

## Comments on Proposed Land Uses for the North Mountains Area Plan as of July 24, 2013

Source of Comment	Comment	Staff Response
<b>General</b>		
Plan Jeffco	<p>Plan Jeffco agrees with many of the proposed revisions to the North Mountains Community Plan Update. However, Plan Jeffco also objects to certain of the proposed revisions. This includes the addition of any commercial activities with the exceptions of the Coal Creek Canyon Center and cottage industry and home occupations. Higher housing densities are not appropriate for any of the area covered by the North Mountains Community Plan. In fact, additional areas should be identified for potential downzoning to one dwelling unit per 35 acres, as previously done for a large block of the area covered by the Golden Gate Canyon Land Use Area. The reasons for not allowing increased densities are numerous and compelling. They include inadequate water resources, eminent danger of catastrophic fire, impairment of visual resources, adverse impacts to both wildlife and critical biological resources, disregard of the values contained in the Ralston Creek and Clear Creek Heritage Conservation Area acquisition projects and lack of adequate road capacity.</p>	<p>Thank you for your comments. Issues include:</p> <ul style="list-style-type: none"> <li>- Commercial activities along Golden Gate Canyon Road</li> <li>- Housing Densities</li> </ul> <p>See below for detailed responses, as more detail was given later in the letter.</p>
Plan Jeffco	<p>Housing densities should be maintained at their present density or reduced, not increased. Downzoning is appropriate in many instances. Due to many factors, this area lacks the capacity for additional housing densities.</p>	<p>In most areas housing densities are recommended at or below the densities currently allowed by zoning. There are only two areas (north of Golden Gate Canyon Road near the Gilpin County boundary and South of Camp Eden Road near the Gilpin</p>

		County Boundary) were the density recommended increased beyond what is allowed by zoning. This was based on physical constraints and surrounding densities. No areas are recommended for densities over 1 dwelling unit (du)/5 acres.
Plan Jeffco	The water necessary for additional development, let alone current needs, appears to be at great risk. Weather data collections and future projections indicate the water available for domestic use is lessening. The summers are getting hotter and the period of time in snow cover is in a state of decline. This results in less water available for domestic purposes. Yes, a monsoon season still exists and may be increasing, but with increased temperatures and longer drying-out periods, all of this leads to a “flashier” water resource with less water available for domestic uses. As a barometer of the changes occurring, for the first time in memory, last year’s hay crop was a complete failure.	The County recently revised their Mountain Ground Water Overlay District regulations. With these revisions, a water availability analysis will be completed by staff with rezoning applications that are served by a private water supply well. The analysis is to determine if there is sufficient water in the basin where the development is proposed based on existing and proposed conditions. In addition, an applicant may be required to complete an aquifer test if the proposed water requirement is high enough to exceed the threshold. The threshold for completing an aquifer test at the time of rezoning is 0.28 acre-feet per acre per year.
Plan Jeffco	This area is subject to the risk of a catastrophic wildfire. Local resources to fight these fires are minimal. With the exception of some wildfire mitigation done by the county at White Ranch and some sporadic wildfire mitigation done by private parties, fuel loads are at record highs. The Wildfire Hazard Maps indicate that many areas are already classified as either a moderate or high wildfire hazard. The western portions of the area covered by the community plan are covered by a dense lodgepole pine	Most areas with Severe Wildfire Hazards are shown with lower densities of 1 du/ 10 acres or lower. There were some areas where there were in Severe Wildfire Hazard areas, but did not contain steep slopes. In these areas staff was recommending a density of 1 du/5 acres if a Forest Management Plan was completed at the time of rezoning and it was determined

	<p>forest, much of which was created by large wildfires approximately 150 years ago. With the exception of some small lightning-strike fires, a larger fire approximately forty years ago and last year's ominous pre-greenup fire, this area is overdue for a major burn. The initial fire attack personnel are from volunteer fire departments, which generally means an acute lack of firefighter personnel for immediate response to wildfire threats. In short, fire safety and property loss considerations require housing densities to be maintained at the present density and reduced where possible.</p>	<p>that the severe wildfire hazard could be mitigated. However, based on further evaluation of the steeply sloping areas, these areas have been reduced in size. Additionally, staff has reviewed the local fire protection district's Community Wildfire Protection plans and has added many policies regarding wildfire mitigation to the Plan.</p>
<p>Plan Jeffco</p>	<p>Increased housing density threatens wildlife and significant biological resources. This includes Jefferson County's planned acquisition of the lands designated in the Clear Creek Heritage Conservation Area (5,610 acres) and the Ralston Creek Heritage Conservation Area (5,236 acres). Increased density also threatens the areas identified in the Survey of Critical Biological Resources, Jefferson County, Colorado (2010-2011). The potential conservation areas include the Middle Ralston Creek (1,646 acres-very high biodiversity significance), Ralston Creek Uplands (4,950 acres-high biodiversity significance), Upper Coal Creek Canyon (1,079 acres-high biodiversity significance), Indian Gulch (2,025 acres-high biodiversity significance), Mount Tom (2,852 acres-high biodiversity significance) and Centennial Cone (8,068 acres-high biodiversity significance). Finally, the designated critical habitat for the Prebles Meadow Jumping Mouse along Ralston Creek is located approximately in the center of the North Mountains Community Plan Area. Additional development in this general area would adversely affect</p>	<p>Critical wildlife habitats, including those included in the Survey of Critical Biological Resources, were reviewed with the creation of the land use maps. All areas with critical wildlife habitats are recommended for a density of 1 du/10 acres or lower.</p>

	this state-and federally designated threatened species.	
Plan Jeffco	Transportation needs are serviced by good but winding roads that due to physical constraints are generally not subject to upgrade. At times, traffic is already a safety issue. With the increased population of the Denver area, general usage will increase whether or not additional dwellings are built. Various platted subdivisions are not fully built out and after this occurs will add to road usage. Thus, anticipated road use, with little room for improvements, means that current housing densities are already high and certainly should not be increased.	The Transportation and Engineering Division created Volume and Capacity Ratio maps. A volume to capacity ratio measures the amount of traffic on a give roadway relative to the amount of traffic the roadway was designed to accommodate. Based on these maps in 2012 and predicted capacity in 2035. Based on this analysis Coal Creek Canyon Road, Twin Spruce Road, Golden Gate Canyon Road, Crawford Gulch Road and Robinson Hill Road all have and will continue to have low congestion into 2035. US Hwy 6 will have heavy congestion levels in 2035, but that is not due to residential growth planned for this area.
Plan Jeffco	<p><b>Land Use Recommendations-General Policies</b></p> <p>Please see above, generally concerning need to maintain the status quo and preferably to reduce housing density. Agree that no transfers of density should be allowed from areas inside the geologic hazard overlay zone district or from the flood plain overlay zone district adopted by the county. As concerns wildfire hazards, please see above. Agree that moderate wildfire hazards should be mitigated, but also believe that high wildfire hazard areas should also be mitigated to the extent possible.</p>	<p>See response above regarding housing densities.</p> <p>Our maps do not have a high wildfire hazard category. The categories are severe, severe-brush, medium and low, which is why high wildfire hazard areas are not discussed in the policies. Additional wildfire policies are proposed to be added to this Plan.</p>
Plan Jeffco	<p><b>Mixed Use and Non-residential Uses</b></p> <p>With the exception of the Coal Creek Canyon Center, these uses conflict with the desire to maintain this area as</p>	See responses under the Golden Gate Canyon Center, Guy Hill Center, and Crawford Gulch/White Ranch Area Center.

	a rural mountain area. Thus, they should be denied.	
Plan Jeffco	<p><b>Cottage Industry, Home Occupations, Churches, Schools, Bed and Breakfasts and Group Homes</b></p> <p>Both cottage industry and home occupations may be appropriate uses in the North Mountains Community Plan. However, it should be subject to review to ensure that the rural character is not impaired. Additional churches, schools, bed and breakfasts and group homes should not be allowed in the North Mountains Community Plan Area. Any additions to this category are incompatible with maintaining this area’s rural character.</p>	<p>Please see the updated criteria for “Other Potential Uses Within Residential Areas”. Staff disagrees that additional churches, schools, and bed and breakfasts should not be allowed. These uses may be appropriate if the scale is compatible with other surrounding uses. Group Homes have been removed from the list and would be evaluated on a case-by-case basis.</p>
Plan Jeffco	<p><b>Resort Development</b></p> <p>Resort development should not be allowed in the North Mountains Community Plan Area. Such development would adversely impact the area’s rural character, with increased traffic and negative impacts to the water resources, visual resources and wildlife resources of the area.</p>	<p>The resort development definition and criteria has changed from the original plan, please see the updated language in “Other Potential Uses within Residential Areas”. Resort developments would not be resorts like Keystone or Vail, but resorts such as camps, campgrounds, or dude ranches. These types of resort developments could be compatible with the rural character of the area and may even help to preserve the openness of some areas, rather than have them develop with residences.</p>
Plan Jeffco	<p><b>Coal Creek Canyon Land Use and Golden Gate Canyon Land Use Maps</b></p> <p>Both maps contain numerous errors and need to be redone. They do not reflect various acquisitions by Jefferson County Open Space or various conservation easements sprinkled throughout both of these areas and</p>	<p>Staff has gotten updated information regarding open space acquisitions and has updated these maps. Conservation easements are being shown in the 1 du/35 acre category.</p>

	<p>held by either Jefferson County or conservation trusts. Obviously, these conservation easements will directly control the level of development on the lands covered by the easements.</p> <p>As concerns lands acquired by Jefferson County Open Space or donated to Colorado State Parks, you should revise the maps in Sections 26, 27, 28 and 35, in T. 2 S., R. 71 W. Conservation easements are located in Sections 8, 9, 10, 13, 18, 19, 21, 22 and 24, in T. 2 S., R. 71 W., Sections 2, 11 and 30 in T. 3 S., R. 71 W., and Sections 5, 8 and 30, in T. 3 S., R. 70 W. There may be other conservation easements about which we don't know.</p>	
Plan Jeffco	<p>The remainder of the maps found in the North Mountains Community Plan Area needs to be updated. The North Mountains Community Plan should be congruent with the Jefferson County Open Space Master Plan. As noted at the kick-off meetings, wildlife is of high value to many residents in this area and more needs to be done to protect key wildlife habitats. Greater efforts should be made to ensure that all of the critical biological resource areas are protected to the extent possible with lower housing densities. The visual resource maps currently found in the North Mountains Community Plan need to be greatly expanded. This should include Ralston Creek, along with much greater mountaintop protection. Last, and previously mentioned, the information contained in the recent Survey of Critical Biological Resources should be used throughout the North Mountains Community Plan.</p>	<p>No areas of critical wildlife habitat are recommended for density increased beyond existing zoning and some areas are recommended for reduced density.</p>

DS, Citizen	The Seaver family property at 29438 La Joya del Monte Drive should be shown as very low density residential.	This property will be shown as 1 du/35 acres
LZ, Citizen	<p>I attended the meeting for planning and zoning at the Golden Gate Grange. You did a very nice job of presenting the county's position. I wish to express my thanks and let you know that I am in total agreement. It takes people not buildings to make a community center. Right now, we have a fine team headed by Jayne Reusch who have worked so very hard to involve, entertain and educate our community. Things may have been different had the population of the area been more dense. I do not believe the area could support more or larger centers.</p> <p>In addition we built here because of the serenity of the area; knowing we need to plan and purchase supplies and services while we are in "town". i.e. Golden. I would really hate to see commercial businesses in the canyon.</p> <p>Thank you for your time, I did sign up for email information while at the meeting. Again my appreciation of your efforts on behalf of this community.</p>	Thank you. Staff is proposing elimination of two of the commercial centers in the Golden Gate Canyon Area. The third area has been reduced in size from what was designated in the original plan.
MLR, Representing a Property Owner	In the Land Use Recommendations, can you please add a reference to the Statue regarding Commercial Mineral Deposits? Currently, in item 9, you reference the fact that there are good quality sand, gravel and quarry aggregates in this area, which is very helpful. Following is language that should be added: The Board of County Commissioners shall not permit the use of any area known to contain a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit, as required in the Colorado	<p>Staff has created a Mineral Resources map and is proposing that it and the following policy be added to the Comprehensive Master Plan.</p> <p>“In cases where commercial mineral deposits exist, state statute restricts land uses (CRS 34-1-305). The Mineral Resources map and the Mineral Extraction Policy Plan specifically address good quality sand, gravel and quarry aggregate resources.</p>

	<p>Revised Statutes, section 34-1-305.</p> <p>I think that including the reference to the statute and adding the above sentence after the first sentence in item 9 is very important. Let me know if you have any questions.</p>	<p>These documents should be evaluated for mineral resources at the time of rezoning. If good quality mineral resources are found, the applicant should be made aware of the statute and possible restrictions.”</p>
State Land Board	<p>I received a forward of your email from Chris Smith regarding the North Mountains Community Plan update and zoning of the 640-acre parcel we own off Hwy 72. You are correct that because of our mission, we would always prefer a higher zoning designation than "open space," and we would never want it to appear that this is a public benefit parcel. That being said, this property is held in our Stewardship Trust, which is a special designation given for natural values. That means that we would always need to be sensitive to the area and the surrounding uses.</p>	<p>Staff has changed the recommendation in this area to 1 du/35 acres due to the Stewardship Trust.</p>
PN, Citizen	<p>First, we would like to thank you for the time and concern you and your staff have put into the revisions to the North County Plan.</p> <p>We have been traveling and were unable to attend the most recent presentation at the Golden Gate Grange. Now home, with better computer access we were able to review some of the maps and we have some concerns. At first glance we saw some sizeable errors.</p> <p>On the map entitled “Zoning” there is an A2 label sitting on a parcel so small that it literally cannot be seen. It is circled on the scan of the attached map. It might be misconstrued to be labeling the whole A35 area. Why is the property at the corner of Crawford and Belcher</p>	<p>Staff has changed the maps as outlined below.</p> <p>Zoning Map:</p> <p>All of the red lines between the same zone districts are confusing. The map has been simplified, so that the red lines only differentiate between different zone districts. Some of the areas that have red lines around them are special uses. So the owner still has the underlying A-1, A-2 or A-35 zoning, but they have also been granted the ability to do one of the Special Uses listed in that zone district. For example, the</p>

	<p>outlined? That also looks confusing?</p> <p>On the map entitled “Parcel Acreage” there are a number of properties labeled (colored) as “10 but less than 35” that are in fact 35 acre parcels. Attached is a copy showing red dots on the ones we immediately know are incorrect. One of those is actually part of White Ranch Open Space and one is part of the Ramstetter Conservation Easement. There are two in Window Rock marked with Pink Dots that are denoted as less than 10 acres. According to the County Assessor’s records they are more than ten acres. With a little time we know we would probably observe additional discrepancies. We are willing to put the time into checking that data if it would be of help to you. We really do want these maps to be correct so we are very willing to sit down with you at your office at a time most convenient and review our findings.</p> <p>The legend on that same map shows that properties “35 acres and above” are 11%. That is apparently counting the number of parcels in that category. It seems like a more important statistic that should be noted is the percentage of acreage in each category. Just glancing at the map it is clear that 75-80% of the land in North County is the darker color of green, i.e. in parcels 35 acres or more. It would be good to see the percentage of land in each category, also. Both categories could be shown in the legend.</p> <p>The concern we have with the errors and potentially misleading statistics on the “Parcel Acreage” map has to do with developers using those to state a case for “up zoning” particularly in the A35 zone. A case in point is a large parcel of Koch Ranch (about 400 acres) that was</p>	<p>property at the northeast corner of Crawford Gulch and Belcher Hill obtained a Special Use for a public riding academy or stable. Those areas are now shown differently.</p> <p>Zoning labels have been moved off to the side with a line to the zoned area.</p> <p>Parcel Size Map:</p> <p>Staff reviewed our records for all of the parcels that you noted were 35 acres or more. Several will be changing. However, there were a few that the Assessor’s records show as less than 35 acres.</p> <p>Where the same owner owns two parcels that equal 35 acres or more, we did not change the coloring to show the area as 35 acres because the Assessor’s records show that there are two parcels. They have not been merged through Planning &amp; Zoning, so technically, they are parcels less than 35 acre. You are correct that the zoning would not allow them to build on less than 35 acres, but this map shows parcel acreages as they exist, it does not show buildable lots.</p> <p>There were also a few parcels that the Assessor’s records show as less than 35 acres. If there is additional information, like a survey, that shows different we would be</p>
--	---	--

	<p>purchased a few years ago by a group of developers from Texas (El Dorado) who immediately attempted to change the zoning to much smaller parcels. At this point there is no movement on that development apparently for financial reasons. It is our understanding that they have sold about one hundred acres to an adjacent landowner. They are currently saying that they are keeping the land for “other uses” but clearly, if they saw an opening to readdress the zoning, they would. We are concerned that rezoning of that nature would most likely start to unravel the positive changes brought about by A35.</p> <p>We understand that others are concerned that some of the more recent park and open space acquisitions and conservation easements are not reflected on the maps. Please take the time to have those changes made and have someone outside review of them before publication of the plan.</p> <p>Heather, again, thank you for bringing community in on this process. Since it will probably be another twenty years before this is updated again, we would like to be sure that the information is as accurate as possible. Please advise if you think it would be worthwhile to spend an hour with you to go through this. We certainly have a keen interest in doing so.</p>	<p>happy to re-evaluate these parcels.</p> <p>One of the properties is owned by open space and is shown as open space on the Golden Gate Canyon land use recommendations map. However, it is a separate parcel, so it would be inaccurate to show it combined with the other open space parcels on this map.</p> <p>The map now contains a table showing the percentage of land area for each category.</p> <p>Open Space information:</p> <p>We recently got updated information on the properties owned by Jefferson County as open space, and have updated the Land Use Maps and the Open Space and Trails map.</p> <p>Staff has been made aware of more information about conservation easements held by land trusts and has updated the Land Use Maps to show these areas within the 1 du/35 acres recommendation.</p>
JN and PN, Citizen	<p>We woke this morning before dawn to find elk bedded down across the hillside in front of our house. We spend the next hour watching the herd of well over a hundred elk rise to meet the sun breaking across the snow covered hillside. It is on mornings like this that we are so grateful for the neighbors who were willing to give up the financial</p>	<p>Two of the three commercial centers in the existing plan for the Golden Gate Area are proposed for elimination, in part due to the A-35 downzoning. The third center has been reduced in size.</p>

	<p>potential of selling off chunks of their properties to save a breathtaking area from more urban sprawl.</p> <p>There has been a history in this area of families who loved the land so much that they gifted the land to start parks and open space and to set aside their land in conservation easements. Charlie Ramstetter once said, "I figured I can sell the land and leave my kids a pile of money or I can leave them a beautiful piece of land. They can make a pile of money, but they cannot make a beautiful piece of land."</p> <p>It was those neighbors and more that you met at your initial meeting at the Grange last September who made it very clear that they respected the land and clearly did not want the encroachment of any commercial development.</p> <p>Since the designation of A-35 we have watched the hoped of that plan come to fruition. There has been some residential development but for the most part those homes are well off the road and tucked into the terrain. The rural atmosphere has remained and the wildlife has flourished. Every year we see an increase in numbers and variety of wildlife. Twenty years ago it was rare to see a mountain lion, bear, turkey, fox or bobcat. Now there are regular sightings. In fact, the last lion we saw was crossing Golden Gate Canyon Road to climb the hillside next to the trailer on the property that is now being considered for commercial development. That is not the first time we have seen lions, fox and deer crossing there. Increased activity in that area would certainly impede that wildlife corridor.</p>	<p>Areas that are shown in reports as being critical or rare wildlife habitat areas are recommended for no increase or a decrease in density from what is allowed by zoning.</p> <p>Land use maps have been revised to show additional areas at 1 du/35 acres.</p>
--	---	--

	<p>Traffic has increased primarily to parks and open space in the area. People driving to those parks are more in need of a break from town than they are for a convenience store along the way. There are days when we end up behind some car oozing along looking at every view and stopping dead at the sight of a deer. It is on those days that we have learned to say to ourselves how grateful we are to live in a place that others come just to get a break.</p> <p>It is with that in mind that we ask your office to take into consideration the gift the people in this area have given Jefferson County in requesting the “down zoning” of almost 9200 acres of their own properties to save the natural rural mountain atmosphere. It is with that in mind that we ask you to move with restraints when laying out the template for the revised North County Plan. Certainly the changes A35 has made in restraining the development of the area would bring into question the need for any commercial entities within the Golden Gate Canyon Area. We do not see any advantage to the community. We would only see it as a blemish on a land we love.</p>	
Gilpin County	<p>Improvement to roadways should be addressed so as to improve and protect the health, welfare &amp; safety of the public. Improvements would include straightening roadways and adding cycling lanes. The primary roadway importance will increase in the future due to additional usage caused during cycling events (one planned for this summer), Eldora’s Ski Resort expansion (900 acres into Gilpin and Boulder Co.) and as the primary escape routes (hwy 72, hwy 46 &amp; hwy 6) for Gilpin and canyon residents during a wildfire or other disaster. The western half of</p>	<p>In 2012, Jefferson County completed a Bicycle Plan. This plan calls for a paved shoulder to accommodate bicyclists along both Golden Gate Canyon and Coal Creek Canyon Roads.</p> <p>Golden Gate Canyon and Coal Creek Canyon Roads were evaluated when the Transportation and Engineering Division created Volume and Capacity Ratio maps. A volume to capacity ratio measures the</p>

	<p>Gilpin is lacking a viable route out of the county which puts increased demands on these routes.</p> <p>Additionally, retreats were mentioned in the plan as they related to gaming in Gilpin, but I am finding the larger draw is Eldora and other recreational activities for that use.</p> <p>Lastly, as a former member of Jeffco Historic Commission, I think the sense of place of the canyons is not just the physical/natural beauty, but also its historic improvements. That is a big reason one can differentiate between canyon A and canyon B is what was built there for ranching, mining and transportation prior to the area being used as a commuter haven or retirement enclave. Those same historical structures are part of why people decided to live in the area and are so passionate to protect it.</p>	<p>amount of traffic on a give roadway relative to the amount of traffic the roadway was designed to accommodate. These maps show capacity in 2012 and predicted capacity in 2035. Based on this analysis Coal Creek Canyon Road and Golden Gate Canyon Road have and will continue to have low congestion into 2035.</p> <p>The language regarding destination resorts has been modified and is now geared toward more recreation-type activities. Please see “Other Uses within Residential Areas”.</p> <p>A Historic Resources chapter and map are included in the draft Plan. Please review the information provided there.</p>
Boulder County	<p>To follow-up on the Community Outreach meeting that was scheduled April 30, 2013. Boulder County Land Use appreciated the invitation to attend the community planning meetings and found the information most helpful. Of particular interest to Boulder County Land Use was the Coal Creek Canyon Center. The close proximity of the Coal Creek Canyon Center to the adjacent Coal Creek area in Boulder County to the subdivisions of Crescent Lake Estates, Copperdale Lane, Kuhlmann Heights and other residents around Gross Reservoir area will be an important service corridor for residents which may utilize the services in the Coal Creek Canyon Center.</p> <p>The adjacent areas in Boulder County are generally zoned</p>	<p>Thank you for your comments. After reviewing the community surveys and discussing this area with staff, we have decided to create a new commercial designation of Mountain Scale Neighborhood Commercial, which would allow limited commercial uses in the Coal Creek Canyon Center along with allowances for the existing uses, such as the gas stations and auto repair.</p>

	<p>Forestry which is a low density zoning with few services the next closest business area would be in the Wondervu Townsite. Due to the constraints of many of the canyon areas in the mountains with existing steep slopes and limited areas for commercial, the connection to existing commercial services will benefit the residents in Boulder County that are in close proximity to these services in Jefferson County. Boulder County Land Use appreciates the challenge of balancing the need for local services and the impact of the uses within the constraints of the area available to develop.</p> <p>We realize that as part of the planning process survey information is being obtained from local residents on possible zoning changes for the Coal Creek Canyon Center from the community and on the web site regarding service preferences for this area. Boulder County Land Use certainly see this as an important component in identifying types of services/uses desired by the community that will provide appropriate guidance on the future uses of the area as you explore the options of expanding the commercial area and reviewing the use categories of Limited Commercial and Neighborhood Commercial. Due to the low density of housing in Boulder County that is adjacent to the Coal Creek Canyon Center, we would recommend a less intensive use that would be more compatible to the neighboring areas in Boulder County. However, the options proposed are generally not intensive in nature and whichever is chosen as the Coal Creek Canyon Center is generally compatible to the Comprehensive Plan of Boulder County. We appreciate</p>	
--	--	--

	your time and commitment to this planning effort.	
Land Use meeting attendee	In the draft Land Use Recommendations chapter, Residential Uses, General Policies, #6. Change area in parentheses to read “Recommendations 5 and 6 are based on the premise that the Geologic Hazard Overlay Zone and the Floodplain Overlay Zone District maps adopted by the County currently restrict development. <del>and therefore it is not reasonable to give a development transfer credit.)</del>	While this language may be redundant with what is said in Policies 5 and 6, staff feels it makes the explanation in the parentheses more clear.
SG, Citizen	<p><b>No commercial in GGC</b> - Numerous attendees of the 9/20/2012 meeting made this comment. This is not accurate. There are numerous properties zoned agricultural that actually run large commercial operations and should be zoned either commercial or industrial. Some of the properties have excavation businesses with lots of heavy equipment, high power commercial antenna arrays and repeater stations, kilns and art studios, vehicle repair, thousands of gallons of fuel storage, physical therapy offices and treatments, and probably more uses that I am not aware of. People just do not see these "commercial" properties as they are off the main road and their owners keep their heads low.</p> <p><b>Noise levels</b> - Again seems like a lot of residents think GGC is quiet and it may be at their properties. However this is very dependent on where a property is located. My property on GGC Rd is <u>very</u> noisy and greatly impacted by vehicle exhaust.</p>	<p>Agricultural zoning does allow for some uses that are commercial-type agricultural uses. The Jefferson County Zoning Resolution also allows for small-scale Home Occupation uses.</p> <p>Noise will vary throughout the Plan area depending upon location.</p>

<b>Coal Creek Canyon Center</b>		
Plan Jeffco	This area is already zoned for commercial uses and is used as a mountain community center. Limited additional levels of commercial development might be appropriate. We recommend the adoption of limited commercial with allowance for existing uses.	After reviewing the community survey and discussing this area with staff, we have decided to create a new category of commercial uses for this Center. It is Mountain Scale Neighborhood Commercial, which would allow limited commercial uses in this center along with allowances for the existing uses, such as the gas stations and auto repair.
JW, Citizen	<p>Thank you again for sponsoring, postponing, and having the meeting at the CCCIA hall. We were very impressed with the presentations and can only hope residents take the time to read the handouts because they were very informative.</p> <p>I was delighted to note that "a minimum of 25% open space should be provided". That would be consistent with my desire for a small community park just east of Kwik Mart.</p> <p>In 3. a. rehabilitate the stream corridor - is essential. The creek is in an ancient culvert in the area that would be perfect for park development.</p> <p>I have contacted our Park/Rec. District board members - through an email to Linda Martin - urging them to address the problems of the Coal Creek Canyon Center.</p>	Thank you for noting those items you have found especially important. It is just as important to note the items you find especially important as those you would like changed because if these policies are questioned at hearings, staff can say there was specifically community support for them.
Survey Comment on Coal Creek Canyon question 1	Coal Creek Canyon center should be limited to properties adjacent to SH 72	Staff has decided to include this parcel in the Coal Creek Canyon Center with the

		<p>limitation that there should only be commercial uses on the eastern half of the property and that the rest should either transition to residential uses or be a buffer area.</p> <p>There is also a new policy that discusses how properties in this center should gain access from Hwy 72, not Skyline or Twin Spruce Roads, where feasible.</p>
Survey Comment on Coal Creek Canyon question 1	Maybe front portion only, leave rest for buffer.	Staff has decided to include this parcel in the Coal Creek Canyon Center. See above.
Survey Comment on Coal Creek Canyon question 1	It is a logical piece of property to be included as well as one that has existing access.	Staff has decided to include this parcel in the Coal Creek Canyon Center. See above.
Survey Comment on Coal Creek Canyon question 1	A commercial development on the lower flat part of this parcel would not change the character of the area much (I think a house is there now), but development on the hill would, visually.	Staff has decided to include this parcel in the Coal Creek Canyon Center. See above.
Survey Comment on Coal Creek Canyon question 1	No need for any more commercial property in this mountain community.	Staff has decided to include this parcel in the Coal Creek Canyon Center. See above.
Survey Comment on Coal Creek Canyon question 1	Maintain and enhance streams (Coal Creek) as noted in the Mountain Site Design Criteria. The deciduous/evergreen transition protects the abrupt slope on this site.	Staff has decided to include this parcel in the Coal Creek Canyon Center. See above.
Survey Comment on Coal Creek Canyon question 1	Better access to go west off of Skyline between Sinclair station and Road and Bridge installation. Coal Creek flows through here and use should prepare for future flooding. Minimum space for agriculture. Too steep for residential. Maintain open space.	<p>Staff has decided to include this parcel in the Coal Creek Canyon Center. See above.</p> <p>Staff has also decided access onto Skyline Drive for the center uses should be limited.</p>

Survey Comment on Coal Creek Canyon question 1	The owner should make that decision to approach the county for the change.	Staff has decided to include this parcel in the Coal Creek Canyon Center. See above.
Survey Comment on Coal Creek Canyon question 1	What is the current use and ownership? What do the current land owners think about the proposal?	Staff has written to the landowner, but has not heard from them to date. We will continue to send them information about this Plan update and hope that we hear from them.
Survey Comment on Coal Creek Canyon question 1	Live on Belcher Hill near White Ranch. Up to the locals	Staff has decided to include this parcel in the Coal Creek Canyon Center with the limitation that there should only be commercial uses on the eastern half of the property and that the rest should either transition to residential uses or be a buffer area.
Survey Comment on Coal Creek Canyon question 2	This is "downtown" of Coal Creek.	This area has been added to the Coal Creek Canyon Center.
Survey Comment on Coal Creek Canyon question 2	Could be valid with additional excavating.	This area has been added to the Coal Creek Canyon Center.
Survey Comment on Coal Creek Canyon question 2	Although not much room to build because of a steep hillside it is an appropriate area to be included in the center.	This area has been added to the Coal Creek Canyon Center.
Survey Comment on Coal Creek Canyon question 2	It already is in the center, de facto, with commercial property known as the "Coal Creek Mall".	This area has been added to the Coal Creek Canyon Center.
Survey Comment on Coal Creek Canyon question 2	No need for any more commercial property.	This area has been added to the Coal Creek Canyon Center.
Survey Comment on Coal	The building on this property is immediately below a steep	This area has been added to the Coal Creek

Creek Canyon question 2	unstable slope. It is an "accident waiting to happen". Mitigation efforts need to be promptly addressed. This property is zoned correctly and is part of the Coal Creek Canyon Center.	Canyon Center.
Survey Comment on Coal Creek Canyon question 2	Light commercial is an acceptable zoning	This area has been added to the Coal Creek Canyon Center.
Survey Comment on Coal Creek Canyon question 2	Coal Creek Canyon in that location is rather a mess to my eye. That's what we DON'T want in the other areas being considered for development/commercialization	This area has been added to the Coal Creek Canyon Center.
Survey Comment on Coal Creek Canyon question 2	Already being used for commercial.	This area has been added to the Coal Creek Canyon Center.
Survey Comment on Coal Creek Canyon question 3	Access for Area 3 should be restricted to SH 72. No access should be allowed on Skyline Drive.	Based on the community survey and discussions with staff, this area has been added to the Coal Creek Canyon Center. Additionally, a policy has been added to this center that states, "All properties in this center that front State Highway 72 should gain access from Highway 72, where feasible. Access from Skyline Drive or Twin Spruce Road should be minimized."
Survey Comment on Coal Creek Canyon question 3	It is an aesthetic area and would be nice to be developed with care, not unlimited "sprawl" style. Access problematic.	Based on the community survey and discussions with staff, this area has been added to the Coal Creek Canyon Center. Additionally, a policy has been added to this center that states, "All properties in this center that front State Highway 72 should gain access from Highway 72, where feasible. Access from Skyline Drive or Twin

		Spruce Road should be minimized.”
Survey Comment on Coal Creek Canyon question 3	As with #1, part could be developed with little impact or change on the overall character of the locale.	This area has been added to the Coal Creek Canyon Center. See above.
Survey Comment on Coal Creek Canyon question 3	No need for any more commercial property	This area has been added to the Coal Creek Canyon Center. See above.
Survey Comment on Coal Creek Canyon question 3	Perhaps this area was historically Copperdale Ranch. It should definitely be part of Coal Creek Canyon Center. Coal Creek and the riparian area should conform to the Mountain Site Design Criteria.	This area has been added to the Coal Creek Canyon Center. See above.
Survey Comment on Coal Creek Canyon question 3	Area west of area 3 to Skyline Drive should be zoned "Light Commercial. Storage and filling of propane bottles gives a bad impression of Coal Creek Canyon Center to any one driving up from the plains. This area lends itself to a grass covered park and to maintain the concept of a mountain community. This area contains Coal Creek itself and should be zoned for possible flooding.	The Plan does not rezone any existing uses, so the recommendations in this plan will not cause the propane storage to cease. However, if they wanted to redevelop that property and needed to rezone, this Plan could create a better development.
Survey Comment on Coal Creek Canyon question 3	This has been used as commercial in the past. However the creek area needs to be protected.	Based on the community survey and discussions with staff, this area has been added to the Coal Creek Center. Major drainageways are protected by County regulations.
Survey Comment on Coal Creek Canyon question 3	What do the current land owners think about the proposal?	We have contacted the property owners via mail, but have not heard from them. We will continue to send letters through the rest of the process.

Survey Comment on Coal Creek Canyon question 4	Commercial access should only be allowed from SH 72.	Based on review of the community survey and staff discussions, this area will not be included in the Center.
Survey Comment on Coal Creek Canyon question 4	Would this be a possible location for a fitness center and trails and picnic area? I could change my mind.	Based on review of the community survey and staff discussions, this area will not be included in the Center.
Survey Comment on Coal Creek Canyon question 4	People have moved to the canyon to try and get away from congestion and business noise. Please don't allow this area to be commercialized.	Based on review of the community survey and staff discussions, this area will not be included in the Center.
Survey Comment on Coal Creek Canyon question 4	Although I understand one property owner is not interested in changing from agricultural to commercial, the way described above allowing for commercial along Hwy 72 and residential behind makes sense. Perhaps in the future if commercial needs arose for this area it can be used in such a way. Since the current owner is not interested maybe a change can be made where the next owner is purchasing a property that has part of it zoned commercial.	Based on review of the community survey and staff discussions, this area will not be included in the Center.
Survey Comment on Coal Creek Canyon question 4	It's a pretty parcel as is, and I believe the owners wish to keep it that way.	Based on review of the community survey and staff discussions, this area will not be included in the Center.
Survey Comment on Coal Creek Canyon question 4	I am the property owner of Area 4 on your map. This land is currently used as horse property and has a high-end mountain style home. The history of the Copperdale Ranch stagecoach stop is well known and written in the local history book. The atypical frontage area of willows, marsh, and seasonal creek is a high traffic area for wildlife and migrating birds. There is little (if any) flat, usable space for commercial development because of the creek	Based on review of the community survey and staff discussions, this area will not be included in the Center.

	and marsh area. The access from Hwy 72 would be an extreme hazard from the proximity of the curve. The beauty of this property is that it is NOT in a neighborhood like Crescent Park or Ranch Elsie.	
Survey Comment on Coal Creek Canyon question 4	These two properties are residential and should be rezoned. Any water or sewage problems at these sites, at the nearby mobile home park, or at Carl's Corner should be addressed. Coal Creek and the riparian area maintenance should conform to the Mountain Site Design Criteria. These properties are definitely part of Coal Creek Canyon center.	Based on review of the community survey and staff discussions, this area will not be included in the Center.
Survey Comment on Coal Creek Canyon question 4	Any commercial should be light commercial and only immediately adjacent to Hwy 72, but must not conflict with private residences. This area lends itself to a grass covered park and to maintain the concept of a mountain community This area contains Coal Creek itself and should be zoned for possible flooding.	Based on review of the community survey and staff discussions, this area will not be included in the Center.
Survey Comment on Coal Creek Canyon question 4	Any commercial should be light commercial and only immediately adjacent to Hwy 72, but must not conflict with private residences. This area lends itself to a grass covered park and to maintain the concept of a mountain community This area contains Coal Creek itself and should be zoned for possible flooding.	Based on review of the community survey and staff discussions, this area will not be included in the Center.
Survey Comment on Coal Creek Canyon question 4	Though not commercial uses, these would make a good addition to the center.	Based on review of the community survey and staff discussions, this area will not be included in the Center.
Survey Comment on Coal Creek Canyon question 4	What do the current property owners think about the proposal? What about floodplain and wetland constraints	One property owner has made it clear that they do not wish to be included in the center. We have contacted the other owner

	or impacts?	<p>via mail, but have not heard from them. We will continue to contact them through the rest of the process.</p> <p>There is not a FEMA floodplain on the property; however, major drainageways are protected through County regulations.</p>
Survey Comment on Coal Creek Canyon question 5	Currently many of the existing commercial properties in this area are an "eyesore". If existing uses are allowed to remain, they should be required to improve the buildings and the lots, to current standards. Also the propane storage area between Skyline Drive and SH 72 should be required to be screened, if it cannot be eliminated.	<p>After reviewing the community surveys and discussing this with staff, we have decided to create a new commercial designation of <b>Mountain Scale Neighborhood Commercial</b>. That definition would be: "Commercial uses that are in close proximity to residential uses and limited in height, size and impacts. These types of uses include professional and medical office uses that serve nearby residents, grocery stores up to 10,000 square feet, small restaurants, including specialty restaurants and fast food restaurants without drive-thru, fitness centers, convenience service uses such as beauty salons and cleaners, neighborhood taverns, automobile repair facilities, gas stations and retail businesses that are typically less than 5,000 square feet in size. Restaurants with drive-thru's are discouraged.</p>
Survey Comment on Coal Creek Canyon question 5	Gas stations should definitely stay! Neighborhood commercial is beyond what we would want.	A new commercial designation has been created. See above.
Survey Comment on Coal	Gas station should stay.	A new commercial designation has been

Creek Canyon question 5		created. See above.
Survey Comment on Coal Creek Canyon question 5	This is not a high traffic area. Businesses struggle and close. What is here is sufficient for current canyon population. Where will the water come from?	A new commercial designation has been created. See above.  Water in this area comes from individual wells. Adequate water will need to be determined if a development is proposed.
Survey Comment on Coal Creek Canyon question 5	Limit the size of any business to 5,000 square feet. We don't need large chain stores.	See above for the new Mountain Scale Neighborhood Commercial definition. The size is limited to 5,000 square feet, except that grocery stores could go up to 10,000 square feet.
Survey Comment on Coal Creek Canyon question 5	A bit confusing, but existing businesses should be allowed to continue. This area in general is the most logical area for a center. Hopefully, in the future, there will actually be businesses that want to be here.	See above for the new Mountain Scale Neighborhood Commercial definition.
Survey Comment on Coal Creek Canyon question 5	I don't think the Coal Creek Canyon center could support NC facilities. A small grocery store (less than 5000 sq ft?) - something a bit beyond a convenience store - would be nice, but I suspect it would not fly financially. The two gas stations and auto repair facilities currently here are appreciated, as would similar small shops (plumbing, hardware, ...), if someone were bold enough to try to start one. However, in the past, some such facilities have come and gone, but I would not like to see them zoned out of trying. All possible means should be employed to assure that this limited development is not to the detriment of the "sights and sounds" of the Canyon. Coal Creek has a nice rural and isolated ambience, despite relative proximity to Boulder, Arvada, Golden, etc., due to the 5-	After reviewing the community surveys and discussing this with staff, we have decided to create a new commercial designation of <b>Mountain Scale Neighborhood Commercial</b> . See above for definition.  Lighting standards are given in the Jefferson County Zoning Resolution. Both lighting and noise are addressed in the Comprehensive Master Plan, which discusses minimizing light to protect the night sky and minimizing noise generated from development.

	<p>mile approach though a rather rugged lower canyon. So no big buildings on hillsides (as in Blackhawk) and no noisy facilities. Also, new night lightning should be shielded, minimal street lightning, etc., since the dark night sky here contributes to the Coal Creek ambience, along with the quiet, relative solitude, and visually undeveloped scenery. Thanks for asking!</p>	
<p>Survey Comment on Coal Creek Canyon question 5</p>	<p>Thank you for the great meeting at the CCCIA Hall. I really wish the properties just east of Kwik Mart and between Hwy. 72 and Skyline Dr. had been "Question Areas". Coal Creek runs through there and I've always wanted it to be a village park. It has wonderful riparian, wildlife, and visibility features which meet many of the guidelines in "Mountain Site Design Criteria". It is The Junkyard of Coal Creek Canyon and has been used as such since the 1940s. It is an eyesore that should be our Village Green. It is not suitable for commercial use yet hazardous propane tanks are stored on one property. (Joy Lucisano suggested that the Park and Rec. District of Coal Creek Canyon submit a proposal and I agree. However, the District is focused on the K-8 school area and there are limited funds, and time, to spend on the pent up needs of the community.) Thank you for Listening.</p>	<p>The property referenced was already zoned and used commercially, so seems logical to remain in the Center.</p>
<p>Survey Comment on Coal Creek Canyon question 5</p>	<p>The basic intent should always be to maintain a mountain community. A community park just east of the Kwik Mart is much preferred to gas storage and ugly storage materials. The propane storage and fill facility does not meet the above criteria. Allowances should include existing services of Carl's Corner filling station and repair shop; Kwik Mart grocery store, post office, and filling</p>	<p>The community plan does not change any existing zoning, so the propane storage and fill facility does not need to meet the criteria in the Plan, unless they want to change the zoning on their property. That is when the recommendations in this Plan would come into effect.</p>

	station; and the Coal Creek Auto repair shop. The Road and Bridge facility on the hill between areas 1 and 3 is a major service to the community and should be an approved allowance to a LC rating.	
Survey Comment on Coal Creek Canyon question 5	Whatever is MOST restrictive! No growth/development beyond the mess there.	After reviewing the community surveys and discussing this with staff, we have decided to create a new commercial designation of <b>Mountain Scale Neighborhood Commercial</b> . See above for definition.
<b>Golden Gate Canyon Center</b>		
GR - Citizen	<p>We spoke briefly tonight at the Grange. I needed to reflect on this particular issue before completing the form. Thank you for answering my questions about how you approached the proposed (reconfigured) red line boundaries for a mountain community center designation.</p> <p>I am struggling with the two choices presented. I think there are actually four separable choices that should be offered as follows set forth in <b>black</b> with my answers and rationale for my answers in <b>blue</b>. If you need me to explain further please let me know.</p> <p>1) Should the old boundaries be repealed? Yes or No  Answer: YES Because the old boundary appeared to be a hastily drawn circle around an intersection with the land encompassed being ill-suited for community center use in the first place.</p> <p>2) Should there be a new smaller community center zone as marked in red? Yes or No</p>	<p>Thank you for putting such thought into these questions and clarifying your responses.</p> <p>Staff had a lengthy discussion about this center and came to the conclusion that we did want one mountain center in the Golden Gate Canyon Area to serve the needs of residents and tourists in the canyon. This center includes the Grange, the Road and Bridge shop and a portion of Steve Green's property. It is much more limited in size than the existing center and is located outside of major hazards. The use recommendation is for Limited Commercial which limits the size of retail to 5,000 square feet and does not allow gas stations or automobile repair.</p>

	<p>Answer: No, not as depicted on the proposed maps we saw tonight. The only two uses which are necessary are the County Road/Bridge Facility and the Golden Gate Grange which are grand-fathered into the location and should be demarcated on the smallest footprint possible which is smaller than what is depicted on the maps we saw tonight. The boundaries shown on your maps include the property of Mr. Steve Green which should not be in an area designated as mountain community center nor should any portion of his property re-purposed or rezoned for commercial use.</p> <p>3) If you think that the area should be re-configured to the proposed red zone, do you think that some limited commercial zoning should be permitted to allow small-store development within the proposed red zone shown on the map tonight? Yes or No</p> <p>Answer: No - Because The Grange is situated 4 miles from town where there is a 7-11 convenience store.</p> <p>4) If you think that the area should be reconfigured to the proposed red zone, do you think that zoning in this mountain community center area should allow a gasoline station (pump(s)) to be constructed and operated? Yes or No.</p> <p>Answer: No -Because based on close proximity to town, there is no need for a gasoline station and it could be a fire hazard.</p>	
Plan Jeffco	The existing uses by the county and Golden Gate Grange are appropriate. However, we respectively disagree that any limited commercial uses should be allowed in this	Staff had a lengthy discussion about this center and came to the conclusion that we did want one mountain center in the

	<p>center. It is unnecessary with already existing commercial areas located in close proximity. Limited commercial uses would take from the rural mountain area atmosphere of Golden Gate Canyon and should be denied.</p>	<p>Golden Gate Canyon Area. See above.</p>
<p>PF, Citizen/Grange Member</p>	<p>I am a Golden Gate, Crawford Gulch Resident since 1988 and a Golden, Colorado native. I first knew this canyon fifty years ago when I helped my dad drive cattle to summer pasture in Crawford Gulch. I am a Golden Gate Grange member as well. I have worked on residential land planning for over thirty years and was instrumental in conceiving and passing the A-35 zoning. I am currently planning a mixed-use community in Golden City Limits...where it belongs. Our mountain community should always remain a sparsely populated rural area. Our roads are already at capacity. Our water use is already at capacity. We are already crowding historic elk and deer birthing grounds. We already have a large non-resident traffic problem. Adding commercial to the area would be a disastrous mistake.</p> <p><u>I am opposed to commercial rezoning at the intersection of Golden Gate Canyon and Crawford Gulch.</u> (the old Nair property).</p> <p>Jefferson County Planners came and asked the Golden Gate Community what we want for the New Mountain Plan. By a large majority we responded "NO COMMERCIAL ZONING"..... Please respect our community's opinion...if not, why did you ask?</p> <p>The criteria for making this decision should be the current feedback from the community, the old North Mountain</p>	<p>Thank you for your comments.</p> <p>The update to the Community Plan does not change the zoning on anyone's property. However, it would influence staff's recommendation should someone request a rezoning. Many people share your sentiment that a center is not needed at this location. However, some people have commented in favor of the center and after Staff discussed this area, we decided that we did want one mountain center in the Golden Gate Canyon Area to serve the needs of residents and tourists in the canyon.</p> <p>There is also a rezoning case that is being processed with the County for commercial uses near the Grange building. This is a separate process from the Community Plan update. This rezoning case is subject to recommendations in the existing North Mountains Community Plan, which does show the Mountain Community Center at this intersection.</p> <p>Staff is proposing that two of the other centers in the Golden Gate Canyon area be</p>

	Plan no longer applies...that's why you are updating it.	eliminated.
JH, Citizen/Grange Member	As a Golden Gate Canyon Grange member and Jefferson County resident, I wish to go on record as stating that I strongly oppose any commercial rezoning in Golden Gate Canyon.	<p>The update to the Community Plan does not change the zoning on anyone's property. However, it would influence staff's recommendation should someone request a rezoning. Many people share your sentiment that a center is not needed in Golden Gate Canyon. However, some people have commented in favor of the center and after Staff discussed this area, we decided that we did want one mountain center in the Golden Gate Canyon Area to serve the needs of residents and tourists in the canyon.</p> <p>There is also a rezoning case that is being processed with the County for commercial uses near the Grange building. This is a separate process from the Community Plan update. This rezoning case is subject to recommendations in the existing North Mountains Community Plan, which does show the Mountain Community Center at this intersection.</p>
JR, Citizen/Grange Member	<p>Good to meet you Thursday night. Thanks for your comprehensive and thoughtful work on the Golden Gate Planning Update.</p> <p>I do have a few concerns. First, I think that the moniker "Golden Gate Center, a Mountain Community Center" is a misleading. This sounds like a non-profit community</p>	<p>Staff agrees that "Mountain Community Center" is not the best term for the area, therefore we are just changing it to "Center".</p> <p>The Golden Gate Canyon Center is proposed for Limited Commercial uses.</p>

	<p>center like the Golden Rec Center or Gilpin County Community Center. What it really is, is a Golden Gate Commercial Center. Then the question becomes "Do we want or need a commercial center in the Golden Gate Canyon Community?" While we all have had our moments when we wished a convenience store or gas station were closer, I for one do not want one in the canyon. I feel if we open this area to commercial development we are opening a can of worms.</p> <p>What will we get? A store, a bar, a marijuana outlet? I may sound alarmist but I think the latter two are distinct possibilities. Right now and for the foreseeable future the Golden Gate Center location makes little sense for offices. Do you know many offices that can operate without good internet service? I believe the only option would be satellite, which is mediocre at best. Why have an office in the canyon when there is ample office space a mere 3.8 miles east on RT 93. I heard the suggestion of an art store. Very nice....but I seriously doubt its viability.</p> <p>Look at the art stores in Golden that with brisk walk by traffic have failed or are struggling to survive. Having a commercial center is unnecessary and will change the canyon in a negative way.</p> <p>Another concern I have is about our fire and first responder services ability to cope with such an addition to the community. Right now we have a fire board that is minimalistic in its approach to what is needed in the canyon. If we add commercial (especially if it entails the sale of liquor, etc) the GGFPD will be further strained.</p> <p>Summer is around the corner and already last weekend I</p>	<p>That commercial category would allow for stores, but would not allow for taverns. Medical marijuana dispensaries are not allowed in unincorporated Jefferson County. The definition is: Commercial uses that are in close proximity to residential uses and limited in height, size and impacts. These types of uses include professional and medical office uses that serve nearby residents, grocery stores up to 10,000 square feet, small restaurants, including specialty restaurants with drive-thru and fitness centers, convenience service uses such a beauty salons and cleaners, and retail businesses that are typically less than 5,000 square feet in size. Gas stations, auto repair and service facilities, and fast food restaurants with drive-thru's are discouraged within areas recommended for Limited Commercial.</p> <p>Language has been added to this center to state that, "While the County Shops and Golden Gate Grange buildings are in operation, these areas are appropriate for Community Uses. Should the owner decide to move these uses, they may be appropriate for Limited Commercial or Community Uses.</p>
--	---	---

witnessed the aftermath of an early motorcycle accident on GGC Rd. This is already a concern as most of the summer calls are motorcycle accidents. Add a restaurant/bar and the problem could only get worse. In addition, I worry that a gas station, no matter how small, will add another level of strain on these resources. I know it would have to be built to specs of the state and federal governments, but accidents happen. What if a car goes off the road and hits a pump? Or if there is a spill.

The water for the area is wells and subject to contamination unless protected. Furthermore, I think that having a gas station will complicate firefighting and evacuations in case of a wildland fire. There are not a lot of options for egress from the Crawford Gulch area especially. One can head down to GGC Rd or go into the state park via Drew Hill. That's it!

Finally, I feel the commercialization of the area will have a deleterious effect on our current community center, The Golden Gate Grange. This is truly the only community center in the area. It is used by the Fire Dept. for their annual pig roast and other events, by the county for meetings like yours, and it offers classes, lectures, events that serve the whole community. Your new demarcation of the Golden Gate Center encompasses the grange. This seems to suggest that the grange will not be there some time in the relative near future. I hope this doesn't happen! But, while I applaud your plan to tighten the circle for possible commercial use, it puts the grange in the cross hairs for dissolution. You may think this is a little paranoid or extreme, but knowing some of the

	<p>personalities we are dealing with here, I don't think it is too farfetched. If that happens, our community will have no community gathering place - no heart.</p>	
<p>At least 29 Grange Members</p>	<p>We the members of the Golden Gate Grange #451 request removal from the planned zoning of Commercial and choose to remain A-2 as in the current Jefferson County North Mountains Community Plan. We are not a commercial establishment and the designation of Commercial, even though it may not be applied for, allows the insurance companies to charge us at a higher rate. This has happened to other granges. We would like to remain "as is" in order to discourage "inhibiting insurance" charges that our small non-profit organization may have difficulty paying.</p>	<p>Staff discussed the Grange's request to remain out of the Golden Gate Canyon Center came to the conclusion that we did want one mountain center in the Golden Gate Canyon Area and that we wanted to include the Grange property in the Golden Gate Center. Staff felt that the types of activities that occur at the Grange are the types of uses that we feel are appropriate, and that we typically encourage, in a Center. Therefore, staff decided to continue to recommend having the Grange Hall property within the proposed new center. We were surprised to hear about the possibility of insurance going up since the Plan does not change the zoning on the property. It would however, make it easier to rezone the property for a commercial use in the future.</p>
<p>LR, Property Owner</p>	<p>I am opposed to commercial development in the Golden Gate Canyon/Guy Hill/Crawford Gulch/White Ranch areas. My family is well aware of the Golden Gate Canyon route we use to access family property in the west Robinson Hill area. We are NOT residents of the mountains. Golden Gate Canyon is narrow. The Golden Gate Grange functions as a Grange, and is used as a community center</p>	<p>Staff had a lengthy discussion about this center and came to the conclusion that we did want one mountain center in the Golden Gate Canyon Area to serve the needs of residents and tourists in the canyon. This center includes the Grange, the Road and Bridge shop and a portion of Steve Green's property. It is much more</p>

	<p>as well as meeting place.</p> <p>Its location @ the intersection of Golden Gate/Crawford Gulch has minimal parking available now for spring sales, parties, Grange activities and community events held at the Grange.</p> <p>Development of restaurant, hobby store, or convenience store could be a safety hazard at the Crawford Gulch/Golden Gate intersection.</p> <p>The long time <b>residents</b> of Guy Hill, Robinson Hill, and the roads to Coal Creek <u>don't choose to live in the mountains as a convenience factor</u>, but for scenery/tranquility/lack of density/open space reasons. Golden is their source of supplies/necessities----- just as it was in pioneer times. Keep Golden Gate Canyon undeveloped, pristine, as natural as possible.</p> <p>Let the developers make their money on the plains where higher density will support better profits. Leave the precious mountain land undeveloped. Its loss cannot be regained.</p> <p>My father and grandparents jointly purchased ranch property (early 1940s, so the land has been in the family for 70 years) in the west Robinson Hill area.</p>	<p>limited in size than the existing center and is located outside of major hazards. The use recommendation is for Limited Commercial which limits the size of retail to 5,000 square feet and does not allow gas stations or automobile repair.</p>
MR, Citizen	<p>Thank you for your e-mail. I will be out of town April 4. I'm sorry to miss the meeting. These are my views regarding commercial development for this region.</p> <p>I would point out that the original task force from here—Ramstetter/Baughman—based the need for commercial development in Golden Gate Canyon on substantial</p>	<p>Staff had a lengthy discussion about this center and came to the conclusion that we did want one mountain center in the Golden Gate Canyon Area. See above for more information.</p> <p>Staff evaluated Volume and Capacity Ratio</p>

	<p>population growth. The projected growth didn't materialize, thanks in large measure to the A35 downzoning.</p> <p>Any commercial rezoning will result in an increase in automobile traffic. The narrow, winding roads throughout the canyon have relatively few turn-outs, and a lot of bike riders. We need a bike lane in the worst way, not a venue that exploits automobile traffic for its commercial success.</p> <p>Golden Gate Canyon is the one canyon in the mountains west of metro Denver that does not suffer commercial development. From the canyon entrance on the east side, to the Gilpin Fairgrounds on the west side, the main road through the canyon monuments mile-per-mile the Gregory Toll Road of Pike's Peak fame.</p> <p>Put just one convenience store in, and the ambiance is gone forever. It's no longer a charming, crooked little canyon; it's a segmented strip mall.</p>	<p>maps created by the Transportation and Engineering Division. A volume to capacity ratio measures the amount of traffic on a give roadway relative to the amount of traffic the roadway was designed to accommodate. Based on these maps in 2012 and predicted capacity in 2035. Based on this analysis Golden Gate Canyon Road, Crawford Gulch Road and Robinson Hill Road all have and will continue to have low congestion into 2035.</p> <p>Golden Gate Canyon is on the County's Bicycle Plan as an area where wider shoulders would be most appropriate to accommodate bicyclists.</p>
SC, Citizen	<p>I am a resident of Golden Gate Canyon and wish to express my opinion re the proposed rezoning of this canyon. Specifically, I strongly oppose the commercial rezoning of the old Nare trailer site located by the Grange at the junction of Golden Gate Canyon Rd. and Crawford Gulch Rd. In my opinion, the existence of a commercial site would drastically alter the rural mountain atmosphere that our community worked so hard to obtain. This is unique in that way and there are plenty of commercial areas nearby. Also, the rezoning would open the door to further commercial development.</p>	<p>The update to the Community Plan does not change the zoning on anyone's property. However, it would influence staff's recommendation should someone request a rezoning. Many people share your sentiment that a center is not needed in Golden Gate Canyon. However, some people have commented in favor of the center and after Staff discussed this area, we decided that we did want one mountain center in the Golden Gate Canyon Area to serve the needs of residents and tourists in</p>

		<p>the canyon.</p> <p>There is also a rezoning case that is being processed with the County for commercial uses near the Grange building. This is a separate process from the Community Plan update. This rezoning case is subject to recommendations in the existing North Mountains Community Plan, which does show the Mountain Community Center at this intersection.</p>
Survey Comments on reconfiguration of this Center	I like the fact that it would be less land, but I do not want to see any more development in this area.	Staff had a lengthy discussion about this center and came to the conclusion that we did want one mountain center in the Golden Gate Canyon Area to serve the needs of residents and tourists in the canyon. This center includes the Grange, the Road and Bridge shop and a portion of Steve Green's property. It is much more limited in size than the existing center and is located outside of major hazards. The use recommendation is for Limited Commercial which limits the size of retail to 5,000 square feet and does not allow gas stations or automobile repair.
Survey Comments on reconfiguration of this Center	I like the fact that it would be less land but I do not want to see any development in this area because I like the woods, trees and environment.	Staff had a lengthy discussion about this center and came to the conclusion that we did want one mountain center in the Golden Gate Canyon Area. See above.
Survey Comments on	I would like to keep development out of this beautiful	Staff had a lengthy discussion about this

reconfiguration of this Center	area. That is the reason we are here - to get away from the commercialization that goes along with development. Do not ruin this natural area.	center and came to the conclusion that we did want one mountain center in the Golden Gate Canyon Area. See above.
Survey Comments on reconfiguration of this Center	This is the best location in the canyon for any kind of commercial use area.	Staff had a lengthy discussion about this center and came to the conclusion that we did want one mountain center in the Golden Gate Canyon Area. See above.
Survey Comments on reconfiguration of this Center	Why a store at all? Maybe offices ok - compatible with the Grange and County facility. Maybe an arts place. Really, most people go to Golden for everything.	Staff had a lengthy discussion about this center and came to the conclusion that we did want one mountain center in the Golden Gate Canyon Area. See above.
Survey Comments on reconfiguration of this Center	Wildlife, traffic and fire department response concerns - we do not need retail in this canyon.	Staff had a lengthy discussion about this center and came to the conclusion that we did want one mountain center in the Golden Gate Canyon Area. See above.
Survey Comments on reconfiguration of this Center	No commercial zoning.	Staff had a lengthy discussion about this center and came to the conclusion that we did want one mountain center in the Golden Gate Canyon Area. See above.
Survey Comments on reconfiguration of this Center	No commercial	Staff had a lengthy discussion about this center and came to the conclusion that we did want one mountain center in the Golden Gate Canyon Area. See above.
Survey Comments on reconfiguration of this Center	But a center with common theme would be good for all. Same for Coal Creek Canyon Center. Should have a center with a common theme.	The policies for this center do discuss how the development should have the appearance of smaller stores and offices and avoid unbroken expanse of walls.
Survey Comments on	Absolutely NOT! Keep that area the way it is now. There	Staff had a lengthy discussion about this

reconfiguration of this Center	should be no stores and offices in that area whatsoever!! Keep the beauty of the canyon in that area as it is. The proximity to Golden is not that far away and is easy to get to Golden. Keep the natural habitat as it is without any disturbances. The Grange is a wonderful community building that is well established and has been for years for the Golden Gate community and should always serve the residents well. No commercial uses are necessary since it is easy access to Golden. Bikers can plan ahead and take necessary items with them in the canyon as well as other people who enjoy the outdoor beauty of this canyon for future generations. DO NOT ADD CONVENIENCE COMMERCIAL USES. It is not necessary.	center and came to the conclusion that we did want one mountain center in the Golden Gate Canyon Area to serve the needs of residents and tourists in the canyon. This center includes the Grange, the Road and Bridge shop and a portion of Steve Green's property. It is much more limited in size than the existing center and is located outside of major hazards. The use recommendation is for Limited Commercial which limits the size of retail to 5,000 square feet and does not allow gas stations or automobile repair.
Survey Comments on reconfiguration of this Center	We are completely opposed to any commercial development of this site. We do not have adequate fire protection in this high risk area with steep slopes.	See above.
Survey Comments on reconfiguration of this Center	I think the Golden Gate Canyon "Center" should be smaller. Only the County Shop and Grange Hall should be in this. This Canyon show's mostly nature, minimal homes show from the road. It takes a hearty type to live up here. My family (Ramstetter) has lived and been active in this Canyon for approx. 100 year's. If we need any commercial services, we plan our trips to Town. Less wear and tear on the roads, not to mention the environment. Why is it called it a Center? Shouldn't it be Commercial Center? Do not let Mr. Green Bully the County! He is self serving and has already torn apart our fire department.	See above. The name is being changed to the Golden Gate Canyon Center rather than the Community Center.
Survey Comments on reconfiguration of this	Actually, I hope it will be eliminated as a potential commercial center. I think that including the Golden Gate Grange in this new circle shows a threat to our community	See above.

Center	continuing to have a real "Community Center."	
Survey Comments on reconfiguration of this Center	Red outline preferred over black larger area, but NO DEVELOPMENT, stations /services needed here Golden is 3 miles from this location!	See above.
Survey Comments on reconfiguration of this Center	The area should be defined as a community center only. That means no commercial attributes in this area.	See above.
Survey Comments on reconfiguration of this Center	Reduce it yes.... better yet eliminate it. Are you suggesting that the Grange be replaced with commercial development? The Grange is the primary meeting area for everyone in the Golden Gate area. It is a non commercial gathering place for meetings like those we have had with the Planning Dept, for frequent Grange meetings and gatherings, for Fire Dept community meetings, for AA meetings, for yoga and for community member's use for family gatherings. What commercial designation could serve the community any better than that. Is the County shop going to give up its land for a commercial enterprise? The small portion of privately held property is certainly not sufficient for any real enterprise. The chances of any successful commercial operation are slim to none. Just what would be gained here? Please do not let commercial interests outweigh the cultural and social heritage that the Grange represents.	See above.
Survey Comments on reconfiguration of this Center	If the reconfiguration will minimize the impact on the Prebles Meadow Jumping Mouse habitat -- and other wildlife -- then yes.	Reconfiguration does minimize impact to the Prebles Meadow Jumping Mouse habitat.
Survey Comments on a	I would not care to see a small store/gas pumps along Golden Gate Canyon Rd. Golden and Arvada are close	A gas pump with not be recommended for

gas pump in this Center	enough for anyone to go to purchase what is needed.	this area.
Survey Comments on a gas pump in this Center	I personally don't think so, but I'd leave that determination to someone conducting a market/use analysis.	A gas pump with not be recommended for this area.
Survey Comments on a gas pump in this Center	No, No, No Gas pump!	A gas pump with not be recommended for this area.
Survey Comments on a gas pump in this Center	Absolutely NOT- No store and no gas pumps are needed. It is close to Golden and Black Hawk. Keep the canyon free of any small store or gas pumps. It should not be allowed in this beautiful canyon for years to come.	A gas pump with not be recommended for this area.
Survey Comments on a gas pump in this Center	This spot is maybe five minutes from town. If you need convenience stay in town.	A gas pump with not be recommended for this area.
Survey Comments on a gas pump in this Center	Absolutely not any need in this area. Fuel is downhill only 4 miles to hwy 93 in Golden where there is adequate fire protection for this type of operation.	A gas pump with not be recommended for this area.
Survey Comments on a gas pump in this Center	Absolutely Not! Not only what I mentioned above about the nature of the Canyon. Drive this Canyon road. Traffic is mostly passenger cars, small trucks and Annoying, Dangerous, Bicycles. You are then talking about delivery truck's that have to make hair pin turns. A Semi can't even make the 1st turn up the canyon. I am also a very active Grange member. As I can't imagine you allowing them to remove any more dirt to achieve the 30% grade proposed. The Grange would have to block of our lot to avoid the overflow from a Gas/store station. Turn around for larger vehicle would be difficult. Please don't allow this!	A gas pump with not be recommended for this area.
Survey Comments on a	Dangerous corner as it is. A commercial enterprise would	A gas pump with not be recommended for

gas pump in this Center	add to that. Don't want commercial enterprises in the GG canyon. It will ruin the beauty, tranquility and will strain our already under adequate fire/rescue resources. Commercial enterprise = more traffic = more accidents.	this area.
Survey Comments on a gas pump in this Center	Good idea- smaller foot print, good location. Good spot for lunch counter/coffee shop/community gathering spot. Tourist info with emphasis on proper trail access/parking/seasonal limitations/safety guidelines for White Ranch, Centennial Cone etc would be very helpful. Gas a good idea especially going N form GG to Boulder on 93 there is nothing available. PLEASE NO NEON in our Foothills-decorate like Open space or national park- like theme.	A gas pump with not be recommended for this area.
Survey Comments on a gas pump in this Center	No pit stops, which will only encourage dangerous bike riding and more cars!	A gas pump with not be recommended for this area.
Survey Comments on a gas pump in this Center	I think if there were to be any commercial development there it should be small convenience store and perhaps an upgraded community center. I worry about contamination from underground gas tanks at that location. It is only 4 more miles to the nearest gas station going towards Golden.	A gas pump with not be recommended for this area.
Survey Comments on a gas pump in this Center	The mountain plan refers to this topic as a "community center". According to the definition of a community center (Wikipedia): "Community centres or community centers are public locations where members of a community tend to gather for group activities, social support, public information, and other purposes. They may sometimes be open for the whole community or for a specialised group within the greater community. "This corner is the location	Staff agrees that the name "Mountain Community Center" should be changed and has changed each center name to drop the word Community. It is also referred to as a mountain commercial center in the introduction to the "Specific Land Use Recommendations" section. Staff is continuing to recommend a center

	<p>of the local Grange that has and continues to serve as a community center for those of us living in the area. It therefore meets the definition and purpose of a community center. The county is applying a different definition of a community center which is not consistent with the non-commercial purpose of a true community center. This redefinition implies to me that there are economic development motives being pushed by individuals who are more concerned about financial gains than the "greater good" of the community.</p> <p>Over the past 17 years I have never seen anyone run out of gas driving up and down the canyon. All of us traveling the canyon satisfy our fuel and food needs in Golden before heading up the canyon. This argues that the business plan for a commercial convenience store would only service tourists to the area. Such traffic on an annualized basis could not justify the capital investment necessary to acquire and build even a small store. I would guess that there would be a strong negative response to such a commercial "store" leading to a general boycott of any services provided; I would certainly respond accordingly. In fact, it is this very issue, being raised again, that in the original mountain plan contributed to the A35 initiative that rezoned 10,000 acres as shown in the map. This community initiative speaks volumes of the attitude, and value system, of the majority of land owners in the area. This area of the county is indeed unique in both its historical nature and its importance in preserving and protecting the wildlife living in the area (the last mountain</p>	<p>at this location.</p>
--	--	--------------------------

	<p>I saw crossed the road right there in the "commercially defined area on the map). While there are always a small faction of individuals who operate on a different value system that seeks to pursue economic gains, such interests should not trump those of the many. It is the responsibility of the county to align its general planning with the majority, not the minority. Finally, no commercial facility is needed; the corner has been reconfigured to make it safer for traffic in and out of the "community center (aka the Grange)". This planning issue for me is a very easy one: adopt the true meaning of a community center; drop the commercial adjective, and leave the area as it is.</p>	
<p>Survey Comments on a gas pump in this Center</p>	<p>No! There are two gas station/convenience stores at Golden Gate and Rt 93. There is another close to the intersection of Golden Gate and Rt 119 in Gilpin County. There is no one we are aware of that does not regularly pass one or all of those. As for a "convenience store" if you lived in the area and walked as many of us do, you would understand the concern that we would have for the increased trash along our roads. Of course, any convenience store would want to sell beer. Alcohol is a major cause of accidents in our area. Please don't make it more convenient. Golden Gate Canyon and Crawford Gulch provides an incredible break from city life, not only for those of us who live here, but also for the people who drive up the canyon on a weekend just to "get away from it all." Taking away the ability to experience is a loss to Jefferson County and all its residents.</p>	<p>A gas pump with not be recommended for this area.</p>
	<p>A store would be nice -- not needed, though. No need for</p>	<p>A small store would be recommended for</p>

	gas pump(s).	this area; a gas pump will not be recommended.
<b>Guy Hill Center</b>		
Plan Jeffco	<b>Crawford Gulch Road/White Ranch Center, Guy Hill Center</b>  We agree that these areas should lose their designation as mountain community centers. They are not needed and the Guy Hill Center poses a potential threat to the Prebles Meadow Jumping Mouse.	After reviewing the community survey and discussing this with staff, this center will be eliminated.
Survey Comments on staff's assessment of this Center	This is not necessary in our beautiful mountain community. It is not needed to bring commercialization to our mountain community. We have the Golden Gate Grange which has many activities for our community. We want the "small town feel" that this community provides. We do not need the increase in traffic and trash that commercialization would bring!	After reviewing the community survey and discussing this with staff, this center will be eliminated.
Survey Comments on staff's assessment of this Center	Definitely not necessary in this community. Keep it natural.	After reviewing the community survey and discussing this with staff, this center will be eliminated.
Survey Comments on staff's assessment of this Center	What do the property owners have to say? Have they made use decisions based on the MCC designation?	The owner is involved in this process and has not objected to the elimination.
Survey Comments on staff's assessment of this Center	Too much traffic already. Our fire department - all volunteer - cannot handle. If adequate support was available maybe.	After reviewing the community survey and discussing this with staff, this center will be eliminated.
Survey Comments on staff's assessment of this	Yes, as one who doesn't live there, I don't see much need for this development. But I'll defer to the locals. The	After reviewing the community survey and discussing this with staff, this center will be

Center	jumping mouse is over rated - there's no shortage of mice around here, and the hawks love them - so I'd suggest the minimum possible accommodation to amuse the feds.	eliminated.
Survey Comments on staff's assessment of this Center	The staff's assessment is well founded.	After reviewing the community survey and discussing this with staff, this center will be eliminated.
Survey Comments on staff's assessment of this Center	There is no need for potential commercial uses in this area and no need as a Mountain Community Center. Keep the natural beauty without any commercialism and keep the natural habitat open.	After reviewing the community survey and discussing this with staff, this center will be eliminated.
Survey Comments on staff's assessment of this Center	Some community center services as described would be a major quality of life enhancement for our region- a café, some professional offices, limited grocery. Views in this area are great- a natural gathering point. Some development here would be environmentally sensitive with the possibility of dramatically reducing 30 mile daily round trips into town, lowering traffic, etc. A potential focal point for our community- GREAT idea! Thanks for asking!	After reviewing the community survey and discussing this with staff, this center will be eliminated.
Survey Comments on staff's assessment of this Center	Why are conveniences needed in a natural, mostly undeveloped area?	After reviewing the community survey and discussing this with staff, this center will be eliminated.
Survey Comments on staff's assessment of this Center	This area should not be designated as a Mountain Community Center. This area needs to be kept as a natural and protected area for future generations and not developed in any way.	After reviewing the community survey and discussing this with staff, this center will be eliminated.
Survey Comments on staff's assessment of this	One of the documents states the goal: "7. Preservation of existing vegetation for screening and erosion control	This document will become a part of the Comprehensive Master Plan. One of its

Center	should be a priority in site plan development.” This seems incompatible with the use of calcium chloride and other salts which are killing roadside trees.	policies states “The County should explore alternatives for road treatment in winter, choosing effective options with the least amount of harmful environmental and health impacts.”
<b>Crawford Gulch/White Ranch Area Center</b>		
DL and PL - Citizens	<p>We are residents who live off Crawford Gulch and Belcher Hill Road. We understand that there is a proposal to rezone two areas, one at Golden Gate and Crawford Gulch and the other close to the end of Crawford Gulch at Drew Hill Road.</p> <p>I cannot possibly imagine that either location make sense, particularly Crawford/Drew Hill. This area was and still is ranch country, which for those of us living there is a main attraction. The last thing we want is commercial enterprise in our unique rural area. Golden serves us very adequately.</p> <p>We are opposed to both changes, as I believe are my neighbors. Please do not make changes at this time. At some point in the future, when the area becomes more residentially developed, this issue may make more sense. Not now!</p>	After reviewing the community survey and discussing this with staff, this center will be eliminated.
Plan Jeffco	<p><b>Crawford Gulch Road/White Ranch Center, Guy Hill Center</b></p> <p>We agree that these areas should lose their designation as mountain community centers. They are not needed and the Guy Hill Center poses a potential threat to the Prebles</p>	After reviewing the community survey and discussing this with staff, this center will be eliminated.

	Meadow Jumping Mouse.	
MD, Citizen	We live on Homestead Road and are not in favor of the rezoning at Belcher Hill and Crawford Gulch "cottage retail industry" idea. We have very little traffic in our area most of the year - if not all of it. Certainly we would never have a need for a retail outlet. We are very close to Golden and the idea of something like a convenient store would take away, not only from the quality of life in our area, but would be an eye sore for the natural beauty of the canyon. Please call me if you would like to discuss in detail. We moved here so that we could get away from a populated area and of course, for the natural beauty the canyon holds.	The proposal is actually the other way around. The current North Mountains Community Plan recommends a small commercial center at Belcher Hill Road and Crawford Gulch. Jeffco Planning staff is in the process of updating the North Mountains Plan and has proposed that the center here be eliminated. With changes that happened in the area after the original plan was created, a large area was downzoned and many more acres purchased by the County for open space, it does not seem like this center would be feasible any longer.
Survey Comments on this Center	Still need to allow for fire station expansion if needed.	The fire station could still be expanded, even without the community center designation through the Community Uses policies in the Comprehensive Master Plan.
Survey Comments on this Center	Eliminate!	After reviewing the community survey and discussing this with staff, this center will be eliminated.
Survey Comments on this Center	I don't feel there is any need whatsoever to have this Mountain Community Center. It is not necessary and should be retained as open space for the beauty.	After reviewing the community survey and discussing this with staff, this center will be eliminated.
Survey Comments on this Center	We don't need a community center overlooking the park. It destroys the beauty of the approach. As it is now, we have open pasture and trees, it doesn't get any better.	After reviewing the community survey and discussing this with staff, this center will be eliminated.

Survey Comments on this Center	This is a beautiful and historical residential and ranch area that would be ruined by adding a commercial center.	After reviewing the community survey and discussing this with staff, this center will be eliminated.
Survey Comments on this Center	Leave the area alone. White Ranch area is our legacy for future generations	After reviewing the community survey and discussing this with staff, this center will be eliminated.
Survey Comments on this Center	Those of us who live near the fire station moved there for the pristine nature of the area and the proximity to open space. I doubt that anyone in the area wants more development at that location. Moreover, given the 35 acre lot restriction I cannot see how the traffic would sustain a community center.	After reviewing the community survey and discussing this with staff, this center will be eliminated.
Survey Comments on this Center	Absolutely, the fire station is there and no commercial services are needed. Such services would compete unfairly with neighborhood kids who sell lemonade to the bikers who peddle by to White Ranch.	After reviewing the community survey and discussing this with staff, this center will be eliminated.
Survey Comments on this Center	Absolutely. The residents of the area surrounding this proposed center made their feelings clear that they wanted the land preserved in a rural state to support the remaining ranchers and to protect the wildlife corridor between White Ranch Open Space and Golden Gate Park. As you have noted further lands have been acquired by Open Space and Golden Gate Park and Conservation Easements have been established since A35 was established. The Fire Station serves as a secondary community gathering place when needed. The Grange at Golden Gate and Crawford Gulch remains the primary gathering place for community meetings and should remain as a low key community center.	After reviewing the community survey and discussing this with staff, this center will be eliminated.

Survey Comments on this Center	It does not make sense with 35 acre residential properties. There is no need.	After reviewing the community survey and discussing this with staff, this center will be eliminated.
Survey Comments on this Center	Not enough population to support this here -- only one center needed in Golden Gate Canyon.	After reviewing the community survey and discussing this with staff, this center will be eliminated.