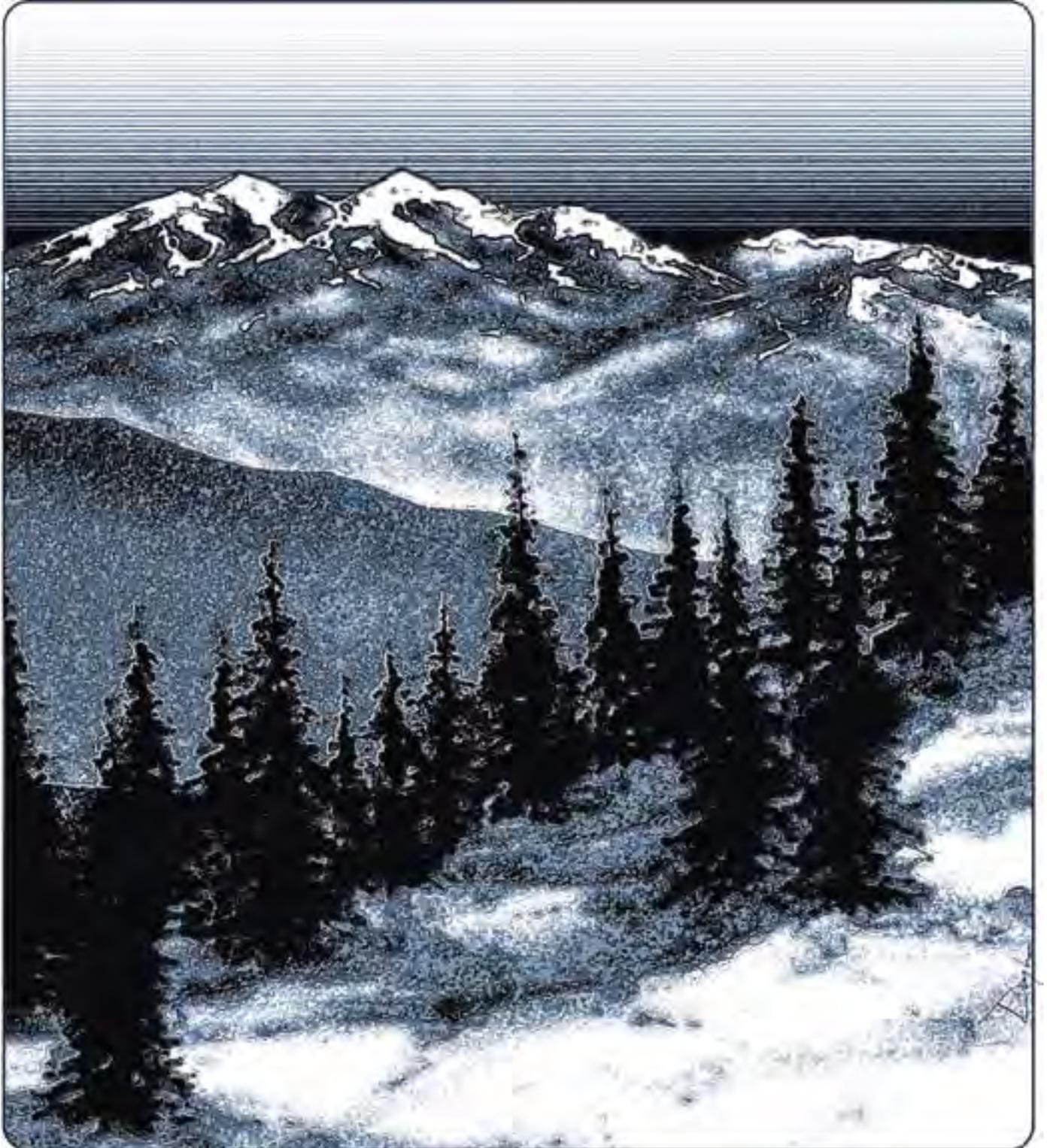


EVERGREEN AREA COMMUNITY PLAN



JEFFERSON COUNTY, COLORADO PLANNING AND ZONING DIVISION

EVERGREEN AREA COMMUNITY PLAN

The *Evergreen Area Community Plan* is contained in two documents. Part I: Goals, Policies, and Implementation (*this document*) and Part II: Design Guidelines (*a separate document*)



Jefferson County Planning Commission

Alan F. Fox, *Chairman*

Lawrence O. Anna, *Vice-Chairman*

Joe Siccardi

Jim Cole

DuWayne Ebertowski

James. L. Allred

James R. Spaanstra

Alan Jones, *Associate Member*

Rick Nelson, *Associate Member*

Jefferson County Board of County Commissioners

Jim Congrove

District No. 1

J. Kevin McCasky

District No. 2

Dave Auburn

District No. 3

The *Evergreen Area Community Plan*, Part I and Part II, was adopted as an interim plan by the Planning Commission on August 25 2004 and as a final plan on October 12 2005.

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

Tim Carl, Director
November 2005

ACKNOWLEDGEMENTS

Starting in April 2002, the Evergreen area citizens worked with Jefferson County staff to update the existing community plan that serves as a guide to future development. Citizens who contributed a significant amount of time attending meetings and giving feedback included: Walt Anderson, Jackie Boldrin, Leo Bradley, Larry Cerillo, Margaret Cross, Scott Deem, Spike Frisbie, Bruce Glenn, Gasper J. Graziano, Tandy Jones, Dan Lincoln, Peter Link, Christopher Lundy, Jerry Mallory, Diane MacMillan, William Bird Mounsey, Sterling Nelson, Rich Olson, Tommy Patterson, Jim Peterson, Sylvia Robertson, Fred Sarrafian, Cathy Shelton, Jim Shelton, Russ Sindt, Dwight Souder, Judith Ward, Bud Weare, Michael Whitehouse, Anne Willhardt, Richard Willhardt, Jean Wilson, Nancy York, Todd York, and numerous other citizens who attended various meetings.

Members of the Jefferson County Planning and Zoning Division who worked on the Plan update include: Janet Bell, Heather Gutherless, Stephanie O'Hara, Kirk Hagaman, and Phyllis Scheneman. Other Planning and Zoning Division staff who made special contributions are: Mike Smyth, Kate Newman, Mark Hearon, and Patrick O'Connell, with Doyle Harrison responsible for publication design.

Other county divisions that contributed to the development of this Plan include Highways and Transportation, Open Space, Road and Bridge, Health and Environment, the Assessor's Office, Emergency Management, the Sheriff's Office, Workforce and Community Development, Weed and Pest Management, and the County Attorney's Office.

A high level of support was given by the Jefferson County Board of County Commissioners, Jefferson County Planning Commission, and those overseeing the project: Patrick Thompson, County Administrator; Dan Brindle, Public Works Director; and Tim Carl, Director of Planning and Zoning.

The following public agencies, commissions and organizations provided valuable assistance and comment:

Brook Forest Water District
 Clear Creek County
 Colorado Division of Water Resources
 Colorado Department of Health
 Colorado Department of Transportation
 Colorado Division of Wildlife
 Colorado Geological Survey
 Colorado Historical Society
 Colorado State Forest Service
 City and County of Denver
 Denver Regional Council of Governments
 Evergreen Fire Protection District
 Evergreen Metropolitan District
 Evergreen Park and Recreation District
 Foothills Fire Protection District
 Intercanyon Fire Protection District
 Intermountain Rural Electric Association (IREA)
 Jefferson County Historical Commission
 Jefferson County R-1 School District
 Jefferson Economic Council
 Lookout Mountain Water District
 Xcel Energy
 Regional Air Quality Council
 Regional Transportation District
 Urban Drainage and Flood Control
 U.S. Army Corps of Engineers
 U.S. Geological Survey

Additionally, many other community groups gave input into this plan including the area homeowners associations, ENABLE, and Trout Unlimited.

Community support for the planning process was provided by the *Canyon Courier* through newspaper coverage that greatly aided dissemination of information to the community. The Evergreen Public Library assisted with the distribution of information to residents and businesses. Public meetings were held at the United Methodist Church of Evergreen, the Evergreen Middle School, and the Evergreen Public Library.

Finally, thanks go to the many residents of the Evergreen Plan area who took time from their busy schedules to attend public meetings and hearings, complete questionnaires, and send letters and emails. Their comments and information strengthened this Plan. 🌲

TABLE OF CONTENTS

	2
History	
	5
Overview	
	8
Air, Odor, Noise, & Light	
	12
Hazards	
	19
Historic, Archaeological, & Paleontological Resources	
	21
Housing	
	26
Open Space, Trails, & Recreation	
	32
Public Facilities, Services, & Utilities	
	35
Retail, Office, Light Industrial, & Activity Centers	
	50
Transportation	
	53
Visual Resources	
	56
Water Quality, Water Quantity, & Sanitation	
	61
Wildlife	
	65
Glossary	
	71
Appendix	
	85
Maps	

HISTORY



The Evergreen area has a rich history that provides valuable insight into the existing land use patterns.

The first visitors to the Bear Creek Basin were from the Arapahoe, Ute, and Cheyenne Indian tribes who sought the protection of the mountain valleys of the Front Range to avoid the severe winters of the plains. The Arapahoe's use of the Basin's maze of feeder streams intensified when they sought safety from the other Plains tribes who had gained dominance by adopting the use of horses. The Indian tribes shared these valleys and streambeds with early explorers and trappers until the mid-1800's, when the first settlers arrived.

John Eberhart is thought to have been the first resident to leave a permanent mark in the area when he built a one-room log cabin west of Lone Peak prior to the Civil War. Others followed John's trail up Turkey Creek to Parmalee Gulch and then up Giant Gulch to the meadowlands along the southeast ridge of Bear Mountain.

By 1859, Thomas C. Bergen had built his first house and had started a way station serving travelers en route to the mining camps along Clear Creek. Bergen's son-in-law, Amos C. Post, soon started a general store on Bear Creek, in what is now Downtown Evergreen. John D. Parmalee arrived in the area in 1860 and by 1866 had started construction on the Turkey Creek Canyon toll road, which connected to the existing Bradford toll road. The Bradford toll road extended from the Pennsylvania House, just east of Morrison. It followed South Turkey Creek to Bradford Junction, near present day Conifer. During the 1859 – 1861 Colorado Gold Rush, Mount Vernon Canyon was developed with a toll road into the Mountains.

In 1868, Antoine F. Roy homesteaded in the upper part of Buffalo Creek. In 1875, D. P. Wilmot settled along the creek that bears his name. By 1870, Samuel Hendershott, John Meyers, and Martin V. Luther homesteaded in the Kittredge area and operated lumber mill sites.

In 1872, John Evans built a wagon road through Bear Creek Canyon from his west Jefferson County ranch to Morrison. The road's bridges were damaged by a flood, and in the 1880s, the road was rebuilt as a toll road.

By 1880, the names of Herzman, Simmons, Berrian, Blakeslee, Clark, Hester, Eden, Ralph, Hager, Schneider, Johnson, and Vezina appeared on area homestead patents.

At the turn of the century, the Matthews family built a ranch house and barn in the Cold Springs area and cultivated hay and raised cattle. Later, the family platted several lots in this area. These were developed with cabins in the 1920s.

These homesteaders, in addition to raising cattle, hay, oats, potatoes, peas, and lettuce, sold posts and poles and operated small sawmills that served both Denver and the mining communities. Logging continued as a companion industry with agriculture in the Bear Creek Basin into the 1950s.

Another major source of employment was the construction and maintenance of ranches and summer homes for Denver families. Jock Spence was hired by Mrs. Mary N. Williams in 1886 and worked ten years building the Homestead, which is now the Hiwan Homestead museum. Before the turn of the century, the families of Bancroft, Blair, Bellamy, Evans, Davis, Dodge, Douglas, and Phipps had started a long tradition of summering in the mountain area.

Also at this time, Stewart's Hotel was converted into an Episcopal Church. The Evergreen Conference Center was established in 1904, and began to attract celebrants from all parts of the nation.

Mountain life changed more rapidly when, in 1911, conversion of the Bear Creek toll road into a highway began with labor supplied by the state penitentiary. In 1912, Denver passed a charter amendment establishing the Denver Mountain Park system that included 27 parks, 24 wilderness sites, 100 miles of road, and park improvements, funded by a 1.75 million dollar appropriation from the Works Progress Administration. It provided a year's work for a thousand men. Bear Creek Canyon became the southern entrance to the Denver Mountain Parks.

The change from the horse and toll roads to cars and highways made it easier for summer residents to get to the Bear Creek Basin. The summer population was ten times larger than the year-round population for the next 40 years. The summer visitors supported the growth of resorts in the area. The Brook Forest Inn, known for its white quartz walls, was built in 1918 by Edwin Welz, Troutdale was started in 1920 by H. E. Sidels, and the Marshdale Lodge was constructed in the 1920s by Dr. William C. Marsh. Lodges also appeared in Lazy Valley and Beaver Brook. The City of Denver opened lodges at Chief Hosa, Echo Lake and Evergreen Lake.

The number of summer residences increased again in the 1920s. The Gates Mansion was built in 1920 as a summer residence, just east of Kittredge. In 1923, George Olinger christened Arrowhead Park, and promoted the development of Indian Hills. Real estate investors recognized the profit potential in selling summer cabins and developed small lot subdivisions for tent sites and cabins. Some of these subdivisions were drawn up by engineers who had never visited the sites, so design often disregarded topography and natural features.¹ Small weekend cabins and tent sites started to dot the hillsides with the platting of Wah Keeney Park, Apache Springs, Wilmot Woods, Hy-Glen Park, Mountain Park Homes, Pearson Addition, Moss Rock, Stanley Park and other early subdivisions. In 1920, Charles M. Kittredge platted the Kittredge area, envisioning it as a trout fishing resort with homes right on Bear Creek. In that same area, George Jarvis Bancroft platted Mountain Meadow Heights in 1925.

Evergreen changed still more when many original structures, which had survived the 1896 Cub Creek flood, burned on November 8, 1926.

The damming of Bear Creek and the flooding of the Dedisse hay meadow occurred in 1927. The lake was intended to be the jewel and crown of the Denver Mountain Park system, and increase the area's recreational attractiveness for regional residents. Rock for the dam was hauled from a quarry up Cub Creek Canyon.

Over the years, as the homesteads enlarged, farming evolved into larger cattle operations. In addition, fox and mink farming became another source of income. Over a dozen fur farms dotted the Lookout Mountain, Genesee, El Rancho, Bergen Park and Beaver Brook areas in the 1930s. The Irving Ritchey Fox Farm, near Ruby Ranch Road, later known as Avery Acres, was one of the largest producing fur farms in the area.

In 1937, U.S. Highway 40 was built by the Civilian Conservation Corps (CCC). It substantially increased auto travel to the mountains, and allowed people to commute to jobs in the city. In the 1940s, the TeePees restaurant was built near present-day El Rancho and catered to auto tourists traveling on U.S. Highway 40.²

Darst Buchanan bought the William Douglas Homestead in 1938. He combined it with other ranches and created the Hiwan Ranch, which stretched from Evergreen to Central City.

World War II and gas rationing brought to a close the era of Bear Creek's tea rooms, dancing at Brewer's by the Lake, stables, and summer camps. The post-war years ushered in a new era of subdivisions, year-round residents, and commuters.

In 1948, El Rancho Restaurant was built by the Jahnke family, and in the 1950s, the new owners converted the upstairs rooms to motel rooms.

D. E. Buchanan and family developed Hiwan Hills in 1947. This started a development push that would see Evergreen quickly grow faster than neighboring villages of Kittredge, Marshdale, and until recently, Bergen Park.

The first plats of Hiwan Hills were accented by the designs and crafting skills of the Woodpeckers, an Evergreen firm



¹ (Cathleen Norman, Reconnaissance Survey Report, 1999-2002 Cultural Resource Survey of Unincorporated Jefferson County, Preservation Publishing, Lakewood, 2002, p. 105)

² (Cathleen Norman, Reconnaissance Survey Report, 1999-2002 Cultural Resource Survey of Unincorporated Jefferson County, Preservation Publishing, Lakewood, 2002, p. 132)

Development – Existing & Build-out

	2000 Estimates	Build-out Based on Zoning	Build-out Based on Plan Low End	Build-out Based on Plan High End	Build-out Based on Plan Average
Population**	21,048	59,900	39,000	54,000	46,200
Housing Units	8,044	19,100	15,000	18,000	16,500
Retail Square Feet	920,730	1,943,600	1,443,000	1,998,000	1,709,400
Office Square Feet	541,330	1,552,100	663,000	918,000	785,400
Industrial Square Feet	195,810	860,802	195,000	270,000	231,000

** Based on 2.6 people per household as estimated by the 2000 Census. Build-out of units and square feet was calculated by applying the recommendations of the plan, including site constraints such as geologic hazards, steep slopes, wildlife habitat, floodplain and other similar criteria spoken to in the Plan.

10-Year Population Projections

	2010	2020	2030	2040	2050
2% Growth Rate	25,660	31,280	38,130	46,480	56,650
3% Growth Rate	28,290	38,130	51,090	59,900	59,900

Between 1990 and 2000 the annual percentage increase was 2.7%.
 • The projections were done by adding a 2% or 3% annual increase to the 2000 population.

that proved there was a market for quality custom homes in the area. Demand for such mountain residences led to a sewer district and an expanded water district that could support the population surge that began in the 1960s.

Interstate 70, constructed in 1969, provided easy access for people to commute to jobs in Denver.

In 1969, the Evergreen Park and Recreation District formed, to accommodate the recreational needs of this community. In 1972, the Evergreen Recreation Center near the Evergreen High School was constructed. The Evergreen Lake House was built in 1993, near the warming huts originally built next to the lake in the 1930's. And in 2003, the District opened a new Recreation Center in the Bergen Park area.

In the 70 years from 1900 to 1970, more than 1,600 people moved into the Evergreen area. From 1970 to 1980, another 10,000 people arrived, and still another 5,190 people became residents from 1980 to 1985. Since the period 1985 to 2000, an additional 3,000 people have moved into the area.

This surge of development in the mountain area came at a time when the growth rate in Jefferson County was one of the highest in the nation. Residents in the unincorporated area of the county voiced increasing concern over the need to revise the county's process for reviewing land use changes. The problems and pressures arising from this quick growth have become extreme in the foothills and mountains, where topography acts as a constraint on development.

The goals, policies, and implementation strategies included in this Plan are responses to historic trends and the community's desires for the future.

Community Character

Today the Evergreen area is a mountain residential community where a majority of the working population commutes to work outside the area. Most of the basic services are provided by local public and private sources.

In planning for future land use in the Evergreen Study Area, citizens felt that future growth should respect the unique natural amenities characteristic of this area. An overriding concern was that the impacts associated with unmanaged growth and development would

overburden public services, threaten key wildlife areas, blanket the meadows with buildings, and destroy cherished views. The issue of how much development this mountain community could sustain confronted the citizen group with hard choices.

Many of the community's concerns centered on preserving the existing quality of the mountain area environment, including water, air, and wildlife habitat. Another major concern was the protection of the unique natural qualities of the study area and its role as a buffer between the urban area of the plains and the wilderness of the federal lands along the Continental Divide. In addition, there was a strong feeling that the character of smaller sub-areas such as Marshdale and Kittredge should be retained.

For the future, the Plan calls for maintaining essentially the same type of community that exists. The population is expected to increase but not reach a population level that could be supported in the plains area of the county. The provision of basic services within the community is expected to continue. However, secondary commercial needs are expected to be provided outside of the Evergreen area.

It is anticipated that a majority of the population in the Evergreen Plan area will be located north of Downtown Evergreen. The majority of the commercial development will be located between Downtown Evergreen and I-70, along the Evergreen Parkway corridor. The areas south of Downtown Evergreen and on either side of the Jefferson County 73 (JC 73) corridor in south Evergreen are expected to remain lower density residential development and open land. This will help preserve the natural beauty of the area, provide for outdoor recreation activities, and allow for the continued presence of the area wildlife. 🌲



OVERVIEW

The Evergreen Area Community Plan encompasses a large and diverse community in the mountain area of Jefferson County.



This Plan is a guide for land use decisions made by staff, the Jefferson County Planning Commission and the Board of County Commissioners. The recommendations in the Plan are not mandatory; however, they represent the community's desires for the quality, type, amount and location of future development. This Plan represents the best judgement of the community at this time. It does not profess to foresee and provide for all future natural and man-made changes. For this reason, the Plan should be updated periodically to assess these changes and their effect on the Plan's recommendations.

The *Evergreen Area Community Plan* encompasses a large and diverse community in the mountainous area of Jefferson County. The Plan area is bounded on the north by Clear Creek, on the east by an irregular boundary that includes the Tri-Gulch area and Kittredge, on the south by a boundary encompassing Marshdale, Valley-Hi and Black Mountain, and on the west by the Jefferson County boundary. See the accompanying Evergreen Plan Area map.

Vision of the Community

Evergreen is a quiet and friendly community nestled in a beautiful, natural mountain setting. The community's residential areas range from more intense activity centers to low-density suburban to rural in character, with large areas of natural open space. Its commercial areas are concentrated in scattered village-like activity centers. The community greatly values its scenic, natural, and cultural environments. The Plan should guide land use in a way that preserves these qualities.

Evergreen has the advantage of being located in close proximity to the amenities and cultural resources in the Denver metropolitan area. While Evergreen is valued for being a distinct area that provides appropriate services for the everyday needs of its citizens, it should not attempt to provide all the amenities of the nearby city. Those amenities that are provided should be compatible with the mountain character of the community.

Future growth should respect the unique characteristics of this area. New development and redevelopment should be of a scale and design appropriate for a rural community, should provide for a diversity of housing and services, and should be sensitive to issues such as availability of water, steep slopes, wildfire, visual resources, wildlife, historic structures, and transportation.

The Planning Process

In September of 1984, the Jefferson County Board of County Commissioners established the Evergreen Area Community Advisory Group to develop the first *Evergreen Area Community Plan*. The Jefferson County Planning Commission adopted the Plan in February of 1987.

In December of 2001, the Jefferson County Board of County Commissioners directed staff to update the Plan. The first public meeting was held in April of 2002. At that meeting, citizens' thoughts were recorded regarding what they did and did not want to see in Evergreen in 20 years. On July 23, 2002, citizens began to discuss what updates needed to be made to the Plan to address the thoughts and concerns brought up in April. From July 23, 2002 through December 2, 2003, fifty-one public meetings were held to discuss the various sections of the Plan. All meetings were open to all citizens in the area. Staff also made separate presentations to four community groups, including Leadership Evergreen, the Curmudgeons, Kittredge Civic Association, and Evergreen Rotary; displayed information at 4 area fairs or open houses, including the Highway 73 Corridor Study open houses, the Mountain Area Earth Day Fair, and the Kittredge Canyonfest; and attended various community meetings for development proposals in the Evergreen area. On January 27, 2004, an Open House was held to present the Draft Plan in its entirety. Six follow-up meetings were held in February and March to incorporate open-house feedback.

Relationship to Other Jefferson County Plans

The recommendations in this *Evergreen Area Community Plan* supersede the recommendations in the previous *Evergreen Area Community Plan* adopted in 1987.

The *Evergreen Area Community Plan* policies and maps shall be applied in conjunction with the other applicable Jefferson County special plans in effect. The special plans that apply to the entire county include, but are not limited to: the *Mineral Extraction Policy Plan*, the *Sanitary Landfill Plan*, the *Telecommunications Land Use Plan*, the *County-Wide Transportation Plan*, the *Major Thoroughfare Plan*, and the *Jefferson County Open Space Master Plan*. These special plans and all of the community plans make up the county's comprehensive plan.

Special plans are to be used in concert with the *Evergreen Area Community Plan*. Where conflicts arise between this

Plan and the special plans, the recommendations of each plan shall be given equal weight, and conflicts shall be resolved on a case-by-case basis.

How to Use This Plan

Adoption of this Plan will not change existing zoning. This Plan should be used to evaluate proposals for a change in land use and as a guide to government agencies in budgeting and planning. Although the recommendations do not apply to existing development, it should be used as a guide for redevelopment. Changes in land use proposed in this area should conform to the Plan's policies and maps. All policies, maps, and design guidelines of this Plan should be reviewed during the development review process. Policies highlighted are the policies that specifically apply when processing a case where a change in land use is proposed.

Plan Exceptions & Amendments

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

Changes to community plan recommendations may be made at two levels.

A. Exceptions

The Jefferson County Planning Commission and Board of County Commissioners may approve exceptions to the plan's recommendations when:

- a. The exception meets the intent of the plan as expressed in the plan's goals and policies;
- b. The community and county staff have been given the opportunity to review the proposal;
- c. The purpose of the exception is to address a unique, unmet community need;
- d. Impacts on the surrounding community are carefully assessed by the county planning staff; and
- e. The exception is not considered to be setting a precedent.

B. Amendments and Periodic Review

Plan amendments provide an opportunity for the community to identify changes that have occurred in the area and revisions that should be made to the plan. Amendment proposals should trigger a comprehensive review of the plan. Periodic reviews should be conducted every 5-10 years, or as conditions warrant.



Summary of Goals

Air, Odor, Noise, & Light

1. Protect and enhance air quality.
2. Minimize dust generated by vehicular traffic.
3. Avoid generation of offensive odors.
4. Minimize the negative impacts of odors associated with waste disposal, home occupations, commercial, industrial and agricultural operations.
5. Determine the appropriate maximum sound levels for the area.
6. Plan land uses that will be compatible with existing sound levels.
7. Restore and preserve the dark night sky.
8. Minimize visual intrusiveness of outdoor lighting.

Hazards

1. Protect life, property, and the environment from the adverse impacts of natural and man-made hazards.

Historic, Archaeological, & Paleontological Resources

1. Preserve, maintain, protect, and interpret historic, archaeological, and paleontological resources.

Housing

1. Maintain the mountain rural character of the residential areas.
2. Ensure that future residential development respects the unique mountain environment and enhances the quality of life.
3. Encourage lower density residential development outside activity centers, that is enhanced by open space.
4. Encourage only well-planned and well-executed development.
5. Provide for different life styles and different levels of income, and provide for some higher density housing within or adjacent to activity centers.
6. Ensure that the total amount of residential development is in balance with the provision of public services.

Open Space, Trails, & Recreation

1. Maintain the rural and open mountain character of the Evergreen community through a combination of public and private open space, trail corridors, and facilities for active and passive recreation.

Public Facilities, Services, & Utilities

1. Assure the provision of those community services that are appropriate for the mountain environment.

Retail, Office, Light Industrial, & Activity Centers

1. Consolidate related high-intensity land uses, such as higher-density residential, commercial, mountain light industrial, and community uses, to encourage the joint use of public services; protect surrounding neighborhoods and the natural environment; avoid strip development and other unsightly and/or unsafe development; and provide a focal point for community activities.

2. Accommodate future demand for commercial and mountain light industrial development, while maintaining the current balance of population with retail, office, and industrial development. Encourage any proposed commercial and light industrial development to be appropriately scaled, and compatible with this rural mountain community.

Transportation

1. Safeguard visual corridors, as identified in the Visual Resources section.
2. Preserve the mountain community character.
3. Provide local road links to ensure adequate and safe travel to the arterial road network.
4. Provide a safe and efficient transportation system within and through the community.
5. Improve air and water quality, and decrease noise pollution.
6. Provide a coordinated transportation system that integrates all travel modes (motor vehicles, transit, bicycle, pedestrian).
7. Provide expanded transit opportunities, where feasible.

Visual Resources

1. Preserve and maintain landscapes that have special visual qualities and are seen frequently by many people.
2. Protect quality landscapes from unnecessary visual disruption by ensuring that development makes maximum use of the natural screening capabilities of the landscape.
3. Protect the night sky as much as possible from unnecessary light pollution to preserve it as a visual resource.

Water Quality, Water Quantity, & Sanitation

1. Balance water use with the physical supply of surface and ground water, water use, and ground water recharge, so that water resources are protected from long term depletion.
2. Maintain, protect and/or improve ground water, surface water and stormwater quality and quantity as new development and redevelopment occurs.
3. Mitigate or eliminate existing water contamination sources.
4. Protect existing surface waters to maintain important natural ecosystems.
5. Provide opportunities for ground water to recharge naturally.

Wildlife

1. Protect, conserve, manage and enhance wildlife and wildlife habitats to ensure the continued environmental, economic, and aesthetic value of this natural resource.
2. Provide for the safety of residents and wildlife by reducing conflicts between wild animals and people, by proactively implementing the policies outlined in this section. 🌲

AIR, ODOR, NOISE, & LIGHT



The unique qualities of air, scents, sounds, light and darkness experienced in the mountains contribute to the quality of community life.

There are many important elements unique to the mountain environment, among them being air quality, fresh mountain odors, quiet and non-intrusive light. Protecting these unique elements is important to the Evergreen community.

Negative impacts to be avoided to preserve these important elements include:

- Damage to human health, reduced life expectancy, mortality, lost earning capacity and work-force disruption;
- Deterioration of the well-being of wildlife, vegetation and ecosystems;
- Loss of scenic views and vistas, and lower property values;
- Offensive odors;
- Noise levels that exceed those of the permitted land uses or zoning for the surrounding areas; and
- Excessive or improper lighting that intrudes upon the darkness of the night sky and the view of the multitude of stars.

Goals

1. Protect and enhance air quality.
2. Minimize dust generated by vehicular traffic.
3. Avoid generation of offensive odors.

4. Minimize the negative impacts of odors associated with waste disposal, home occupations, commercial, industrial and agricultural operations.

5. Determine the appropriate maximum sound levels for the area.

6. Plan land uses that will be compatible with existing sound levels.

7. Restore and preserve the dark night sky.

8. Minimize visual intrusiveness of outdoor lighting.

Policies

Policies highlighted are policies that specifically apply when processing a case where a change in land use is proposed.

A. Air Quality

1. Future development should employ proper planning methods and minimize degradation of the air quality.

2. Commuting by area residents contributes to the Front Range's auto-related air pollution problem. To reduce pollution, the following actions should be encouraged:

- a. Increase the use of carpools and vanpools, both informal and those organized by the Denver Regional Council of Governments (DRCOG).

- b. Improve Regional Transportation District (RTD) public transit services and public awareness of the services.
 - c. Increase ridership on RTD.
 - d. Establish additional park-n-Ride sites as demand increases.
 - e. Connect bus service to and from the Evergreen area with public transportation in the western suburbs of Denver.
 - f. Develop strategies to promote alternative transportation.
 - g. Develop or expand bikeways and pedestrian paths.
 - h. Promote alternative work schedules and telecommuting to reduce the need to commute.
 - i. Support the purchase and use of hybrid and alternative-fuel vehicles.
 - j. Encourage use and expansion of the existing call-n-Ride program.
 - k. Encourage a variety of shops that provide a diversity of goods and services in activity centers.
 - l. Discourage strip development and concentrate activity in the existing activity centers.
 - m. Encourage the use of alternative or “clean” fuel technology for public and private fleets.
 - n. Encourage school-age children to ride buses to and from school, instead of using cars.
 - o. Encourage housing diversity so people can live and work in the Evergreen community.
 - p. Encourage a closed-campus policy for schools to reduce the number of vehicle trips.
 - q. Encourage the creation of jobs to reduce commuting and reduce air pollution.
3. Truck operations serving local non-residential establishments should be encouraged to be good neighbors by limiting idling times, using clean fuels, etc.
 4. Building designs that encourage vehicle idling (for example, drive-up windows) should be limited.
 5. Regulations regarding coal- and oil-burning emissions and industrial emissions should be followed and enforced.
 6. All new development should comply with the federal and state air pollution regulations during construction or demolition. This may include obtaining air pollution permits.
 7. Negative impacts of emissions from non-residential land uses should be minimized by appropriately locating these uses.
 8. Applications for new non-residential land uses should be referred to the Colorado Department of Public Health and Environment (CDPHE) Pollution Prevention team to identify cost-effective and environmentally preferable approaches to reducing or eliminating air pollution.
 9. Applications for industrial land uses should be referred to the Air Pollution Control Division’s Stationary Sources Program, to determine if an Air Pollution Emission Notice is required.

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

11. Any projects that will disturb less than 25 acres of ground should use sufficient control measures to minimize any dust emissions during demolition, land clearing and construction activities.

12. Dust pollution should be minimized during all phases of projects. To accomplish this:

- a. Create dust suppression plans for roads that meet the Average Daily Trips (ADT) threshold, in accord with applicable Jefferson County standards;
- b. Explore environmentally sensitive dust suppression techniques, and discourage the use of chemicals that may become airborne, degrade air quality and harm vegetation or wildlife; and
- c. Remove sand specifically used for snow treatment from roads as quickly as possible to reduce vehicle damage, air pollution and vegetation damage, and to improve safety and aesthetics.
- d. Limit the use of gravel to hills and intersections, where possible.

13. All applicable local, state and federal regulations should be followed when disturbing lead-based paint or asbestos-containing materials.

B. Odor

1. Sewage treatment facilities and Individual Sewage Disposal Systems (ISDS) should be located and engineered to avoid the generation of odors that will adversely affect existing or future developments.

2. Housing development and commercial centers should be planned to ensure safe and efficient ISDS and sewage treatment placement. These waste disposal systems should employ appropriate technology to avoid producing noxious odors that will adversely affect existing or future developments.

3. Agricultural, industrial and commercial development should be encouraged to use management practices and appropriate technology to minimize odor emissions.

4. When creating new site plans, developers should be required to allow for the impact of odors associated with existing agricultural and ranching activities.

C. Noise

1. Noise levels that exceed those of the permitted land uses or zoning for the surrounding areas should not be considered acceptable unless mitigation adequately decreases the number of noise sources or alters how the noise is heard. The public should be protected from hearing loss, disruption of normal activities and physiological or psychological harm from excessive noise levels consistent with state noise statutes (C.R.S. 25-12-103).

2. Noise generated by a land use should not be allowed to exceed the state noise standard established.
3. New development should meet the state noise standards and should mitigate existing legal noise generators through site planning, technological, operational, or buffering techniques. The method used to mitigate noise should respect the other policies in this Plan.
4. If the community has concerns about potential noise generated from a proposed use, the developer should conduct a noise impact study and identify ways to prevent the noise from adversely affecting the community. The county's mediation services may be used to find solutions.
5. All commercial uses should:
 - a. Prohibit the use of outdoor speakers, amplified music, and/or paging systems;
 - b. Use berming, solid fencing, or increased landscaping between parking/loading docks/drive areas and residential areas;
 - c. Conduct vehicle repair and maintenance work in an enclosed area; and
 - d. Orient loading docks away from residential areas.
6. When creating new site plans, developers should be required to allow for the impact of noise associated with existing agricultural and ranching activities.

D. Light

1. All lighting should be in conformance with the Jefferson County Lighting Standards as specified in the *Jefferson County Zoning Resolution*.
2. Encourage lighting practices and systems that minimize glare, light trespass, and light pollution, and conserve energy and resources, while maintaining nighttime safety and security and the nighttime visual environment. Consideration should be given to the time required for the human eye to adapt to large differences in light level. The following should be encouraged:
 - a. Turn off or reduce lighting after close of business.



- b. Keep security lighting at a minimum. Use motion detector lights for security purposes.
- c. Direct all lighting downward.
- d. Install correctly, full-cutoff fixtures that are fully shielded to prevent direct glare and/or light trespass.
- e. Discourage abrupt changes in light levels, e.g., bright service station canopy to dark street.
- f. Prohibit internally illuminated signs and commercial flood lights.

Implementation

A. Air Quality

1. A comprehensive study of the current air quality and the unique meteorological conditions that affect air quality should be undertaken by the appropriate agencies for the Plan area to determine existing ambient air quality. If the results of the study indicate that different air quality regulations should be adopted for the Evergreen area, the county should seek to have existing regulations changed.
2. The state should re-examine the timing of traffic signals on State Highway 74 (SH 74) to improve traffic flow, reduce stop-and-go traffic, and reduce idling time.
3. RTD and DRCOG should continue to study commuter patterns to guide the development of carpool and vanpool programs and public transit service.
4. When land use creates air pollutants, new technologies that control and mitigate air pollution should be explored.
5. As of 1987, new fireplaces and stoves must comply with the Colorado legislation regulating fireplaces and wood burning stoves (CRS 25-7-106.3 and CRS 25-7-401-413). To encourage compliance among old fireplaces and stoves, the following actions should be encouraged:
 - a. Encourage the retrofitting of existing fireplaces and stoves to bring them into compliance with the new standards through state and county incentive programs. Example: A one-time property tax incentive.
 - b. Encourage compliance with Front Range no-burn days, even for elevations of 7,000 feet and above.
 - c. Discourage new wood-burning fireplaces in high wildfire hazard areas.
6. The county, in conjunction with the state and federal governments, should continue to require compliance with all applicable air quality regulations, standards and permit conditions.
7. The county should evaluate the adequacy of the county standard for treating roads that carry in excess of 150 Average Daily Trips (ADT). If unacceptable levels of fugitive dust are being generated on less-traveled unpaved roads, the county should adopt a more stringent standard. Existing roads could be treated through a cost-sharing program. Sources for funding could include existing landowners, builders of new development, and the county.

8. The state and county should involve property owners who use the public roads in question in determining which dust mitigation methods to use to bring the public road into compliance with state regulations.

9. Regulations should be considered that require the Jefferson County Building Safety Division to notify the appropriate agencies, e.g., Colorado State Air Quality Division, when demolition is pending on a structure where asbestos or lead-based paint is present.

10. Pollution prevention awareness and techniques should be encouraged to reduce the negative impact of the use of paints, solvents, and volatile organic compounds (VOCs) in the area.

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

The following implementation policies relate to changes in state and federal legislation:

12. State legislation to strengthen vehicle emission standards, including diesel, should be supported. Enforcement of these regulations should be increased.

13. The use of additives to gasoline that reduce emissions and do not pollute the soil or contaminate surface and ground water resources should be endorsed.

14. Federal legislation to increase the fuel efficiency of all vehicles should be supported.

B. Odor

1. The Colorado Air Quality Control Commission regulations include “Regulation No. 2: Odor Emission Regulations.” The Jefferson County Division of Health and Environment and the Colorado Department of Public Health and Environment (CDPHE) have enforcement responsibility. All efforts should be made to ensure strict enforcement of the regulations. The county and/or the Air Quality Control Commission should write a “user friendly” version of these regulations and distribute it to community groups and emitters in the county.

2. Jefferson County Zoning Regulations for the keeping of livestock in residential areas should be reviewed for the appropriateness of the number of animals allowed for the size of the parcel, type of zoning, and management practices. If changes are indicated, the *Zoning Resolution* should be reviewed, and revised if appropriate, with input from county residents, interest groups, appropriate agencies and county departments.

3. Jefferson County should facilitate the coordination of the various agencies with responsibility for livestock protection and related environmental issues, to develop a comprehensive approach to handle livestock-based complaints.

C. Noise

1. Jefferson County should undertake a study with the CDPHE to determine appropriate noise standards for rural mountain environments. This study should assess the typical level of man-made background noise on mountain open lands and mountain residential areas. It should address:

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

If the study concludes that acceptable noise levels are different in the mountain areas than in urban and suburban areas, the county commissioners and the CDPHE should explore the adoption of noise ordinances tailored to the mountain areas.

2. The county should work with the community to develop educational material about problems associated with noise pollution, and possible solutions. This material should be distributed widely throughout the community, with special attention to outdoor venues and any patrons renting these facilities.

3. The Jefferson County Sheriff’s Office, Health and Environment Department, and Mediation Services are encouraged to act as friendly facilitators to work with the people or businesses responsible for noise generation. Their goals would be voluntary compliance with county and state noise standards, the mitigation of annoying noises not covered by the standards, and enforcement of the standards when voluntary compliance cannot be achieved.

4. Enforcement of federal, state, and county noise regulations should be increased.

5. Environmental studies related to transportation improvement projects should include an evaluation of appropriate noise mitigation measures. The county should encourage the implementation of noise mitigation measures at the same time as the transportation project. ▲



HAZARDS



Protection of life and property from loss due to a hazardous event is an overriding concern in the development process.

Hazardous conditions include certain geologic conditions, floods, wildfires, airports, heliports, radiation, methane gas, toxic wastes and/or hazardous materials and noxious weeds and forest pests. Colorado law requires counties and municipalities to control land development in areas where existing hazards have been identified. (C.R.S. 30-28-133)

The intent of this section is to identify hazards in the Evergreen area that should be mitigated or eliminated prior to development and to identify those governmental entities that have the authority to safeguard people, property and the environment from injury or damage caused by hazardous conditions and events, whether natural or triggered by human activities.

During the development review process, all development proposals should be checked to ensure that hazards are not present on the specific site or can be adequately mitigated, and that the appropriate measures and design guidelines have been applied.

Goal

Protect life, property, and the environment from the adverse impacts of natural and man-made hazards.

Policies

Policies highlighted are policies that specifically apply when processing a case where a change in land use is proposed.

I. Geologic Hazards

Jefferson County has mapped many of the hazards and constraints in the county with assistance from the Colorado Geological Survey (CGS), United States Geological Survey (USGS), Colorado State Forest Service (CSFS), and the Federal Emergency Management Agency (FEMA). Geologic hazards have been classified according to the degree of risk – high, moderate or low – and the extent of mitigation necessary to protect public safety. Each risk level is discussed in this section, along with related policies.

See the Appendix for descriptions of specific geologic hazards.

A. General

1. Development should not occur in zoned geologic hazard areas without proper mitigation in full compliance with the terms of the appropriate overlay district.
2. Development and mitigation should not direct or increase potential hazards onto adjacent properties or public roads.
3. Development should not aggravate or accelerate existing hazards.
4. The natural topography and existing vegetation should be protected. Disturbed areas should be stabilized as quickly as possible to minimize fugitive dust and erosion.
5. Overgrazing caused by livestock, which can contribute to erosion control problems, should be avoided by good pasture management, including limiting the number of livestock, or limiting the area set aside for livestock. This is especially important on small lots where wells and Individual Sewage Disposal Systems (ISDS) are used.
6. Jefferson County's Erosion Control Standards should be followed during development.
7. All-terrain vehicles (ATV's) dirt bikes and other off-road vehicles can contribute to erosion problems and their use should be strictly controlled. These vehicles should be encouraged to stay on designated and properly maintained trails.
8. When development is proposed for a site that has unreclaimed mining areas predating the Mined Land Reclamation Act, mitigation of the unreclaimed areas should be included in the new development proposal.

B. High Risk Geologic Hazards

Areas with high to extreme threats to public safety should not be developed, unless an adequate professional study determines that the hazard can be mitigated. High hazard areas include, but are not limited to, areas with the following characteristics:

- Rockfalls
- Landslides and slope failure
- Potentially unstable slopes (includes areas of 30% or greater slope)
- Floodplains
- Zoned Geologic Hazards
- Subsidence

The following policies apply:

1. Development should not be allowed in high geologic hazard areas unless engineering and mitigation studies, prepared by a registered professional engineer, demonstrate that the risk to public safety and loss of property can be eliminated or reduced to a point where construction would be safe for the subject property and adjacent properties. The appropriate mitigation should be implemented in site design, site preparation, and/or construction.

2. Water-intensive landscaping and septic systems should not be permitted in high geologic hazard areas.
3. In areas of potentially unstable slopes, structures should be designed to withstand the stress caused by slope conditions, and slopes should be modified to ensure stability.
4. Drainage systems on unstable slopes should be designed and constructed so that the flow of water improves the slope stability.
5. To prevent rockfalls, development should be placed well back from the edges of cliffs.

C. Moderate Risk Geologic Hazards

Areas with potential threats to public safety that require studies to determine the extent of potential hazards, and may require extensive mitigation. These areas include:

- Highly erodible soils
- Highly sensitive soils
- Methane gas fields from abandoned landfills
- Post-wildfire flooding and mudflow areas

The following policies apply:

1. Development in moderate geologic hazard areas should adequately mitigate or eliminate the hazard. A study should be conducted to determine the extent of potential hazards, and may require extensive mitigation.
2. Landscaping and drainage plans should be designed to avoid aggravation or acceleration of any geologic hazard.



D. Low Risk Geologic Hazards

Areas with potential constraints that require an awareness of the potential risk and a site-specific hazard investigation, and may require mitigation to minimize adverse impacts. These areas include:

- Moderately erodible soils
- Moderately sensitive soils

The following policy applies:

1. Land uses in Low Geologic Hazard areas should adhere to current county regulations regarding identification and mitigation of geologic and soil hazards.

II. Floodplains

There are a number of residences in floodplains and flood-prone areas. Floodplains are considered high geologic hazard areas and when developing, mitigation should occur.

A. General

1. Development in floodplains should be subject to the high geologic hazard area policies.

2. Development in a floodplain should follow the current county and FEMA standards.

3. The 100-year floodplain should be identified on recorded Official Development Plans.

4. Wherever possible, the following steps should be taken to reduce the risk of loss of life and property in the event of a flood.

a. Encourage property owners to retain the character of Downtown Evergreen, but if a flood occurs, redevelopment and improvement of the damaged structures should be in accordance with the floodplain regulations. The community recognizes that the ability to do this may be limited.

b. Use a natural design rather than concrete channelization when mitigating flood hazards.

c. Establish a no-build area around streams in areas of new development. This area could be defined by establishing a minimum freeboard, which is a certain vertical distance above a given flood elevation. (See Glossary.)

d. Encourage the restabilization of stream banks and vegetation to reduce the velocity of the flow. Any alterations should be in compliance with the Code of Federal Regulations, Criteria for Land Management and Use, 44CFR60.3(b)(6) and (7).

5. Much of Downtown Evergreen and Kittredge was constructed in the floodplain. Locally historically significant structures in Downtown Evergreen and Kittredge should be preserved, if possible.

6. Residents within a floodplain should be informed that

flood insurance is available through the National Flood Insurance Program.

III. Wildfire

Wildfire is a constant threat faced by mountain area residents. As development and related human activities continue to increase in the mountains, the risk of wildfire will increase. Therefore, it is important to reduce the risk of wildfire through mitigation, maintenance, education, inter-governmental cooperation, adequate access, and evacuation plans and routes.

Several forest fuel types may present serious problems for fire protection on any slope. It is not always 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.

A. General

1. Residential lot size restrictions in wildfire hazard areas:

a. There should be no lot size restriction based on wildfire hazard where the wildfire hazard is low and can be maintained over time to ensure that the hazard remains low.

b. The minimum lot size should be 5 acres in moderate wildfire hazard areas if mitigation is possible.

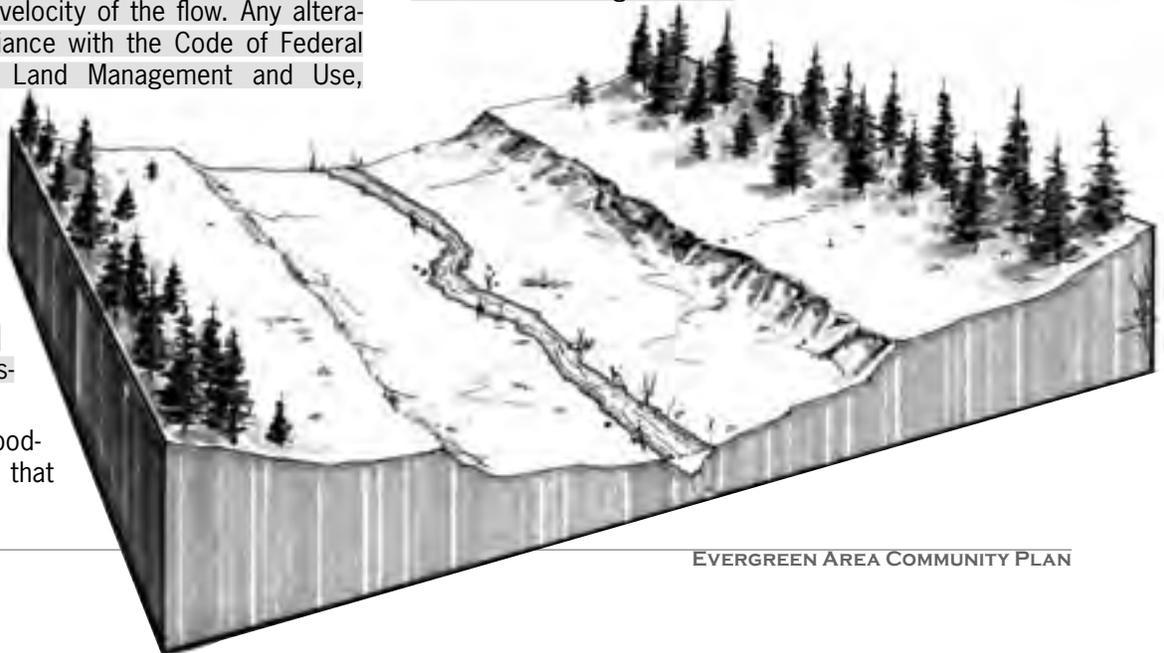
c. The minimum lot size should be 10 acres in severe wildfire hazard areas if mitigation is possible.

d. The minimum lot size should be 35 acres in moderate wildfire hazard areas if no mitigation is done. For the safety of the homeowner, defensible space around the home site should be completed, as well as thinning along roadways and driveways.

e. Development should not be allowed in severe wildfire hazard areas, e.g., saddles, unless adequate mitigation is done, as determined by fire officials.

f. Development should not be allowed in fire chimneys.

2. Development should not qualify for increased densities if the property is located within a severe wildfire hazard area, even if the property is properly mitigated and meets excellent site design criteria.



3. Best Management Practices and accepted methods of forestland management, as defined by the Colorado State Forest Service (CSFS), should be used to reduce all severe wildfire hazard areas to a low or moderate rating. (See Appendix for CSFS publications.)

4. Prior to approval of new development, the Jefferson County Planning and Zoning Division should continue to refer development proposals, in areas where severe or moderate wildfire hazards are present, to the CSFS and to the local fire protection districts.

The agencies' review should include an assessment of:

- a. Wildfire hazard severity;
 - b. Proposed water supply adequacy and water storage facility capability to deliver the required flow for fire protection;
 - c. Ingress and egress to the site for all vehicles (emergency and civilian), e.g., fire department access roads as required by the local fire district standards;
 - d. Distance and response time from the nearest fire station;
 - e. Capacity of fire fighting personnel and equipment to serve the size and type of development proposed;
 - f. Defensible space;
 - g. Fuel breaks;
 - h. Forest-wide thinning;
 - i. Site-specific mitigation plans; and
 - j. "Pre-attack" plans.
5. The wildfire hazards in the surrounding area, not just on the site, should be considered when developing a new site.
6. A defensible space should be created and maintained around each structure.

Plats should be designed to meet the defensible space requirement while still maintaining the maximum possible screening around the development and between manmade structures. (See Appendix for CSFS publications.)

7. Existing property owners are encouraged to voluntarily comply with the defensible space requirements.

8. Homes should be designed and constructed in a fire-safe manner, using fire reduction design methods and fire-wise construction materials, such as stucco, rock, brick, metal, tile or concrete roof, etc. (See Appendix for CSFS publications.)

9. Developments should create fuelbreaks along roads, long driveways, etc. (See Appendix for CSFS publications.)

10. Excessive numbers of homes on long mountain cul-de-sacs should be prohibited, and the existence of secondary access roads should be a primary criterion in any new development or redevelopment proposals.

11. Wildfire management should be sensitive to wildlife habitat and unique vegetation.

12. Areas disturbed by a wildfire should be revegetated with native, xeric plantings.

(See also, policies in the Public Facilities, Services & Utilities section, under Fire Protection.)

IV. Airport/Heliport/Ultralight

There are landing sites for helicopters in the area, both for medical emergencies and private use. Most sites have a low frequency of use, and impacts are considered more of a nuisance than a hazard. However, Jefferson County should evaluate any enforcement procedures when dealing with aircraft in relationship to nearby residential property to protect people from adverse impacts related to aircraft operation.

A. General

1. Jefferson County Planning and Zoning should review proposed airport/heliport/ultralight locations on a site-by-site basis and should refer the proposal to the appropriate regulatory agencies to ensure that existing requirements are met.

2. Noise levels from private airports/heliports/ultralight airparks should be within the acceptable decibel range set by the State of Colorado and/or Jefferson County. The stricter standard should apply.

3. Landing approach and takeoff patterns should not endanger people or property.

V. Radiation

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

A. General

1. If water tests show that the water used for human consumption exceeds safe levels of radioactive isotopes, mitigation measures should be taken by the property owner.

2. If an air test shows presence of radon, mitigation measures should be taken by the property owner. Furthermore, well tests for measurement of radioactive isotopes should be conducted to determine if mitigation is required.

3. Passive design should be incorporated in all new construction to prevent radon infiltration into occupied areas, and provisions for active mitigation should occur when testing indicates a need for it. These designs should meet federal health standards and state specifications for radon gas.

VI. Methane

The only known abandoned sanitary landfill in the area is now the transfer station south of Evergreen on Jefferson County 73 (JC 73). In 1980 the county conducted a Methane Site Investigation. This investigation found that methane gas concentrations and levels on this site range from 0% to 20% gas and up to 100% of the lower explosive limit. The potential for methane migration could exist.

A. General

1. Development on landfill caps should be limited to uses such as ball fields with no irrigation, lighting or structures. However, Jefferson County cannot prohibit properly engineered structures on land with the appropriate zoning.

2. Methane should be collected from landfills prior to development.

3. The design of structures and improvements should be based on careful site design and subsurface testing before construction is permitted on landfills, in order to prevent structural damage from differential settlement.

4. All structures on landfills should be properly vented to prevent methane buildup.

5. All structures on landfills should be equipped with methane monitors and alarm systems.

VII. Toxic Wastes and/or Hazardous Materials

The generation and disposal of potentially toxic wastes and/or hazardous materials is a serious concern. The extent and nature of such activities in the Evergreen area currently is unknown.

A. General

1. The manufacturing, handling, storage, use, transportation, and disposal of all known and potential toxic waste and/or hazardous materials should comply with county, state, and federal regulations.

2. A permit to demolish structures that may contain asbestos or other toxic wastes and/or hazardous materials should comply with federal, state and local regulations and should be obtained before such work is done. The disposal operation should be monitored to prevent the contamination of ground water, surface water, air, and soils.

VIII. Noxious Weeds and Forest Pests

Invasive non-native weeds and destructive pests are an increasing threat to the Evergreen environment. Knapweed, leafy spurge, thistle and other noxious weeds are crowding out the native plants that provide forage for wildlife and beautify our landscape. (See Appendix for information on the Jefferson County Noxious Weed list.) Occasional outbreaks of infestations of Mountain Pine Beetle, Spruce Budworm and other blights can devastate our forests and ornamental trees.

A. General

1. New developments should be required to submit a weed management program at the time of rezoning.

2. All property owners should keep their land free from noxious weeds, in accordance with the *Jefferson County Noxious Weed Management Plan*. Violators should pay the cost of noxious weed treatment or removal.

3. New developments should be required either to be revegetated within one growing season, or to cover bare areas with materials that will prevent invasion by noxious weeds. Plant materials used for landscaping and/or revegetation should be of an approved type and variety suitable for the mountain environment. The Jefferson Conservation District can offer seed mix recommendations.

4. Areas left bare under the Fire Wise requirements should be covered with materials that will prevent invasion by noxious weeds. (See Appendix for more information on the Fire Wise requirements.)

5. Property owners should control destructive forest pests, such as Mountain Pine Beetle, Spruce Bud Worm, etc., and be given information about these pests at the time of property transfers.

6. The Evergreen Community supports integrated non-native weed management programs, established and conducted by the county. It is recognized that chemicals may be the only effective tools available in many cases, but they should be used judiciously.

7. Citizens and civic groups should advise the county weed and pest manager of weed and pest problems in the Evergreen area and assist in education and management programs.

Implementation

A. Geologic Hazards

1. The county should amend the Geologic Hazards Overlay to include all high geologic hazards.

2. The county should update its geologic hazard maps to include areas susceptible to post-wildfire mudflows and flooding.



3. The county should evaluate the *Land Development Regulation* and the *Zoning Resolution* to verify that natural topography and existing vegetation are protected, enhanced, and/or incorporated into site design, to the maximum extent possible.

4. Citizens and the county should work with the Division of Mineral and Geology Abandoned Mines Reclamation Program to close all mine openings that pose a safety hazard. Bat habitats should be considered when selecting closure methods.

B. Floodplains

1. A mitigation/alternatives study for existing uses in floodplains should be done to identify reasonable measures that can be used to reduce the hazard. The following list of issues should be studied:

- 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 values;
- f. Community and county responsibilities; and
- g. Other issues that are found to be significant.

2. Funding should be acquired for the design and construction of a flood warning system for Bear Creek. The Urban Drainage and Flood Control District operates a number of real-time rain and stream gauges in Bear Creek that could provide some lead-time on impending flood events.

3. Maintain Jefferson County's eligibility for the National Flood Insurance Program so that flood insurance will be available to its citizens.

4. Jefferson County and FEMA should continue to require that a floodplain development permit be obtained before construction or development begins within the floodplain overlay district.

C. Wildfire

1. The *Jefferson County Zoning Resolution* requires that property owners maintain defensible space and fuel breaks. The county and the CSFS should explore a system that would facilitate the proper maintenance of defensible space on properties.

2. Jefferson County Open Space, Denver Mountain Parks, the CSFS, and the United States Forest Service (USFS) should coordinate the removal of trees for forest health, fire mitigation and pest control.

3. The approved defensible space contractors should be flexible in their evaluation of defensible space and work with homeowners to create a space that is both aesthetically pleasing and effective.

4. Tax policies should encourage all landowners to do fire mitigation and forest management. Legislators should be encouraged to extend to smaller acreage landowners, the

tax break currently available to large landowners that do fire mitigation/forest management.

5. Jefferson, Clear Creek, and Park counties are encouraged to work with the CSFS to develop and implement a program to reduce the hazard of wildfire. This program should include: (Note: Some items may already be occurring in Jefferson County.)

a. A hazard overlay map showing the degree of wildfire hazard, i.e., severe, moderate and low;

b. A standard procedure to ensure the completion and long-term maintenance of fuel hazard mitigation for all new development;

c. A description of fuel hazard mitigation practices, e.g., forest thinning, fuelbreaks to protect structures and access, fire-retardant building materials, onsite water supplies, and access requirements for fire protection equipment, etc.;

d. An educational program for public and private landowners, residents, and business people, to inform them about wildfire hazards and mitigation techniques;

e. An active, environmentally safe pest-management program, to be used on public and private land;

f. A designated management structure to oversee program implementation;

g. An implementation schedule;

h. A funding mechanism to pay for the program;

i. A wildfire emergency evacuation plan for residents, identifying places to go for assistance, households with persons of special needs, etc.; and

j. A program to encourage landowners to cooperate in providing adequate fire protection. This could include onsite water, hydrants and/or freeze-proof cisterns.

6. The county Planning and Zoning and Emergency Management divisions should continue to study the status of current development with regard to access, emergency water availability, defensible space, and other wildfire risk factors. The feasibility of applying appropriate regulations to improve safety in existing development should also be considered.

7. The Building Safety Division, Zoning Administration, and the fire districts should continue to discuss the current system of building permit review, identify any problems that exist, and implement solutions.

8. Coordination among Jefferson County Open Space, Evergreen Park and Recreation District, Denver Mountain Parks, and Evergreen Fire Protection District to institute and enforce specific fire safety standards should be continued. For example, there should be no smoking or campfires in Jefferson County Open Space, and cooking and fires should be prohibited except in designated fire pits in Denver Mountain Parks. Areas should have signs clearly stating what is prohibited.

9. The Jefferson County Flood and Fire Task Force should continue to review fire conditions on a yearly basis, and if conditions warrant, recommend that the Jefferson County Sheriff's Office implement a fire ban, that also prohibits the use of fireworks.

10. Evacuation routes should be developed in accordance with fire officials' recommendations. For safety, owners of existing and new residences and other developments in the Evergreen area should be included in education and emergency response planning, before an event or a disaster occurs.

11. Public/private partnerships should be encouraged to coordinate thinning on adjacent public/private land, with the permission of property owners.

12. Mutual aid (intergovernmental agreements) should be adopted to define joint responsibility for outlying areas, to ensure that emergency response time is as short as possible.

13. The county and local fire protection districts should continue to follow the *International Building Code* and the *International Fire Code*.

14. Fire districts should be encouraged to expand their boundaries to encompass those parcels that do not currently receive service.

15. The fire districts, in cooperation with community representatives, should identify locations and funding to create and maintain large water storage facilities for fire fighting in the Evergreen area.

16. Jefferson County and local fire districts should consider a regulation that would require that all fire cisterns are freeze-proof, installed with compatible fixtures, operable, and filled prior to issuing building permits, and require regular maintenance after construction.

17. Publicly owned properties and properties that are otherwise tax exempt should contribute financially to support the fire district of jurisdiction.

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

19. Jefferson County should continue to support and expand the Jeffco Slash Collection Program, Fire Wise Communities Program, wildfire education, and other projects that promote mitigation and reduce the risk of loss of life and property due to wildfire.

20. A permanent slash collection point that can be used all year should be established in the Evergreen/Conifer area, at a reasonable cost to the public.

21. Homeowner associations should be encouraged to review their covenants and modify restrictions on tree cutting, and to work with the appropriate agencies to design and implement good forest management practices.

22. Local realtors, mortgage brokers, title companies, the Chamber of Commerce, the Evergreen Fire Protection District, the county, and other community groups are encouraged to sponsor informational and educational programs for homeowners. These groups could include information regarding wildfire safety in real estate closing papers, and tell the public about fire prevention techniques and fire protection limitations in the mountain environment, e.g., road conditions, distance from fire stations, water supply limitations, and communication constraints.

D. Radiation

1. Information about radon in the air and radiation in the water should be disseminated so that the public can be made aware of these hazards and appropriate remediation measures.

2. An information sheet about ground water radiation should be included in all water quality reports returned to homeowners by certified water testing laboratories.

E. Toxic Wastes and/or Hazardous Materials

1. Jefferson County should conduct an inventory of past and present land uses that indicate use of hazardous materials and the production of toxic wastes.

2. Storage sites for liquid propane should be mapped, and each site should have health and safety plans for releasing excess pressure in the tanks.

3. Jefferson County should expand toxic waste and/or hazardous materials disposal facilities available to the public, such as the Household Hazardous Waste Facility located at Rooney Road and I-70.

F. Noxious Weeds and Forest Pests

1. Jefferson County should continue to administer educational programs to inform citizens about noxious weeds and forest pests, including methods of control.

2. Jefferson County should continue to coordinate weed and pest management efforts among its own divisions and with state agencies.

3. An effective weed and pest management program should be explored that would coordinate the efforts of private property owners and holders of public lands including USFS, Colorado Land Board, Denver Mountain Parks, Jefferson County, and Evergreen Park and Recreation District (EPRD). For this program to be managed by one agency, a change in state legislation may be necessary.

4. Jefferson County should work with local, state and federal agencies to encourage a forest pest-monitoring program on all lands. As pest activity dictates, integrated management techniques (see Glossary) should be used on all lands within the Plan area.

5. The county should explore funding that would allow for increased enforcement of its ordinances and regulations that govern weed and pest management on private land and increased management of weeds and pests on publicly owned land. 🌲

HISTORIC, ARCHAEOLOGICAL, & PALEONTOLOGICAL RESOURCES



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

The Evergreen area of Jefferson County has historic and archaeological resources that provide links to the past and chronicle change. Paleontological resources are not expected to be found in this area because of the rock types that exist here. However, there may be a remote possibility that some do exist. These resources are often fragile, limited and nonrenewable, and their destruction would be an irreversible loss to the community. As development occurs, the integrity of these resources should be maintained and, where possible, enhanced. Cooperation among residents, agencies and governments will be needed to preserve important historic, archaeological, and paleontological resources.

Goal

Preserve, maintain, protect, and interpret historic, archaeological, and paleontological resources.

Policies

Policies highlighted are policies that specifically apply when processing a case where a change in land use is proposed.

A. Preservation

1. Land uses that support preservation and maintenance of historic resources should be promoted.
2. Special consideration for preservation should be given to significant and potentially endangered historic features that are unique to the Evergreen area, when new development or redevelopment is underway. Significant and potentially endangered historic features include:

- a. Scenic creek corridors with rustic homes and lodges, i.e., Bear Creek;
- b. Summer cabins, i.e., Kittredge, Stanley Park, Marshdale;
- c. Mountain ranches and log buildings; and
- d. Potential historic districts (groups of buildings), i.e., Marshdale.

B. Survey and Inventory

1. The Historic Locations map should be reviewed to serve as the initial indicator of historic resources in the area. The map is not necessarily all-inclusive; additional sites may be identified or listed.
2. All land development applications that could have an impact on cultural resources, such as rezoning, special use, site approval, plat, exemption from platting or site development plans, should be referred to the appropriate historical agencies and organizations for assessment of potential historic, archaeological or paleontological finds. When it is recommended by referral agencies/organizations, developers should be encouraged to have at least a survey done of the site to assess the nature and significance of the finds. This report should be prepared and signed by a qualified archaeologist, paleontologist or historian and referred to the Colorado State Historical Society and the Jefferson County Historical Commission.
3. Professional cultural resource inventories should be encouraged, in advance of specific development projects.

C. Historic, Archaeological and Paleontological Resource Protection

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

2. If a resource can be preserved:

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

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

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

3. A historic, archaeological, or paleontological resource may be reused/integrated into a development if the developer/owner ensures that the resource will be protected from disruption, damage, destruction, and deterioration.

4. As a last resort, a resource may be relocated/extracted if:

a. The developer/owner provides a written analysis/justification that is deemed adequate by a historical agency as to why the resource cannot be protected in place;

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

c. The developer/owner properly excavates, extracts or relocates the resource before development begins;

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

e. No lawful restrictions or procedures are presented by the agencies. The county should encourage developers/owners to conduct a survey or other documentation prior to site development.

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

a. Provide a written analysis/justification, deemed adequate by a historical agency as to why the resource cannot be protected;

b. Create a detailed written history with photographs to document the resource; and

c. Notify appropriate agencies, with adequate time for them to respond, that may be interested in preserving the components of the resource for use in other historic structures.



Implementation

A. Preservation

1. The area's summer tourism, ranching and agricultural history should be preserved and/or protected through tax incentives, conservation easements or donation of land. Working ranches should be maintained.

2. Application for State Historical Fund grants or other source grants to preserve these resources should be pursued.

B. Survey and Inventory

1. The county should work with the appropriate agencies, organizations, and the community to identify historic trails and structures, and historic, archaeological, and paleontological sites and features that should be preserved and highlighted through educational programs.

The Appendix has a list of the groups known to have an interest or mandate to protect historic, archaeological, and paleontological resources.

2. The appropriate historic and archeologic organizations, school children and other interested citizens should be encouraged to cooperate in identifying funding sources, volunteers and other resources to survey and inventory the historic, archaeological, and paleontological resources that are important parts of the heritage of the Evergreen area. This inventory then should be assessed by state or local historic preservation officials to determine what structures or sites are important to preserve. The inventory should be updated regularly, at intervals of no less than 10 years.

C. Resource Protection

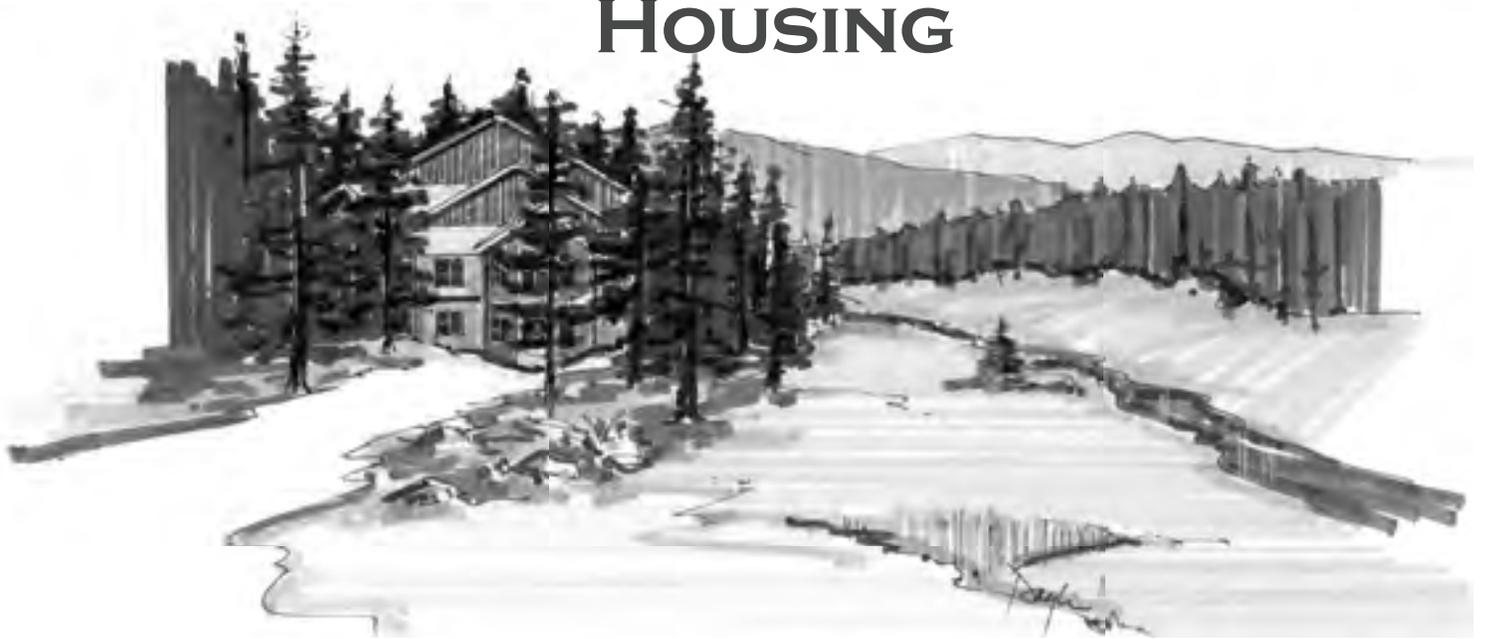
1. The county should explore and use techniques such as public and private purchase, tax incentive programs, conservation zoning, the rural cluster process, etc., to preserve resources.

2. Jefferson County Open Space should be encouraged to consider acquisition of historic, archaeological, and paleontological resource sites and to use those sites to establish an interpretive center to explain the importance of preserving the resources.

D. Oral Histories

1. The Jefferson County Historical Commission and other historical agencies should encourage volunteers to conduct oral interviews with long-time residents of the Evergreen area to gather information in order to identify and evaluate historic, archaeological and paleontological resources. These oral histories should be collected and recorded in coordination with the Jefferson County Historical Society in order to preserve the historic knowledge of the area for interpretation to future generations. ▲

HOUSING



A variety of housing types that respect the mountain environment is encouraged.

Existing zoning in this mountain rural community does not change with the adoption of this Plan. When changes to the existing zoning are proposed, the housing recommendations in this section are intended to accommodate future housing needs in a way that is compatible with the mountain environment. To achieve a balance between natural and man-made environments, housing recommendations have been related to the natural features of the mountain environment, e.g., ground water and septic suitability constraints, transportation constraints, geologic and flood hazards, slope, meadows, wildlife, vegetation, and scenic views.

When development is proposed, the characteristics of the site are identified and development impacts are evaluated. It is during the development review process that the wildlife and visually sensitive areas are identified, the ability of the roads to carry additional traffic is determined, the water and sanitation concerns are noted, and the availability of services is identified.

Aspects of development addressed in other sections of this Plan should also be considered when determining appropriate residential densities, locations and site configuration.

The three housing categories should be:

1. Detached single-family housing outside of public water and sanitation districts.
2. Detached single-family housing within public water and sanitation districts.
3. Multifamily housing within public water and sanitation districts. This includes workforce housing, senior housing, and mixed use, where residential is located over retail or office uses.

For an overview of the density recommendations, see the “Summary of Housing Density Recommendations” table in the Appendix.

Goals

1. Maintain the mountain rural character of the residential areas.
2. Ensure that future residential development respects the unique mountain environment and enhances the quality of life.
3. Encourage lower density residential development outside activity centers that is enhanced by open space.
4. Encourage only well-planned and well-executed development.
5. Provide for different life styles and different levels of income, and provide for some higher density housing within and adjacent to activity centers.
6. Ensure that the total amount of residential development is in balance with the provision of public services.

Policies

Policies highlighted are policies that specifically apply when processing a case where a change in land use is proposed.

A. General

1. The recommended densities for residential development are shown on the accompanying, “Summary of Housing Density Recommendations” table in the Appendix. As the quality of site design increases, the density may increase as well. In the left column are lot sizes for standard design.

In the right column, the lot sizes listed apply only when a project demonstrates excellent site design, based on a high degree of conformance with the Design Guidelines.

All housing density figures are average gross densities. Individual lot sizes may vary, but the average density for the entire development should not exceed the recommended density.

Once the maximum number of housing units allowed on a parcel has been determined, houses may be located in more desirable areas of the parcel. This is subject to conformance with the Design Guidelines.

2. Densities for developments served by wells can be increased only if well testing or a hydrogeologic study proves there is an adequate water supply, a rezoning document shows that septic locations can be adequately separated from wells, and excellent site design is achieved.

3. In general, lower densities are more appropriate in outlying areas. When a public water and sanitation district serves a property, and if the development is close to existing developed areas and activity centers, then higher densities may be appropriate.

4. Housing densities shown in this Plan should not be construed as guarantees. The actual number of units that can be built on a site is determined by applying the recommendations in this and other sections of this Plan, and by the degree of compliance with the criteria in the Design Guidelines section.

5. Compliance with the Design Guidelines, and assessment of compatibility with surrounding neighborhoods, should ensure that future residential development respects the unique mountain environment and maintains the mountain residential scale and character of each neighborhood.

6. Developers of new projects should provide traffic studies that demonstrate how the existing transportation network will accommodate the traffic generated by the development. (See the Transportation section for additional policies.)

7. Where the following natural resource or hazard areas occur, the policies developed for them will override other housing density recommendations. When more than one constraint or resource area exists, the most restrictive policy applies. In this section, all references to minimum acres

required are gross density recommendations, not minimum lot sizes. Not all natural resource or hazard areas can be mitigated. In some areas, protection of the area is the only appropriate mitigation.

a. Meadows and Areas with Low Screening Potential

While development should not be allowed in meadows or on sparsely vegetated slopes, it may be credited at the density allowed for the appropriate slope standard, and earned by the quality of the site design. Development should be located at the edge of the meadow or open area, and built in the treed areas, if possible.

b. Geologic Hazard Areas

In zoned geologic hazard areas: 1) No development should occur unless adequate mitigation or elimination of the potential hazard can be demonstrated. 2) No transfer of density should be allowed.

In high geologic hazard areas that are not zoned: 1) No development should occur. 2) Density earned by slope category may be transferred to another portion of the site.

(See the Hazards section of this Plan for more information.)

c. Flood Hazard Areas

In flood hazard areas: 1) Development should comply with the county's floodplain regulations. 2) No transfer of density should be allowed.

d. Wildfire Hazard Areas

In severe wildfire hazard areas: 1) Development should not be allowed, unless the hazards are mitigated. 2) When the hazard is mitigated, there is no density constraint for low hazards, 1 dwelling unit per 5 acres for moderate hazards, and 1 dwelling unit per 10 acres for severe hazards.

(See Appendix for guides on wildfire mitigation and defensible space.)

e. Wildlife Areas

Area 1: No development should be allowed. However, the density earned by slope category may be located on another portion of the site.

Area 2: Land uses should be limited to open space, agriculture, and 1 single-family detached dwelling unit per 10 to 35 acres. The preferred maximum density is 1 dwelling unit per 35 acres.



Area 3: Land uses should be limited to open space, agriculture, and 1 single-family detached dwelling unit per 10 to 35 acre lots. The preferred maximum density is 1 dwelling unit per 20 acres.

Area 4: Minimum lot sizes and housing types are based on criteria other than wildlife.

Even within water and sanitation districts, no development should be allowed in Wildlife Area 1. However for Wildlife Areas 2, 3 and 4, inside current public water and sanitation districts, densities could increase as determined by the conformance with the design guidelines and other criteria.

f. Slope Standards

1) Residential development should be allowed only on slopes not exceeding 30%. Adverse impacts of development on steeply sloping property include increased fire and geologic hazards, difficulty in placing wells and septic systems, difficulty in meeting county road standards, increased erosion, and increased visual impact of hillside cuts.

2) The slope categories should be used to determine the total number of homes allowed on a parcel (see Appendix for example). The standards are not intended to entirely prohibit lots on steep slopes. Such lots may be acceptable, if geologic reports indicate that slopes are stable and if all other constraints have been adequately addressed. Once the number of homes is determined, density may be transferred from the areas of steep slopes to less steep areas.

g. Visual Resources

Development within the visual corridors, as shown on the Visibility Analysis maps, should make maximum use of the site's topography and existing vegetation to screen development. Recommendations from the Visual Resources section and the Design Guidelines should be followed.

8. Rezoning should be handled as Planned Developments, except in those cases where a straight zone district can meet the recommendations of all sections of this Plan and design guidelines. Planned Developments should contain additional design requirements, e.g., no-build areas, building materials, drainage areas, road locations, possible well locations and areas of septic constraints, etc.

9. All developments should demonstrate that they are served by a fire protection district at the time of rezoning, exemption from platting, platting, and building permit.

10. New developments, including areas already platted, should be required to provide an adequate onsite water supply for fire fighting purposes, as required by the fire district of jurisdiction, prior to the issuance of a building permit.

11. New developments should demonstrate that adequate services are provided to the site, e.g., electricity, telephone, gas, fire protection, Sheriff's protection, etc.

12. Credit for housing units, as allowed in certain resource or hazard areas, should not be given if the

parcel is involved in another incentive program, i.e., tax incentive, conservation easement, or life estate programs. These programs are listed in the Open Space, Trails and Recreation section. This does not include affordable housing grants, which may qualify.

13. As the number of senior citizens in the area increases, some additional housing for seniors may be needed. New senior citizen developments should be located in areas designated for residential or community use and near existing commercial services in activity centers. These facilities should also ensure the mobility of their residents, i.e., provide transportation services or be located near public transportation.

14. Affordable housing should be encouraged, especially for area workers and seniors. New affordable housing developments should be located in areas designated for residential use and near existing commercial services. These facilities should be located near public transportation.

B. Density and Location

Detached Single-family Housing Outside a Current Public Water and Sanitation District

1. The average density should be between 1 dwelling unit per 10 acres and 1 dwelling unit per 35 acres, depending on conditions. The recommended densities are shown on the accompanying chart.

Other development restrictions may take precedence over the densities shown on the accompanying "Summary of Housing Density Recommendations" table in the Appendix. These include water supply, meadows, geologic hazards, flood hazards, wildfire, wildlife, and slope policy, when they are more restrictive.

2. When rezoning is proposed, densities more than that which is permitted by existing zoning should be allowed only if:

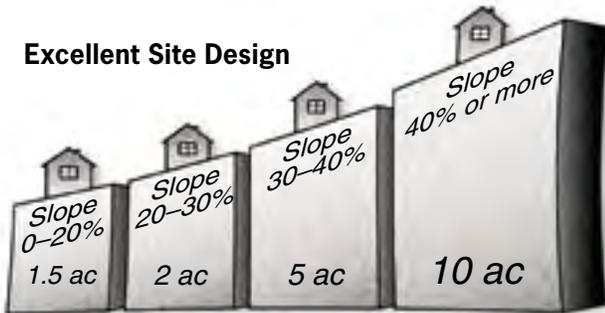
- a. There is a public water and sanitation district; OR
- b. There has been physical drilling of a well or wells, and testing has been conducted on said wells to support that water is adequate and available as provided by the provisions of the Zoning Resolution, as from time to time amended. OR



Slope-Site Design

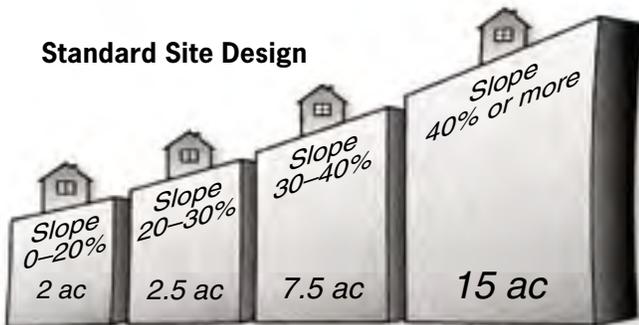
Inside Water and Sanitation Districts, Outside Activity Centers

Excellent Site Design



Average lot size per dwelling unit

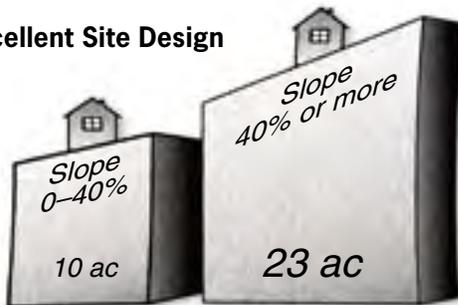
Standard Site Design



Average lot size per dwelling unit

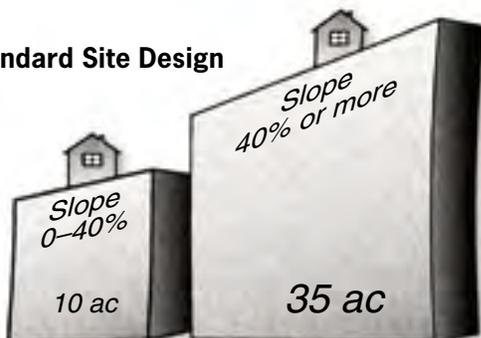
Outside Water and Sanitation Districts

Excellent Site Design



Average lot size per dwelling unit

Standard Site Design



Average lot size per dwelling unit

c. Such greater density is supported by a hydrogeologic study.

3. If affordable housing is developed outside of a water and sanitation district, with no possible expansion of the district, the density should not permit a density greater than that permitted by the existing zoning unless well testing or a hydrogeologic study support greater density. (See the Water Quality, Water Quantity and Sanitation section for more information.)

Detached Single-Family Housing Within a Public Water and Sanitation District and Outside an Activity Center

1. The average housing density, outside activity centers and within a water and sanitation district, should range between 1 dwelling unit per 1.5 acres to 1 unit per 15 acres, depending on conditions.

For parcels smaller than 30 acres, where existing development on at least two sides has lots smaller than 1.5 acres or is non-residential, new development may be allowed up to 1 dwelling unit per 1.5 acres when the site design is excellent and slope constraints are met. Residential development in all areas outside of activity centers should be single-family detached housing units.

Other development restrictions may take precedence over the densities shown on the "Summary of Housing Density Recommendations" table in the Appendix. These include water supply, meadows, geologic hazards, flood hazards, wildfire, wildlife and slope policies, when they are more restrictive.

2. If a development proposal is for affordable housing, the density of single-family dwelling units per acre may be increased to 1.5 dwelling units per acre in residential areas if:

- The owner/developer works with the Jefferson County Community Development Division or a non-profit housing group to ensure the housing units will be affordable and will fill a community need.
- The criteria set forth under the multifamily section are followed.
- It is located in or adjacent to an activity center.



Multifamily Housing

1. Multifamily housing should be located within activity centers; therefore, policies regarding multifamily housing are located in the Retail, Office, Light Industrial, & Activity Centers section.

C. Secondary Dwelling Units

1. Jefferson County Planning and Zoning should explore adopting zoning regulations regarding secondary dwelling units, e.g., in-law apartments or guesthouses. This exploration should include, but not be limited to, the implications of public service issues, such as water, sanitation, traffic and fire protection.

2. As the county explores this issue, the following items should be considered as concerns of this community. In residential areas, secondary dwelling units should be discouraged if:

- a. The traffic generated exceeds the road capacity.
- b. The water source is not adequate for both the primary and secondary residence, assuming full-time occupancy of both residences.
- c. The Individual Sewage Disposal System (ISDS) serving the property is not sized appropriately, assuming full-time occupancy of both residences.

D. Livestock on Residential Lots

1. Due to the potential issues surrounding livestock, such as soil erosion, ground and surface water contamination, noxious odors, and maintenance of human and animal health, regulations to establish good livestock management practices should be explored.

2. New development should allow for the noise, odor, and visual impacts of existing agricultural and ranching activity. Buffer areas and screening are a few techniques that could be used. (See the Design Guidelines accompanying this Plan.)

(Additional guidelines for livestock management can be found in the Appendix.)

E. Site Design Guidelines

1. Recommendations in the accompanying Design Guidelines are intended to foster development that is sensitive to the unique resources and constraints of this mountain environment. To merit increased densities, a project should demonstrate excellent site design through a high degree of conformance to the Design Guidelines.

Implementation

A. General

Highlighted text indicates implementation techniques that specifically apply when processing a case where a change in land use is proposed.

1. All mapped resource or constraint areas should be verified by the applicant,

Planning and Zoning Division, and appropriate agencies, during the zoning and platting processes, to ensure the accuracy of the mapped data for a specific parcel.

2. Recommendations in this Plan apply only to processes that involve a change in land use, such as rezonings and site approvals. While the community acknowledges this, they also encourage the Planning and Zoning Division to consider recommendations in this Plan that are related to site design and site constraints during other development review processes, wherever possible.

3. The Planning and Zoning Division should explore regulations that set time limits between the finalization of a zoning process and the commencement of a plat process, and also between finalization of a plat process and the dedication of, or completion of, public improvements.

4. Jefferson County should review platted subdivisions and zone districts with lots that do not meet current standards, to identify existing and potential problems and determine how future development or redevelopment can be brought into conformance to the recommendations in this Plan. Results of the study should be reviewed with the community and land owners for possible inclusion in this Plan.

5. The county should explore state legislation that would allow counties and municipalities to vacate pre-1972 plats. This would include plats that were recorded, but never approved by the county.

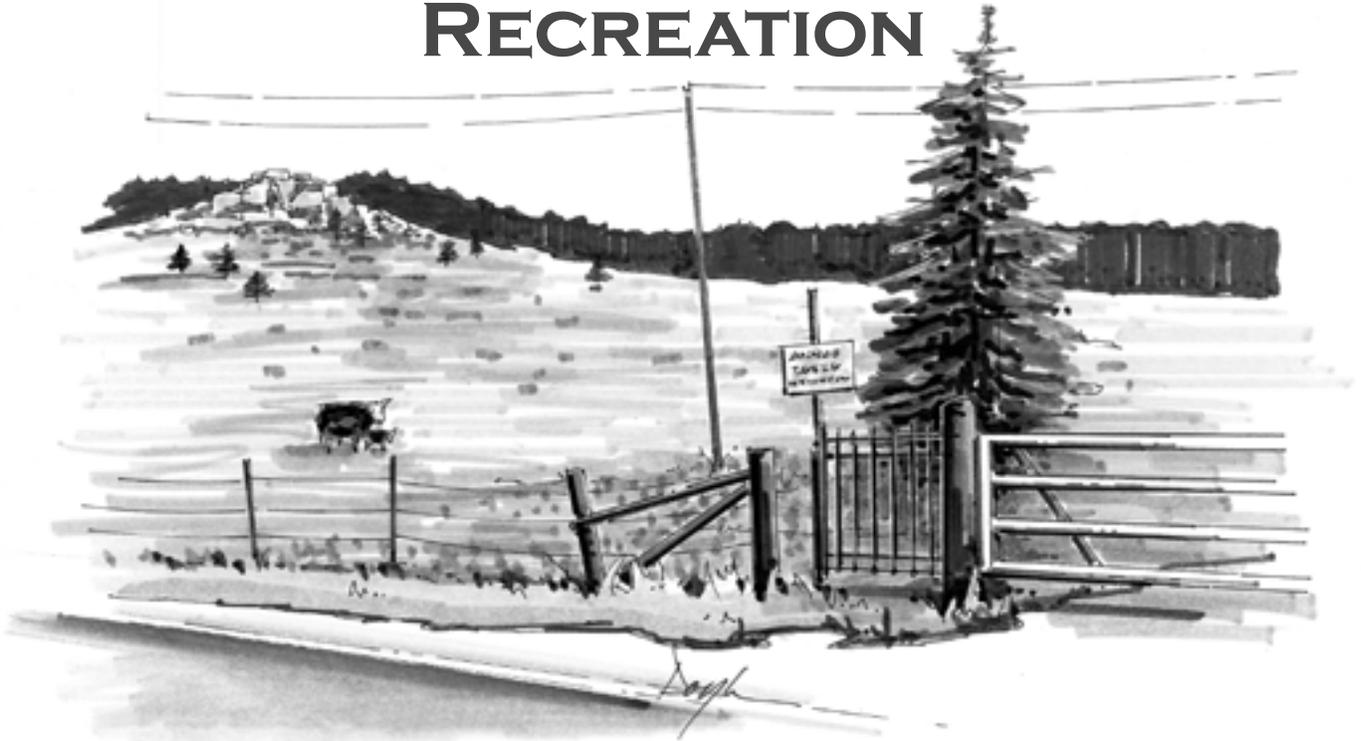
6. The county should explore ways to promote affordable housing, such as creating regulations that provide incentives to developers to provide affordable housing and promoting partnerships between public and private entities to work toward providing affordable housing.

7. Jefferson County should actively maintain its “Urban County” status with the U.S. Department of Housing and Urban Development (HUD), so federal funds are made available to assist the financing and promotion of affordable housing.

8. Affordable housing groups should work with Jefferson County Community Development to identify affordable housing projects. Affordable housing might be achieved through HOME funds, the creation of special housing districts, tax credits, or other programs that are available at state and federal levels. Additionally, Community Development Block Grants may be available to certain neighborhoods for improvements, such as parks, drainage and housing rehabilitation. 🌲



OPEN SPACE, TRAILS, & RECREATION



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

The Evergreen area has a diversity of topography, geology, vegetation, wildlife, critical habitat, vistas, streams, trails, and natural features. These features are a part of Evergreen’s character, part of the community’s pride and identity, and an important part of what attracts residents, visitors, and investors to the area. Open space is more than a treasured resource – it is vital for all living things and, once given up, is rarely returned to its former state.

Much of the Plan area is within a sensitive and valuable environmental zone. The preservation of open space within the planning area will be necessary to keep the Evergreen area from merging with growing communities to the east and south. These open lands are also an important source of food and shelter for the numerous wildlife species found in the area.

Residents in the rest of Jefferson County and the greater Denver metropolitan area, and other visitors, also enjoy the feeling of openness created by these public and private lands. The preservation of open space in the area is recognized as a necessity to meet the increasing demand of an expanding population for passive recreation.

“Open space” can be lands owned and managed by public or quasi-public agencies, such as Jefferson County Open Space (JCOS) or Evergreen Park and Recreation District (EPRD). Formal, public, open space lands generally have lib-

eral public access policies, can preserve important environmental features, and may offer a wide range of recreational opportunities. Other open lands, considered defacto “open space”, might be held privately by individuals or organizations. Public access to private open space is usually restricted. The term “open space” also means the amount of undeveloped area within a non-residential project that may be landscaped or left in its natural state.

Goal

Maintain the rural and open mountain character of the Evergreen community through a combination of public and private open space, trail corridors, and facilities for active and passive recreation.

Policies

Policies highlighted are policies that specifically apply when processing a case where a change in land use is proposed.

A. General

Open space acreage in the Evergreen area will exceed county and national standards because the character of its local natural environment is uncommon and also serves people who live outside the Evergreen area. Most parks in the area are used by residents of the greater Denver metropolitan area.

1. The focus of the community should be on preserving the natural environment. Within the Evergreen area, all existing and future public open space areas that are acquired primarily for their natural, visual, watershed, and wildlife values should be preserved for passive recreational use.

2. If a property, or portion of a property, is being developed, the following Plans should be consulted and the goals of these plans should be considered in land acquisition, park development and education: The Evergreen Area Community Plan, the Jefferson County Trails 2000 Plan (or latest version), the Jefferson County Open Space Master Plan, the Evergreen Park and Recreation District Master Plan, the Buchanan Park Expansion Master Plan, and the National Forest Service plans.

3. If a property, or a portion of a property, is identified as an area of interest, then acquisition, dedication, easements, or some other form of conservation should be pursued.

4. Management of all open space properties should comply with the *Jefferson County Noxious Weed Management Plan*.

B. Public Open Space

1. The following parcels of land have natural and/or historical significance and should be protected and preserved through acquisition, partial acquisition, or other means. The use of the properties should be determined in consultation with local homeowners' organizations.

The parcels or areas listed below should have the highest priority for protection. This does not, however, minimize the importance of other valuable open land within the Evergreen Plan area that may be identified in the future.

The parcels listed below are in addition to those listed in the *Jefferson County Open Space Master Plan* and the *Evergreen Park and Recreation District Master Plan* (see Appendix). This alphabetized list is not intended to be a complete list of parcels within the Plan area that should be acquired or preserved.

- a. The former Anna Marie Erikson Ranch south of North Turkey Creek Road
- b. Meadow south of Evergreen Memorial Park
- c. Property south of the Humphrey Memorial Park and Museum
- d. Stransky Ranch near Brook Forest Road
- e. Vacant properties between Stagecoach Boulevard and the Bergen Peak wildlife area
- f. State Land Board property south of Alderfer-3 Sisters Park

2. Land that has the following attributes should also be considered for acquisition:

- a. Scenic and unique landform values
- b. Historical and cultural resources
- c. Natural areas
- d. Maximum wildlife habitat areas
- e. Unique vegetation
- f. Natural hazard areas (floodplain, rockfall, etc.)
- g. Buffer zones
- h. Trail corridors
- i. Recreational values
- j. Development pressures
- k. Recreation district priorities, such as parks, playgrounds, and fields
- l. Wetlands

These areas may be desirable as open space, but development should not automatically be precluded if sensitive site planning accommodates these attributes.

3. Jefferson County Board of County Commissioners has approved the *Jefferson County Open Space Master Plan*. The goals of this plan should be considered in land acquisition, park development, and education.

4. Access to public land should not negatively impact maximum-quality wildlife habitat, high geologic hazard areas or unique vegetation.



C. Private Open Lands

1. Private open lands should be encouraged to promote stewardship of private land for the following reasons (methods are included in the Implementation section):

- a. To preserve a rural character;
- b. To maintain visual and scenic quality;
- c. To protect wildlife habitat;
- d. To buffer existing and future development;
- e. To provide open space or park experiences within future development;
- f. To protect a historic resource; or
- g. To preserve a link to the community's ranching culture and history/heritage.

Some examples of these significant areas include various ownership parcels in Tri-Gulch, and large ranches near Blue Creek Road and Buffalo Park Road.

2. Significant acreages of private property should be set aside as open space in the Evergreen area. The property can be either "designated" open space (currently but not permanently set aside) or "dedicated" open space (legally set aside in perpetuity).

D. Evergreen Lake

Evergreen Lake should continue to be a focal point of the Evergreen area.

1. All future uses of the Evergreen Lake area should preserve and enhance the visual quality of the lake, preserve and enhance the shoreline and wetlands, and encourage conservation and restoration of the lake's natural environmental features.

2. Future uses should provide for appropriate passive recreation and limited active recreation. These uses should be clearly defined as part of a comprehensive plan for the Evergreen Lake environs and should not include recreational use of motorized equipment (to avoid water pollution, noise, etc.)

3. The EPRD, JCOS, Denver Mountain Parks (DMP) and the Evergreen Metropolitan District should continue to work together to meet these goals and should involve the community in any planning efforts.

E. Trails

1. If a trail identified in a state or county trails plan traverses a property in the county's development review process, a trail easement should be dedicated to the appropriate agency.

2. Areas of intensive development should have trail connections to open space areas. Safe crossings of major roads should be provided.

3. More non-motorized trails should be established to provide a trails network which has the following features:

- a. Accommodation should be made so that motorized wheelchairs are not excluded from using these trails.
 - b. Varieties of trail opportunities and distances, i.e., shorter trails with multiple access points, and longer more strenuous trails for longer trips.
 - c. Connections to the various trails, parks and community services of the community and region.
 - d. Diverse landscapes through which the trails pass. As the landscape changes, its dominant features should be clearly visible from the paths, and there should be good observation points for views and vistas that feature landmarks.
 - e. Visual boundaries between roadways or trails and the surrounding landscape. The types of boundaries, whether bold, as a stone wall, or subtle, as a gentle change in elevation, should be determined by the nature of the surrounding landscape and the character of the paths.
 - f. Good sight distance at the intersections of paths so they are visible as they are approached.
4. Trail corridors should utilize public rights-of-way, existing and abandoned utility rights-of-way, leased private property, easements, and parkland or open space.
 5. Areas containing endangered species, sensitive soils, high geologic hazards, or critical wildlife habitat should be identified and avoided for trail corridors.
 6. Trails should be located at least 50 feet away from riparian areas, wherever practical. If a trail already exists in a riparian area it should be permitted to remain, but access points to other trails and any body of water should be limited.
 7. To minimize trail user conflicts, JCOS should continue to follow its *Trails Use Action Plan*.
 8. Pedestrian- and equestrian-only trails should be provided to balance user needs and minimize conflicts.
 9. Trail corridors should be used to connect open space parcels.
 10. Most trails should be unpaved. Regional trails, except those passing through Elk Meadow Open Space Park, may be paved, if appropriate, as determined by the relevant jurisdiction.



11. Accessible trails should be provided for all citizens, including outdoor recreation access routes, where possible, recognizing that trail users have different levels of ability and seek different levels of challenge.

12. The current drainage tunnel under State Highway 74 (SH 74) north of Stagecoach Boulevard should be evaluated for pedestrian, bicycle, and wildlife usage.

13. When new trails are being developed, their configurations should be referred to JCOS, DMP, Colorado Division of Wildlife (CDOW), EPRD, and other community groups, such as Trout Unlimited, for their comments.

14. Constraints on trail development and uses that result from liability concerns should be eliminated.

15. The Open Space, Trails, and Recreation map shows the major trail corridors, existing and proposed, for the Evergreen area. The following is a list of trails that should be considered for addition to the existing trail system:

a. Beaver Brook Trail

The existing trail from Stapleton Drive through Beaver Brook Canyon should be extended to the west to connect with the Beaver Brook watershed lands and National Forest Land near Squaw Pass.

b. Clear Creek Trail

The existing trail should be extended from Golden, along Clear Creek Canyon, to the Clear Creek County border. A pedestrian trail should connect the Clear Creek Trail to the Beaver Brook Trail.

c. Cold Spring Gulch Trail

The Beaver Brook Trail and Genesee Park should be connected with Bear Creek in the general area of Cold Spring Gulch. This trail connection should then proceed downstream to Kittredge, Little Park, and Lair o' the Bear Park.

d. Kittredge Wagon Trail

This trail could use the original road that is above SH 74, just north and east of downtown Kittredge. Improved access will be needed on the Kerr Gulch end of the wagon road. This trail should connect to the trail system in O'Fallon Park and Pence Park.

e. Mount Falcon Park

The Mount Falcon Park trail system should have connections to the Foothills Trail, Lair o' The Bear, Little, O'Fallon, and Pence parks, and south to the Denver Mountain Park site in the Lone Peak area. The last segment should extend south to Meyer Ranch.

f. Bell Park

The trail from Pence Park, passing by Independence Mountain, should connect with the existing nature trail along Little Cub Creek before crossing to Cub Creek Park. A trail south from Bell Park, below Kinney Peak, should connect to a Denver Mountain Park site and a trail corridor established by the Timbers Estates development north and east of the Marshdale Elementary School. This trail should continue south, through the Denver Mountain Park site property on Berrian Mountain, to Meyer Ranch.

g. Elephant Butte Park

A loop trail around the Denver Mountain Park site near Elephant Butte should be considered. This system should be connected to a trail through Palo Verde Gulch, which would provide a connection with Elk Meadow. To the west, this trail system should extend from Elephant Butte into Clear Creek County, to connect with the trail that begins at Golden Willow Road and may connect to the Mt. Evans Wilderness Area. A trail to the south could connect to the National Forest Land south of Brook Forest Road.

h. Elk Meadow Park/Bergen Peak

The existing park trail should be connected to Kittredge by a trail in the Troublesome Gulch area. A trail from Bergen Peak, along Snyder Mountain and Mount Pence, would provide access to the Squaw Pass area and lands managed by the National Forest Service, City of Golden and Denver Mountain Parks. A trail south could connect to Alderfer-Three Sisters Park and allow for connections to trails in Clear Creek County.

i. Fillius Park

A trail should extend along the original wagon road. This trail should extend north and east to I-70 and south and west to connect with the Pioneer Trail, which starts in Bergen Park.

j. Bear Creek Trail

This trail should connect the trail around Evergreen Lake with the Bear Creek Trail of Morrison, by going through Downtown Evergreen, Kittredge and Idledale. This trail would link Mt. Falcon Park, Bear Creek Canyon, Little Park and Lair o' the Bear Park.

k. Evergreen to Conifer Trail

A trail should connect Evergreen Lake to Conifer/Aspen Park. This trail should also link Cub Creek Park, Bell Park, Marshdale Elementary School and the Flying J Ranch Open Space.

l. O'Fallon Park Trail

A trail should be constructed that begins near Downtown Evergreen and extends west to O'Fallon Park. The trail should traverse O'Fallon Park and then go north to Corwina Park and connect to the Bear Creek Trail.

m. Cub Creek Trail

The trail should begin in Cub Creek Park and extend south and east near Cub Creek.

Contact Jefferson County Open Space for trail updates.

F. Active Recreation

1. Areas that are appropriate for mountain area active recreation should be identified, acquired, and developed to provide additional active recreational space. These facilities should not require significant alteration of existing topography. The *Evergreen Park and Recreation District Master Plan* is a resource for identifying and developing those sites.



2. A variety of active recreational opportunities, that are targeted to the needs of Evergreen residents, should be provided, e.g., rock climbing, soccer, baseball, hiking, cross-country skiing, etc.
3. Active recreational fields or trails should be sited to be sensitive to wildlife habitat, view corridors, etc.
4. Where active recreational fields are sited in areas that are dominantly residential areas, maintenance should be a high priority.
5. 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.
6. The *Buchanan Park Expansion Master Plan* should be utilized when developing Buchanan Park.

G. Neighborhood Parks

1. Large new and existing residential subdivisions should include areas that function as neighborhood parks. (See Glossary.)
 2. Additional locations for off-leash dog parks and other leash-free areas should be explored.
- (Additional Open Space policies are found in the Retail, Office, Light Industrial, & Activity Centers section.)

Implementation

Highlighted text indicates implementation techniques that specifically apply when processing a case where a change in land use is proposed.

A full range of strategies will be required to retain large tracts of private open space and trail corridors throughout the Evergreen community. These strategies are suggestions to be studied and used in concert with each other. They include individual, community, county, state, and federal strategies.

A. Coordination

1. The numerous public open space parcels distributed throughout the Plan area are controlled by various public entities. Communication and cooperation among these

entities needs to continue to ensure that their goals and objectives are compatible and that efficient use is made of natural, scenic, and historic resources. The public entities that should be involved include:

- a. National Forest Service
- b. National Park Service
- c. Bureau of Land Management (BLM)
- d. Colorado State Park and Recreation Department
- e. State Land Board
- f. City of Golden
- g. Jefferson County Open Space (JCOS)
- h. Denver Mountain Parks (DMP)
- i. Evergreen Park and Recreation District (EPRD)
- j. Clear Creek County Open Space
- k. Colorado Division of Wildlife (DOW)
- l. Colorado State Forest Service (CSFS)
- m. Lookout Mountain Water District
- n. Denver Water Board

An example of this cooperation is the *Denver Mountain Parks and Jefferson County Open Space Recreation Management Plan*, developed by JCOS and DMP, which addresses recreation, law enforcement, and forest management.

2. The public entities responsible for open space, parks and trails should continue to communicate regularly to coordinate the planning, protection, and management of lands under their jurisdiction.
3. A comprehensive trails plan should be developed through coordination of all of the responsible entities and the community. Public open space agencies should offer developers incentives to link private trails to the public trail system, or to provide public trail access through their property to link the whole system. This plan should take into consideration the adjoining county's plans for open space and trails, to foster connection.
4. Security in parks should be increased. Coordination among law enforcement agencies should be encouraged to improve the cost effectiveness of this protection.
5. The *Denver Mountain Parks and Jefferson County Open Space Recreation Management Plan*, developed in cooperation with DMP, JCOS and the EPRD, should be followed. The coordination of these agencies could provide better amenities and save public funds.
6. Jefferson County and Clear Creek County should work together to explore trail opportunities to link the counties.
7. A Bergen Peak management team should be formed to look at the Bergen Peak area in regard to forest management, trail development and maintenance.
8. The majority of active recreation in this area is addressed through the EPRD. JCOS should continue to support the EPRD through acquisition of lands, capital costs through joint-venture programs, and cooperative projects.

9. A master plan for Evergreen Lake should be developed cooperatively by the appropriate agencies, organizations, government entities, and community.

10. Leash laws should be enforced on all public open space, except where unleashed animals are specifically permitted, e.g., dog parks.

11. Animal waste disposal regulations should be enforced.

B. Acquisition

1. Regardless of the amount of open space in the community, new acquisitions of unique open space should be pursued in the future. Acquisition strategies that could be used include, but are not limited to:

a. Preservation of open space through public acquisitions, including acquisitions subject to life or term estates.

b. Purchase by a private land trust of lands, conservation easements, or development rights.

c. Donation of a fee estate to the JCOS, or to a land trust.

d. Donation of corporate land, in exchange for appropriate tax benefits.

e. Purchase and sell-back programs that use matching open space monies to purchase property, and then sell it to another owner, with restrictions on its use. This option is less desirable than an outright easement purchase, but it may be useful in cases of owners with sale restrictions.

f. Transfer of vacant land that is forfeited to the county because of non-payment of property taxes. (Acquired not only by JCOS, but also by land conservancy groups or homeowners associations with open space preservation goals.)

g. Lease undeveloped land.

h. Acquisition of property liquidated by public entities.

2. A volunteer group should research the pre-1972 plats, communicate with owners of remaining vacant properties, and submit these properties to JCOS or EPRD for possible acquisition. Another option would be to sell these lots to adjacent property owners, to be merged with the existing lot (or lots) that already contains a house.

3. JCOS and Clear Creek County Open Space should work together on land acquisition when a property straddles the county boundary.

C. Partial Acquisition

1. When full acquisition is not possible, practical, or desirable, these are alternatives that could be considered:

a. Donation of conservation easements or development rights to JCOS or a private trust.

b. Dedication of a portion of a development to JCOS, to a private trust, or to a homeowners' organization, transferring land in fee simple, or by conservation easement.

c. Restriction of private deeds to limit the use of land to open space, recreation or ranching.

D. Zoning/Incentives

1. Large-lot subdivisions, with 20 to 35-acre minimum lot sizes, should be encouraged and maintained.

2. The county should continue to require future development to provide either suitable private and public open space, or to provide substantial payment for parks in lieu of land. This may involve reviewing the *Land Development Regulation* to ensure that payments in lieu of land are adequate.

3. The EPRD should continue to accept trails as part of parkland dedication requirements.

4. A change to state legislation should be explored that would decrease the current tax rate on vacant land, under certain provisions. Currently, the tax rate encourages development because the tax rate is much lower once a structure is placed on the property. One method, to favor good stewardship of the land, could be to liberalize qualifications for reduction in taxes for agricultural lands. There are large cattle and horse ranches in the area owned by ranchers who do not make their livelihood from ranching, but rather see themselves as stewards of the land. Safeguards should be put in place to assure that large houses and other developments do not abuse this designation.

5. Changes to state legislation that would allow state tax incentives and reduce tax system disincentives should be explored. A system in which tax relief is offered until the land is sold for development purposes, at which point all back taxes are due, should be considered.

E. Other Techniques

1. Bear Creek and Clear Creek Canyons should be designated as scenic corridors. 🌲



PUBLIC FACILITIES, SERVICES & UTILITIES



The levels of service provided in the community should be in accord with its mountain character.

The perception of the quality of life in a community depends, in part, on the quality of the schools, fire, sheriff and emergency services, parks and recreation, utilities, and community services. At the same time, the mountain character of the Evergreen area should be preserved. Therefore, these services should be compatible with this mountain environment and should not be expected to duplicate the level of service found in urban areas. For these reasons, the negative impact of land development on the quality of services should be managed with care to ensure that the provision of public services is consistent, reliable and adequate for the development it serves, and appropriate for the Evergreen area. However, service provision should not enable or mandate development beyond the levels dictated elsewhere in this Plan.

Goal

Assure the provision of those community services that are appropriate for the mountain environment.

Policies

Policies highlighted are policies that specifically apply when processing a case where a change in land use is proposed.

A. Service Facilities

1. To minimize the amount of new service facility development, adaptive reuse of existing structures should be considered whenever possible. The use of existing facilities should be explored before new facilities are constructed.
2. The scale of new facilities should be appropriate for the area that they are intended to serve, and should comply with the Design Guidelines.
3. Existing and proposed Jefferson County Road and Bridge facilities and Colorado Department of Transportation facilities should comply with the Design Guidelines.
4. Developers, agencies and organizations are encouraged to involve community representatives in the location and design of new and expanded service facilities.

B. School Facilities

1. New development should bear the equitable cost of the school population generated by the development by providing new public school sites or money in lieu of land.
2. The county, Jefferson County R-1 School District, and private schools should continue their good working relationship by notifying each other of development proposals.



C. Fire Protection

1. All development in the community should be served by an organized fire protection district.
2. The quality and efficiency of fire protection in the community should be maintained as new development occurs.
3. If development applications do not meet fire protection district standards, they should be denied.
4. Adequate water supplies for fire fighting services and/or onsite

storage facilities are imperative and should meet current standards for new development.

5. All public thoroughfares, access roads, and driveways should be designed to meet access requirements for fire district equipment.

6. Employment centers in the Evergreen area should cooperate with local fire districts to support fire protection service, e.g., water storage, employee release time as fire volunteers, etc.

D. Emergency and Disaster Services

1. Emergency service levels should be maintained and improved as new growth and development occurs.

E. Sheriff

1. New growth in the community should not result in a deterioration of services provided by the Sheriff's Office.

F. Utilities

Adequate and timely provision of services will be essential to allow growth.

1. Utility service providers should review rezoning, platting, and exemption proposals prior to approval, to ensure the availability of an adequate and timely level of service.

2. New developments, and existing development, to the extent feasible, should have universal broadband internet access. All state-of-the-art options, including fiber optic cable, fixed and mobile wireless internet access, Wireless Fidelity (WiFi) applications, and new technologies that may become available, should be examined and the most feasible service be provided.

3. Telecommunications facilities should be sited in accordance with the *Jefferson County Telecommunications Land Use Plan* and the Evergreen Plan's Design Guidelines. These facilities should not dominate the site.

4. Utilities should be planned and designed in conformance with this Plan's policies and Design Guidelines.

5. The utility providers serving the Evergreen Plan area should work with residents of the community in site selection and facility design.

3. The Jefferson County R-1 School District and charter schools are encouraged to follow the county process when constructing new facilities and to follow the Design Guidelines for this Plan so that the facilities will be sensitive to the mountain environment.

4. Maximum use should be made of school facilities through shared use with the community. When new school facilities are in the planning stage, Jefferson County R-1 School District, charter schools and private schools should coordinate with various community organizations to design the facilities for shared use.

5. An unacceptable level of school overcrowding would exist when one or more of the following conditions occurs:

- a. Double sessions would be required.
- b. The support facilities, i.e., the cafeteria, office, library, clinic, etc., will not support the students as it should in terms of square feet per student.
- c. The support facilities are adequate, but temporary facilities that must be used lack restrooms, running water, adequate sewage treatment facilities, and proximity to the support facilities.

6. If new development would result in overcrowded schools, or the Jefferson County R-1 School District standards cannot be maintained, land use solutions should be stressed. These solutions could include, but not be limited to, the following actions:

- a. Denial of the development project.
 - b. Modification of the project.
 - c. Change of the project phasing.
 - d. Levying of a universal one-time assessment, per dwelling unit, throughout the planning area, when a building permit is granted for a new dwelling. This money should be placed in a capital construction fund for mountain area schools. These funds should be in addition to the funds regularly allocated by Jefferson County R-1 School District.
7. Jefferson County will continue to consult with Jefferson County R-1 School District regarding school attendance projections.



6. With respect to other communities in the Denver Metro area, the Evergreen area does not desire to be the fall-back location for siting broadcast towers and similar devices. This includes the tower sites on Squaw Mountain, a prominent Evergreen area visual landmark located in adjacent Clear Creek County.

7. Utility lines should be placed so that they are sensitive to the environment. (See Design Guidelines.)

8. A cooperative arrangement to bury the utility lines along Evergreen Parkway through Elk Meadow Open Space should be explored.

G. Community Facilities and Services

1. To meet existing and future health care needs of the community, medical services and facilities should be encouraged to locate in the area, preferably in an Activity Center. Such services and facilities may include, but should not be limited to, primary care, long term care, emergency and specialized care, Alzheimer's care, mental health services, developmentally disabled services, elder care, group homes, and assisted living.

2. An arts/community center should be located within an Activity Center. Special consideration should be given to the Buchanan Park area. An alternative would be to share the use of an existing community facility.

3. Community organizations should coordinate facility needs and share facilities when their needs are compatible. Facilities should be of an appropriate scale for the community. Related facilities, should be located close to each other to create true community centers.

4. A center designed to provide social, cultural, and recreational activities for teenagers should be located in one of the community use areas of an Activity Center.

5. When demand for senior citizen services increases, the existing providers should be encouraged to expand their facilities and services within an Activity Center.

Implementation

A. Service Facilities

1. A community survey of existing public and quasi-public buildings should be undertaken to inventory the amount, type, and availability of space and the level of their use.

2. The school providers, the Evergreen Park and Recreation District, and other organizations should continue to investigate opportunities for sharing the use of existing and future facilities.

B. Schools

1. Charter schools and private schools should be allowed as education options, in appropriate locations.

C. Fire Protection

1. Jefferson County should consider policies to require that the responsible fire protection entity review and comment on building permit applications.

2. The fire districts and the county should continue to provide information about fire protection techniques and constraints in a mountain environment, including road conditions, distance from fire stations, water supply limitations, and communication limitations.

3. Intergovernmental agreements between fire protection districts that clarify fire protection responsibilities for outlying areas should be negotiated to ensure that fire emergency responses are made in the shortest possible time, regardless of district boundaries.

4. Expanded funding sources, intergovernmental service agreements, equipment and training should be sought to meet the increased demands associated with new growth and development.

5. The master planning efforts of the fire protection districts should be monitored, and appropriate policies should be added to this Plan.

6. The Division of Building Safety, Zoning Administration, and the fire districts should meet to discuss the current system of building permit review, identify any problems that exist, and implement solutions.

7. Homeowner associations and individual property owners are encouraged to follow the fire department recommendations.

D. Sheriff

1. There should be increased cooperation and coordination between the county Sheriff and the City and County of Denver, to improve the quality of law enforcement in the Denver Mountain Parks.

E. Community Services and Facilities

1. Continued funding for existing community services should be encouraged.

2. Health care providers and clinics should be given incentives to locate and remain in the Evergreen area. 🌲



RETAIL, OFFICE, LIGHT INDUSTRIAL, & ACTIVITY CENTERS



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

Retail, office, light industrial, and higher density residential uses are an essential part of a balanced community, and they assure convenience and jobs for residents.

In the Evergreen area, the majority of these more intense land uses occur within activity centers. An activity center provides retail shops, offices, light industrial, housing, and cultural and recreational facilities in one concentrated area. These uses often depend on one another for viability. They should be encouraged to share parking, access roads, buildings, and customers. Each center has distinct boundaries to avoid the proliferation of higher intensity development, to minimize strip development, and to prevent intrusion into residential neighborhoods.

The *Evergreen Area Community Plan* has identified six activity centers: El Rancho, Bergen Park, North Evergreen, Downtown Evergreen, Kittredge, and Marshdale. Each center has a different mix of uses. The six centers have been identified as areas where utilities and transportation are adequate for the expected development, where sufficient buildable land is available, and where the local environment is better able to absorb the impacts of growth.

While the preferred location of these uses is in the activity centers, this Plan also accommodates some limited commercial and industrial land use outside the activity centers.

The area should not be expected to have the full range of commercial and industrial uses typically found in urban areas. The community will have many of the basic services but will always depend on the larger metropolitan area for more intense land uses, such as large department stores, automobile dealerships, entertainment facilities, larger office parks, and heavy manufacturing establishments.

Goals

1. Consolidate related high intensity land uses, such as higher density residential, commercial, mountain light industrial, and community uses, to encourage the joint use of public services; protect surrounding neighborhoods and the natural environment; avoid strip development and other unsightly and/or unsafe development; and provide a focal point for community activities.
2. Accommodate future demand for commercial and mountain light industrial development, while maintaining the current balance of population with retail, office, and industrial development. Encourage any proposed commercial and industrial development to be appropriately scaled and compatible with this rural mountain community.

Policies

Policies highlighted are policies that specifically apply when processing a case where a change in land use is proposed.

I. Commercial and Light Industrial Development Outside Activity Centers

A. General

1. New commercial and light industrial uses should be located in the six activity centers identified in this Plan. Conditions where exceptions are acceptable are listed under Policy 2. of this section.

2. Commercial development outside of activity centers should be limited to those included in the following list.

- a. Inns, lodges, bed and breakfasts;
- b. Dude ranches;
- c. Small arts and crafts businesses, including galleries and small museums;
- d. Veterinary clinics and related facilities;
- e. Equestrian centers; and
- f. Other commercial and light industrial uses addressed later in this Plan, including home occupations, cottage industry, and mountain light industrial.

3. When existing legal non-conforming land uses outside activity centers are abandoned or changed as defined in the *Zoning Resolution*, the owner is encouraged to select new uses that are in conformance with this Plan.

4. Zoning for retail, office and light industrial land uses outside of activity centers should be handled as Planned Developments (PD's), except in those cases where a straight zone district can meet the recommendations of all sections of this Plan and its Design Guidelines. Planned Developments should contain additional design requirements, e.g., specific building locations, building materials, drainage areas, road locations, possible well locations, and areas of septic constraints, etc.

5. Undeveloped commercial zoning outside of activity centers, and not in use today, should be considered for rezoning, to be brought into compliance with the Plan.

6. All commercial or light industrial uses outside activity centers should comply with all federal, state and local standards for the production, handling, and disposal of hazardous materials and hazardous wastes and should be able to qualify as a conditionally exempt small-quantity generator (see Glossary). These uses should not result in ground and/or surface water contamination or air pollution. Noise,

odors, smoke, glare, or vibration from development should not exceed state statute. Light industrial development, appropriate for mountain rural communities, is defined under 'Criteria for Mountain Light Industrial in Rural Mountain Communities' in this section.

7. In general, retail, office and industrial uses should be located on slopes of less than 20%. Exceptions to this are noted under each specific Activity Center in this section.

8. Cottage industry and Mountain Light Industrial, as defined below under the "Criteria for Cottage Industry in Rural Mountain Communities" and "Criteria for Mountain Light Industrial in Rural Mountain Communities," may be permitted.

9. All non-residential land uses should resolve all potential adverse impacts through appropriate design measures and have a sufficient acreage to ensure compatibility with adjacent land uses.

10. New developments should demonstrate an adequate legal and physical water supply, as determined by a hydrogeologic study (described in the Water Quality, Water Quantity & Sanitation section), unless service will be provided by a public water and sanitation district.

11. The Design Guidelines should be followed, particularly regarding architecture, signage and lighting.

B. Amount of Commercial and Light Industrial Development

1. Zoning currently exists for more than enough commercial and industrial development to meet future market demands. Therefore, additional rezoning that would add to the current total will not be necessary, except as allowed within each activity center and outside an activity center as discussed in section A., above. However, relocation of commercial uses within an activity center may be appropriate if existing zoning is unbuildable or otherwise unsuitable.

C. Home Occupations

1. Many people prefer their home as an attractive alternative to the typical workplace, particularly as telecommuting increases. Home occupations should comply with the regulations in the *Jefferson County Zoning Resolution*.



D. Criteria for Cottage Industry in Rural Mountain Communities

The following criteria should be met when a cottage industry is proposed outside of an activity center:

1. It should be located on or near road junctions.
2. Rezoning should be handled as Planned Development, except in those cases where a straight zone district can meet the recommendations in all sections of this plan.
3. Light assembly, repair or manufacture may be allowed.
4. No more than 3 employees should be allowed.
5. Limited, low volume non-retail activity may be allowed.
6. Generated traffic should be similar to that of residential development.
7. Any buildings should be designed for architectural quality, and the size of the buildings should be equivalent to residential development.
8. Outside storage should be screened, and it should be very limited, with substantial setbacks from adjacent properties.
9. The percent of site coverage should be limited to the same as surrounding residential uses.
10. Hazardous materials should not be allowed, nor noise, smoke, glare, or vibration that exceed applicable federal, state and local standards.

E. Criteria for Mountain Light Industrial in Rural Mountain Communities

The following criteria should be met when mountain light industrial uses are proposed outside of an activity center:

1. Building(s) should be designed to a scale that is compatible with a rural mountain environment, and should have the appearance of being a home or office, be limited to 35 feet in height and comply with the Design Guidelines.
2. Rezoning should be handled as Planned Development, except in those cases where a straight zone district can meet the recommendations in all sections of this plan.
3. Trips generated should not exceed the average trip generation as identified by the ITE Trip Generation Manual for light industrial use.



4. Traffic movement should be on collector roads and not go through residential areas.
5. Operations should minimize pollution in a manner that assures that no effects from noise, smoke, glare, vibration, fumes, or other environmental emissions, including contamination to ground and surface water or air, exceed applicable federal, state, and local standards at the property line.
6. Emphasis should be on non-manufacturing processes, such as assembly of data processing equipment, materials testing, research and development, warehousing, service and repair.
7. Fabrication and manufacturing should be limited and all activities should be enclosed.
8. Activity should be limited to low-volume wholesale sales, repair, rental, or servicing of any commodity which is manufactured, fabricated, processed, or warehoused onsite.
9. Outside storage, including heavy vehicles, should be limited, have suitable screening, and set the use back from adjacent properties and public use areas.
10. 80% of the site should be natural open space.
11. Development should comply with applicable policies in other sections of this Plan.

II. All Activity Centers

General policies common to all activity centers are stated first, then specific design policies are given. The activity centers are described in more detail on the following pages. Land use recommendations are shown on the corresponding maps.

A. General

1. Uses designated within each activity center should be allowed only when water and sanitation from a public district is available to the property.
2. A policy change should be considered that requires community notification for proposals for administrative and other changes to a zoning or plat.
3. Rezoning should be handled as Planned Development, except in those cases where a straight zone district can meet the recommendations in all sections of this plan. Planned Developments should contain additional design requirements, e.g., specific building locations, building materials, drainage areas, road locations, possible well locations and areas of septic constraints, etc.
4. In general, retail, office and industrial uses should be located on slopes of less than 20%. Exceptions to this are noted in the Plan sections dealing with each specific Activity Center.

5. All commercial or light industrial uses inside activity centers should comply with all federal, state and local standards for the production, handling, and disposal of hazardous materials and hazardous wastes and should be able to qualify as a conditionally exempt small-quantity generator (see Glossary). These uses should not result in ground and/or surface water contamination or air pollution. Noise, odors, smoke, glare, or vibration from development should not exceed state statute.

B. Village Atmosphere

1. A village atmosphere should be encouraged. To achieve this, projects within a center should function in a cooperative manner to attract people to complementary activities. A center should function throughout the day, ensuring activity during most of the day.

2. Site orientation should depend on the topography and the environment, not simply on the direction of the highway or frontage roads.

3. Design techniques should be avoided that result in many small, single-use projects that do not relate to neighboring development. Instead, the coordination of pedestrian and vehicular access, the use of common facilities, and compatible site and building design that exhibits a coordinated pattern or theme should be encouraged.

4. Satellite post offices should be encouraged to provide additional convenience and to help alleviate traffic congestion.

5. When rezoning for development occurs, mixed use should be encouraged, especially for workforce or senior housing. Mixed use is defined as residential units above retail, office, light industrial uses, or parking.

6. Site and architectural design should foster the compatibility of building design. Internal circulation, open space networks, and visual corridors within the project should contribute to a cohesive development.

C. Community Uses

1. Community uses are appropriate in any Activity Center (see Glossary).

D. Open Space

1. Open space should be provided in each Activity Center to provide visual corridors, neighborhood parks, buffers, etc.

2. Each development project should have a minimum of 25 percent open space, but preferably 50 percent or more, depending on the quality of the site design. Paved areas should not be counted as open space.

E. Transition of Intensity/Density

1. The most intense land uses, i.e., those generating the most traffic and having multiple story buildings, large parking lots, etc., should be located near the center of each activity center. The intensity of development should decrease toward the edges of the activity center, to blend with the land uses of adjacent properties.

F. Redevelopment

Many of the existing land uses in each activity center, both old and new, are well designed and viable. Other development was designed with little continuity or compatibility with surrounding land uses. In some areas, buildings are substandard and cannot accommodate many of the types of businesses that could strengthen a center's competitive position. Redevelopment in many of the centers is necessary and should be encouraged.

1. Redevelopment should be done primarily by the private sector, with some assistance by the county to facilitate coordination and planning.

2. During redevelopment of a retail, office, or light industrial site, housing above these uses should be considered.

3. Redevelopment should comply with the special design policies of the Plan and its Design Guidelines.

G. Density and Design

1. Where a range of densities is specified in any housing recommendation, the lowest density in the range should be the maximum density allowed unless outstanding site design has been achieved through a high degree of conformance with the Design Guidelines. When the site design is determined to be outstanding, maximum housing densities should be allowed.

H. Multifamily Housing in Activity Centers

1. Multifamily housing, including apartments, condominiums, townhomes, duplexes, and units over retail, or office spaces, should be allowed only within activity centers.

2. The following criteria should be used to determine the location and amount of multifamily housing:

a. It should be close to public transportation and to arterial roads, where additional traffic can be accommodated without causing the roadway to exceed its capacity;

b. It should be physically compatible with adjacent land uses in scale, design, intensity and other considerations, and may be in the form of mixed use, where compatible;

c. It should emphasize pedestrian access to adjacent goods and services;

d. It should demonstrate excellent site design by conforming to the applicable Design Guidelines;

e. It should buffer nearby lower density residential housing;

f. It should be served by public water and sewer;

g. It should maintain a minimum of 30 percent of the site in open space, i.e., natural or landscaped areas, excluding parking areas and buildings (may be reduced to facilitate affordable housing); and

h. It should be located close to community services, shopping areas, medical facilities, etc., or should be developed above commercial shops and offices.

3. If a development proposal is for affordable housing, the density of dwelling units per acre may be increased to 7-15 dwelling units per acre if:

- a. The owner/developer works with the Jefferson County Community Development Division or a non-profit housing group to ensure the housing units will be affordable and fill a county need; and
- b. The criteria set forth under H.2.a-h., above, are met.
- 4. Affordable housing should be encouraged through a variety of means, for example, tax credits, block grants, and the creation of special housing districts.
- 5. Affordable housing should be encouraged to locate above retail, office, and light industrial uses or parking.
- 6. The Jefferson County Community Development Division should be encouraged to offer incentives for affordable housing and explore ways to increase density for this type of housing.

I. Site Design

The following policies should be given special consideration when development is proposed within activity centers. All other applicable policies in the Design Guidelines should also be incorporated into project design. The design standards in the *Jefferson County Zoning Resolution* should also be followed. Owners of existing commercial buildings are encouraged to comply with the Design Guidelines.

- 1. Residential development should incorporate the clustering of houses, the provision of open space, and pedestrian access to retail shops, offices, parks, and schools.
- 2. Building design and placement should avoid cutting off physical access between individual projects. To promote physical activity, the siting of buildings should facilitate pedestrian movement.
- 3. Some alternatives to the traditional requirements for the amount of parking include, but are not limited to, the following ideas.
 - a. Review the required number of spaces and reduce when appropriate.

- b. Share parking lots between peak hour and off-peak hour users.
- c. Use outlying parking lots, e.g., park-n-Ride facilities, churches, shopping centers, etc.
- d. Use privately financed shuttle buses to transport people from existing outlying lots.

J. Architectural Design

The design of development within an Activity Center should

follow all of the appropriate Design Guidelines and give special importance to the following policies.

- 1. Structures should have characteristics associated with mountain communities, i.e., the use of natural building materials, such as wood and stone, exposed beams, pitched roofs, etc.
- 2. Chain store exteriors should be modified from the national image to include natural building materials, variations in long walls and rooflines, muted colors, and subdued lighting.
- 3. Taller buildings should be located in areas where the building does not exceed the height of the surrounding trees or where existing topographic features would provide a backdrop for the building.
- 4. Multistory buildings would be appropriate where the land slopes up or down, and the buildings could be stepped up or down, following the topography.
- 5. Non-residential developments should emphasize clusters of smaller buildings, or be designed to have that appearance.

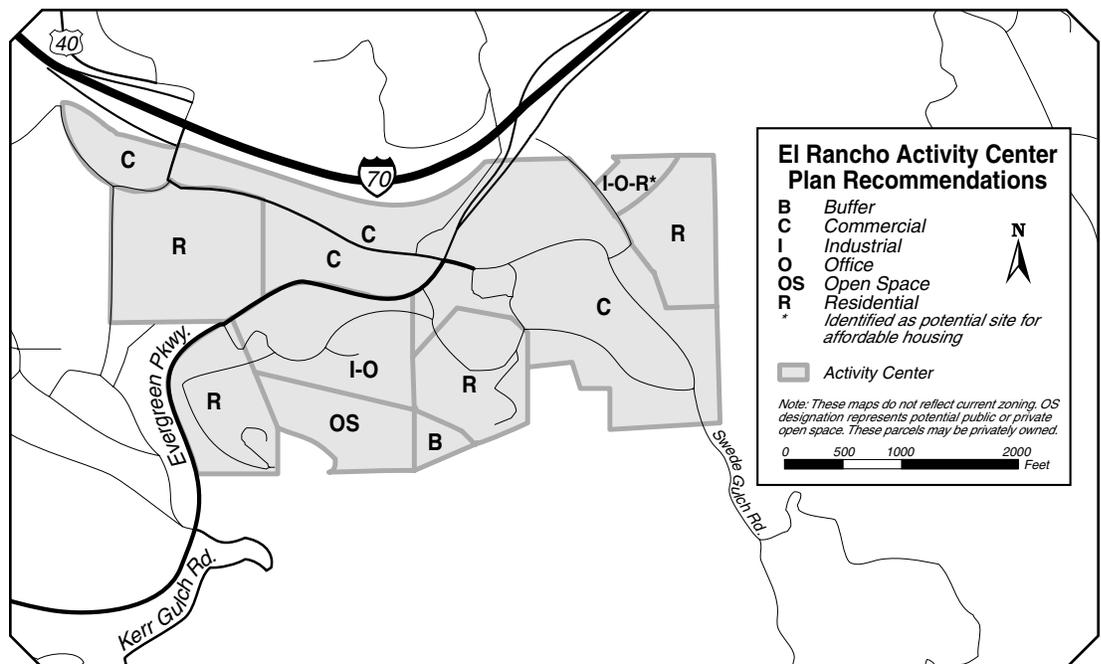
III. El Rancho Activity Center

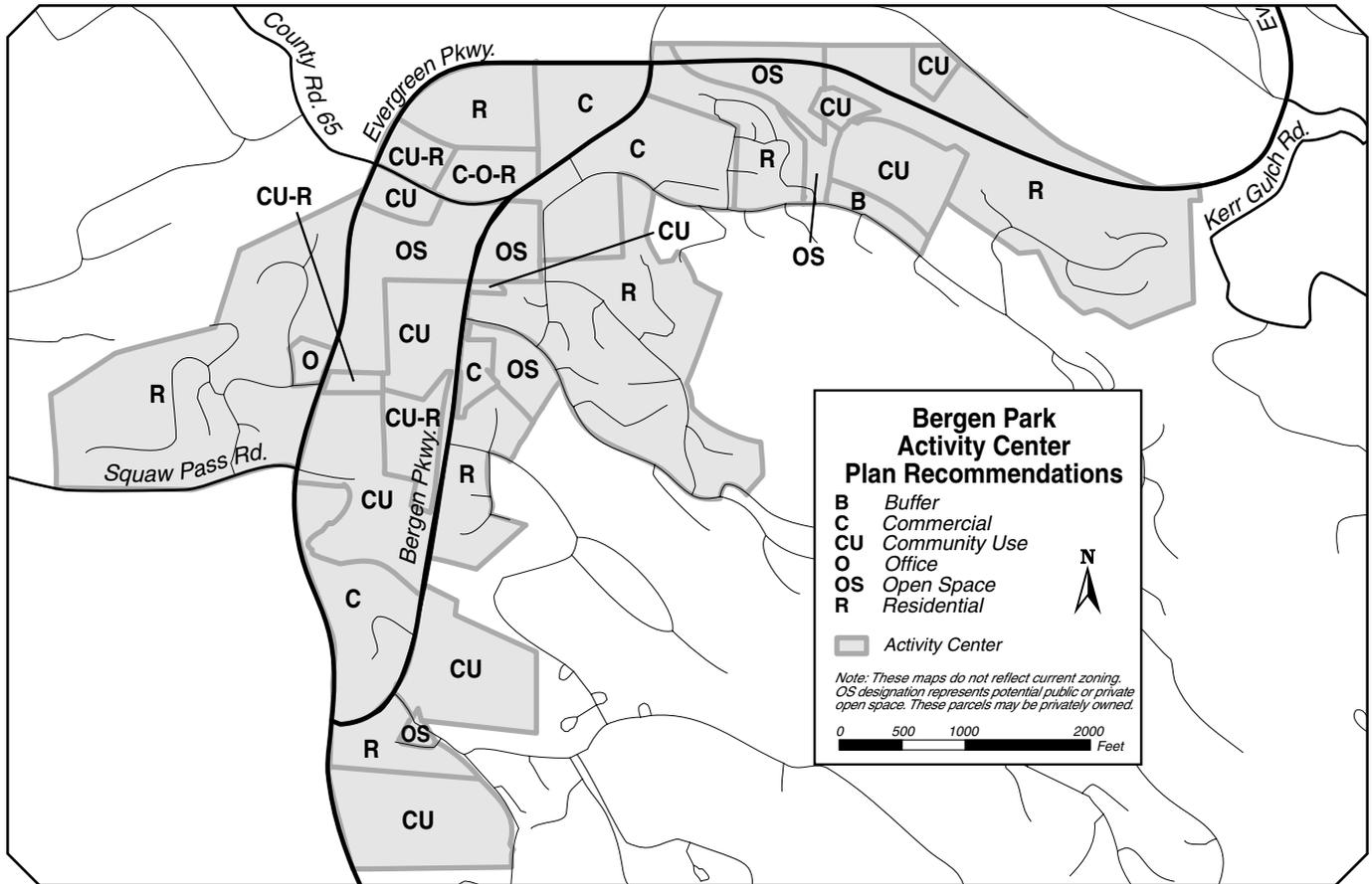
The El Rancho Activity Center should be a mixed-use center. This center should be the only area of non-residential development along the I-70 corridor in the *Evergreen Area Community Plan*.

A. Land Use

Retail and Office

- 1. Zoning exists for more than the projected market demand for retail and office development. Additional retail or office space should not be approved.
- 2. The location of retail space may change if the total square footage is not increased.





Light Industrial

1. Adequate zoning exists to satisfy the projected market demand for light industrial uses. No additional rezoning for these uses should be necessary.

Residential

1. Single-family or multifamily residential development would be appropriate in this center, as shown on the El Rancho Activity Center map.

2. In areas zoned for office, retail, or service commercial uses, dwelling units above the ground level floor of the structure should be encouraged.

Buffer

1. The buffer area designated on the property(s) south of Hotel Way is identified to protect steep slopes and prevent rockfalls or landslides in the area. The buffer is approximately the area of 30% slope or greater, however, this should be verified during development review.

2. The acreage in the buffer can be used toward the density calculation for the property.

3. The buffer area can be either a non-buildable portion of a lot or a separate tract.

4. No buildings or roads should be built in the buffer area. Any other types of structures (e.g., utilities) built in this area should not be visually intrusive.

B. Design

1. Buildings should be three stories or less, except where the slope of the site allows a walkout bottom floor that is below grade on at least one side.

2. A continuous strip of development along the State Highway 74 (SH 74) frontage should be avoided.

3. Outdoor storage should not be allowed.

4. The architectural style of the front of the buildings should be continued on all sides of the building.

C. Services

Transportation

1. To avoid excessive cuts and paved areas, SH 74 improvements should not include frontage roads extending along the highway from the I-70 interchange to Kerr Gulch Road.

2. The RTD park-n-Ride site should be bermed, landscaped and connected with trails.

3. The park-n-Ride site should be linked to adjacent retail, office, and higher density residential areas, with attractive and functional pedestrian and bicycle access.

4. If high-speed transit is developed along I-70 to connect the Denver Metro Area to the mountain communities, a stop should be located in this activity center, and the community should be involved in the location and design of any stations or parking.

5. The Pioneer Trail should be extended through this area.

IV. Bergen Park Activity Center

The Bergen Park Activity Center should be a mixed-use center with retail, office, residential, community, and open space uses.

A. Land Use

Retail and Office

1. Existing zoning for retail and office is more than sufficient to meet projected market demands. A significant amount of additional retail or office space should not be approved.

2. The location of retail space may change if the total square footage is not increased.

3. The following areas should be considered for redevelopment. Appropriate uses in these areas include retail and office with possible residential uses on the second floor of structures.

a. The area north of Jefferson County 65 (JC 65), east of the park-n-Ride and west of Bergen Parkway. In this area, some medical and small-scale retail is preferred; and

b. The area east of Bergen Parkway and north of Sugarbush Drive.

Industrial

1. Industrial development should not be allowed in the Bergen Park Activity Center.

Residential

1. Current zoning for multifamily residences is sufficient for this area. No increase in density or the number of units should be allowed, beyond existing zoning, for these projects.

2. An exception to the above is that additional higher density senior citizen housing should be considered. These buildings should be located in areas served by trails and walking paths and by commercial services.

3. In the areas recommended for Community Use-Residential, the *Buchanan Park Expansion Master Plan* should be followed. However, if residential uses occur, they should be carefully sited and the impacts should be comparable to surrounding residential uses.

4. Locations for any future single-family or multifamily residential development that would be appropriate in this center are shown on the Bergen Park Activity Center map.

5. In areas zoned for office, retail, or service commercial uses, dwelling units above the ground level floor of the structure should be encouraged.

Buffer

The buffer area designated on Bergen Valley Elementary School property is identified to protect steep slopes and prevent rockfalls or landslides in the area.

1. The buffer is approximately the area of 30% slope or greater, however, this should be verified during development review.

2. The acreage of the buffer should be used in the density calculation for the property.

3. The buffer area can be either a non-buildable portion of a lot or a separate tract.

4. No buildings or parking areas should be built in the buffer area.

5. The existing road through this area is acknowledged and must remain to provide access to the school. Any other types of structures (e.g., utilities, new roads) built in this area should not be visually intrusive.

Community Use

1. For this Activity Center only, Community Use could include a full-service medical center or facility that will meet current and future health needs of the community. This facility may provide the community 24-hour services, which may include overnight beds to accommodate short-term care of patients with acute medical conditions. This should not include uses that are residential in nature, such as an assisted living facility.

B. Design

1. The Denver Mountain Park, named Bergen Park, should be preserved and enhanced.

a. The design of the Activity Center should provide access to and maintain views of the park.

b. The park should serve as a central meeting area.

c. Opportunities for land acquisition from property owners near the boundaries of the park should be pursued by Evergreen Park and Recreation District or Jefferson County Open Space.

d. The *Buchanan Park Expansion Master Plan* should be followed when and as the area evolves.

2. Buildings should not exceed three stories, except where the slope of the site allows a walkout bottom floor that is below grade on at least one side.

3. Design techniques to relieve the effects of strip development along SH 74 should be emphasized in the rezoning or platting process.

4. When final allocations of residential densities and locations in the Ridge at Hiwan are made at the time of platting, as required by the Official Development Plan, units should be deleted from the northern slopes to minimize adverse visual impact.

C. Services

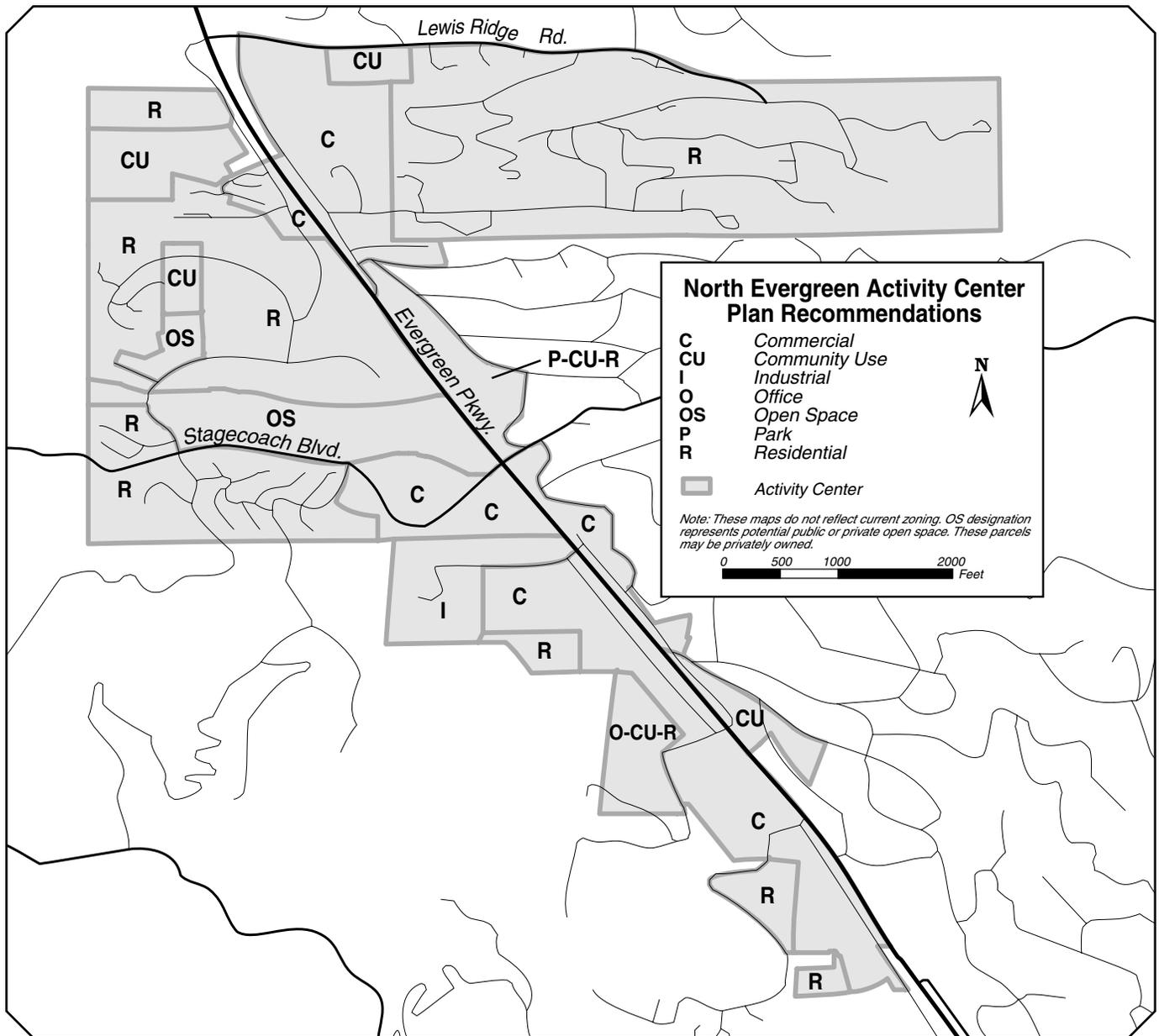
Transportation

1. Adequate and safe pedestrian, bicycle, and equestrian crossings of major roads within the Activity Center should be provided.

2. The Denver Mountain Park, named Bergen Park, and other destinations in the activity center should be linked to each other and to neighborhoods and parks outside of the activity center via multi-use trails.

3. Trails within or along road rights-of-way should be separated from the road, where possible.

4. The Pioneer Trail should be extended in this activity center north of the roundabout.



V. North Evergreen Activity Center

The North Evergreen Activity Center should be a mixed-use center that includes retail, office, light and medium industrial, service commercial, community uses and residential uses. A very diverse and somewhat disorganized land use pattern developed within this center over the years. Individual developments do not relate well to each other in terms of site design or compatibility. The major objective of designating this area as an activity center is to control future development and to encourage redevelopment where possible.

A. Land Use

Retail, Office, and Industrial

1. The amount of retail, office, and industrial development allowed under existing zoning is sufficient to meet projected market demand. A limited amount of additional zoning for these uses may be appropriate during redevelopment.

2. Industrial uses should be limited to existing industrially zoned areas.

3. When rezoning occurs, special care should be given to protecting the existing single-family development surrounding the Activity Center through site design techniques, such as adequate buffers, berming, landscaping, and excellent architectural design.

4. A plan for the redevelopment of the retail, office and light industrial area near Bryant Drive should be created by the community, landowners, business owners, and the Jefferson County Planning and Zoning Division.

Residential

1. The Activity Center includes several areas where single-family and multifamily developments exist or are proposed. Most of the residential zoning that exists is appropriate and should be accommodated. Densities in the Wah Keeny

Park area, however, should range from 2 to 7 units per acre rather than the density allowed under current zoning.

2. Single-family or multifamily residential development would be appropriate in this center, as shown on the North Evergreen Activity Center map.

3. In areas zoned for office, retail, or service commercial uses, dwelling units above the ground level floor of the structure should be encouraged.

Buffer

There should be a buffer area adjacent to Elk Meadow Open Space Park. This area is identified to provide a visual buffer between the existing Open Space park and the possible development to the east.

1. Buffer contours should be irregular, following the natural topographic features to protect the draw, the natural spring, wetlands, and the existing natural vegetation.

2. Preservation of ponderosa pines on the property and adjacent to this property should be encouraged.

3. Views from existing development to the Open Space park should be preserved, to the extent feasible.

4. The acreage of the buffer can be used toward the density calculation for the property.

5. The buffer area can be either a non-buildable portion of a lot or a separate tract.

6. No buildings or roads should be built in the buffer area. Any other types of structures (e.g., utilities) built in this area should not be visually intrusive.

Other Uses

1. For the 11 acres at the northeast corner of Evergreen Parkway and Stagecoach Boulevard, the preferred use is an active or passive park. However, if this property is not acquired as a park, community use or residential use could be allowed. Any residential use allowed should be comparable in density to the adjacent single-family development.

2. The tennis bubbles south of Lewis Ridge Road should be removed or replaced with a structure that is more compatible with the Architectural Design Guidelines of this section, when the property is redeveloped.

B. Design

1. Building heights should not exceed three stories in the majority of the area. Four-story buildings may be allowed on sites where the topography would permit stepping a building up a steep slope, with the slope serving as a backdrop.

2. Redevelopment projects should be coordinated to mitigate existing access problems and to achieve a complementary design within the center. In addition, each project should complement neighboring developments.

3. The fill area in front of the Safeway Center along SH 74 should be terraced and revegetated. This could be done as part of the construction of a frontage road.

4. The area between SH 74 and the frontage road should be bermed and landscaped with mature trees and materials that would buffer development along the highway. Existing natural growth should be retained whenever possible.

5. The ridgeline on the west side of SH 74 should be preserved. Development that would break the horizon line should not occur on top of the ridge.

6. The owners of the industrial area on Bryant Drive are encouraged to upgrade this area. This could be done by using one or more of the following techniques.

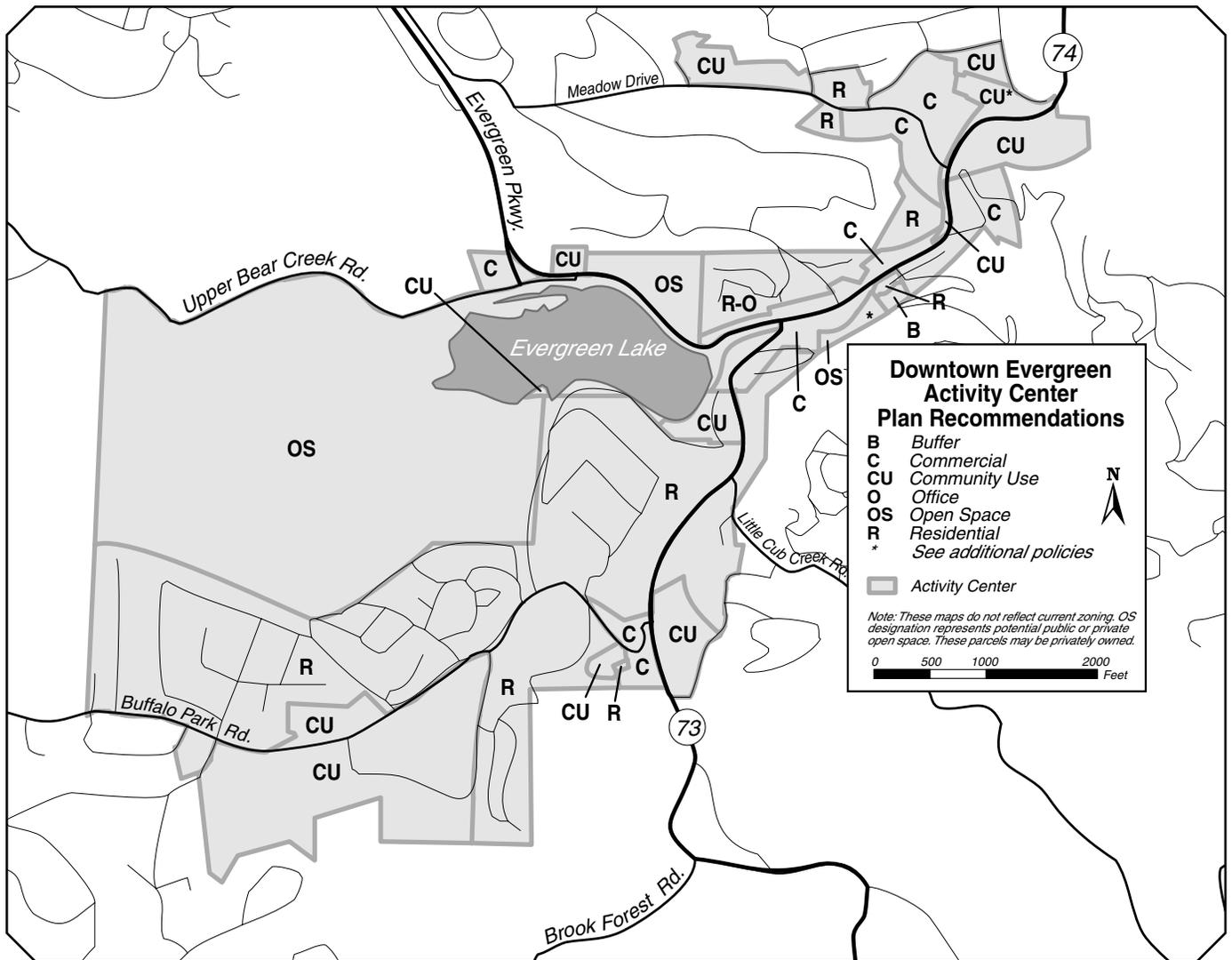
- a. Revegetation of all disturbed slopes;
- b. Using vegetation, fencing, etc. to screen equipment, vehicles, storage tanks, stored materials, and other visually obtrusive elements;
- c. Removing excessive signage; and/or
- d. Substantially buffering the industrial uses from adjacent housing sites.



C. Services Transportation

1. Redevelopment should improve vehicular, pedestrian, and bicycle access.

2. Access from SH 74 to developments on both sides of the corridor should be treated as urban design. A corridor access improvement plan should be developed by the state and county to evaluate the existing frontage road access from Lewis Ridge Road to Douglas Park Road.



VI. Downtown Evergreen Activity Center

The Downtown Evergreen Activity Center should be a mixed-use center with specialty retail shops, restaurants, offices, lodging, and high-density residential development.

A. Land Use

Retail and Office

1. Preserving and maintaining the viability of existing retail, office, and service establishments should be the objective for this center. Redevelopment or new development should be encouraged and accommodated to enhance the Downtown Evergreen Activity Center. This should include the business area along SH 74 between Evergreen Lake and Meadow Drive.

2. In addition to the existing retail and office uses, new commercial development would be suitable north of the business district, stepped up the cliff. Specialty retail or office uses would be appropriate on a first or second floor, with access from SH 74 and not through the neighborhood to the north.

Residential

1. The residential areas within this Activity Center should be maintained.

2. If redevelopment of these neighborhoods occurs, the density of existing residential zoning should not be increased, except where affordable housing is proposed.

3. Attached units could be allowed in these residential areas when they would be adjacent to commercial uses and when the total number of units would not exceed the currently zoned density.

4. In areas zoned for office, retail, or service commercial uses, dwelling units above the ground level floor of the structure should be encouraged.

Community Use

1. Development of the property at the southern end of Fireweed Drive as a cultural center for the Evergreen area should be encouraged. This could be an area for the performing, visual and literary arts, and could include events such as art exhibits, music, dance and theatre performances, film, lectures and discussions, and literary and spoken word performances.

Open Space

1. Open space and recreation should play a significant role in the viability of this Activity Center.
2. The existing open space and recreation facilities should be maintained.
3. The area south of Bear Creek through downtown should be preserved as open space.
4. During the construction of the trail along Bear Creek, additional uses and amenities should be considered in the area designated for Open Space south of SH 74 and east of Jefferson County 73 (JC 73). Any uses other than Open Space should be adjacent to the trail; appropriate to the location of the property, taking into account slope, preservation of stream habitat and visual resources, and mitigation of floodplain hazard; and should be of a small scale that is appropriate to the area.

Buffer

The buffer area designated south of Bear Creek is identified to protect steep slopes and prevent rockfalls or landslides in the area.

1. The buffer is approximately the area of 30% slope or greater, however, this should be verified during development review.
2. The acreage in the buffer should be used toward the density calculation for the property.
3. The buffer area can be either a non-buildable portion of a lot or a separate tract.
4. No buildings or roads should be built in the buffer area. Any other types of structures (e.g., utilities) built in this area should not be visually intrusive.

B. Design

The identity of Downtown Evergreen and Evergreen Lake should be reinforced as the focal point of this activity center.

1. The following recommendations should be used, along with other actions, to enhance the area's identity.
 - a. Tourist-oriented directional signs should be installed.
 - b. Paths and parks along Bear Creek should be provided to emphasize the stream as an amenity for the Activity Center.
 - c. Architectural treatment and sign design should create a common theme for the Activity Center.
 - d. Bear Creek Trail should continue and link Downtown Evergreen with Downtown Kittredge.
2. Development on the steep slopes on the edges of Downtown Evergreen, even those greater than 40 percent slope, may be allowed.



Such development should be subject to strict design standards to ensure safe construction and aesthetically pleasing structures.

3. Special design consideration should be required in the areas adjacent to single-family homes to ensure that the proposed development will be compatible with the adjacent neighborhood.

a. Development adjacent to these areas should have architecture, size and articulation that is similar to the surrounding residential dwellings.

b. There should be an adequate landscape buffer between the residential and commercial uses.

4. The height of buildings should not exceed two stories. In Downtown Evergreen, however, building heights on slopes may be three stories, if the structure steps up the hill and has a slope as its backdrop.

a. The building height of the structures should not create a silhouette above the crest of the hill as it is viewed from SH 74 between JC 73 to Meadow Drive.

5. Outdoor storage should not be allowed.

C. Services

Transportation

1. The Upper Bear Creek/SH 74 intersection should be re-designed. The primary objective should be improved safety and improved access to the shopping center, Lake House, golf course and residential areas.
2. The widening of SH 74 from JC 73, past Upper Bear Creek Road, to the existing 4 lanes should be explored.
3. If parking demand increases beyond current parking capacity, then the recommendations specified in the Site Design Guidelines section regarding traditional parking alternatives should be referenced.
4. Parking lots and structures should be designed to be compatible with the surrounding area, built with high-quality

materials, and landscaped in conformance with the Design Guidelines. Consideration should be given to building residential units above parking structures.

5. Examples of areas that should be considered for parking include, but should not be limited to, the areas both north and south of SH 74 near its intersection with Forest Hill Road (near the present day telephone company and Cozy Cleaners).

D. Bear Creek

1. Bear Creek should be recognized as a valuable resource and should be a focal point of Downtown Evergreen.
2. The area between SH 74 and Bear Creek should be emphasized with open space, plazas, and paths.
3. The floodplain should be recognized as a constraint on development. However, efforts should be made to preserve and rehabilitate as much of the downtown area as possible, with due regard for human safety and the protection of property.
4. Techniques used to mitigate the flood hazard should be sensitive to the design objectives for Downtown. Imposing concrete retaining walls, stilts, pillars, etc., should be avoided.
5. A trail should be constructed through Downtown along Bear Creek, starting from the existing trail around Evergreen Lake. (See also B.1.d. of this section.)

VII. Kittredge Activity Center

Kittredge should be a balanced activity center with a mixture of residential, office, retail, service commercial, and open space uses. Kittredge should be preserved as a unique town within the Evergreen Plan area.

The community's geographic separation from Evergreen should be preserved by limiting development along Bear Creek, between both Kittredge and Evergreen and Kittredge and the Gates Mansion.

A. Land Use

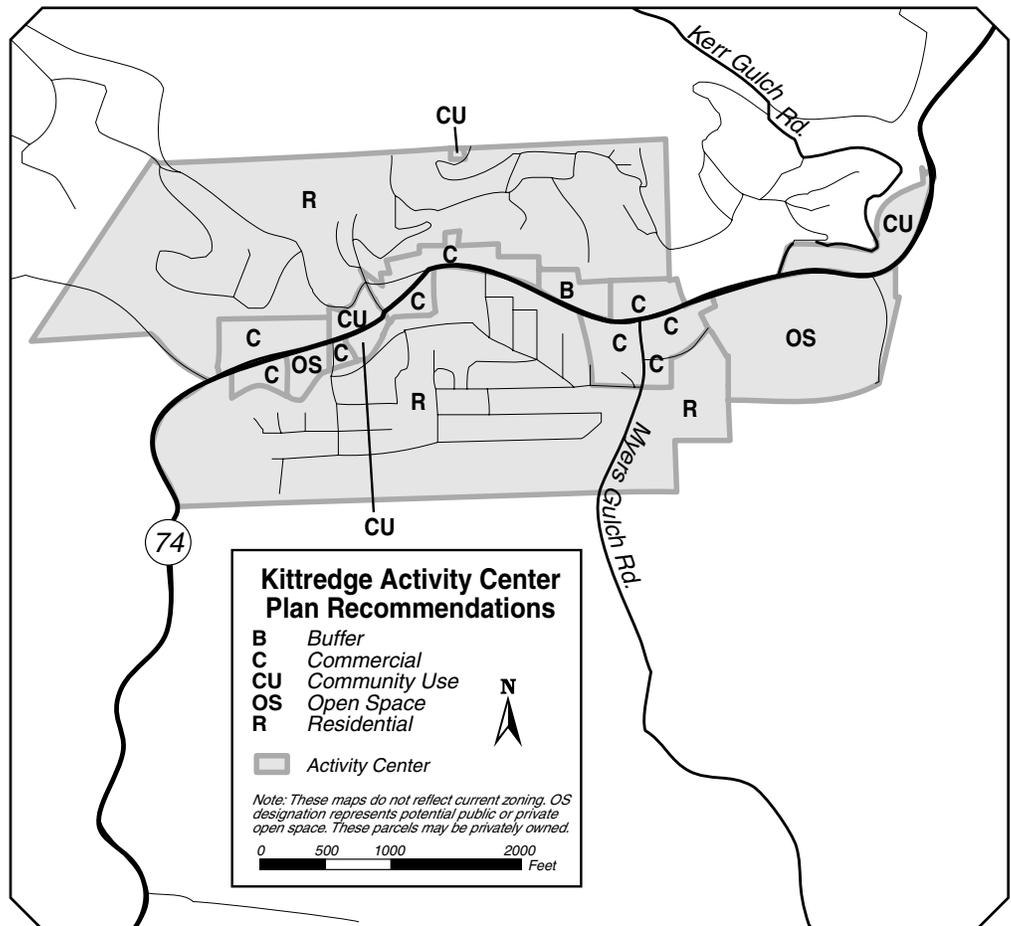
Retail, Office, and Service Commercial

1. The existing zoning for retail, office, and service commercial exceeds the amount that will be needed to meet future demand. However, most of the commercial development potential will be

constrained by the steep slopes and the floodplain of Bear Creek. Therefore, some reconfiguration of commercial zoning would be appropriate. This reconfiguration would allow an increase in buildable area and would require a decrease in the amount of commercial zoning in unbuildable areas.

Residential

1. The integrity of the single-family neighborhoods south of SH 74 should be maintained. To achieve this, the following alternatives should be considered.
 - a. Discourage the clustering or consolidation of lots to allow for densities that exceed a duplex density.
 - b. Design duplexes to have the characteristics of single-family residences and to blend in with surrounding single-family residences.
 - c. Discourage the intrusion of new non-residential development into stable neighborhoods.
2. Full development of the areas north, west, and southwest of downtown Kittredge, zoned Mountain Residential-Three, should be discouraged. The existing plats should be voided and the number of units reduced. If development is proposed, the units should be clustered to minimize the amount of disturbed area, to avoid excessive road cuts and fills, and to minimize the overall adverse visual impact.
3. New multifamily development that exceeds duplex density should be limited to areas north of SH 74, in the Sun Ridge area.



4. Multifamily housing north of SH 74, near Sun Ridge Drive, should demonstrate excellence of site design through conformance with the architecture, landscaping and ridgelines policies in the Design Guidelines.
5. Multifamily development in other areas should be discouraged.
6. Any further development south of South End Road should be discouraged due to problems of erosion control on steep slopes, the impairment of ridge views, and the increased traffic that would result. Any development that does occur in this area should adhere strictly to the Design Guidelines and minimize adverse impacts.
7. Residential uses should not occur within the 100-year floodplain, per the county's regulations.
8. In areas zoned for office, retail, or service commercial uses, dwelling units above the ground level floor of the structure should be encouraged.
9. The residential area west of Burnham Drive should be predominantly single-family residential. The area east of Burnham Drive may be developed with duplexes.
10. The residential area west of the Amended Map of Kittredge Plat should be developed with low density, single-family residential uses.

Buffer

The buffer area designated north of SH 74 and west of Myers Gulch Road is identified to protect steep slopes and prevent rockfalls or landslides in the area.

1. The buffer is approximately the area of 30% slope or greater, however, this should be verified during development review.
2. The acreage of the buffer should be used toward the density calculation for the property.
3. The buffer area can be either a non-buildable portion of a lot or a separate tract.
4. No buildings or roads should be built in the buffer area. Any other types of structures (e.g., utilities) built in this area should not be visually intrusive.

B. Design

1. Because of the topography and the location of Bear Creek, the land available for commercial development in the Activity Center is linear. Therefore, the design of buildings, parking areas, plazas, etc., should have varied setbacks, building heights, and rooflines, and buildings should be sited to soften the adverse impacts of strip development.
2. The height of buildings should not exceed two stories, except in the area around the intersection of SH 74 and Russell Gulch Road, where three stories would be acceptable if the structure can be integrated into the hillside.
3. Areas immediately adjacent to the Bear Creek floodplain should be exempt from the activity center open space standards, because the amount of developable land is limited.

4. Pedestrian and bicycle access along Bear Creek should be encouraged.
5. Building orientation along the floodplain should allow easy and safe pedestrian and bicycle access to Bear Creek.
6. Narrow, winding roads, which are a special characteristic of the residential neighborhood south of Bear Creek, should be preserved wherever possible in that area.

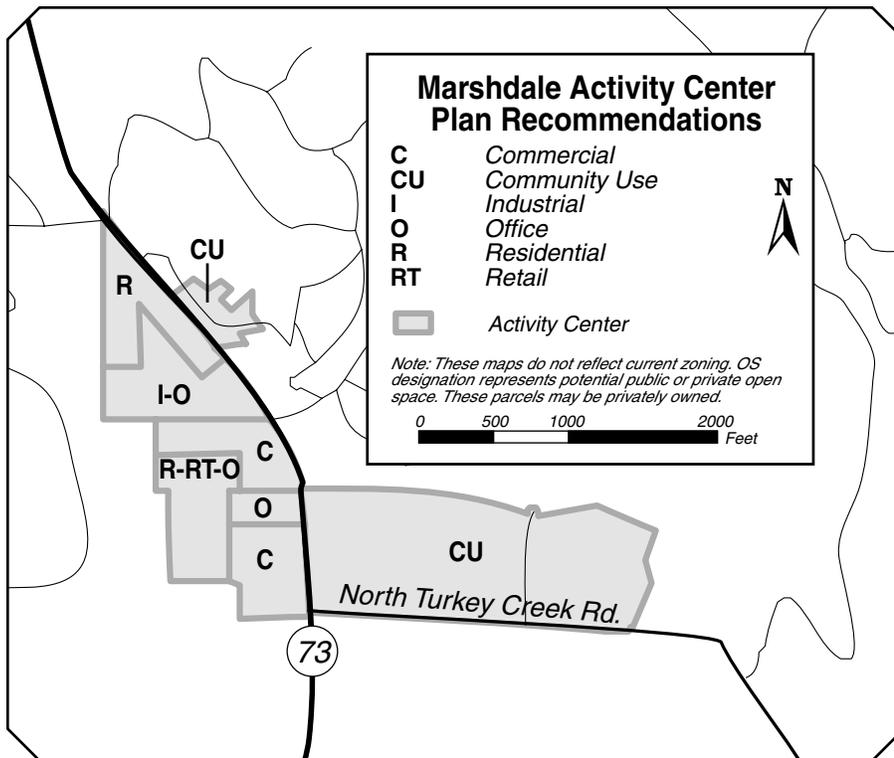
C. Open Space and Recreation

1. The community park should be preserved as a part of the activity center's open space network.
2. Safe and easily accessible recreation facilities should be provided for local families and children.
3. The old toll road, northeast and above downtown Kittredge, should be added to the trail network, to provide public access as a pedestrian and bicycle trail.
4. Bear Creek should become a focal point for the community. The floodplain should serve as a major open space element or as a recreational area that would buffer the residential area from SH 74 and the existing commercial area. This floodplain area would provide open areas and would make it possible to reduce the open space requirements to 5 to 10 percent for new commercial redevelopment projects along Bear Creek and SH 74. Open space within new residential projects should be more substantial, with a minimum of 30 percent.
5. A trail should be constructed along Bear Creek connecting downtown Kittredge to downtown Evergreen.

D. Bear Creek Floodplain

1. Techniques used to mitigate the flood hazard should be sensitive to the design objectives for the Activity Center. Channelization may be considered as an option, provided the design and materials used have a natural appearance.
2. Constraints on development in the floodplain should be recognized. New construction or additions to existing structures should comply with current Jefferson County regulations.





Light Industrial and Service Commercial

1. Some additional light industrial, research and development, cottage industries, and service commercial may be appropriate, subject to the availability of public water and sewer, and to access and design constraints.

Residential

1. The existing residential development in the Marshdale Activity Center is appropriate. No new residential zoning is recommended in this Plan.

B. Design

The Marshdale Activity Center has two significant visual attributes along JC 73:

1. The view of the activity center, itself, across the Evergreen Professional and Technological Center Official Development Plan (ODP). This view should be enhanced by high quality design.

2. The view of the meadow southeast of the JC 73 and North Turkey Creek intersection. The meadow is a focal point of the south Evergreen area. This view should be preserved by limiting the amount of development and clustering development on the edges of the meadow.

C. Services

Water Quality and Quantity Assessment

1. The Colorado Division of Water Resources, Jefferson County Department of Health and Environment, R-1 School District, property owners, and others, should conduct a needs assessment that identifies water quality and quantity problems in the Marshdale Activity Center and recommends possible solutions.

VIII. Marshdale Activity Center

The Marshdale Activity Center should be a neighborhood center with the following uses: convenience commercial, schools, churches, light industrial, research and development, and small-scale cottage industries. The community does not desire additional high impact uses that require heavy equipment or vehicles and excessive outdoor storage, because the existing amount of this type of development is sufficient.

Marshdale should not be a large activity center or a regional scale activity center, because it is close to Evergreen and Conifer and currently lacks public water and sewer.

A. Land Use

General

1. New rezonings should allow only those uses that require little water, because the water supply is limited to wells and sewage disposal is inadequate.

Retail and Office

1. Some additional rezoning for local convenience-level commercial and small locally oriented offices may be acceptable, subject to the availability of public water and sewer, and to access and design constraints.



Transportation

1. To avoid additional road cuts in this activity center, the unnamed road north of the Montessori Schools, between the retail center and the Qwest building, could become a major access road to JC 73 from the commercial areas.

IX. Activity Centers Implementation

A. General

1. Development within activity centers is subject to the county's zoning, subdivision, and building permit process. The Evergreen Plan's recommendations should be applied to all proposals at the appropriate stage in this review process.

a. Development of undeveloped land within the activity centers should conform with the Evergreen Plan and Design Guidelines.

b. Where current zoning does not reflect the Plan's recommendations, adjustments of that zoning should be encouraged to conform with the Plan.

c. The county and the community should pursue incentive programs to make such adjustments acceptable to landowners.

2. The Planning and Zoning Division should explore regulations that set a time limit between the finalization of a zoning process and the commencement of a plat process, and between finalization of a plat and the dedication of, or completion of, public improvements.

3. Recommendations in this Plan apply only to processes that involve a change in land use, such as rezonings and site approvals. While the community acknowledges this, they also encourage the Planning and Zoning Division to consider recommendations in this Plan that are related to site design and site constraints during other development review processes, wherever possible.

B. Actions to Encourage Redevelopment

1. The county and the Jefferson Economic Council should take the following actions to encourage redevelopment:

a. Assist landowners and other community members to form redevelopment committees, associations, authorities, or nonprofit corporations.

b. Facilitate discussions and strategic planning with landowners interested in redevelopment.

c. Explore, with the private sector, various mechanisms for financing planning studies, designs and improvements.

d. Assist in the marketing of new space to encourage viable new businesses and housing projects that would enhance redevelopment plans.

e. Consider the relaxation of some development standards as an incentive for redevelopment that would conform to the Plan, when the community plan's design objectives can be maintained.

C. Activity Center Boundary Changes

1. Activity center boundaries have been thoughtfully and thoroughly reviewed. They have been carefully considered on the basis of physical constraints, infrastructure, compatibility, and community need. The six areas are interrelated and as such should not be considered in isolation. There is sufficient non-residential zoning within the six activity centers for build-out of Plan recommendations. Affordable housing appears to be one exception where needs are not yet met.

If a change to an activity center boundary is considered, all of the following criteria are to be met:

a. Demonstrate that an unmet community need exists for the proposed use(s).

b. Demonstrate that adverse impacts on surrounding areas are avoided.

c. Ensure that expansion will be contiguous with the Activity Center and not result in strip development.

d. Create traffic access points that will be safe and will not result in a proliferation of driveways.

e. Integrate internal traffic patterns with existing traffic movement.

f. Demonstrate that additional traffic will not adversely affect roadway network capacity.

g. Show that necessary support services and facilities exist or will be available and will not be affected adversely, e.g., fire protection, public transportation, public water and sanitation.

h. Ensure that there are buffers or transition areas adjacent to property outside of the activity center.

i. Ensure that the community and staff will have an opportunity to evaluate the proposal. ▲

TRANSPORTATION



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

Maintaining the mountain community character of the Evergreen area is a primary concern of residents. Therefore, it is very important to use context-sensitive design approaches and processes for all transportation improvement projects in the Evergreen area. Context-sensitive design is the approach taken to achieve an acceptable transportation design through a collaborative process that involves the community to help preserve or enhance the social and natural community values while addressing the purpose and need of the transportation improvement.

A limited road network funnels area residents onto State Highway 74 (SH 74), Evergreen Parkway, Jefferson County 73 (JC 73) and I-70. Additional traffic generated by future development could confront the county and the community with hard choices:

1. Expand local roads.
2. Accept greater congestion and increased travel times.
3. Adopt and create programs which foster home occupations, cottage industry and neighborhood commercial development.
4. Provide transportation mode alternatives, e.g., ride-share programs, van, and public and/or private transit.

The competing needs of local residents and travelers through the community should be resolved in a way that preserves the visual amenities and the integrity of the mountain community.

Goals

1. Safeguard visual corridors, as identified in the Visual Resources section.
2. Preserve the mountain community character.
3. Provide local road links to ensure adequate and safe travel to the arterial road network.
4. Provide a safe and efficient transportation system within and through the community.
5. Improve air and water quality, and decrease noise pollution.
6. Provide a coordinated transportation system that integrates all travel modes (motor vehicles, transit, bicycle, pedestrian).
7. Provide expanded transit opportunities, where feasible.

Policies

Policies highlighted are policies that specifically apply when processing a case where a change in land use is proposed.

A. Size and Capacity of System

1. Developers should demonstrate that the existing road network can accommodate the traffic generated by the proposed development, or should provide, at the developers' expense, the required improvements to accommodate the traffic generated by the development.

2. Density and phasing restrictions should be applied to developments when traffic generation would exceed road capacity.

3. JC 73, south of Evergreen, should be improved with turn lanes and paved shoulders.

4. All other county-maintained roads should follow the recommendations shown in the *Countywide Transportation Plan*, the *Jefferson County Major Thoroughfare Plan* and the *Jefferson County Roadway Design and Construction Manual*. Proposals for improvements should include input from the community.

5. Community character and environmental sensitivity should be considered when evaluating transportation improvements.

6. The Plan fully recognizes that during certain times of the day, additional congestion may occur on certain area road segments. While safety improvements may be needed, additional congestion is preferred over largely unrestricted improvements to the area's road and highway system. The following are suggestions that may ease congestion:

a. Encourage more frequent use of alternative modes of transportation, e.g., buses, vanpools, ride-sharing, etc.

b. Promote alternative work schedules and telecommuting to reduce the need to commute.

c. Encourage one-stop shopping in activity centers.

d. Encourage housing diversity, so people can live and work in the Evergreen community.

B. New Road Alignments

1. All new roads, including private roads, should continue to be reviewed and approved by the county, to protect historic drainage patterns, provide stormwater runoff mitigation, and minimize scarring.

2. Any proposed capital road improvement should have broad community support and should evaluate a full range of alternatives, including doing nothing.

C. Safety Improvements

Jefferson County Division of Highways and Transportation completes an annual *High Crash Location Study* to identify projects to be evaluated in a three-year Safety Improvement Program. These studies evaluate crash reports to determine which intersections and roadway segments warrant safety improvements. When locations warrant safety improvements, the projects are ranked and completed as funding is available/approved.

1. The county should pursue all means to obtain federal and state safety improvement monies. Also, developers impacting the road should participate in the construction of roadway safety improvements.

2. Parking along SH 74 through Downtown Evergreen should be restricted once alternative parking is built.

3. Dirt roads carrying 150 Average Daily Trips (ADT) or greater should be treated to reduce dust pollution and to comply with Environmental Protection Agency (EPA) standards. As an alternative to pavement, the county should continue to experiment with environmentally sensitive dust suppressant materials. However, the unintended effects of road paving should be recognized. (See the Stormwater Runoff section.) Additional recommendations are in the Air, Odor, Noise & Light section of this Plan.

4. The Colorado Division of Wildlife should be consulted and asked to identify wildlife corridor roadway crossings. Appropriate wildlife management techniques should be considered for any new or replacement transportation projects within the Plan area.

5. Speed limits near school bus stops should be enforced, especially during periods when buses are transporting children.

D. Multi-modal Transportation

1. Based on the projected density of development, the Regional Transportation District (RTD) should continue to serve the area and provide new and improved service.

2. During the update to the *Countywide Transportation Plan*, new park-n-Ride facilities should be considered at the following locations:

a. The intersection of SH 74 and Stagecoach Boulevard.

b. JC 73, near its intersection with North Turkey Creek Road.

3. RTD and the Colorado Department of Transportation (CDOT) should continue to coordinate efforts for new park-n-Ride sites.

4. The call-n-Ride service should be continued and periodically reviewed for potential expansion opportunities.

5. Vanpools, carpools and utilization of the transit services provided by the Senior Resources Center should be encouraged.



6. The Evergreen community supports future regional transit plans to develop a regional rapid transit network and increase available transit options.
7. Additional alternative forms of transportation should be considered as they come forward in the future.
8. Existing paratransit services should be enhanced to meet the increasing needs of the county residents. (Paratransit is defined in the Glossary.)
9. Bicycle trails or widened roadway shoulders should be considered when new roads are constructed or existing roads are improved. Context-sensitive design and benefit/cost analysis should be used when determining the location of a trail or widened shoulder. However, analysis may show that those trails are so impactful to the existing terrain and vegetation that they should not be built. The Open Space, Parks, and Recreation section of this Plan has additional information about a trails network.
10. Trails should be connected with park-n-Ride lots to link bicycle/pedestrian facilities with transit.

E. Design, Construction, and Maintenance Standards

1. Roadway safety and capacity improvements should be sensitive to preserving the rural community character.
2. The design and maintenance of the Evergreen area road network should recognize that some traffic is generated from surrounding communities.
3. The application of sand and salt on roads during the winter should be managed to allow for safe travel, while minimizing the damage to roadside ground cover and trees and the infiltration of salts into ground and surface water.
4. Where appropriate, berms, revegetation and protection of existing vegetation should be used to minimize the visual and acoustical impacts associated with roads.
5. Trees along roadways should be maintained, but removed when dead.

F. Density and Phasing

1. The county should continue to consider road capacity and transportation standards when making land use decisions and should consider applying density or phasing restrictions to projects until road capacity exists to serve the project.

G. Stormwater Runoff

Automobile-dependent development has increased impervious area in the ground water recharge zone. Traditionally, runoff from roads has been collected and conveyed very much like sanitary sewage. This method of stormwater management increases runoff and decreases ground water recharge, and should be discouraged.

1. It should be acknowledged that paving roadways increases impervious area and the velocity at which water runs off the surface of the road. Upgrading or maintaining paved roads to accommodate the increased velocity may

include: installing a larger culvert downstream, maintaining or repairing a stream bank, street sweeping activities, and cleaning out culverts and sediment traps.

2. Where appropriate, transportation linkages between home, school, work, and shopping may be constructed of pervious materials to decrease stormwater runoff. Material selection should consider the users, frequency of use, installation and maintenance costs.
3. Natural channel systems should be used along roadways to slow the speed of runoff and reduce the number of culvert structures required.
4. The principles of infiltration and runoff reduction should be used in stormwater management to ensure that the rate and volume of post-development runoff does not exceed the rate and volume of pre-development runoff.
5. Infiltration plans that naturally filter and recharge ground water should be used, rather than plans that collect and convey stormwater down stream.

Implementation

Highlighted text indicates implementation techniques that specifically apply when processing a case where a change in land use is proposed.

1. When planning transportation improvements, coordination should continue among Jefferson County R-1 Schools, RTD, fire districts, state, federal and local transportation providers, and the community.
2. Where county-maintained roads exist on private property, the property owner is encouraged to dedicate the road to the county, thereby reducing property tax obligation.
3. Jefferson County Highways and Transportation should continue to complete an annual *High Crash Location Study* to identify potential projects to be included in the Safety Improvement Program. Identified safety improvements should be completed as soon as funding is available.
4. Screening the county maintenance facilities by berming or planting vegetation should be considered to minimize the negative visual impact.
5. An amendment to the *Jefferson County Land Development Regulation* should be considered for mountain roads to allow more flexible construction standards which are more sensitive to the environment and yet are safe and functional. On a case-by-case basis, private roads within developments should be allowed to deviate from county standards, provided the Jefferson County Planning and Development Department and the fire district objectives for access, maintenance and safety can be met.
6. A financial analysis should be completed to identify additional road monies to augment federal, state, and county road funds for the Plan area. This financial study should consider impact fees, property taxes, improvement districts, payback agreements, and sales taxes to equitably spread the cost of improvements among existing and future users. 🌲

VISUAL RESOURCES



Preservation of visual open space is critical to the perception of a rural mountain environment and to the unique character of the area.

Preservation of visual open space should be a priority, because it is critical to the perception of a rural mountain environment and to the unique character of the area. The views and vistas in the Evergreen area should be protected and enhanced as development occurs.

The significant visual resources identified in this section, and the recommendations for their preservation, should be carefully considered when development proposals are reviewed, particularly during rezoning requests.

Goals

1. Preserve and maintain landscapes that have special visual qualities and are seen frequently by many people.
2. Protect quality landscapes from unnecessary visual disruption by ensuring that development makes maximum use of the natural screening capabilities of the landscape.
3. Protect the night sky as much as possible from unnecessary light pollution to preserve it as a visual resource.

Policies

Policies highlighted are policies that specifically apply when processing a case where a change in land use is proposed.

A. Visual Resources

1. The man-made environment, existing and future, should visually complement the natural environment. This can be achieved by making sensitive choices when doing site and building design, e.g., specifying building heights, colors, materials, landscaping, road cuts, exterior lighting, signage, and power line locations. Additional design recommendations are under “Site Design,” in this section.

2. Significant visual resources that should be protected and enhanced include: meadows, ridges, hillsides, waterways, Evergreen Lake, vistas, unique vegetation, historic structures, valleys, rock outcroppings, and the night sky.

3. Where significant visual resources occur, the intensity and site design of development should be compatible with these resources, and the appropriate Design Guidelines should be followed.

4. In valleys and vistas, around major rock outcroppings and on ridges, the preferred land uses are open space, agricultural and low-density residential, or the land use specified on the related activity center map. When development is proposed in a visible or highly visible area, it should blend with the mountain backdrop and be compatible with the natural environment. (See Visibility Analysis maps.)

5. Development should not threaten unique species of vegetation.

6. New development should complement historic structures of value and historic significance.

7. Development around Evergreen Lake should preserve and enhance the visual quality of the lake. Uses should be limited to those shown on the Downtown Evergreen Activity Center map and described in the Retail, Office, Light Industrial, & Activity Centers section of this Plan.

8. Development recommendations for meadows, hillsides, and waterways are listed in the Housing section.

9. Where existing screening ability or potential for screening is low, the average density or amount of development should be reduced.

B. Views and Scenic Corridors

1. To protect views along area highways, and to protect the perception of open space, the areas between activity centers should be enhanced. This can be done by using one or more of the following measures:

- a. Further strip development should be avoided.
- b. The aesthetics of old strip development should be improved.
- c. Unsightly aspects of existing housing and commercial property should be buffered and/or screened.
- d. Future development that has been zoned but not built is encouraged to be built in compliance with the Design Guidelines, which includes buffering and/or screening.
- e. New power lines should be buried, where feasible.

2. Scenic corridors should be established along Bear Creek, along Clear Creek, and along Jefferson County 73 (JC 73). Development should be limited and carefully designed to preserve the scenic qualities of these areas. (See Policy 4 under Implementation.)

3. Other special views that should be preserved include:

- Elk and Noble Meadows, seen from State Highway 74 (SH 74);
- North Turkey Creek and Buffalo Park meadows, seen from High Drive;
- Views from Buffalo Park Road;
- Views from Marshner meadows off North Turkey Creek Road;



- Schneider Ranch meadows, seen from Blue Creek Road and from Evergreen Meadows;
- Meadows in the Marshdale area, seen from the schools and JC 73; and
- Rock outcrops in the Downtown Evergreen area.

4. The category of special views should also include the views of the night sky.

5. Development within the visible and highly visible areas as identified on the Visibility Analysis maps, and those areas identified above as scenic corridors and special views, should have minimal disturbance, as follows:

- a. Structures should be sited with sensitivity.
- b. Access roads should be shared wherever possible, to limit the number required to serve development.
- c. Grading for roads and structures should be kept to a minimum. Cut and fill slopes should be sensitively designed to blend with the natural terrain, using methods such as revegetation, berming, rock staining, etc.
- d. Rock outcroppings, unique vegetation, historic structures, meadows, and ridgelines should be conserved.
- e. The mass, materials, and colors of buildings should complement the natural landscape.
- f. Signage and lighting should comply with the Design Guidelines.

C. Site Design

1. Development should be integrated, through its location, design, color, line, texture and form, with the existing natural characteristics of the site.

2. Maximum use should be made of a site's capacity to screen development from view. For areas with less than adequate natural landscape screening, the visual diversity and landscape screening of the site should be enhanced. New landscaping should emulate the mass and type of rocks and plants found in the area. Plant material should be drought resistant.

3. On public lands, including rights-of-way, potential vistas should be evaluated and enhanced, where warranted. Small patch-cuts or specially designed selective cuts may be made where they will improve the visual resource by creating new vistas where the view was previously blocked by trees.

4. Development on ridges should be sensitive to visual resource areas, and the appropriate criteria in the Design Guidelines should be followed. Examples of the criteria are:

- a. Locate buildings and other structures to avoid a silhouette on the top of the ridge by siting them below the ridgetop.
- b. Maximize the use of existing vegetation and natural landforms, wherever possible.
- c. Integrate buildings into the site through the use of landscaping, earthwork, or natural materials.



- d. Blend buildings with surrounding environment.
- e. Construct and locate roads, driveways and leach fields in a manner that will blend with the topography and minimize visual disruption of the landscape.
5. Existing vegetation should be preserved, whenever possible. Disturbed areas should be stabilized, using techniques such as revegetation with native and/or naturalized plants, berming, boulder placement, landshaping, rock walls, etc.
6. Techniques to reduce negative visual impacts should include:
 - a. The use of dark, receding colors;
 - b. Architecture which is low contrast and doesn't dominate the site;
 - c. A low level of site disturbance and a high level of natural screening; and
 - d. The use of shielded, downcast lighting to minimize glare and off-site light.
7. Where practicable, roads should be constructed parallel to contours rather than perpendicular to contours, since perpendicular roads often cannot be screened and will show as a bold cut on a hillside.
8. Utilities, when possible, should be located below ridgelines, along contours, or underground.
9. Road cuts should be limited to 14 feet from the top of the cut to the bottom of the fill, in the mountain environment, except where the county standard is more appropriate. If the distance is larger, revegetation should be completed to minimize the appearance of the cut. The revegetation does not have to be on the cut itself;

trees planted below the bottom of the fill may have the same effect.

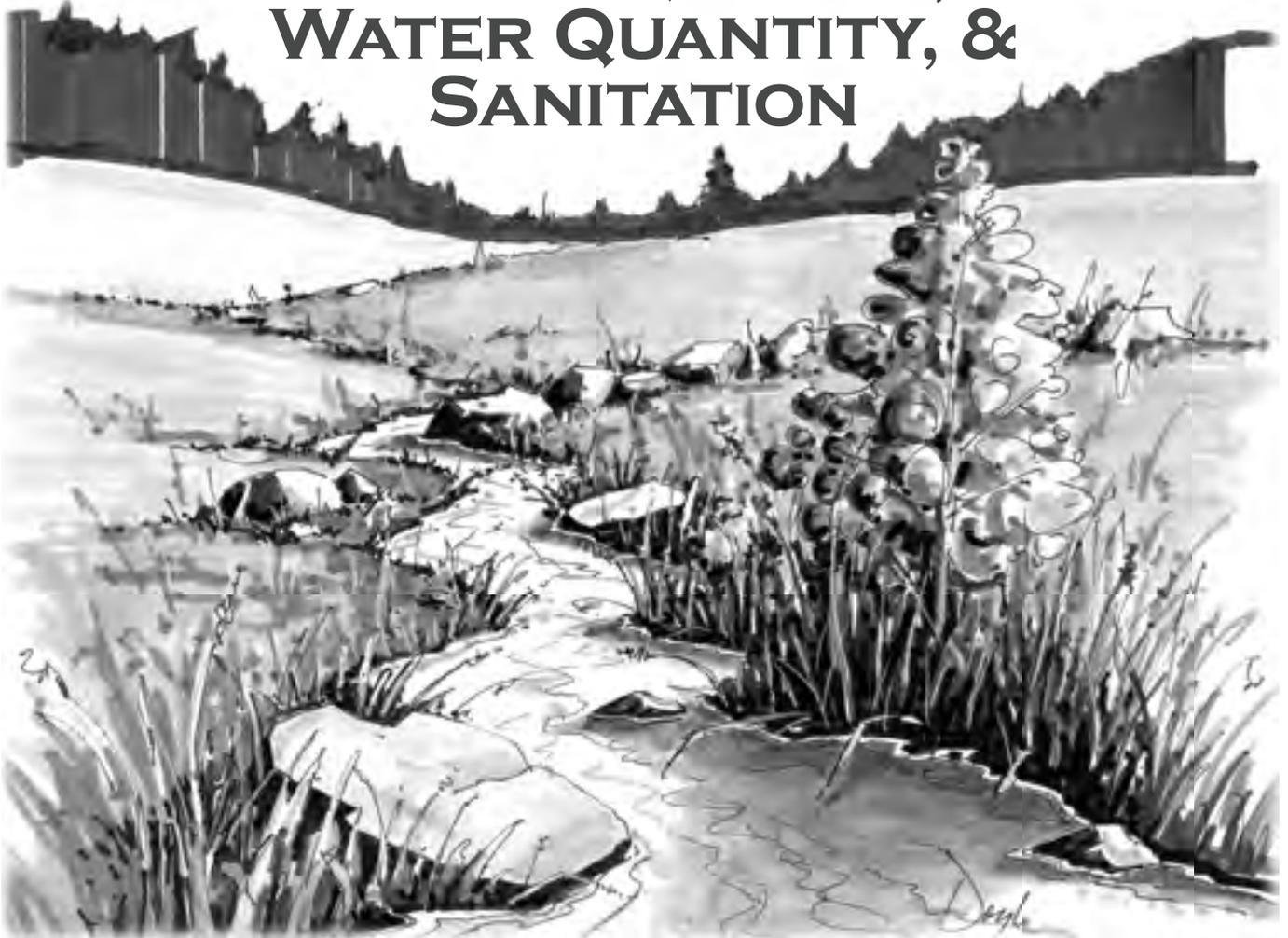
(Additional recommendations to preserve visual resources are listed in the Air, Odor, Noise, & Light section and in the Design Guidelines that accompany this Plan.)

Implementation

1. Public or private natural and undeveloped open areas should be designated and preserved. Innovative techniques for preserving these areas, singly or in combination, should be used. Examples of these techniques are provided in the Open Space, Trails & Recreation section of this Plan and in the accompanying Design Guidelines.
2. During the development review process and the grading permit process, proposals should be reviewed to confirm the existence of visual resources listed in this section, and/or shown on the Visibility Analysis maps. In addition, the policies in other sections of this Plan, particularly those in Open Space, Wildlife, Housing, and the Design Guidelines, should be referenced.
3. County staff should develop a systematic approach, tailored for Jefferson County, for conducting visual resource inventories. Visual management systems such as those used by the Bureau of Land Management (BLM), National Forest Service, and National Park Service, and other visual analysis techniques should be considered in developing this approach and should consider:
 - a. Landscape quality, including vegetation, water, color, adjacent scenery, rock outcroppings, significant geologic formations, and cultural modifications.
 - b. Disturbance of views.
4. The Jefferson County Planning and Zoning Division should consider completing a "scenic corridor study." The public should review the results of the project. Upon adoption of a scenic corridor study recommendation, this Plan should be reviewed to identify and resolve any conflicts. ▲



WATER QUALITY, WATER QUANTITY, & SANITATION



The quality and availability of water is of major importance when considering the community's health.

Proper planning and maintaining of water quality and quantity is essential. An adequate and safe supply of water preserves the health of the community's residents and its environment. The physical availability of water is a critical factor in developing the Evergreen area. In the years preceding and during this update of the *Evergreen Area Community Plan*, a drought in the area has increased the awareness that water is a finite resource and needs to be conserved.

Many of the residents in the community are served by water and sanitation districts. Other residents depend on less certain ground water supplies drawn from individual wells and must dispose of wastewater through an individual sewage disposal system (ISDS). In many areas, severe limitations exist for ISDS installations because of steep slopes, depth of rock and coarse-textured soil. Improper treatment or disposal of effluent can result in ground water and surface water contamination.

Land development affects both the quality and the quantity of both ground water and surface water. Because of this direct link, the adverse impacts of existing and future development on this necessary resource should be studied and mitigated.

National Forest Service lands, State Parks, Denver Mountain Parks, State Land Board Lands, and Division of Wildlife Lands within the Evergreen community should be recognized for their valuable contribution to the recharge of the local water supply within their watershed.

Goals

1. Balance water use with the physical supply of surface and ground water, water use, and ground water recharge, so that water resources are protected from long term depletion.

2. Maintain, protect and/or improve ground water, surface water and stormwater quality and quantity as new development and redevelopment occurs.
3. Mitigate or eliminate existing water contamination sources.
4. Protect existing surface waters to maintain important natural ecosystems.
5. Provide opportunities for ground water to recharge naturally.

Policies

Policies highlighted are policies that specifically apply when processing a case where a change in land use is proposed.

A. General

1. Development or expansion of development should not be allowed to deplete any existing ground water supply beyond the ability of the development area to recharge itself.
2. As a condition for application submittal, development or expansion of development should demonstrate access to either a public water supply, or if ground water is to be the source, that the ground water source is adequate and available for the proposed development.
3. Conservation of water within homes and commercial businesses should be encouraged. Landscaping and outside watering policies and practices should reflect the community's commitment to the conservation of water resources.
4. To protect water quality and quantity, riparian zones and wetland areas should be protected from degradation.
5. Domestic livestock can have an adverse impact on water quality. Land use policy in regard to livestock should be based on both a general use standard and site specific data. (See Implementation, in this section, for information on the need for a large animal study.)
6. Water quality in all creeks and lakes should be evaluated and improved where needed, with special attention to Bear Creek and Evergreen Lake.
7. Recommendations based on the Mountain Ground Water Resource Study of the Turkey Creek Basin should be implemented for the entire Evergreen planning area, except for water and sanitation districts supplied entirely by surface water. The community, county, state and each water and sanitation district should participate in ongoing studies and monitoring of water quality in the Bear Creek, Turkey Creek, and Clear Creek basins.
8. A study, or several studies, should be conducted by the Jefferson County Department of Health and Environment or other appropriate agency that includes investigation and sampling of ISDS and sam-

pling of wells for contaminants, such as, but not limited to, fecal coliform, bacteria, radon, caffeine, nitrate, and phosphorous. The study should measure the amount of water returned to the ground from ISDS and septic systems to determine the percentage of water used in those systems that is potentially available to recharge the ground water system.

9. Where contamination is found, mitigation should be done to remove or neutralize the contamination.
10. Where sources of contamination are identified, the appropriate authorities should establish a program/process to mitigate or eliminate the contamination.
11. Results of the Mountain Ground Water Resource Study, together with subsequent studies described in policy 8., above, regarding ISDS and septic system recharge potential, should be used to determine what the lot size should be to protect water quality and water quantity in the Plan area.

12. Road maintenance materials, industrial materials, waste storage, manure, and other potential contamination sources should be managed to protect surface water and ground water quality.

13. Adoption of a minimum lot size and ground water overlay zone district should be at the top of the county's priority list. At such time as any such minimum lot size or ground water overlay district is adopted subsequent to the adoption of this Plan, such subsequently adopted lot size or overlay district shall control to the extent inconsistent with this Plan.

B. Public Water and Sanitation Districts

1. Public centralized water and sanitation districts or systems, approved by the appropriate authorities, should be provided for all new non-residential development that requires water in excess of the equivalent of 1 dwelling unit per 10 acres or 250 gallons/day/10 acres. (Note: this means 250 gallons pumped per day, not consumptive use.)
2. Creation or expansion of public water and sanitation districts or systems should be based on the following criteria:



- a. The ability of the district to provide adequate legal and physical water quality and quantity to meet all health and safety standards in the areas to be served.
 - b. There is a suitable assurance of current and future economic feasibility of a new district.
 - c. When ground water is the primary source of water, there should be hydrogeologic evidence that neighboring water wells will not be adversely affected, and hydrogeologic evidence of adequate recharge to the source ground water. This hydrogeologic study should be done by a professional geologist, hydrologist, hydrogeologist, or a professional engineer specializing in hydrogeology and water resources in a granitic fractured-rock environment. This study should be reviewed by an independent panel of specialists appointed by the county and paid by the county from fees collected from the applicant.
 - d. The community should be involved in the decision-making from the beginning when an entity plans for public centralized water and/or sanitation system. The community should be an active participant in determining the need and desire for such a system, and in decisions regarding location, service area, permitting, structures, and financing. Responsibility for conducting the community involvement process should lie with the entity proposing the district.
3. New public centralized water and/or sanitation districts outside activity centers can be formed when one or more of the following conditions exist:
- a. Water quality or quantity problems exist which can be mitigated without exceeding the carrying capacity of the area and environs. The boundaries of the new district should be limited to the problem area, to constrain development not supported by the Evergreen Plan recommendations and Design Guidelines.
 - b. The new district will facilitate a better site design, e.g., when the clustering of housing units would preclude installation of individual wells and ISDS.
4. New development and redevelopment should not result in any significant decline in the service level of the public water supply (i.e., quantity, quality, and pressure) and sanitation.



5. Proposed new wells within a water and/or sanitation district, where ground water is the district's source, should be reviewed by the appropriate district, because the wells have the potential to deplete the district's ground water supply.
6. Any property served by public sewer should also be provided with public water so that water is not depleted from the ground water and then recharged to another area or stream. The only exception should be if required by the county to mitigate a threat to public health.
7. Appropriate agencies in the area should investigate enabling legislation for the use of gray water for outdoor watering and other non-potable uses.

C. Private Water and/or Sanitation Companies

1. New private water and/or sanitation companies are discouraged. New water and/or sanitation providers should be governmental or quasi-governmental entities. Concerns surrounding private companies include assurance of continual service to properties, adequate water for fire fighting, adequate water in drought years, water quality, adequate pressure and flow, and lack of oversight by the county, state, or federal governments.

D. Individual Wells

1. If new development or redevelopment is to be served by one or more wells, then at the time of rezoning, Proof of Water shall be demonstrated as required by the *Zoning Resolution*, as amended from time to time.
 2. To protect ground water supply, both in quality and quantity, non-residential development should be designed so as to limit water usage to that equivalent to a family of four (4), estimated at 250 gallons per day. All references to a minimum lot size and/or Ground Water Advisory Board* should not be included in the Plan unless and until the Board of County Commissioners has had an opportunity to address the policy issues connected with these provisions.
 3. To protect the ground water supply in both quantity and quality, when rezoning is proposed for a new single family residential land use, served by a well and ISDS, such a rezoning shall be allowed only if:
 - a. There has been physical drilling of a well or wells and testing has been conducted on said wells to support that water is adequate and available as provided by the provisions of the *Zoning Resolution*, as amended from time to time.

OR

 - b. Such greater density is supported by a hydrogeologic study.
4. Conversions of wells from residential to commercial uses are required to comply with regulations of the State Division of Water Resources. Consumption restrictions of

*The creation of a Ground Water Advisory Board was a recommendation based on the findings of the Mountain Ground Water Resource Study.

the new commercial permits should indicate the particular proposed use or uses and should not allow unlimited, nonspecific uses. No increase from the original amount of water pumped should be allowed.

5. To be meaningful, pump tests should be required to conform to Rule 12.2 of the State's *Water Well Construction Rules*. (See Appendix.) A pump test, if properly conducted, can roughly indicate the rate at which the aquifer can be expected to produce water under the conditions existing at the time of the test. However, such a test cannot reflect recharge to the aquifer and cannot reflect the volume of water in storage.

E. Individual Sewage Disposal Systems

1. When the county or Colorado Department of Public Health and Environment (CDPHE) or other state or federal governmental agency has identified an area as having a ground water quality problem, zoning, health variances or other changes that would aggravate the problem should not be approved. Additionally, new ISDS approved in these areas should have a secondary treatment unit for nitrogen reduction as provided for in the current ISDS regulations.

2. In areas where a well and an ISDS are used, the effluent processed through the ISDS should be recharged to the same general area where it is withdrawn, to recharge the source ground water. Vault systems should be discouraged, because the discharge is transported off site.

3. A larger separation between wells and ISDS than the current 200 feet required by Jefferson County should be considered when the state institutes new regulations.

4. To protect water quality, the Jefferson County Department of Health and Environment should continue to carefully review each application for an exemption from the required 200-foot map distance separation between a well and an ISDS, including wells and ISDS on adjacent lots, to ensure the systems meet the appropriate standards.

5. The Jefferson County Department of Health and Environment should continue to review site constraints and ensure acceptable percolation for the location of the ISDS. When units are to be clustered because ISDS constraints are present, the number of housing units should not exceed an average gross density of 1 dwelling unit per 10 acres.

6. Lots in new developments or redevelopments should be not less than ten (10) acres in size, unless:

a. The sewage disposal system is an ISDS with a secondary treatment unit for nitrogen reduction as provided for in the current ISDS regulations; and

b. It has been demonstrated by well testing or a hydrogeologic study that adequate water exists to supply lots of less than ten (10) acres. Then the minimum lot size for ISDS could be decreased to the current Jefferson County Department of Health and Environment standard or the minimum lot size recommended by the hydrogeologic study, whichever is larger.

7. When a public water and sanitation district or system could serve property previously served by a well and ISDS, 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 a part of the district, the ISDS fails, or the property is required to become a part of the system by legal authority (federal, state, county, etc.). When the property is served by a water and sanitation district, the well and ISDS on the property should be formally abandoned and the action reported to the appropriate agencies.

F. Stormwater Quality and Quantity

Infiltration of precipitation is critical to ground water recharge. Impervious areas do not allow for infiltration that could recharge the ground water. Proper stormwater management should include increasing the amount of infiltration to improve stormwater quality when there is an increase in impervious area.

1. The *Urban Drainage Manual (Volume 3)* should be consulted to select Best Management Practices to address stormwater quality. Developments should be required to employ the four steps outlined in the manual: (1) employ runoff reduction practices, (2) provide water quality capture volume, (3) stabilize drainage ways, (4) employ commercial and industrial best management practices. (Water quality capture volume is described in the *Urban Drainage Manual (Volume 3)* and defined in the Glossary.)

2. Stormwater management systems should be designed and maintained to prevent the spread of insect-borne diseases.

3. Existing development should be encouraged to implement stormwater quality best management practices.

4. The type and amount of chemicals, such as fertilizers, pesticides, road de-icer, etc., should be managed by the appropriate local, state and federal agencies to prevent these chemicals from entering streams and/or leaching into the ground water. Road de-icers should continue to be studied to determine their effectiveness and their impact on the environment.

Implementation

A. General

1. Maintenance of large animals on small lots is controversial. The Jefferson County Department of Health and Environment and the Planning and Zoning Division should investigate the appropriate acreage and management practices required for large animals and the adverse impacts associated with the use. The community should be involved in the process of identifying and adopting the appropriate standards and regulations.

2. The county should continue to facilitate the distribution of information regarding water quantity and quality and sanitation problems, including information regarding the difference between public and private water districts, so individuals can understand the problems, make informed decisions, and take appropriate actions.

3. Educational programs should be created to teach the public ways to reduce overall water use without adversely affecting quality of life.

B. Public Water and Sanitation Districts

1. The consolidation of water and/or water and sanitation districts should be examined and encouraged whenever practical for the general public good.

2. The county and each special district should continue to share and discuss information and policy positions about long range district plans (e.g., the development and expansion of districts).

3. The Jefferson County Department of Health and Environment is encouraged to continue to work with the appropriate federal, state and local agencies to draft and implement regulations for water distribution systems that are not covered under the state's definition of a centralized water system.

4. The water districts should educate their customers about the possible fluctuations of pressure and flow in the mountain areas, and things that can be done to minimize fluctuations. The districts should also work to keep these variables as constant as possible.

5. Increased awareness of problems associated with special districts has resulted in a growing public concern about the economic viability of these districts. For this reason, the county has developed new policies regarding special districts. The county should continue to evaluate these problems during service plan reviews and, if necessary, undertake appropriate action to secure legislation and/or regulations to better control the formation and operation of special districts.

C. Individual Wells

1. The state is encouraged to more strictly enforce the conditions placed on well permits and water augmentation plans. Examples of the methods that could be used to enforce water consumption limits include, but are not limited to: metering, explicit review of suitable uses, and/or fines or restrictions applied to violators.

2. Jefferson County should adopt an overlay zone district that designates a minimum lot size that can be waived only if a neutral technical board is convinced that adequate water quantity and quality exists to support the proposed land uses. Adoption of such a zone district should be at the top of the county's priority list.

3. The county should coordinate with the State Division of Water Resources to collect well and water data for individual properties. This information should include well depths, static water levels, reported flow rates (with a clear caveat about the unreliability of these rates), the number of wells drilled on a property, and documentation of any replacement, deepening or hydrofracturing of existing wells. The county should maintain the data in a computerized data-base for staff referral when evaluating claims of adequate physical water supply. This data-base should be accessible to the public.

D. Individual Sewage Disposal Systems (ISDS)

1. The Jefferson County Department of Health and Environment should continue to actively explore alternatives to the standard soil absorption systems for treating sewage effluent.

2. The county should investigate a program to inspect ISDS at regular intervals, and require appropriate maintenance, including pumping, as necessary. This program may include homeowner-association-administered programs or private management contracts.

3. In areas of ground water contamination, the county should encourage the creation of a public water and sanitation district. If only wastewater treatment is available, then the water should be adequately treated to meet adopted local, state and Federal standards and then should be released upgradient where it can recharge the groundwater table.

4. The Jefferson County Department of Health and Environment should implement a tracking system that will monitor the specific lots that are tied to a septic permit to prevent the use of any lot for more than one septic permit.

5. The community should encourage the state to increase the minimum ISDS-well separation from 100 feet to 200 feet (or more).

6. The Jefferson County Department of Health and Environment should consider the revision of ISDS regulations so that the Jefferson County Board of Health hears all applications for ISDS-well separations less than 200 feet. The review for reduction in spacing should continue to evaluate the permeability of soils where the system would be placed, the size of the lot and surrounding lots, and the location of surrounding wells.

E. Stormwater Quality and Quantity

1. The county should evaluate the *Land Development Regulation* and *Zoning Resolution* and revise regulations that conflict with the goals of reducing net runoff volume and increasing infiltration. Regulations should require regular monitoring and maintenance of structural Best Management Practices to ensure long-term function.

2. The county should work with stormwater districts, park and recreation districts, metro districts, developers, and residents to develop stormwater management policies. Infiltration plans that naturally filter and recharge ground water should be developed, rather than management plans that collect and convey stormwater down stream.

3. The county should develop educational programs to inform developers and residents about the Best Management Practices for stormwater to protect water quantity, quality and public health. The county should develop incentives to encourage developers to use infiltration practices rather than only detention and retention methods. ▲

WILDLIFE



The presence of wildlife in the Evergreen area is a unique community resource.

Conservation of wildlife resources is vital to maintaining the quality of life people have come to expect in the Evergreen area. The presence of wildlife is a special community resource enjoyed by residents of Evergreen, as well as by residents of the Denver metropolitan area. Foxes, coyotes, raccoons, mountain lions, bears, elk, deer, squirrels, birds, and others are all present in this area. The ability to observe wildlife at close range is one of the factors that attract people to the area.

Problems for wildlife in developed and developing areas usually come under several categories. First and foremost is the loss of critical habitats needed for nesting, calving, wintering, and breeding. Second are wildlife/human conflicts that are created when humans and wildlife share the same space. Third is the loss of prime wildlife movement corridors.

In the Evergreen area, the needs of most wildlife species can be met by protecting several habitat types and prime habitat areas. The size of residential parcels is very important, as is the value of strategically located blocks of open space in public or private ownership. In addition, a network of public and private open land and natural trails should be developed to direct and control recreation and provide areas where the public can view wildlife without disturbing these important habitats. It is relatively easy to identify

valuable habitat for large species, such as elk, which everyone sees on a regular basis. It is more difficult to delineate which land, for example, is important for a nesting bird that may use a different nest site from year to year but is always found in the same general type of habitat. Wildlife will not restrict themselves to areas designated or set aside for wildlife habitat. They will continue to use the entire area, including developed areas, or they will be forced out of the area completely. A variety of habitat types can be maintained and made available for many different species throughout the entire Evergreen area, making Evergreen a place where both humans and wild creatures can attempt to live together in harmony.

Goals

1. Protect, conserve, manage and enhance wildlife and wildlife habitats to ensure the continued environmental, economic, and aesthetic value of this natural resource.
2. Provide for the safety of residents and wildlife by reducing conflicts between wild animals and people, by proactively implementing the policies outlined in this section.

Policies

Policies highlighted are policies that specifically apply when processing a case where a change in land use is proposed.



A. Lot Sizes/Average Residential Densities

1. The Colorado Division of Wildlife (CDOW) has identified various wildlife resource areas within the community. These areas are shown on the Wildlife Quality Areas map that accompanies this Plan. The wildlife area designations on the map are general. The actual boundaries of these areas may vary and should be determined by the CDOW during zoning or subdivision review by the county. In combination, these resource areas serve as an important wildlife habitat zone between the wilderness areas to the west and the urbanized areas to the east. Each wildlife area has recommendations regarding average residential densities. These recommendations should be a major consideration in the development review process. The criteria that should be used are given for each area.

Area 1: Maximum Wildlife Quality Areas

These wildlife areas are essential to the continued presence of certain species. In most cases, no development should be allowed. Occasional exceptions may be appropriate as determined through consultation with the CDOW. These essential wildlife areas are:

- a. Riparian areas, i.e., land along the banks of a stream or other body of water;
- b. Wetland habitats not protected within riparian areas;
- c. Important habitat for threatened, endangered, or species of special concern on the CDOW list; and
- d. Elk reproduction areas.

Area 2: High Wildlife Quality Areas

High impact areas include prime habitat, important habitat features, feeding areas, and shelter. Land uses within this area should be limited to open space, agriculture, and residential development with lot sizes of 10-35 acres. **The preferred minimum lot size is 35 acres or more.**

High quality areas are:

- a. Severe winter range for elk and deer;
- b. Winter concentration areas for elk and deer;
- c. Mountain meadows;
- d. Aspen stands;
- e. Raptor nesting areas;

- f. Major shrub concentrations;
- g. Elk and deer movement corridors; and
- h. Unusual rock outcrops and the immediate surrounding area with high wildlife value.

Area 3: Moderate Wildlife Quality Areas

Food, water, and protective cover exist in these areas, and are important transitional and support habitats for Areas 1 and 2. Land uses within these areas should be limited to open space, agriculture, and residential development with lot sizes of 10-35 acres. **The preferred minimum lot size is 20 acres or more.**

Area 4: Secondary Wildlife Quality Areas

These areas include all parcels not in Areas 1, 2, and 3. **Minimum lot sizes are based on criteria other than wildlife.**

2. During the development review process, all proposals should be referred to the CDOW for site specific review, comment, and recommendations. Review by the CDOW of Area 4 development proposals should occur only if the property to be developed is adjacent to Wildlife Areas 1, 2, or 3 or contains a riparian area. Special emphasis should be given to site design guidelines in this section.

3. The wildlife map in this Plan should be used early in the development review process to alert all parties to the existence of important wildlife habitats and to acquaint them with the appropriate policies.

4. The designation of maximum and high wildlife quality habitats should be applied in a reasoned way, not solely relying on lines drawn on a map. For instance, if those parcels mapped as "elk production area" are selected for protection, but the surrounding area is allowed to build with high density housing, the value of these areas to elk may disappear. The elk may not be able to access the undeveloped maximum and/or high wildlife quality habitat. Each development proposal needs to be analyzed and evaluated individually, using these policies as a guide. Ideally, there should not be any structures, grading, or fences within the maximum and high wildlife quality habitats. Roads in these habitats should be avoided but may be allowed if their location is designated, their location is the only viable option to access developable land and their presence does not negatively affect the viability of these habitats, or if they are for emergency access only.

5. Appropriate buffers should be provided between human activity and maximum wildlife quality habitat. The extent of these buffers should be defined in consultation with the CDOW and should consider the needs of wildlife for cover, food supply, water, and safety from predation by domestic animals.

6. Because wildlife and their habitats change over time and mapping of wildlife use areas and habitats is sometimes imprecise, the preceding density recommendations and their significance in the review process may change. At the time of rezoning, it should be the responsibility of

Jefferson County, in consultation with CDOW, to change these recommendations if adequate site-specific studies indicate that the resource area has changed or inaccuracies are detected in the maps.

7. Development should allow for the interconnection of maximum wildlife quality habitats, important food, water or cover sources, movement corridors, and adjacent habitat.

8. Natural, mildly impacted, and recovered biotic communities (areas with no current evidence of recent, onsite human development) should have a wildlife inventory prepared prior to any development or development approval.

B. Open Space Network

1. There should be a network of public and private open space to ensure the continued presence of wildlife in the Evergreen area. The role of public and private open space and additional recommendations are contained in the Open Space, Trails and Recreation section of this Plan.

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

C. Control of Household Pets

1. There should be adequate and effective control of household pets, such as dogs, cats and ferrets. This control of pets should be enforced because, if allowed to run free, they harass and/or chase wildlife and may injure, kill, and/or drive wildlife away. The pets that accompany development often pose a greater threat to wildlife than the development itself.

2. Pets should be protected from predators.

D. Wildlife/Human Conflicts

1. It is against the law to feed big game, which includes deer, elk, and black bear. Wildlife Commission regulation #106(A) states that no person shall place, deposit, distribute, or scatter grain, hay or other foods so as to intentionally constitute a lure, attractant, or enticement for big game not lawfully held in captivity.

2. Hay should be stored so that it is inaccessible to wildlife and so wildlife is not attracted to it.

3. The area is a potential “human conflict area” for black bears. The presence of black bears should be respected. The following are ways to minimize these conflicts:

- a. Keep all trash in bear-proof containers or inside until the day of trash pick-up.
- b. Bring in all bird feeders, liquid and seed, every night, if used at all.
- c. Avoid compost piles.
- d. Feed pets indoors.
- e. Store barbecue grills indoors when not in use.
- f. Place outdoor lighting to illuminate paths at night, when being used by humans, to warn of unexpected visitors such as bears. Motion detectors are an option that will create less light pollution.

4. Animal crossings should be reviewed and mitigated when road-widening projects are proposed.

E. Retention of Big Game Hunting

1. As development has encroached on much of the Evergreen area, opportunities for hunting deer and elk have been reduced, making it more difficult to control populations of these species. Decisions made under this Plan should take into account the importance of maintaining areas where big game hunting can continue to help reduce problems of overpopulation of these species. Covenant controlled communities should consider allowing hunting.

F. Fencing

1. Fence construction should allow for safe movement of wildlife. If fencing will be used, CDOW suggests a three-strand smooth wire fence with a maximum height of 42 inches, with 16 inches between the ground and bottom wire and 12 inches between the top and the second wire. If other types of fencing are proposed the CDOW should be consulted, because wildlife gets caught on certain types of fencing.

2. Perimeter boundary fences should be discouraged.

3. If electric fences are on site, tall shrubs or evergreen trees should be planted along the fences to discourage wildlife from trying to jump over them.

4. Wildlife crossing areas should be encouraged in fencing.

5. Fences across drainages and riverbeds should be discouraged.

6. Alternative livestock operations such as private elk refuges should be double-fenced to prevent the spread of diseases among wild and domestic herds.

G. Site Design Guidelines

1. Sensitive site design can be a valuable tool to protect wildlife and wildlife habitat. Examples of site design techniques that should be considered are listed below.

a. Preserve meadows and aspen stands, as these are better habitat areas. Lodgepole forests do not provide as good a habitat.



- b. Preserve native vegetation, which is important to wildlife, to the maximum extent possible, especially in riparian areas. In areas that are disturbed, native plants should be used for revegetation and landscaping. Voluntary plantings of new native trees and shrubs to restore the shade canopy in the riparian zone should be encouraged.
- c. Avoid the introduction of plant materials not indigenous to the area, because of possible degradation of the ecosystem.
- d. Use revegetation to enhance and maintain wildlife habitat and shelter.
- e. Avoid severe cuts and fills that might disrupt wildlife movement.
- f. Minimize the disturbance of areas by clustering development.
- g. Locate commercial and industrial uses that generate noise in low-impact wildlife areas.
- h. Mitigate noise by enclosing activities, limiting uses, using good site design, etc.
- i. Avoid development and livestock paddocks, runs, stables or barns within 50 feet (or more) of the high-water elevation of streams.
- j. Maintain hydrologic features in a way that does not adversely affect water quality or quantity.
- k. Preserve or enhance wetlands, bodies of water, natural springs, waterways, and their banks to promote their value as elements of habitat.
- l. Consider the habitat value of snags, downed trees and brush piles when wildfire and insect prevention measures are addressed.
- m. Follow recommendations in F. Fencing, above.

Implementation

A. General

1. Wetlands play vital roles in ground water recharge, surface and ground water filtration and purification, stormwater management, the ecological control of mosquitoes, and the provision of essential wildlife habitat. Recognizing that federal and state protections are limited, Jefferson County should fill the gap and explore regulations to protect and enhance wetlands, and promote the design and construction of ecologically complete artificial wetlands, where appropriate.
2. Maintenance of minimum in-stream flow standards should be encouraged, to sustain wildlife and aquatic habitat. More information regarding minimum in-stream flows is in the Appendix.
3. Water conservation is encouraged to maintain stream flows, to protect the fish habitat.
4. Appropriate agencies should explore new ways to improve low-flow conditions in Bear Creek, such as conservation easements, tax credits, purchase of upstream water rights, cooperative water storage projects, etc.

5. The existing status of Bear Creek as a “Class 1 Cold Water Fishery” under state and federal regulations should be maintained, and further degradation of water quality that might lower this status should be avoided.

6. The CDOW or other agencies should research wildlife population control methods, to be considered for incorporation into this Plan and future plan updates.

Additional wildlife information and maps can be requested from the CDOW (see Appendix).

B. Conflicts

1. The Jefferson County Planning and Zoning Division and CDOW should prepare and distribute guides for use by developers and residents of the Plan area, especially new residents, to provide education on the needs of wildlife and how to prevent potential wildlife/human conflicts. All residents should be notified that both black bears and mountain lions are present in the area and could cause problems or pose a danger.

2. Game crossings on major roads should be signed and lighted to alert drivers. In some areas, a reduction in the speed limit may be appropriate. Creative alternatives to signage and lighting, such as motion detectors, should also be explored to help people avoid collisions.

C. Preservation

1. Incentives should be provided to property owners to encourage larger lot sizes and to protect wildlife habitat. Implementation recommendations are listed in the Open Space, Trails and Recreation section of this Plan.

2. CDOW and the Jefferson County Planning and Zoning Division should work together to conduct an analysis of the area’s maximum quality wildlife habitat areas, currently protected habitats, and larger areas of undeveloped habitats. This analysis should identify areas of higher value habitats which are either already protected from development or are a high priority for preservation, and determine if interconnecting corridors need to be protected to allow continued wildlife movements. The most vital should be acquired through the use of fee-simple purchase, conservation easements, or other appropriate techniques. Other important corridors or key unprotected parcels should be identified on the Wildlife Quality Areas map.

3. Critical to the health and vigor of the elk herd and other wildlife in the Evergreen area is the presence of quality habitats in Clear Creek County. Preserving these habitats will require the cooperation and coordination of policies by Jefferson County and Clear Creek County.

4. Lands along and south of North Turkey Creek are examples of lands that extend into wildlife areas outside of the Evergreen Plan area. Recommendations adopted for these areas should be coordinated with other community plans, i.e., Conifer/285 Corridor Area. 🌲



GLOSSARY

ADT

Average Daily Traffic.

Activity Center

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

Active Recreation

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

Adaptive Reuse

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

Adequate Water Supply

A water supply that meets applicable drinking water standards, meets minimum supply quantity, and is permanently sustainable, physically and legally, even in a period of severe drought, including periods when junior water rights used in a water augmentation plan may be restricted by the Office of the State Engineer in favor of senior water rights within a water basin.

Adequate Water Supply for Fire Fighting Services

1. Water readily accessible to emergency equipment, year-round.
2. Storage tanks or other sources, such as water cisterns, ponds and hydrants, that consistently have water available to assist in fire fighting, year-round. Problem of freezing must be addressed and mitigated.
3. A source that is suitable for hook-up to the local fire service equipment, with a sufficient flow rate available for effective fire fighting capacity.

4. Source for helicopter dip (bucket work). This should be approved by, and coordinated with, the fire departments, Colorado State Forest Service, and the Office of the State Engineer. Provisions for maintenance must be addressed and carried out.

Affordable Housing

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

Archaeological Resource

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

Arterial Roads

Jefferson County defines two types of arterial roads.

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

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

Centralized Sewer System

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

Centralized Water System

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

Clustering

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

Collector Roads

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

Community Uses

Community facilities, including churches, schools, fire stations, meeting accommodations, government offices, post offices, art centers, cultural centers, libraries, and community, teen recreation and senior resource centers, preferably located within an activity center.

Conditionally Exempt Small-Quantity Generator

A company/business that generates less than 100 kilograms of hazardous waste in a calendar month, and is therefore not subject to the handling procedures required under the *Resource Conservation and Recovery Act (RCRA)* for that month, or current definition as found in the Environmental Protection Agency (EPA) RCRA Inspection Manual.

Convenience Level Commercial

Small scale convenience shopping facilities within neighborhoods in a manner that would not be incompatible with residential development. (See the *Jefferson Zoning Resolution* for specific uses.)

Cottage Industry

See characteristics in the Retail, Office, Light Industrial, & Activity Centers section.

Debris Flow

See the Hazards section of the Appendix.

Dedicated Open Space

Undeveloped land that is legally set aside in perpetuity.

Defensible Space

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

Designated Open Space

Undeveloped land that is currently, but not permanently, set aside.

DRCOG

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

Excellent Site Design, Commercial

To achieve the maximum intensity recommended in an area, conformance with the Design Guidelines document and demonstration of excellent site design are required. To achieve excellent site design, all of the following criteria should be met:

1. Demonstrate the capacity of the transportation network and its ability to absorb additional trips without adverse affect;
2. Demonstrate compatibility with adjacent developed or zoned areas;
3. Cluster units;
4. Designate a high percentage of open space;
5. Prevent glare from headlights upon adjacent residential uses and glare from general lighting, reflective surfaces and signs;
6. Guarantee high quality landscaping, which includes: variety of species, quantity of materials, maturity of materials, design, landshaping, and appropriateness;
7. Create a circulation system which is functional, safe, efficient, and of high quality. The system should be designed to coordinate multiple systems where appropriate, such as: internal roads, access, bikeways, and pedestrian trails;

8. Preserve and enhance natural topography;
9. Increase buffering and setbacks where adjoining density is lower; and
10. Create a high quality streetscape, designed for minimal maintenance.

Excellent Site Design, Residential

To achieve the maximum density recommended in an area, conformance with the Design Guidelines document and demonstration of excellent site design are required. To achieve excellent site design, all of the following criteria should be met:

1. Demonstrate compatibility with adjacent developed or zoned areas;
2. Designate a high percentage open space;
3. Prevent glare from headlights upon adjacent residential uses and glare from general lighting, reflective surfaces and signs;
4. Guarantee high quality of landscaping, which includes: variety of native species, quantity of materials, maturity of materials, design, landshaping, and appropriateness;
5. Create a circulation system which is functional, safe, efficient, and of high quality. The system should be designed to coordinate multiple systems where appropriate, such as: internal roads, access, bikeways, and pedestrian trails;
6. Preserve and enhance natural features;
7. Increase buffering and setbacks where adjoining density is lower; and
8. Create a high quality streetscape designed for minimal maintenance.

Exemption from Platting

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

Fire Officials

The U.S. Forest Service, Colorado State Forest Service, Jefferson County Planning and Zoning and Building Safety Divisions, and/or local fire district representatives who have jurisdiction and/or technical expertise in wildfire management.

Floodplain or Flood-Prone Area

Any land area susceptible to being inundated by water from a flood or flooding. (See the *Jefferson County Zoning Resolution* for additional definitions related to a floodplain.)

Freeboard

A certain vertical distance above a given flood elevation. The most common freeboard used by communities, floodplain administrators, and engineers is 1.0 foot. It is applied to the 1% chance (base) flood elevations along a stream or water body and allows for uncertainties and future changes in flood levels. Depending on the adjacent stream-bank/over-bank slopes, this will result in a variable "right-of-way" along the stream.

Fully Shielded

A method of construction and/or manufacture which does not allow any light dispersion to shine above the horizontal plane running through the lowest point on the fixture, and which limits the illumination 90 degrees above nadir to a maximum of 2.5% and 80 degrees above nadir to a maximum illumination in any lateral angle around the light fixture, or most current definition in the *Zoning Resolution*.

Geologic Hazards

The natural and human-made geologic conditions which threaten public health, safety, or property, e.g., landfills, mines, unstable slopes, rockfall, and swelling soils. See the Hazards section of the Appendix for more specific definitions.

Glare

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

Gross Density

The total number of acres in a parcel, including half of dedicated adjacent rights of way, divided by the total number of units proposed for the parcel.

Ground Water

Water that lies beneath the surface of the earth in water table conditions, i.e., in the ground water reservoir.

Hazardous Material(s)

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

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

High Wildlife Quality Areas

Undeveloped areas that provide habitat for wildlife with native vegetation, and have little or no permanent or constant human presence.

Highly Erodible Soils

See the Hazards section of the Appendix.

Home Occupations

See characteristics in the Retail, Office, Light Industrial, & Activity Centers section and the *Jefferson County Zoning Resolution*.

Historic Resource or Historic Property

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

Infiltration

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

Integrated Management of Noxious Weeds

The planning and implementation of a coordinated program utilizing a variety of methods for managing noxious weeds, the purpose of which is to achieve desirable plant communities. Such methods may include but are not limited to education, preventive measures, good stewardship, and the following techniques:

- a. "Biological Management", which means the use of an organism to disrupt the growth of noxious weeds.
- b. "Chemical Management", which means the use of herbicides or plant growth regulators to disrupt the growth of noxious weeds.
- c. "Cultural Management", which means methodologies or management practices that favor the growth of desirable plants over noxious weeds, including maintaining and optimum fertility and plant moisture status in an area, planting at optimum density and spatial arrangement in an area, and planting species most suited to an area.
- d. "Mechanical management", which means methodologies or management practices that physically disrupt plant growth, including tilling, mowing, burning, flooding, mulching, hand-pulling, hoeing, and grazing.

Intensity

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

ISDS (Individual Sewage Disposal System)

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

Landslides

See the Hazards section of the Appendix.

Light Pollution

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

Local Street or Road (Public)

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

Maximum Wildlife Quality Areas

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

Methane

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

Mixed-Use Area

A mixed-use area may be a single building containing more than one type of activity or use, or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas.

Moderate Wildlife Quality Areas

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

Mountain Light Industrial

See characteristics in Retail, Office, Light Industrial, & Activity Centers section.

Mudflows

See the Hazards section of the Appendix.

Multi-Modal

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

Multi-Use Trails

Trails designed for non-motorized use by pedestrians, bicycles, and equestrians, with the exception of motorized wheelchairs or the equivalent for those who need them.

Neighborhood Parks

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

New Development

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

Open Lands

Land areas designated for open space that are held privately by individuals or organizations. Public access to private open lands is usually restricted. Open lands may also mean the amount of undeveloped area within a commercial or industrial project that may be landscaped or left in its natural state. May also be referred to as private open space.

Open Space

Undeveloped private and public land.

Outdoor Recreation Access Routes

A continuous unobstructed path designated for pedestrian use that connects accessible elements within a picnic area, camping area, or designated trailhead. Examples include the paths connecting parking spaces to a picnic or camp unit, or a picnic unit to a toilet building, or those connecting accessible picnic tables to other accessible camping elements. Outdoor recreation access routes do not include pathways such as sidewalks in amusement parks, visitor centers, commercial theme parks or carnivals, and between buildings on college campuses, already addressed by ADAAG 4.3.

Paleontological Resource

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

Paratransit

A demand-response service for individuals unable to use the fixed-route system.

Passive Recreation

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

Phased Development

The timing and sequence of development that is permitted and constructed in distinct phases.

Planned Development (P-D)

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

Platted (Subdivision Plat)

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

Potentially Unstable Slopes

See the Hazards section of the Appendix.

Prescriptive Right

A road is declared public by prescriptive right when the road over private lands has been used adversely without interruption or objection on the part of the owners of such lands for twenty consecutive years. (CRS 43-2-201 (c))

Preserve

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

Private Open Space

See the Open Lands definition.

Property

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

Public Open Space

Property owned and managed by public or quasi-public agencies. Typically, it is available to the general public for active or passive recreational uses, but access may be restricted due to natural resource constraints, such as sensitive wildlife habitat or geologic hazards.

Public Water Supply

A centralized water system that is managed by a public water and/or sanitation district.

Public Water and/or Sanitation Districts

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

RTD

Regional Transportation District. An agency that provides comprehensive public transportation services throughout the Denver metropolitan area and the front range.

Recharge

The replenishing of ground water by infiltration of precipitation, in the form of rain or snow, and return flow from individual sewage disposal systems.

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

Recharge Rate

The rate at which precipitation or surface water penetrating the ground enters the ground water reservoir. (In the mountains of Jefferson County, this means the small cracks in the rock that contain ground water.) Though very important, this is very difficult to measure.

Recreation

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

Redevelopment

Change in land use from what currently exists, typically this term applies to cases where there is an existing structure on the property.

Riparian Zone

The land area on the shorelines of creeks. The riparian zone is the stream bank where thick bushes and trees live. This is very good habitat for many kinds of plants, insects, reptiles, birds, and mammals. (Colorado Reader, Colorado Foundation for Agriculture)

Rockfalls

See the Hazards section of the Appendix.

Secondary Treatment Unit

One or more components designed to receive effluent (sewage) from a primary treatment unit for the purpose of providing additional treatment to reduce the amount of physical or chemical contaminants in the effluent. An absorption bed or trench, evaporation bed, sand filter, or similar soil-based component is not considered a secondary treatment unit.

Secondary Wildlife Quality Areas

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

Sensitive Soils

See the Hazards section of the Appendix.

Slope Failure

See the Hazards section of the Appendix.

Special Visual Qualities

Include features such as, but not limited to, rock outcrops, large aspen stands, and other features that most people would agree are special.

Strip Development

Non-residential development of small retail, office, industrial and community use, located along a major roadway, generally shallow in depth, that extends for a considerable distance with only one setback, and has several points of access. (See Appendix.)

Subsidence

See the Hazards section of the Appendix.

Swelling Soil

See the Hazards section of the Appendix.

Toxic Waste and/or Hazardous Materials

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

Transfer of Density

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

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

Unstable or Potentially Unstable Slopes

See the Hazards section of the Appendix.

Vault ISDS or System:

An approved, watertight, covered receptacle that is designed to receive and store sewage and is routinely accessible for the periodic removal of its contents. There is no capability of the sewage going on to a leach field. (It must be pumped periodically.)

Visual Corridor Foreground

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

Visual Open Space

Open, natural space without any structures.

Water (Black)

Raw sewage or waste (i.e., from a toilet).

Water (Gray)

Water having little to no bacteria (i.e., from the bathtub, washing machine, dishwasher, etc.).

Water Quality Capture Volume

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

Wetland

An area that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support (and that under normal circumstances does support) a prevalence of vegetation typically adapted for life in saturated soil conditions, as determined by the U.S. Army Corps of Engineers. The area does not necessarily have to be inundated by water during all times of the year.

Wildfire

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

Wildfire Hazards

Exist when and where wildfire is a risk to structures and there is risk from structures to the forests and brush lands. This hazard is rated as low, moderate, or severe. (See Appendix.)

Wildlife

As defined in state statute (Title 33-102 (51)):

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

APPENDIX

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

Air, Light, Odor, & Noise

Air

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

Typical duties performed by the Field Services Unit include:

- Inspection of industrial sources
- Observation of emissions testing of industrial facilities
- Verification and review of various reports sent in by sources
- Complaint investigation
- Issuance of Open Burning Permits
- Enforcement actions against violators of state regulations
- Providing information to the public
- Observation and verification of certification tests done on continuous emissions monitors
- Final approval construction permit support work
- Federal - state interaction and cooperation

Compliance Test Manual:

The CDPHE has developed a Compliance Test Manual which explains the procedures for performance testing. This manual also describes important elements that should be found in the test protocol and the test report.

No-Burn Regulations

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

Red advisory means conditions are right for increased levels of air pollution, and mandatory wood burning restrictions are in place.

Jefferson County (unincorporated): Mandatory ban on wood burning on "red" advisory days for all residents below 7000 feet. Exemptions allowed for homes with solid fuel as sole source of heat prior to 12-1-89, Phase II stoves, and homes in the Low-Income Energy Assistance Program (LEAP). Permit fees waved for conversion of uncertified stoves to Phase II.

Light

Resources

Jefferson County Land Development Regulation, Sensory Impact.

Jefferson County Zoning Resolution, Lighting Standards.

Odor

There are currently 2 certified odor observers employed with the Jefferson County Department of Health and Environment.

Regulation No. 2–Odor Emissions, of the CDPHE Air Quality Control Commission Regulations, dictates the limits for the emission of odorous air contaminants from any single source.

Commercial Mineral Extraction

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

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

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

Hazards

Geologic Hazards

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

a. **Debris Flows and Mudflows:** Debris flows can occur in drainages with sufficient loose source material. The flows can be extremely dangerous to human safety and property because of the volume and the size of material transported in the flows. On the main stem of a creek, areas upstream of the junction of a tributary drainage and the creek may be in danger of flooding if debris blocks the flow of the creek.

Important factors to note include the nature of the source areas, steepness of the topography, and the size of the catchment basin. Debris flows are extremely common in areas of recent forest fires where the vegetation has been eliminated and the soil actually repels water. Areas where debris flows are recognized to have occurred should be avoided for development unless engineered mitigation is possible. Mudflows can occur on very shallow slopes in the presence of atypical volumes of water, such as intense storm precipitation or water line breaks.

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

c. **Landslides:** Landslides are the downward and outward movement of a body of rock or soil due to gravity and can occur anywhere given the right combination of soil, moisture and slope. The potential for landslides may exist where indicators are present, including irregular, hummocky topography distinct from adjacent slopes; headscarps; and seeps or vegetation changes. Landslides may be triggered by rains, floods, loss of vegetation due to wildfire, and other natural causes, as well as human-related causes such as terrain cutting and filling, grading, irrigation, septic systems and changes in drainage. If a landslide is identified, attempts should be made to determine whether it is active or inactive. Active slides should be avoided for development. Inactive slides may become active once they are disturbed by cut and fill activity. This potential should be assessed by a qualified, professional engineering geologist or geotechnical engineer, from detailed observation of the site rather than from small-scale reconnaissance maps, and may require slope stability analysis.

d. **Potentially Unstable Slopes:** Areas currently stable but susceptible to slope failure, in contrast to landslides where slope failure has taken place. Slopes of 30% or above are included in this category. Slope failure is induced by natural or human-related changes. Some natural changes that cause slope failure include precipitation, or changes in ground water. Human-related causes include erosion from development, grading, irrigation and changes in drainage. Development on steep slopes increases the severity of human-related changes and the risk of slope failure.

e. **Rockfalls:** The rapid free-falling, bounding, sliding, or rolling of large masses of rock or individual rocks. The potential for rockfall may exist where rock outcrops occur with considerable topographic relief above surrounding terrain or significant fracturing or jointing. The evaluation of hazard should be made by a qualified, professional engineering

geologist or geotechnical engineer who should check for evidence of recent rockfall below the exposure, and determine the future potential for rockfall from the source area depending on fracture patterns, rock type, and steepness of the topography. Where a possible hazard is identified, the geologist should use the Colorado Rockfall Simulation Program to identify hazard zones. Mitigation and areas of avoidance should be discussed.

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

g. **Slope Failure:** A slope with a combination of hazardous conditions, such as rockfalls, plus landslides.

h. **Subsidence:** The surface collapse of material overlying underground mines, landfills, well/ground water depletion and other voids. Areas of previous mining often contain hazardous conditions, such as steep or vertical rock faces of dangerous heights, open or poorly sealed passageways into areas of previous underground activities, or underground rooms or passageways which constitute a potential location for subsidence. This condition can be very hazardous to structures, roads and utilities built in subsidence-prone areas. Shafts should be avoided for development.

i. **Swelling Soil:** Some soil and rock contains clay, such as bentonite, that can shrink when dry and swell or expand when wet. Shrinking and swelling can damage roads, building foundations and other structures. Nationally, damages from swelling soils are more than twice the damages from floods, hurricanes, tornadoes and earthquakes. While the areas of swelling soils are most prominent in the plains area of Jefferson County, there are scattered areas of swelling soils in the Evergreen area.

Wildfire Hazards

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

- **Low:** A wildfire in these areas can be controlled by available fire fighting personnel and equipment. Little to no property damage is expected, and there is minimal threat to human life. They are typified by light fuel loads and slopes less than 30%.

- **Moderate:** A wildfire in these areas can be difficult to control by available fire fighting personnel and equipment. There is the potential for destruction of property, and human life could be threatened. They are typified by moderate fuel loads on slopes less than 30%.
- **Severe:** A wildfire in these areas is generally uncontrollable by available fire fighting equipment and personnel. Protection of property may not be possible. This condition is typified by heavy fuel loads, or areas with moderate or heavy fuel loads on steep slopes, greater than 30%, or the presence of special terrain conditions mentioned above.

Resources

For more information regarding forest management, wildfire mitigation and defensible space, refer to the following sources:

Colorado State Forest Service

The following documents can be obtained through the Colorado State Forest Service. Some of these publications may also be available on the CSU Cooperative Extension Natural Resources Web site (www.ext.colostate.edu/menunatr.html).

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

Jefferson County

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

Toxic Wastes and/or Hazardous Materials

If you have household hazardous waste please call the Jefferson County Rooney Road Recycling Center. To arrange a drop off time call 303-316-6262. To have household hazardous wastes picked up contact 1-800-HHW-PKUP (1-800-449-7587).

Noxious Weeds and Pests

The Jefferson County Noxious Weed list can be obtained from the Jefferson County Weed and Pest Management Program, or at:

<http://weeds.jeffco.us>.

Historical, Archaeological & Paleontological Resources

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

The *Reconnaissance Survey Report* contains the results of fieldwork that visually inspected and evaluated over 4,000 historic (pre-1951) properties throughout unincorporated Jefferson County. Evaluation identified: 1) whether a property was architecturally intact; and 2) if it possessed potential for historic or architectural significance. The survey project committee prioritized these properties for intensive survey work. Priority level 5 indicates the structure is intact and possibly significant. Priority level 4 indicates the property is relatively intact and possibly significant.

As a result of the Cultural Resource Survey, JCHC established the county's Historic Landmark program in 2003. The Landmark Program allows properties of exceptional significance to the county's history to be listed on the County Register of Historic Places. The Landmark Program is voluntary and places no restrictions on the property. Properties in the Evergreen area in the Landmark Program are shown on the Historic Locations map.

Sites identified on the Historic Locations map were derived from:

- The Colorado Historical Society Office of Archaeology and Historic Preservations List of Recorded Cultural Resources. This list includes those sites that may not have been nominated to the National Register of Historic Places (NRHP) or the State Register of Historic Places (SRHP), but are considered eligible for nomination. They are viewed by the Office of Archaeology and Historic Preservation as significant as sites in historic registers. Any site with a NRHP designation is automatically included in the SRHP. Further information about NRHP and SRHP sites can be obtained at the Colorado Historical Society.

- Sites listed in the *Cultural Resource Survey of Unincorporated Jefferson County*.

- Sites considered by the Jefferson County Historical Commission and area citizens to be of historic significance.

Resources

Groups known to have an interest or mandate to protect historic, archeologic, and paleontologic resources include:

- Jefferson County Historical Commission
- Jefferson County Historical Society
- Colorado Historical Society
- State Archaeologist
- Colorado Archaeological Society

- National Park Service
- Local museums, including the Hiwan Homestead Museum

To determine whether a site is historic, the resources listed above should be contacted.

For additional resources contact the Colorado State Historical Society or visit their Web site at: <http://www.coloradohistory-oahp.org>.

Housing

Housing and development processes and regulations can be found in Jefferson County's *Land Development Regulation*, *Zoning Resolution*, and various development guides. All of these documents are on the Planning and Zoning Web site at <http://planning.jeffco.us>.

Affordable Housing

Affordable housing is a broad range of housing types that can be afforded by all income levels that live and work in an area. Affordable housing is based on the amount of a household's income that is spent on housing. Housing is considered affordable when a household pays less than 30% of their gross income on housing costs.

The following statistics come from the national Low Income Housing Coalition's Out of Reach 2004. Visit www.nlihc.org for more information and current numbers.

In Colorado, an extremely low income household (earning \$19,650, 30% of the Area Median Income of \$65,500) can afford monthly rent of no more than \$491, while the Fair Market Rent for a two bedroom unit is \$865. A minimum wage earner (earning \$5.15 per hour) can afford a monthly rent of no more than \$268. In Colorado, a worker earning the minimum wage must work 129 hours per week in order to afford a two-bedroom unit at the area's Fair Market rent. A Supplemental Security Income (SSI) recipient (receiving \$564 monthly) can afford a monthly rent of no more than \$169, while the Fair Market Rent for a one-bedroom unit is \$689.

The Housing Wage in Colorado is \$16.64. This is the amount a full time (40 hours per week) worker must earn per hour in order to afford a two-bedroom unit at the area's Fair Market rent. This is 323% of the minimum wage.

Slope/Density Calculations

Two examples of slope/density calculations for a 120-acre parcel located outside of a water and sanitation district and with no other resource constraints:

	Example I		Example II	
Slope	Acres	Units	Acres	Units
0-20%	48	4.8	50	5
20-30%	24	2.4	20	2
30-40%	12	1.2	15	1.5
40%+	36	1	35	1
Total	120	9.4	120	9.5

Summary of Housing Density Recommendations

	Outside Water & Sanitation District		Inside Water & Sanitation District, Outside Activity Centers		Inside Water & Sanitation Districts, Inside Activity Centers
	Site Design		Site Design		
	Standard	Excellent	Standard	Excellent	
<i>du = dwelling unit</i> <i>ac = acres</i>					
Slope = 0-20%	1 du/10 ac	1 du/10 ac	1 du/2 ac	1 du/1.5 ac	Densities vary for each center and can be found in the Activity Center section of this plan
Slope = 20-30%	1 du/10 ac	1 du/10 ac	1 du/2.5 ac	1 du/2 ac	
Slope = 30-40%	1 du/10 ac	1 du/10 ac	1 du/7.5 ac	1 du/5 ac	
Slope = 40% or Greater	1 du/35 ac	1 du/23 ac	1 du/15 ac	1 du/10ac	
Meadows & Open Areas*	Credit at appropriate slope category above, sited on edge of meadow or open area.				
Wildlife Area 1**	No development, credit at 1 du/10 ac		No development, credit at appropriate slope category		
Wildlife Area 2**	1 du/10-35 ac (35 ac preferred)		Wildlife constraints subject to design policies.		
Wildlife Area 3**	1 du/10-35 ac (20 ac preferred)				
Wildlife Area 4**	No wildlife constraints - Subject to all other policies				
Flood Hazard**	Subject to County and Federal regulations				
High Geologic Hazard**	No development, credit at appropriate slope category				
Severe Wildfire Hazard	1 du/10 ac, if mitigated – No development if not mitigated				
Moderate Wildfire Hazard	1 du/5 ac, if mitigated – 1 du/35 ac., if not mitigated				
Low Wildfire Hazard	No wildfire constraints				

*Please see Design Guidelines related to development in a meadow or areas of low screening potential.

**Density recommendations for wildlife, flood hazard, and high geologic hazards take precedence over slope and meadow recommendations, if more restrictive.

Renter Households – Number & Percent of Total Housing

Location	Number of Households		Renter Households – as a Percent of Total Households
	Total Households	Renter Households	
Colorado	1,658,238	541,933	33%
Jefferson County*	206,067	56,672	28%

* FMRs are calculated at the 50th percentile for Jefferson County.

2004 Family Income

Location	2004 Estimated Annual Median Income (AMI) ¹ (HUD)			Maximum Affordable ² Monthly Housing Cost by % of Family AMI			
	Annual	Monthly	30% of AMI	30%	50%	80%	100%
Colorado	\$65,500	\$5,458	\$19,650	\$491	\$819	\$1,310	\$1,638
Jefferson County*	\$69,500	\$5,792	\$20,850	\$521	\$869	\$1,390	\$1,738

¹ HUD, 2004

² "Affordable" rents represent the generally accepted standard of spending not more than 30% of income on housing costs.

* FMRs are calculated at the 50th percentile for Jefferson County.

2004 Fair Market Rents (FMR)¹ by Number of Bedrooms (BR)

Location	0	1	2	3	4
Colorado	\$606	\$689	\$865	\$1,225	\$1,440
Jefferson County*	\$674	\$768	\$973	\$1,382	\$1,612

¹ HUD, 2005

* FMRs are calculated at the 50th percentile for Jefferson County.

2004 Renter Households

Location	Renter Median Annual Income	Income needed to Afford 2 BR FMR as Percent of Renter Median	Number Earning 30% of AMI or Less Unable to Afford Rent (2000) ¹	Number Earning 30-50% of AMI Unable to Afford Rent (2000)	Monthly Rent Affordable at Renter Annual Income
Colorado	\$34,350	101%	81,873	64,647	\$859
Jefferson County*	\$40,470	96%	6769	6537	\$1,012

¹ Annual Income of 30% of AMI or less is the federal standard for extremely low income households. Does not include HUD-specific adjustments.

* FMRs are calculated at the 50th percentile for Jefferson County.

Income Needed to Afford FMR

Location	Annual Amount					Percent of Family AMI				
	0 BR	1 BR	2 BR	3 BR	4 BR	0 BR	1 BR	2 BR	3 BR	4 BR
Colorado	\$24,220	\$27,556	\$34,607	\$48,993	\$57,583	37%	42%	53%	75%	88%
Jefferson County*	\$26,960	\$30,720	\$38,920	\$55,280	\$64,480	39%	44%	56%	80%	93%

* FMRs are calculated at the 50th percentile for Jefferson County.

Housing – Wage Needed

Location	Hourly Wage Needed to Afford Housing (@ 40 hrs/wk)					As % of Minimum Wage (Colorado = \$5.15)				
	0 BR FMR	1 BR FMR	2 BR FMR	3 BR FMR	4 BR FMR	5 BR FMR	1 BR FMR	2 BR FMR	3 BR FMR	4 BR FMR
Colorado	\$11.64	\$13.25	\$16.64	\$23.55	\$27.68	226%	257%	323%	457%	538%
Jefferson County*	\$12.96	\$14.77	\$18.71	\$26.58	\$31.00	252%	287%	363%	516%	602%

* FMRs are calculated at the 50th percentile for Jefferson County.

Hours of Work per Week Needed

Location	Work Hours/Week Necessary at Minimum Wage to Afford Housing (Colorado = \$5.15)				
	0 BR FMR	1 BR FMR	2 BR FMR	3 BR FMR	4 BR FMR
Colorado	90	103	129	183	215
Jefferson County*	101	115	145	206	241

* FMRs are calculated at the 50th percentile for Jefferson County.

Exemption from Platting

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

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

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

Additional information on Exemptions from Platting can be found in the following places: the Colorado Revised Statutes (CRS), Sections 30-28-101(10)(d) and 30-28-304, and in Jefferson County's *Land Development Regulation, and Policies and Procedures Manual*.

Guidelines for Livestock Management

1. Accessory buildings housing animals should be set back at least 100 feet from the front property line and should conform to side and rear setbacks for the dwelling.
2. Manure should not be allowed to accumulate, in barns, shelters, paddocks, piles, etc., so as to cause hazard to the health, safety and welfare of human beings and/or animals.
3. The outside storage of manure in piles shall not be permitted within 100 feet of the front lot line, and 50 feet of the side and rear lot lines.
4. Stallions should be kept in a pen, corral, or run area enclosed by a minimum 6-foot chain link fence or material equal to or greater in strength or current standard, except when it is necessary to remove them for training, breeding, or other similar purposes.
5. Small paddocks, runs, stables, barns or other similar enclosures should not be located within riparian areas.

Agriculture-Use Tax Break

To be granted the agriculture-use tax break, property owners must apply to the Jefferson County Assessor's Office. To qualify, they must prove they have performed an agriculture activity for 3 years prior to applying. There is a range of values for agriculturally classified land depending on the type of agricultural use.

The tax break does not run with the land. If agriculture-use property is sold, new owners must apply and meet the criteria before being granted the tax break.

Open Space, Trails, & Recreation

Existing public open space is shown on the Open Space, Trails, and Recreation map.

Additional maps of Open Space, Trails and Recreation are available from Jefferson County Open Space, Denver Mountain Parks, and the Evergreen Park and Recreation District.

Resources

Evergreen Park and Recreation District Master Plan 1996-2001, Evergreen Park and Recreation District, September 1996.

Jefferson County Open Space Master Plan, adopted July 29, 2003 (http://www.jeffco.us/ext/dpt/comm_res/openspac/master_plan.htm).

Buchanan Park Expansion Master Plan, October 2001.

Colorado Coalition of Land Trusts, P.O. Box 102257, Denver, CO 80250-2257, phone 303-271-1577, fax 303-271-1582.

Regional Open Space Plan, prepared by DRCOG, portrays existing and locally identified future park and open preservation focus areas.

Public Facilities, Services, & Utilities

For information on the extension of new gas and electric facilities, contact your local utility provider.

Applicable tariffs are on file with the Colorado Public Utilities Commission.

Retail, Office, Light Industrial, & Activity Centers

Retail, office, light industrial, and activity centers development processes and regulations for retail, office and light industrial uses can be found in Jefferson County's *Land Development Regulation, Zoning Resolution*, and various development guides. All of these documents are on the Planning and Zoning Web site, <http://planning.jeffco.us>.

The *Metro Vision Plan* is prepared by DRCOG and identifies the extent and location of future urban development and urban forms in every community.

Strip Development

Characteristics of strip development include:

1. Non-residential development, usually a collection of small retail, office, industrial and community use businesses, located along a major roadway.
2. Generally shallow in depth, and can extend for a considerable distance.
3. An absence of coordination between development sites along roadways. For example:

- a. Building placement and design cuts off both physical and visual access between projects.
- b. There is a lack of direct vehicular and pedestrian access between on-site parking and adjacent existing and future parking areas greater than 10 spaces in size.
- c. There is a lack of common facilities between projects, including parking, major circulation, and pedestrian circulation.
- d. There is an absence of compatible site and building design, which exhibits a coordinated pattern or architectural theme.
- e. There is a lack of coordinated landscaping and drainage plans.
- f. There is a lack of coordinated setbacks, and building shapes, forms, and heights.
- g. There is an absence of cohesive, easily understood sign

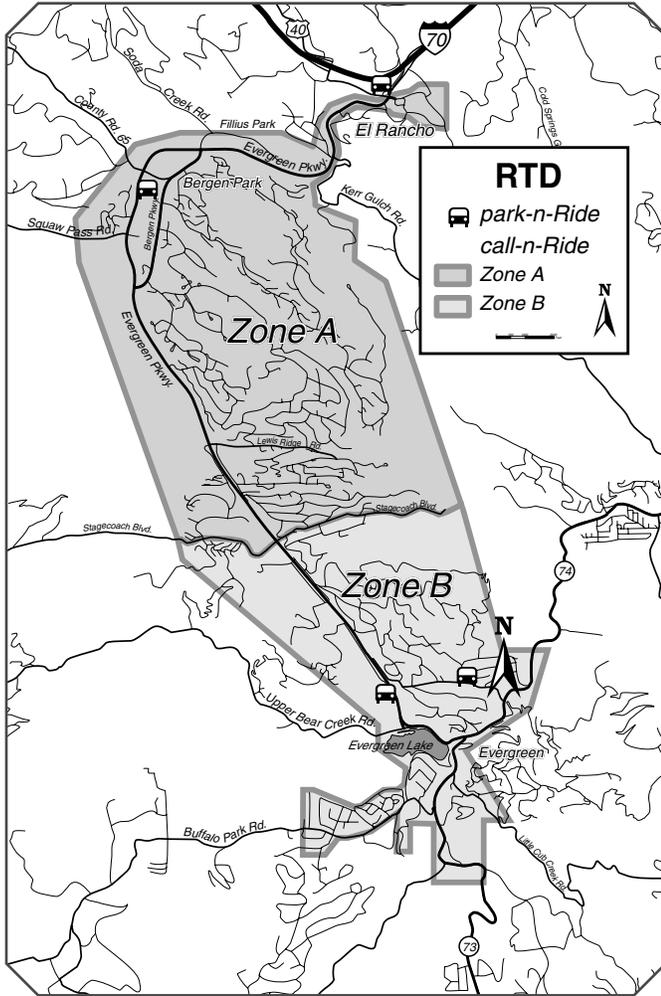
- systems which foster integration through size, number, and treatment.
- h. There are multiple curb cuts and access points, which can impede the safe and efficient flow of traffic on the adjacent street.
- 4. They are often incompatible with residential development on adjoining or nearby sites.
 - a. The architectural style of the facility is often not carried to all sides of the building.
 - b. Buffering of the site to minimize visual impact to adjoining residential uses is not often done.
 - c. The visual impact of trash containment areas and mechanical equipment to adjacent properties is often not mitigated by appropriate placement and/or screening.

Industrial Use			
	Light	Medium	Heavy
TruckTrips	Minimal/infrequent	Significant	Extensive /frequent
Outdoor Storage	Minimal, typically very minor accessory use	Significant storage, but only in support of process	Extensive outdoor storage
Visual Emissions/Air Contaminant (other than steam)	Minimal, typically none except HVAC	Typical as accessory to main process	Main process can produce visual emissions
Outdoor Processing/Manufacturing	None	Minimal, typically only accessory to main process	Extensive
Height of Building, in Excess of 35' (high bay requirement)	Not common, typical 1 and 2 story buildings (except offices)	Typical high bay or multifloor use or manufacture	Extensive height requirement for storage
Waste Generation	Minimal, typically hauled by normal solid waste contractor (rubbish removal)	Minimal, additional need for waste disposal	Large waste hauling requirement
Explosive, Hazardous Chemicals	Minimal	Accessory only to manufacturing process, not to creation of explosive materials	Process or basic manufacture of explosive or hazardous materials, or extensive use of explosive or hazardous materials
Produce Hazardous Waste Byproducts	Minimal	Small amounts generated through process - not a principle product, small waste generation	Typical, either manufactured or large disposal requirement
Noise Generation	Imperceptible, on site outdoors	Typically indoors	Extensive, may be obtrusive
Odorous Generation	Imperceptible on site	Some	Extensive, may be obtrusive
Vibration Generation	Imperceptible on site	From indoor uses	Extensive, may be obtrusive
Visual Character	Typical 1 or 2 story buildings, no processing visible from exterior; similar building site, scale and articulation from one building to next	May have multistory processing, manufacturing; also, accessory processing may be visible. Buildings may vary in size, scale and articulation	Processing and equipment tanks, etc., visible. Buildings are often large scale and/or may have many exposed ducts, pipes, and can vary greatly in size, scale and articulation
Above-ground Storage of Flammable Liquids	Minimal, small, accessory	Typical, in support of a process	Extensive need for flammable liquids, tanks
Building Outdoor Storage & Equipment Coverage	Balanced site coverage	Significant site coverage due to process/buildings	Extensive site coverage
Special Building/Fire Code Requirements	Minimal, special code applications	Some special code applications	Frequent building and special applications
Open Space	Typically 30%+ on site	Typically 10%-30%	Typically 0%-15%

Transportation

Available from Jefferson County Highways & Transportation are the *Countywide Transportation Plan* and *Jefferson County Major Thoroughfare Plan* maps. Both can be found on their Web site at <http://highways.jeffco.us>.

The *Regional Transportation Plan* is prepared by DRCOG and identifies future planned and programmed transportation facilities that will be located in the community.



Visual Resources

Visual Impact Analysis

When development proposals are reviewed, visual impacts are assessed. One example of how to conduct a visual impact analysis was developed by the Bureau of Land Management (BLM), Handbook 8410-1, *Visual Impact Analysis Technique Summary*.

The inventory consists of a scenic quality evaluation, sensitivity level analysis, and a delineation of distance zones. Using these three factors, lands can be placed into one of four visual resource inventory classes. These represent the relative value of the visual resources. Classes I and II are the most valued, Class III represents moderate value and Class IV is of least value.

Scenic Quality

Scenic quality is determined using seven key factors: Landform, vegetation, water, color, adjacent scenery, scarcity and cultural modifications. Areas with the most variety and most harmonious composition have the greatest scenic value. Man-made features within a landscape that complement the natural landscape may enhance the scenic value. Each area should be evaluated from several important viewpoints.

Sensitivity Levels

Sensitivity levels are a measure of public concern for scenic quality. Factors to consider are as follow:

Types of Users: Recreational sightseers may be highly sensitive to any changes in visual quality, whereas workers who pass through the area on a regular basis may not be as sensitive to change.

Amount of Use: Areas seen and used by large numbers of people are potentially more sensitive. Protection of visual values is more important as the number of viewers increases.

Public Interest: The visual quality of an area may be of concern to local, state or national groups. Indicators of concern are letters, articles, and public meetings. Public controversy created in response to proposed activities that would change the landscape character should also be considered.

Adjacent Land Uses: The interrelationship with land uses in adjacent lands can effect visual sensitivity of an area. An area within the viewshed of a residential area may be very sensitive, while an industrial area would be less so.

Special Areas: Management objectives for special areas, such as Natural Areas, Wilderness Areas or Wilderness Study Areas, Wild and Scenic Rivers, Scenic Areas, Scenic Roads or Trails, and Areas of Critical Environmental Concern (ACEC), frequently require special consideration for the protection of the visual values. This does not necessarily mean that these areas are scenic, but rather that one of the management objectives may be to preserve the natural landscape setting. The management objectives for these areas may be used as a basis for assigning sensitivity levels.

Other Factors: Consider any other information, such as research or studies, that includes indicators of visual sensitivity.

Distance Zones

Landscapes are subdivided into three distance zones, based on relative visibility from travel routes or observation points.

The three zones are: Foreground-midleground, background and seldom seen. The following describes each of these zones.

Foreground-Midleground Zone: An area that can be seen from each travel route - highways, rivers, or other viewing locations - for a distance of 3 to 5 miles, where activities might be viewed in detail.

Background Zone: This is the remaining area, which can be seen from each travel route to approximately 15 miles. Vegetation should be visible at least as patterns of light and dark.

Seldom Seen: Beyond the background zones.

Visual Resource Classes

Class I: To preserve the existing character of the landscape. Change should be very low and must not attract attention.

Class II: To retain the existing character of the landscape. Level of change to characteristic landscape should be low. Activities may be seen, but should not attract the attention of the observer. Any changes must repeat the basic elements of form, line, color and texture.

Class III: Partially retain the existing character of the landscape. Level of change to characteristic landscape should be moderate.

Class IV: Major modification of the existing character of the landscape. Level of change to the characteristic landscape can be high. Activities may dominate the view and be the major focus of viewer attention. Every attempt should be made to minimize the impact of these activities through careful location, minimal disturbance and repetition of the basic elements of form, line, color and texture.

Visual Resource Contrast Rating

Another resource for visual analysis from the BLM is the Visual Resource Contrast Rating, BLM-H-8431-1. The degree to which an activity affects the visual quality of a landscape depends on the visual contrast created between a project and the existing landscape. The contrast can be measured by comparing the project features with the major features in the existing landscape. The basic design elements of form, line, color, and texture are used to make this comparison and to describe the visual contrast created by the project.

Steps to determine the visual contrast of a project include:

- Obtain a detailed project description.
- Select observation points, where a project is most visible, such as commonly traveled routes, views from communities and road crossings. Other factors that should be considered are angle of observation, number of viewers, length of time the project is in view, relative project size, season of use, and light conditions.
- Prepare visual simulations to help public groups visualize and respond to development proposals, making public participation in the planning process more effective. Simulations are extremely important to portray the relative scale and extent of a project.

Factors to be Considered in Determining Visual Contrast:

Movement: The eye is attracted to movement in the landscape, e.g., such changing forms as waterfalls, steam from cooling towers, smoke plumes, traffic. Motion can be the

most powerful source of visual dominance. The human eye can detect motion at astonishing distances or off to the side where little else is noticed. Motion in a landscape attracts and holds the observer's attention. It can attract such attention to or from activities.

Distance: The contrast created by a project usually is less as viewing distance increases.

Angle of Observation: The apparent size of a project is directly related to the angle between the viewer's line-of-sight and the slope upon which the project is to take place. As this angle nears 90 degrees (vertical and horizontal), the maximum area is viewable.

Length of Time the Project is in View: If the viewer has only a brief glimpse of the project, the contrast may not be of great concern. If the project is subject to view for a long period, as from an overlook, the contrast may be very significant.

Relative Size or Scale: The contrast created by the project is directly related to its size and scale as compared to the surroundings in which it is placed.

Light Conditions: The amount of contrast can be substantially affected by the light conditions. The direction and angle of lighting can affect color intensity, reflection, shadow, form, texture and many other visual aspects of the landscape. Light conditions during heavy use periods must be a consideration in contrast ratings.

Recovery Time: The amount of time required for successful revegetation should be considered. Recovery can take several years and go through several phases, e.g., bare ground to grasses, to shrubs, to trees, etc.

Spatial Relationships: The spatial relationship within a landscape is a major factor in determining the degree of contrast.

Atmospheric Conditions: The visibility of projects due to atmospheric conditions, such as air pollution or natural haze, should be considered.

Form: Contrast in form results from changes in the shape and mass of landforms or structures. The degree of change depends on how dissimilar the introduced forms are to those continuing to exist in the landscape.

Line: Contrasts in line results from changes in edge types and interruption or introduction of edges, bands and silhouette lines. New lines may differ in their subelements (boldness, complexity and orientation) from existing lines.

Color: Changes in value and hue tend to create the greatest contrast. Other factors such as chrome, reflectivity, color or temperature may also increase the contrast.

Texture: Noticeable contrast in texture usually stems from differences in the grain, density and internal contrast. Other factors such as irregularity and directional patterns of texture may affect the rating.

Water Quantity, Quality & Sanitation

The final outcome of the Mountain Ground Water Resource Study (MGWRS) may affect the recommendations in this Plan. Documentation on this study may be found on the Jefferson County Planning and Zoning (<http://planning.jeffco.us>) DRCOG maintains the *Clean Water Plan*, which identifies water quality objectives by watershed and specific requirements for wastewater service areas that should be considered and included in comprehensive plans.

A 12-acre lot size recommendation outside of water and sanitation districts came from work done by the Mountain Ground Water Resource Study's (MGWRS) Implementation Team (Team). The group updating the Evergreen Plan felt that the Team's work was credible and appropriate.

The Team started with essentially three guidelines: (1) It felt that there should be an expectation of a sustainable long term water supply within the boundaries of a lot; (2) It felt that they should be prudent in their analysis and recommendations, i.e., start with a minimum density and then if future analyses support a higher density, then move towards that (it's more difficult to move from a higher to a lower density after zoning is established); (3) It needed to take into account current and future drought conditions.

Under average conditions (17.13 in. of rainfall per year), the ground water sink figure (gsnk – water removed from the base-flow reservoir that cannot drain, by gravity, to local streams in the watershed) is 2.04% of the precipitation. After extensive discussion, the Team concluded that, in order to be prudent, they would initially limit water supply via ground water to 2.04% of precipitation, i.e., the gsnk water. The acreage needed to support 250 gallons per day (gpd) under these (average) conditions is 9.61 acres. In order to meet the above guidelines, the Team, after considerable internal discussion, decided to recommend a lot size that provided a reasonable assurance of water 85% of the time. The result was the use of the 15th Percentile which equates to a precipitation of 13.53 inches of water per year. Based on that rainfall, and the average gsnk percentage of 2.04%, the calculated acreage to provide 250 gpd is 12.18 acres. That was rounded to 12 acres.

Individual Wells

Following are the types of permits issued for residential wells, which are wells used for ordinary household purposes. The maximum pumping rate is limited to 15 gallons per minute for most residential-type well permits. Other permit uses are determined by the "Water Supply Plan" for an individual subdivision and/or year that the subdivision was platted or the well was drilled.

- **Household Use Only Wells:** Used for ordinary household purposes *inside* one single-family dwelling and do not allow for any outside watering or livestock watering. Generally this is all that can be approved on parcels less than 35 acres.

- **Domestic Wells (or Ordinary Household Use):** Depending on specific permit terms, ordinary household use in 1 to 3 single-family dwellings, *plus* watering of up to 1 acre of lawn and garden, *plus* watering of domestic animals. Generally, this type of permit can be approved on parcels of land of 35 or more acres.

- **Livestock Watering:** Livestock watering on farm, ranch, range, or pasture on parcels of 35 acres or more. The daily use is about 1190 gallons of water per day.

Commercial Wells

- **Exempt Wells:** Wells for drinking and sanitation facilities inside certain individual commercial small businesses. Water shall not be used for lawn or landscape irrigation or for any other purpose outside the business building structure. Total pumping is limited to one-third of an acre-foot per year. Well metering devices are required.

- **Non-Exempt Wells:** Wells not falling within the above definition. In over-appropriated areas of the state, new non-exempt wells are required to replace any out-of-priority stream depletions in time, place, amount, and quality by having water available. A court-approved plan for augmentation must be in place. These wells must be approved by the State Engineer, be located 600 feet from any other production well, must withdraw ground water from the same water source as the proposed well.

For additional information, go to the state's well permit information at <http://www.water.state.co.us> and click on "forms."

Water quality tests are recommended to include the standard bacteriological test and the following constituents: Nitrate plus Nitrate as nitrogen, Fluoride, Uranium, Radon 222, Radium 226, Total Dissolved Solids, Iron, Manganese, Chloride, Sodium, Alkalinity, Sulfate, Calcium, Magnesium. Also, measurements of the following parameters should be done: pH, Specific Conductance, Calcium/Magnesium Hardness, Gross Alpha, and Turbidity. A more complete list can be found in the *Land Development Regulation*. For interpretation of the results, the Jefferson County Department of Health and Environment or a local water testing laboratory can be of assistance. In addition, the Jefferson County Department of Health and Environment or local water testing company should be consulted for area-specific problems.

A Change of (Well) Ownership form is available through the Division of Water Resources. It is recommended this be filled out by new property owners.

Planning Guide for Water Use

Types of Establishments	Gallons Per day	Types of Establishments	Gallons Per day
Airports (per passenger)	3-5	Motels:	
Apartments, multiple family (per resident)	60	With bath, toilet, and kitchen facilities (per bed space)	50
Bath houses (per bather)	10	With bed and toilet (per bed space)	40
Camps:		Parks:	
Construction, semipermanent (per worker)	50	Overnight with flush toilets (per camper)	25
Day, with no meals served (per camper)	15	Trailers with individual bath units, no sewer connection (per trailer)	25
Luxury (per camper)	100 - 150	Trailers with individual baths, connected to sewer (per person)	50
Resorts, day and night, with limited plumbing (per camper)	50	Picnic:	
Tourist, with central bath and toilet facilities (per person)	35	With bathhouses, showers, and flush toilets (per picnicker)	20
Cottages, with seasonal occupancy (per resident)	50	With toilet facilities only (gallons per picnicker)	10
Courts, tourist with individual bath units (per person)	50	Poultry:	
Clubs:		Chickens (per 100)	5 - 10
Country (per resident member)	100	Turkeys (per 100)	10 - 18
Country (per nonresident member present)	25	Restaurants:	
Dwellings:		With toilet facilities (per person)	7-10
Boardinghouses (per boarder)	50	Without toilet facilities (per patron)	2½ - 3
Additional kitchen requirements for nonresident boarders	10	With bars and cocktail lounge (additional quantity per patron)	2
Luxury (per person)	100 - 150	Schools:	
Multiple-family apartments (per resident)	40	Boarding (per pupil)	75 - 100
Rooming houses (per resident)	60	Day with cafeteria, gymnasiums, and showers (per pupil)	25
Single family (per resident)	50 - 75	Day with cafeteria but no gymnasiums or showers (per pupil)	20
Estates (per resident)	100 - 150	Day without cafeteria, gymnasiums or showers (per pupil)	15
Factories (gallons per person per shift)	15 - 35	Service Stations (per vehicle)	10
Highway rest area (per person)	5	Stores (per toilet room)	400
Hotels with private baths (2 per persons per room)	60	Swimming pools (per swimmer)	10
Hotels without private baths (per person)	50	Theaters:	
Institutions other than hospitals (per person)	75 - 125	Drive-in (per car space)	5
Hospitals (per bed)	250 - 400	Movie (per auditorium seat)	5
Laundries, self-service (gallons per washing, i.e., per customer)	50	Workers:	
Livestock (per animal):		Construction (per person per shift)	50
Cattle (drinking)	12	Day (school or offices per person per shift)	15
Dairy (drinking and servicing)	35		
Goat (drinking)	2		
Hog (drinking)	4		
Horse (drinking)	12		
Mule (drinking)	12		
Sheep (drinking)	2		
Steer (drinking)	12		

Water Well Construction and Water Pump Installation

The following are the *Water Well Construction Rules* as of March 5, 2004. Since these rules may change, please check with the Office of the State Engineer for the most recent version.

Water Well Construction Rules

2CCR 402-2 Effective Date June 1, 2000

Rule 12 Well Testing

12.1. General – The provisions of this Rule establish minimum standards for the testing of water wells. Every well constructed for the purpose of producing ground water shall be tested to determine:

- a. a stabilized yield for the well; and
- b. the production rate of the equipment installed when the well is placed into service.

12.2. Well Yield Test – The yield of a well shall be determined as a stabilized production rate where the withdrawal rate and the drawdown do not change by more than 10% during the last hour of the test. The test shall demonstrate that either:

- a. the well is capable of producing the permitted pumping rate; or
- b. that the maximum yield of the well is less than the permitted production rate.

12.3 Responsibility for Well Yield Test – Well construction contractors are responsible for performing the well yield test and submitting the test data to the State Engineer. If the construction contractor also installs the production equipment, the well yield test may be combined with the production equipment test, provided that the test meets the requirements of Rule 12.2. The construction contractor may forego the well yield test if he can show that a licensed pump installer will perform the well yield test with the permanent production equipment within thirty (30) days of completion of construction of the well. If the pump installation contractor performs the well yield test, he/she shall submit the test information on the Pump Installation and Test Report.

12.4 Production Equipment Test – The production equipment installed in wells shall be tested to ensure it is functioning as designed. The test shall demonstrate the production capacity of the equipment as actually installed in the well. It is the responsibility of the person installing the pumping system to ensure that the production from the well complies with the conditions of the well permit.

12.5. Responsibility for Production Equipment Test – Pump installation contractors are responsible for testing the production equipment installed in a well upon completion of their work. If the well construction contractor determined the well yield and submitted a report, the pump installer need not perform another well yield test. If the pump installer does not perform a well yield test with the permanent production equipment, he/she shall perform a production

equipment test and report the data (results) to the State Engineer on the Pump Installation and Test Report.

Stormwater Quality and Quantity

Stormwater Runoff Reduction Practices can be found in *Urban Drainage Manual (Volume 3)*. - New Development Planning Section 1.2 - Step 1 of the 4 Step Process for BMP Selection.

Wildlife

Retention of Big Game Hunting

The recommendation that areas for big game hunting be maintained came from a plan review by Colorado Division of Wildlife (CDOW) officers. This is a wildlife population management recommendation for which there is no regulation. The recommendation to control certain wildlife populations can be found in the *Colorado Division of Wildlife Strategic Plan* at <http://wildlife.state.co.us/about/strategicplan/>.

Wildlife Habitat

Deer & Elk Distribution

Winter Range: That part of the home range of a species where 90 percent of the individuals are located during a site-specific period of winter during the average five winters out of ten.

Winter Concentration Area: That part of deer and elk winter range where densities are significantly greater than the surrounding winter range density during the same period used to define winter range in the average five winters out of ten.

Severe Winter Range: That part of deer and elk winter range where 90 percent of the individuals are located when the annual snowpack is at its maximum in the two worst winters out of ten.

Highway Crossings: An area within the home range of deer and elk defined by more than six highway mortalities per mile of highway or railroad per year.

Migration Corridors: A specific mappable site through which large numbers of deer and elk migrate and loss of which would change migration routes.

Elk Distribution

Overall Distribution: That part of the area that would normally be considered to be elk habitat during some portion of the year. Elk may occasionally be found outside of this area.

Concentration Area: This modifier can be applied to any other mapped category and indicates that the elk population in the concentration area is significantly higher than in surrounding areas.

Reproduction Area: Also called “calving areas”. That part of the elk home range occupied by the females during a specific period of spring. This period is May 15 to June 15 for elk. Only known areas are mapped, and this does not include all reproduction areas.

Resident Population Areas: Areas with distinct elk populations that fulfill all biological functions within the area identified. Individuals could be found in any part of the area at any time of the year.

Deer Distribution

Deer are considered to inhabit the entire Central Region, therefore no areas are indicated as not being deer habitat on the map. Obviously, intensely developed urban areas are not considered to be deer habitat, although stream corridors through such areas may be used by deer. Urbanized areas have not been delineated as “out” because of the impossibility of keeping that information up to date.

Migration Paths: A subjective indication of the general direction of the fall movements of migratory deer herds. Represented by arrows on the maps.

Resident Population Areas: Areas with distinct populations of deer that fulfill all biological functions within the area identified. Individuals could be found in any part of the area at any time of the year.

The Colorado Division of Wildlife has historic Peregrine Falcon nest area information. A recovery plan has been done to protect this endangered species.

In-Stream Flow Rights

The Colorado Water Conservation Board (CWCB) is the only agency in Colorado that can hold in-stream flow water rights. Junior water rights on Bear Creek were acquired in 1994. The CWCB recommends stream flows from 6.5 cubic feet per second (cfs) to 15 cfs during the summer months and from 2.5 cfs to 7 cfs during the winter months, depending on the segment of the stream. The CWCB claims these rights after senior water right holders. For the most current information, or more specific information regarding stream segments and dates, please contact the CWCB.

Resources

CDOW, Department of the Interior, U.S. Fish & Wildlife Service, CSU Extension Service, Jefferson County Conference and Nature Center.

The following maps for the Evergreen area are currently available from CDOW:

- a. An elk and deer map that shows deer and elk road crossings and movement corridors.
- b. A Wetland Habitat Map that shows areas based on the National Wetland Survey.
- c. A Meadow and Mountain Shrubland Habitats Map.

Land Development Process

A brief description of the more frequently used processes are outlined below. For more information on these processes, go to the Planning and Zoning Web site at <http://planning.jeffco.us>, click on Guides, then click Application Review Process Guides.

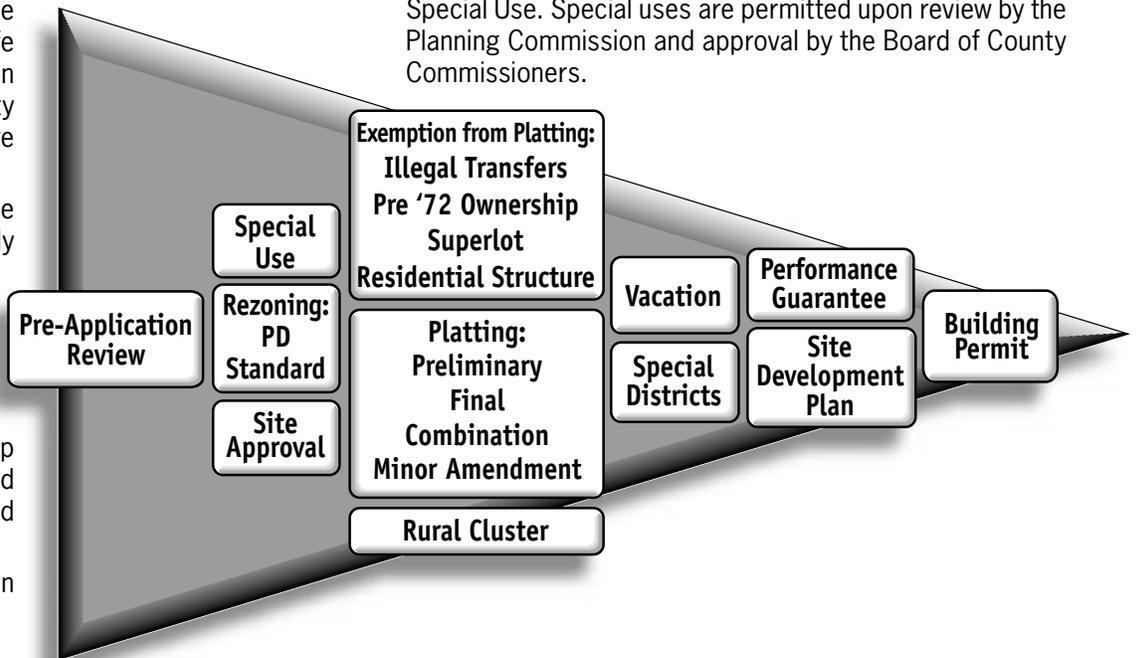
Before developing land in Jefferson County, the landowner should contact the Planning and Zoning Division. This division will provide advice about the processes that you need to follow, before you are legally allowed to develop. In some cases you may begin your process with a Pre-Application Review meeting, then seek a rezoning and then plat your property. In other instances, you may only be required to use the very fast permit review and building plan review processes.

Pre-application Review Process

Jefferson County has implemented a Pre-Application Review process for the purpose of improving communication between landowners, developers and county staff. The end result of this improvement in communication is a more efficient application review process with less confusion and ultimately, a reduced processing time frame. Pre-Application Review is the first stop in the process prior to submitting a formal application. It does not, nor is it intended to, replace informal meetings between county staff and the public. Jefferson County staff welcomes the opportunity to meet with members of the public, landowners and developers at their request.

Special Use Process

The *Jefferson County Zoning Resolution*, in conjunction with adopted Zoning maps, creates a variety of zone districts which establish the types and intensity of land uses permitted in the unincorporated area of the county. On occasion, a land use desired by a property owner is permitted in the existing district established for their property only by Special Use. Special uses are permitted upon review by the Planning Commission and approval by the Board of County Commissioners.



Rezoning to Planned Development Process

On occasion, a land use desired by a property owner is not permitted in the existing district established for their property. In this situation, the property owner may request that the zone district be changed by the Board of County Commissioners to a district that would permit the desired land use. The process of changing zone districts is known as rezoning.

The county has established the Planned Development (P-D) zoning to provide a zone district to allow development not provided for or inadequately addressed by the standard zone districts and to encourage innovative planning. The P-D requires total integrated project design and planning which is accomplished through the preparation of the Official Development Plan (ODP). The approved ODP establishes the zoning requirements for the specific site.

Standard Rezoning Process

When a land use desired by a property owner is not permitted in the existing district established for their property. The property owner may request that the Board of County Commissioners change the zone district. If one of the existing zone districts established by the *Jefferson County Zoning Resolution* would adequately address and permit the desired land use, the process of changing zone districts is known as standard rezoning.

Site Approval Process

Only public or semi-public agencies or utility entities are eligible for the site approval process. These entities must use this process when they wish to construct a public facility that does not comply with the underlying zone district. (Per C.R.S. 30-28-110) However, any proposal for a public school site must complete a site approval process prior to construction. (Per C.R.S. 22-32-124) The application for site approval shall be for one specific area only.

Subdivision Plat Process

In 1972, State Statute made it illegal to transfer land that is less than 35 acres from one party to another without going through the local jurisdiction's subdivision process. The platting process divides a tract of land into defined lots. The *Land Development Regulation* establishes the platting, or subdivision, regulations and requirements. In the platting process, staff reviews the proposal for compliance with the *Land Development Regulation* and the regulations/requirements of other departments and agencies.

Exemption from Platting Process

The Board of County Commissioners may, at their discretion, exempt from the definition of the terms "subdivision" or "subdivided land" certain cases if specific requirements are met. These cases are then reviewed under a simpler and more expedited procedure as compared to the standard subdivision platting process. This expedited process is referred to as an Exemption from Platting.

Rural Cluster Process

On January 1, 1999, the Jefferson County Board of County Commissioners implemented the Rural Cluster Process in response to state legislation enacted in 1996 concerning water well permits in counties with a rural land use process (H.B. 96-1364). C.R.S. §30-28-401 authorizes counties to establish a rural land use process that offers a development option to allow for the division of land, whether or not previously platted, that creates parcels less than 35 acres each for single-family residential purposes as long as at least two-thirds (2/3) of the total area of the tract is reserved as open area.

The Rural Cluster Process was created to encourage the clustering of residential dwellings on tracts of land to maintain rural character, preserve common open areas, reduce the extension of roads and utilities, and provide landowners with the opportunity to implement smart growth techniques in the rural areas of the county. This process allows a landowner to create parcels without going through a platting process.

Site Development Plan Process

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

This process is required for all of the following platted or unplatted public or private uses before the issuance of any building permit to construct a building or structure: Commercial, Recreational, Institutional, and Industrial uses.

Non-Residential Building Permit Process

The Jefferson County Policies and Procedures Manual requires that a building permit application be submitted along with necessary drawings and documentation for all new, modified, or changed non-residential development in unincorporated Jefferson County. Application for a building permit is required in compliance with county regulations. ▲

MAPS

Summary Plan Recommendations

Geologic Hazards

Wildfire Hazard

Historic Locations

Slope

Open Space, Trails, and Recreation

Facilities, Services, and Utilities

Visibility Analysis from Evergreen Parkway

Visibility Analysis from State Highway 74

Visibility Analysis from Jefferson County 73

Wildlife Quality Areas

Summary Plan Recommendations

Housing Density

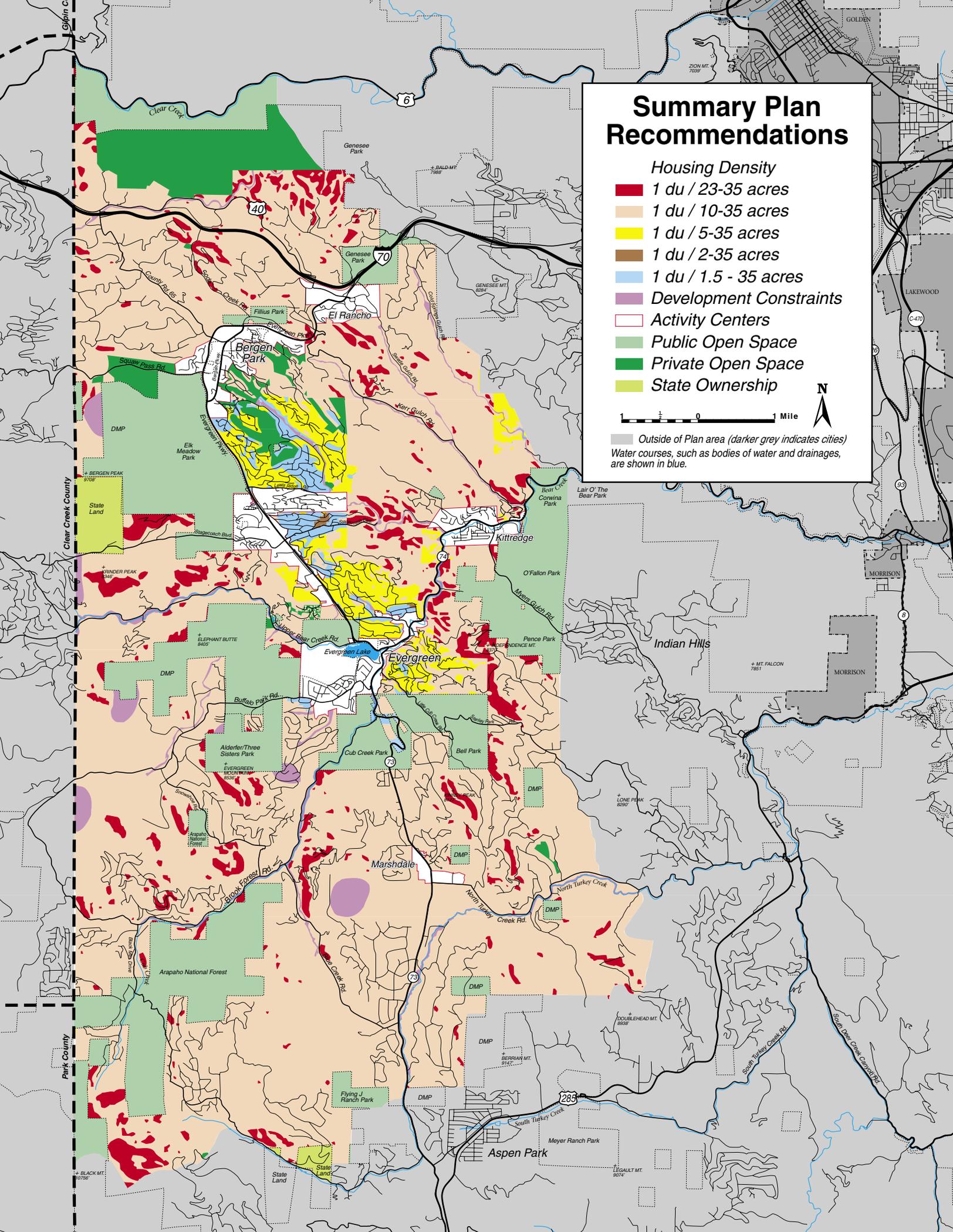
- 1 du / 23-35 acres
- 1 du / 10-35 acres
- 1 du / 5-35 acres
- 1 du / 2-35 acres
- 1 du / 1.5 - 35 acres

- Development Constraints
- Activity Centers
- Public Open Space
- Private Open Space
- State Ownership

1 0 1 Mile



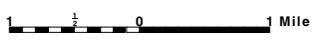
Outside of Plan area (darker grey indicates cities)
Water courses, such as bodies of water and drainages, are shown in blue.



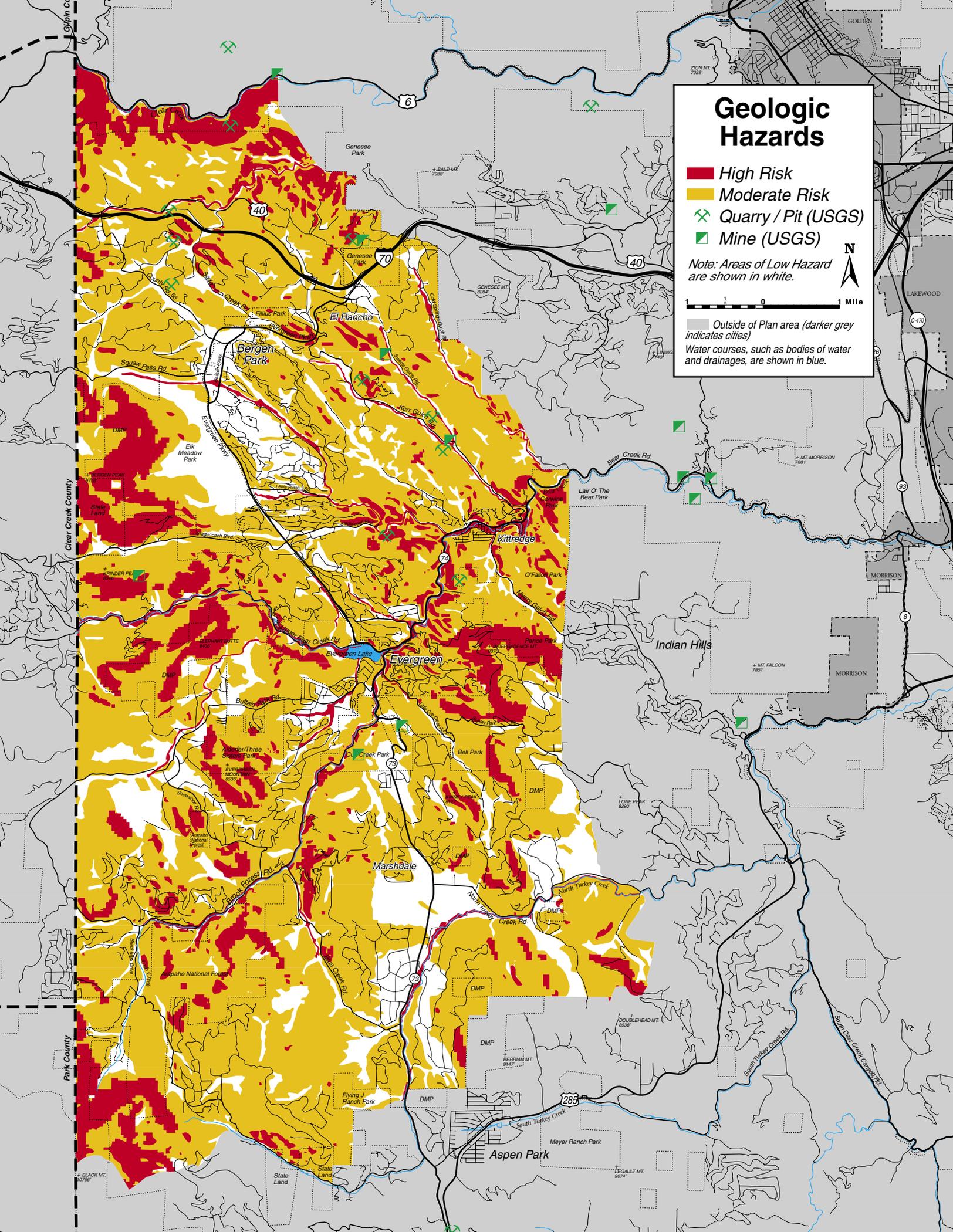
Geologic Hazards

- High Risk
- Moderate Risk
- ✕ Quarry / Pit (USGS)
- Mine (USGS)

Note: Areas of Low Hazard are shown in white.



Outside of Plan area (darker grey indicates cities)
Water courses, such as bodies of water and drainages, are shown in blue.



Wildfire Hazard

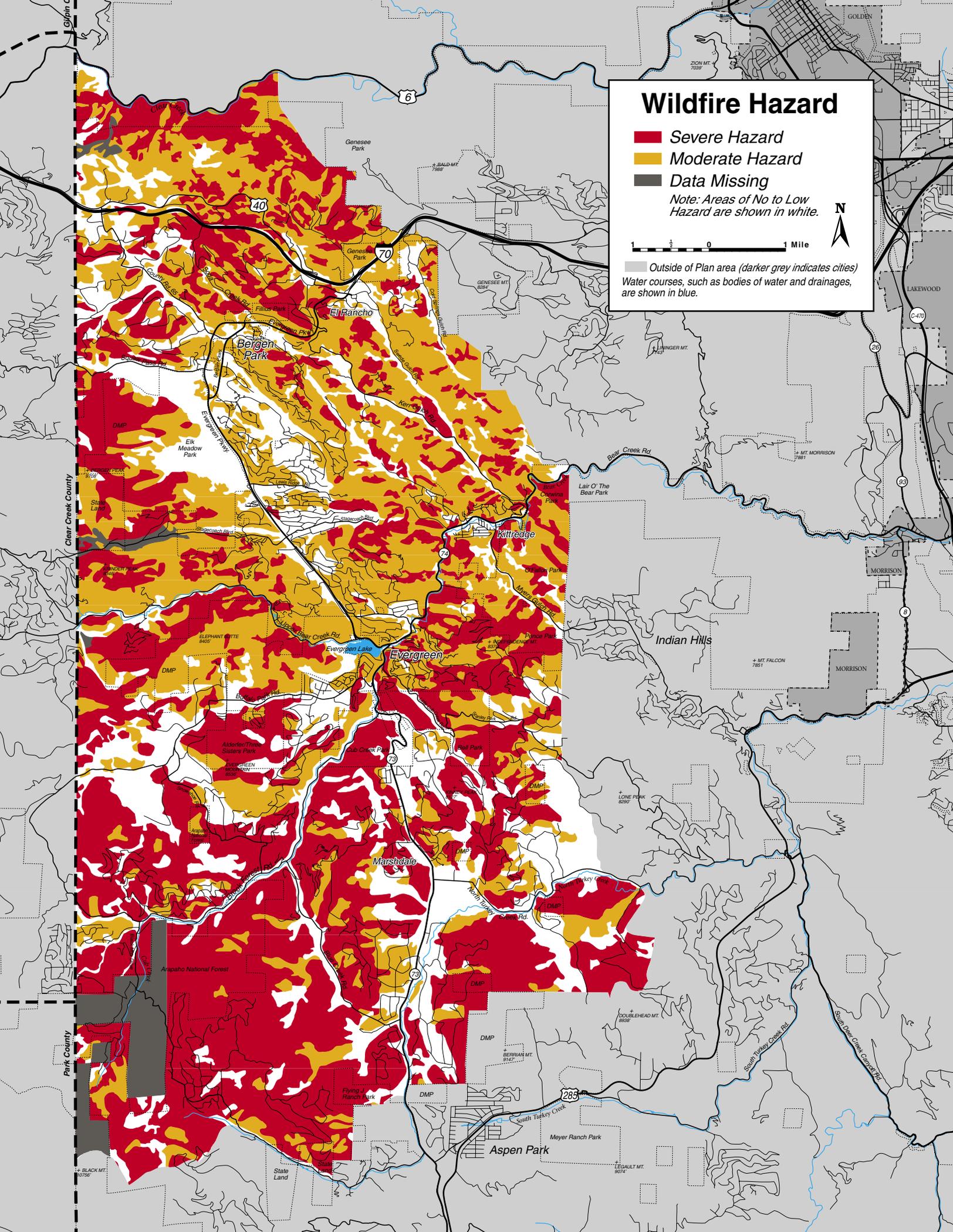
- Severe Hazard
- Moderate Hazard
- Data Missing

Note: Areas of No to Low Hazard are shown in white.

1 1/2 0 1 Mile



Outside of Plan area (darker grey indicates cities)
Water courses, such as bodies of water and drainages,
are shown in blue.



Historic Locations

Historic Locations (from Community)

1. Elmgreen Ranch
2. Beaver Brook Ranch
3. Humphries-Boettcher Retreat
4. Custer Ranch
5. Cherry Ranch
6. Craig Ranch
7. Rancho Tranquilo
8. Ralston Ranch
9. Pierson Ranch
10. Hiwan-Johnston Barns
11. Marquand House
12. Blackmeer Ranch House
13. Hamilton Stone House
14. Greystone Lodge
15. Rosedale Ranch
16. Means Barn
17. Barns Castle built by Wright
18. Gates Mansion
19. Justus Roehling House
20. Ebenezer in the Pines
21. Keys on the Green
22. Troutdale
23. Blair Ranch
24. Alderfer Ranch
25. Buffalo Park School House
26. Wilmot Homestead
27. Broce Ranch
28. Hangen Ranch
29. Simmons Homestead (Chocal)
30. Hubert Blakeslee Ranch
31. Fertile Valley Farm
32. Wild Rose Range
33. Al Rugg Cabin
34. Meurice Pierre House
35. Berrien Stone Barns
36. Berrien Ranch House
37. Schneider Ranch
38. Antweiler and Livonis Homes
39. Crosby Ranch
40. Schoonhoven Ranch
41. Brook Forest Inn
42. Stransky Ranch
43. Lincoln Houses
44. El Rancho Restaurant

Jefferson County Historic Landmark Designated Sites

45. Residence at Hilltop Drive
46. Residence at White House Trail
47. The Duplex Cabin
48. Big Chief Cabin
49. Bear's Inn Bed & Breakfast
50. John Antweiler Residence

National or State Historic Register Sites

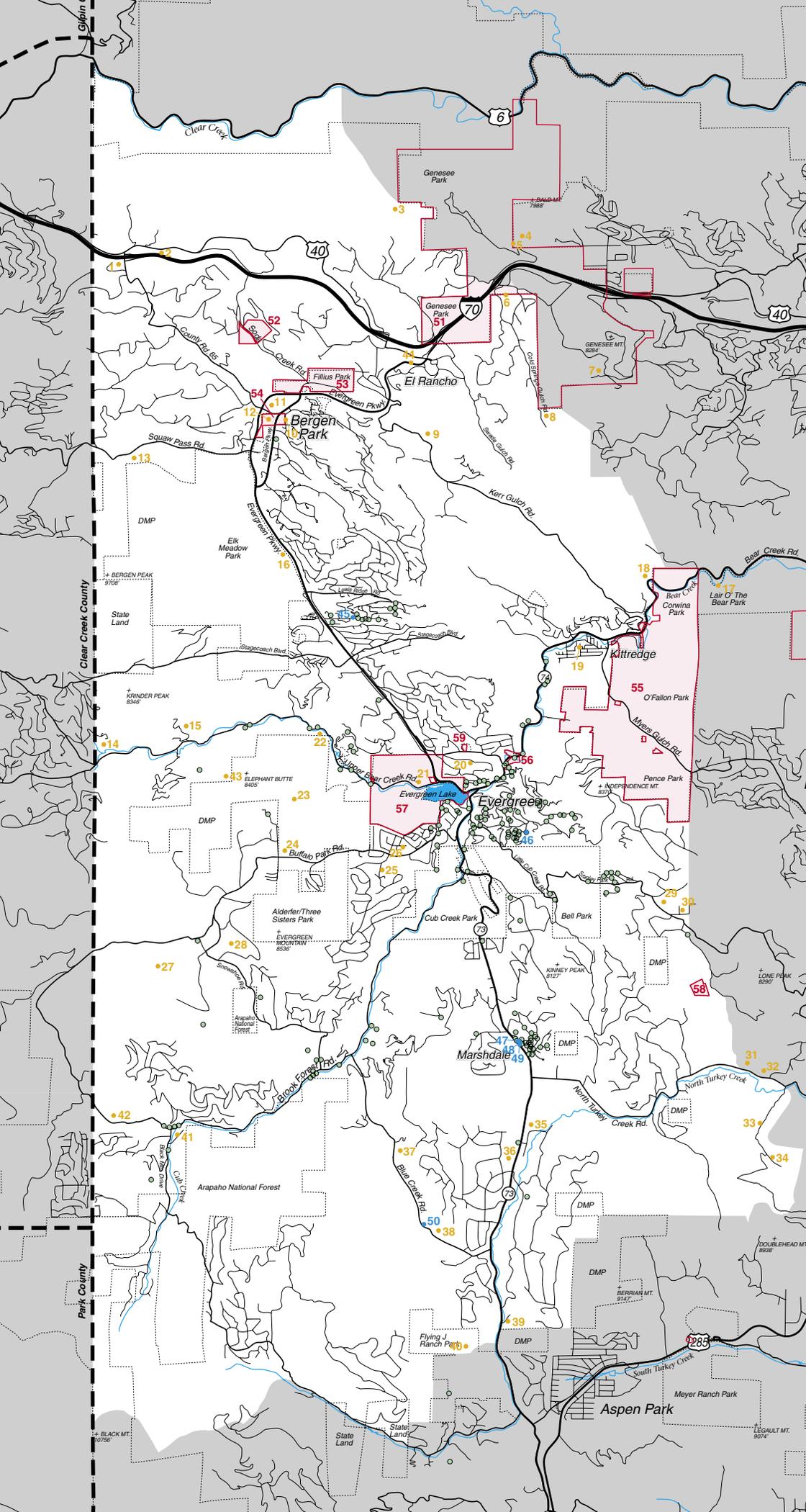
51. Genesee Park
52. Humphrey House/Kinnikinnik Ranch
53. Fillius Park
54. Bergen Park
55. Corwina / Pence / O'Fallon Parks
56. Evergreen Conference District
57. Dedisse Park
58. Everhardt Ranch / Herzman Ranch
59. Hiwan Homestead

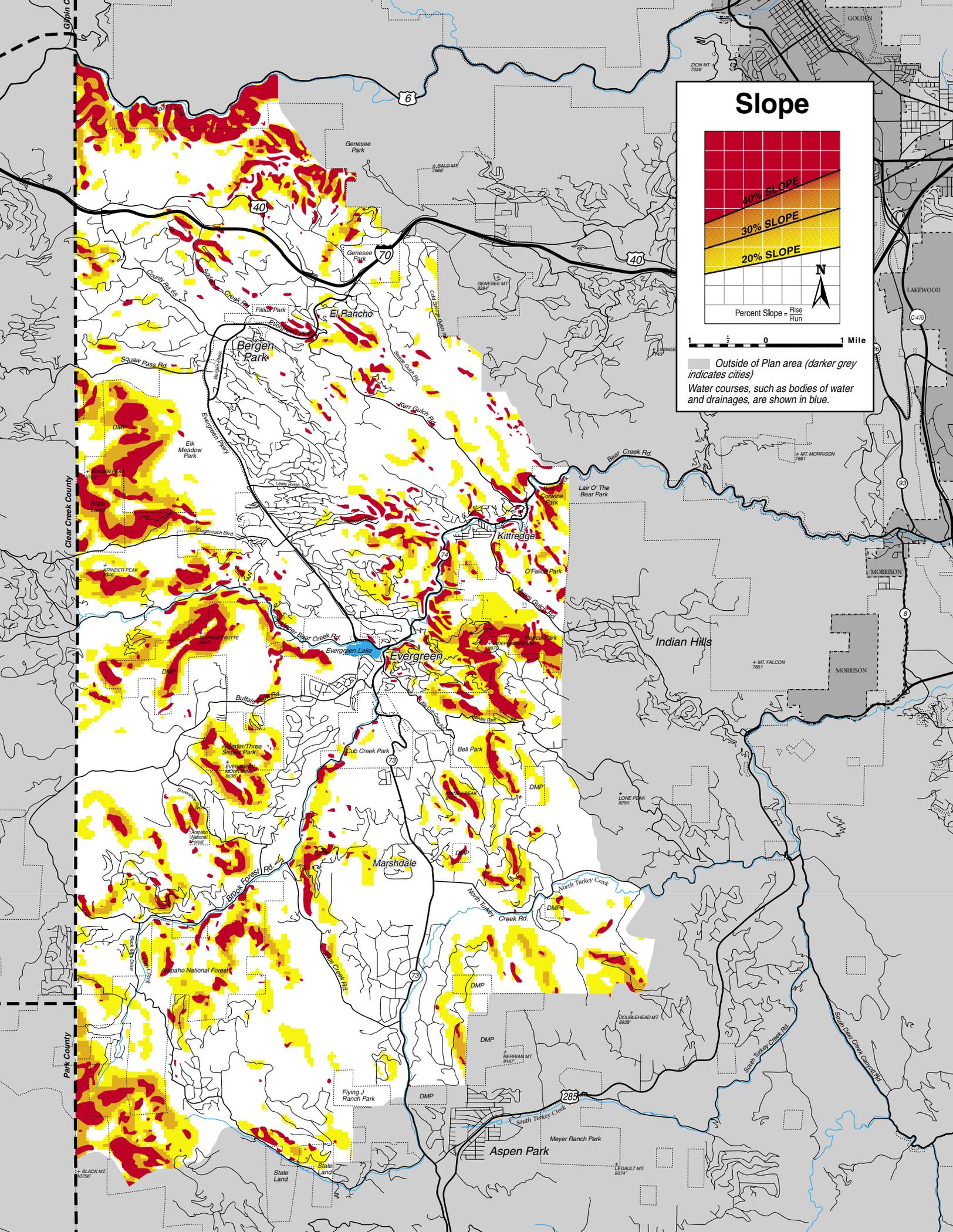
Historically Significant Properties

(Not numbered. From Cultural Resource Study, see Appendix for more information)

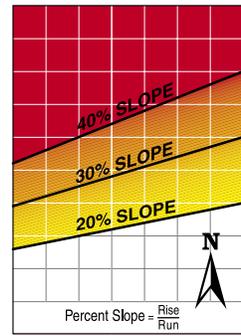
1 1/2 0 1 Mile

█ Outside of Plan area (darker grey indicates cities). Water courses, such as bodies of water and drainages, are shown in blue.





Slope



1 0 1 Mile

Outside of Plan area (darker grey indicates cities)

Water courses, such as bodies of water and drainages, are shown in blue.

Open Space, Trails and Recreation

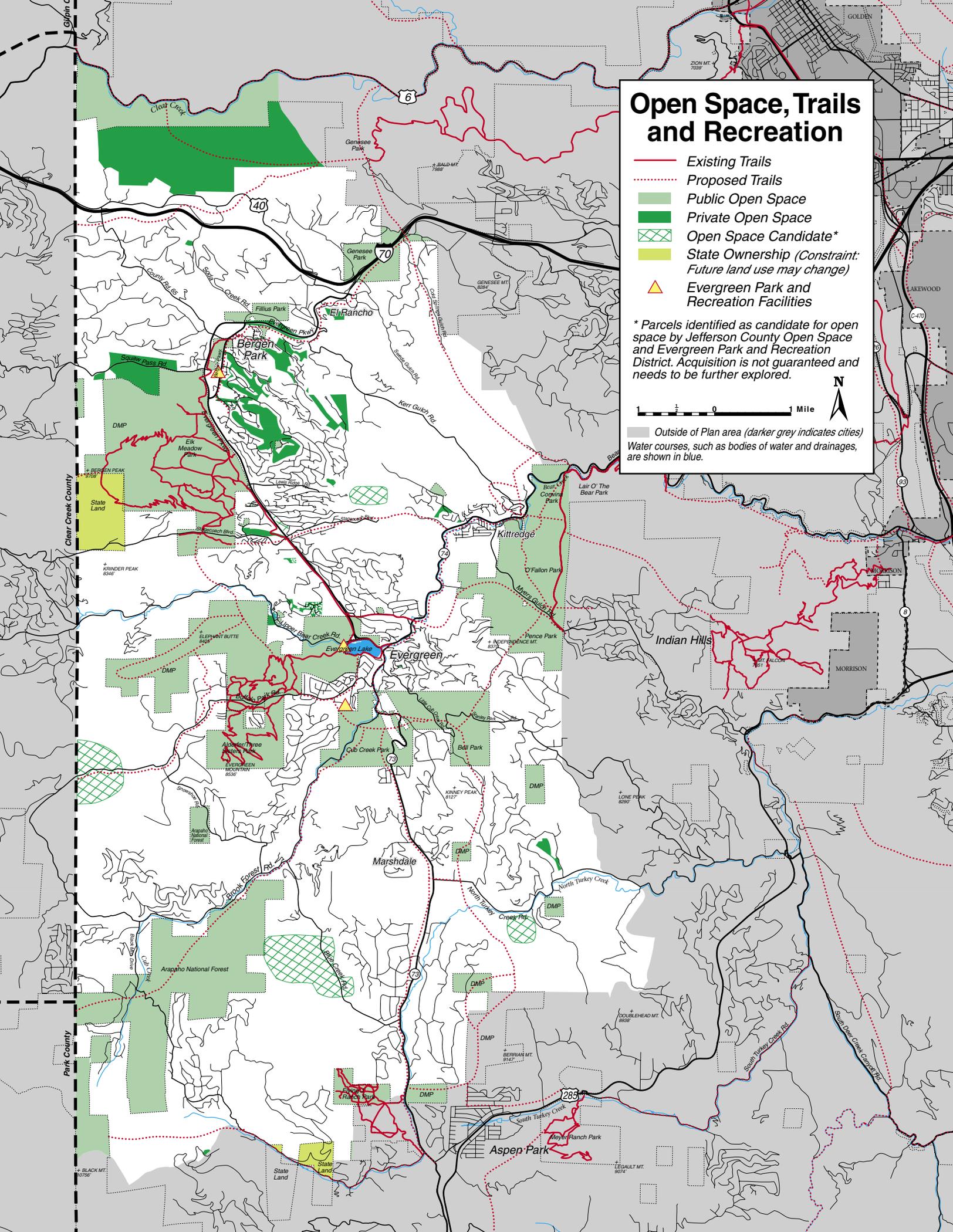
- Existing Trails
- - - Proposed Trails
- Public Open Space
- Private Open Space
- Open Space Candidate*
- State Ownership (Constraint: Future land use may change)
- ▲ Evergreen Park and Recreation Facilities

* Parcels identified as candidate for open space by Jefferson County Open Space and Evergreen Park and Recreation District. Acquisition is not guaranteed and needs to be further explored.

1 1/2 0 1 Mile



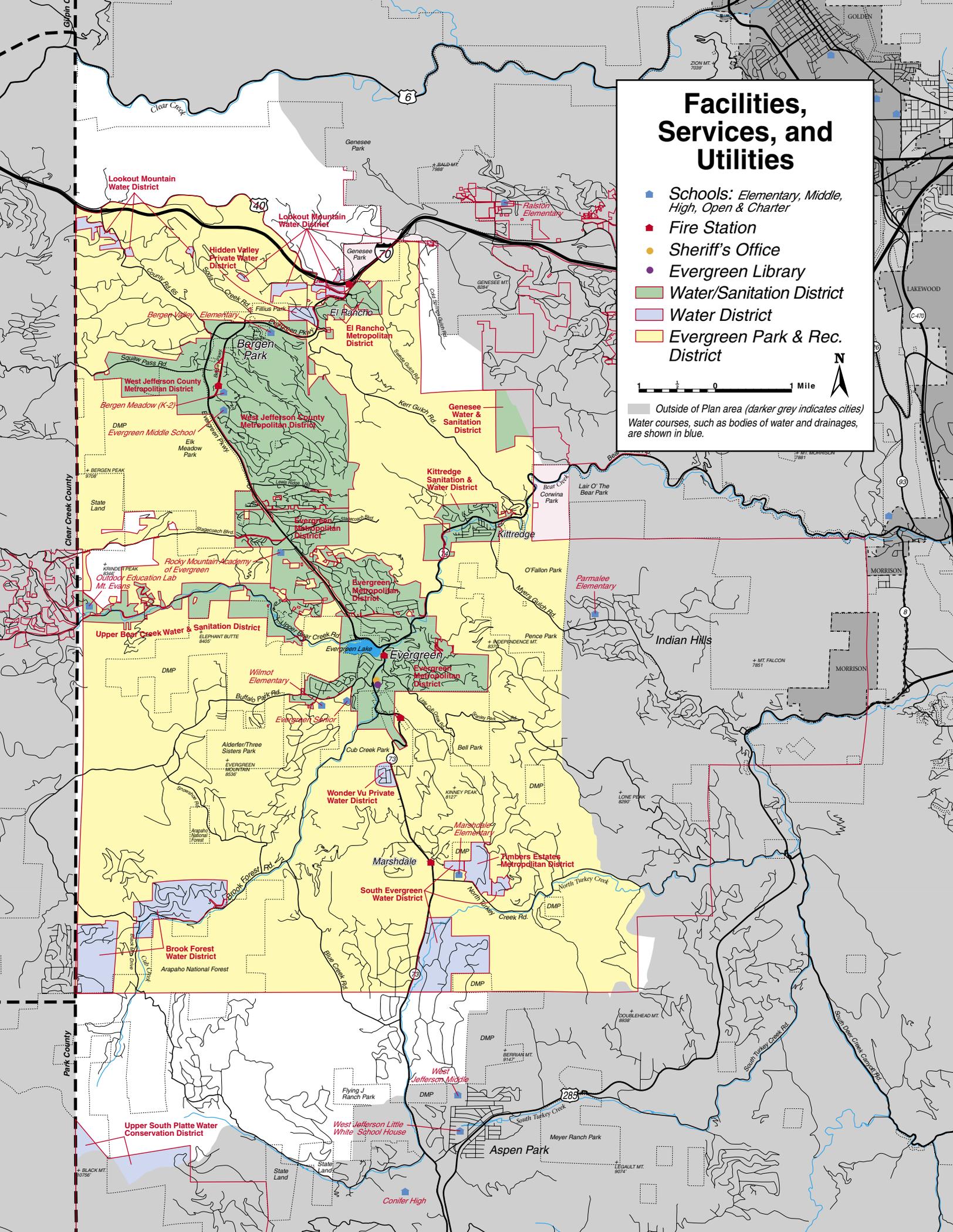
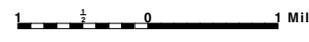
Outside of Plan area (darker grey indicates cities)
Water courses, such as bodies of water and drainages, are shown in blue.



Facilities, Services, and Utilities

- Schools: Elementary, Middle, High, Open & Charter
- Fire Station
- Sheriff's Office
- Evergreen Library
- Water/Sanitation District
- Water District
- Evergreen Park & Rec. District

Outside of Plan area (darker grey indicates cities)
 Water courses, such as bodies of water and drainages, are shown in blue.



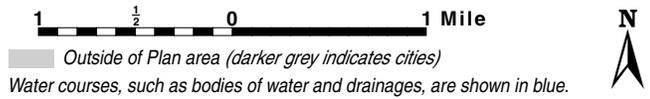
Visibility Analysis from Evergreen Parkway

- Visible Areas
- Highly Visible Areas
- View Corridor
- 200 Foot Contour Interval

Visibility completed by using ArcView 3D Analyst. This analysis was derived from dividing the map into a grid of 120 foot cells. The result is a grid that has visibility values assigned to every cell as seen from the highlighted portions of Evergreen Parkway and I-70.

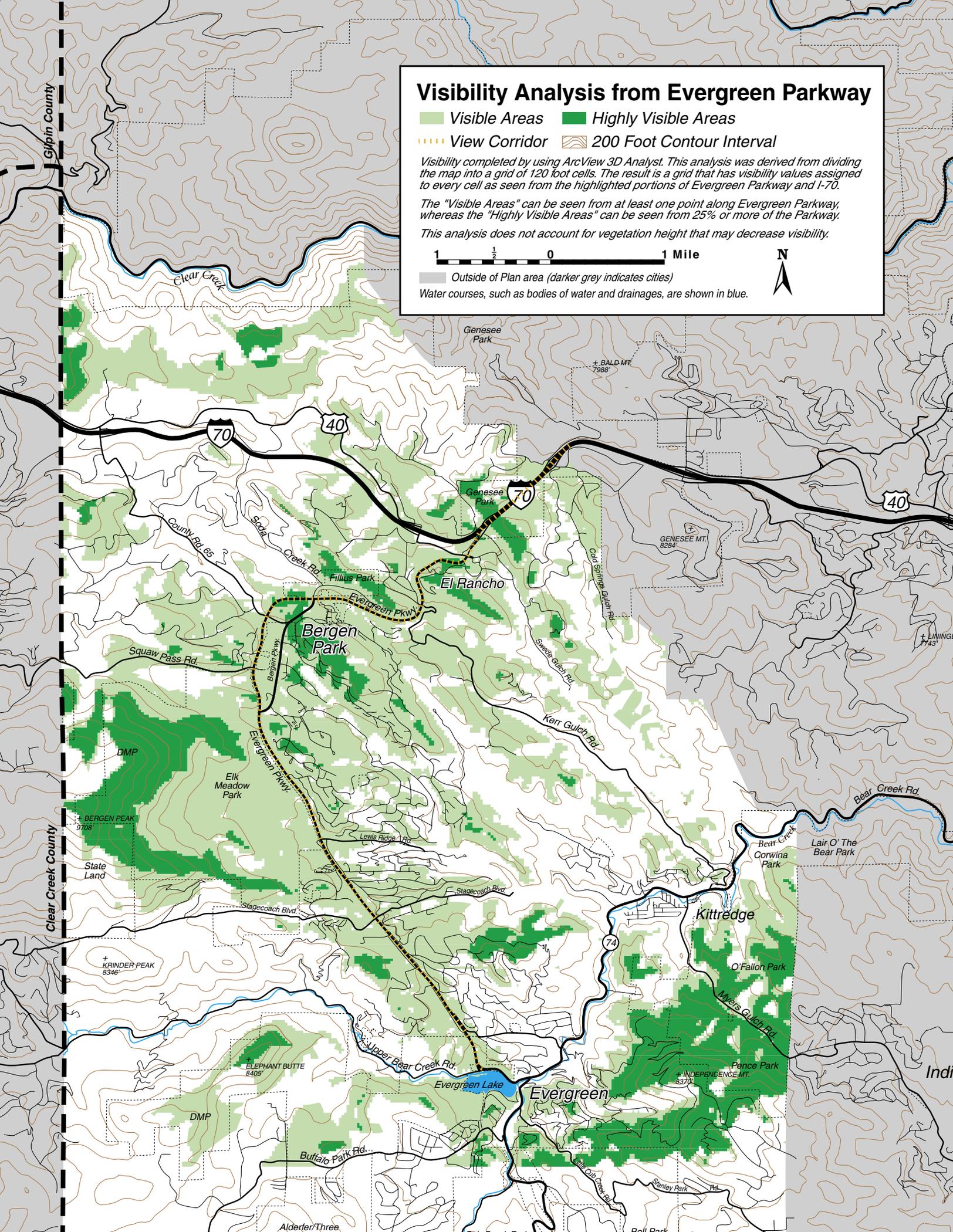
The "Visible Areas" can be seen from at least one point along Evergreen Parkway, whereas the "Highly Visible Areas" can be seen from 25% or more of the Parkway.

This analysis does not account for vegetation height that may decrease visibility.



Outside of Plan area (darker grey indicates cities)

Water courses, such as bodies of water and drainages, are shown in blue.



Visibility Analysis from State Highway 74

- Visible Areas
- Highly Visible Areas
- View Corridor
- 200 Foot Contour Interval

Visibility completed by using ArcView 3D Analyst. This analysis was derived from dividing the map into a grid of 120 foot cells. The result is a grid that has visibility values assigned to every cell as seen from the highlighted portions of State Highway 74.

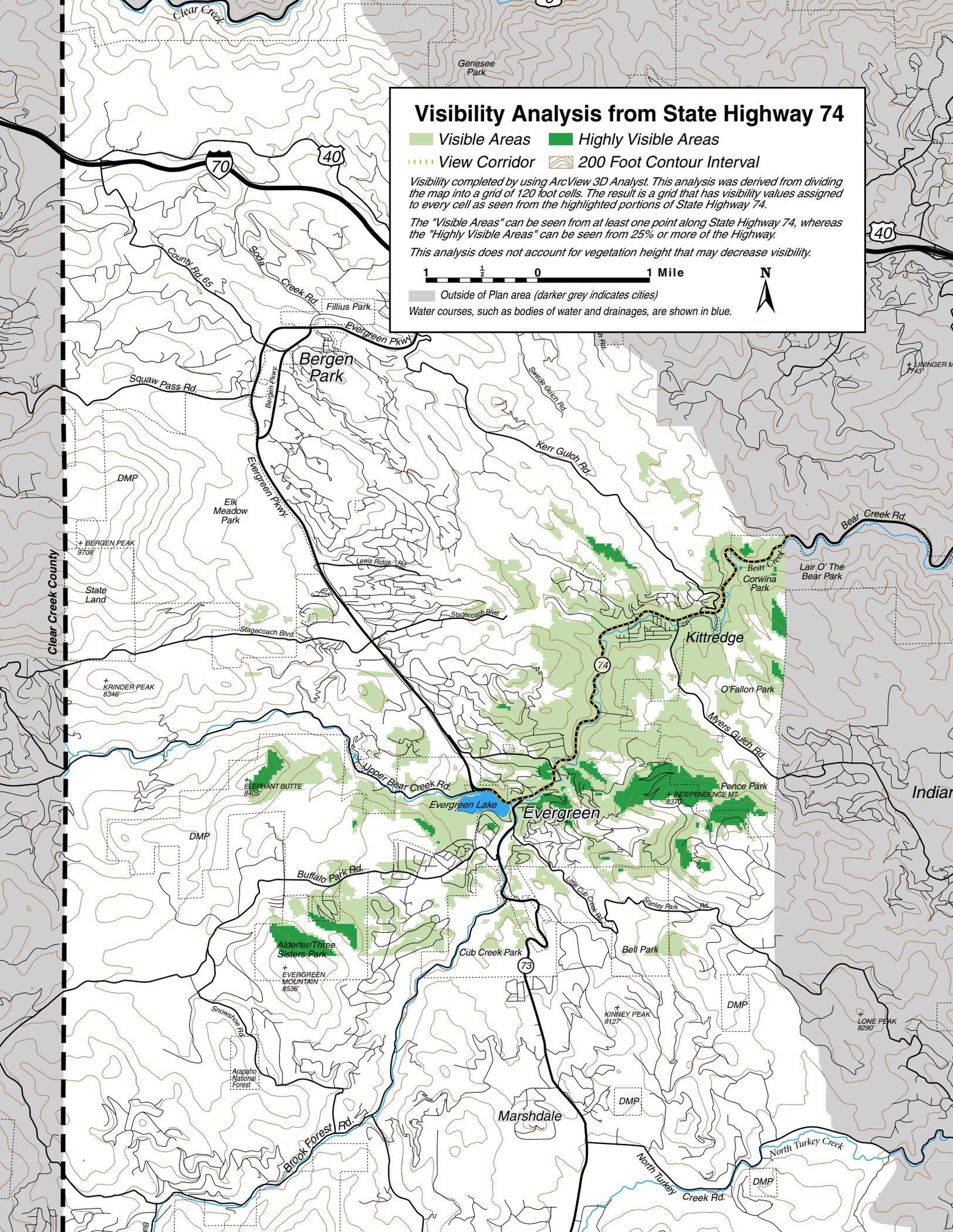
The "Visible Areas" can be seen from at least one point along State Highway 74, whereas the "Highly Visible Areas" can be seen from 25% or more of the Highway.

This analysis does not account for vegetation height that may decrease visibility.



Outside of Plan area (darker grey indicates cities)

Water courses, such as bodies of water and drainages, are shown in blue.



Visibility Analysis from Jefferson County 73

- Visible Areas
- Highly Visible Areas
- View Corridor
- 200 Foot Contour Interval

Visibility completed by using ArcView 3D Analyst. This analysis was derived from dividing the map into a grid of 120 foot cells. The result is a grid that has visibility values assigned to every cell as seen from the highlighted portions of County Highway 73.

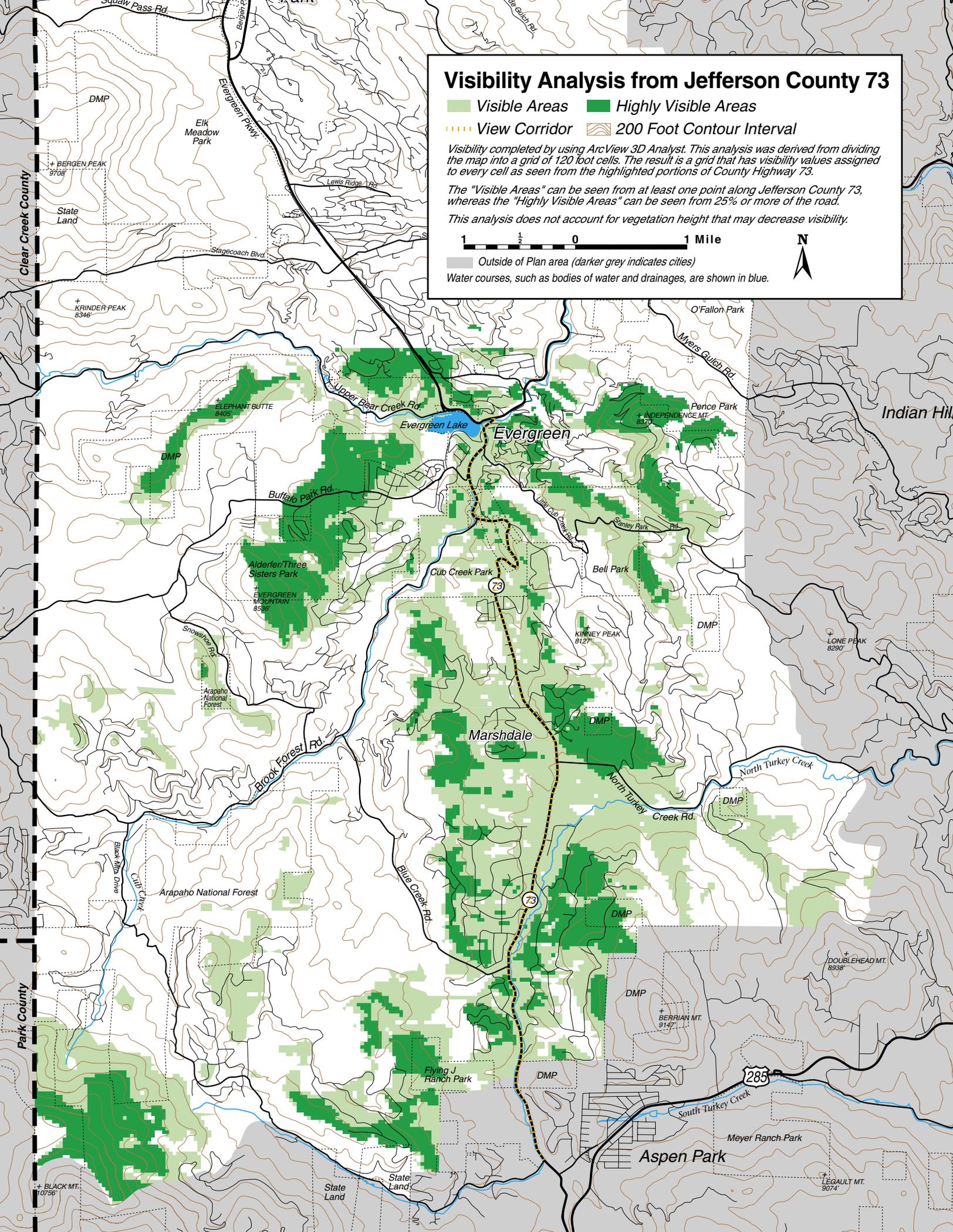
The "Visible Areas" can be seen from at least one point along Jefferson County 73, whereas the "Highly Visible Areas" can be seen from 25% or more of the road.

This analysis does not account for vegetation height that may decrease visibility.

1 1/2 0 1 Mile

Outside of Plan area (darker grey indicates cities)

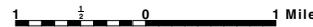
Water courses, such as bodies of water and drainages, are shown in blue.



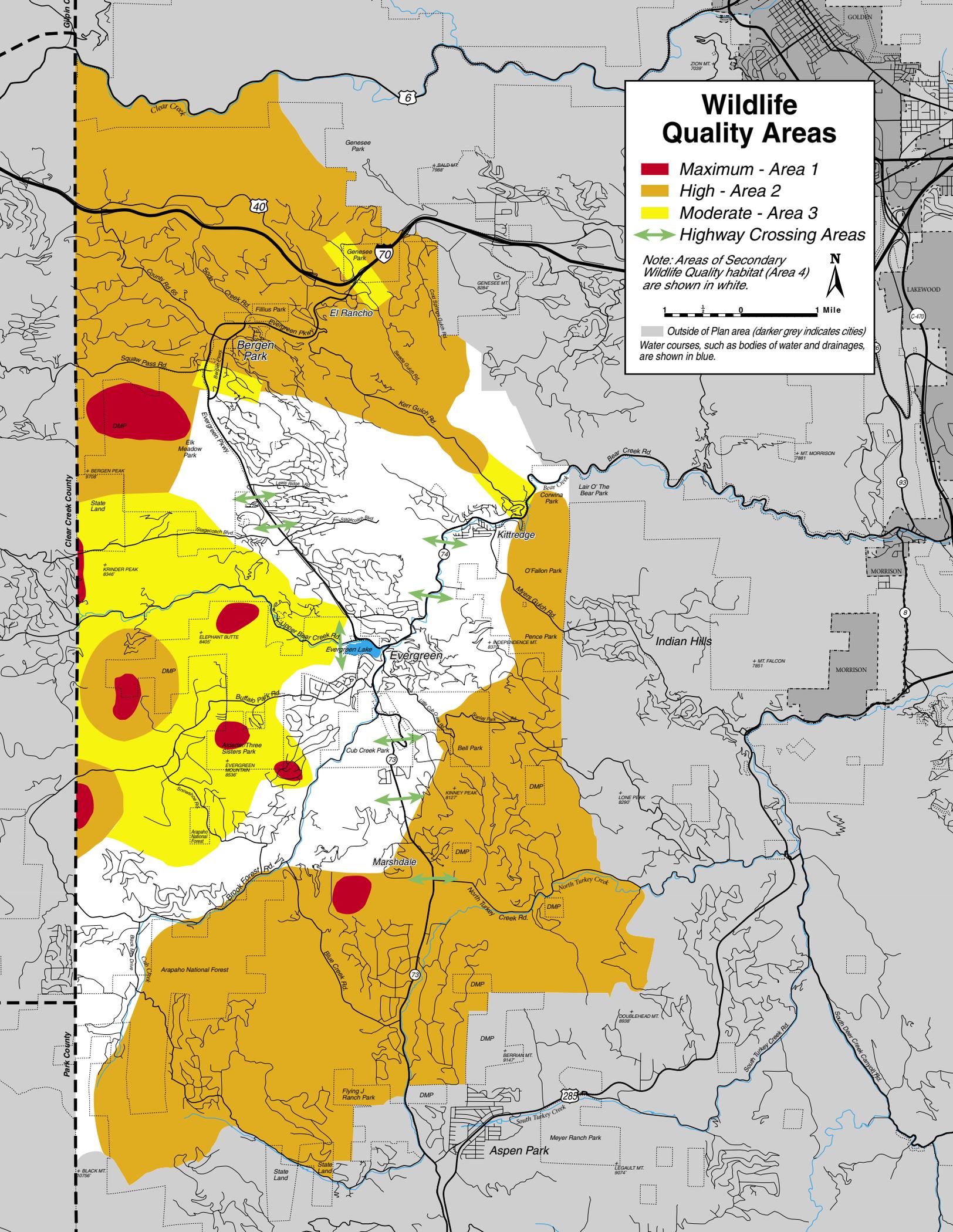
Wildlife Quality Areas

- Maximum - Area 1
- High - Area 2
- Moderate - Area 3
- Highway Crossing Areas

Note: Areas of Secondary Wildlife Quality habitat (Area 4) are shown in white.



Outside of Plan area (darker grey indicates cities)
 Water courses, such as bodies of water and drainages, are shown in blue.



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

**BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON, STATE OF COLORADO RESOLUTION
REGARDING THE EVERGREEN AREA COMMUNITY PLAN, 02-015083CH**

WHEREAS, the Jefferson County Planning and Zoning Division and the Planning Commission have completed extensive research, analysis, review and community meetings on the Evergreen Area Community Plan; and

WHEREAS, public hearings on the INTERIM Evergreen Area Community Plan (the "INTERIM Plan") were held by the Jefferson County Planning Commission on April 7, 2004, May 12, 2004, June 30, 2004, and August 25, 2004; and

WHEREAS, on August 25, 2004, the Jefferson County Planning Commission approved the INTERIM Plan as a component of the Jefferson County Comprehensive Plan; and

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

WHEREAS, a public hearing on the FINAL Evergreen Area Community Plan was held by the Planning Commission on September 14, 2005 and continued to October 12, 2005; and

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

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

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

BE IT FURTHER RESOLVED that the INTERIM Plan adopted on August 25, 2004, and including all text and maps, be and hereby is rescinded as a component of the Jefferson County Comprehensive Plan.

BE IT FURTHER RESOLVED that in the area of Jefferson County in which the Evergreen Area Community Plan applies, it shall supercede all other community or land use plans for the area that have preceded it. The Evergreen Area Community Plan shall be applied in conjunction with other applicable Jefferson County Special Plans in effect. Where conflicts arise between the plans, applicable Special Plans and the Evergreen Area Community Plan shall be given equal weight, and conflicts in recommendations shall be resolved on a case by case basis.

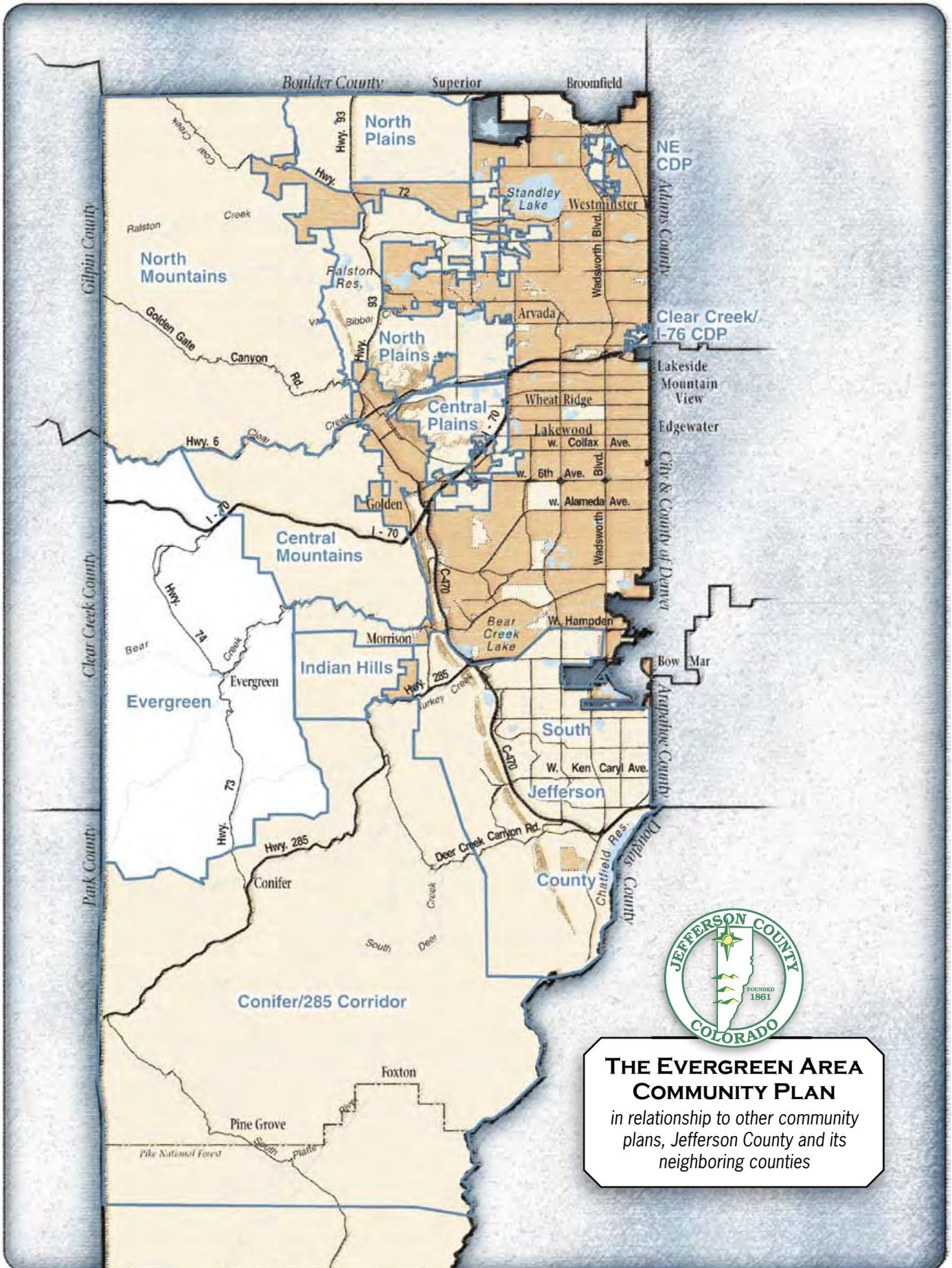
BE IT FURTHER RESOLVED that the Evergreen Area Community Plan shall be effective immediately and shall apply to all applications filed on or after October 13, 2005.

Commissioner Siccardi seconded the adoption of the foregoing Resolution.

I, Bonnie Benedik, 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 October 12, 2005.



Bonnie Benedik,
Executive Secretary



**THE EVERGREEN AREA
COMMUNITY PLAN**
*in relationship to other community
plans, Jefferson County and its
neighboring counties*