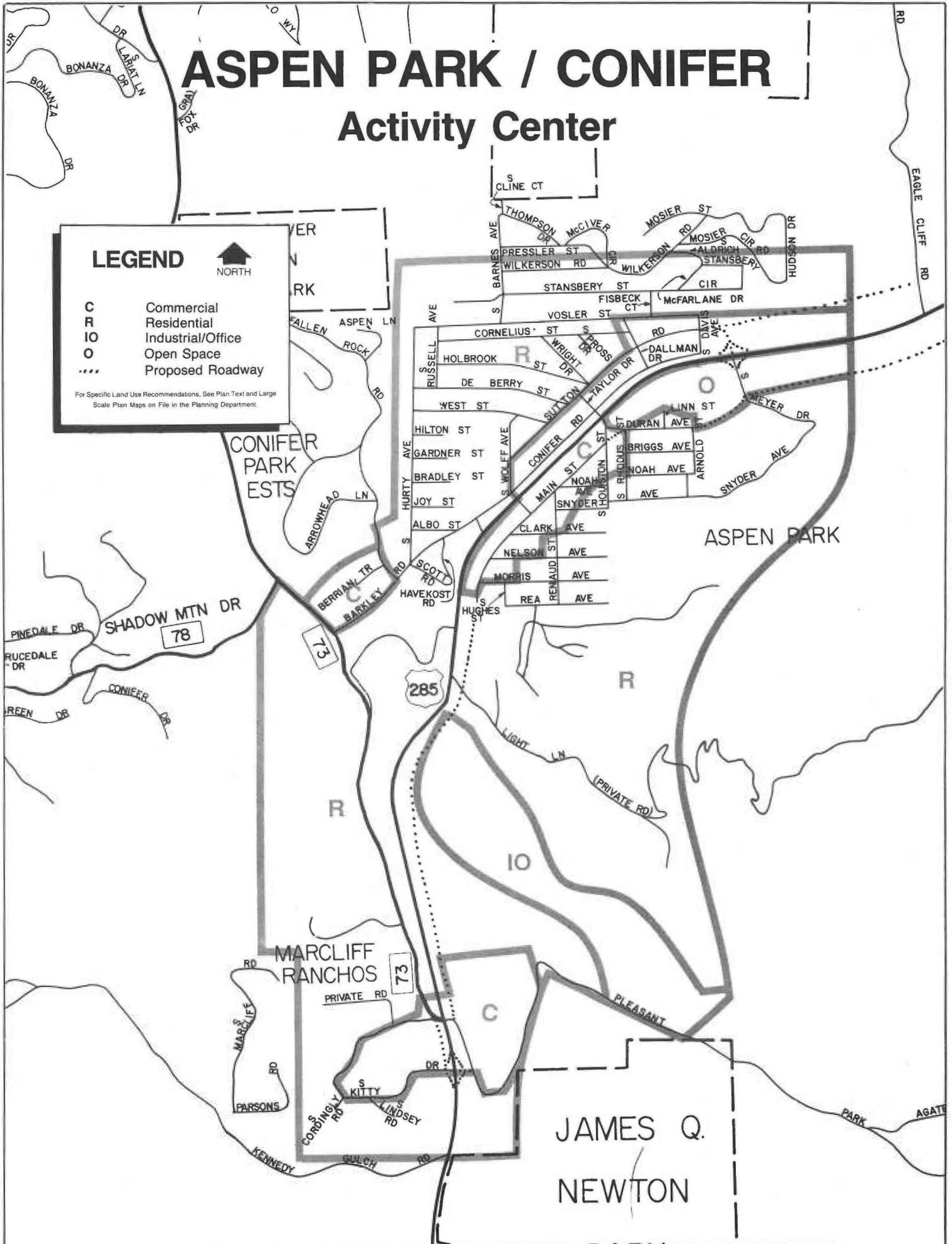
## Activity Center

### LEGEND



- C** Commercial
- R** Residential
- IO** Industrial/Office
- O** Open Space
- .... Proposed Roadway

For Specific Land Use Recommendations, See Plan Text and Large Scale Plan Maps on File in the Planning Department.



## F. Pine Junction Activity Center

The Pine Junction Activity Center map depicts the recommended design concepts. Below is a summary of the key points reflected in the map.

1. U.S. 285
  - a. Improve to 4 lanes.
  - b. There should be limited access with a full turn, signalized intersection at U.S. 285 and Jefferson County 126.
2. Commercial
 

There should be mixed retail and office north of U.S. 285 or west of Jefferson County 126. Industrial, office, and possibly limited retail are appropriate south of U.S. 285 and east of Jefferson County 126.

3. Residential
 

All other areas in the Activity Center are recommended for residential development not to exceed 4 units per acre when served by a public water and sewer district and excellent design is demonstrated.

## G. Activity Center Boundary Changes

Changes in activity center boundaries should be the exception, not the rule. The following criteria should be considered when activity center boundary changes are proposed.

1. The proposed project will meet an unmet community need.
2. The proposed project cannot be accommodated within the activity center.
3. Better site design can be achieved.
4. Impacts on surrounding areas can be adequately mitigated.
5. Expansion is contiguous with the activity 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 on the primary access roads.
8. The traffic pattern of the proposed project, and existing traffic movements, can be integrated within the activity center.
9. Additional traffic does not adversely effect 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 activity center can be maintained and enhanced.
12. The balance of uses within the activity center can be maintained.

## H. Outside Activity Centers

1. No new retail zoning should be allowed outside of activity centers except as provided in other policies.
2. Mountain heavy industrial development, such as heavy equipment storage or LP gas facilities that have visual, noise, and other impacts that are not appropriate inside activity centers may be located outside activity centers when impacts associated with these uses can be mitigated.
 

Mountain heavy industrial development outside of any activity center should be permitted when:

  - a. traffic will use collector roads with existing U.S. 285 access and will not go through residential areas;
  - b. a minimum of 80% of the site remains in natural open space;
  - c. the height of any building does not exceed 35';
  - d. it is proposed as a Planned Development;
  - e. visual corridors, specifically the visual foreground, are preserved along roads, especially U.S. 285;
  - f. it complies with the recommendations in other sections of the Plan; and
  - g. it complies with the Design Guidelines.

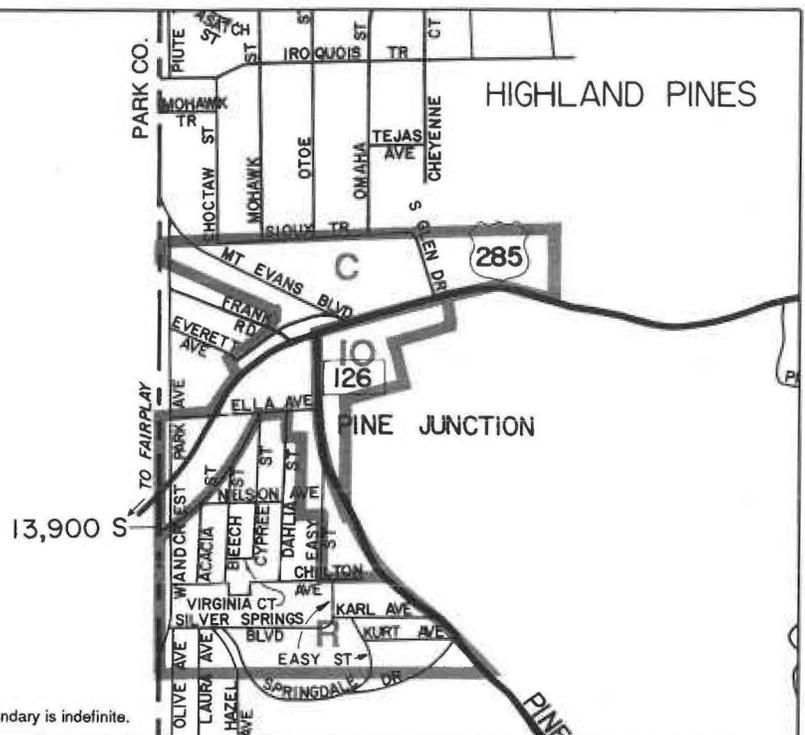
# PINE JUNCTION Activity Center

### LEGEND

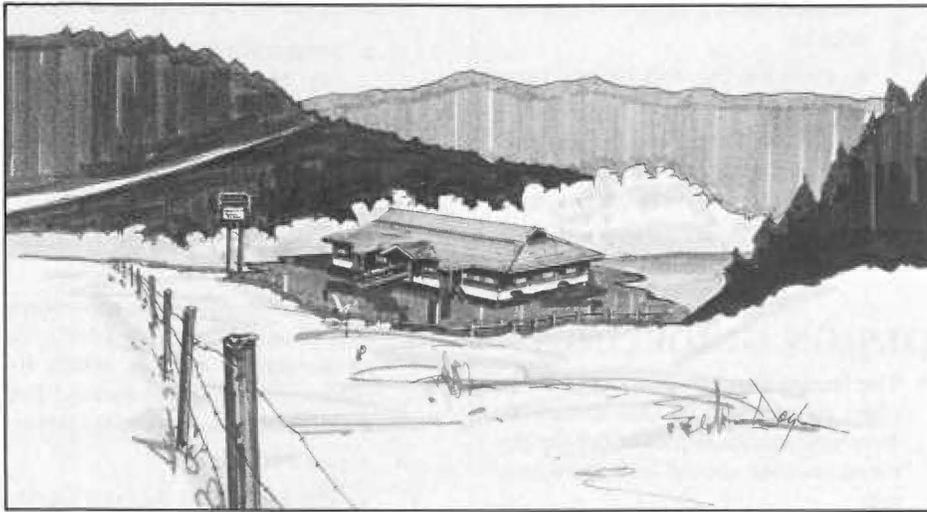


- |    |                   |
|----|-------------------|
| C  | Commercial        |
| R  | Residential       |
| IO | Industrial/Office |
| O  | Open Space        |

For Specific Land Use Recommendations, See Plan Text and Large Scale Plan Maps on File in the Planning Department.



Note: The county boundary is indefinite.



Commercial center at Highway 285 and North Turkey Creek

3. Cottage industry should be allowed when it meets the following criteria for cottage industry in rural areas:
  - a. it is located on or near road junctions, unless the traffic is low or can be mitigated;
  - b. it is a Planned Development;
  - c. it is light assembly, repair, or manufacture;
  - d. it does not have more than 3 employees;
  - e. it is a limited, low volume activity rather than retail;
  - f. the traffic impacts are similar to residential use;
  - g. the architectural quality and size of buildings is equivalent to residential quality;
  - h. outside storage is very limited and screened, with substantial setbacks from adjacent properties;
  - i. the percent of site coverage does not exceed that of neighboring residential development;
  - j. noise, smoke, glare, fumes, vibration, hazardous and other adverse environmental impacts do not exceed those associated with a residential use.
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 amendments that will accomplish the following objectives.
  - a. Assure the County, at the time of application for a home oc-

cupation, that the proposed home occupation is allowed by the covenants governing the subject property.

- b. Allow an increase in the permitted number of employees from 1 to 2.
- c. Require that the residence to be used is the principal residence of the applicant, not a secondary one.
- d. Provide adequate off-street parking.

---

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

---

- e. Impose limitations on home occupations allowed on very small residential lots more strictly than on larger lots which can better absorb impacts.
  - f. Prohibit the use, storage, or production of any hazardous materials, substances, by-products, or residue.
  - g. Prohibit adverse effects from noise, odors, smoke, glare, or vibration beyond that associated with adjacent uses.
5. Pine and Buffalo Creek
    - a. Pine and Buffalo Creek should serve the limited convenience commercial needs of the local population and the people coming into the area for recreation.
    - b. Pine and Buffalo Creek should

not become destination resorts for the location of hotels and campgrounds.

- c. Any growth in Pine and Buffalo Creek should be sensitive to the historic nature of the communities.
- d. Any increased camping activity should take place in the adjacent National Forest.
- e. Current commercial and industrial zoning is adequate to serve existing and future needs. No additional commercial zoning should be granted. Existing legal nonconforming commercial uses should be allowed to continue.

6. Limited convenience commercial activity that serves the needs of the local population should be located in areas that are away from U.S. 285.
7. Destination resorts 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 is retained in open space.
  - 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. The development will have limited impact on the surrounding community.
  - f. The scale of the development is compatible with a rural mountain environment.
  - g. The requirements of County and State regulatory agencies for water and sewage disposal can be met.
  - h. Traffic generated by the resort can be accommodated by the road system.
  - i. Access to public open spaces can be maintained or improved.
  - j. There is minimal external signage.
  - k. The recommendations in other sections of this Plan and the Design Guidelines can be met.
  - l. This type of development does not become the predominant land use.

- m. The types of use that should be permitted include camps, cabins, RV parking, lodges, hotels, apartments, condominiums, and limited retail; or any combination thereof that is ancillary to the development proposed.
- n. 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 Study Area

1. There should be a mixed use development at the intersection of Highway 8 and U.S. 285. This would provide many benefits to the Conifer/285 Corridor Area and minimize the impacts on the community. The uses that should be considered include: motel, restaurant, offices, retail establishment, RTD transfer location, and public traveller's rest area. This type of development at this

location would benefit the study area by:

- a. reducing the distance and time of commuting;
- b. reducing the pressure on the study area to accommodate such intense development; and
- c. improving access to goods and services for area residents.

### DESIGN GUIDELINES

- A. The Design Guidelines should be applied to commercial and industrial development. Examples of the design elements that should be considered are:
  1. Commercial/industrial buildings should be limited to 35' in height for fire protection purposes; and
  2. Areas of major commercial activity 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 architectural design; and
  - g. compatibility with existing historic buildings and with the character of historic sites and districts.
3. A pedestrian/equestrian movement plan should be designed for each of the activity centers, which includes connections to surrounding residential and open space areas.
  4. Aspen Park
    - a. The Aspen Park Activity Center should be linked to Meyer's Ranch by pedestrian/bicycle/equestrian trails.
    - b. Commercial buildings on the south side of U.S. 285 should have low heights to protect views in that area.

### GLOSSARY

**Activity Center:** An area of the community where a mix of more intense land uses occurs. An Activity Center may include retail, office, compatible industrial, higher density housing, and cultural and recreational facilities.



An example of design compatible with mountain character

# WATER QUANTITY, WATER QUALITY, & SANITATION

---

*Development in the Conifer/285 Corridor Area will continue to be constrained until the water quality, quantity, and sewage disposal problems have been resolved.*

---

Water quality and quantity and sewage disposal 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 central water system. Sewage is treated either through individual septic tank/leach field systems or central sewage treatment plants. Proper sewage treatment is necessary to avoid contamination of wells, surface water, and underground water resources. Water quality also can be affected by soil erosion.

## GOALS

1. There should be a balance between the availability of water and its use, to ensure that water resources are not depleted.
2. Development in the Conifer/285 Corridor Area should be at a scale consistent with locally available water resources.
3. Water quality should be maintained or improved as new development occurs.

## POLICIES

### A. Outside of Activity Centers

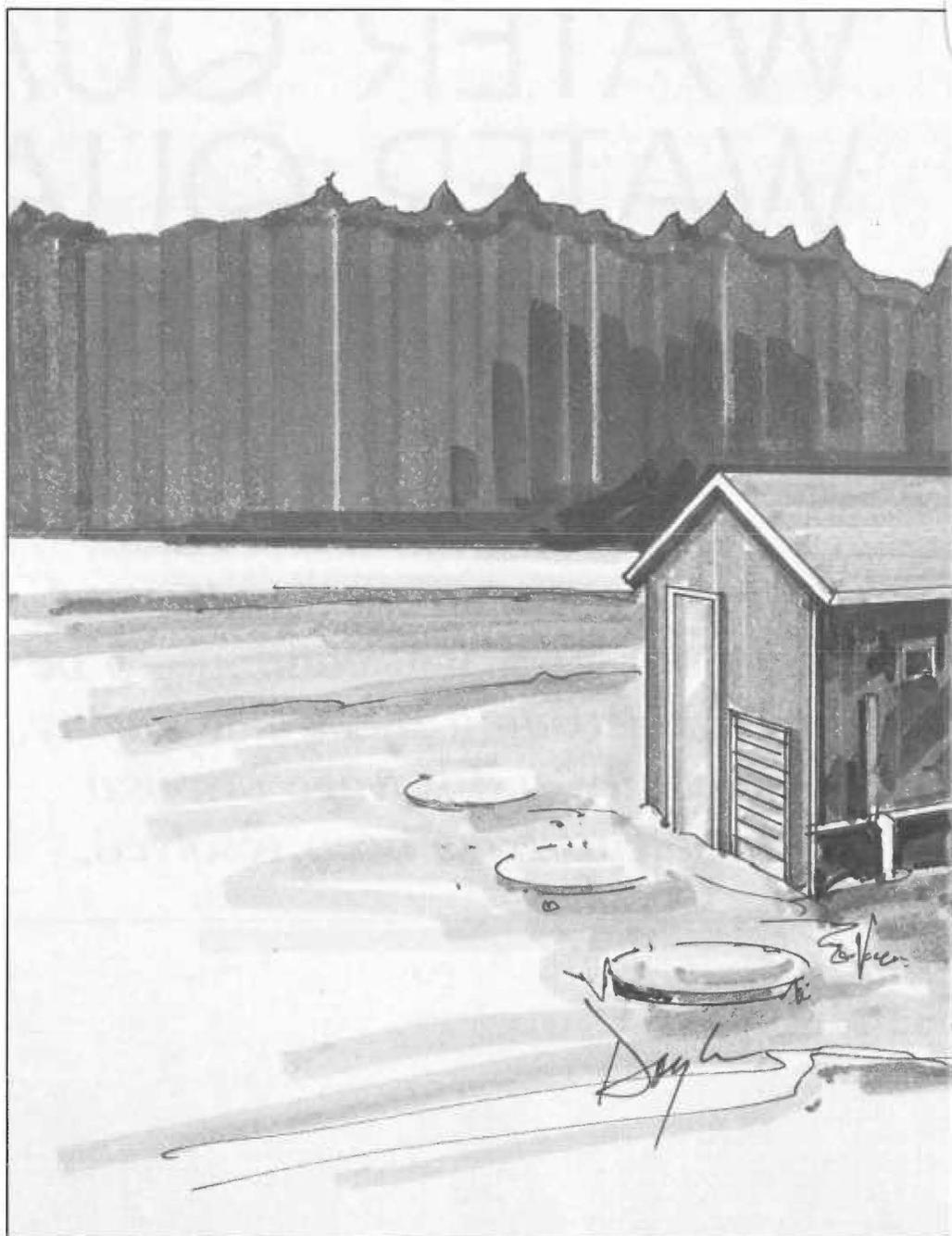
1. The existing groundwater resource should be protected. New or existing development should not be allowed to deplete the existing groundwater supply beyond the ability of the local area to recharge itself.
2. New public water and sanitation districts or public water districts outside of activity centers can be formed under the following conditions.
  - a. Water quality or quantity problems exist that should be mitigated. The boundaries of the new district should be limited to the problem area.
  - b. The new district will facilitate a better site design, i.e., the clustering of housing units might preclude installation of individual wells and septic systems.
  - c. Housing on lots smaller than 5 acres outside of an activity center requires the formation of a new district.
  - d. The preferred water source is a free flowing stream or spring that is both physically and legally available. Well water use should be limited and only used to supplement the preferred renewable water source. Well water usage should not exceed the 298 gallons of water per day that is allowed for 1 single family home on 5 acres. A combination of the two water sources could be used, provided wells are not the sole or primary source of water for the public water and sanitation or public water district. Wells should not be allowed as the sole or primary source of water for a public water and sanitation district, or public water district.
  - e. Public water and sanitation districts or public water districts should not be formed when the intent is to increase housing density over the densities allowed by other policies in the Plan.
3. Individual and private wells should not be allowed where a public water and sanitation district or public water district is formed, be-

cause of the potential depletion of groundwater and the loss of water not recharged to the local area.

4. Where there is an existing public water and sanitation district or public water district, the housing densities recommended in the Housing section of this Plan should be followed.
5. The State Engineer's recommendation that the minimum average lot size should be 5 acres for single family residences has been adopted for this Plan. Water usage per day, per dwelling unit, per 5 acres, is the equivalent of 298 gallons. Nine-

ty percent of this water should be returned to the groundwater table. The size of the lot may vary under the following conditions.

- a. There is a public water and sanitation district or public water district.
- b. Hydrologic evidence is presented that shows an adequate and dependable water supply can be provided.
- c. An assessment of the hydrologic impact on neighboring water users shows that no adverse impact will occur.



*Public water and sanitation facilities are eventually needed in Activity Centers.*

6. The need for a hydrologic assessment for a proposed development will be determined on a case by case basis.
7. Conversion of wells from residential to commercial use should comply with the regulations of the State Division of Water Resources.
8. Sewage treatment facilities should comply with the regulations of the Jefferson County Health Department.
9. A comprehensive study of groundwater quantity and quality should be completed by the State and

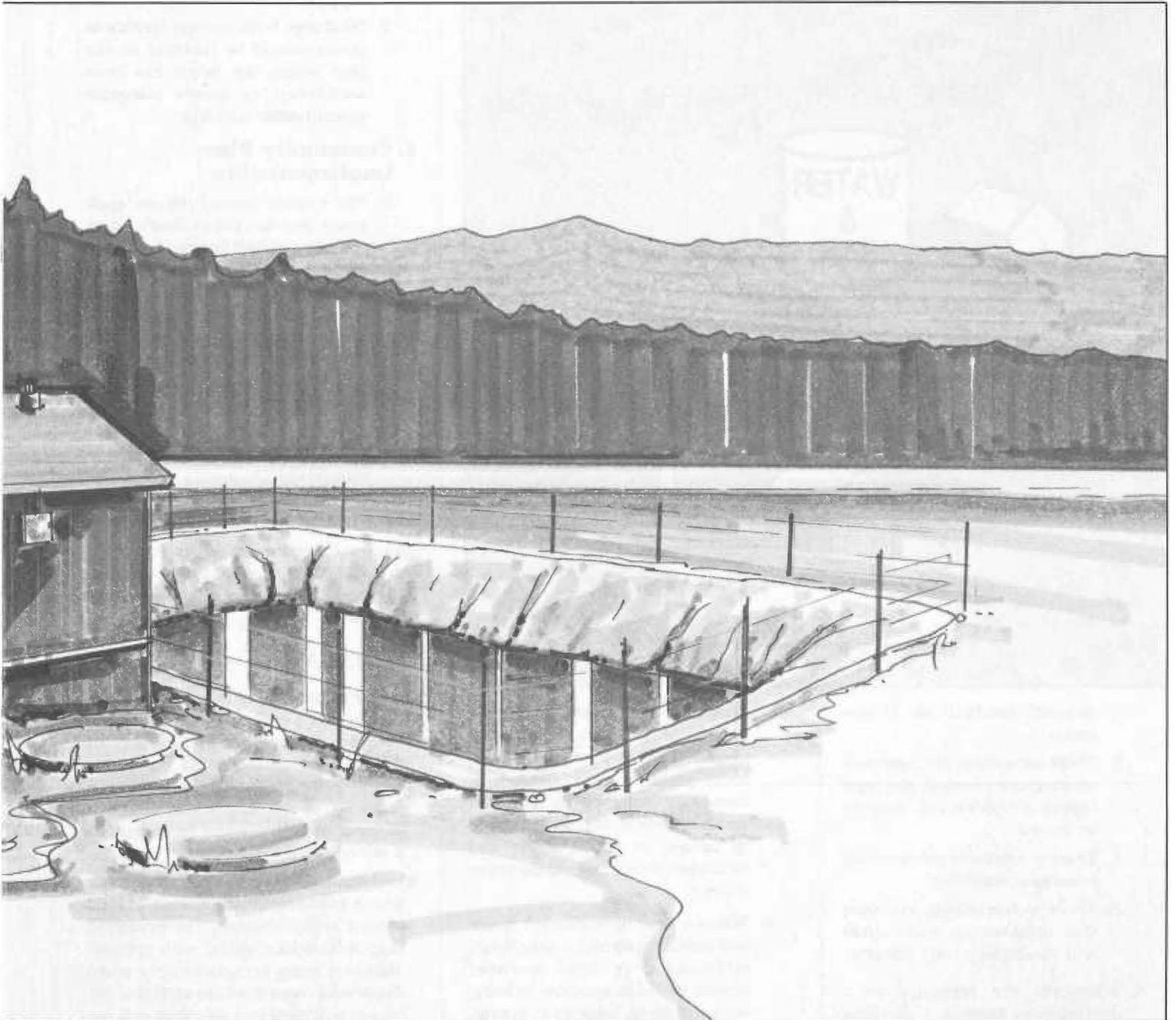
County for as much of the study area as possible. The community should participate in this study.

### **B. Inside Activity Centers**

1. If wells and septic systems are used, development located within an activity center should not exceed the water usage equivalent to 1 dwelling unit per 5 acres, or 298 gallons/day/5 acres.
2. Development within activity centers that requires water in excess of the equivalent of 1 dwelling unit per 5 acres should be served by a public water and sanitation

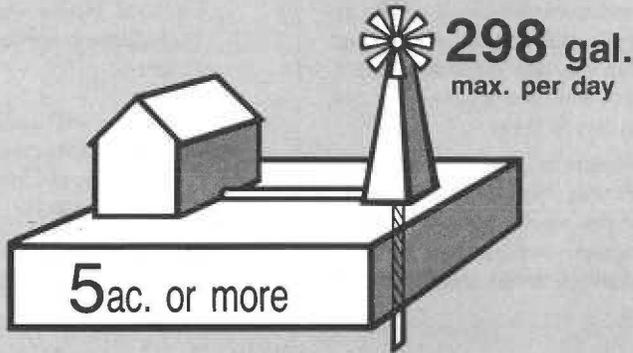
district or public water district.

3. To provide coordinated planning and provision of services, each activity center should have a single management authority that provides water and sanitation services, i.e., one public water and sanitation district versus three or four districts.
4. Expansion of public water and sanitation districts or public water districts should be based on the following criteria.
  - a. The ability to ensure adequate water supply and pressure, meet

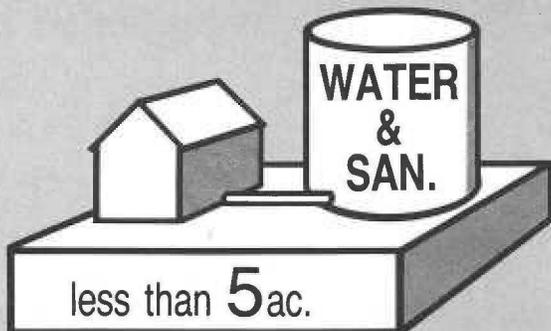


# WATER CONSUMPTION POLICY

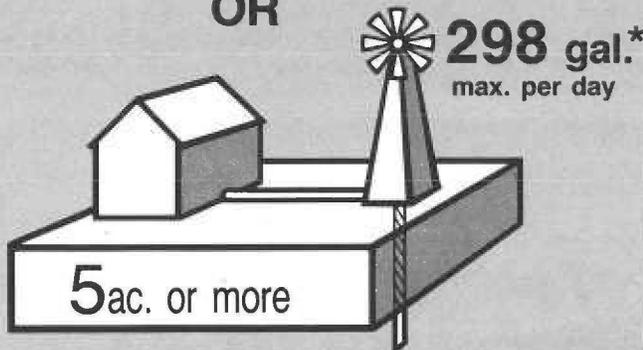
## OUTSIDE ACTIVITY CENTERS



## INSIDE ACTIVITY CENTERS



OR



\*Gallons of water are prorated per acre.

- a. all health standards, etc. in new areas.
- b. There are suitable guarantees of an adequate physical and legal supply of water for all lands to be served.
- c. There is a suitable guarantee of economic feasibility.
- d. There is hydrologic evidence that neighboring water users will not be adversely affected.
5. Whenever the intensity of a development exceeds 1 dwelling unit per 5 acres or the equivalent,

formation or expansion of a water and sanitation 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 activity center, or public water and sanitation district or public water district.

6. When a new or expanded water and sanitation district is to be formed for an activity center, provision should be made to allow existing well and septic systems to remain in use until the property is sold, the

user voluntarily chooses to become part of the district, or the property is phased into the system.

### C. Service Levels

1. Public water and sewage service levels should be maintained and improved when new development occurs.

### D. Sanitation

1. Permits for grey water waste disposal systems should be discouraged, because they could result in a proliferation of wells on lots with insufficient recharge area to maintain the groundwater supply.
2. Discharge from sewage treatment plants should be returned to the area where the water has been withdrawn to ensure adequate groundwater recharge.

### E. Community Plan Implementation

1. The County should inform each water and sanitation district and company of the Community Plan's recommendations. The Plan's recommendations can then be used when a district or company develops plans for construction of new lines or expansion of service areas.
2. The County should require certification that the effluent holding tank has been pumped when property served by these systems is transferred.

### DESIGN GUIDELINES

All sewage treatment facilities, including lagoons, should be effectively screened with vegetation or other natural forms of screening.

### GLOSSARY

**An Adequate Water Supply:** A water supply that is 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.

**Renewable Water Source:** Water for which consumption does not exceed natural replenishment. The preferred source is surface water, with groundwater 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.

# TRANSPORTATION

---

*Preserving the integrity of the community will be an important element in planning a safe and efficient transportation system.*

---

A safe and efficient transportation system can increase mobility for residents in the Conifer/285 Corridor Area community and provide a local road system that unites the community. The competing needs of local residents and travellers through the community should be resolved in a way that preserves the integrity of the community without impeding through traffic.

## **GOAL**

Provide a safe, efficient transportation system that satisfies the demands of through traffic and local residents. This system should provide local road links that foster a sense of community, and the facilities needed to support alternatives to single occupancy vehicle travel, i.e., pedestrian, equestrian, and bicycle paths, park and ride locations, and increased ride-sharing opportunities.

# POLICIES

## A. General

1. The Conifer/285 Corridor Area community should be included in the planning and implementation of transportation improvements from the beginning of the process.
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.
4. Level of Service C should be maintained on feeder roads that carry traffic to U.S. 285.
5. Level of Service D, during peak hours, should be accepted on feeder roads for the first 2 miles off U.S. 285, except for Elk Creek Road, where it is limited to approximately 1 1/2 miles to the south.
6. Road segments more than 2 miles from U.S. 285 and approximately 1 1/2 miles south on Elk Creek Road, should be maintained as 2-lane roads with improvements such as passing lanes, straightening, turning lanes, shoulder widening, etc.
7. When the traffic demand on feeder roads to U.S. 285 approaches Level of Service D, it may be necessary to phase development until road improvements are made ensuring Level of Service C.

## B. U.S. 285

1. U.S. 285 should become a limited access, 4 lane highway from Tiny Town to some distance beyond Pine Junction.
2. The redesign of U.S. 285 should include the following features:
  - a. the improvement of hazardous curves such as the one south of Foxtan Road
  - b. the improvement of sight distance along U.S. 285 at Richmond Hill Road; and
  - c. Intersection improvements at:
    - 1) North Turkey Creek and U.S. 285. The redesign of this intersection should provide for full turning movements without traffic signals;
    - 2) South Turkey Creek and U.S. 285 should be redesigned with full turning movements; one option would be

a parallel service road from South Turkey Creek to Meyer's Parkway.

---

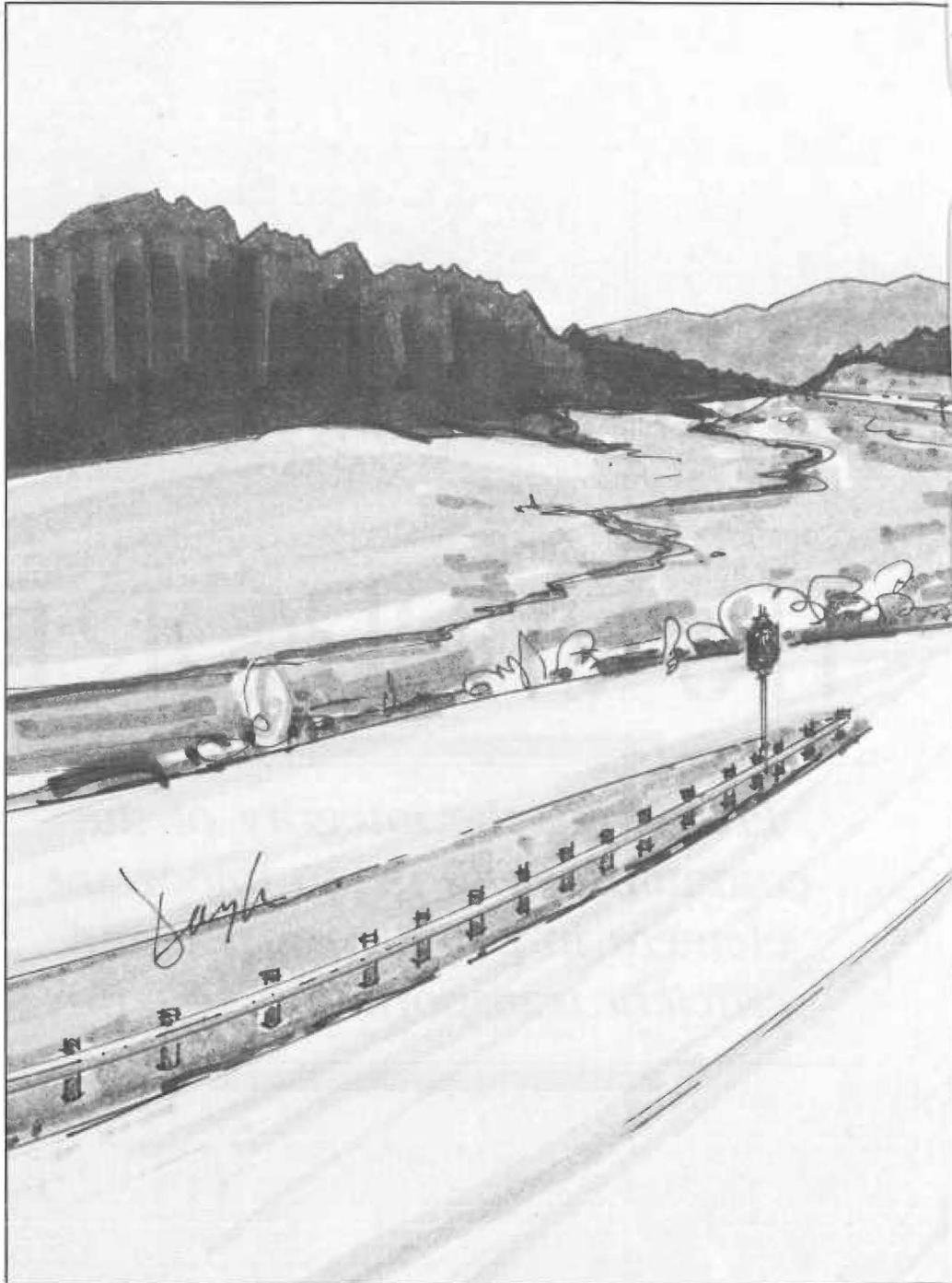
*Public transportation service should be improved.*

---

- 3) Double Header Road and U.S. 285; one option would

be to increase the turning area.

- 4) Kennedy Gulch Road and Foxtan Road at U.S. 285; one option would be to bring Kennedy Gulch and Foxtan Roads together as a single access point onto U.S. 285, with an underpass for Kennedy Gulch Road. A second option would be parallel roads to U.S. 285, connecting Foxtan Road to Pleasant Park Road and Kennedy



A Highway 285 intersection in need of redesign

Gulch Road to Kitty Drive.

5) Richmond Hill Road and U.S. 285; one option would be construction of a left turning lane south onto Richmond Hill Road.

6) Jefferson County Road 73 and Pleasant Park Road at U.S. 285 should be redesigned.

d. At Windy Point, the State Department of Highways' proposed improvement should be

the 50 MPH, 6.7% grade, design option shown on map 15, page 54, Colorado Department of

---

*U.S. 285 should become a 4 lane, limited access highway.*

---

Highways, "Final Environmental Impact Statement Tiny Town

Junction to Foxton Road, FRF 285-4(2)".

e. Pedestrian/bike/equestrian trails should be incorporated into the community's transportation system. See the Open Space and Recreation section for additional information.

### C. Aspen Park Access Plan

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

a. Lowering U.S. 285 as it passes through Aspen Park.

b. Providing access ramps at each end of the lowered highway section.

c. Avoiding the use of traffic signals.

d. Providing overpasses over U.S. 285, or building a platform over the lowered stretch of U.S. 285 and selling rights for development.

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

f. Building a straight link between the Aspen Park north frontage road and Barkley Road.

g. Adding an extra lane, each way, on U.S. 285 between Kennedy Gulch and Foxton Roads. This would mean 6 lanes on U.S. 285 to allow the separation of through traffic from local traffic.

h. Building an overpass at Pleasant Park Road and U.S. 285 at the Conifer Center.

i. Extending the service road north of U.S. 285 easterly to Eagle Cliff Road.

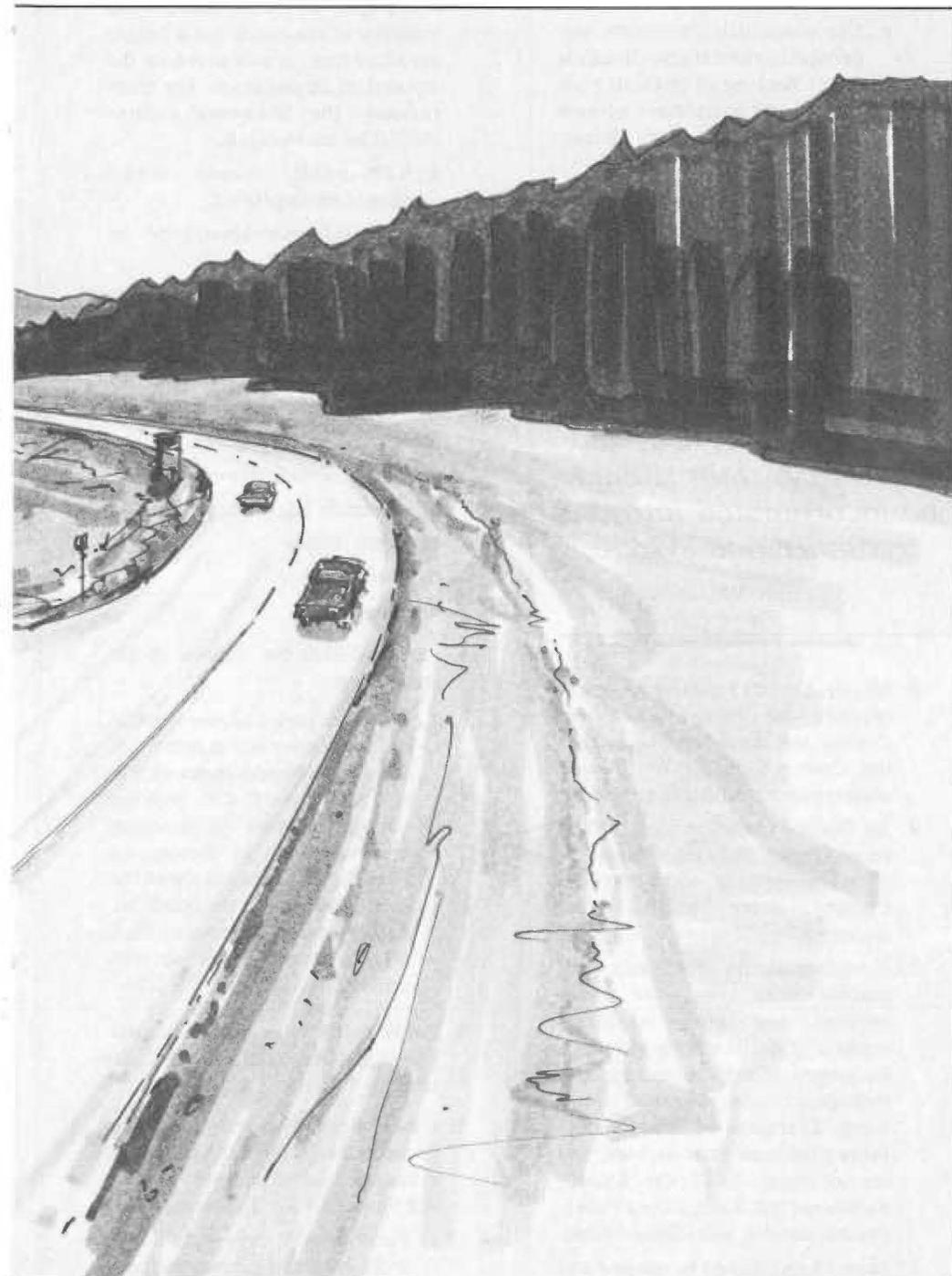
2. The Activity Center maps in the Commercial and Industrial section of this Plan show the recommended road connections for the Aspen Park/Conifer Activity Center.

### D. Aesthetics

1. Berms, raised medians, and landscaping should be used to modify the visual impact of a widened U.S. 285.

### E. Facilities Relocation and Redevelopment

1. The State Highway shops should be



relocated out of the visual foreground.

2. The Jefferson County quarries should be redeveloped.
  - a. The Green Valley Quarry should become a U.S. 285 rest area with public rest rooms and an emergency telephone, or as a RTD Park and Ride site.
  - b. The Pine Junction Quarry should become an RTD Park and Ride site.

## F. Jefferson County Roads

1. Roads within the community, other than U.S. 285, should be 2 lanes.
2. The acceptable Level of Service (LOS) on roads should be LOS C, with LOS D allowed during peak hours for 2 miles off U.S. 285, and approximately 1 1/2 miles south on Elk Creek Road, until the warranted road improvements are made. However, when any segment of a feeder road approaches LOS D, steps should be taken to make the necessary road improvements to maintain LOS C.
3. Developers of new projects should provide studies that demonstrate how the road system can be improved to accommodate their project. They should bear the responsibility for providing improvements, necessitated by their developments, in proportion to the traffic impacts of their project on the community's road system.
4. Road improvements should not be made when the terrain would require extensive engineering that would be exceedingly costly and would degrade the physical environment.
5. Road improvements should be made when a history of accidents and the presence of hazards exist. These safety improvements should include, but are not limited to the following examples:
  - a. Turning lanes
  - b. Passing lanes
  - c. Paving
  - d. Shoulder upgrading
  - e. Realignment of intersections, e.g., changing the Mount Evans Boulevard angle to 90 degrees
  - f. Removing line-of-sight obstacles
  - g. Straightening

- h. Installing guard rails, e.g. the last curve on Jefferson County Road 126 before entering Pine, going East.

6. Development should be phased when the traffic generated by a proposed development will have the following impacts.
  - a. Degrade the level of service below the acceptable LOS C and D on the 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 because of physical constraints and would have adverse impacts on community character.
7. No new subdivisions should be allowed access onto roads that do not meet the Land Development Regulation for radii, grade, drainage, lane widths, etc.

---

*Pedestrian, bicycle, and equestrian trails should be incorporated into the transportation system.*

---

8. All new County roads, or roads accepted by the County, should meet County standards and be within the County's ability to provide maintenance and snow removal.
9. All County roads carrying 200 or more average daily trips should be paved to comply with Jefferson County, State, and Federal standards.
10. A reexamination 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. Examples of roads where these problems exist include, but are not limited to: Elk Creek Road, Richmond Hill Road, Green Valley, Double Header, and Hilldale Pines.
11. Sunset Road should be opened and maintained as a through road.

12. An alternative road to U.S. 285 should be studied when mandated by development pressures.

## G. Access Roads to Two Forks Reservoir

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

## H. Public Transportation

1. Public transportation should be encouraged as a viable alternative to private vehicle travel. It can reduce the number of vehicles using the roads and, in effect, extend the capacity of the roads for a longer period of time, as well as reduce the amount of air pollution. For these reasons, the following actions should be encouraged.
  - a. RTD public transit service should be improved.
  - b. RTD ridership should be increased.
  - c. Additional RTD Park and Ride sites should be provided, and existing sites should be improved.
2. The following potential park and ride sites, listed in order of priority, should be considered.
  - a. Pine Junction
  - b. Mountain High Chapel
  - c. Green Valley
  - d. Tiny Town
  - e. Kings Valley
3. Park and Ride site outside of the Study area:
  - a. A transfer park and ride location should be provided at either U.S. 285 and Colorado Highway 8 or at U.S. 285 and C-470, with bus service to other metropolitan areas as well as Downtown Denver. This location should be coordinated with the South Jefferson County Community Plan, which identifies an activity center at C-470 and U.S. 285.
4. Public telephones should be provided at improved park and ride sites.
5. Other alternatives that should be promoted to reduce the impact of commuter travel include, but are not limited to the following ideas.
  - a. Flexible work days and variable work hours to extend the peak hour travel hours

b. Increased use of car and van pools

**I. Financing Road Improvements**

1. A financial analysis should be done by Jefferson County to determine if additional road monies are required to augment Federal, State, and County road funds. This financial study should include a consideration of impact fees, property taxes, sales taxes, and toll roads to equitably spread the cost of improvements among existing and future users. Large and small developers should pay their fair share. The recurring problem of developers claiming hardship and

being released from road obligations should be rectified.

2. Monies generated for road im-

---

*The community should participate in planning transportation improvements.*

---

provements to mitigate the traffic impacts associated with new development in the Conifer/285

Corridor Area should be earmarked for road improvements in the community.

**DESIGN GUIDELINES**

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

**GLOSSARY**

LOS = Level of Service

ADT = Average Daily Trips

See the accompanying Transportation Levels of Service Chart.

Roads with capacities well below the mountainous category are Elk Creek Road, south of Glen Elk and High Grade Road. These roads should carry minimal traffic.

**TRANSPORTATION LEVELS OF SERVICE On 2 Lane Roads**

Average Daily Traffic

Level of Service

**C**

LEVEL



ROLLING



MOUNTAINOUS



**D**



**E**



Maximum number of trips per level of service

# TRANSPORTATION

## LEGEND



U.S. 285 (4-Lane)



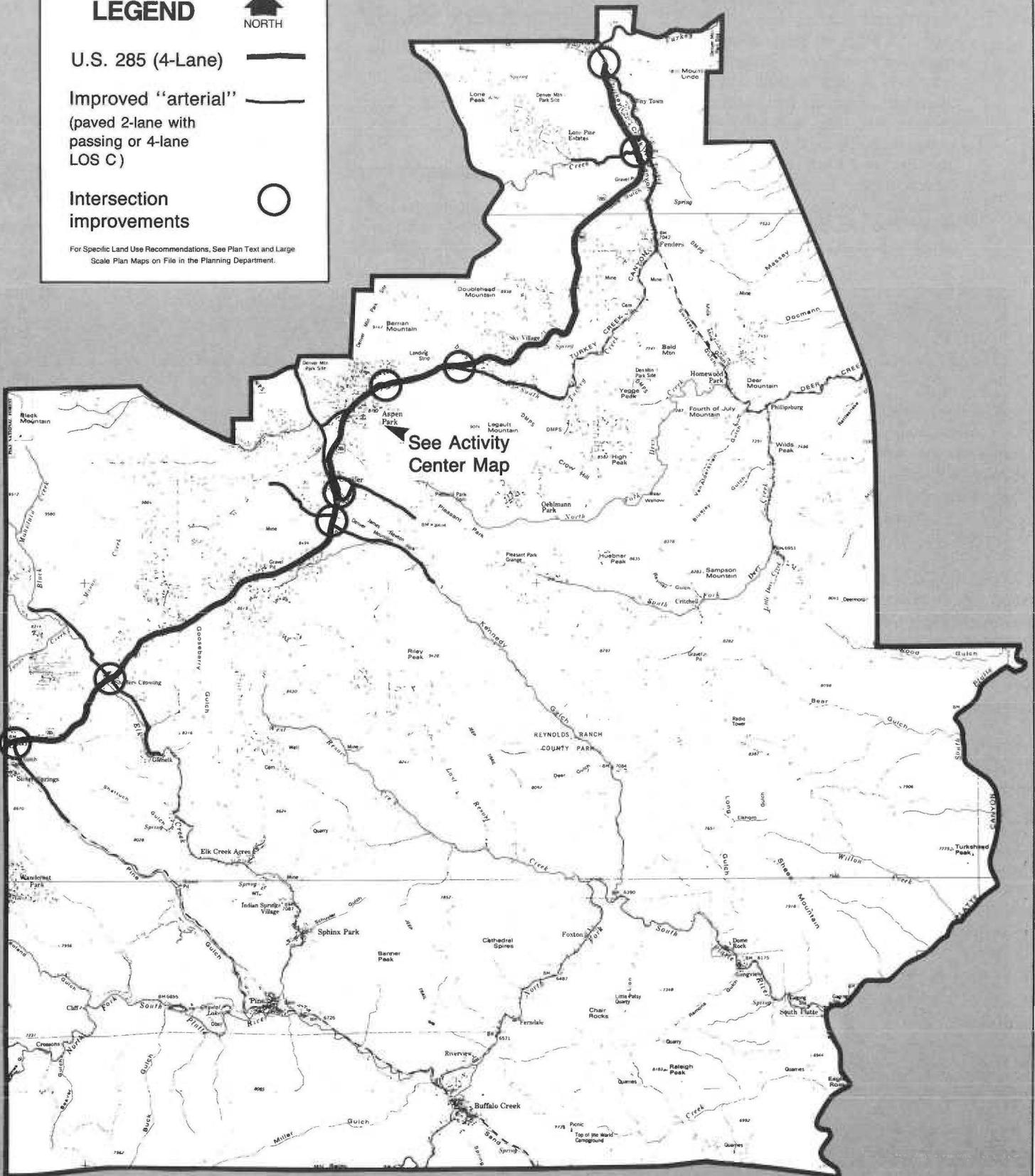
Improved "arterial"  
(paved 2-lane with  
passing or 4-lane  
LOS C)



Intersection  
improvements



For Specific Land Use Recommendations, See Plan Text and Large  
Scale Plan Maps on File in the Planning Department.



# OPEN SPACE & RECREATION

---

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

---

The existence of a large amount of undeveloped land is integral to the overall character of this mountain community. This land includes private holdings, and acreage owned and controlled by a variety of public entities.

As growth occurs in the Conifer/285 Corridor Area, and the Metropolitan Denver area, additional open space will be required to meet the residents' future needs for passive and active recreation.

Securing the land necessary to preserve the open feeling characteristic of this mountain community will require increased coordination between public agencies and private citizens. This could require the creation of new forums, management agreements, or other mechanisms. In addition to enhancing the quality of life, the specific benefits that could accrue from these cooperative arrangements include, but are not limited to:

- a. preserving a maximum amount of open space;
- b. protecting important wildlife habitats;
- c. dispersing recreational opportunities throughout the study area;

- d. preserving view corridors and visual amenities;
- e. contributing to the creation of an open land separation between developments;
- f. maintaining the agricultural and ranching heritage of the community; and
- g. reducing the threat of danger to life and property by avoiding development in natural hazard areas.

## GOAL

Maintain the rural and open space character of the Conifer/285 Corridor Area through a network of public and private open space, trail corridors, and active and passive recreation areas. Since a large percentage of the county's undeveloped land is in this area, as much as possible should be kept as open space through public sector acquisition and sensitive site planning by the private sector.

## POLICIES

### A. General

1. Jefferson County Open Space and national standards for open space acreage per population should not be used to determine the amount of open space needed in the Conifer/285 Corridor Area, because all residents of Jefferson County and the Metropolitan Denver area benefit from the passive and active recreational opportunities that exist in this community. Instead, open space purchases should be based upon regional demand for recreation in the area.
2. There should be improved communication between the governmental agencies and private organizations responsible for buying and managing public land in the Conifer/285 Corridor Area. Improved communication among these groups could result in more efficient management of public lands and a higher level of use. Coordination between these public entities and the Jefferson County Planning Department should facilitate more effective siting of private open space to:
  - a. secure access easements across private property to public land;
  - b. encourage dedication of private land by providing information about open space incentive programs; and

- c. suggest, where appropriate, that the open space required in a development be located to augment any adjacent public land.
3. Active and passive recreational sites should be located throughout the study area to diffuse the impact of growth on any one area. These recreational areas could be located to create a greenbelt that would help preserve the uniqueness of this area, otherwise lost as development in adjacent communities expands.
  4. The areas surrounding and within prospective activity centers and residential areas do not have sufficient open space dedicated to passive recreation. As private land develops, the need could become acute.
  5. The acquisition of open space land should be related to the following planning objectives.
    - a. Maintenance of important visual resources

---

*The community's cultural, historical, agricultural, and ranching heritage is an important community amenity.*

---

- b. Provision of needed recreational opportunities
  - c. Protection of significant wildlife habitats
  - d. Protection of areas subject to significant natural hazards
  - e. Protection of areas having cultural and historical significance
- While these areas are desirable as open space, development should not be precluded if sensitive site planning accommodates these concerns.
6. Public acquisition, management agreements between owners, and private dedication of land are only three of the methods that could be used to increase the amount of undeveloped land.

### B. Public Open Space

1. As much open space as possible

should be secured in the Conifer/285 Corridor Area before it is developed, provided future maintenance can be ensured.

2. Access to public land should be assured when sensitive wildlife habitats, fragile terrain, and unique vegetation are not threatened.
3. Denver Mountain Parks lands in the Conifer/285 Corridor Area are a valuable open space resource that is under-utilized. The City and County of Denver Department of Parks-Recreation has expressed a willingness to develop cooperative agreements with adjacent landowners, making public access to these parks possible. In accord with this, the Jefferson County Open Space Program and Department of Planning should:
  - a. work with the Denver Department of Parks-Recreation to acquire long-term leases for developed Denver Mountain Parks in the area, i.e., Newton Park;
  - b. facilitate open space development and maintenance agreements with developers of adjoining property in exchange for public access;
  - c. ensure that development next to the Denver Mountain Park at the lower end of Turkey Creek preserves the major views of the Metropolitan area, seen from the Park;
  - d. explore means to improve access to Berrian Mountain; and
  - e. facilitate the strategic siting of the open space required for a development to connect or enlarge parks.

### C. Private Open Space

1. Privately held open space could serve many of the needs met by public open space. Owners of private open space should be encouraged to:
  - a. preserve its rural character;
  - b. maintain its visual and scenic quality;
  - c. protect its wildlife habitats;
  - d. use it as a buffer between existing and future developments; and
  - e. use it to provide open land or park experiences within future developments.

2. In addition, private open space should be used to preserve the community's cultural, historical, agricultural, and ranching heritage, which is an important land use and amenity in the community.
3. The present system of land use controls and tax assessment policies is a disincentive to owners of larger, privately owned, and undeveloped lands because it requires that owners annually prove the land qualifies to retain agricultural tax status.
4. The existing State property tax definition of agricultural land should be revised to include additional categories of use to encourage the retention of private open space, i.e., forestry.
5. Privately owned parcels of land that have natural or cultural significance should be protected. One or more of the implementation techniques listed in the acquisition section H could be used. Examples of this acreage are the:
  - Erikson Ranch

- Krough Ranch
- Butterfield Ranch
- Kuehster Ranch

#### D. Trails Network

1. An improved trails network should be developed that provides additional trails for hiking, biking, and equestrian use, and precludes motorized vehicles. These trails should:

---

*An improved  
multipurpose trails  
network should be  
developed.*

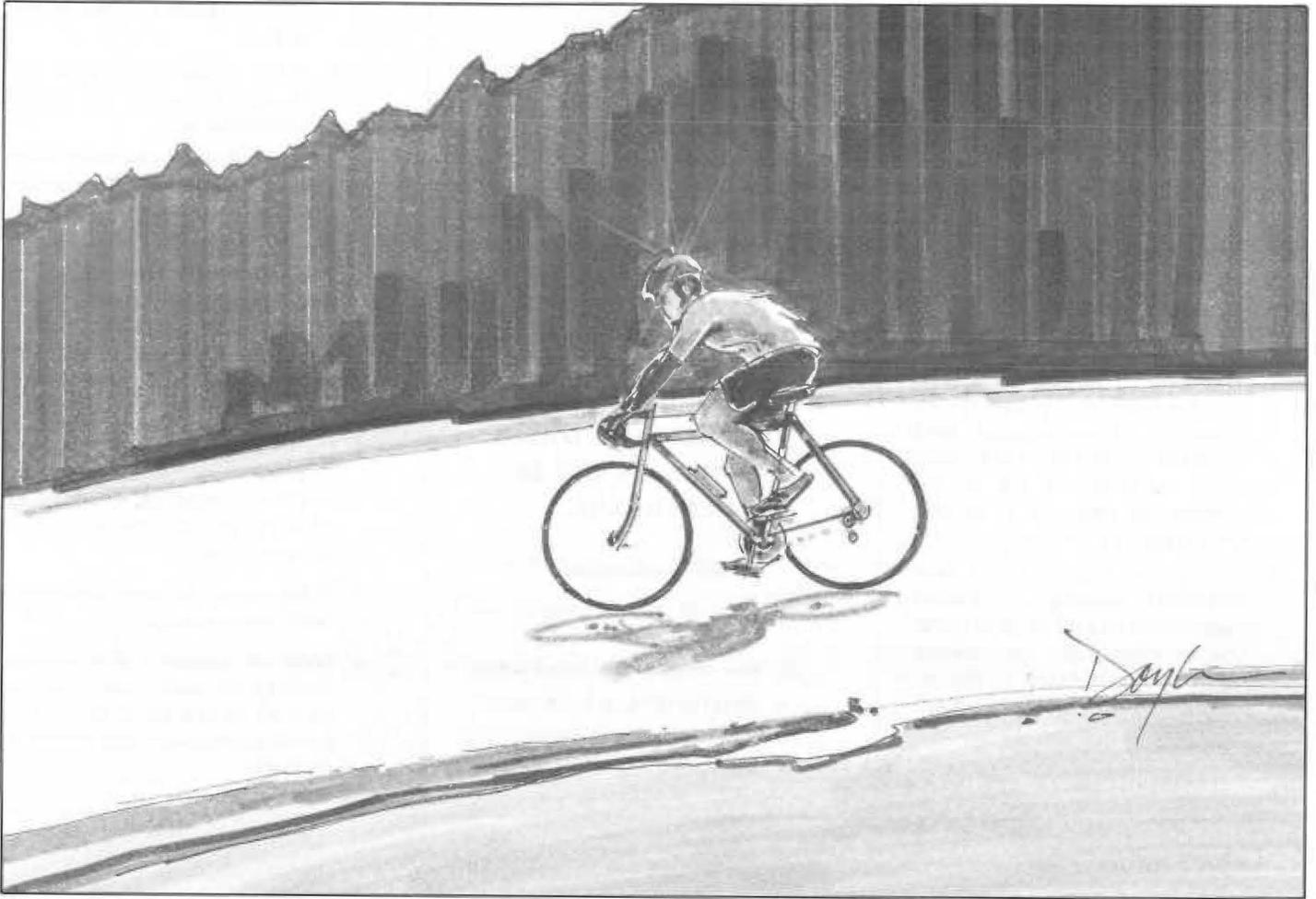
---

- a. vary in length, ascent, and nature experience;
- b. link areas of the community;
- c. traverse diverse landscape;
- d. access views and vistas;
- e. intersect to allow the traveler a

- choice of paths to a destination; and
- f. avoid areas containing endangered species or fragile environments.
2. Public land should be made more accessible when wildlife habitats and fragile natural environment can be protected.
3. Trail corridors should utilize floodplains, public rights-of-way, existing and abandoned utility rights-of-way, leased private property, parks, and public open space.
4. Liability releases, similar to those used by Florida, Georgia, Vermont, and New Hampshire, should be used to remove this obstacle to the creation of trails.
5. Trails should be used to connect open space parcels.
6. Areas of intensive development should have trail connections to areas of natural open space. Safe crossings of major roads should be provided.



*Large ranches can serve as valuable open space.*



The area needs both active and passive recreation.

7. The proposed trail parallel to U.S. 285, from Aspen Park to the proposed Meyer's Ranch playing fields, could use the existing connection under U.S. 285. It should be unpaved and designed for non-motorized use. This trail is shown on the Jefferson County Open Space Program's Master Plan.
8. Jefferson County Open Space should consider funding trail corridors to connect open space parcels.
9. Bike paths should be established along U.S. 285, Turkey Creek, and Deer Creek.

## E. Recreation

### 1. General

- a. Additional passive and active recreational areas should be acquired throughout the area to diffuse the pressure for recreational opportunities as growth occurs.
- b. The focus of the community should be on the natural environment. Therefore, it is important to protect and enhance

open space and natural resources by designing recreational facilities and outdoor multi-use fields to be compatible with their mountain setting.

- c. The area needs multi-use playfields for volleyball, softball, soccer, football, and other sports.

---

### *Additional passive and active recreational areas should be acquired throughout the area.*

---

- d. Recreational uses should be targeted to the needs of community residents.
- ### 2. Passive Recreation
- a. Areas that are appropriate for passive recreation should be identified and acquired.

### 3. Active Recreation

- a. Areas that are appropriate for active recreation should be identified, acquired, and developed to provide additional active recreational sites. The following three areas should be considered.
  - 1) The Crosby property north of the West Jefferson Junior High School and bounded by two Denver Mountain Parks, Evergreen Meadows, and Jefferson County 73. This also could be a site for a new senior high school.
  - 2) The Tiny Town floodplain area.
  - 3) The Sourdough Road area.
- b. Jefferson County Open Space should either acquire or enter into a management agreement for Newton Park with Denver Mountain Park-Recreation Department. This would provide a necessary active recreation site for residents in the area.
- c. School recreational facilities,

especially playgrounds and multi-use fields, should be available for community use to reduce the pressure for the development of additional recreational areas. One example would be multi-use fields adjacent to the proposed R-1 School at Shaeffer's Crossing.

- 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.
- e. On Meyer's Ranch, multi-use fields, parking areas, and rest room facilities should be located outside of the U.S. 285 view corridor. The location currently proposed in the Jefferson County Open Space Program's March 1, 1986 memorandum is acceptable. These fields should not be lighted, and should have public rest room facilities that are designed to be compatible with the surrounding area.
- f. While cooperative agreements with R-1 Schools to use existing active recreational facilities should be of highest priority, the use of Jefferson County Open Space resources should be considered to secure these facilities.

4 Passive and Active Recreation

- a. Areas that should have additional active and passive recrea-

tional opportunities include, but are not limited to:

- 1) The Crosby property of approximately 118 acres. It is bounded by the junior high school, and two Denver Mountain Park Sites; Evergreen Meadows and Jefferson County 73.

The existing jeep trail from Jefferson County 73 could be used for access to the property, to avoid traffic through Evergreen Meadows Subdivision. The area is suitable for an amphitheater, nature studies, multi-sport fields, and a trail system linking the adjacent Denver Mountain Park Sites.

- 2) Pine Valley Ranch
- 3) Newton Park
- b. Beaver Ranch should continue in its present use as a camp facility or be considered for open space purchase.

**F. Two Forks**

- 1. The recommendations related to recreational access points and to the coordination of the development of recreational facilities for Two Forks are included in the Two Forks section of this Plan.

**G. Coordination**

- 1. All of the public 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.

These public entities should cooperate to develop a trails plan for the community and adjacent areas.

- 2. Incentives should be offered to developers for linking private trails to the public trail system, or providing public trail access through their property.

**H. Acquisition**

- 1. Regardless of the amount of open space in the community, new acquisition of open space should be pursued in the future.

Examples of acquisition strategies:

- 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 County Open Space program, private trust, or state parks;
- d. Corporate donations of land that qualifies for appropriate tax benefits; and
- e. Purchase and sellback of land with restrictions, utilizing the matching of open space monies to purchase properties and sellback to another owner with restrictions, e.g., minus the development rights.

**DESIGN GUIDELINES**

The Design Guidelines should be used in siting, designing, and developing passive and active recreation areas and facilities.

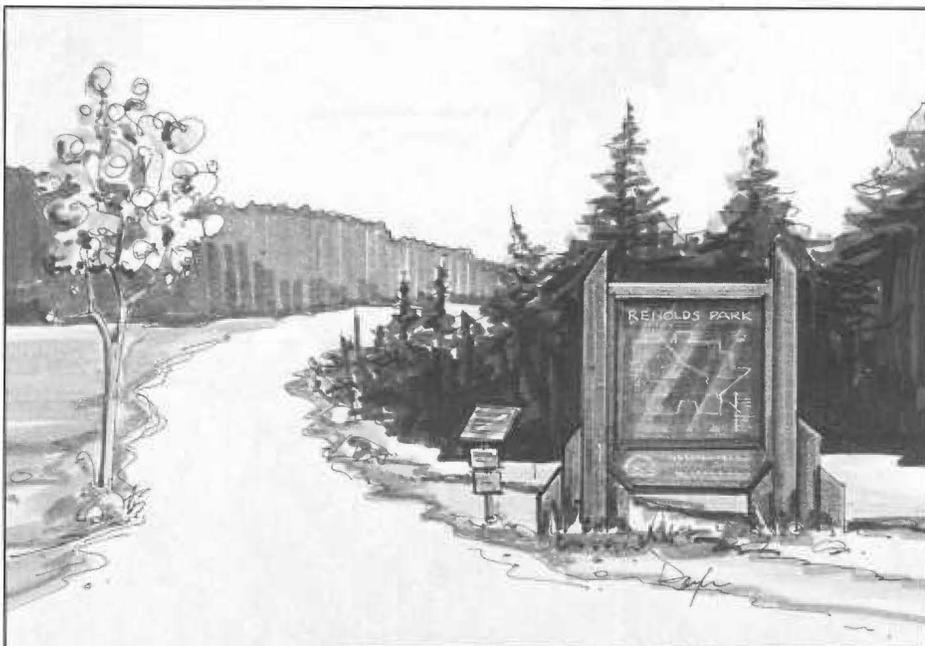
**APPENDIX**

Existing public open space is shown on the General Land Use Summary Map.

**GLOSSARY**

**Passive Recreation:** Recreation which utilizes existing natural resources with minimal impact. Examples are hiking, horseback riding, cross country skiing, bird watching, and biking.

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



County open space—Reynolds Park

# OPEN SPACE PLAN

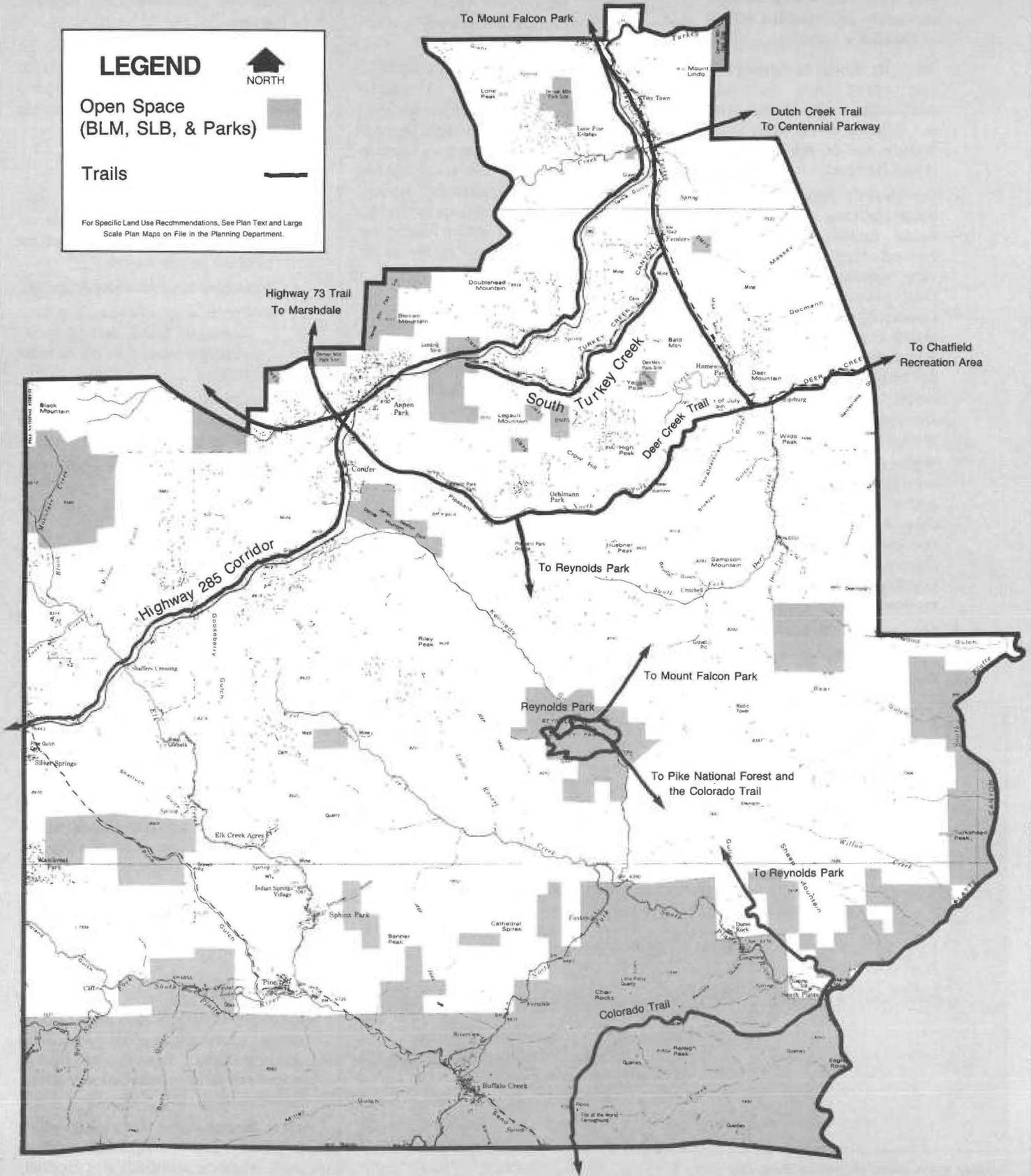
**LEGEND**

Open Space (BLM, SLB, & Parks) 

Trails 

 NORTH

For Specific Land Use Recommendations, See Plan Text and Large Scale Plan Maps on File in the Planning Department.



# WILDLIFE

---

*The presence of wildlife is a treasured community resource.*

---

**W**ildlife provides benefits to human beings and the environment. For humans, wildlife contributes to psychological well-being and provides economic benefits created by hunting and fishing opportunities. Environmental benefits are derived from the contributions of wildlife to the overall health of the ecosystem.

## **GOAL**

Development should accommodate and enhance wildlife needs.

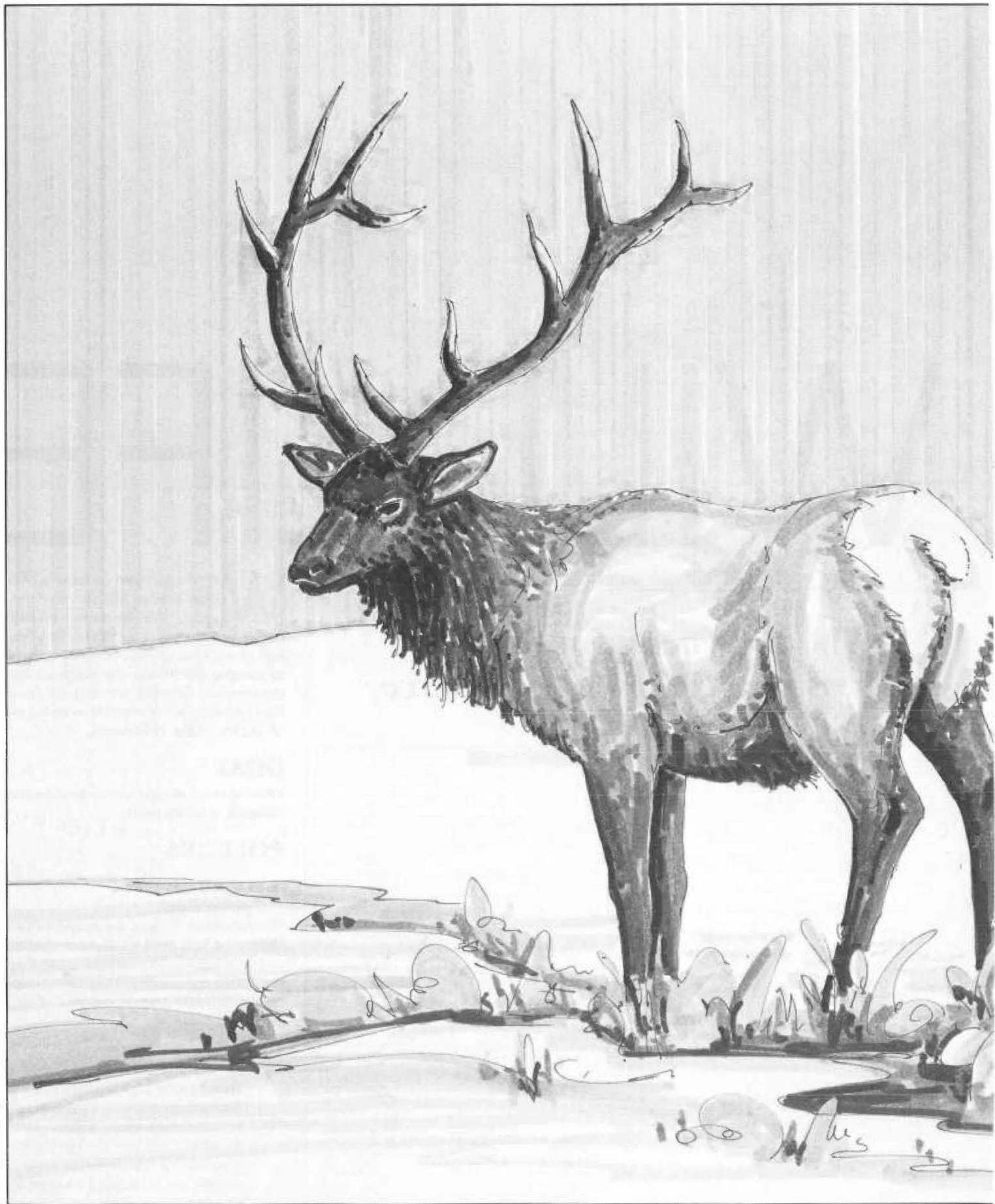
## **POLICIES**

### **A. Wildlife Habitat Protection**

The following density recommendations should be followed to protect wildlife and their habitats in the Conifer/285 Corridor Area community. These are shown on the Wildlife Map at the end of this section.

#### **1. Very High Wildlife Quality**

No development should occur in areas of very high wildlife quality. The density allowed by this Plan's recommendations, (other than Wildlife), and the Design Guidelines may be transferred to another suitable site in the same ownership, i.e., separate parcels can be used, provided they are zoned or platted



*Protecting wildlife habitats is a prime objective of the plan.*



jointly and the separate open space parcel is transferred to the control of a public or private non-profit organization. These areas are:

- a. riparian areas, i.e., land along the banks of a stream or other bodies of water;
- b. elk calving areas;
- c. nesting areas of threatened or endangered species on the Colorado Division of Wildlife list, primarily birds of prey; and
- d. 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 optimum design and siting considerations are implemented, and 1 dwelling unit per 35 acres when minimal or no attention is given to design and siting.

These areas are:

- a. critical deer winter range;
- b. critical elk winter range;
- c. raptor nesting areas;
- d. river otter habitats, South Fork of the South Platte River in Pike National Forest;
- e. meadows;
- f. Bighorn sheep habitat; and
- g. mountain lion habitat.

## 3. Moderate Wildlife Quality

Development density in areas that are moderately susceptible to impacts from development should not exceed 1 dwelling unit per 7 acres when optimum design and siting considerations are implemented, and 1 dwelling unit per 20 acres when minimal or no attention is given to design or siting.

These areas are:

- a. wildlife movement corridors;
- b. annual elk range that is separated from the current normal range, e.g., the two sites on the east edge of the study area;
- c. moderately sensitive areas defined by the Colorado Division of Wildlife.

## 4. Low Wildlife Quality

Development density in areas that generally support wildlife should not exceed 1 dwelling unit per 5 acres when optimum design and siting considerations are implemented, and 1 dwelling unit per 7 acres when minimal or no con-

sideration is given to design or siting. These areas are:

- a. overall deer or elk range, characteristic of the Conifer/285 Corridor Area.

## 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 and Recreation section of this Plan.

## C. Two Forks Reservoir

The wildlife recommendations are included in the Two Forks section of this Plan.

## D. Development Review Process

1. Because wildlife and their habitat change over time, these density recommendations and their significance in the review process may change. Wildlife management practices should reflect the recommendations of this Plan. It should be the responsibility of Jefferson County, in consultation with the Colorado Division of Wildlife, to change 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.

## E. Wildlife Inventory and Habitat Map

1. The Division of Wildlife should be encouraged to complete its inventory of wildlife needs for the area by compiling information on calving and grazing areas, movement corridors, and other critical habitat. In addition, the Division of Wildlife should provide advice on densities and the lot sizes needed to protect wildlife habitat. Both game and nongame species should be considered.

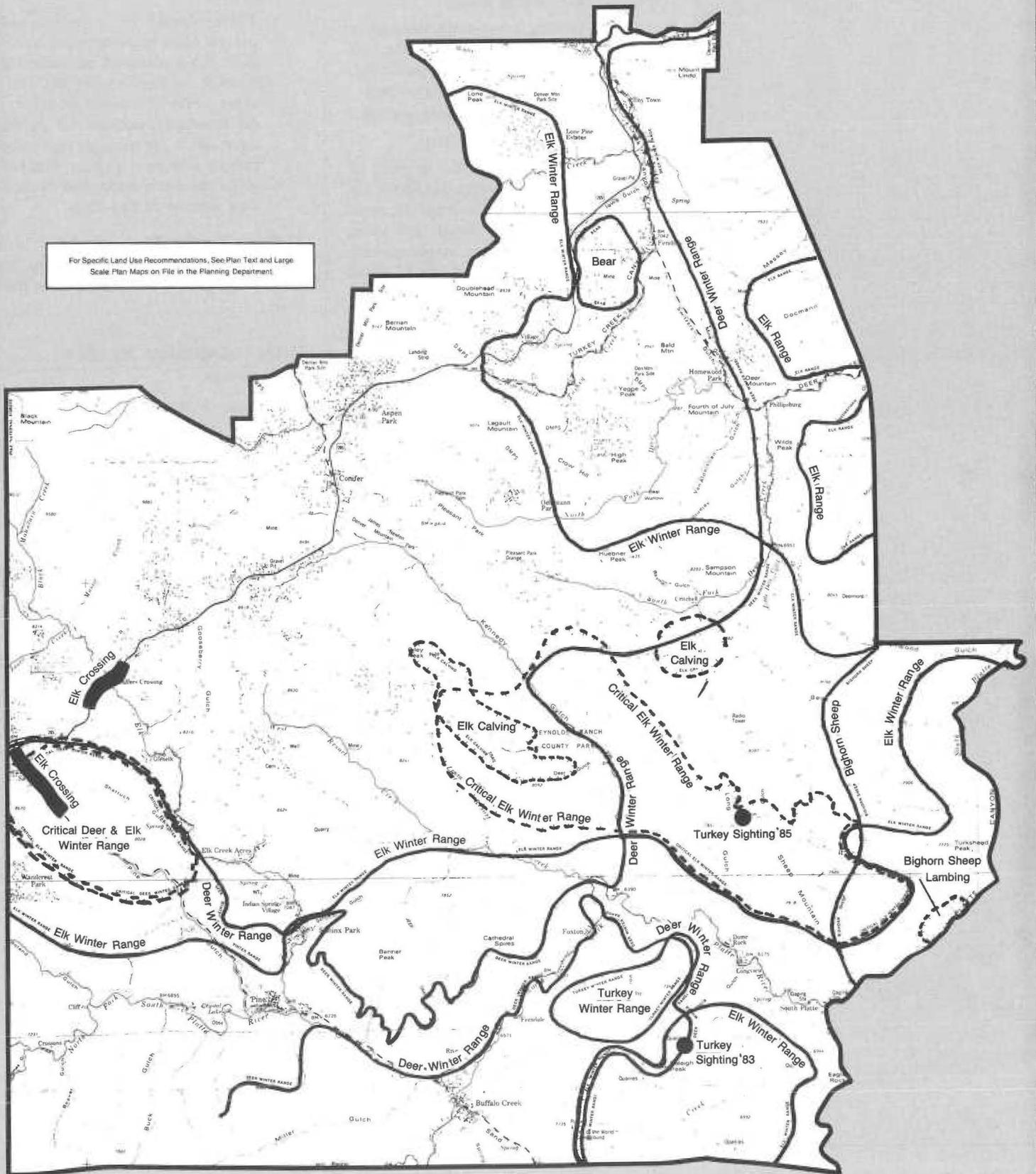
The Wildlife Habitat map is available at the Jefferson County Planning Department.

## DESIGN GUIDELINES

The Design Guidelines for Wildlife should be followed.

# WILDLIFE AREAS

For Specific Land Use Recommendations, See Plan Text and Large Scale Plan Maps on File in the Planning Department.



# VISUAL RESOURCES

---

*The perception of open land 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**

The area's visual resources should be preserved.

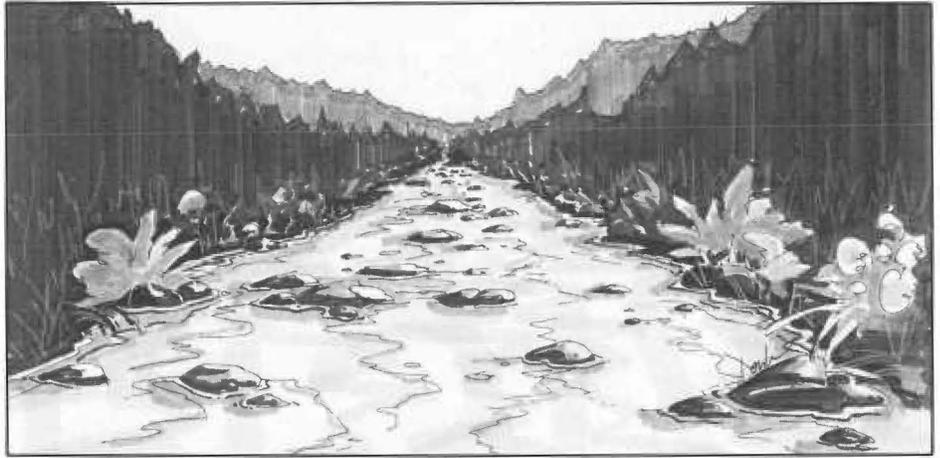
## **POLICIES**

1. Landscapes which have special qualities and are viewed by many people should be preserved.
2. Development in visually sensitive areas should be allowed only if its visual impacts can be adequately mitigated. Visually sensitive areas include:
  - a. view corridors along transportation routes, especially the visual foreground;
  - b. steep slopes;
  - c. prominent ridgelines and peaks; and
  - d. meadows.
3. Structures, roads, and utilities should be sited and designed so that they do not visually dominate the landscape.

4. Development within activity centers should be designed to achieve a visually cohesive appearance, compatible with the character of the area.

## DESIGN GUIDELINES

1. Some of the specific site design concepts which should be followed to protect the visual quality of the community follow.
  - a. Development should be integrated, through its location and design, with the existing natural character, i.e., color, line, texture, and form, of the site.
  - b. 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, and forms.



*Creeks are an important part of the mountain environment.*

*Critical site design  
should be used in  
visually sensitive areas.*



*Development should avoid significant rock outcrops.*

- c. 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.
- d. 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 enhanced.
- e. Measures should be taken to ensure architectural quality, especially when buildings are the visually dominant component of a landscape.
- f. The silhouette effect of structures on prominent ridges should not be allowed.
- g. All disturbed areas should be revegetated.
- h. Lighting which is obtrusive to surrounding areas should be avoided. This includes lighting for parking lots, signs, and security.
- i. To minimize the visual impact of mail boxes, they should be dispersed into small groups and integrated into aesthetically pleasing structures.

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

## GLOSSARY

**The foreground of visual corridor:**  
The area that is usually 1/4 to 1/2 mile from the road.

# AIR, ODOR, & NOISE

---

*The unique qualities of the air, smells, and noises experienced in the mountains are important aspects of living there.*

---

**G**ood air quality is a cherished element of the mountain environment. Future development in the area should not result in significant deterioration of air quality. Proper planning, adherence to State standards regulating wood burning fireplaces and stoves, increased ridesharing, variable work schedules, and improved control of dust pollution are measures that should be encouraged.

## **GOAL**

Protect and enhance air quality.

## **POLICIES**

### **A. Commuting**

1. Commuting by area residents contributes to the Denver Metropolitan area's auto-related air pollution problem. This impact should be reduced by adjusting commuting habits. The following actions should be encouraged.
  - a. Increased use of car and van pools.
  - b. Improved RTD public transit service.
  - c. Increased ridership on RTD.
  - d. Establishment of additional Park

and Ride sites as demand increases.

- f. Provision for a transfer Park and Ride site in the design of the C-470/285 interchange.

## B. 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 have more than 200 Average Daily Trips, in accord with Jefferson County standards.
  - c. Other environmentally sensitive dust control suppression techniques.
2. Fireplaces and stoves, as of 1987, should comply with the new Colorado legislation regulating fireplaces and woodburning stoves. The State and County should encourage the retrofitting of existing fireplaces and stoves to bring them into compliance with the new standards.
3. Other types of air pollution that should be controlled include:
  - a. coal and oil burning emissions;

- b. industrial emissions; and
  - c. vehicle emissions that would result from intense truck traffic serving local industrial operations.
4. The location and density of new development should be sensitive to air currents in the area to avoid smoke pollution.

---

*All forms of pollution associated with man-made development should be minimized.*

---

## C. Air Quality Study

1. A coordinated air quality study should be undertaken by the County, State, and Denver Regional Council of Governments. This study should identify the current status of our air quality and develop a program which maintains or enhances it. The program

should be designed to avoid problems rather than respond to them at a crisis stage.

## D. Odors

1. Odors associated with sewage treatment facilities, industry, 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. Enforcement of odor pollution regulations should be strengthened.

## E. Noise

1. Noise generated by mobile and stationary sources should not be allowed to adversely affect the community and enforcement of the Colorado noise standards should be strengthened.

## DESIGN GUIDELINES

The Design Guidelines should be used when noise, odor, and air pollution impacts are associated with development.

## APPENDIX

A list of the regulatory agencies has been included in the Appendix.



Using bus transportation can reduce air pollution and traffic congestion.

# HAZARDS

---

*Mitigation of hazards in this mountain area is critical to the protection of life and property.*

---

**P**rotection 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 events.

## **POLICIES**

### **A. Geologic Hazards**

Various combinations of geologic conditions are found throughout the study area.

1. No development should be allowed in a high geologic hazard area. These are defined as:

**Slope Failure Complex:** A slope with a combination of hazardous conditions, such as rock falls plus landslides.

**Unstable Slopes:** Slopes that could fail but have not. Construction activity on these slopes may induce failure.

**Subsidence:** The surface collapse of ground over underground mines. Areas of previous mining often contain hazardous conditions such as steep or vertical rock faces of dangerous heights, 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.

2. Structural and nonstructural uses should be permitted in areas where the risk of life and property is extremely low or nonexistent.
3. In an area of either low or moderate hazard, each site should be reviewed and the appropriate site development and Design Guidelines followed.
4. In areas of unstable slopes, structures should be designed to withstand the stress caused by slope conditions, or slopes should be modified to ensure stability.
5. Drainage systems on unstable slopes should be designed so the flow of water improves the slope stability. Unstable slopes are defined as those where problems can be mitigated.
6. The final land forms 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 lower on a slope; and
  - c. aggravation or acceleration of an existing hazardous condition.

## B. Swelling Soils

1. Swelling soils are clay-rich soils which expand when wet and shrink when dry. The County soils maps should be checked to determine if such soils are present on a site. When they are shown to exist, a soil test should be required

and the following policies should be applied.

- a. Structures should be designed to withstand the rising and falling pressures of swelling soils.
- b. Drainage systems in developed areas should be designed to minimize the effects of swelling and shrinking cycles that could aggravate the damage caused by swelling soils.
- c. Landscaping and outdoor watering systems should be designed to minimize the swelling and shrinking cycles that could aggravate the damage caused by swelling soils.

## C. Development Review Process

1. During the development review process all development proposals, whether new development or within platted subdivisions, should be checked to ensure that onsite and adjacent hazards affecting the proposed use are not present, or

---

*Steps should be taken to reduce the risk to life and property in the event of a flood.*

---

that appropriate mitigation measures have been employed. The County should undertake appropriate measures such as mapping, and adopting standards to implement this approach.

2. Development proposals should be denied when the hazard cannot be mitigated, and when the development cannot meet adopted standards.

## D. Floodplain Hazards

1. The Conifer/285 Corridor Area contains a number of areas which are considered to be in a hazardous floodplain. Wherever possible, steps should be taken to reduce the risk to life and property in the event of a flood.
2. The 100-year floodplain identified by the Federal Emergency Management Agency (FEMA) should be

recognized in the Conifer/285 Corridor Area Plan.

3. Jefferson County should incorporate the FEMA requirements into their Floodplain Management Program to enable local residents, and the rest of the County, to benefit from the Federal Flood Insurance Program.
4. Once the County and FEMA floodplain maps and regulations are adopted, the ability to improve or rebuild structures will be limited. Although steps should be taken to protect against flood damage, the overall goal should be to preserve existing structures, if possible, and encourage redevelopment.
5. In the future, only those land uses allowed by the County flood management program or FEMA should be permitted.
6. Any mitigation of the flood hazard should take a natural design approach and not be an engineered structure, i.e., concrete channelization.
7. Within reasonable limits, County inspection is needed for dams under 10 feet that are not regulated by the State. After the Colorado Water Court approves the water impoundment, under 10 feet, the County or a County-designated entity should regulate these dams.
8. The cumulative effect of small impoundment dams along some streams should be examined to determine if this presents a flood hazard.
9. A community floodplain 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
  - b. Design options, e.g., channelization which mimics the natural environment, and configuration, etc.
  - c. Land use options
  - d. Financial options, public and private
  - e. Property value
  - f. Community and County responsibilities

## E. Wildfire Hazards

1. Several forest fuel types may warrant special attention. These fuel types may present serious problems for fire protection on any slope. Often, it is not possible for fire fighters and their equipment to protect property and lives where these fuel types are present. Such fuels include, but are not limited to: Scrub Oak, Lodgepole Pine, and Ponderosa Pine.

### Mitigation of severe fire hazard requires:

- a. fuel modification to provide adequate fuel breaks to protect structures and access;
- b. fuel modification that is maintained over time. Mitigation requires annual maintenance and inspection;
- c. fuels that are not continuous

over or through a site; and

- d. special precautions where sparks from chimneys and autos, and the action of people could increase the occurrence of fire.

---

*Structures should be designed to vent radon gas where needed.*

---

### Residential Lot Sizes

1. Residential lot sizes should be restricted to 1 du/10-35 acres in high wildfire hazard areas.

- a. 10 acres should be the acceptable lot size when the hazard is adequately mitigated to a low hazard level and mitigation is maintained over time.

- b. 35 acres should be the minimum lot size if no mitigation is done.

2. Residential lot sizes should be restricted to 1 du/5-35 acres in moderate wildfire hazard areas.

- a. The acceptable lot size should be 5 acres when the hazard is adequately mitigated to a low hazard level and mitigation is maintained over time.

- b. The minimum lot size should be 35 acres if no mitigation is done.

### General Fire Protection

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



*Floodplains should be kept free of development.*



*Development in thickly forested areas can present fire hazards.*

2. No development should be located in extreme wildfire hazard areas, e.g., fire chimneys and saddles, without special mitigation efforts.
3. New development should be required to provide an adequate water supply for fire fighting purposes.
4. In reviewing development proposals, the wildfire hazard should be determined by the Jefferson County Planning Department, Colorado State Forest Service, and local fire protection entities. Colorado State Forest Service Wildfire

5. Hazard maps and County Wildfire Hazard and Fireline Intensity maps should be used to determine hazard levels, along with site inspections.
5. A procedure for continuous maintenance of fuel reduction programs to prevent reoccurrence of the original wildfire hazard should be established.
6. To further reduce wildfire hazards, active pest management, including the removal of affected trees, should be continuously carried out on public and private lands.
7. Local fire departments should app-

- ly consistent and reasonable standards in issuing prescribed 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. Prescribed burning should comply with health regulations regarding air quality, and fire regulations regarding public safety and welfare.
9. All public thoroughfares and multihome access roads, including driveways, should be designed to

provide proper access for fire protection.

## F. Airport/Heliport/Ultralight Hazards

1. Proposed airport/heliport/ultralight locations should be reviewed on a site by site basis to ensure that noise, lighting, and other undesirable impacts on the surrounding areas are avoided.
2. Proposed sites should meet requirements of the appropriate regulatory agencies.
3. County zoning regulations pertaining to aircraft should be amended to provide for control over the private use of light aircraft, helicopters, and ultralights. Landing sites should be located to ensure that the safety and health of residents is protected.
4. Noise levels should be within the acceptable decibel range set by the state of Colorado.
5. Landing approaches and takeoff patterns should not endanger people or property.

## G. Radiation Hazards

1. While not an extensive problem, there is concern about health endangering amounts of radiation in groundwater, which results from natural radioactive deposits and other sources, i.e., mine tailings.
2. Water used for human consumption should not exceed safe levels of radioactive isotopes.
3. Development in areas having naturally high radioactivity should be designed to avoid the build up of radon gas.
4. All nitrate reports returned to homeowners by the County Health Department should contain an information sheet on groundwater radiation.

## H. Methane Hazards

1. The extent of methane gas generated by abandoned landfills in the study 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 equipped with methane monitors and alarm systems.
  - b. Methane from landfills should

be vented or collected prior to development.

- c. All structures on landfills should be properly vented to prevent methane build-up.
- d. 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.
- e. A permit should be required to demolish or bury material and buildings that may contain asbestos or other toxic and hazardous substances. The operation should be monitored to prevent the occurrence of groundwater and other types of contamination.

---

*The threat of wildfire is a constant hazard faced by mountain area residents.*

---

## I. Toxic Materials and Waste Hazards

1. The generation and disposal of toxic wastes and potentially toxic wastes is a serious concern. However, the extent and nature of such activities in the Conifer/285 Corridor Area Community is currently unknown.
2. The handling, storage, and transportation of all toxic materials and wastes, and potentially toxic materials and wastes should comply with County, State, and Federal regulations.
3. The use or creation of toxic substances by industry should comply with County, State, and Federal regulations. Additional recommendations are in the Commercial and Industrial section of this Plan.

## DESIGN GUIDELINES

The Design Guidelines that apply to hazards should be followed.

## GLOSSARY

**Geologic Hazards:** The natural and man-made conditions which threaten public health, safety, or property such as unstable slopes, rockfall, and swelling soils.

**Floodplain Hazards:** 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.

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

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

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

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

Maps of wildfire hazards have been produced by the Colorado State Forest Service and the Jefferson County Planning Department.

**Methane:** A flammable gas produced by decaying garbage. Location of development over abandoned landfills is a concern because methane gas can build up in structures and create the potential for an explosion.



# HISTORIC & ARCHAEOLOGIC RESOURCES

---

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

---

**T**hese resources provide links to the past, enriching the area's character. The destruction of an important historic or archaeological site is an irreversible loss.

## **GOAL**

Preserve important historic and archaeological resources for their social and economic values.

## **POLICIES**

### **A. Preservation**

1. Allow land uses which preserve and maintain historic resources or as necessary, relocate them to suitable sites for preservation.
2. Development should integrate historically significant structures or sites into site design and development plans.

## B. Inventory

1. An updated inventory of the area's historic and archaeological resources should be completed. This inventory should then be assessed to determine what structures or sites are important to preserve.
2. The appropriate agencies and organizations that should be contacted to identify historic and archaeological sites are: Jefferson County Historical Society, State Historical Society, State Archaeologist, and National Register of Historic Places.

## C. 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. Historical structures such as the Foxton Post Office and the South Platte Hotel could be relocated to this museum.

## D. Working Ranch

1. The area's ranching and agricultural history should be preserved, i.e., a working ranch should be maintained.

## E. Archaeologic Resource Protection

---

*An outdoor museum should be considered.*

---

1. Archaeologic resources should be protected through the preservation of land or the extraction of artifacts before development occurs.

## F. Implementation Techniques

1. The possibility of using tax incen-

tives and conservation zoning to preserve historic resources should be examined.

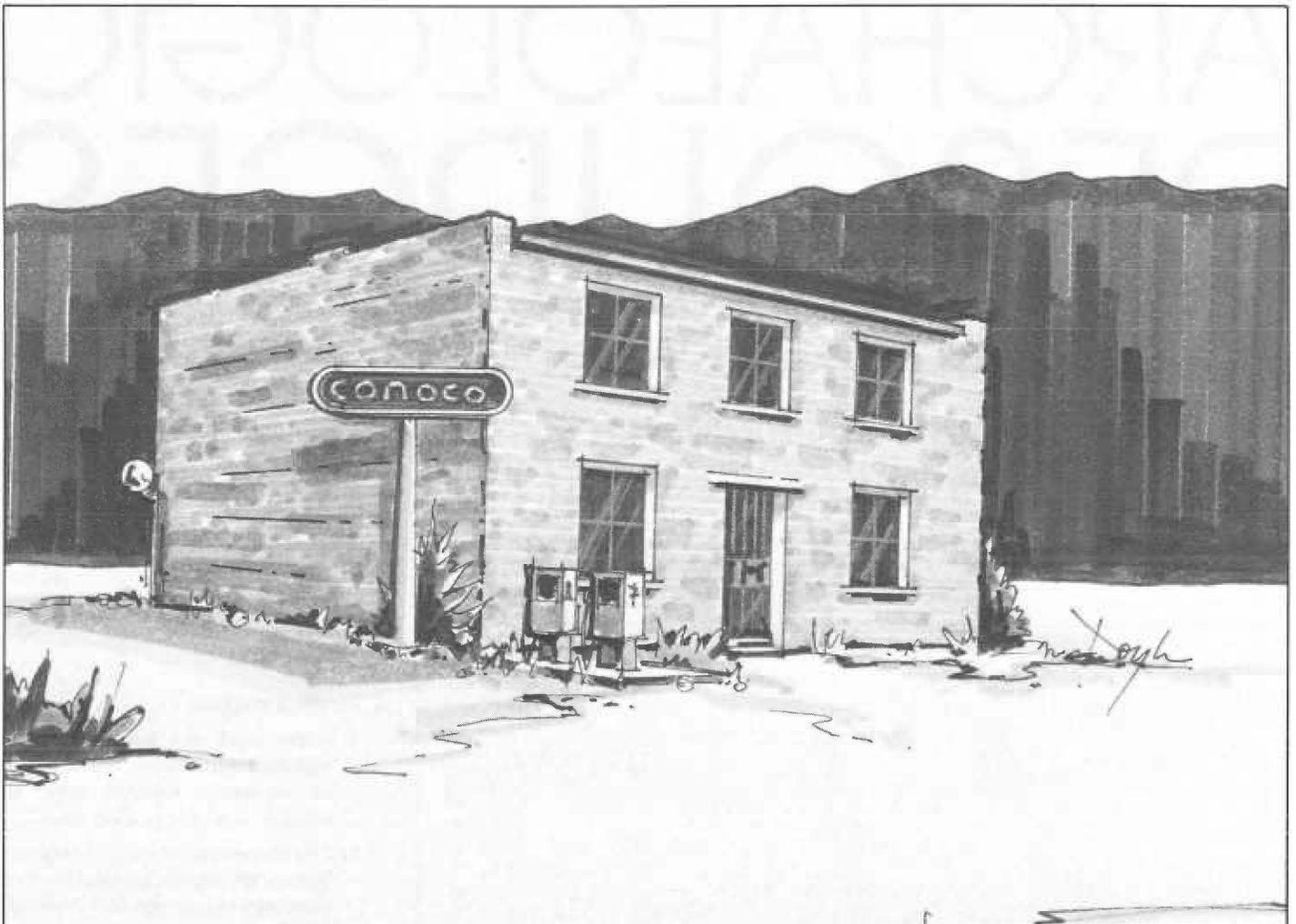
2. Historic and archaeological resources should be considered by Jefferson County Open Space for acquisition.
3. When questions are raised about historic and archaeological resources they should be referred to the appropriate organizations, i.e., the Jefferson County Historical Society, the State Historical Society, and the State Archaeologist.

## DESIGN GUIDELINES

The Design Guidelines for historic and archaeological resources should be followed.

## APPENDIX

An inventory of historic places, sites, and districts, and a list of the organizations and agencies that are responsible for historic and archaeological resources is included in the Appendix.



*Historic structures, such as Greene's store in Buffalo Creek, should be preserved.*



*The South Platte Hotel should be relocated before construction of Two Forks.*



*The Foxton Post Office*

# HISTORIC SITES

## LEGEND



State / Local Interest



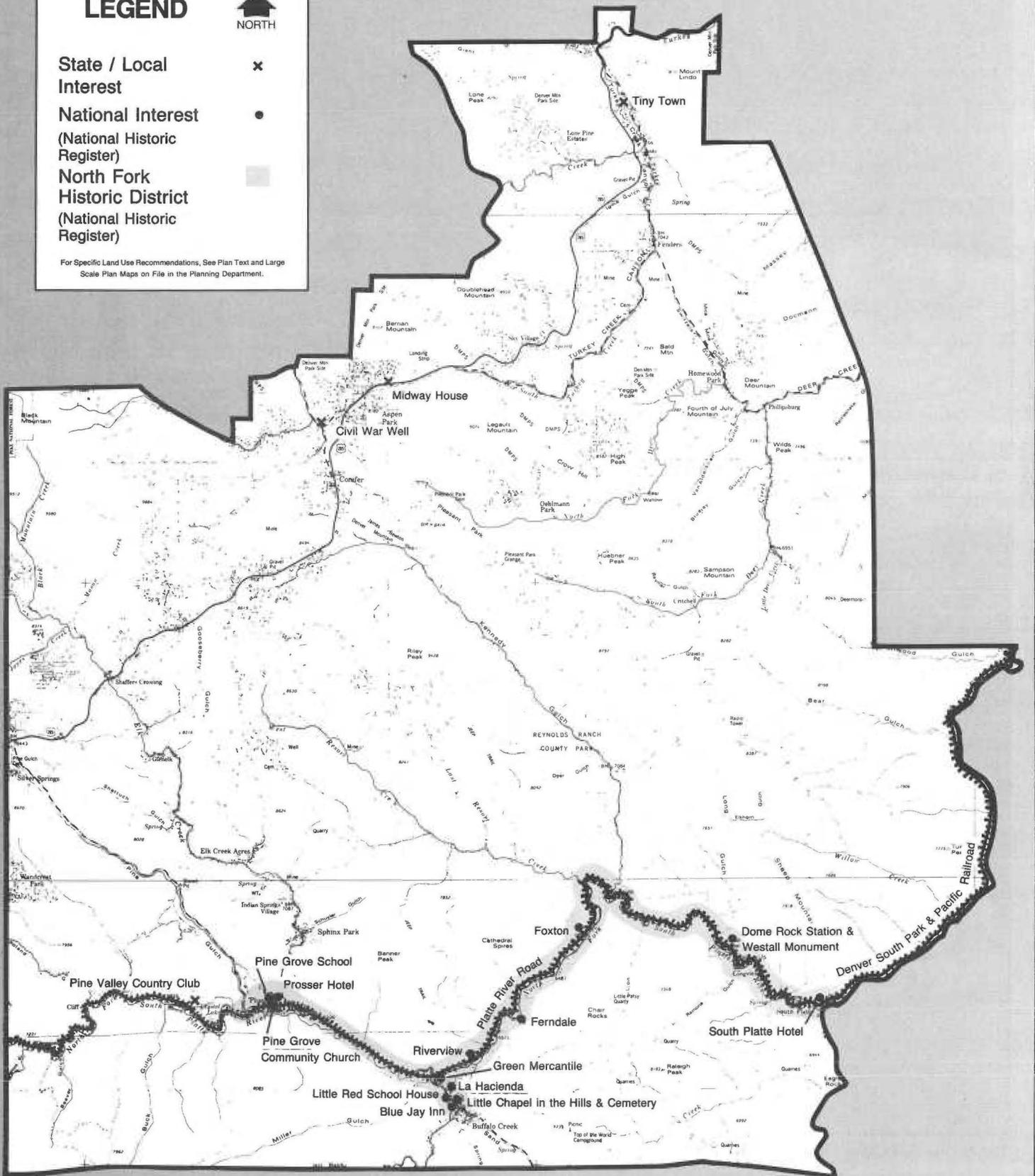
National Interest  
(National Historic Register)



North Fork  
Historic District  
(National Historic Register)



For Specific Land Use Recommendations, See Plan Text and Large Scale Plan Maps on File in the Planning Department.



# PUBLIC FACILITIES, SERVICES, & UTILITIES

---

*The provision of services should be appropriate for this mountain environment.*

---

The perception of the quality of life in a community depends, in part, on the quality of the schools, fire, sheriff 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**

Assure the provision of public services appropriate for the mountain environment of the Conifer/285 Corridor Area.

## **POLICIES**

### **A. 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 area.

## B. Schools

1. Overcrowding, lengthy time and distance commutes for students, and coordination between the community and the Jefferson County R-1 School District are concerns underlying the following recommendations.
  - a. Planning for school locations should continue to be coordinated with the Conifer/285 Corridor Area Community Plan.
  - b. Criteria for school locations should include:
    - 1) reduction of commuting time and distance;
    - 2) facility design that provides for shared use of facilities by the community;
    - 3) facility design that is sensitive to the mountain environment; and
    - 4) continued community involvement in decisions on school facilities.
  - c. New development should share the cost of providing major capital improvements and new school facilities that would be required because of the growth impact of new development.
  - d. 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:
    - 1) phasing development;
    - 2) modifying the project; and
    - 3) changing the project phasing.
  - e. 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.

## C. 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 by



*Adequate fire protection is needed as growth occurs.*

- volunteer personnel in this community.
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 pro-

---

### *Organized fire protection is needed for all development.*

---

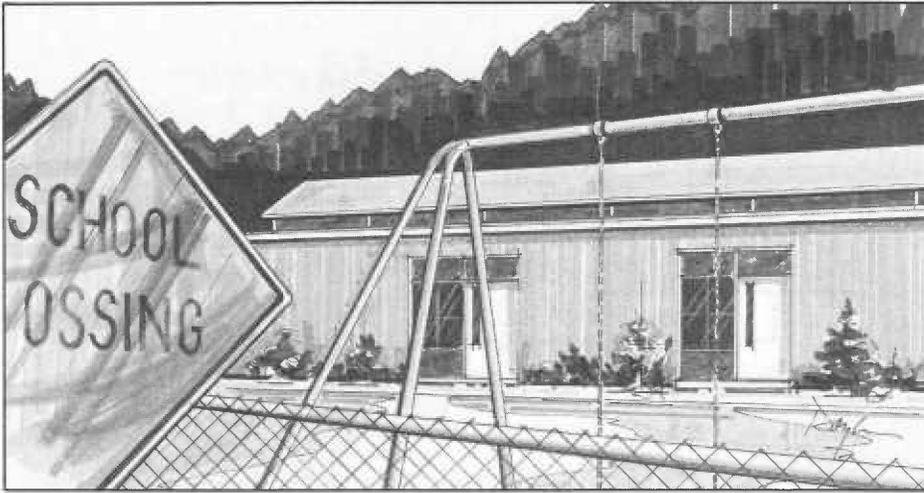
- vided by an organized fire protection entity.
4. Fire protection service for the community should be maintained or improved as new development occurs.
5. Fire district master plans should be considered for inclusion in this Community Plan as they are developed.
6. Intergovernmental agreements on joint responsibility for outlying areas should be adopted to ensure that response time is as short as possible.
7. Agreements should be finalized with the appropriate agencies and governments, prior to development, to ensure that responsibility and funding are defined for the provision of fire protection service on the Two Forks development and Pike Forest area in Jefferson County.
8. Water supply and onsite storage facilities that are adequate for fire protection and inclusion within a

fire district should be required for new development and for exemptions from platting.

9. Fire protection providers should continue to review development proposals and exemptions referred to them by the Jefferson County Planning Department prior to approval of new development and exemptions. This review should include an assessment of the:
  - a. adequacy of the proposed water supply and water storage facilities;
  - b. accessibility, external and internal, to the site for emergency vehicles;
  - c. capacity of the personnel and equipment to serve the development; and
  - d. developer's fire reduction program when the site has a wildfire hazard. The Wildfire section in the Hazards chapter of this Plan has more specific recommendations.
10. The Uniform Building Code should continue to be followed.
11. Street addresses should be prominently displayed near the road, preferably in three inch or larger numerals made of reflective material.
12. Information programs should be established to tell the public about fire prevention techniques and fire protection limitations in the mountain environment.

## D. Emergency and Disaster Services

1. Providing emergency medical and disaster services in the Conifer/285



West Jefferson Elementary School

Corridor Area could become increasingly difficult as growth and development occur. Currently these services are provided by volunteer personnel. As population increases paid personnel may be required. The following recommendations are intended to meet these concerns.

- a. Emergency service levels should be maintained and improved as new growth and development occurs.
- b. Expanded funding sources should be sought to meet the increased demands associated with new growth and development.
- c. The recommendations for emergency and disaster services that pertain to the proposed Two Forks project are in the Two Forks section of this Plan.

### E. Sheriff 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 and expanded as new growth occurs, i.e., a Sheriff's substation may be needed in the Conifer/285 Corridor Area.
  - b. Interagency communication between the Jefferson County Sheriff's Department and the Colorado State Patrol should be

a direct connection, possibly radio, that improves coordination of services and reduces emergency response time.

- c. Street addresses should be prominently displayed near the road to reduce response time. Suggested dimension and materials are in the Fire Protection Recommendation #11.

---

*Services should be maintained and improved as development occurs.*

---

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

### F. Utilities

1. Adequate utility services for existing and future development should be provided.
  - a. Service providers should review rezoning and exemption 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 for the needs of existing and new development.

### G. Community Facilities

1. The demand for community

facilities, e.g., 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 Community 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. A library for the area should be considered when the community has determined its need and has chosen an appropriate location. The status of the land dedicated for a library on Aspen Meadow Drive should be determined. If this dedicated land is not deemed suitable for a library, another public use should be found.
5. Satellite County offices should be established when warranted by growth.

### DESIGN GUIDELINES

All of the Design Guidelines should be considered in planning and designing the facilities needed for public services.

### GLOSSARY

#### Unacceptable school overcrowding:

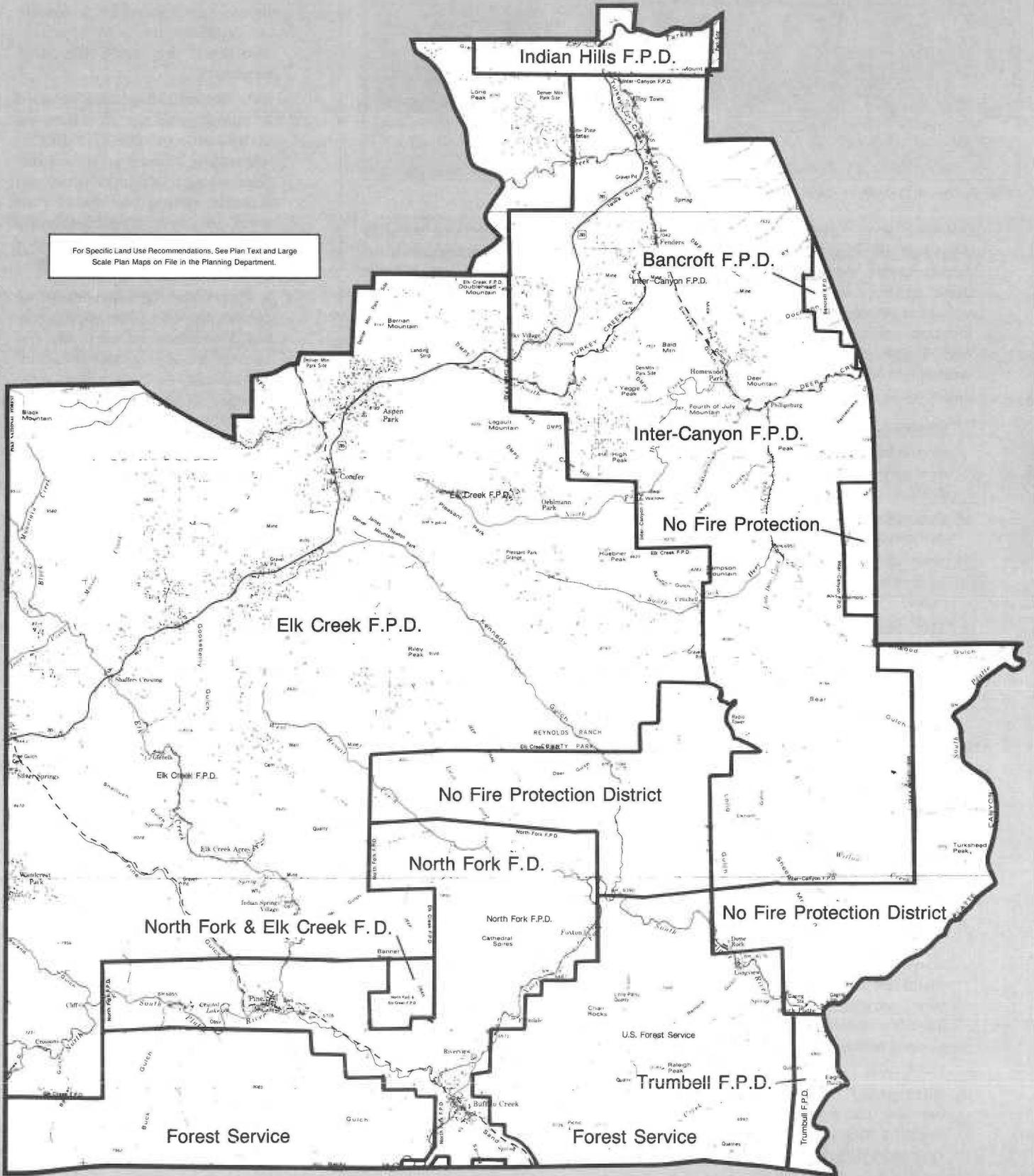
- a. Double sessions
- b. The core facility, e.g., the cafeteria, office, library, nurse, etc., will not support the students as it should, in terms of square feet per student
- c. The core facility is adequate, but temporary facilities lack restrooms or running water and the temporary facility is too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

#### Adequate water supply for fire fighting services:

- a. Water readily accessible to emergency equipment year round
- b. A storage tank or other source that consistently has water available to assist in fire fighting
- c. A source that is suitable for hookup to the local fire service equipment

# FIRE PROTECTION DISTRICTS & DEPARTMENTS

For Specific Land Use Recommendations, See Plan Text and Large Scale Plan Maps on File in the Planning Department.



# TWO FORKS DAM & RESERVOIR

---

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

---

It is recognized that the proposed Two Forks Dam and Reservoir will provide a water storage facility for the metropolitan area. No direct benefits from the project to the Conifer/285 Corridor Area Community are perceived at this time.

The adverse impacts associated with the project that will affect the community can be divided into two categories.

- 1. Impacts requiring mitigation.**
- 2. Impacts requiring compensation.**

Impacts requiring mitigation are those which result in a loss which can be replaced. Examples are replacement of an inundated road or relocation of an historically significant structure.

Impacts requiring compensation are those which result in the loss of an important or unique community value which cannot be replaced, duplicated, or relocated. These losses include:

- the rural mountain character of the area;
- a high quality environment consisting of a scenic canyon, free flowing river, and historic resources; and

- close proximity to recreational opportunities on the South Platte River.

The Conifer/285 Corridor Area Community feels the Two Forks project will result in impacts that require both mitigation and compensation. Possible forms of compensation include, but are not limited to: recreational levels beyond what is lost; assistance and support in creating public water and sanitation districts to serve the Activity Centers; and support for the acceleration of the improvement of U.S. 285 to a 4-lane, limited access facility.

## GOAL

Ensure that adequate mitigation and compensation are provided to offset the adverse impacts and losses associated with the proposed Two Forks Dam and Reservoir that will occur in the Conifer/285 Corridor Area Community.

## POLICIES

### A. General

1. If and when the proposed Two Forks Dam and Reservoir permit is granted, a condition of the permit should be a legally binding instrument, executed by the appropriate governmental, public, quasi-public, and private entities, that specifies the responsibilities for and funding of: services, roads, recreational facilities, mitigation of wildlife, open space, historical, 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 U.S. 285, Jefferson County roads, historic buildings, homes, businesses, recreation, and wildlife habitats;
  - c. the active and passive recreational facilities that will be provided on the Jefferson County side of the proposed reservoir;
  - 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 the reservoir should be provided from the Jefferson County side of the reservoir.
3. When the 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 the sections on Recreation, Wildlife, Historic Buildings and Sites, Roads, Services, Health, and Management.
4. During the mitigation discussions, the Jefferson County negotiator(s) should represent the concerns ex-

---

### *During the mitigation discussion, the areas' concerns should be considered.*

---

pressed in the Conifer/285 Corridor Area Community Plan's Two Forks Dam and Reservoir section. As mitigation negotiations proceed, Jefferson County should consult with representatives from the Conifer/285 Corridor Area Community Advisory Group prior to finalizing agreements.

### B. Recreation

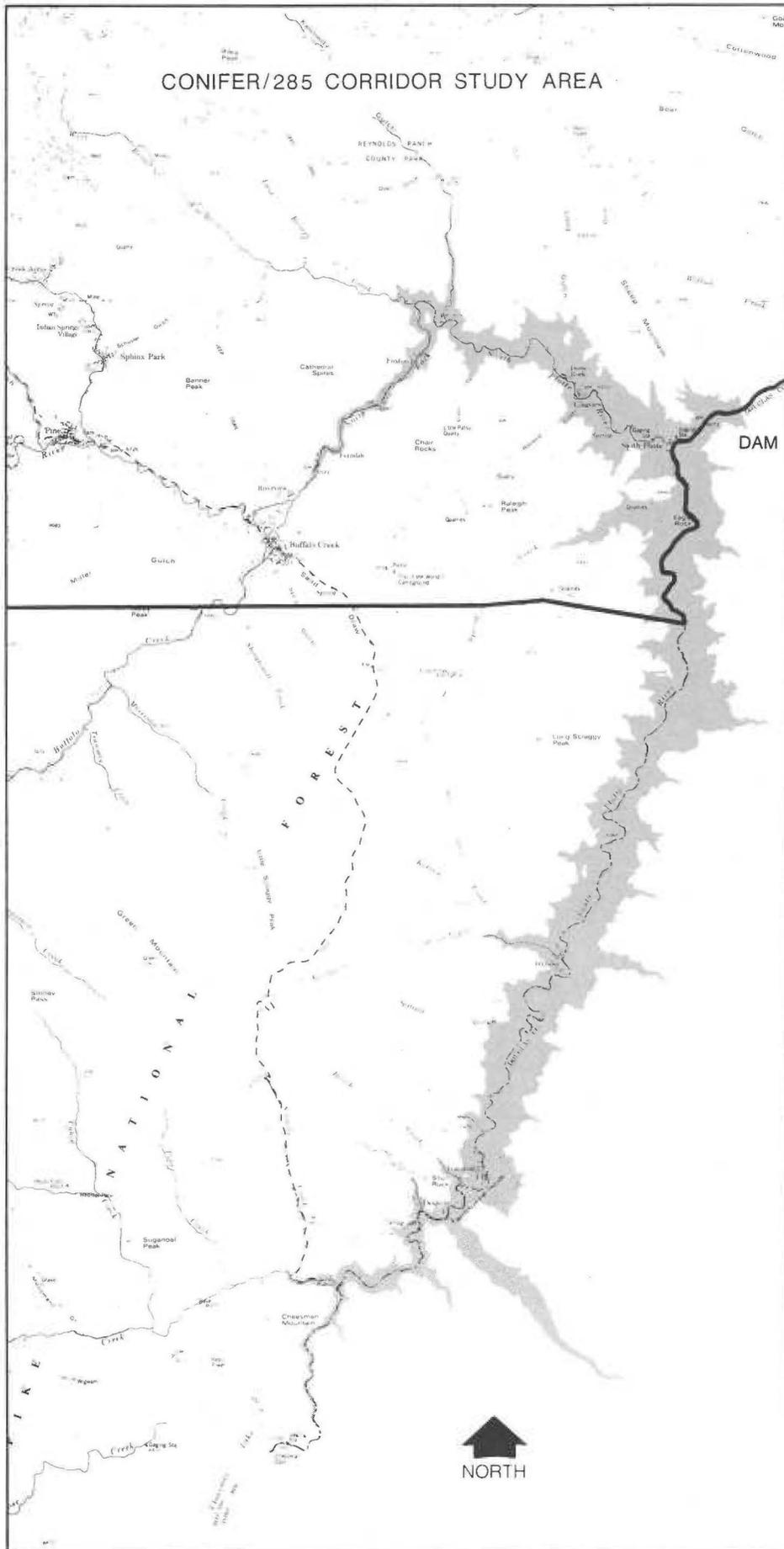
1. Recreational facilities should be provided on the Jefferson County side of the proposed reservoir to replace the recreation which is lost and to compensate for the loss of important and unique community values that cannot be replaced, duplicated, or relocated. For this purpose, the level of recreation should be the maximum level of recreation consistent with physical constraints.
- The Conifer/285 Corridor Area Community does not view recreation as enhancement, but sees it as

compensation for the community's loss of:

- a. the rural mountain character of the area;
- b. a high quality of environment consisting of a scenic canyon, free flowing river, and historic resources; and
- c. close proximity to recreational opportunities on the South Platte River.
- d. 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.

To do this, it may be necessary to control the fluctuation in the water level. Control of water fluctuation would also avoid environmental impacts.

2. Access points to Two Forks recreational areas should be provided on the Jefferson County side of the reservoir.
3. Support facilities for this recreation should include adequate:
  - a. parking areas and access points on the Jefferson County side of the 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 Gold Medal Trout fishing water should be mitigated by providing Gold Medal Trout fishing water with public access in the South Platte River basin, upstream of the proposed 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 the 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



Proposed Two Forks Reservoir

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 the proposed reservoir.
2. Wildlife mitigation should replace important lost and impacted wildlife values that result from the project.

Example:

Construction of the Two Forks project could have severe impacts on the existing Bighorn sheep herd. Reintroduction of a new herd, when construction has been completed, should be considered as a mitigation measure.

3. Appropriate wildlife mitigation should occur in the general vicinity of the Two Forks project, i.e., southern Jefferson County, northwestern Douglas County, and eastern Park County.
4. Development related to Two Forks 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 and Sites

1. The appropriate historic preservation organizations should be consulted to determine which historic structures, e.g., the Foxton Post Office and the South Platte Hotel, would be inundated by the proposed reservoir, and which 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 the proposed Two Forks Reservoir, all access roads should be improved to Jefferson County standards. Examples of the improvements include: paving, passing lanes, shoulder widening, pull offs, etc.
2. Existing roads that would 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 the proposed Two Forks Reservoir and its recreational facilities.
3. Roads should be paved to comply with County and State standards when traffic exceeds 200 Average Daily Trips.
4. Colorado Highway 75 should be connected to Jefferson County Road 97, provided the wildlife impacts can be mitigated.
5. Emergency access roads to the reservoir and recreation area should be provided at locations determined through consultation with the designated providers of emergency and disaster services for the proposed reservoir.
6. Traffic impacts on U.S. 285 associated with the proposed Two Forks project should be identified and mitigated. Where identifiable impacts are indicated, e.g., intersection modifications, they should be remedied. The proponents of Two Forks should work closely with Jefferson County to ensure that the State accelerates improvement of U.S. 285 to a 4-lane, limited access highway, prior to the opening of recreational facilities.

## 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 the proposed reservoir development should be determined prior to the start of construction.

- b. The amount and method of payment for any law enforcement

---

*Important wildlife habitats should be protected and preserved.*

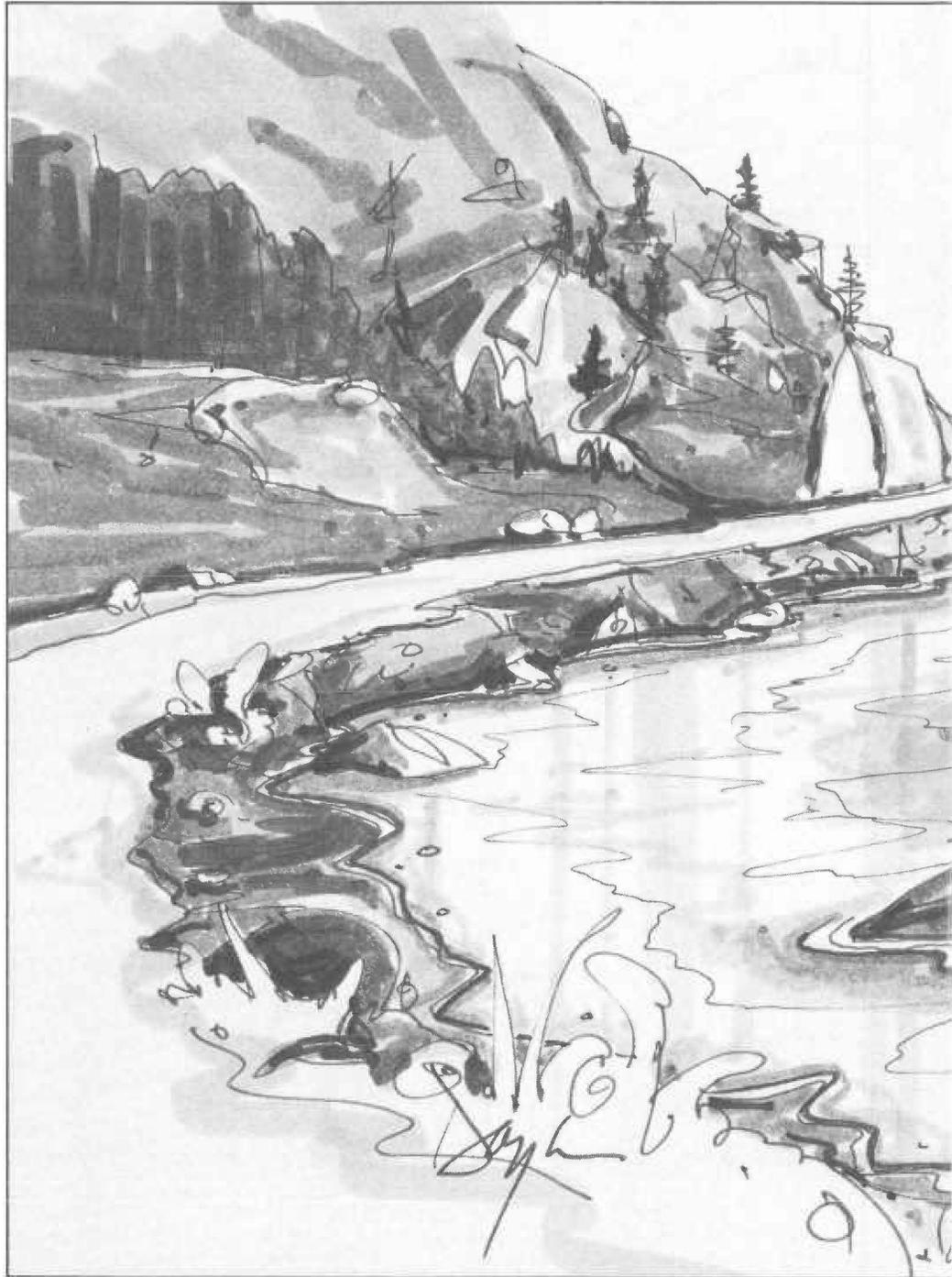
---

services provided by the Jefferson County Sheriff should be resolved prior to the start of

construction on the proposed Two Forks Reservoir.

- c. The responsibility for providing law enforcement on State and Federal lands, included in and adjacent to the proposed Two Forks 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 the proposed Two Forks



*Construction of Two Forks Reservoir will result in the loss of a valued community resource.*

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 the proposed reservoir, especially if the maximum reasonable level of recreation is provided.
- c. Emergency access to and onto

the reservoir should be provided. The designated providers of

---

*Traffic impacts on U.S. 285 should be identified and mitigated.*

---

this service should be involved in deciding where and how emergency access is provided.

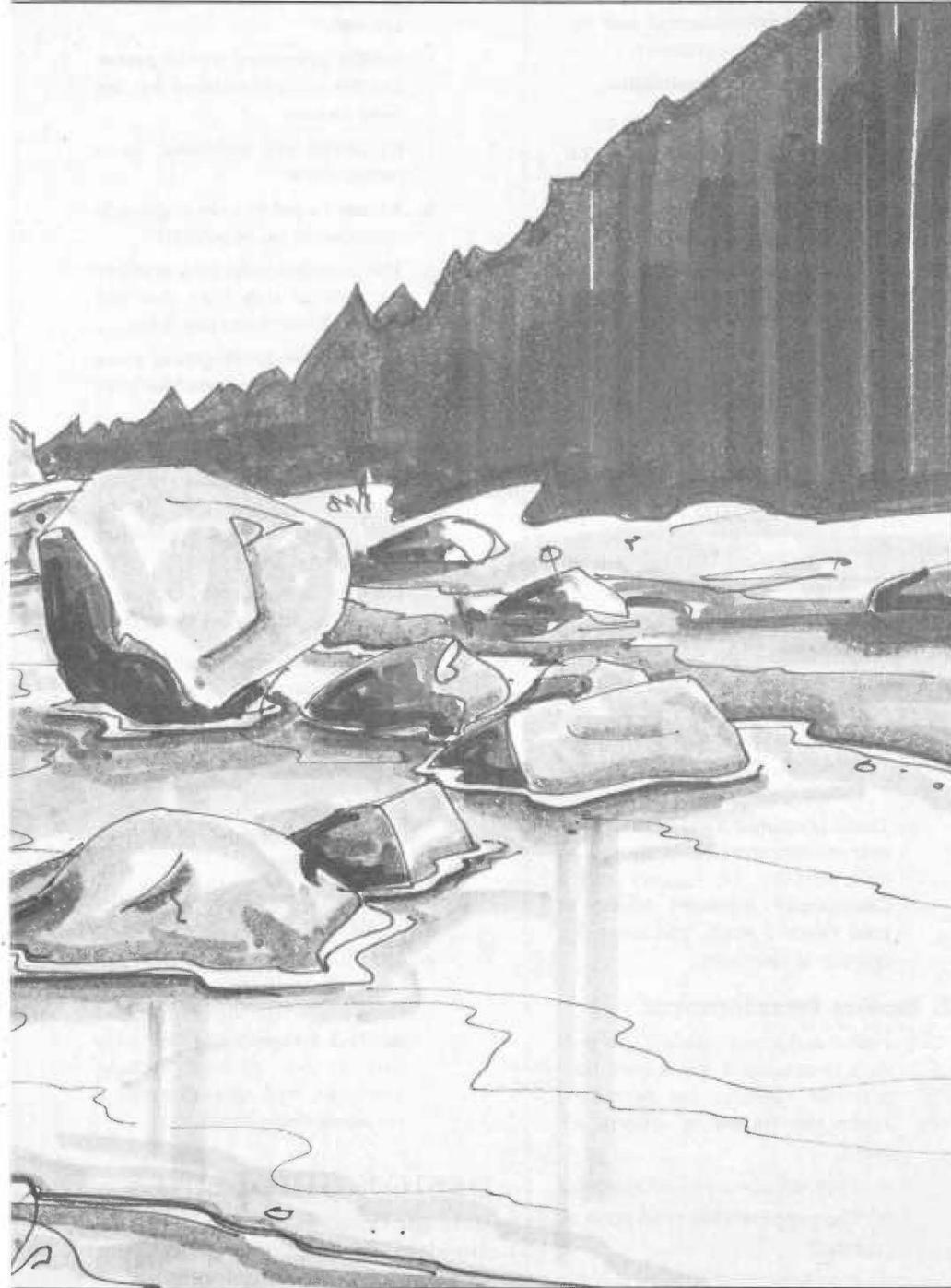
- d. The location, construction, and insurance coverage of helipads required for the evacuation of injured people should be included in the project construction and operational budgets. The designated emergency and disaster service provider(s) should be involved in these decisions.
- e. Responsibility for emergency and disaster services, including water rescue, for the Two Forks development should be finalized before construction on the reservoir begins, to ensure that adequate emergency and disaster services are available.

#### 4. Fire Protection

- a. The responsibility for providing fire protection for the proposed 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 the proposed 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 the proposed Two Forks Reservoir, the following Jefferson County Health Department 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 this project;
  - c. camping and lodging in travel trailers outside of 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 Health Department 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 groundwater 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 residential development, including summer cabins, must meet the Jefferson County Health Department regulations for Individual Sewage Disposal Systems.
  - d. Any permanent recreational roads carrying 200 or more Average Daily Trips 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 the proposed Two Forks Dam and Reservoir. This management arrangement should ensure that the following functions are provided:
  - a. coordination of the planning and development of the proposed reservoir;
  - b. negotiation of the necessary agreements to provide needed services;
  - c. coordination of the development of recreational facilities associated with the proposed 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 the proposed 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 Two Forks management district;
  - 2) intergovernmental and interagency contracts;
  - 3) private concessionaire;
  - 4) U.S. Forest Service;
  - 5) Colorado Division of Parks and Outdoor Recreation; and
  - 6) a special district.
- g. involvement of the Conifer/285

---

### *Development should have a limited impact on the surrounding community.*

---

Corridor Area Community in continuing discussions about the development and management issues related to the proposed reservoir and recreational facilities that will impact the community.

2. These proposed Two Forks Reservoir recommendations should be reviewed by the County and a Community Advisory Group at least every 2 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 development is buffered from the public access road
- e. Private access is provided that meets the requirements of the Transportation and Public Services 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. 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. Onsite commercial activity meets the following criteria:
  - 1) it is directly associated with the resort;
  - 2) it is ancillary to the development;
  - 3) its 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.

# PLAN AMENDMENT PROCESS

Exceptions and amendments to the Plan recommendations may occur at three levels.

## **A. Case by Case**

1. The Planning Commission or the Board of County Commissioners may approve exceptions to the Plan if they find that the original intent and goals of the Plan are met, the proposal is a unique situation, has Planning Department support, and has been evaluated by the community.
2. They may deny the application if they find the proposal does not conform with the Plan's intent and goals.

## **B. Semiannual Plan Review**

If the application is denied under "A"

above, the applicant may request a reconsideration of the Plan's policies by the Planning Commission in a regular 6 month Plan review conducted by the Planning Commission. Based on the number and type of requests, the Planning Commission will decide if a Plan review is warranted.

## **C. Periodic Review by a Community Advisory Group**

This will continue to ensure Plan objectives are still appropriate. This will also serve as a comprehensive overview of any changes that may have taken place. Normally, periodic reviews are conducted every 2 years unless conditions warrant otherwise.

# APPENDIX

The Conifer/285 Corridor Area Community Plan is contained in two documents. Part I: Goals and Policies are presented in this document. Part II: Design Guidelines are contained in a separate document. Both documents are available at the Jefferson County Planning Department.

## ORGANIZATIONS WITH RESPONSIBILITIES IN THE CONIFER/285 CORRIDOR AREA

The following is a list of agencies that have related responsibilities for the issues in this Plan.

### Water Quality and Quantity

Buffalo Park Association  
Colorado Division of Water Resources  
Colorado State Health Department  
Jefferson County Health Department  
Mountain Water and Sanitation District

### Transportation

Colorado Department of Highways  
Colorado Highway Department—District #1  
Jefferson County Department of Highways and Transportation  
Regional Transportation District

### Open Space

Colorado Division of Parks and Outdoor Recreation  
Denver Mountain Parks/Recreation Department  
Department of Agriculture, U.S. Forest Service  
Department of Interior, Bureau of Land Management

Jefferson County Open Space Department

### Wildlife

Colorado Division of Wildlife  
Department of Interior, U.S. Fish and Wildlife Service

### Air, Odor, and Noise.

Environmental Protection Agency  
Colorado Health Department  
Jefferson County Health Department

### Hazard

Colorado Department of Highways  
Colorado Department of Natural Resources—Mined Land Reclamation  
Colorado Geologic Survey  
Colorado Health Department  
Colorado State Forest Service  
Department of Agriculture, U.S. Forest Service  
Environmental Protection Agency  
Federal Aviation Administration  
Federal Emergency Management Agency  
Jefferson County Health Department  
Jefferson Soil Conservation District

### Historical and Archaeologic Resources

National Historic Register  
Colorado Historical Society  
Jefferson County Historical Society

### Public Facilities, Services, and Utilities.

Colorado State Patrol  
Elk Creek Fire District  
Intercanyon Fire District  
Intermountain Rural Electric Association  
Jefferson County Library  
Jefferson County R-1 School District  
Jefferson County Sheriff's Department  
North Fork Volunteer Fire Department

Public Service Company of Colorado  
U.S. West—Mountain Bell

### Two Forks Dam and Reservoir

Department of Agriculture, U.S. Forest Service  
Department of Army, Corps of Engineers  
Denver Water Board  
Metropolitan Water Providers

The following is a list of known historic sites in the Conifer/285 Corridor Area. Archaeologic site identification must be obtained through the Office of the State Archaeologist.

### Historic Sites of Local Interest

Civil War Well  
Crystal Lake  
Midway House  
Pine Valley Country Club  
Tiny Town

### Historic Sites of National Interest

North Fork Historic District—generally, the valley of the North Fork of the Platte River from South Platte to Pine, which contains the following sites:

Blue Jay Inn  
Dome Rock Station  
Ferndale  
Foxton  
Green Merchantile  
La Hacienda  
Little Chapel in the Hills and cemetery  
Little Red School House  
Pine Grove Community Church  
Pine Grove School—Community Center  
Prosser Hotel  
Railroad grade of the Denver South Park and Pacific Railroad through the North Fork of the South Platte River drainage  
Riverview  
South Platte Hotel  
Westall Monument

# NOTES:

A large, empty rectangular box with a thin black border, occupying most of the page below the 'NOTES:' header. It is intended for the user to write their notes.

# NOTES:

---

*Additional maps and technical documentation used in the preparation of the Conifer/285 Corridor Area Community Plan are available at the Jefferson County Planning Department, 700 Jefferson County Parkway, Golden, CO, 80401, telephone no. 278-5800. Examples of the material available include maps of the area's natural features, service district boundaries, roadway levels of service, demographic analysis, and governmental regulations.*

---

The Conifer/285 Corridor Area Community Plan and the Evergreen Design Guidelines were adopted by the Jefferson County Planning Commission as an Interim Plan on November 19, 1986 and as a Final Plan on July 8, 1987.

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

**BEFORE THE PLANNING COMMISSION  
COUNTY OF JEFFERSON STATE OF COLORADO  
RESOLUTION**

**Re: Conifer/285 Corridor Area Community Plan**

WHEREAS, after public hearing, the Jefferson County Planning Commission adopted the Conifer/285 Corridor Area Community Plan on November 19, 1986; and

WHEREAS, the original version of the Plan has been edited for final publication and only minor editorial changes have been made; and

WHEREAS, a public hearing on the revised Conifer/285 Corridor Area Community Plan, attached hereto and incorporated herein as Exhibit "A", was held on the June 24, 1987 at which time this matter was continued for decision on July 8, 1987; and

WHEREAS, based on the evidence, testimony, exhibits, and recommendations of the Conifer/285 Corridor Area Community Advisory Group and the Jefferson County Planning Department, comments of public officials, agencies, and citizens of the County and comments from other interested parties, the Planning Commission finds as follows:

1. That property publication and 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 it is the opinion of the Commission that the revised Conifer/285 Corridor Area Community Plan, including the text dated July 8, 1987, the General Land Use Map dated October 29, 1986 (both attached hereto and incorporated herein as Exhibit "A"), and the Aspen Park/Conifer Activity Center Map and the Pine Junction Activity Center Map (marked Exhibit "B" and maintained in the Jefferson County Planning Department), should be adopted as presented and the Conifer/285 Corridor Area Community Plan adopted November 19, 1986, shall no longer be in effect;
4. That said Plan is in the best interest of the health, safety, welfare, and morals of the citizens of Jefferson County.

NOW, THEREFORE, BE IT RESOLVED that the Conifer/285 Corridor Area Community Plan, including text and maps, as delineated by the above Resolution, 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 the Conifer/285 Corridor Area Community Plan adopted November 19, 1986, be and hereby is rescinded as a component of the Jefferson County Comprehensive Plan.

BE IT FURTHER RESOLVED that said approved Jefferson County Conifer/285 Corridor Area Community Plan be certified to the Board of County Commissioners pursuant to Section 30-28-109, C.R.S., as amended. Commissioner JARRETT seconded the adopted of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner KRAPES	Aye	Commissioner JARRETT	Aye
Commissioner NELSON	Aye	Commissioner AGLER	Aye
Commissioner MALM	Aye		

the Resolution was adopted by unanimous vote of the Planning Commission of the County of Jefferson, State of Colorado.

I, LISA J. VERNON, Executive Secretary of the Jefferson County Planning Commission do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, on July 8, 1987.

  
\_\_\_\_\_  
Lisa J. Vernon, Executive Secretary

**Produced by Jefferson County Planning Department,  
18301 W. Tenth Avenue, Golden, Colorado 80401  
Len Mogno, Planning Director  
September, 1987.**

