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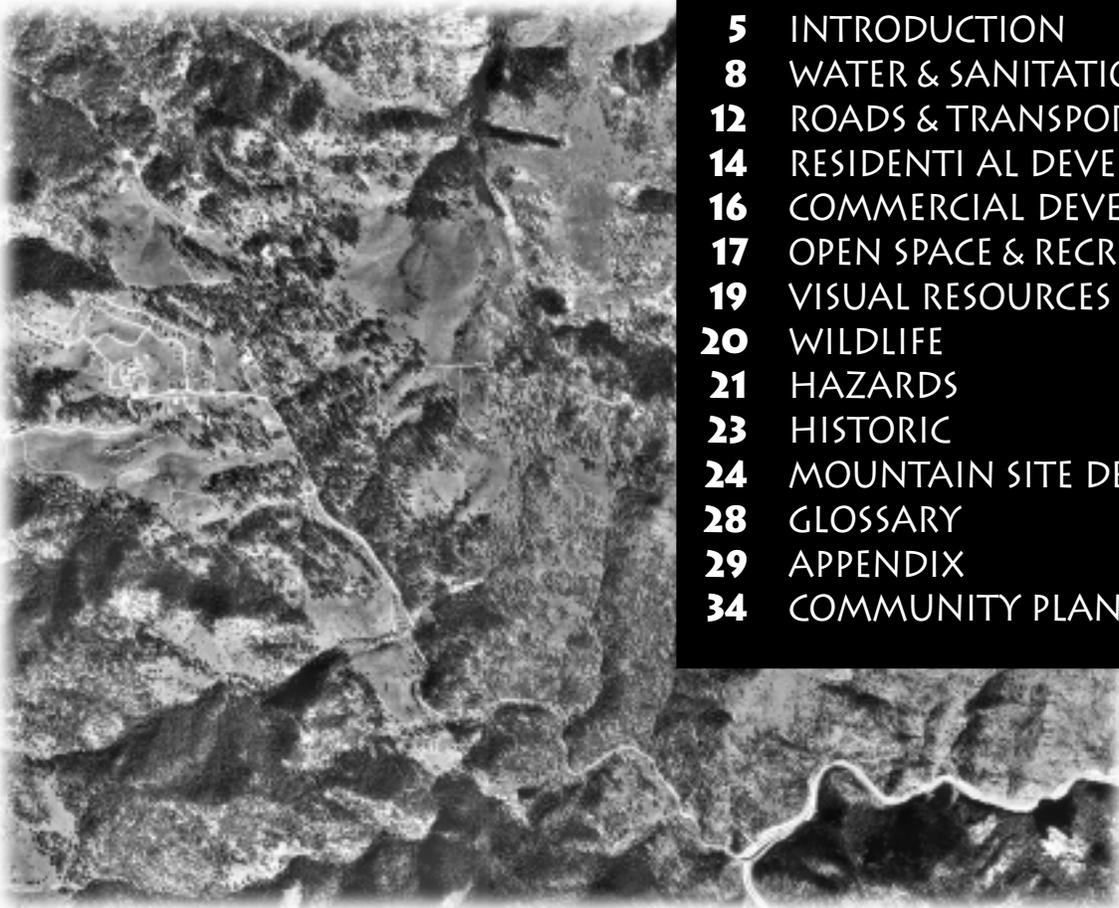
December 1997

INDIAN HILLS COMMUNITY PLAN

In a 1958 letter appearing in the Canyon Courier's first issue, which was at that time published in Indian Hills, a citizen wrote:

"Dear Editor: Why not We and Us instead of You and They? The communities in which we live, our mountain area, are our responsibility. We enjoy the privilege of mountain living. We chose to live here of our own free will. When we discuss ideas for the present and future of our communities let us not say 'Why don't they do that?' Let's say 'Why don't We do this?' After all, who are They? We are They, and They are Us!" It is to the "We" and the "Us" that we dedicate this report.

This article was excerpted from the 1975 "Indian Hills Environmental Resource Inventory." A thought that holds true today.



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Circled policy numbers identify policies which can be applied in the land use review processes (①).

Other recommendations address concerns which cannot be resolved through the land use review process and require implementation by the Planning & Zoning Department, other governmental entities, and/or the community.

Please see the *Mountain Site Design Criteria* section of this document for related policies in addition to those identified for each issue. The maps which have been adopted as integral to the Plan appear at the end of the document and should be used during land development review processes.

ACKNOWLEDGMENTS

Beginning in June 1989, the Indian Hills Improvement Association worked with the Colorado Center for Community Development and a project team formed by the Jefferson County Planning Department to draft a community plan to serve as a guide for future development.

Members of the project team included Russell Clark, Planner; Bill Roberts, Planner; Kevin Nichols, Former Comprehensive Planning Coordinator; and Janet Bell, Acting Comprehensive Planning Coordinator. Doyle Harrison was responsible for the document production. Special appreciation goes to Phyllis Scheneman, Comprehensive Planning Administrative Specialist.

Other County departments which contributed to the development of this Plan include Highways and Transportation, Health and Environmental Services, and the County Attorney's office. Without this interdepartmental cooperation it would not have been possible to produce this Plan. Individuals within these departments who deserve recognition: Claire Levy, County Attorney's Office; Jean Montoya, Highways and Transportation; and Mindi Ramig, Jefferson County Department of Health & Environment. A high level of support was given by the Jefferson County Board of County Commissioners, Jefferson County Planning Commission, and Richard Turner, Planning Director.

The following public agencies, commissions and organizations were referral entities providing information at the inception and throughout the process, and later reviewed the Plan prior to the public hearings. The cooperation of these groups was an important aspect of the Indian Hills planning effort.

Town of Morrison
Colorado State Forest Service
Colorado Department of Health
Colorado Department of Transportation
Historical Society of Colorado
Jefferson County Historical Commission
Colorado Board of Land Commissioners
Colorado Department of Natural Resources
Colorado Division of Water Resources
Colorado Division of Wildlife
Jefferson Economic Council
Jefferson County Fire Council
Jefferson County Department of Health & Environment
Jefferson County Department of Highways & Transportation
Jefferson County Open Space Department
Jefferson County Sheriff's Department
Jefferson County R-1 School District
Jefferson Soil Conservation District
Public Service Company of Colorado
Denver Mountain Parks
Evergreen Recreation & Park District
Indian Hills Improvement Association
Indian Hills Fire District
Indian Hills Water District

Newspaper coverage by *The Canyon Courier* provided information to community residents and other interested parties throughout the planning process. The project benefited from the cooperation of the Parmalee Elementary School and Indian Hills Community Center for providing public meeting locations.

Thanks are due to the many concerned residents of the Indian Hills area who took time to attend the public meetings and hearings, and who completed surveys, wrote letters and testified. Their comments and information strengthened this Plan.

INTRODUCTION

WHAT IT IS

The intent of a community plan is to state, on paper, the vision of a community and to provide guidance for the future. In accordance with the State statutes, the recommendations in this plan are not mandatory; however, they do carry the weight of the

community's desires for the quality, type, amount, and location of future development. The land use goals and recommendations presented in this plan will be considered when evaluating rezoning applications. This plan represents the best judgment of the community at this time. It does not profess to foresee and provide for all future natural and manmade changes. For this reason, the plan should be updated periodically to assess these changes and their effect on the plan's recommendations.

HOW IT WAS DONE

A community plan was needed by Indian Hills for several reasons. First of all, it is one of only a few unincorporated areas in Jefferson County without a community plan. Furthermore, concerns about changes within the Indian Hills community warranted a cohesive community plan.

Over the last five years, numerous meetings have occurred (at least a half dozen), with the involvement of Jefferson County staff at several of them. Some of these meetings were attended by as many as 200 participants, including County commissioners and numerous associated agencies. At all of these meetings, it became apparent that there was a lack of direction and organized vision for the community. After discussing the matter with the County, it was suggested that a community plan should be the first step in creating a direction. The Plan's development process followed several steps. First, the community obtained County support. The second step was to establish the community's desires for this Plan. To do this, professional support was enlisted to obtain community input. A survey was conducted initially to analyze concerns of the community. This survey was individually distributed by residents at the Indian Hills post office. Of the 212 surveys distributed, 128 surveys were returned, either by mail or in a drop-box at the post office. The surveys returned represented a response rate of 60% of the distributed

survey and 21% of the approximately 600 residents of the community. Surveys done in 1974 and again in 1996 exhibit concerns by the Indian Hills citizens that are strikingly similar, even though they are separated by over 20 years. (See Appendix for survey results.) Next, a community-wide meeting was planned. Announcements for this February 1996 meeting were posted at several prominent community locations as well as advertised in local columns and event columns in local newspapers which generated a favorable attendance at this community meeting. Survey results were presented and discussed at length. Also, generated at this meeting were further input and fine-tuning of specific issues. It became obvious at the meeting that several issues remained constant concerns. Community volunteers formed committees that began meeting on a biweekly basis, to voice the concerns of the community and to write the plan. These meetings were open to all members of the community and active participation was solicited in the local newspaper, *The Canyon Courier*. Also, during this time period significant contributions of time and financial resources were asked of the residents of Indian Hills. The residents again responded favorably and development of the Indian Hills Community Plan ensued.

RELATIONSHIP TO OTHER JEFFERSON COUNTY PLANS

Other plans that apply to the unincorporated area of the County that should be reviewed in conjunction with this Plan are:

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



Schematic reduction of four early maps of 1860s and 1870s, locating Parmalee's roads, showing their access to settlements, timber, water, and markets.

Note: Shown are original names for the branches of Turkey Creek. Credit: Map Reconstruction by Catherine P. Dittman

Department and shows existing and proposed roadways and improvements. A county wide transportation plan will be available in 1998.

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

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

HISTORY

The first inhabitants of Indian Hills, the Ute, Arapaho and Cheyenne Indian tribes, shared the area with early fur trappers. It is believed that the Arapaho and Cheyenne Indian tribes sought the

area as a summer campground and used the wooded hills to replenish their supply of tent poles. A fur trapper, a French-Canadian known as Andre, is referred to as the region's "first settler." He is said to have found gold in a gulch west of Dix Saddle, a high point at the western edge of Parmalee Gulch. Eventually the land passed from the Utes to the Federal Government in a series of treaties completed in March 1880. The settlement of Denver, along with the westward expansion of our nation, helped to facilitate the movement of hearty settlers, pioneers, and gold seekers into the nearby mountains. Many of the wagon routes and trails used then are roads that are driven upon today.

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

The Telecommunications Plan which identifies the conditions for siting telecommunication facilities within the County.

The Major Thoroughfare Plan which was drafted by the County's Highways and Transportation

The activities of these pioneers included farming, ranching and lumbering. The soil depth is shallow in most areas of the valley and unfit for most agricultural activity. Subsequently, the lumber industry constituted the majority of the commercial livelihoods of the area. Grand towering pines were chopped down and hauled off to Morrison, where the posts fetched a fancy top dollar and were sold for railroad ties and fence posts.

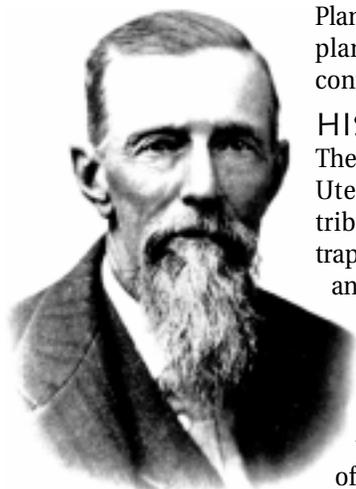
Remnants of these early times can still be found in the area today. The date of 1859 is chipped into one of the rocks in the old fireplace of the General George Parmalee house. General Parmalee, for whom the gulch is named, received his original patent for land from the U.S. Government. It is on this grant of land that the first known cabin was built. The Parmalee House became the focal point for many events of continuing importance to the community. It was also a starting point for the post office, water district and fire district.

Another early landowner in the area was the Denver Pacific Railway and Telegraph Company. Recorded deeds of the area show transactions involving the company as early as 1869. No land is presently owned by the railroad, but it still may retain the coal and iron mining rights to some areas within the gulch.



One of the earliest homes in Indian Hills, Parmalee House is still occupied today. (Located near the current post office.)

In 1918, an entrepreneur by the name of George Olinger visited Parmalee Gulch. Inspired by the majestic landscape, Mr. Olinger conceived the idea of a summer home community. By May 1921, a corporation called "Geo. W. Olinger, Inc." was formed by the Denverite to do just that. In addition to George W. Olinger, the incorporates were Emma Olinger McDonald and Margaret G. Olinger. Soon after this union, Mr. Olinger brought carpenters from Denver to build cabins, develop summer water systems, and construct additional roads where necessary for development.



General John D. Parmalee was among the first people to open Indian Hills for logging and mining in the mid 1800s.

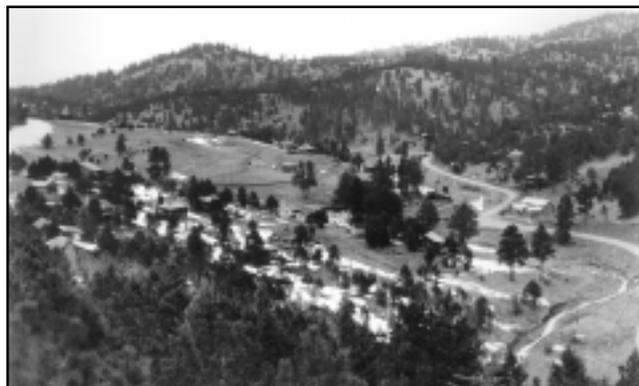
In June of 1923, the Indian Hills First Filing was recorded with Jefferson County, and Indian Hills became the official name of the home development. The first plan of 160 acres was called Arrowhead Park and was the beginning of the visionary summer home development that was to include nearly the entire gulch. Lots were laid out at this time in small parcels which were designed to attract city dwellers. The undeveloped road system at that time would limit development to designated areas. Along with the summer homes, a large lodge was built by Joe Bona, called Bona Vista. Today, it still stands high on the ridge looking into Turkey Creek and the turnoff area to Parmalee Gulch.

By the end of the 1920's, there were five filings of land parcels for Indian Hills: Ute, Cherokee, and Shawnee Villages, Eden Park and one unnamed. In three years, between 1923 and 1926, Mr. Olinger's dream of Indian Hills had become a reality.

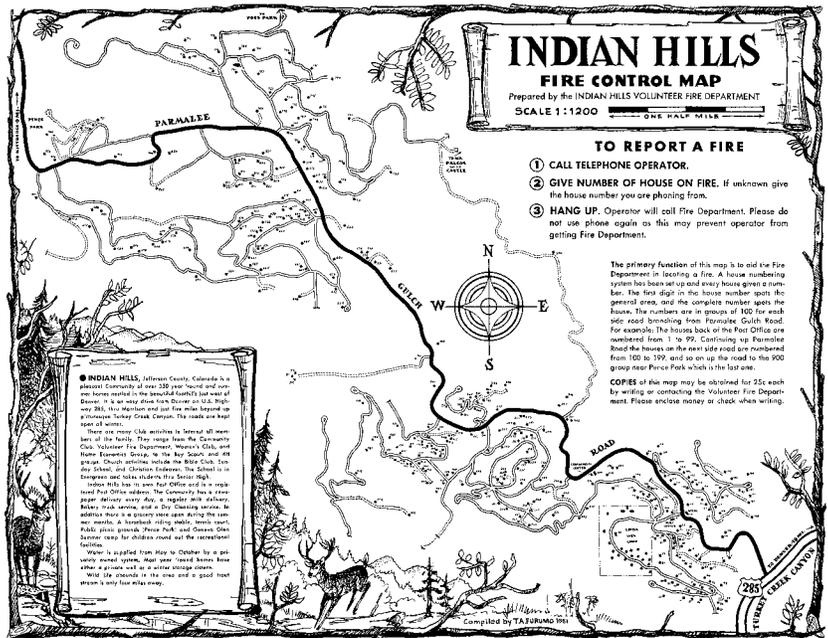
As with the rest of the nation, the 1930's and the Depression years brought some hard times to Indian Hills. The same few people who endured the winters of the 1920's also held on through the Depression years. As the economy recovered from the Depression, so did the activity in Indian Hills.

Parmalee Gulch Road was paved during the 1960's, but all side roads with the exception of one, remain gravel and dirt. The 1950's and 1960's brought new impacts to Indian Hills; the first major subdivision development since Olinger's occurred, and summer cabins were rapidly winterized for permanent occupancy by owners or renters. All of this resulted in the doubling of population growth rates from about 4% in 1967 to 8% in 1970. The mountain community was changing as new people moved into the area, searching for city comforts in a mountain setting.

Although the summer water system was started back in the 1920's by Olinger, the official listing of the Indian Hills Water District was formed in 1952. A year-round water system was eventually constructed in 1962 for the Alpine Village subdivision as well as the elementary school. In the 1970's, the system was extended to other private homes.



Overview of the first subdivision filing in Indian Hills, located in lower end of the valley. Circa 1920.



The original volunteer fire department, centered at the Parmalee House, continued to grow. In 1947, volunteers began meeting at the school house, now the community center, to organize a fire department with a fire chief. A fire map of the area was drawn as early as 1951. By 1955, the Indian Hills Fire District was officially formed. The men and women of the fire squad even published a little newspaper called *Smoke Signals*, initiated by Freda Slingerland. The newspaper later changed names and became *The Canyon Courier*. This newspaper still serves the mountain community today.

The Parmalee House also served as a community post office until a new post office was constructed in 1951. The post office was completed in one week by the busy hands of the members of the Indian Hills Community Club. Soon after, the club incorporated and became the Indian Hills Improvement Association. The Improvement Association's role has been one of facilitating community meetings and attempting to gain a cooperative effort from all community organizations.

As part of moving the elements of this plan forward, it is the goal of the Indian Hills Improvement Association to provide an information packet, that will be updated on an 'as-needed' basis.

Original Fire Map prepared by Indian Hills Fire Department in 1951.
By Permission of Carol Gnadt

INDIAN HILLS FILINGS

| Subdivided Land | Date of Subdivision as Recorded | Original Residential Lots Platted |
|-----------------|---------------------------------|-----------------------------------|
| First | June 7, 1923 | 392 |
| Second | Dec. 10, 1924 | 372 |
| Third | Oct. 29, 1923 | 9 |
| Fourth | Apr. 7, 1925 | 1396 |
| Fifth | Jan. 23, 1926 | 1148 |
| COY HEIGHTS | Nov. 8, 1955 | 33 |
| ALPINE VILLAGE | June 11, 1962 | 90 |

TOTAL (subdivided land only) 3340

Listing of original subdivision data.

Source: *The Indian Hills Environmental Resource Inventory, 1975*

WATER & SANITATION

A viable water supply is essential for current residents and all future development in Indian Hills.

Water quality and quantity are critical elements that should be considered when development is proposed for the area. Many current residents obtain their water from individual domestic and residen-

tial wells, and in fact, the Indian Hills Water District, which currently provides the only available alternative source of water, has a very limited number of taps remaining. These taps are available only on an individual hardship basis. Future development will almost certainly rely on further demand from a limited ground water resource. Sewage is treated primarily through individual septic tank leach field systems or, in isolated cases, individual waste treatment systems. Proper sewage management is necessary to protect ground water quality and avoid contamination of wells and surface water. The surface water resources of the Indian Hills drainage have intrinsic value as wildlife habitat, a ground water recharge source, and aesthetic attraction. Water quality policies should address not only chemical quality, but sediment transport which can be affected by soil erosion due to poorly planned development.

Land development can affect the supply, demand and quality of water within the Indian Hills drainage area and therefore, must be managed. Indian Hills was platted in the early 1920's for summer cabins using extremely small lots and very high density. This platting design is inappropriate for today's mountain building standards. In 1996, approximately half of the residents in the community were served by the Indian Hills Water District. The other half depended on individual wells. Barring the acquisition of new water rights, future development will further stress the ground water supply in the basin. Areas of the Indian Hills drainage system currently experience ground water supply problems. A reduction of water quality is analogous with a reduction in the volume of the viable resource. Improper treatment or disposal of household waste water can result in ground water and surface water contamination. A significant portion of Indian Hills has already been designated as a "Septic Prohibition Area" (see Appendix) due to elevated nitrate concentration

in ground water. Because of these interrelations, the impacts of existing and future development on the water resources of the area should be studied and managed to ensure safe and adequate supplies.

The keeping of livestock and domestic animals, such as horses, is an important part of the rural lifestyle in Indian Hills. While the community wishes to retain the keeping of animals, the impact of animals on water quality must also be considered in areas with a demonstrated water quality problem, or where water quality is threatened.

Regulations regarding housing density, development in recharge areas, consumptive use, waste management systems, well/septic setbacks, and the proper keeping of livestock may be needed to protect the integrity of the water supply. Information detailing supply, demand and potential contaminant sources should be gathered and compiled. Special attention should be paid to particularly sensitive areas such as recharge areas or areas with steep slopes, poor soil profiles, or primary drainageways or gullies, etc. Surface water and ground water should be considered separately and as an integrated resource. High quality surface water is necessary for biological diversity. Wildlife is valuable to Indian Hills residents. The community's water supplies must be protected from significant depletion and contamination. Two-hundred foot minimums must be maintained on all well-septic/leach field separations, unless a gray water advance treatment system to reduce nitrogen output is installed, or geologic justification for a reduction in distance as per County Environmental Health Services regulations is provided. In such cases, a 100-foot minimum separation may be utilized. However, the community feels that 200 foot minimum well-septic/leach field separations should be applied to all treatment systems, including advanced treatment systems.

The vast majority of Indian Hills lots are either completely within the septic prohibition area or release waste water that flows into a prohibition area. Prohibition refers to a Jefferson County restriction on new septic systems. The resolution of the Board of Health currently states that if a proposed development is in the prohibition area, no new septic systems may be installed. (Advanced treatment systems are required for all sites uphill of the prohibition area.)

GOALS

1. Ensure that water resources are not depleted, by balancing the physical supply of water and water demand.
2. Maintain or improve water quality as new development occurs.
3. Identify existing water contamination sources and mitigate or eliminate them.
4. Manage existing surface waters to provide for ground water recharge and maintain important ecosystems and aesthetic values.

POLICIES

A BALANCE OF SUPPLY AND DEMAND

New or existing development should not be allowed to deplete the existing ground water supply beyond the ability of the local area to adequately recharge itself. Industrial development or commercial development with large consumptive use of water or substantial waste generation should not be allowed.

A. Residential

- ① All development on rezoned land, supplied by individual wells, should have a maximum density of 1 dwelling unit for each 10-acre parcel, unless the conditions of #2 (below) are met.
- ② Where individual wells are to be used, lot sizes may be reduced to a minimum of 5 acres, if the applicant can provide both:
 - A satisfactory hydrologic study which includes a demonstration that there is an adequate water supply for the needs of future residents; and
 - A demonstration that there will be no adverse impacts, such as depletive effects or well-to-well interference, on neighboring water users, or that any such adverse impacts will be adequately mitigated.

Individual lots may be as small as 1 acre provided the overall gross density of a project is at least 1 du/5 acres. This “clustering” could allow for a higher density while still requiring adherence to the Water and Sanitation chapter of this Plan.

B. Commercial

- ① Only commercial installations with consumptive water use, equal to or less than a residential equivalent, should be encouraged. Please see “Water & Sanitation - Daily Water Usage Estimates” in the Appendix.

TYPICAL DEPTHS AND YIELDS OF SELECTED WATER WELLS IN THE INDIAN HILLS AREA

| Gallon/Minute Yield | Depths of Wells | Number of Wells |
|---------------------|---|-----------------|
| 1.0 or less | 110 120 367 250 98 97 150 150 133 335 170 222 247 307 65 480 110 103 350 100 82 63 325 295 280 150 129 340 318 350 200 80 65 600 120 128 175 | 37 |
| 1.0 - 2.5 | 202 120 160 125 125 103 100 48 108 90 222 130 140 103 150 122 128 570 90 684 160 | 21 |
| 2.5 - 5.0 | 28 245 84 172 37 75 42 56 60 109 60 66 80 100 150 | 15 |
| 5.0 - 10.0 | 94 78 65 190 52 24 125 225 | 8 |
| more than 10.0 | 50 50 77 50 22 41 40 70 80 | 9 |

This table indicates the extreme variability of well production in areas of crystalline rocks overlain in some places by alluvial sediments. Examination of the tables shows that the best producing wells in Indian Hills are primarily associated with depths of fifty feet or less. Snow (1973) has reported that the average yield of wells that he has studied in mountain areas is about 5 gallons/minute, but that the most common is about one gallon/minute.

Source: *The Indian Hills Environmental Resource Inventory, 1975.* Quoted from an article by Snow, D.T., “Mountain Groundwater Supplies,” *The Mountain Geologist*, v. 10, No. 1, pp. 19-24, 1973.

- ② Water conservation should be a consideration when approving commercial uses.

WATER QUALITY MANAGEMENT

1. New development, including proposals to replat, should incorporate the following concepts:
 - a) maximization of the distance between wells and leach fields;
 - b) utilization of community wells; and
 - c) clustering of individual sewage disposal systems to maximize well-to-leach field distance.
2. Community input should be more strongly considered when variances are considered.

WATER QUALITY PROTECTION

A. Residential

1. **When an area has been identified by the County or the Colorado Department of Health as having a water quality problem, i.e., the “septic prohibition area,” no changes in the prohibition by Board of Health Resolution should be approved unless it can be documented that the result will not aggravate the water quality problem (see Septic & Firearm Prohibition map and appendix for ISDS prohibition area).**
 2. New water and sanitation districts should not be formed for the sole purpose of developing existing platted lots that do not qualify for a well and septic system based upon the size of the lot(s). Such an increase in density would not be in conformance with the community’s wishes.
 3. New public water and sanitation districts in or affecting Indian Hills should be formed only under the following conditions:

- a. Where there is hydrologic evidence that neighboring water users or natural environments will not be adversely affected by reduction of local recharge.
 - b. The boundaries of the new district are determined to encompass an area with water quality problems in need of mitigation.
 - c. The new district will facilitate meeting the Mountain Site Design Criteria, e.g., the clustering of housing units which might be required if individual wells and septic systems were necessary.
 - d. The planned level of development of the District can be shown to be consistent with the other policies of this Plan, especially the Roads and Transportation and Development sections.
4. Within the prohibition area, residents may increase the size of their septic system, provided a segregated or advanced treatment system is used. Such an increase/improvement in the septic system will not be allowed to facilitate the upgrading of a dwelling from a summer use only to a full time residence.
 5. In areas that are stated as flowing into the prohibition area, new septic systems must be one of the following: closed vault, a segregated system using a composting toilet or vault and a greywater field, or an advanced treatment system. Such systems may have reduced distance requirements to wells.

NOTE: See Roads and Transportation, Open Space & Recreation, and development sections.

B. Commercial

1. Disposal of commercial waste is to be done in such a manner as to prevent endangerment of the water supply, posing a safety hazard, harming the environment, or by its existence, reducing the value of surrounding property.
2. Prohibit any waste disposal by or through deep well injections.

SURFACE WATER MANAGEMENT

1. Regular sampling of surface water at the mouth of Parmalee Gulch should be performed by the Bear Creek Watershed Association, or the Jefferson County Department of Health and Environment, to monitor overall surface water quality in the drainage basin.
2. Indication of a reduction in surface water quality in the basin should initiate an investigation of sources or reasons for this reduction and efforts to mitigate the problem should be implemented.

IMPLEMENTATION

1. The County should encourage alternatives to the standard soil absorption systems to treat sewage effluent.

PERCENT OF WELLS WITHIN EACH NITRATE CONCENTRATION RANGE

| Year(s) | 0.1-5.0 mg/liter | 5.1-10.0 mg/liter | 10.1-15.0 mg/liter | 15.1-20.0 mg/liter | >20.1 |
|-------------------------------|------------------|-------------------|--------------------|--------------------|-------|
| <i>All Samples (n=168)</i> | | | | | |
| 1975-1981 | 45.8% | 27.5% | 16.7% | 6.7% | 3.3% |
| 1996 | 35.4% | 35.4% | 20.8% | 6.2% | 2.1% |
| <i>Matched Samples (n=47)</i> | | | | | |
| 1975-81 | 48.9% | 29.8% | 10.6% | 8.5% | 2.1% |
| 1996 | 35.4% | 35.4% | 20.8% | 6.2% | 2.1% |

MEAN NITRATE CONCENTRATIONS & CHANGES BETWEEN SAMPLING PERIODS FOR ALL SAMPLES (106 SAMPLE SITES) & FOR MATCHED SAMPLES (47 SAMPLE SITES).

| 1975-1981 | | | 1996 | | | |
|-----------------|-------------------|--|------|-------------------|--|----------|
| | Number of Samples | Mean (+/- SD) Nitrate Concentration mg/liter | | Number of Samples | Mean (+/- SD) Nitrate Concentration mg/liter | % Change |
| All Samples | 121 | 7.08 (+/- 6.18) | 47 | 7.85 (+/- 5.71) | | +10.9% |
| Matched Samples | 47 | 6.77 (+/- 7.01) | 47 | 7.85 (+/- 5.71) | | +15.9% |

Testing has shown little change in high nitrate levels in Indian Hills groundwater. *Source: Jefferson County Environmental Health Well Survey.*

Note: Colorado State Health Department says the current public water supply maximum contaminant level (MCL) is 10 mg/liter as nitrogen. Nitrogen levels above this conservative 10 mg/liter are harmful to infants, young children, pregnant women, and the elderly; adults can tolerate moderately higher levels.

2. The Indian Hills Improvement Association should continue to receive the agenda for Board of Health Variances and Reviews. This agenda should be posted in a public place such as the post office, or Community Center by the Indian Hills Improvement Association. This agenda shows the cases going before the Board of Health for such things as:

- a. Septic installations on reduced lot sizes
- b. Types of septic system installed
- c. Reduction from 200' minimum wellhead to septic/leach field
- d. Upgrades to larger septic systems

3. Ground-water and surface-water quality in the Septic Prohibition Area and the surrounding area should be monitored by the Bear Creek Watershed Association or the Jefferson County Department of Health and Environment. The size of the Septic Prohibition Area should only be reduced once sufficient seasonal water quality data indicates definite positive trends in the quality of the resource.

4. An expanded study of ground water quantity and quality should be completed by the State and County for as much of the study area as possible. It should include random investigation of septic systems for failure and random sampling of well water for fecal coliform, nitrate and phosphorous contamination. The community should participate in this study.

5. Once specific sources of contamination are identified, the appropriate County or State program to mitigate the contamination should be executed.

6. The appropriate State agencies should be encouraged to strictly enforce the conditions placed on well permits and water augmentation plans. The community should work with the State to register all wells.

7. The criteria for hydrologic studies as described in Policy 1-A.2 should be developed by County staff to ensure that study information is adequate to evaluate whether Plan objectives are met.

8. The County should consider animal densities and the protection of riparian zones from horses and other large domestic animals when rewriting the Zoning Resolution. The importance of keeping animals to the area's rural lifestyle should also be considered in any regulations.

9. A wellhead protection plan assembled with the assistance of the State should be devised for the Indian Hills drainage basin. A more comprehensive and enforceable plan than currently exists should be developed with the County. The Plan should address failing septic systems in the drainage areas, and be implemented with community cooperation.

10. The Indian Hills community will establish a public awareness program for reporting septic problems and other related issues.

11. The community, with the help of the Indian Hills Improvement Association, should explore various plans to cope with the septic system failure problems in Indian Hills. Such plans may include:

a. A register of existing Septic systems, with a program to monitor maintenance of the septic systems. This plan may include mailing out 'reminders' every two years to ensure the septic systems are pumped on a regular basis.

b. Developing a cooperative venture with a pumping company, whereby the company would pump several septic systems in the area on a single trip, thereby reducing the overall cost to the residents. Perhaps a pumping company would keep the maintenance records and do its own mailing of 'reminders'.

c. Creating an 'Indian Hills Sanitation District' with taxing authority to provide maintenance (pumping) and replacement of failing septic systems.

d. Seeking a grant from the EPA to develop a community wellhead protection program.

This "awareness packet" will provide valuable information on issues and problems in Indian Hills.



ROADS & TRANSPORTATION

Maintaining the mountain community character of

Indian Hills is a primary concern of residents.

While the existing limited road network in the Indian Hills community serves the present needs of residents and commuters, traffic from future development, including build out of existing zoning on

some segments, could exceed acceptable levels of service on the roads.

Without proper planning, the topography of the area could significantly constrain expansion of existing roads. In addition, the financial cost would be prohibitive and the visual impact unacceptable to the community. The competing needs of local residents and travelers should be resolved in a way that preserves the visual amenities and open lands characteristic of the Indian Hills mountain community.

GOALS

1. Preserve, maintain and enhance the natural environment and open space character of the Indian Hills area as a living resource, making sure that development harmonizes with, supports and does not degrade its natural character.
2. Safeguard scenic corridors and the mountain community character.
3. Provide a safe, efficient transportation system that satisfies the demands of through traffic and local residents.
4. Improve safety along Parmalee Gulch.
5. Balance development with adequate transportation systems.
6. Adopt a schedule of improvements and identify the funding sources to ensure that needed infrastructure is available to support future development.
7. Coordinate planning and design of road improvements with the community, appropriate agencies and special districts.
8. Use maintenance techniques which improve air quality and safety, and reduce damage to vegetation.

POLICIES

1. Transportation improvements should be made in a way that strengthens the area's sense of mountain community.

2. Keep existing unpaved roads to reduce traffic speeds and to maintain the rural character of the area, unless paving or other dust control measures are warranted according to the Colorado Air Quality Control Commission regulations, or paving is needed for an overriding maintenance reason.

3. Parmalee Gulch Road should remain a collector road in its current two-lane alignment. Roadway safety and capacity improvements that are made should be sensitive to the need to preserve the rural community image.

4. Traffic access points should be safe and should not result in the proliferation of driveways on the primary access roads.

5. Traffic patterns of any new development should be integrated with existing traffic movement.

6. Developers should bear the responsibility for providing road improvements needed to accommodate the traffic generated by new projects.

7. Ensure the continued safety of school children using the crossing at Parmalee Gulch.

8. Work toward establishing bicycle, equestrian and pedestrian routes through Indian Hills.

9. Changes to existing roads should consider emergency equipment, local access and traffic concerns.

10. The Indian Hills community, and school, water, and fire districts, should be included in the planning and implementation of transportation improvements from the beginning of the process.

11. Physical roadway improvements should be made in ways that are safe and sensitive to the community and which protect the visual amenities along the roadway corridors.

12. Road improvements should not be made when the public costs for the improvements would exceed the potential public benefits derived.

⑬ The County should continue to consider road capacity and transportation standards when making land use decisions.

14. The community supports waivers to the Land Development Regulation which would allow road construction that is more sensitive to the environment, as long as the fire district's objectives for access, maintenance and safety can be met.

15. The County should continue to provide public access to existing documentation showing the location and extent of county maintained roads.

16. The County should continue to evaluate its salt and sanding program to minimize the damage to trees and other forms of vegetation caused by the salt and to minimize the fugitive dust air pollution caused by the sand.

17. A "multi-use" trail along Parmalee Gulch Road should be constructed, where possible.

IMPLEMENTATION

1. Jefferson County and the community of Indian Hills should actively participate together in all transportation planning programs that would affect the community.

2. The County has installed reflective delineators on the poles and object marker signs at the base of the poles along Parmalee Gulch. Long-term solutions include having the community work with the utility companies and the County to relocate the poles away from the road, or to bury the utilities underground.

3. The existing school crossing at Parmalee Gulch does not currently meet the necessary criteria for a pedestrian signal. Consistent speeding and percentage of use by pre-teen children should be considered when evaluating this location. Should conditions change in the future and meet the criteria set forth by the County, a flashing beacon, pedestrian signal, or other solution, should be installed.

④ Developers of new projects should provide studies that demonstrate how the road system can be improved to accommodate their project. They



Entrance to Indian Hills.
Circa 1920.

By Permission of Carol Gnadt

should bear the responsibility for providing improvements necessitated by their development, in proportion to the traffic impacts of their project on the community's road system.

5. Road improvements should not be made when the terrain would require extensive engineering that would degrade the physical environment or greatly disturb the visual impact of the neighborhood. Future improvements on Parmalee Gulch, especially in the south section from Kiowa to Natishi, should take into consideration the need for enhancement of one side to accommodate pedestrian, equestrian and bicycle traffic, providing a safer separation from faster moving vehicles.

6. The community should work with the County, Fire District, Park District, and Parmalee Elementary School to pursue the installation of a safety feature at the Fire Department/Park/ School area that would be of benefit to Fire Department, School and Park users.

7. Speed limits should be enforced.

8. The Indian Hills community will pursue educational efforts regarding traffic safety.

9. The community should work with the County and affected residents to evaluate the need for paving the main roads to Mt. Falcon Park in order to reduce dust.

Arrowhead Park with the Indian Hills Fire Department and Parmalee Elementary in the background.



RESIDENTIAL DEVELOPMENT

Maintaining the mountain community character of Indian Hills is a primary concern of residents. New development, both commercial and residential, needs to be well planned and designed in order to meet the unique and sometimes restrictive environment of the mountains. An issue of particular concern

is platting. Many of the areas in Indian Hills were platted in the 1920's and 1930's. These plats created individual lots, many of which are as small as 50' x 50' in size. As individual lots, they do not meet current buildable standards for septic/leach fields or setbacks. The consequences of continuing to allow building on these old plats in the mountains are the obvious continued degradation of water supplies, and overcrowding of County and community roads. Features that make Indian Hills unique are its open space, visual resources, historic sites, rural character and abundance of wildlife. New development in Indian Hills needs to take all of these characteristics into consideration in order to plan wisely for the future.

GOALS

1. Let the unique resources and constraints of the Indian Hills area be the guide for residential development.
2. Ensure that residential development is in balance with a proven source of appropriate, safe, and timely water and sanitation, public services, transportation, schools, etc.
3. Ensure that future residential development respects the unique mountain ecosystem and natural

environment, and enhances the quality of life, particularly the "open" nature enjoyed by the residents in Indian Hills.

4. Existing vegetation should be preserved whenever possible. Disturbed areas should be immediately stabilized using techniques such as revegetation with topsoil and a variety of naturalized plants, berming, boulder placement, landscaping, rock walls, etc. Grading and erosion control permit regulations should be followed prior to disturbance of the land.
5. Clear cutting of trees should not be allowed except as required by fire mitigation programs and other mandatory building regulations.
6. Visually protect prominent features and steep slopes from disruption by development.
7. Permit and accommodate well planned and well executed lower density development that is enhanced by open space.
8. New construction and exterior remodeling should be consistent with the historical and rural character of the area. New development should be designed to harmonize with and complement the character of the area in terms of mass, scale, design and materials.
9. Development should be integrated, through its location and design, with the existing natural characteristics of the site, i.e., color, line, texture and form.

POLICIES

- ① All new development should be able to be adequately served by the Indian Hills Fire Protection District. In areas where access is poor and the safety of residents is compromised, downzoning to limit additional development should be an option.
- ② When resource areas, i.e., wildlife range, visual resources, historical sites, etc., overlap on a site, an

Meadows such as these can preserve the open nature that is associated with Indian Hills.



evaluation of the resources should balance the competing values of those resources to achieve the intent of this Plan.

3. When a property is rezoned, lot sizes should be based on conformance with the recommendations of the other sections of this Plan and compatibility with surrounding land uses.

4. New development should take into consideration the possible impact upon the wildlife. See Wildlife Section for details.

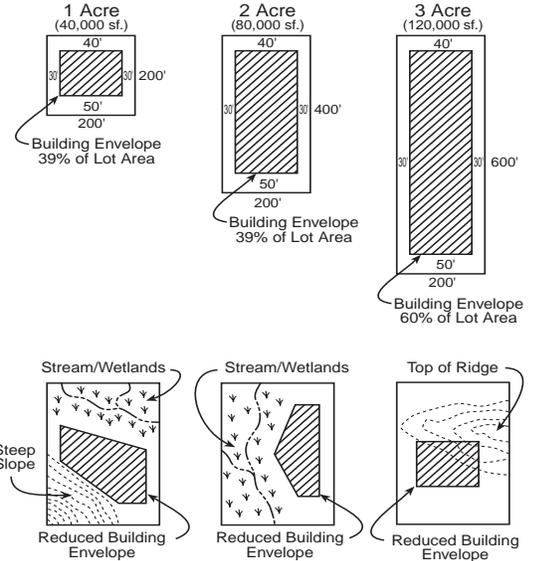
IMPLEMENTATION

1. Much of the existing zoning and plats do not conform to this Plan's policies. To achieve long-range solutions, the community and County should work together with landowners to ensure conformance with these policies, using such methods as

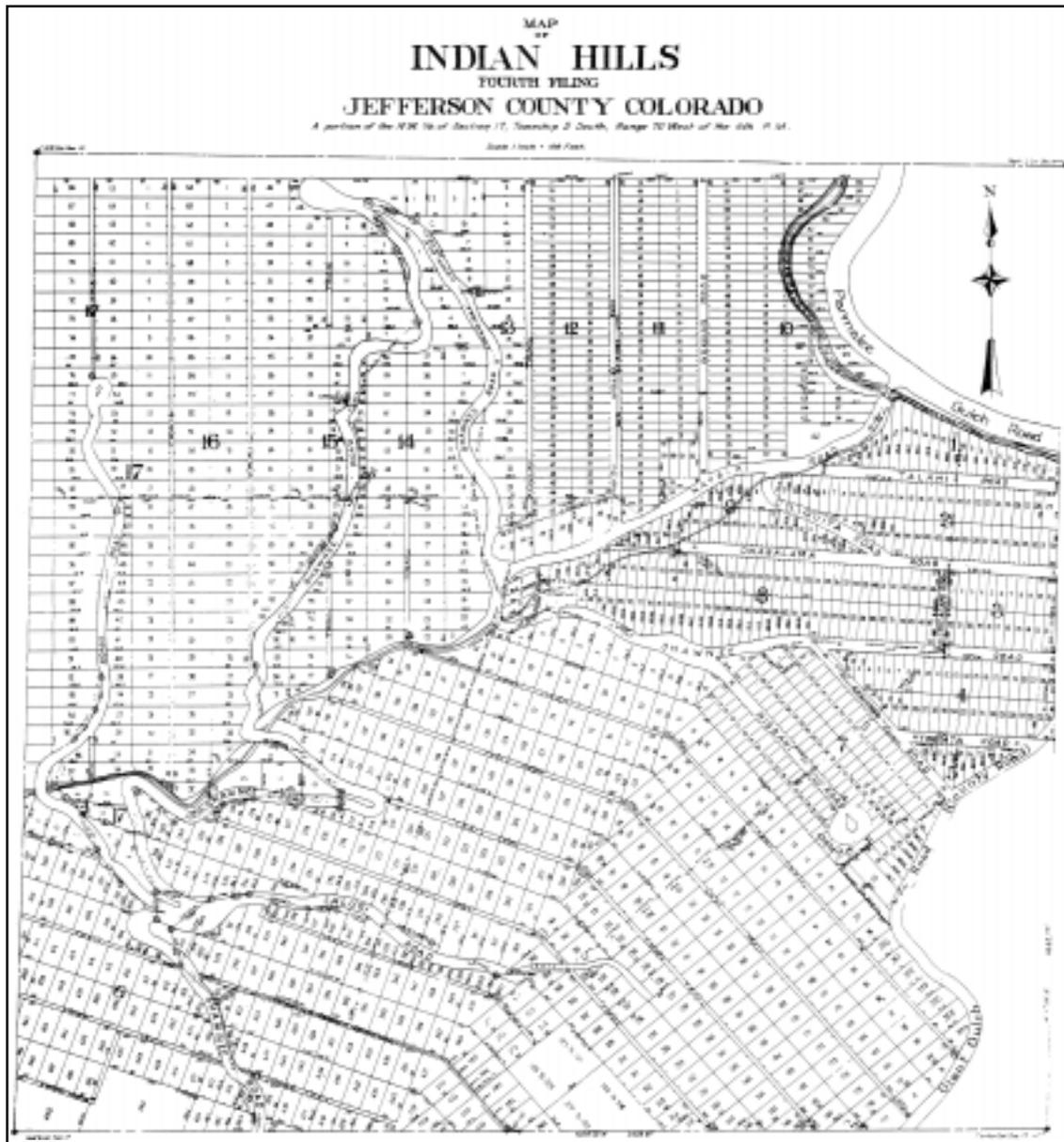
downzoning, open space acquisition, density transfers, conservation easements, tax incentives, etc.

2. The residents should establish a community improvement program to revitalize areas within Indian Hills where needed.

3. The community should promote awareness of programs to help homeowners renovate older homes.

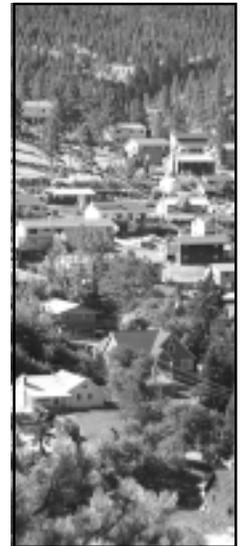


Indian Hills Filing 4, a typical Indian Hills subdivision filing.



Building envelopes, conventional and creative.

Credit: Preserving Rural Character, by Fred Heyer, American Planning Association.



In the past, high density development in the mountains was allowed.

COMMERCIAL DEVELOPMENT

The Indian Hills area has limited and restricted services. Residents and workers have minimal access to shopping and services. The area provides some local employment opportunities; however, the majority of the residents work in the metropolitan area.

GOALS

1. Maintain the area's residential and open space character.
2. Ensure that commercial activities are compatible with surrounding land uses in terms of visual appearance, traffic generation, water and sewer requirements, noise and air quality impact.
3. Existing commercially zoned areas in neighborhood centers should be enhanced by limiting or upgrading the design specifications to conform to the mountain character of the area. See Mountain Site Design Criteria.
4. Existing commercial square footage in Indian Hills should target local residents and tourists. The

age use of the areas currently zoned for commercial, office, or industrial uses.

- ②. Development should front on Parmalee Gulch Road.
- ③. Commercial activities should be tailored for the convenience of local residents as well as provide limited employment opportunities. Uses allowed on Parmalee Gulch Road could include convenience, retail and cottage industries, e.g., artist studios, craft shops, etc., to serve the need for convenience shopping and services for nearby residents, tourists and visitors.

④. Due to limited road access and tight mountain roads, development that would increase truck use or greatly increase traffic would not be acceptable, i.e., storage, processing or large manufacturing.

5. Development of existing commercial property for commercial use should take into account road access and impact as addressed in the Roads and Transportation section of this Plan.

⑥. Proposals of new development should incorporate architectural detailing appropriate to the Indian Hills setting. See Mountain Site Design Criteria.

7. Landscaping, painting and regular maintenance should be utilized to improve the appearance of existing commercial and public sites. All lighting should be downcast and should not be allowed to reflect off-site.

⑧. Commercial buildings should be consistent with the rustic/historical flavor of Indian Hills.

⑨. New development should take into consideration the possible impact upon the wildlife. See Wildlife Section for details.

IMPLEMENTATION

1. Develop community support for small scale businesses that support community needs.

The Wheel In Cottage along Parmalee Gulch as it appeared in the 1930's.

Credit: Photo by Wilma Carmichael



Example of a well-designed commercial site within residential area.



commercially zoned areas along Parmalee Gulch Road may be especially appropriate for small scale craft and antique shops or restaurants, and strip development should not be allowed.

POLICIES

①. Due to the predominantly residential character of Indian Hills, additional commercial, office or industrial zonings should be strongly discouraged, and limited in scope. This is to maximize compatibility with surrounding land uses, and encour-

OPEN SPACE & RECREATION

Parmalee Gulch valley and the surrounding forested hills were home first to the wildlife and the Native Americans who passed through, then to pioneer farmers and ranchers who settled in the valley, then to summer residents who built cabins on the hills, and now to more than one thousand year-round resi-

dents who value the foothills mountain environment and want to preserve it. Most of the homes are concentrated in three square miles along the valley and are surrounded by more than fifteen square miles of public and private open space, from Mount Falcon west to Bear Mountain and from Lone Peak north to Bear Creek.

GOALS

1. Preserve, maintain and enhance the natural mountain environment and character of the community, making sure that development harmonizes with and does not degrade the natural character of the area.
2. Protect significant natural features and important wildlife habitats and corridors.
3. Provide a diversity of recreational, trail and other outdoor opportunities, both passive and active, developed and undeveloped.
4. As part of an open space strategy, preserve historic landscapes and structures of the early inhabitants.

POLICIES

1. The acquisition of additional public open space should be encouraged as it becomes available, especially in the northeast (Mt. Falcon-Little Park) and southwest (Giant Gulch-Geneva Glen) regions.
2. Public/private joint projects should be encouraged in order to protect private open space and wildlife habitats.
3. Tools such as transfer of development rights and trail and conservation easements should be encouraged as ways of protecting open space.
4. Developers should be encouraged to contribute to open space in ways that augment existing open space.
- ⑤. Areas of historical significance should be preserved for future generations.

6. Residents should be educated about mountain living issues such as:

- The potential for wildfire is minimized by removal of dead trees, abstention from fireworks, and proper use of outdoor fires and barbecues;
- Trash which attracts wildlife should be kept indoors or in animal-proof containers to prevent animals from becoming nuisances that have to be removed; and
- Dogs that roam at-large pose a threat to local wildlife.

7. Passive recreational needs should be met with trails, bike and horse paths and undeveloped open space.

- ⑧. Active recreational needs are currently being met by facilities at Parmalee Elementary School, the Community Center and Arrowhead Park; future needs should be sensitive to preserving the natural environment.

Walker Castle ruins at Mt. Falcon.

Credit: Indian Hills, the People, the Place and the Times by Brush-Dittman





Indian Hills residents enjoy the benefits of mountain living, open space, parks and trails.

IMPLEMENTATION

- ① New rezonings of parcels of 5 acres or more should be encouraged to preserve existing open space and habitat.
2. Connections should be made between Mt. Falcon, Little Park, Lair O' the Bear, Corwina, O'Fallon, and Pence Park, and trail corridors should be developed which will augment the County trail network.
3. Jefferson County Open Space should be encouraged to expand public areas by acquiring adjacent land that surrounds the valley, provides wildlife habitat, and buffers Indian Hills from neighboring communities.
4. An interconnected trail system in the area should be investigated and encouraged.
- ⑤ Riparian zones, especially Parmalee Gulch, should not be damaged

while pursuing improvements such as roads or bike paths or while developing commercial or private interests.

6. Tax incentives should be encouraged to preserve the natural landscape: e.g., conservation easements, zoning for active ranching or agriculture, a Forest Management Plan to groom forests to remove fire hazards, etc.

7. Applications should be made for funding to aid in acquisition of Open Space.

8. Bike and horse paths should be developed where necessary to connect to existing roads and trails. Motorized vehicles should be prohibited on such trails.

9. Evergreen Park and Recreation District and Parmalee Elementary School should be encouraged to aid in the expansion of the existing park system in Indian Hills for active recreation (playing fields, picnic areas, etc.).

10. Churches, large private landholders, and camps in the area should be encouraged to preserve their wildland and to donate some of their property for recreation (e.g., trail easements), considering the benefits of maintenance and/or insurance reduction on that property.



Pence Park, one of many parks surrounding Indian Hills.

VISUAL RESOURCES

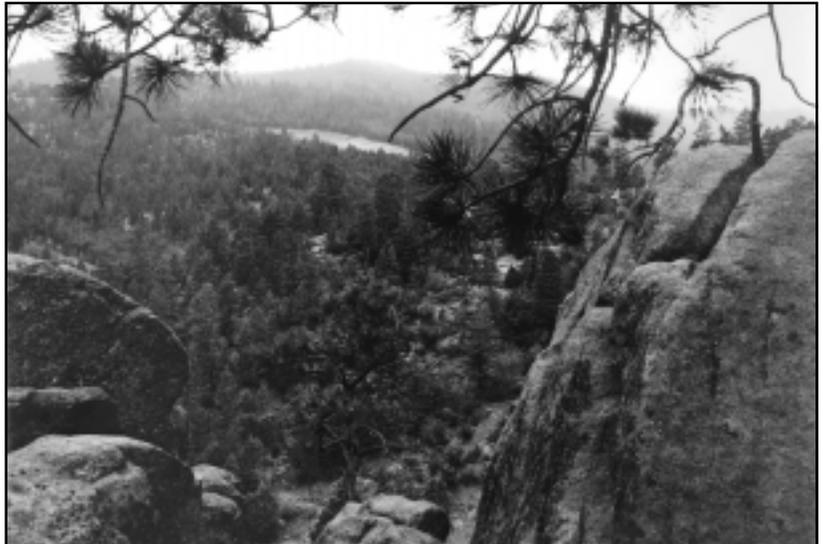
People choose to live in Indian Hills because of the natural foothills environment, with its open meadows and rolling forest vistas. Preservation of such “viewsheds” is important in maintaining the rural mountain character of the community. Development should harmonize with and not degrade the natural and historic landscape of the area. Visual resources in Indian Hills include meadows, hills, gulches, peaks, ridges, vistas, forests, vegetation, rock outcroppings, and historic structures.

GOALS

1. Natural and historic viewsapes should be preserved.
2. Visual disruption should be minimized by maximizing the natural visual screening capabilities of the landscape.
3. Development should complement the area’s visual resources.
4. The views from the Parmalee Gulch corridor, from Mt. Falcon on the east to Bear Mountain on the west and from Lone Peak on the south to the upper end of the valley and down to Bear Creek, should be protected.

POLICIES

- ①. When making road, site, and building design choices, special consideration should be given to the visual impact on the area.
2. Landscapes suitable for Open Space protection should be acquired or privately preserved.
- ③. When development is proposed, appropriate Mountain Site Design Criteria should be followed to ensure compatibility with the natural landscape.
- ④. Development on peaks and ridges should not protrude into the skyline; the silhouette effect of structures on hillsides should not be allowed.
5. Minimize scarring and erosion due to construction of new roads.
- ⑥. New buildings in the forest should be screened by trees as much as possible, ensuring wildfire regulations are met; new buildings in open areas should be located so as to be compatible with the natural and historic environment (see Mountain Site Design Criteria); new buildings along Parmalee Gulch Road should not damage its natural riparian character.



This picture of the Giant Gulch area, taken in the 1920’s, still looks much the same today.

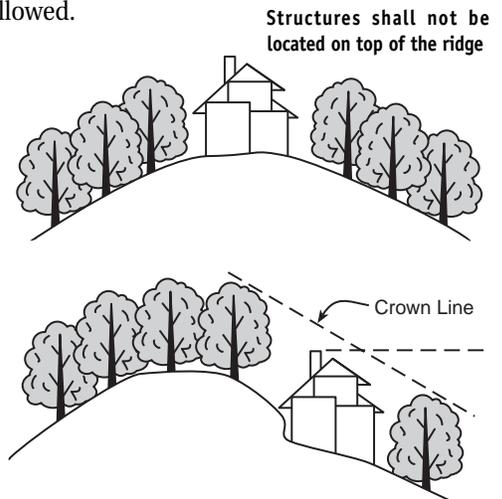
By Permission of Carol Gnadt

- ⑦. Maximum use should be made of a site’s capacity to screen development from view; areas with inadequate natural screening should be enhanced with appropriate plantings.
- ⑧. Natural vegetation should be preserved; disturbed areas should be revegetated with native plantings.
- ⑨. Lighting should be kept to a minimum and its impact minimized by downcast design, shielding, and timers. See also Mountain Site Design Criteria.
- ⑩. Billboards should not be allowed.
- ⑪. If new buildings dominate the landscape, measures should be taken to ensure architectural quality and harmony with the natural and historic environment.

IMPLEMENTATION

1. The community should determine the visually prominent areas, as well as wildlife considerations, and use this information to partially guide its open space preservation efforts.

2. The community, with the help of the Indian Hills Improvement Association, should explore the possibility of creating an “Indian Hills Clean-Up Day.” Such an event could feature multiple trash bins placed around the community for the residents to discard accumulated branches, trash and other rubbish.



Structures shall not be located on top of the ridge

Where required, structures shall be located below the ridge top and below the crown line of mature trees.

WILDLIFE

One of the factors attracting people to Indian Hills is the presence of wildlife; protecting that wildlife is important in maintaining the natural mountain character of the community. Care must be taken to ensure that wildlife will not be disturbed by human activity. In accordance with County regulations, dogs

should be restrained so as to not threaten wildlife or disturb mountain tranquility. Wildlife needs must be considered in making land use decisions to ensure that important habitat is not destroyed and that human-animal conflicts are minimized. Residents and visitors alike value the opportunity to be with elk, deer, fox, raccoon, coyote, turkey, bear, lion, bobcat, Abert squirrel, chipmunk, rabbit, snakes, and many bird species. Important habitats include meadows, forests, shrub lands, gulches, wetlands, riparian areas, and rock outcroppings.

GOALS

1. Maintain the natural wildlife habitat and corridors to ensure the continued biological and aesthetic value of this resource.
2. Accommodate the needs of wildlife as development occurs.
3. Minimize conflicts between humans and wildlife.
4. Encroachment upon critical wildlife habitat should occur only if the remaining habitat is enhanced so that the gross carrying capacity of the site is maintained or enhanced.

POLICIES

1. Preservation of both public and private open space as wildlife habitat should be encouraged.
- ②. Building sites of 5-10 acres or more should be encouraged to protect wildlife habitat.

③. Needs of wildlife for habitat, food, water, and corridors should be considered when development is planned, consistent with the Mountain Site Design Criteria.

④. Encroachment on wildlife habitat should be minimized; appropriate buffers should be provided between human activity and



Wildlife is a major part of Indian Hills quality of life.

wildlife habitats, and obstacles to animal movement such as roads and fences should be avoided or mitigated.

- ⑤. Corridors between open lands which contain diverse food and cover should be preserved.
- ⑥. Vegetation important to wildlife should be preserved wherever possible; nonnative vegetation which degrades the ecosystem (i.e., Thistle) should be removed.
7. Networks of trails should be encouraged so that people can view wildlife without disturbing their habitat.
- ⑧. Natural springs, wetlands, ponds, gulches, and riparian areas should be preserved and protected as important parts of the wildlife habitat.
9. Snags, downed timber, and shrubs are important for some wildlife; this value should be considered when wildfire prevention measures are addressed.

IMPLEMENTATION

1. The residents should be educated about the dangers posed to wildlife by roaming pets, unsecured trash, unsafe fires, fireworks, and unlawful discharge of firearms.
2. Public and private landowners, with appropriate public agencies, should cooperate in developing a wildlife management plan for the area.
3. The community should explore various ways to inventory the wildlife population and habitat of the Indian Hills area.
4. Signs should be posted on roads to warn of animal crossings.
5. Incentives should be provided to encourage protection of wildlife habitat, consistent with recommendations in the Open Space section of this Plan.

Grey Fox
Credit: Sherry Acree



HAZARDS

The intent of the policies in this section is to identify hazards in the Indian Hills area which should be mitigated or eliminated prior to development and to identify the governmental entities with the authority to safeguard people, property and the environment from injury or damage caused by hazardous

conditions and events which are natural or triggered by human activities.

GOALS

1. Protect life and property from the adverse impacts of natural and manmade hazards.
2. Ensure that land use activities do not aggravate geologic hazards, and ensure that grading and excavation do not accelerate erosion.
3. Ensure that land use activities do not increase the risk of wildfire.
4. Ensure that air and water intended for human consumption meet the applicable federal and state air and water quality standards for radioactivity.
5. Ensure nitrate contamination will not be a hazard to present and future residents. (See the Water and Sanitation section for additional information).

POLICIES

A. Geologic Hazards

1. Development activities should be designed to ensure adequate slope stability, and should result in a natural appearance of the slope which blends in with the surrounding landscape.
2. In an area of either high or moderate slope failure hazard, each site should be reviewed and the appropriate site development and design guidelines followed.
3. Hazards created by development should be evaluated during development review. Such hazards might include the disruption of soil and rocks caused by road cuts or the extension of utility lines, changes in drainage patterns, and soil erosion that results in damage to property lower on a slope. Existing structures and the natural environment should be protected.
4. Drainage on unstable slopes should be designed to improve slope stability.

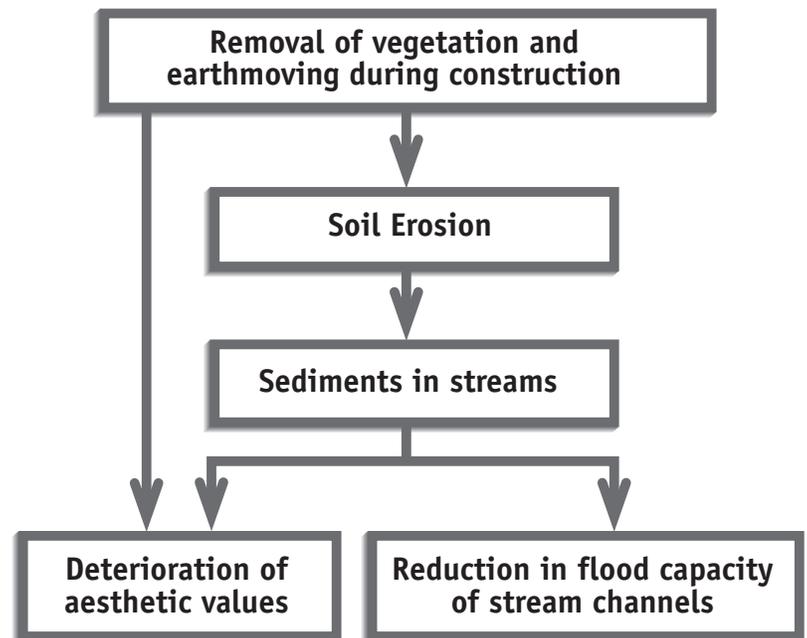
5. Final landforms which result from development activities should be stable and revegetated with native drought-resistant species to control erosion and improve stability.

6. Existing structures in the area around a proposed project should be protected from adverse impacts caused by the project. Existing potential hazards should not be aggravated by development activity. These adverse impacts include, but are not limited to:

- a. Disturbance of existing vegetation, which can lead to accelerated erosion and sedimentation.
- b. Aggravation or acceleration of existing potential hazards.

The removal of vegetation and earthmoving can have immediate effects on water quality and aesthetics.

Source: Indian Hills Environmental Resources Inventory, 1975





Mt. Falcon fire, April 23, 1989. Smoke provides an ominous backdrop for these Indian Hills homes in a photo taken from U.S. 285 near the Indian Hills turnoff. The blaze started in Mt. Falcon Park. No homes were damaged, but the fire burned at least 50 acres.

Credit: Dennis Schroeder, Rocky Mountain News



Russian Knapweed

Credit: CSU Cooperative Extension



Devastation caused by flash flooding in 1969.

Credit: Canyon Courier, May 15, 1969

B. Wildfire Hazards

The threat of wildfire is a constant hazard faced by mountain area residents. As development and related human activity continues to increase in the area, the risk of wildfire will increase. Therefore, it will be important to reduce the risk of wildfire through mitigation, maintenance, education, and by providing adequate access for fire protection equipment and water supplies.

Key to wildfire management are several forest fuel types which warrant special attention. These fuel types may present serious problems for fire protection on any slope. Often, it is not possible for firefighters 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.

1. Accepted methods of forest land management should be used to reduce all severe wildfire hazard areas to a low or moderate rating.
2. Local fire departments should apply reasonable standards in issuing permits for prescribed burning to ensure proper use of fire as a management tool. These standards should apply to all applications, whether public agencies or private individuals.

C. Floodplain Hazards

Construction in or any alteration to a floodplain can cause a potential danger to life, property, and the environment. The Jefferson County Floodplain Overlay District regulates development within the floodplains.

1. All development involving property where the 100-year floodplain exists should comply with the Jefferson County Floodplain Overlay Zone District.

D. Noxious Weeds

1. The County should revise its weed ordinance to

comply with the Colorado Weed Management Act. Control techniques which should be considered are:

- Environmentally sensitive early mowing and grazing.
- Jefferson County should investigate adding Canada Thistle and Musk Thistle to the noxious weed list.

E. Climatic Conditions

1. The amount of overlot grading that occurs at any one time should be minimized to avoid dust pollution.

F. Airport/Heliport/Ultralight Operations

Helicopter activity in the Indian Hills area should be predominately for medical and emergency uses. Most heliport sites have a low frequency of use and impacts are considered more of a nuisance than a hazard. Impacts associated with helicopters and ultralights which land on private property are not always covered by existing federal laws and regulations.

- ①. Proposed airport/heliport/ultralight locations should be reviewed on a site-by-site basis to ensure that noise, lighting, and other undesirable impacts on the surrounding areas are avoided.
- ②. Proposed sites should meet requirements of the appropriate regulatory agencies. Site plan should be reviewed by the Indian Hills Fire District to ensure adequate emergency access in the event of an accident.
- ③. Noise levels from the aircraft should be within the acceptable decibel range set by the State of Colorado, and/or Jefferson County. The stricter standard shall apply.
- ④. Landing approach and takeoff patterns should not endanger people or property.

G. Radiation

While not an extensive problem, there is a concern about the amount of radiation in groundwater, resulting from natural radioactive deposits.

1. Water used for human consumption should not exceed safe levels of radioactive isotopes.

IMPLEMENTATION

1. The 100-year floodplain should be recognized by the County when considering new development in the floodplain.
2. The keeping of livestock should be monitored by residents.
3. The community should produce an information packet, including public education about the dangers of overgrazing.
4. Jefferson County should amend the Zoning Resolution to protect people from the adverse impacts related to aircraft operation on privately held land.

HISTORIC

The uniqueness of today's Indian Hills is very much a product of its past. Without a preservative and custodial approach taken with such uncommon resources and artifacts, the community stands to lose that which is essential to its character. Further emphasizing Indian Hills' significant history, contrib-

uting detail beyond the introduction to this Plan, and as reference material for decision making, a sizable book by Brush and Dittman, "Indian Hills: The Place, The Time, The People" is available. Because of its significance, the history of Indian Hills is an integral part of everyday life in the community and should therefore be incorporated into all aspects of decision making.

GOALS

1. Promote and preserve the history of Indian Hills and all of the local sites, including, but not limited to, archaeological and the built environment, tied to that history. Through the continued preservation of the community's historical significance to the region, the community should promote concern and awareness for its surroundings.

POLICIES

1. The Jefferson County Historical Society and the members of the Indian Hills community should work together to help identify and preserve local sites of historical significance.

2. The preservation of historical sites should be an integral factor in the consideration of future development in Indian Hills.

3. The community center in Indian Hills should be considered a focal point of local historical education as well as a place for community gatherings.

IMPLEMENTATION

1. The community should define and develop a listing of historical sites and their current owner(s).

2. Work together with the Jefferson County Historical Society to identify and register any sites of historical significance in Indian Hills.

3. The community should provide support to the owners of sites with historical significance by providing information on registry, availability of any financial assistance and/or by any other means.

④ Protect the historic Giant Gulch area by providing a buffer zone between Indian Hills and developed property in the Stanley Park and Lone Peak areas. Other historic sites that

should be protected include, but are not limited to, the Parmalee House, the former Trading Post (Ho-Cha-Nee-Stea or Chiefs Inn) and the Indian Hills Community Center.

⑤ The preservation of the Indian Pueblos and the surrounding meadows should be encouraged.

6. Preservation could possibly be accomplished with the aid of the Jefferson County Historical Society, Jefferson County Open Space, State lottery proceeds, the Evergreen Park and Recreation District, the Colorado Historical Society, or the joint ventures of any of the above.



First school in Indian Hills. Circa 1896.

The Na-Te-So Pueblo was built as an attraction for Denver's gentry. The name, Na-Te-So, stems from the names of the three Native American tribes who built the Pueblo in the 1920s, the Navajo, the Tesuque, and the San Ildefonso.

By Permission of Carol Gnad



MOUNTAIN SITE DESIGN CRITERIA

The purpose of these criteria is to assist and encourage landowners and their designers in creating high quality development which respects the environment and to encourage creative and flexible approaches to site design. By using the criteria listed below, it is anticipated that more sensitive develop-

ment will occur. Developers who comply with these criteria should be awarded increased density. The density gained under excellent design can range from the number of units allowed for standard design up to the maximum number of units under excellent design, depending upon the degree of excellence achieved.

The dramatic beauty of the surrounding natural landscape is a major asset in the mountains. Scenic areas of high quality elements of the natural landscape need to be maintained or enhanced, while unattractive areas should be rehabilitated or enhanced. All development should be integrated, through location and design, with the existing natural character. Visual quality of an area is the impression created by the landforms, vegetation, color, adjacent scenery, scarcity of uniqueness, and cultural modifications within the view of a site. Generally, the more visual variety in a landscape, the more aesthetically pleasing. Variety without harmony, however, is unattractive, particularly in terms of alterations (cultural modifications) made without care.

The views seen from major transportation corridors can have a great impact in the mountain areas. The large numbers of viewers make these corridors very important in establishing a positive image to visitors and residents alike.

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

The relationship between vegetation, animals, and human activities needs to be respected and consciously protected. During the initial development, site preparation and construction stages of projects, the potential for adverse impact on plants and changes in unique plant-life and wildlife patterns are most likely to occur. The adverse impacts are often far-reaching and complex.

The varying characteristics of individual sites will determine which of the following criteria may be applicable. In some cases, all of the criteria may be applicable, while in others only some may apply.

KEY ELEMENTS

A. Views

1. Maximize views of significant features on and off site as amenities of site design.

2. **Structures should be placed to avoid obscuring significant public views.**

B. Treeless Areas

1. **Naturally occurring wet meadows are scarce and should not be disturbed**

2. In areas where very little natural buffering occurs, e.g., treeless clearings, place site development into the

Early rodeo days in Indian Hills. Circa 1925.

By Permission of Carol Gnadt



vegetation along the edge of the open area. Encroachment into open areas or clearings at the edges may occur only if additional features are provided, i.e., vegetation which enhances the existing buffering.

C. Ridgelines

Buildings or other structures should be located to avoid a dominant silhouette on the top of the ridge. The ridgeline silhouette should be composed predominantly of trees and landforms.

D. Site Features

1. Maintain site features in their natural state or enhance all significant features on a site:

a. **Maintain and/or enhance streams and wetlands.**

b. Maintain and/or enhance other significant features, e.g., ponds, major rock outcroppings and unique vegetation.

SITE IMPROVEMENTS

Manmade features should not be the dominant features in the landscape, but should blend with the surrounding environment. Cultural modifications should be integrated into the landscape to minimize visual scars and erosion and to create an impression that the new use “belongs” on the site.

A. Buffering Development

1. Soften or interrupt views from off-site to developed areas onsite, e.g., buildings, parking areas, roads, by the use of landforms, rocks, or vegetation.

B. Transition Between Uses

1. Between two adjacent areas of different uses, provide a clear transition from one use to the other, and provide a buffer between incompatible uses if appropriate.

2. Where two projects of the same use abut, use similar density or intensity at the common edges or other mitigating techniques.

C. Landscaping/Open Space

1. Landscape projects sufficiently to enhance the aesthetics and functional qualities of the site and project.

2. **Maximize the use of existing vegetation and natural land forms wherever possible.**

3. Introduced landscaping should consist primarily of native or naturalized materials, placed in groups that emulate the natural environment. Select and group plants to minimize consumption of irrigation water.

D. Grading and Erosion Control

1. Design site development to minimize disturbances (cut, fill, tree clearing) caused by the introduction of roads, buildings, and other structures.

2. **Revegetate or enhance all earth disturbances regardless of magnitude (e.g., road cuts, building cuts, graded areas) with staining and/or planting with native or naturalized materials within one growing season.**

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

4. Retain drainage ways and storm water detention areas in their natural state, or emulate the natural environment, whenever possible.

STRUCTURE DESIGN & PLACEMENT

The relationship between structures and the surrounding landscape is extremely important. This relationship can be defined in terms of scale, form, massing, orientation, and materials.

The perceived mass structures and their overall form should convey a small town village image that provides visual variety and a welcome to the passers-by.

Building materials should reflect the character and image of the community as well, emphasizing natural looking materials.

The placement of structures should not be dictated by roads and parking, which can create a “strip” development pattern, but by landforms and vegetation, views, and implementation of the village concept (see diagram, page 13).

Historic sites and structures should be protected and preserved. Development around such sites should adhere to the character of the historic element.

Roofs and other architectural components should blend with the landscape.

Service and accessory uses are often afterthoughts in a project. Because these elements are especially



1950's firemen in front of fire department building still used today.

Photo by Rod Strandell

Revegetation could reduce the visual impacts associated with road cuts.





The Indian Hills Community Center began as a one room school in 1923 and was later used as the fire hall.

By Permission of Indian Hills Improvement Association

important to pedestrian views, they need similar architectural treatment to the primary structure.

A. Building Orientation

1. Orient buildings for maximum solar exposure and to capitalize on primary views.
2. Group and design buildings to ensure privacy among units.

B. Architecture/Scale/Massing

1. Design and site buildings to:
 - a. Be in proportion to the size of the lot, to the surrounding landform and vegetation, to existing buildings and to the intended user, rather than appearing monumental in scale.
 - b. Be placed sensitively within a site, rather than to dominate or overpower a site. Integrate buildings into the site through the use landscaping, earthwork, or natural materials.**
 - c. Utilize an architectural design emphasizing natural materials, light, shadow, depth, and texture in all exterior building surfaces. Vary facades and roofs to minimize large expanses of flat planes.

Chiefs Inn, Trading Post. Circa 1920.

By Permission of Carol Gnadt



d. Minimize exposed building foundations. Screen all mechanical equipment including rooftop, with materials similar to or compatible with the building facade.

e. Within a project, incorporate a unified scheme for buildings, design, style, and complementary materials.

f. Work with the topography, vegetation and views.

C. Historical Recognition

1. New development should complement the historical and unique character of the area. Design new development to harmonize with and complement the character of the area in mass, scale, design and materials.

INFRASTRUCTURE IMPROVEMENTS

Infrastructure improvements should not detract from the careful planning efforts taken elsewhere on the site for the primary uses.

A. Utilities

1. **Install utilities in a manner that will minimize visible structures, power poles, overhead powerlines, tree removal, and other site disturbances. Landscape materials should blend with existing natural materials.**

B. Circulation Systems

1. **Construct and locate roads in a manner that will blend with the topography and minimize visual disruption of the landscape.**
2. Coordinate circulation to allow access among projects, and to limit the number of access points to collector and higher volume roads.
3. **Design circulation systems to minimize non-neighborhood vehicular trips in residential areas.**

C. Parking Lots

1. Buffer parking lots with landforms, vegetation or buildings.
2. Design parking lots to work with the terrain, minimizing grading, hillside excavation and/or fill
3. **Limit large, uninterrupted expanses of parking areas by incorporating landscaping and utilizing building placement, landform, or other techniques.**

D. Trails

1. Provide pedestrian trails to connect residential areas to adjacent commercial and open space uses. Provide connections within and between commercial and residential projects.

ACCESSORY USES

Accessory uses should not detract from the valuable visual attributes of the area.

A. Lighting/Glare

1. Light sites only to provide safety and security, and to highlight architectural and landscape features. Eliminate unnecessary lighting and the spread of light/glare off site.

B. Signs

1. ***Design signs to be of a scale and character that are compatible with the development and surrounding environment, emphasizing natural materials.***

2. Use only wall mounted, under canopy, or monument style signs. Integrate monument signs into the landscape with vegetation, or into the architecture of the buildings.

C. Fences and Walls

1. Avoid perimeter fences except as needed for livestock.

2. Use privacy (opaque) fences only to provide private areas immediately around buildings or for noise attenuation.

3. Use fences and walls constructed with natural materials, e.g., wood or stone.

D. Exterior Storage

1. ***Screen exterior storage, loading, and service areas from public view.***

E. Accessory Facilities

1. Screen satellite dishes from off-site view, or select design and color that will blend with the surrounding environment.

2. Screen propane tanks and trash containers from adjacent off-site views.

WILDLIFE ACCOMMODATION

1. Encroach upon critical wildlife habitat only if the remaining habitat is enhanced so that the gross carrying capacity of the site is maintained or enhanced.

2. Maintain wildlife movement corridors in a size, location, and character that will encourage their continued use.

3. ***Preserve or enhance ecosystems adjacent to or within streams, wetlands, bodies of water, and other riparian habitats.***



Foss Chapel



Early picture of "Bona Vista".
By Permission of Carol Gnadt

NONRESIDENTIAL

A. Nonresidential Style Development

Nonresidential style development within view from public places and more heavily populated residential areas should have a higher level of compliance with these criteria except when the development is screened from view.

1. ***All "bold and italicized" criterion in the Mountain Site Design Criteria should be applied to non-residential site design.***

2. Nonresidential developments should emphasize clusters of smaller buildings or be designed to have that appearance.

3. ***Avoid developments that are strictly road-oriented, strip-style design.***

4. Provide pedestrian amenities such as plazas and street furniture.

5. Provide a buffer to adjacent residential development of sufficient design to ensure sensory impacts do not exceed residential levels. The size and density of the buffer can vary depending on the quality of the site design, based on the design's ability to mitigate sensory impacts, i.e., higher quality site design can earn a reduction in the size and density of the buffer.

6. Use pitched roofs or a design solution that prevents the appearance of large areas of flat roofs.

GLOSSARY

Critical: The use of the word critical in this Plan does not connote regulatory category as it does when used by agencies responsible for wildlife populations.

Decibel: A unit for expressing the relative intensity of sounds on a scale from zero for the average least perceptible sound, to about 130 for the average pain level.

Floodplain Hazards: Floodplains are the area covered by water when a flood occurs. Usually, the floodplain is considered to be the land that would be inundated by a 100-year storm, hence the term 100-year floodplain. A 100-year floodplain is an area which has a 1 percent chance of being flooded every year.

Geologic Hazards: The natural and man-made conditions which threaten public health, safety, or property such as landslide, rockfall, mudflow, creep and Slope Failure Complex.

- **Landslide:** A mass movement where there is a distinct surface rupture or zone of weakness which separates the slide material from more stable underlying material.
- **Rockfall:** Rapid freefalling, bounding, sliding, or rolling of large masses of rock or individual rocks.
- **Slope Failure Complex:** A geologic hazard which means a combination of one or more of the following geologic hazards: landslide, rockfall, mudflow, creep.
- **Subsidence:** The surface collapse of ground over underground mines. Areas of previous mining often contain hazardous conditions such as steep or vertical rock faces of dangerous heights, open or poorly sealed passageways into areas of previous underground activities, or underground rooms or passageways which constitute a potential location for subsidence. This condition can be very hazardous to public safety and structures built in subsidence-prone areas.

Historic Sites: The location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural or archaeological value. (National Register Bulletin 16)

Landscaping: Anything done external to or outside of a building.

Planned Development: A Jefferson County zone district. The purpose of the Planned Development (PD) zone is to provide a means for the achievement of public and private goals not otherwise provided for or inadequately represented in the Zoning Resolution, while ensuring that the intent of the Resolution is fulfilled.

These goals are:

1. Promote the efficient and innovative use of land and public services.
2. Achieve compatibility and preclude land use conflicts through innovative or comprehensive design.
3. Promote integrated building groups or use complexes with continuity of design and development and to promote housing of diverse types.
4. Provide necessary commercial, recreational, educational and employment facilities conveniently located to housing.
5. Conserve and promote the efficient use of common open space.
6. Encourage preservation of a site's natural characteristics and ecological functions by providing a procedure to relate type, design and layout of development to that particular site.

In pursuit of this purpose, the PD zone is a comprehensive procedure which grants applicants significant flexibility and discretion, but also requires that significant additional documentation be submitted. The reason for this documentation is to enable public review to assess effectively the ability of a proposal's design to fulfill the intent of the traditional Zoning Resolution and achieve these public goals.

Prescriptive Rights: Roads over private land are declared to be a public highway when they have been used adversely, i.e., by the public, without interruption or objection on the part of the owners of such lands for twenty consecutive years. (Colorado State Statute: Transportation, Part 2, 43-2-201, County and Other Public Highways)

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

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

Strip Development: The characteristics of strip development are:

1. Building placement and design which cuts off both physical and visual access between projects;
2. An absence of coordination with adjacent projects;
3. Lack of direct vehicular and pedestrian access between onsite parking and adjacent existing and future parking areas greater than 10 spaces in size;
4. Lack of common facilities between projects, both parking and major circulation;
5. Absence of compatible site and building design which exhibits a coordinated pattern or theme;
6. Lack of coordinated landscaping and drainage plans;
7. Lack of setbacks, building shapes, forms, and heights;
8. Absence of cohesive, easily understood sign systems which foster integration through size, number and treatment;
9. Multiple curb cuts and access points; and
10. Structures and parking areas that are not buffered from roads to minimize visual impact.

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

- **Low:** A wildfire in these areas can be controlled by available fire fighting personnel and equipment. Little to no property damage is expected, and there is not a threat to human life. They are typified by light fuel loads on slopes less than 30%.
- **Moderate:** A wildfire in these areas can be difficult to control by available fire fighting personnel and equipment. There is the potential for destruction of property, and human life is threatened. They are typified by moderate fuel loads on slopes less than 30%.
- **High:** A wildfire in these areas is generally uncontrollable by available fire fighting equipment and personnel. Protection of property or lives cannot be provided. They are typified by heavy fuel loads, or areas with moderate or heavy fuel loads on steep slopes, greater than 30%, or the presence of special terrain conditions mentioned above.

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

APPENDIX

FIREARM RESTRICTIONS

Pertinent portions taken from: *Colorado Revised Statutes, Government-County, Article 15, Regulation Under Police Power, Part 3: Unincorporated Areas-Discharge of Firearms Prohibited and Resolutions; Board of County Commissioners; Jefferson County, Colorado. Journal of the Commissioners of Jefferson County, Colorado, May 31, 1966.*

30-15-301. Definition. As used in this part 3, unless the context otherwise requires: (1) "Firearm" or "firearms" means any pistol, revolver, rifle, or other weapon of any description from which any shot, projectile, or bullet may be discharged.

Source: L.66.p.4. § 1; C.R.S. 1963, § 36-32-1

30-15-302. Board of county commissioners to designate area.

(1) The board of county commissioners of any county in this state may designate, by resolution, areas in the unincorporated territory of such county in which it is unlawful for any person to discharge any firearms, except a duly authorized law enforcement officer acting in the line of duty, but nothing in this subsection (1) shall prevent the discharge of any firearm in shooting galleries or in any private grounds or residence under circumstances when such firearm can be discharged in such a manner as not to endanger persons or property and also in such a manner as to prevent the projectile from any such firearm from traversing any grounds or space outside the limits of such shooting gallery, grounds, or residence.

(2) No area shall be so designated under authority of subsection (1) of this section unless it has an average population density of not less than one hundred persons per square mile in the area designated, and, before making any such designation, the board of county commissioners shall hold a public hearing thereon at which any interested person shall have an opportunity to be heard. The provisions of article 3 of title 33, C.R.S., concerning the state's liability for damages done to property by wild animals protected by the game laws of the state shall not apply to any area designated by a board of county commissioners under authority of this part 3.

(3) Nothing in this section shall be construed to restrict or otherwise affect any person's constitutional right to bear arms or his right to the defense of his person, his family, or his property.

Source: L.66.p.4. § 1; C.R.S. 1963, § 36-22-2

30-15-303. Violation - penalty. Any person violating any provision of this part 3 is guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than one hundred dollars.

Source: L.66.p.4. § 1; C.R.S. 1963, § 36-22-3

30-15-304. Jurisdiction - enforcement. County courts, in their respective counties, have jurisdiction in prosecutions of violations of this part 3. It is the duty of the sheriff and his undersheriffs and deputies, in their respective counties, to enforce the provisions of this part 3.

Source: L.66.p.4. § 1; C.R.S. 1963, § 36-22-4

Resolutions; Board of County Commissioners; Jefferson County, Colorado. Journal of the Commissioners of Jefferson County, Colorado, May 31, 1966.

Resolution 1966A-October 24, 1966 (in part)

"2. That the areas in the unincorporated territory of Jefferson County in which it shall be unlawful to discharge any firearms except as permitted by C.R.S., 1963, as amended, 36-22-2, are as follow:

All of Township 4 South, Range 69 West of the 6th P.M.; Sections 13 through 36, inclusive of Township 3 South, Range 69 West of the 6th P.M.; Sections 13, 14, 15, 16, 21, 22, 23, 24, 25, 26, 27, 28, 33, 34, 35 and 36 of Township 3 South, Range 70 West; Sections 1 through 18, inclusive, and Sections 22, 23, 24, 25, 26, 27, 34, 35 and 36 of Township 4 South, Range 70 West of the 6th P.M.; Sections 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16 and 17 of Township 4 South, Range 71 West of the 6th P.M.; and Section 10 of Township 5 South, Range 71 West of the 6th P.M., all in Jefferson County Colorado, excepting, however, all of the above described land located within the boundaries of all incorporated cities or towns."

Journal of the Commissioners of Jefferson County, Colorado, January 17, 1967 (#388) (in part)

"NOW, THEREFORE, BE IT RESOLVED that the resolution adopted by the Board October 24, 1966, entitled "Firearms Regulations", be and hereby is amended to include Tract 5, known as the Indian Hills Area, said Tract 5 being described as follows:

Sections 6, 7, 8, 16, 17, and 18, all in Township 5 South, Range 70 West, Jefferson County, Colorado, EXCEPT any portion thereof which may be within the boundaries of any incorporated city or town."

Journal of the Commissioners of Jefferson County, Colorado, October 21, 1968 (in part)

"2. That the areas in the unincorporated territory of Jefferson County, Colorado, in which it shall be unlawful to discharge any firearms, except as permitted by Colorado Revised Statutes, 1963, as amended, 36-22-2, is as follows:

Tract 5 (Indian Hills)

Sections 6, 7, 8, 16, 17, and 18, all in Township 5 South, Range 70 West, Jefferson County, Colorado"

DEMOGRAPHICS

INDIAN HILLS DEMOGRAPHICS

| | Area 1 | Area 2 | Area 3 | Sub-Total | Adjustment for Block Deletions | Final Total |
|--------------------------------------|--------|--------|--------|-----------|--------------------------------|-------------|
| Total Population of Plan Area | 898 | 946 | 604 | 2448 | <880> | 1568 |
| Sex | | | | | | |
| Male | 456 | 490 | 292 | 1238 | <445> | 793 |
| Female | 442 | 456 | 312 | 1210 | <435> | 775 |
| Age | | | | | | |
| Under 5 years | 63 | 53 | 32 | 148 | <52> | 96 |
| 5 to 17 years | 164 | 180 | 113 | 457 | <165> | 292 |
| 18 to 20 years | 24 | 30 | 17 | 71 | <26> | 45 |
| 21 to 24 years | 24 | 25 | 14 | 63 | <23> | 40 |
| 25 to 44 years | 389 | 359 | 235 | 983 | <354> | 629 |
| 45 to 54 years | 104 | 152 | 98 | 354 | <127> | 227 |
| 55 to 59 years | 40 | 57 | 29 | 126 | <45> | 81 |
| 60 to 64 years | 34 | 42 | 27 | 103 | <37> | 66 |
| 65 to 74 years | 40 | 36 | 19 | 95 | <34> | 61 |
| 75 to 84 years | 8 | 9 | 12 | 29 | <10> | 19 |
| 85 years and over | 8 | 3 | 8 | 19 | <7> | 12 |
| Median age | 35.2 | 37.6 | 37 | 36.6 | | 36.6 |
| Under 18 years | 227 | 233 | 145 | 605 | <224> | 381 |
| Percent of total population | 25.3 | 24.6 | 24 | 24.6 | | 24.6 |
| 65 years and older | 56 | 48 | 39 | 143 | <37> | 106 |
| Percent of total population | 6.2 | 5.1 | 6.5 | 5.9 | | 5.9 |
| Households by Type | | | | | | |
| Total Households | 345 | 349 | 237 | 931 | <476> | 596 |
| Family Households (families) | 248 | 281 | 182 | 711 | <256> | 455 |
| Married-couple families | 210 | 261 | 158 | 629 | <227> | 402 |
| Percent of total households | 60.9 | 74.8 | 66.7 | 67.5 | | 67.5 |
| Other family, male householder | 17 | 11 | 11 | 39 | <14> | 25 |
| Other family, female householder | 21 | 9 | 13 | 43 | <15> | 28 |
| Non-Family Households | 97 | 68 | 55 | 220 | <79> | 141 |
| Percent of total households | 28.1 | 19.5 | 23.2 | 23.6 | | 23.6 |
| Householder Living Alone | 64 | 47 | 37 | 148 | <57> | 91 |
| Householder 65 Years and Older | 10 | 7 | 6 | 23 | <8> | 15 |
| Persons Living in Households | 898 | 946 | 604 | 2448 | <880> | 1568 |
| Persons per Household | 2.60 | 2.7 | 2.5 | 2.62 | | 2.60 |
| Race & Hispanic Origin | | | | | | |
| White | 876 | 922 | 592 | 2390 | <858> | 1532 |
| Black | 2 | 0.0 | 5 | 7 | <2> | 5 |
| Percent of Total Population | 0.2 | 0.0 | 0.1 | 0.3 | | 0.3 |
| American Indian, Eskimo, or Aleut | 9 | 6 | 4 | 19 | <6> | 13 |
| Percent of Total Population | 1 | 0.6 | 0.7 | 0.77 | | 0.77 |
| Asian or Pacific Islander | 4 | 2 | 2 | 8 | <4> | 4 |
| Percent of Total Population | 0.4 | 0.2 | 0.3 | 0.3 | | 0.3 |
| Other Race | 7 | 16 | 1 | 24 | <9> | 15 |
| Hispanic Origin (of any race) | 28 | 22 | 19 | 69 | <32> | 37 |
| Percent of Total Population | 3.1 | 2.8 | 3.1 | 2.8 | | 2.8 |

These numbers are taken from the 1990 Census and based on boundaries established as the Indian Hills Community Plan area.

Note: Some subtotals/totals don't reconcile due to rounding and specific block deletions that could not be directly assimilated. Derived percentages were used in these cases.

Source: Gary Jenrette, Indian Hills Advisory Group

JEFFERSON COUNTY MOUNTAIN POPULATION

| Census Tract Number | U.S. Census 1980 Population | U.S. Census 1990 Population | DRCOG Estimate 1996 Population |
|----------------------------------|-----------------------------|-----------------------------|--------------------------------|
| (North Mountains) 98.08 | 3,133 | 3,667 | 4,508 |
| (Evergreen) 98.09 | 5,231 | 7,023 | 9,152 |
| (Central Mountains) 98.10 | 5,971 | 8,830 | 10,546 |
| (Evergreen) 120.08 | 5,265 | 6,428 | 8,097 |
| (Conifer/285) 120.20 | 4,473 | 6,764 | 9,255 |
| (Conifer/285) 120.21 | 3,399 | 4,660 | 6,648 |
| (Evergreen) 120.26 | 2,470 | 3,103 | 3,609 |
| (South Central Mountains) 120.27 | 2,848 | 2,753 | 3,081 |
| TOTAL by Census Tract* | 32,790 | 43,228 | 54,896 |

| Study Area | U.S. Census 1980 Population | U.S. Census 1990 Population | DRCOG Estimate 1996 Population |
|----------------------------|-----------------------------|-----------------------------|--------------------------------|
| North Mountains | 3,133 | 3,667 | 4,508 |
| Evergreen | 12,503 | 17,157 | 21,702 |
| Central Mountains | 5,231 | 7,023 | 9,152 |
| Conifer/285 | 9,738 | 13,192 | 17,352 |
| South Central Mountains | 2,470 | 3,103 | 3,609 |
| TOTAL by Study Area | 33,075 | 44,142 | 56,323 |

*By census tracts that closely match study areas as defined in the Mountain Community Profile Report published in 1993 by the Jefferson County Planning and Zoning Department.

Sources: U. S. Census; Denver Regional Council of Governments (DRCOG)

Note: The data contained in this table are organized by Census Tract boundaries. Census Tract boundaries are distinct from other boundaries used by DRCOG to present data. Therefore, the data contained in this table may not be comparable with other DRCOG data because of the possibility of varying boundary definitions.

SURVEY RESULTS

Surveys done in 1974 and again in 1996 exhibit concerns by the Indian Hills citizens that are strikingly similar, even though they are separated by over 20 years.

INDIAN HILLS 1974

| Identified Community Problems | Points Allocated by Citizens | Percentage of Total Points Allocated |
|--|------------------------------|--------------------------------------|
| Unrestricted growth and development | 5300 | 14.64 |
| Water (general) | 4120 | 11.38 |
| Water quantity | 4040 | 11.16 |
| Sanitation or sewage | 3910 | 10.80 |
| Animal control | 3300 | 9.11 |
| No enforcement of existing laws and regulations | 2770 | 7.65 |
| Zoning | 2595 | 7.16 |
| Year-round water system needed | 1320 | 3.64 |
| Water quality | 1240 | 3.42 |
| Trash clean-up | 1030 | 2.84 |
| Beetle control | 850 | 2.34 |
| Comprehensive/ Master Plan needed | 830 | 2.29 |
| Apathetic citizens and lack of environmental concern | 730 | 2.01 |
| Sanitation system | 680 | 1.87 |
| Preservation of open space | 570 | 1.57 |
| Retaining present quality of life | 540 | 1.49 |
| Bridge too narrow | 460 | 1.27 |
| Snowplowing | 350 | 0.96 |
| Insufficient recreation facilities | 320 | 0.88 |
| Vandalism | 300 | 0.82 |
| Other (7 items less than 225 points, each) | 940 | 2.59 |

| Identified Community Goals | Percentage of Individuals Supporting Goals |
|---|--|
| Improve water conditions | 28.61 |
| Controlled growth and planned development | 20.91 |
| Improve sanitation conditions | 17.53 |
| Zoning | 8.92 |
| Animal control | 5.53 |
| Laws and regulations enforced | 4.92 |
| Improve community inter-relationships | 4.00 |
| Control bark beetle | 2.46 |
| Preservation of open space | 2.46 |
| Miscellaneous | 4.61 |

Source: Indian Hills Environmental Resource Inventory, 1975

INDIAN HILLS 1996

| Identified Community Issues/Problems | Rank of Issues/Problems | Percentage in Favor of Addressing Issues/Problems |
|--------------------------------------|-------------------------|---|
| Water quality & quantity | 1 | 72% |
| Unrestricted growth & development | 2 | 77% |
| Sewage/Sanitation | 3 | 63% |
| Zoning | 4 | 54% |
| Roads | 5 | 51% |
| Parks & Open Space | 6 | 48% |
| Aesthetics | 7 | 37% |
| Soil | 8 | 17% |
| Incorporation | 9 | 15% |

| Demographics of Those Surveyed | |
|--|------|
| Gender | |
| Male | 56% |
| Female | 44% |
| Ages* | |
| 26-40 years of age | 30% |
| 41-55 years of age | 48% |
| 56+ years of age | 23% |
| Ownership | |
| Owned homes | 92% |
| Rented homes | 8% |
| Average Years Lived in Indian Hills | 15.2 |

*Note: Age percentages don't total 100% due to rounding.

WATER & SANITATION

DAILY WATER USAGE ESTIMATES

Residential Use

Typical single-family-detached residence occupancy

3.5 persons per dwelling X 75 gal. per person per day = 262.5 gal. per day

Commercial Use

| | Gallons | Unit of Measure |
|--------------------------------|---------|-------------------------------|
| Barber & beauty shops | 100 | gallons/chair/day |
| Dental offices | 50 | gallons/nonwet chair/day |
| Factories & plants | 20 | gallons/employee/8-hour shift |
| Factories & plants (w/showers) | 35 | gallons/employee/8-hour shift |
| Kennels | 30 | gallons/run/day |
| Laundries, self service | 400 | gallons/washer/day |
| Offices | 15 | gallons/employee/8-hour shift |

Not specific to Indian Hills area

Source: Jefferson County Individual Sewage Disposal System Regulations

ISDS PROHIBITION AREA

Individual Sewage Disposal Systems Regulations: Taken in total from *Findings of Fact and Resolution* dated August 17, 1979 and signed by the Jefferson County Board of Health sitting at that time and its subsequent addendum dated May 30, 1980 and signed by Julia H. Schott, Sanitarian, and Dennis B. Murano, Supervisor.

"Pursuant to the provisions of Colorado Revised Statute, 1973, 25-10-110 and Section 3.21 of the Jefferson County Health Department's Individual Sewage Disposal Systems Regulations, the Jefferson County Board of Health conducted a public hearing on June 4, 1979, and at 4:30 o'clock p.m. to consider the prohibition of the issuance of individual sewage disposal permits in the following real property, situate in the County of Jefferson, State of Colorado, to wit:

(legal description)

1. Block 1 lots 2-18; Block 2 lots 1-23; Block 3 lots 1-49; Block 4 lots 1-33, lots 43-87, lots 109-135, lots 151-163; Block 5 lots 1-48; Block 6 lots 1-78; Block 7 all lots; Block 8 lots 1-15; Block 9 lots 1-25; Block 10 lots 1-19; Block 11 lots 1-14; Block 12 lots 1-11, Indian Hills Filing #1.

2. Block 1 lots 1-49; Block 5 lots 1-4; Block 8 lots 18-35; Block 10 lots 2-6; Block 11 lots 32, 34, 36 and 37; Block 13 all lots, Indian Hills Filing #2.

3. Blocks 1-9 total, Indian Hills Filing #3.

4. Block 1 lots 1-22; Block 2 lots 1-51; Block 3 lots 1-7, 20-22; Block 8 lots 1-83; Block 9 lots 1-30; Block 10 lots 1-98; Block 11 lots 18-52; Block 12 lots 20-54; Block 14 lots 19-24, 52-56, 76-81, Indian Hills Filing #4.

5. Block 1 lots 1-15; Block 6 lots 1-7 (deleted, see amendment); Block 7 lots 1-34; Block 8 lots 36-150; Block 9 lots 1-90; Block 10 lots 1-43; Block 11 lots 1-25; Block 12 lots 1-39; Block 14 lots 31, 33, 35, 37, 39, 41, 43, 45, 47, 49; Block 15 lots 14-23; Block 18 lots 1-14; Block 20 lots 38-67; Block 23 lots 1-6, 46-52; Block 25 lots 1-3, 13; Block 26 lots 25-29, Indian Hills Filing #5.

6. Alpine Village - Lots 8801, 8803, 8805, 9420, 9430, 9440, 9450, 9501-9527, 9529-9537, 9539, 9541, 9543-9547, 9601-9610, 9709, 9711-9716, 9720, 9721; Track J, K, L, M lots 9702, 9704, 9706, 9708, 9710.

Based upon the statements of witnesses and evidence presented at such meeting, and upon motion duly made, seconded and carried, the Jefferson County Board of Health at its regular meeting which occurred on July 20, 1979, adopted the following findings of fact:

1. That proper notice of the June 4, 1979 special meeting of the Board of Health was given to the owners of record of the above described real property.

2. That notice of the June 4, 1979 special meeting was properly published in newspapers of general circulation in the County of Jefferson, State of Colorado, at least 10 days prior to said meeting.

3. That the real property described is subdivided for a density of more than one dwelling unit per acre.

4. That certain portions of the above described property contain a density of more than one dwelling unit per acre.

5. That the geological condition of the real property above described is typified by:

A) steep slopes

B) poor soil conditions

C) centralized down slope drainage

D) the presence of the Floyd Hill fault

E) high levels of rock fracturing in the bedrock

6. The Board of Health takes administrative Notice of the Federal Safe Water Drinking Act (Public Law 93-523), the regulations implementing said Act (40 C.I.R. 141), and the Primary Drinking Water Regulations for the State of Colorado adopted by the State Board of Health, effective December 15, 1977.

7. That these acts and regulations above referenced provide in part that the maximum contaminant level for Nitrate in public water systems shall be 10 milligrams per liter.

8. That the presence of Nitrates in ground water is an indicator of the presence of sewage.

9. That the staff of the Environmental Health Division of the Jefferson County Health Department has conducted an ongoing well sampling program in the Indian Hills area from 1970 to date.

10. That a total of 140 wells have been sampled in this program. Nitrate levels in the samples range from:

Public Water System Wells

15 mg/1 (#6) high

4.6 mg/1 (#1) low

Private Wells

40 mg/1 - Alpine Village area

2.6 mg/1 - 5th Filing area

% of Breakdown of Samples = Out of 75 Wells

0-1 mg/1 = 9 wells = 12%

1-5 mg/1 = 30 wells = 40%

5-10 mg/1 = 25 wells = 33.3%

>10 mg/1 = 11 wells = 14.6%

11. That the presence of Nitrates in drinking water at these levels can cause cyanosis in infants and methemoglobinemia.

12. The construction and use of additional individual sewage disposal systems in the real property above described will constitute a hazard to the public health.

These being the findings of fact adopted by the Board of Health, the following resolution was upon motion duly made, seconded and carried, unanimously adopted by the Board of Health:

'Resolved, that there be a prohibition on the issuance of individual sewage disposal system permits for building sites situate on the real property above described; and

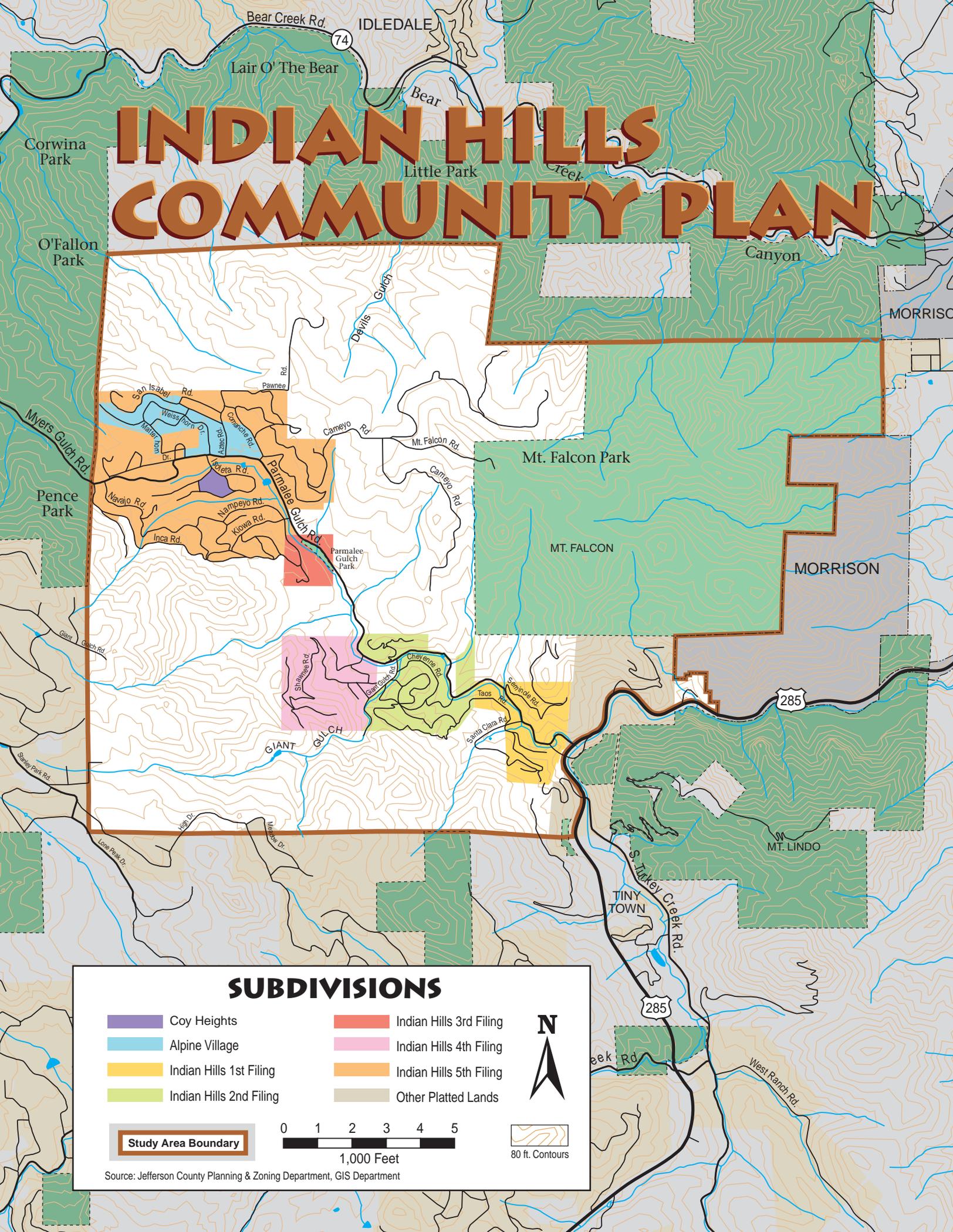
Further Resolved, that in order to minimize the impact of further development on the contaminated areas of Indian Hills, the Board determines that due to adverse geologic and topographic conditions and the existing high potential for contamination, the existing lot size requirements for areas up slope of the real property above described in Indian Hills be increased, that individual sewage disposal system permits in those areas be restricted to systems that will potentially not release Nitrates into the environment, and that permit applications for individual sewage disposal systems in those areas be presented to the Board for review."

Addendum:

"The following is an amendment to the Findings of Fact and Resolution, Indian Hills individual sewage disposal system prohibition, as approved and signed by the Board of Health on August 17, 1979.

The real property identified as Filing 5, Block 6, Lots 1-7 should not have been included in the area of prohibition and shall be deleted."

INDIAN HILLS COMMUNITY PLAN



SUBDIVISIONS

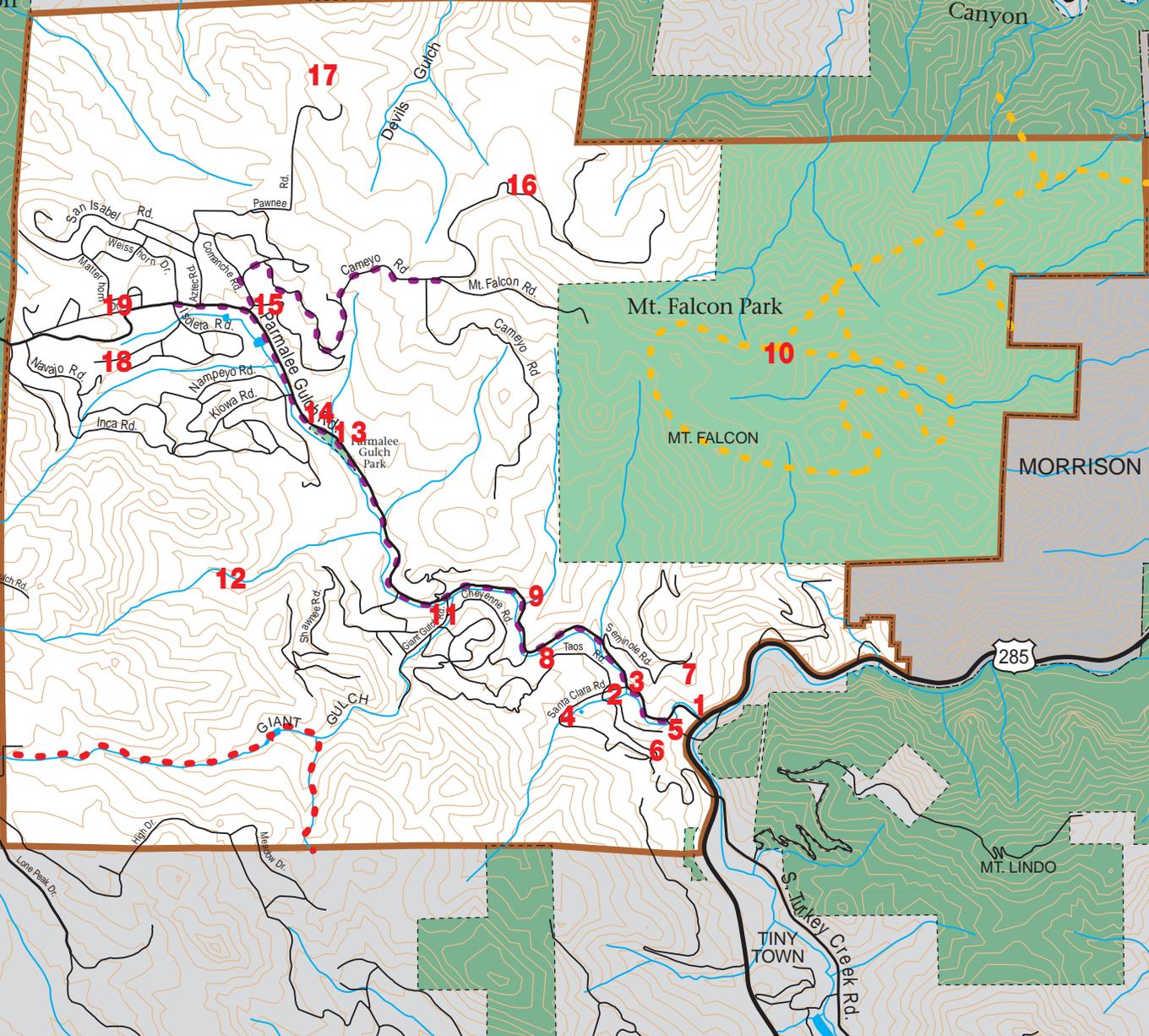
- | | |
|---|---|
|  Coy Heights |  Indian Hills 3rd Filing |
|  Alpine Village |  Indian Hills 4th Filing |
|  Indian Hills 1st Filing |  Indian Hills 5th Filing |
|  Indian Hills 2nd Filing |  Other Platted Lands |

Study Area Boundary



Source: Jefferson County Planning & Zoning Department, GIS Department

INDIAN HILLS COMMUNITY PLAN



TRAILS & HISTORY

HISTORIC PLACES

- | | |
|----------------------------------|---|
| 1 Indian Head Sign | 11 Tennbrook Lodge (Tennant) |
| 2 Parmalee (Marsh) House | 12 Shadow Wild (Shermack) |
| 3 Chief's Inn Trading Post | 13 Wheel Inn (Trading Post) |
| 4 Geneva Glen Camp | 14 St. Anne's of the Hills Camp |
| 5 Bona Vista | 15 Point of Rocks (Mountain View) |
| 6 Indian House | 16 Falcon Wing Press |
| 7 Octagon House | 17 Foss Park Chapel |
| 8 Community Center | 18 NaTeSa Pueblo |
| 9 Stone Crest (Messiah Mountain) | 19 Monte Del Ouray Artist Colony (Casa Del Sol, Valhalla, Artist Adobe) |
| 10 Mt. Falcon - Walker Ruins | |

TRAILS

-  Existing Trails
-  Proposed Trails from plan
-  Historic Indian-Stagecoach Trail



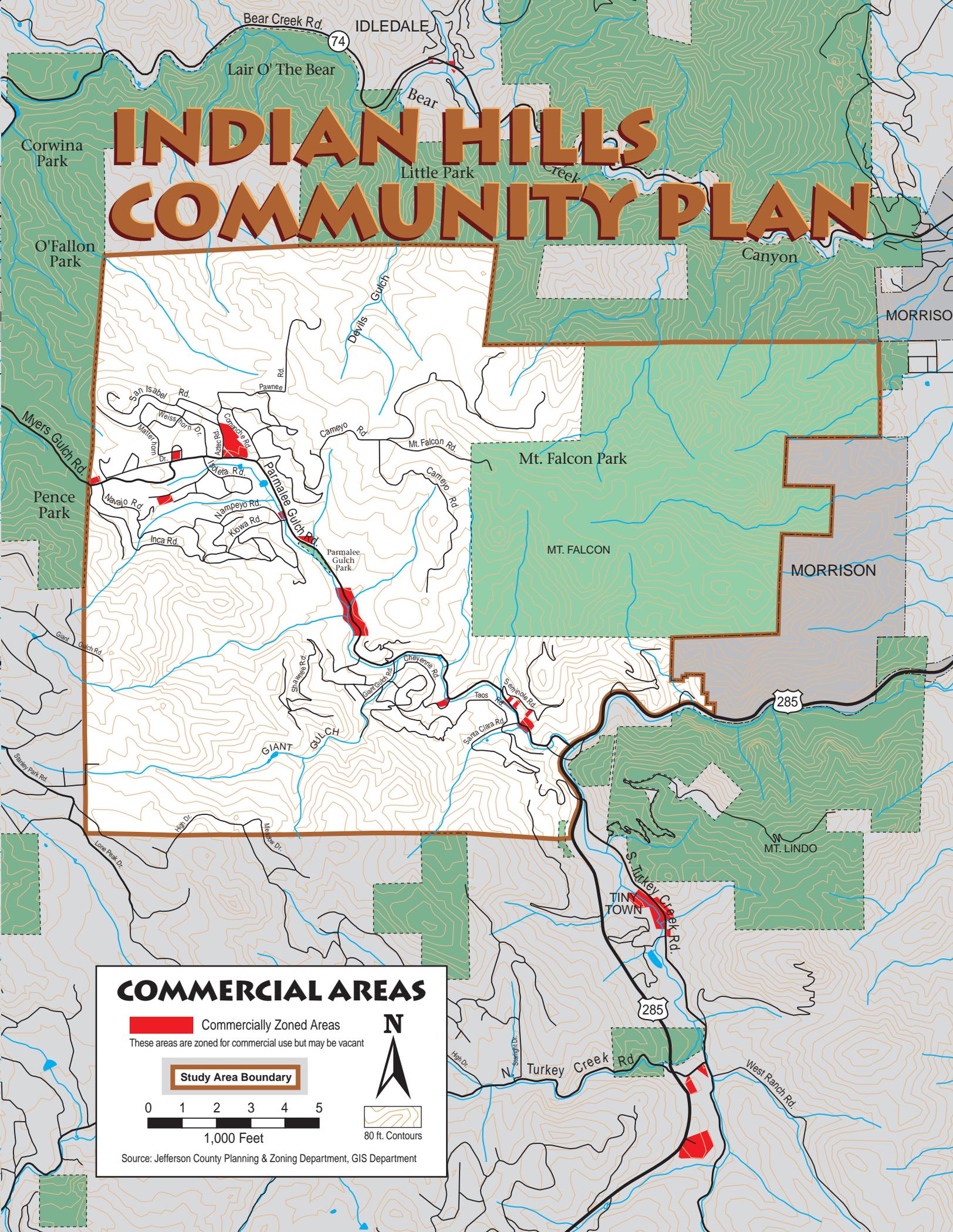
80 ft. Contours



Study Area Boundary



INDIAN HILLS COMMUNITY PLAN



COMMERCIAL AREAS

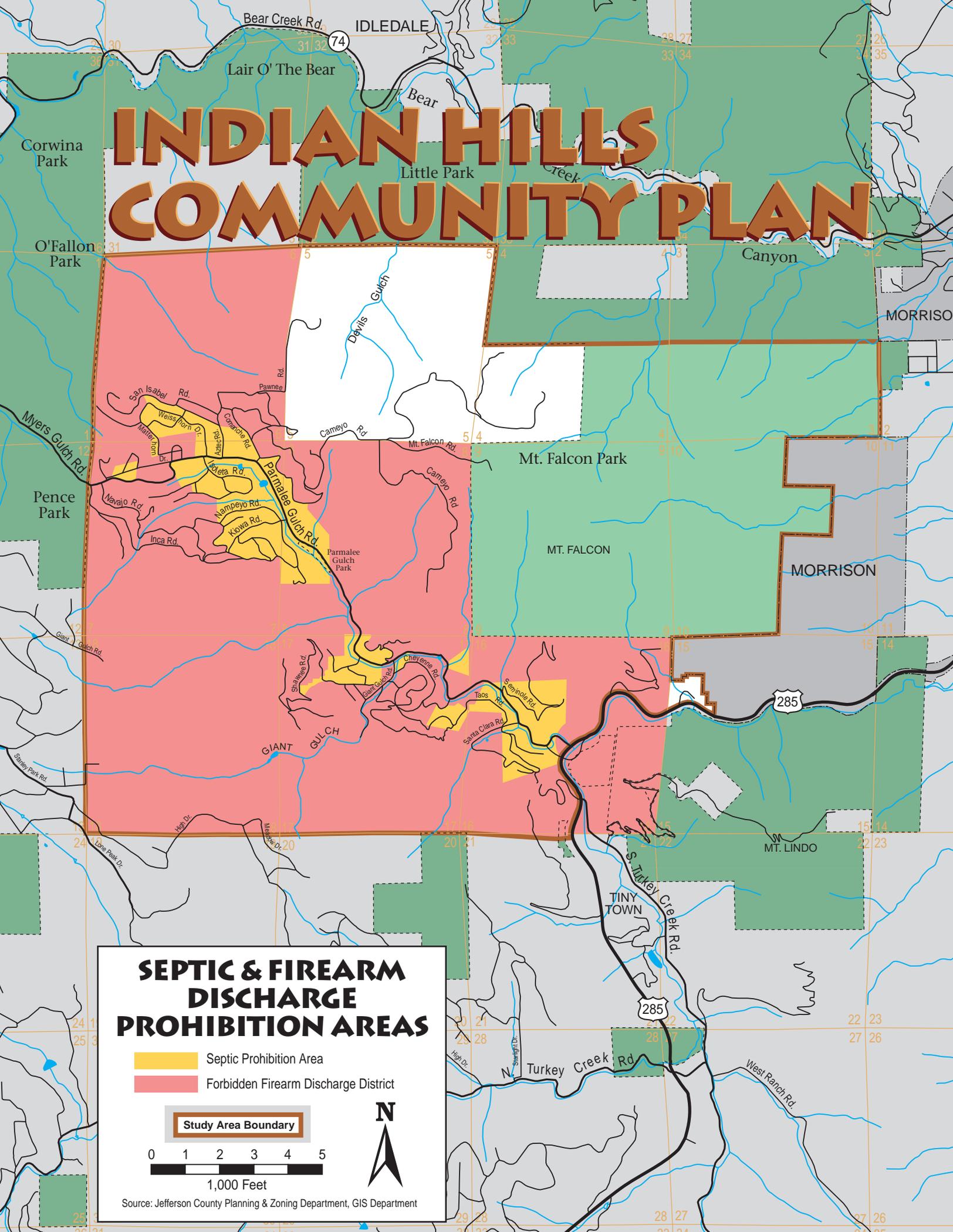
 Commercially Zoned Areas
 These areas are zoned for commercial use but may be vacant

 Study Area Boundary



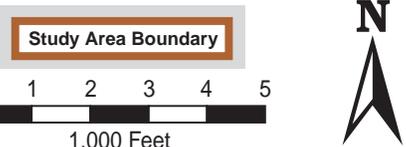
Source: Jefferson County Planning & Zoning Department, GIS Department

INDIAN HILLS COMMUNITY PLAN



SEPTIC & FIREARM DISCHARGE PROHIBITION AREAS

- Septic Prohibition Area
- Forbidden Firearm Discharge District



Source: Jefferson County Planning & Zoning Department, GIS Department

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO
RESOLUTION

IN THE MATTER OF:

CP97-2, Adoption of the Updated Indian Hills Community Plan

The Jefferson County Planning Commission hereby APPROVES the adoption of the Indian Hills Community Plan.

Commissioner ROUSSELOT seconded the adoption of the foregoing Resolution. The Resolution was adopted by unanimous vote of the Planning Commission of the County of Jefferson, State of Colorado.

I, LISA J. VERNON, Executive Secretary of the Jefferson County Planning Commission do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, on December 3, 1997.

Lisa J. Vernon

Lisa J. Vernon,
Executive Secretary



INDIAN HILLS COMMUNITY PLAN

IN RELATIONSHIP TO OTHER COMMUNITY PLANS, JEFFERSON COUNTY AND IT'S NEIGHBORING COUNTIES