

Land Use Recommendations

Specific land use recommendations are shown on the Land Use Map. Some areas have additional policies that apply. Those policies are listed below.

Open Space

Designated open space should be preserved, and preferably increased. Proposals to rezone open space should be evaluated based upon pertinent open space rezoning recommendations of the Jefferson County Zoning Resolution and the Comprehensive Master Plan.

Residential Uses

This rural, mountain area is characterized by expansive views of natural terrain, abundant wildlife, quiet, relatively low levels of traffic, and high levels of privacy. These features, plus proximity to metropolitan Denver, are reasons the North Mountains is a “place of choice” for residents. The natural environment in the area should be respected and enhanced when development occurs.

The recommendations in this section are intended to accommodate future housing needs in a way which is compatible with the unique resources of the North Mountains area. When development is proposed, the characteristics of the site are identified and development impacts are evaluated. It is during the development review process that wildlife and visually sensitive areas are identified, the capacity of the roads to carry additional traffic is determined, the water and sanitation concerns are noted, and the availability of essential services identified.

General Policies

1. Provide for a diversity of housing opportunities consistent with the unique resources and constraints of the North Mountains area. Density recommendations are based on slope, wildfire hazard, wildlife habitat, compatibility and mineral quality.
2. A high level of privacy for existing and future residents should be achieved.
3. New residential development should complement the character of the community, comply with the recommendations in other sections of this Plan, and comply with the applicable criteria in the Mountain Site Design Criteria section.
4. Land that is zoned and platted, or is exempted from platting, should be encouraged to comply with this Plan's recommendations and criteria in the Mountain Site Design Criteria section at the time of building permit application.
5. No transfer of density should be allowed from areas inside the Geologic Hazard Overlay Zone District.
6. In floodplain hazard areas on the Flood Plain Overlay Zone District adopted by the County and shown on the Environmental Constraints map at the back of this Plan, no credit for the transfer of density should be given, and only development which meets the County Floodplain Management regulations would be allowed.

(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 and therefore it is not reasonable to give a development transfer credit.)
7. Moderate wildfire hazards should be mitigated to a low hazard level.

8. Housing densities shown in this Plan should not be construed as guarantees of the number of residential units which may be built upon a site. The actual number of units is determined by applying the recommendations in this and other sections of this Plan and by the degree of compliance with criteria in the Mountain Site Design Criteria section.

9. There are areas of good quality sand, gravel, and quarry aggregate (highest level identified in the Mineral Extraction Policy Plan) around Coal Creek Canyon. If these areas are developed for housing, they should remain at low densities (1 du/10 acres) in order to minimize impacts should those resources be extracted.

Specific Land Use Recommendations

Use Area 1: Area of Stability

These areas have already been subdivided, in many cases under previous regulations that allowed for lot sizes smaller than what would currently be allowed. Any redevelopment in these areas should be consistent with the character and typical lot sizes of the area.

Use Area 2: 1 dwelling unit(du)/5 acres with a Forest Management Plan

These areas are shown as Severe Wildfire Hazard Areas, however, they do not correspond with steep slope, therefore, the hazard may be able to be mitigated. To determine whether mitigation is feasible and the 1 du/5 acre lot size can be achieved a Forest Management Plan, as specified in the Land Development Regulations, should be submitted at the time of rezoning. Planning Staff will evaluate that Plan and determine whether the reduced density recommendation is appropriate or if the property should be developed at a density of 1 du/10 acres. Any areas still containing severe wildfire hazard areas should be designated as no build areas to prevent homes from being placed in those areas.

Use Area 3: 1 du/5 acres

Use Area 4: 1 du/10 acres

Use Area 5: 1 du/35 acres

Mixed Use and Non-Residential Uses

The amount and location of retail stores, office buildings, restaurants, commercial services, and light industrial operations help determine the character of the community.

While these land uses may be needed as the community grows, proper planning is necessary to maintain the balance of these uses with residential development and maintain the mountain rural community and its natural setting. The absence of public water and sewer districts could constrict the type and amount of retail, office and light industrial development in the North Mountains. Access to goods and services in Golden, Boulder and Arvada reduces the demand for extensive commercial and light industrial activity in the area.

General Policies

1. Accommodate retail, office and light industrial land uses which are compatible with the character of the rural mountain community and are of a scale which supports residential development in the area.
2. Provide commercial and light industrial activities that are needed for the convenience of local residents and provide limited employment opportunities.
3. Ensure that commercial and light industrial activities are compatible with surrounding land uses in terms of visual appearance, traffic generation, water and sewer requirements, noise and air quality impacts.
4. Locate retail, office and compatible light industrial land use in mountain community centers to avoid strip development along roads, especially along Golden Gate Canyon and Coal Creek Canyon Roads.
5. Mountain light industrial development that is compatible with mountain community center land uses should be located inside mountain community centers to concentrate employment and traffic, provide convenience, and to avoid proliferation of light industrial development outside of designated mountain community centers.
6. Mountain community centers should be designed to serve the daily needs of residents and tourists.
7. Preservation of existing vegetation for screening and erosion control should be a priority in site plan development.
8. Landscaping should emphasize the use of vegetation which needs minimal water to live. Earth shaping in conjunction with the creative use of rock are alternative techniques which should be considered.
9. All new retail, office and light industrial development should comply with applicable criteria in the Mountain Site Design Criteria section.

Specific Land Use Recommendations

The mountain ~~community-commercial~~ centers proposed for the North Mountains area are intended to minimize the pressure for strip development along the roads by designating areas where commercial ~~and light industrial~~ development could occur. These centers would provide convenient access to goods and services needed by local residents and ~~should be either convenience or neighborhood centers in size. They~~ should be sited and designed to be compatible with the surrounding area.

Comment [hg1]: Size is shown on more detailed maps and scale of uses is also shown on those maps and defined in the Glossary of the CMP.

Revegetation of disturbed land in mountain areas is difficult given the lack of irrigation water, the thin layer of top soil, and the short growing season; therefore, land disturbance should be minimized.

Benefits to residents would include fewer miles driven to purchase goods, get to work, and take children to athletic activities, music lessons, etc. This reduction in miles driven would contribute to better air quality in the mountains and the metropolitan region, and lower transportation costs.

The centers are not intended to provide the major employment opportunities nor to duplicate the diversity of goods and services found in the commercial ~~and light industrial~~ areas which exist in the metropolitan area.

Area 6: Coal Creek Canyon Center

1. This mountain ~~community-commercial~~ center is designated for Mountain Scale ~~should be a Neighborhood Commercial~~ and mixed use center where the services and goods available are needed daily by residents within the community.

Mountain Scale Neighborhood Commercial (to be moved into Comprehensive Master Plan glossary): 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.

2. A minimum of 25% open space should be provided.

3. A limited amount of attached or detached residential or a mix of residential and commercial in one building may be appropriate in this center.

4. 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.

5. The property in the northwestern portion of the center that is located behind the Sinclair Station and the Auto Repair shop should only have commercial uses on approximately the eastern half of the property. The western half of the property should either transition to residential uses or should be a buffer area.

6. The County should create an implementation plan for this area and include all appropriate stakeholders. The purpose of this plan should be to draft a conceptual design for redevelopment of this center. The objectives for the plan should be to:

- a. rehabilitate the stream corridor;
- b. improve the quality and extent of services and physical appearance;
- c. provide pedestrian access;
- d. improve traffic access and parking capacity;
- e. provide landscaping and visual impact mitigation;
- f. create a stream-side park and other community facilities;

- g. incorporate the existing commercial ~~uses and light industrial center~~; and
- h. increase the economic viability of the center.

7.4. The implementation plan should include the following:

- a. Access and parking plan for the center, including the expansion parcels.
- b. Landscape plan for the center which identifies the mitigation measures necessary to reclaim mountain scarring and unvegetated areas.
- c. Design for a park and other public community facilities.

d. The County maintenance facility on Coal Creek Canyon Road should be substantially landscaped to minimize visual impact. Improvements to this site should be identified when an Action Plan for this area is developed.

~~e.~~ Designated location for ride sharing and RTD buses, if service is restored in the future.

~~ef.~~ The funding source(s) required to implement the Plan recommendations. Techniques which could be used include creation of special overlay zone or improvement districts, public/private joint ventures, grants, and awards.

~~fg.~~ An implementation schedule which establishes completion dates and assigns responsibilities for each action.

Comment [hg2]: Moved from Transportation policies.

Use Area 7: Golden Gate Canyon Center

1. This mountain ~~community-commercial~~ center should be a convenience center with a minimum of 25% open space. The level of commercial uses should follow the Limited Commercial definition. The development should have the appearance of smaller stores and offices and avoid an unbroken expanse of walls.

2. ~~While if and when~~ 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. ~~are moved, this location should be considered for commercial or community land use.~~

3. The objectives for this center should be to provide for convenience shopping and enhance fire protection for area residents. The plan for this site should include:

- a. access and parking plan which provides for shared parking;
- b. criteria for structures which would blend with the existing terrain, i.e., the structures should avoid expanses of unbroken walls and should have an architectural finish compatible with the rural mountain setting;
- c. established setbacks from the roads for structures;
- d. techniques which make maximum use of the topography and existing vegetation to provide screening; and
- e. a program which addresses cut and fill standards, scarring, erosion, and revegetation, to be implemented within the first year.

4. The Golden Gate Fire District should be consulted about locating a fire station at this site.

Outside Mountain Community Centers

These uses have been revised and are proposed to be added to the Comprehensive

Master Plan. Please see the sheet titled "Other Potential Uses in Designated Residential Areas." The uses that may be allowed, if specific criteria are met, include: Bed and Breakfasts, Equestrian Centers, Rental Cabins, Cottage Industry, Destination Resort, and Event Center.

~~Please note: Staff is considering adding these uses to the Comprehensive Master Plan so they are allowed in all mountain areas. If we do add them to the Comprehensive Master Plan, they will be removed from this section.~~

~~1.—When industrial development is proposed which will serve the needs of residents but has visual, noise and other impacts which are not appropriate inside mountain community centers, it may be located outside mountain community centers when impacts associated with these uses can be mitigated.—Examples of this type of development:—heavy equipment, LP-gas facilities;~~

~~This type of industrial development may be located outside of mountain community centers only when all of the following criteria are met:~~

~~a.—traffic will use collector roads with existing Golden Gate Canyon Road and Coal Creek Canyon Road access;~~

~~b.—a minimum of 80% of the site remains in natural open space;~~

~~c.—the height of any building does not exceed 35';~~

~~d.—the visual resource corridors, specifically the visual foreground, are preserved along roads, especially Golden Gate Canyon, Coal Creek Canyon and Clear Creek Canyon Roads;~~

~~e.—adverse impacts i.e., air, visual, noise and odor, can be mitigated;~~

~~f.—traffic will not go through residential communities;~~

~~g.—it complies with the recommendations in other sections of the Plan; and~~

~~h.—it complies with the Mountain Site Design Criteria section.~~

~~2.—Cottage industry should be allowed when it meets the following criteria for cottage industry in rural areas:~~

~~a.—it is located on or near road junctions, unless the traffic volume is low or can be mitigated;~~

~~b.—it has the characteristics of art and craft work, technical and professional support services, and light assembly, repair and manufacture;~~

~~c.—it does not have more than 3 employees;~~

~~d.—it is a limited, low volume retail activity;~~

~~e.—the traffic impacts are similar to residential use;~~

~~f.—the architectural quality and size of buildings is equivalent to residential quality;~~

~~g.— outside storage is very limited and screened, with substantial setbacks from adjacent properties;~~

~~h.— the percent of site coverage does not exceed that of neighboring residential development;~~

~~i.— noise, smoke, glare, fumes, vibration, hazardous and other adverse environmental impacts do not exceed those associated with a residential use.~~

~~3.— Home occupations under the current County Zoning Resolution are allowed for a limited range of businesses such as professional services, consulting, tutoring, craft work, small repair services, and art studios. While the County does not enforce covenants which may limit or prohibit home occupations, residents are advised to review applicable covenants prior to applying for home occupation status. This Plan endorses a continuation of the home occupation regulations, with amendments that will accomplish the following objectives:~~

~~a.— Allow an increase in the permitted number of employees from 1 to 2.~~

~~b.— Require that the residence to be used is the principal residence of the applicant, not a secondary one.~~

~~c.— Provide adequate off-street parking.~~

~~d.— Impose limitations on home occupations allowed on very small residential lots more strictly than on larger lots which can better absorb impacts.~~

~~e.— The use, storage, or production of any hazardous materials, substances, by products, residue, or wastes should comply with all applicable local, state and federal regulations.~~

~~f.— Prohibit adverse effects from noise, odors, smoke, glare, or vibration beyond that associated with adjacent uses.~~

~~4.— Churches, schools, bed and breakfasts and group homes should be allowed when:~~

~~a.— the architectural quality and size of the building(s), the percent of site coverage and traffic impacts are similar to those of surrounding land uses.~~

~~b.— off-road parking is provided and screened from adjacent properties.~~

~~If these land uses are not able to meet the foregoing criteria they should:~~

~~1) be located inside mountain community centers, or~~

~~2) meet the resort policies.—~~

~~Conformance with the appropriate criteria in the Mountain Site Design Criteria section should be demonstrated.~~

~~5.— Resort development: Gambling activity in adjacent Gilpin County could increase the potential for the development of destination resorts which provide recreational and leisure time activities. These land uses should be permitted when the following criteria are met:~~

~~a.— The development site is 35 acres or larger.~~

- ~~b.—A minimum of 80% of the site is retained in open space.~~
- ~~c.—The development is buffered and/or screened from the public access road.~~
- ~~d.—Private access is provided that meets the requirements of the Transportation and Public Facilities, Services & Utilities sections of this Plan.~~
- ~~e.—The development will have limited impact on the surrounding community.~~
- ~~f.—The scale of the development is compatible with a rural mountain environment.~~
- ~~g.—The requirements of County and State regulatory agencies for water and sewage disposal can be met.~~
- ~~h.—Traffic generated by the resort can be accommodated by the road system.~~
- ~~i.—Access to public open spaces can be maintained or improved.~~
- ~~j.—There is minimal external signage.~~
- ~~k.—The recommendations in other sections of this Plan and the Mountain Site Design Criteria can be met.~~
- ~~l.—This type of development does not become the predominant land use in the general area.~~
- ~~m.—The types of use which could be permitted include campsites, cabins, RV parking, lodges, hotels, apartments, condominiums, restaurants, or any combination thereof.~~
- ~~n.—Onsite commercial activity should be directly associated with the resort, ancillary to the development, of a scale compatible with the development and the rural mountain environment.~~

Hazards

The protection of the environment, property and life should be considered in the planning and land development review process. All three factors need to be examined to properly locate residential and commercial development.

~~Where potentially hazardous conditions exist, hazardous events are more apt to occur. As an example, unstable slopes can become a landslide area when triggered by severe or continuing rains, by poorly selected sites and poorly designed land disturbance. Colorado law requires counties and municipalities to control land development in areas where existing hazards have been identified.~~

The intent of the policies in this section is to identify hazards in the North Mountains area which should be mitigated or eliminated prior to development and to identify the governmental entities with the authority to safeguard people, property and the environment from injury or damage caused by hazardous conditions and events which are natural or triggered by human activities.

GOAL

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

OBJECTIVES

~~1. Ensure that land use activities do not aggravate geologic hazards, and ensure that grading and excavation do not accelerate erosion.~~

~~2. Ensure that land use activities do not increase the risk of wildfire.~~

~~3. Ensure that air and water intended for human consumption meet the applicable federal and state air and water quality standards for radioactivity.~~

~~4. Limit the type of land uses permitted in areas where potential hazards due to radioactivity exist.~~

~~5. Protect the public within 10 miles of the Rocky Flats Nuclear Facility in the event of a release of hazardous material.~~

~~6. Protect the public from health hazards caused by electromagnetic radiation from telecommunication towers, power lines, etc.~~

~~7. Protect people and property from increased risk of flooding.~~

~~8. Ensure that land use on or adjacent to abandoned sanitary landfills has adequate protection from methane gas and differential settlement.~~

~~9. Ensure that the spread of noxious weeds is not enhanced by improper grading and development practices.~~

~~10. Fit development to terrain to ensure that development does not increase the potential for adverse impacts in geohazard areas.~~

~~11. Ensure nitrate contamination will not be a hazard to present and future residents. See the Water & Sanitation section for additional information.~~

POLICIES

~~In addition to the following policies, the criteria in the Mountain Site Design Criteria section which apply to hazards should be followed.~~

~~Boxed text identifies policies which can be applied in the land use review processes.~~

A. Geologic Hazards

~~Various combinations of geologic hazard conditions are found throughout the study area. These include Slope Failure Complex, Unstable Slopes, rockfalls, landslides and subsidence.~~

~~1. No development should be allowed in zoned geologic hazard areas unless adequate mitigation or elimination of the potential hazard can be demonstrated. Hazard areas in the North Mountains area are on the Geologic Hazards Overlay Zone District, which are shown on the Environmental Constraints map at the~~

Comment [hg1]: Covered by Physical Constraints; General and Environmental Stewardship; Hazards Goals

Comment [hg2]: Covered by Physical Constraints; General

Comment [hg3]: Covered by Physical Constraints; Wildfire.

Comment [hg4]: See radiation policies. These cover this issue better.

Comment [hg5]: Rocky Flats is no longer an operating facility.

Comment [hg6]: Covered by Physical Constraints; Radiation

Comment [hg7]: Covered by Physical Constraints; Floodplains

Comment [hg8]: Covered by Physical Constraints; Current, Closed & Abandoned Landfills

Comment [hg9]: Covered by Environmental Stewardship; Habitats

Comment [hg10]: Covered by Land Use; Site Design and Physical Constraints; General

Comment [hg11]: Covered by Infrastructure, Water & Services; Water & Wastewater

Comment [hg12]: This does not need to be stated. All chapters will be reviewed for applicable policies.

back of the Plan.

Geologic hazards are described in the Appendix.

2. In unzoned hazard areas, each site should be reviewed and the appropriate site development criteria should be applied from the Mountain Site Design Criteria section.

3. Development activities should be designed to ensure adequate slope stability, and should result in a natural appearance which blends in with the surrounding landscape.

4. Drainage on unstable slopes should be designed to improve slope stability.

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

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

a. disturbance of existing vegetation, which can lead to accelerated erosion and sedimentation;

b. aggravation or acceleration of existing potential hazards.

7. Abandoned mines should be fenced, posted and mapped. Mine openings should be closed.

B. Erosion

Highly erodible soils are easily disturbed soils, having certain characteristics which have been identified by the Soil Conservation Service. Accelerated erosion can cause the destruction of aquatic life, increase the risk of flooding and increase pollution:

1. Overgrazing caused by livestock should be avoided by limiting the number of livestock, or limiting the area set aside for livestock. This is especially important on small lots where well and septic are used.

2. Disturbed areas should be stabilized as quickly as possible to reduce fugitive dust and erosion potential.

C. Wildfire Hazard Policies

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

The dead wood which is accumulating at an increasing rate on public and private land heightens the potential for wildfires which cross county boundaries. Intergovernmental cooperation will be needed to cope with this problem.

Key to wildfire management are several forest fuel types which warrant special attention.

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

1. Accepted methods of forest land management should be used to reduce all severe wildfire hazard areas to a low or moderate rating.

2. Jefferson County and the State Forest Service should use the same standards for the measurement of wildfire hazards.

3. Jefferson, Clear Creek, Gilpin, and Boulder Counties should work with the Colorado Forest Service to develop and implement a program to reduce the hazard of wildfire. This program should include:

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

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

c. a procedure to ensure the completion and the long term maintenance of fuel hazard mitigation for existing development;

Comment [hg13]: Covered by Physical Constraints; General and Geologic Hazards & Constraints

Comment [hg14]: Covered by Physical Constraints; Geologic Hazards & Constraints

Comment [hg15]: Covered by Physical Constraints; General and Geologic Hazards & Constraints. Slopes over 40% are defined as a Geologic Hazard

Comment [hg16]: Policies 4 and 5 – Drainage and Grading is not reviewed at the time of rezoning, special use or site approval. This is addressed with subsequent processes and regulations that apply to those.

Comment [hg17]: Covered by Physical Constraints; General

Comment [hg18]: Covered by Physical Constraints; Abandoned Mines

Comment [hg19]: Covered by Land Use; Livestock

Comment [hg20]: Now covered by regulations.

Comment [hg21]: Covered by Physical Constraints; Wildfire

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

~~e. an educational program for public and private landowners, residents, and business people, in the four counties, to inform them about wildfire hazards and mitigation techniques;~~

~~f. an active, environmentally safe pest management program to be used on public and private land;~~

~~g. a designated management structure to oversee program implementation;~~

~~h. an implementation schedule; and~~

~~i. a funding mechanism to pay for the program.~~

~~4. When the program described in Policy 3 above has been developed, Jefferson County should take appropriate action to adopt the resolutions, regulations and work programs necessary to implement the recommendations of the program.~~

~~5. Until the program in Policy 3 above has been developed, Jefferson County should create and adopt a wildfire hazard overlay map. It should be used as an indicator of the presence or absence of wildfire hazard areas with the degree of wildfire severity shown. The provisions of Section 44: W-II of the County Zoning Resolution should be followed. Jefferson County should implement the recommendations in 3.a.i. above, to the extent possible.~~

~~6. Development proposals in areas where severe or moderate wildfire hazards are present should continue to be referred to the Colorado State Forest Service and local fire protection districts to assess the severity of the wildfire hazard, determine the mitigation techniques which will be needed and the fire protection measures required. Colorado State Forest Service Wildfire Hazard maps and Jefferson County Wildfire Hazard and Fireline Intensity maps should be used to determine hazard levels, which should be confirmed by site inspections.~~

~~General fire protection policies are in the Public Facilities, Services & Utilities section of this Plan and additional wildfire hazard information is included in the Appendix.~~

~~7. To achieve excellent site design and the maximum number of units allowed under the Housing policies, structures should not be located in high wildfire hazard areas, e.g., fire chimneys.~~

~~8. Local fire departments should apply consistent and reasonable standards in issuing permits for prescribed burning of slash, which is a wildfire hazard. These standards should apply to all applications, whether they are public agencies or private individuals.~~

~~See the Public Facilities, Services & Utilities section of this Plan for additional fire protection policies.~~

~~The following policies were developed by reviewing the Community Wildfire Protection Plans (CWPP) for the area. For additional details, reference the specific CWPP for the Golden Gate Canyon Fire Protection District, the Coal Creek Fire Protection District, and the Fairmount Fire Protection District.~~

1. Vegetation along access roads should be thinned. Areas specifically in need are:

[a. Geneva Road](#)

[b. Kunst Road](#)

[c. Baker Road](#)

[d. Spirit Horse Trail](#)

[e. Mica Mountain Road](#)

[f. Misty Road](#)

[g. Homestead Road](#)

Comment [hg22]: These items are now covered by the Community Wildlife Protection Plans (CWPPs).

Comment [hg23]: This map has been completed.

Comment [hg24]: Policies 6 and 7 are covered by Physical Constraints; Wildfire

Comment [hg25]: This is not the jurisdiction of Planning & Zoning.

2. Shaded fuelbreaks should be completed along primary evacuation routes, main roads, and secondary evacuation routes throughout the Plan Area. Roads specifically mentioned in the CWPPs include:

- a. Bear Paw Road, south to Mouse Ear Lane
- b. The west side of Douglas Mountain Drive.
- c. The ridge south of Drew Hill Road.
- d. North of Spirit Ranch Road, parallel to the large meadow, and tie to private access road off of Drew Hill Road.
- e. Both sides of the narrow portion of Guy Hill Road.
- f. Golden Gate Canyon Road north along Horseradish Gulch Rd, on the north side of the draw.
- g. North side of Misty Road
- h. Risky Road, west from School House Road
- j. The intersection of Golden Gate Canyon Road and Rye Gulch Road
- i. The forested zone of Eastridge Dr.
- j. Camp Eden Road
- k. Upper Spruce Canyon Drive
- l. Forested portions of Ranch Elsie Road and Hilltop Drive.

3. Forest thinning is recommended specifically for the following areas:

- a. Blue Mountain Area – at the south end of the main valley road, along the base of the ridge, breaking continuity of the dense mixed conifer stand adjacent to structures.
- b. Hilltop Area – on the north and west margins of the subdivision.
- c. Stanton Area – stands northwest and west of this subdivision.
- d. Bear Paw Area – Patch cuts should be completed on the west side of Bear Paw Road.

4. Vegetation should be cleared away from power lines.

5. When new developments are planned on an existing road, the road should be surveyed to determine where improved turnarounds, switchbacks and apparatus access is needed.

6. Cisterns and/or emergency water supply should be considered in the following areas:

- a. Drew Hill Area
- b. Horseradish Gulch
- c. Lower Golden Gate Canyon Area – individual cisterns, in addition to one large (10,000 to 30,000 gallon) community cistern.
- d. Near Joanie Road and Twin Spruce Road to serve both the Burke and the Hilltop Areas.
- e. Coal Creek Heights area – along Ridge Road and near Flower Lane.

[f. Near Loomis and Butte Drive](#)

[g. Nadm and Twin Spruce Road](#)

[7. Secondary evacuation or emergency access routes should be considered for all new developments. Areas specifically identified for secondary evacuation or emergency access routes are listed below. Options for completing these connections should be considered when development proposals occur near these road segments.](#)

[a. Horseradish Gulch to Thea Gulch](#)

[b. Robinson Hill Road to Smith Hill Road](#)

[c. Robinson Hill Road to Douglas Mountain Drive](#)

[d. Rye Gulch to Guy Hill Road \(now Nighthawk Pass Rd\)](#)

[e. Middle Crawford Gulch area to Summer Star Lane](#)

[f. Thea Gulch Road to spur of Crawford Gulch Road \(Where is this?\)](#)

[g. Blue Mountain Road west to State Hwy 72 via Brumm Road](#)

[h. Camp Eden Road south to Nadm Drive](#)

[i. Coal Creek Heights Area to the Hilltop Area](#)

[j. Seaver Drive to Hollings Drive](#)

[k. Wundertal to Coal Creek Heights Drive](#)

[l. Emanuel Way to Camp Eden Rd](#)

[m. Thorodin Drive to Gap Road inside Golden Gate State Park](#)

[n. Vonnie Clair Road to Crescent Lake Road](#)

[8. Review the following areas for potential helicopter dip sites:](#)

[a. Lake near Highlander Road.](#)

[b. Pond northwest of the Lyttle Dowdle subdivision](#)

[9. Review the following areas for potential community safety zones:](#)

[a. Meadow at Hollings and Gross Dam Road. \(Is this Boulder or Jeffco?\)](#)

[b. Meadows in the Hilltop Area.](#)

[c. Central meadow in the Vonnie Claire Area.](#)

~~D.~~ Radiation Hazard Policies

Radioactive elements are natural components of the mineral rich rocks of the ~~Front Range~~[North Mountains Area](#). ~~Radon-222, an inert, radioactive gas, is a radioactive decay product of Radium-226 (member of the Uranium-238 decay chain). Radon-222 and Radium-226 are the important radioactive elements from a health standpoint. Radon is emitted from the earth and can accumulate inside buildings where it can become a health hazard. Preventive and corrective measures can be used to avoid and mitigate the hazard. and it is less expensive and more efficient to construct a home using simple radon mitigation methods~~

~~than trying to retrofit an existing structure once high levels of radon are discovered. Some of the Uranium deposits occurring in the North Mountains area have been mined. Uranium mines have been mapped and are not considered suitable for construction purposes by the Colorado Health Department. See the Appendix for additional information.~~

1. If radioactivity is above standards set by Public Health agencies, it should be mitigated or the types of land uses and densities should be limited to reduce impact to current and future citizens.

1.—Radon

~~Radon is emitted from the earth and can accumulate inside buildings where it can become a health hazard. Preventive and corrective measures can be used to avoid and mitigate the hazard. Standards for safety have been set by the U.S. Environmental Protection Agency which are higher than the standards advocated by the American Society of Heating, Refrigerating and Air Conditioning Engineers. It is less expensive and more efficient to construct a home using simple radon mitigation methods than trying to retrofit an existing structure once high levels of radon are discovered.~~

a2. The Jefferson County Building Code should require that new construction, Encourage new development in areas which have high levels of natural radioactivity to, use building techniques to that prevent high radon levels.

~~b. Jefferson County should adopt regulations which would ensure that construction techniques are used which would reduce high levels of radon. These regulations could be incorporated into the Land Development Regulation, and/or be placed as a note or restriction on plats and exemptions from platting which would require construction plans showing radon reduction techniques prior to issuing a building permit.~~

~~c. The Jefferson County Health and Planning Departments should work with the Colorado Health Department to set health safety standards for radon.~~

~~d. Jefferson County should initiate state legislation to require testing of air for radon prior to the resale of property and provide appropriate remedies to protect purchasers.~~

2.—Drinking Water

~~There is concern about health endangering amounts of nitrates and radiation in groundwater. Radiation results from natural radioactive deposits and other sources, e.g., mine dumps.~~

~~Some private wells in the area have been identified as having elevated levels of gross alpha radioactivity, i.e., uranium Radium 226. However, only a small fraction of existing wells have been tested by their owners, so the extent of the problem is unknown. Although removal processes are available for these constituents, careful design is required to avoid additional radiation problems. Large scale treatment facilities could engender radiation and waste disposal problems. Currently, there is not a state requirement for testing. The Colorado Geological Survey can be consulted for risk areas before new wells are drilled, and the U.S. Geological Survey's hydrogeological study, when completed, may be a source of information about geological and water relationships which have radiation hazard potential.~~

~~a. Jefferson County should initiate state legislation to establish state standards for radioactive elements in water. A well testing program should be created which requires water testing for radioactivity, as well as nitrates, prior to the sale of property, with or without structures in place.~~

~~b. Water used for human consumption should not exceed the maximum levels for radioactive elements as set forth by the Environmental Protection Agency (EPA).~~

3.—Uranium Deposits

~~Uranium deposits occur in the North Mountains area. Uranium mines have been mapped and are not considered suitable for construction purposes by the Colorado Health Department. See the Appendix for additional information.~~

~~a. The Jefferson County Planning Department should refer to the State of Colorado and Jefferson County~~

Comment [hg26]: Green strikethroughs were moved to Radiation Introduction.

Comment [hg27]: See rewritten language above, which addresses new development.

Comment [hg28]: This is not the jurisdiction of the Planning & Zoning Division.

Comment [hg29]: This is not within the scope of this Planning document.

Comment [hg30]: This is not within the scope of this Planning document.

Comment [hg31]: This is now covered by Jefferson County regulations.

~~Health Departments' development proposals to evaluate the existence and extent of radioactivity which could impact proposed and existing development.~~

~~b3. Uranium mines should not be built upon, nor should mining residue be used for construction purposes.~~

~~4. Rocky Flats Nuclear Facilities~~

~~Radioactive and hazardous materials such as plutonium, a radioactive isotope, is used at the Rocky Flats Nuclear Weapons Plant. If contained and controlled properly, there is minimal risk of exposure. The major concern is with the release of radioactive and hazardous material which could have adverse health impacts.~~

~~This type of release creates a planning dilemma more serious than a natural hazard such as flooding, because the type, particle size, and quantity of materials in a release cannot be reasonably anticipated with accuracy. In addition, wind speed and direction at the time of the release influences the size and shape of the affected area.~~

~~Areas within 10 miles from the plant are significant in the event of a release of radioactive isotopes into the environment.~~

~~Protecting people from probable exposure risks from industrial radioactive and hazardous materials in the event of a release is a major concern and should be considered when land use decisions are made.~~

~~a. The emergency response plan for notification and evacuation within 10 miles of the Rocky Flats facility should be communicated to residents within this area.~~

~~5. Electromagnetic Radiation~~

~~There is an increased awareness that health problems may be caused by the emission of electromagnetic radiation from transmission power lines, electrical substations, telecommunications facilities such as radio and television antennae and microwave installations. Studies of this problem are underway which could produce more definitive information on the health hazard potential from electromagnetic radiation. Another health concern focuses on the cumulative and interactive effect of the various types of radiation. As research provides more data on this subject, the Colorado and Jefferson County Health Departments should monitor the data, reevaluate the current standards and consider revising the current standards in accord with new findings.~~

~~a. The Jefferson County Health and Planning Departments should initiate a study to evaluate the potential health hazards associated with the emission of electromagnetic energy from power lines, communications facilities, substations, etc. This study should:~~

- ~~1) collect data and policies from other jurisdictions, health and regulatory agencies, scientific studies, industry reports;~~
- ~~2) provide for ongoing research into the problem, i.e., the cumulative effect of different sources of radiation;~~
- ~~3) evaluate the adequacy of the American National Standards Institute (ANSI) standard, which does not cover transmission lines, currently used to determine whether or not a different standard should be adopted;~~
- ~~4) identify hazard areas, i.e., safe distances from electromagnetic energy sources;~~
- ~~5) map facilities, including power lines, which emit electromagnetic energy;~~
- ~~6) adopt appropriate regulations, zoning resolutions and building codes for new development;~~
- ~~7) provide for corrective actions for existing developments which are at risk; and~~
- ~~8) assign responsibility for monitoring emission sources.~~

~~b. Development proposals in the vicinity of electromagnetic energy emission sources should be referred to the Jefferson County Health Department for evaluation of health hazards.~~

~~E. Floodplain Hazard Policies~~

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

Comment [hg32]: Covered by Physical Constraints; Radiation

Comment [hg33]: Rocky Flats is no longer an operating facility.

Comment [hg34]: This policy is beyond the scope of this Plan.

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

Comment [hg35]: This is now required by our regulations.

~~2. The Jefferson County Drainage Engineer and the Planning Department should cooperate in drafting an amendment to the County Storm Drainage Design and Technical Criteria Manual to allow mitigation of a flood hazard in the mountains with a natural design approach.~~

Comment [hg36]: This is allowed and encouraged by our regulations.

~~3.1. Small impoundments under 10 feet, not regulated for safety by the State Division of Water Resources, should be examined by the County and/or the State to determine if a potential flood hazard exists.~~

~~4. When existing uses in the floodplain create or increase the flood hazard, a community floodplain mitigation and alternatives study should be done to find reasonable ways to reduce the hazard area. The following issues should be addressed in the study:~~

Comment [hg37]: Covered by Environmental Stewardship; Hazards

~~a. Human safety.~~

~~b. Design options, e.g., channelizations, which mimic the natural environment and configuration, etc.~~

~~c. Land use options, e.g., trails, open space.~~

~~d. Financial options, public and private.~~

~~e. Property value.~~

~~f. Community and County responsibilities.~~

~~F. Hazardous Materials & Waste Policies~~

The generation, transportation and disposal of toxic and hazardous wastes is a serious concern. However, the extent and nature of such activities in the North Mountains area is currently unknown.

~~1. All toxic and hazardous wastes should be transported to federal, state, and/or municipal approved disposal sites.~~

Comment [hg38]: Policies 1 and 2 are covered by Land Use; Solid Wastes & Hazardous Materials

~~2. The handling, storage and transportation by truck and rail of all toxic and hazardous, and potentially hazardous materials and wastes, and explosives should comply with county, state, and federal laws and regulations, including the aggressive toxic waste minimization program as required by law.~~

~~3. Railroads and trucking companies should provide local fire districts and/or emergency handling teams with a list of the hazardous materials being transported through their districts, and provide copies of their emergency response plan.~~

Comment [hg39]: Policies 3 and 4 are covered by Environmental Stewardship; Hazards

~~4. Fire districts should be informed of chemicals, explosives, hazardous materials, products and their wastes stored or manufactured on sites, or transported within their districts.~~

~~5. The use or creation of toxic substances by industry should comply with county, state, and federal laws and regulations.~~

Comment [hg40]: We are trying not to include policies that reiterate existing regulations.

~~6.1. Additional waste transfer or recycling stations should be located in the North Mountains area when the demand for them exists. One criterion for location should be close access to major arterials or freeways.~~

~~7. Fire districts should review development referrals to assess their capacity to respond to fires and emergencies when hazardous materials are involved in a proposed project.~~

Comment [hg41]: Covered by Infrastructure, Water & Services; Services

~~8. The Jefferson County Building Department should be encouraged to coordinate with the fire district of jurisdiction when construction plans are submitted for projects which will have hazardous materials onsite during construction and/or operation.~~

Comment [hg42]: Building permits require that the applicant contact the local fire department as a part of the building permit process.

~~9. The Jefferson County Health Department should initiate, in cooperation with the Colorado Health Department, a study to establish and adopt health safety standards for the disposal of biomedical waste.~~

Comment [hg43]: This is not within the scope of a land use plan.

~~G. Methane Gas~~

~~This flammable gas is produced by decaying organic matter which can build up inside structures and create the potential for an explosion. The extent of methane gas generated by abandoned landfills in the study area is not currently known.~~

~~1. Development proposed on or in the vicinity of abandoned sanitary landfills should comply with the~~

following recommendations:

a. All structures on landfills should be properly vented to prevent methane build up and be equipped with methane monitors and alarm systems.

b. Methane from landfills should be vented or collected prior to development.

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

H. Noxious Weeds

1. The County should revise its weed ordinance to comply with the Colorado Weed Management Act. Control techniques which should be considered are: environmentally sensitive early mowing and grazing; Jefferson County should add Canada Thistle and Musk Thistle to the noxious weed list. See Appendix for additional information.

I. Rodents

1. Prairie dog populations should be controlled by landowners, including public entities, to prevent the spread of disease, increased erosion, damage to grasses propagated under the Federal Crop Recovery Programs, and danger to livestock from stepping into burrows.

J. Climatic Conditions

1. In high wind areas, structures should be sited to avoid adverse impacts from blowing snow on adjacent roads and building entrances.

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

K. Airport/Heliport/Ultralight Operations

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

1. Proposed airport/heliport/ultralight locations should be reviewed on a site-by-site basis to ensure that noise, lighting, and other undesirable impacts on the surrounding areas are avoided.

2. Proposed sites should meet requirements of the appropriate regulatory agencies.

3. The County Zoning Resolution pertaining to aircraft should be amended to provide for control over the private use of light aircraft, helicopters and ultralights, when F.A.A. does not regulate them, to protect the safety and health of the public when landing sites are located.

4. Noise levels from aircraft should be within the acceptable decibel range set by the State of Colorado and/or Jefferson County. The stricter standard should apply.

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

Comment [hg44]: Covered by Physical Constraints; Current, Closed & Abandoned Landfills

Comment [hg45]: The Noxious Weed Act is implemented and enforced by the County's Weed & Pest Program (JCWP). The Act requires that the County have a Noxious Weed Management Plan. The Plan addresses how the County will undertake outreach, education, enforcement and cooperation with other agencies. Canada Thistle and Musk Thistle are on the County's Noxious weed list. Additionally, this is covered by Environmental Stewardship; Hazards.

Comment [hg46]: This is beyond the scope of a land use plan.

Comment [hg47]: Moved to Mountain Site Design Criteria.

Comment [hg48]: The Zoning Resolution contains standards for erosion and sediment control and preservation of existing terrain and vegetation.

Comment [hg49]: In regard to the introduction and policies 1 and 5 - None of the zone districts that may allow for landing pads or runways are present in the North Mountains Plan area. Therefore, a person would have to rezone to Planned Development in order to allow for these uses, which is a very specialized zoning. Then the impacts associated with helicopters and ultralights would have to meet all of the other policies in the plan regarding noise, light, hazards and other impacts.

Policies 2 and 4 - This Plan assumes that all existing regulations would need to be followed.

Policy 3 - Any private use of aircraft is not currently allowed by any of the existing zone districts in the North Mountains Plan Area. Therefore, a Planned Development zoning would be needed to allow those uses. The County would then be responsible for any standards dictated by that Planned Development.

Historic Resources

The North Mountains area of Jefferson County is rich in prehistorical, historical and archaeological resources which provide links to the past, chronicle change, and mark growth. They are often fragile, limited and nonrenewable, and their destruction would be an irreversible loss to the community. As development occurs, a way should be found to maintain the integrity of these resources.

~~Historic sites, structures, roads, trails, and railways can be found in this area. These historic resources are valued by residents, tourists, historians, governments, geologists, and archaeologists. They can be preserved through identification, classification and protective regulations.~~

~~Structures of local, state or national significance are often associated with notable events or individuals, are works of master architects and builders, have a unique style typical of the locale or are of a style disappearing from the area, or reveal important information.~~

~~The Colorado State Archaeologist has responsibility for archaeological resources of both the prehistoric and historic eras. Examples of these resources include places of human occupation, work areas, areas where evidence of economic practices is found, burial or other funeral remains, aboriginal artifacts, structures dating from prehistoric periods, and paleontological specimens.~~

~~The opportunity to preserve and, when appropriate, to excavate archaeological sites properly is important and ensures a continuing link to information about this area's past inhabitants and geological condition.~~

~~Cooperation among residents, agencies and governments will be needed to preserve important prehistorical, historical and archaeological resources because most of this area has not been surveyed, nor has the information been recorded by state agencies.~~

GOAL

~~Preserve, maintain and protect prehistoric, historic and archaeological sites which are significant links to the community's past, present and future.~~

Comment [hg1]: Covered by Resources; Historic Resources

OBJECTIVES

~~1. Prevent damage and enhance prehistorical, historical and archaeological resources.~~

Comment [hg2]: Covered by Resources; Historic Resources

~~2. Ensure that development is harmonious with the character of the prehistorical, historical and archaeological sites.~~

Comment [hg3]: Covered by Resources; Historic Resources

~~3. Ensure that prehistorical, historical and archaeological resources are preserved to further the education and enrich the environment for present and future residents.~~

Comment [hg4]: Covered by Outreach; Historic

POLICIES **Policies**

~~In addition to the following policies, the criteria in the Mountain Site Design Criteria section which apply to prehistorical, historical and archaeological resources should be followed.~~

~~Boxed text identifies policies which can be applied in the land use review processes.~~

A. Survey and Inventory

~~1. A survey should be undertaken by the community, the County and state agencies as a cooperative effort to identify the prehistorical, historical and archaeological resources in the North Mountains area of Jefferson County. Upon completion of the inventory, the resources should be assessed to determine which structures and sites are important to preserve.~~

Comment [hg5]: Covered by Resources; Historic Resources; Documentation and Coordination;

~~2. The appropriate agencies and organizations which should be contacted to assist in this work include: Jefferson County Historical Commission, Jefferson County Historical Society, Colorado Historical Society, State Archaeologist, Colorado Archaeological Society, National Park Service, local museums and citizens.~~

Comment [hg6]: Covered by Resources; Historic Resources; Coordination

~~3. Monument style markers showing maps of the historical trails, sites and structures in the area should be placed in appropriate locations where room for automobile parking can be provided safely and aesthetically, e.g., safe pull-off access and without ugly cuts into the sidewalls of the canyons. Examples of these locations include, but should not be limited to, Golden Gate, Coal Creek and Clear Creek Canyon Roads.~~

Comment [hg7]: Covered by Resources; Historic Resources; Documentation

~~4. To identify and preserve archaeological sites and artifacts, additional resources will be needed to supplement the state's work. With professional supervision, trained volunteers should be encouraged to identify and assess the importance of archaeological sites in the North Mountains area to compile a more complete listing of these sites.~~

Comment [hg8]: Covered by Resources; Historic Resources; Coordination

~~5. The appropriate historical and archaeological organizations, school children and interested citizens should be encouraged to cooperate in identifying funding sources, volunteers and other resources to survey and identify these prehistorical, historical and archaeological resources which are important parts of the heritage of the North Mountains community.~~

Comment [hg9]: Covered by Resources; Historic Resources; Coordination

~~6. Professional cultural resource inventories should be encouraged in advance of specific development projects.~~

Comment [hg10]: Covered by Community Resources; Historic Resources; Developing with Resources

~~7. The information compiled in conjunction with the development of the Community Plan for the North Mountains area could be used as the basis for an expanded compendium of prehistorical, historical and archaeological information for the area.~~

Comment [hg11]: The County did complete a county-wide cultural resource survey that identified significant historic resources in all parts of the County.

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

~~B. Preservation~~

~~1. Land uses should be allowed which preserve and maintain prehistorical and historical resources. If necessary and appropriate, these resources should be relocated to suitable sites for preservation, and recorded completely prior to relocation.~~

Comment [hg12]: Covered by Community Resources; Historic Resources; Developing with Resources

~~2. Development proposals should integrate historically significant structures or sites into site design and development plans to maintain and complement the unique features of the historical resource, preserve all relevant aspects of the setting and prevent any destruction or deterioration of the resource.~~

Comment [hg13]: Covered by Community Resources; Historic Resources; Developing with Resources

~~3. Innovative techniques, e.g., public and private purchase, tax incentives and conservation zoning, etc., should be explored to preserve prehistorical, historical and archaeological resources.~~

Comment [hg14]: Covered by Resources; Historic Resources; Land Use

~~4. The Jefferson County Open Space Advisory Committee should be encouraged to consider acquisition of prehistorical, historical and archaeological resources.~~

Comment [hg15]: Covered by Resources; Open Space, Open Lands, & Parks; General

~~C. Archaeological Resource Protection~~

~~1. When new development is proposed, the Historic map adopted as part of, **and included at the back of,** this Plan should be reviewed to determine the presence of historical sites and structures, and the development proposal should be referred to the appropriate organizations and state agencies for review and comment. Any site specific information related to archaeological resources should be secured and restricted.~~

Comment [hg16]: Covered by Community Resources; Historic Resources; Developing with Resources

~~2. Archaeological resources should be protected through the preservation of land or the proper~~

excavation of artifacts and site documentation before development occurs.

~~3. Development proposals should be referred to appropriate agencies/organizations for assessment of potential archaeological finds. When it is recommended by referral agencies/organizations, developers should be encouraged to have at least a sample survey done of the site to assess the nature and significance of archaeological finds.~~

~~4. Development proposals should preserve the archaeological resource areas or complete the required excavation and documentation specified by the office of the State archaeologist before development begins. See Appendix for additional information.~~

52. An incentive program should be considered ~~by the group formed~~ to expand awareness of the heritage of the North Mountains area. It should encourage people to report archaeological finds, while respecting public and private ownership. Examples include: projectile points, e.g., arrowheads, pottery shards, etc., and the locations where they are found. Both prehistoric and historic artifacts should be left in place and documented.

3. There are three areas with historic designations in this Plan area. They include:

a. The Tallman Ranch, which is a State Registered Site

b. The Earl Cooper Family Residence, which has County Landmark Designation

c. The Baughman Family Ranch, which is a Centennial Site

Comment [hg17]: Covered by Community Resources; Historic Resources; Developing with Resources

Comment [hg18]: Covered by Community Resources; Historic Resources; Developing with Resources

Mountain Site Design Criteria

~~Housing densities allowed under the slope categories (see the Housing section) should not be interpreted as guarantees. Once the Policy recommendations in this Plan have been met, the densities provided under "Standard Design" can be achieved. Additional units, up to the maximum shown, can be earned through compliance with the Mountain Site Design Criteria.~~

~~To achieve excellent project design, the criterion which apply to a site will be evaluated on two levels:~~

~~Criterion shown in bold and italicized print are essential to the achievement of excellent project design in the mountains. Criterion in regular type can be applied with a greater degree of flexibility when tradeoffs among conflicting design values are necessary.~~

OBJECTIVE

The purpose of ~~these~~ criteria is to assist and encourage landowners and their designers in creating high quality development which respects the environment and to encourage creative and flexible approaches to site design. By using the criteria listed below, it is anticipated that more sensitive development will occur. ~~Developers who comply with these criteria should be awarded increased density. The density gained under excellent design can range from the number of units allowed for standard design up to the maximum number of units under excellent design, depending upon the degree of excellence achieved.~~

The dramatic beauty of the surrounding natural landscape is a major asset in the mountains. Scenic or high quality elements of the natural landscape need to be maintained or enhanced, while unattractive areas should be rehabilitated or enhanced. All development should be integrated, through location and design, with the existing natural character.

~~Visual quality of an area is the impression created by the landforms, vegetation, color, adjacent scenery, scarcity or uniqueness, and cultural modifications within the view of a site. Generally, the more visual variety in a landscape, the more aesthetically pleasing. Variety without harmony, however, is unattractive, particularly in terms of alterations (cultural modifications) made without care.~~

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

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

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

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

may apply.

~~I. KEY ELEMENTS~~

~~Policies~~

~~A. Views~~

- ~~1. Maximize views of significant features on and off site as amenities of site design.~~
- ~~2. Structures should be placed to avoid obscuring significant public views.~~

Comment [hg1]: Covered by policies in the Visual Resources element of the Community Resources chapter.

~~B. Treeless Areas~~

- ~~1. Naturally occurring wet meadows are scarce and should not be disturbed.~~
- ~~2. In areas where very little natural buffering occurs, e.g., treeless clearings, place site development into the vegetation along the edge of the open area. Encroachment into open areas or clearings at the edges may occur only if additional features are provided, i.e., vegetation which enhances the existing buffering.~~

Comment [hg2]: Covered by Site Design policies in Visual Resources element in Community Resources chapter.

~~C. Ridgelines~~

~~Buildings or other structures should be located to avoid a dominant silhouette on the top of the ridge. The ridgeline silhouette should be composed predominantly of trees and landforms. (Inside mapped Visual Resource areas, this criterion should be applied as an essential element in the achievement of excellent project design.)~~

Comment [hg3]: Covered by Site Design policies in Visual Resources element of Community Resources chapter.

~~D. Site Features~~

- ~~1. Maintain site features in their natural state or enhance all significant features on a site:~~
 - ~~a. Maintain and/or enhance streams and wetlands.~~
 - ~~b. Maintain and/or enhance other significant features, e.g., ponds, major rock outcroppings and unique vegetation.~~

Comment [hg4]: Covered by policies in Visual Resources element of Community Resources chapter.

Comment [hg5]: Wetlands are listed in the CMP as being a Maximum/Critical Wildlife Quality Area, which is recommended for preservation in Open Space and Open Land, Community Resources.

~~H. SITE IMPROVEMENTS~~

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

Comment [hg6]: Recommended for preservation in Open Space and Open Land, Community Resources.

~~A. Buffering Development~~

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

Comment [hg7]: Covered by goals and policies in the Visual Resources element of the Community Resources chapter.

~~B. Transition Between Uses~~

- ~~1. Between two adjacent areas of different uses, provide a clear transition from one use to the other, and provide a buffer between incompatible uses if appropriate.~~
- ~~2. Where two projects of the same use abut, use similar density or intensity at the common edges or other mitigating techniques.~~

Comment [hg8]: Buffers between different uses is required by the Landscape Section of the Zoning Resolution. This is also addressed in "Compatibility" in the All Development Element of the Land Use chapter of the CMP.

~~C. Landscaping/Open Space~~

- ~~1. Landscape projects sufficiently to enhance the aesthetics and functional qualities of the site and project.~~
- ~~2. Maximize the use of existing vegetation and natural landforms wherever possible.~~
- ~~3. Introduced landscaping should consist primarily of native or naturalized materials, placed in groups that emulate the natural environment. Select and group plants to minimize consumption of irrigation water.~~

Comment [hg9]: "sufficiently" is very subjective. However, the landscape section of the Zoning Resolution addresses this. There is also language in "compatibility" in the All Development element and the Visual Resources element of the CMP if additional measures are needed.

Comment [hg10]: Covered by policies in the Visual Resources element of the Community Resources chapter.

Comment [hg11]: This is address in the Landscape Section of the Zoning Resolution (E. General Standards)

Comment [hg12]: Covered by Visual Resources policy: "Minimize the impacts of road cuts, building footprints, and other grading activities on their surroundings."

Comment [hg13]: The Grading, Erosion and Sediment Control Section of the Land Development Regulation, and Land Disturbance Section of the Zoning Resolution require this.

Comment [hg14]: The Grading, Erosion and Sediment Control Section of the Land Development Regulation, and Land Disturbance Section of the Zoning Resolution require this. There is also language in the CMP in Land Use/Site Design that recommends maintaining natural stream channels and native vegetation along drainages.

Comment [hg15]: Language in the Architecture Section of the Zoning Resolution requires building exteriors to improve upon the existing community character. There is also "compatibility" language in the CMP (Land use/All Development).

~~D. Grading and Erosion Control~~

- ~~1. Design site development to minimize disturbances (cut, fill, tree clearing) caused by the introduction of roads, buildings, and other structures.~~
- ~~2. Revegetate or enhance all earth disturbances regardless of magnitude (e.g., road cuts, building cuts, graded areas) with staining and/or planting with native or naturalized materials within one growing season.~~
- ~~3. Roll regraded slopes back into the surrounding topography to a grade that, when revegetated, will be stable and look natural.~~
- ~~4. Retain drainageways and storm water detention areas in their natural state, or emulate the natural environment, whenever possible.~~

~~III. STRUCTURE DESIGN AND PLACEMENT~~

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

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

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

~~The placement of structures should not be dictated by roads and parking, which can create a "strip" development pattern, but by landforms and vegetation, views, and implementation of the village concept.~~

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

~~Roofs and other architectural components should blend with the landscape.~~

~~Service and accessory uses are often afterthoughts in a project. Because these elements are especially important to pedestrian views, they need similar architectural treatment to the~~

Comment [hg16]: CMP: Visual Resources General Policies
- New Development in areas with Visual Resources should attempt to integrate development into the natural environment.
- Visually sensitive areas should be identified, and proposed Mitigation should be determined at the time of rezoning.
- Protect Visual Resources by making use of the site's existing vegetation and topography to screen development.
Site Design
- Promote site design and Intensity that is compatible with Visual Resources and the natural environment.
- Minimize the impacts of road cuts, building footprints, and other grading activities on their surroundings.

Comment [hg17]: CMP has a Historic Resources Section, historic resources are also recommended as a "preservation interest" in the "open space and open land" section, and there is language in the "architecture" section of the Zoning Resolution which requires buildings to blend with the surrounding landscape and architecture.

~~primary structure.~~

Comment [hg18]: CMP/Visual Resources
- Protect Visual Resources by making use of the site's existing vegetation and topography to screen development.
- Retain the open character of meadows by Clustering development toward the edge of meadows.
Buildings that must be located in meadows should be designed to blend into their surroundings to the maximum extent possible.

~~A. Building Orientation~~

~~1. Orient buildings for maximum solar exposure and to capitalize on primary views.~~

~~2. Group and design buildings to ensure privacy among units.~~

Comment [hg19]: CMP/Land Use/Site Design
- Maximize passive and active solar access and exposure.
CMP/Long Range Planning/Energy Efficient Design
- Consider solar orientation when planning developments. Utilize passive solar heating and roof slopes conducive to solar panels, where feasible.

~~B. Architecture/Scale/Massing~~

~~1. Design and site buildings to:~~

~~a. Be in proportion to the size of the lot, to the surrounding landform and vegetation, to existing buildings and to the intended user, rather than appearing monumental in scale.~~

~~b. Be placed sensitively within a site, rather than to dominate or overpower a site. Integrate buildings into the site through the use of landscaping, earthwork, or natural materials.~~

~~c. Utilize an architectural design emphasizing natural materials, light, shadow, depth, and texture in all exterior building surfaces. Vary facades and roofs to minimize large expanses of flat planes.~~

Comment [hg20]: Covered by CMP/Land Use/Site Design/General

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

Comment [hg21]: Architecture Section of the Zoning Resolution requires all these things.

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

Comment [hg22]: Architecture section of the Zoning Resolution requires this, including screening mechanical equipment, and compatible and earth type materials. It does not mention building foundations specifically, but there is enough in regard to materials and colors that we could make sure any building foundation is designed with nature.

~~f. Work with the topography, vegetation and views.~~

~~C. Historical Recognition~~

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

Comment [hg23]: This is required by the Architecture Section of the Zoning Resolution.

~~IV. INFRASTRUCTURE IMPROVEMENTS~~

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

Comment [hg24]: CMP/Land Use/All Development/Compatibility
Ensure compatibility of New Development with the surrounding existing and allowable land uses.
Site Design
-Integrate the project into the existing community development pattern and prevailing topography.
There is also plenty of language in the "Visual Resources" section of the CMP.

~~A. Utilities~~

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

Comment [hg25]: Covered by Historic Resources; Community Resources

~~B. Circulation Systems~~

~~1. Construct and locate roads in a manner that will blend with the topography and minimize~~

Comment [hg26]: CMP/ Infrastructure, Water & Services
Ensure that Utilities are located and designed so they are sensitive to the environment and compatible with the surrounding area. Locate utility lines underground in New Development, where practicable.

~~visual disruption of the landscape.~~

~~2. Coordinate circulation to allow access among projects, and to limit the number of access points to collector and higher volume roads.~~

~~3. Design circulation systems to minimize non-neighborhood vehicular trips in residential areas.~~

C. Parking Lots

~~1. Buffer parking lots with landforms, vegetation, or buildings.~~

~~2. Design parking lots to work with the terrain, minimizing grading, hillside excavation, and/or fill.~~

3. Limit large, uninterrupted expanses of parking areas by incorporating landscaping, utilizing building placement, landform, or other techniques. Berms and landscaping are preferred to screen parking lots.

D. Trails

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

V. ACCESSORY USES

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

A. Lighting/Glare

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

B. Signs

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

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

C. Fences and Walls

~~1. Avoid perimeter fences except as needed for livestock.~~

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

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

D. Exterior Storage

Comment [hg27]: CMP; Community Resources; Visual Resources

- New Development in areas with Visual Resources should attempt to integrate development into the natural environment.
- In mountainous and other scenic areas, roads, bridges, and other transportation improvements should be designed to protect or enhance Visual Resources.
- Minimize the impacts of road cuts, building footprints, and other grading activities on their surroundings.

Comment [hg28]: CMP; Infrastructure, Water & Services; Transportation

Developments should coordinate access points, connections, and circulation patterns with adjacent properties, where appropriate.

Comment [hg29]: CMP; Infrastructure, Water & Services; Transportation

New Development should avoid significant non-residential traffic on existing and proposed residential streets.

Comment [hg30]: This is now addressed by the Landscaping Section of the Zoning Resolution.

Comment [hg31]: CMP; Community Resources; Visual Resources; Site Design

- New Development in areas with Visual Resources should attempt to integrate development into the natural environment.
- Minimize the impacts of road cuts, building footprints, and other grading activities on their surroundings.

Comment [hg32]: Moved from Visual Resources

Comment [hg33]: Covered in Community Resources; Open Space and Open Land and Recreational Trails and by Infrastructure, Water & Services; Transportation; Connectivity.

Comment [hg34]: There are numerous policies in the Visual Resources Section of the CMP that address this. There is also language in the Zoning Resolution – Architecture Section which regards accessory uses being consistent with the architecture of the main buildings, and being designed to be an improvement on the surroundings.

Comment [hg35]: This is covered by the Air, Light, Odor, and Noise section of the CMP. The Lighting Section of the Zoning Resolution also addresses this.

Comment [hg36]: Covered by CMP; Land Use; Site Design, General

Comment [hg37]: Covered by Wildlife; Physical Constraints

Comment [hg38]: Covered by Visual Resources; Site Design

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

~~E. Accessory Facilities~~

~~6. Screen satellite dishes from off-site view, or select design and color that will blend with the surrounding environment.~~

~~7. Screen propane tanks and trash containers from adjacent off-site views.~~

~~VI. WILDLIFE ACCOMMODATION~~

~~1. ENCROACH UPON CRITICAL WILDLIFE HABITAT ONLY IF THE REMAINING HABITAT IS ENHANCED SO THAT THE GROSS CARRYING CAPACITY OF THE SITE IS MAINTAINED OR ENHANCED.~~

~~2. MAINTAIN WILDLIFE MOVEMENT CORRIDORS IN A SIZE, LOCATION, AND CHARACTER THAT WILL ENCOURAGE THEIR CONTINUED USE.~~

~~3. PRESERVE OR ENHANCE ECOSYSTEMS ADJACENT TO OR WITHIN STREAMS, WETLANDS, BODIES OF WATER, AND OTHER RIPARIAN HABITATS.~~

~~VII. NONRESIDENTIAL~~

~~A. NONRESIDENTIAL STYLE~~

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

~~1. All "bold and italicized" criterion in the Mountain Site Design Criteria should be applied to nonresidential site design.~~

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

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

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

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

~~8. Use pitched roofs or a design solution that prevents the appearance of large areas of flat roofs.~~

~~9. In high wind areas, structures should be sited to avoid adverse impacts from blowing snow on adjacent roads and building entrances.~~

Comment [hg39]: This is a requirement of the Architecture Section of the Zoning Resolution.

Comment [hg40]: CMP; Wildlife:
- "Minimize and/or mitigate impacts to Wildlife and their habitats as development occurs."
- "If development cannot be avoided in Maximum/Critical Quality Wildlife Areas, disturbances should be minimized and the remaining habitat Preserved."
- CMP: Long Range Planning, Habitats
"Offset loss of habitats in developed areas by improving or preserving other habitat areas."

Comment [hg41]: CMP "Habitats" Section of Environmental Stewardship Section of CMP states "Support the preservation and/or protection of Wildlife Habitats, natural areas, and movement corridors to maintain a healthy ecosystem and healthy Wildlife populations."

Comment [hg42]: There are already federal and County regulations in place. In addition, the CMP indicates these areas of being targets for "preservation interests."

Comment [hg43]: CMP; Land Use; Site Design
Specify architecture and site design, including building materials; building types; separation, massing and height; and fencing in the rezoning documents, if not addressed by the Zoning Resolution.
E. Clustering
1. Use no build areas, Clustering, and other site design techniques, where appropriate, to minimize visual impacts and direct buildings away from environmentally and visually sensitive lands.

Comment [hg44]: CMP; Land Use; Business and Industry
2. Discourage Commercial Strip Development that is inconsistent with the character of the area.

Comment [hg45]: Covered by CMP; Land Use; Site Design; General

Comment [hg46]: Buffers between residential and commercial uses are a requirement of the Zoning Resolution.

Comment [hg47]: Moved from Hazards.

Open Space and Trails

Public and private undeveloped land is essential to maintaining the mountain community character. The large amounts of natural, undeveloped open ~~lands-area is are~~ integral to the character of much of the North Mountains area. As of 2012, there is approximately 6 acres of publicly owned open space per person in the Plan Area. It is important to retain this open character as development occurs.

~~Most of this undeveloped land is privately owned and could be developed. The maintenance of the area's character depends on having key open spaces between developments. In addition, privately owned open space can be used to enhance the community's cultural, historical, agricultural and ranching heritage, which is an important land use and amenity in the community.~~

Much of the study area is within a sensitive and valuable environmental zone. ~~The area lies between the highland wilderness of Colorado's Continental Divide and the urbanization along the Front Range.~~ These lands are an important source of food and shelter for numerous wildlife and plant species ~~and are a valuable source of pride and community identity for residents.~~

~~Securing the land necessary to keep the "open feeling" characteristic of Jefferson County's North Mountains area will require increased coordination among public agencies and private citizens. This could require the creation of new forums, management agreements, or other mechanisms. In addition to enhancing the quality of life, the specific benefits that could accrue from these cooperative arrangements include, but are not limited to:~~

- ~~□ keeping a significant amount of natural open space;~~
- ~~□ protecting important wildlife habitats;~~
- ~~□ dispersing recreational opportunities throughout the study area;~~
- ~~□ protecting view corridors and visual amenities;~~
- ~~□ contributing to the creation of an open land separation between developments;~~
- ~~□ maintaining the agricultural and ranching heritage of the community;~~
- ~~□ reducing the threat of danger to life and property by avoiding development in natural hazard areas; and~~
- ~~□ encouraging appreciation of, and knowledge about, the area's natural environment.~~

Agriculture/ranching, although it is a declining activity, is supported as an important land use and amenity of the community.

There are no incentives in the present system of land use controls and tax assessment policies for owners of larger, privately-owned, undeveloped lands to maintain them as private open space. The State's requirement of annual verification of agricultural use, to qualify for agricultural tax status, and other restrictive rules regarding tax assessments, makes it difficult to maintain large land holdings.

~~GOAL~~

~~Maintain the open character of the North Mountains as development occurs, and protect ecologically sensitive areas. Connect all parts of the area through a network of public and private open space, trail corridors and active and passive recreation areas.~~

~~OBJECTIVES~~

- ~~1. Keep a significant amount of natural open space.~~
- ~~2. Protect important wildlife habitats.~~
- ~~3. Protect unique plant species.~~
- ~~4. Disperse recreational opportunities throughout the study area.~~
- ~~5. Protect view corridors and visual amenities.~~
- ~~6. Contribute to the creation of an open land separation between developments.~~
- ~~7. Provide open land or park experiences within future developments.~~

Comment [hg1]: Incorporated into the Introduction to this chapter.

Comment [hg2]: Covered by Policy 3 in revised chapter.

Comment [hg3]: Covered by CMP; Community Resources; Open Space and Open Land

Comment [hg4]: Covered by Policy 1 in revised chapter.

~~8. Maintain the agricultural and ranching heritage of the community.~~

~~9. Reduce the threat of danger to life and property by avoiding development in natural hazard areas.~~

~~10. Encourage appreciation of, and knowledge about, the area's natural environment.~~

~~POLICIES~~

~~In addition to the following policies, the criteria in the Mountain Site Design Criteria section which apply to open space, trails and recreation should be followed.~~

~~Boxed text identifies policies which can be applied in the land use review processes.~~

~~A. General Policies~~

~~1. The Jefferson County Open Space acquisitions should include land purchases which target scenic corridors and key parcels of undeveloped land which will contribute to the open character and significant natural features in the North Mountains.~~

~~2. The North Jeffco Recreation and Park District and the Jefferson County Open Space Department own public open space in the North Mountains area. There should be improved communication among the agencies, the school district, and private organizations responsible for buying and managing public land in the North Mountains. Improved communication among these groups could result in more efficient management of public lands and a higher level of use. Coordination among these public entities, their regional counterparts, and the County Planning Department should facilitate more effective siting of private open space to:~~

~~a. secure access easements across private property to public land;~~

~~b. encourage dedication of private land by providing information about incentive programs; and~~

~~c. suggest, where appropriate, that the open space within a development be located to augment adjacent public land.~~

~~3.1. Active and passive recreational sites should be located throughout the study area to diffuse the impact of growth on any one area. These recreational areas could be located to create greenbelt separations that would help preserve the uniqueness of this area.~~

~~4. The acquisition of undeveloped land for public benefit should be related to the following planning objectives:~~

~~a. Maintenance of important visual resources;~~

~~b. Maintenance of open spaces between developments;~~

~~c. Provision of needed recreational opportunities;~~

~~d. Protection of significant wildlife habitats and wildlife corridors;~~

~~e. Protection of areas subject to significant natural hazards, e.g., floodplains;~~

~~f. Protection of areas having cultural and historical significance;~~

~~g. Provision of a connecting trail system;~~

~~h. Retention of unique or relict flora, i.e., tallgrass prairie, sites with rare and endangered plants, and sites with high quality riparian vegetation;~~

~~i. Protection of ecologically sensitive areas;~~

~~j. Control of soil erosion; and~~

~~k. Protection and conservation of vegetation.~~

~~While these areas are desirable as open space, development should not be precluded if sensitive site planning accommodates these concerns.~~

~~5.2. When communities which are not served by a recreation/park district want to provide recreation and community facilities, and formation of a district is not feasible, the County should assist them with design, construction, and funding. Park fees dedicated by development in the area would be one source of funding. The Jefferson County Open Space Department would be another resource for communities. The Douglas~~

Comment [hg6]: Covered by CMP; Future Development; Agricultural; General

Comment [hg7]: Covered by Physical Constraints; General

Comment [hg8]: Not in the scope of this plan.

Comment [hg9]: Any applicable policies in the Plan will apply, do not need to state.

Comment [hg10]: Our Division cannot dictate what the Open Space Department does.

Comment [hg11]: Covered by Resources; Open Space, Open Lands & Parks; Coordination

Comment [hg12]: Covered by Resources; Open Space, Open Lands, & Parks; General

Mountain/Robinson Hill Road community is one example of an area where residents have expressed an interest in providing some multiple-use paths, playing fields, and other small-scale community facilities.

~~6. Plantings in dedicated and designated open space areas should be native or naturalized species.~~

Comment [hg13]: This is common practice now.

~~B. Public Open Space~~

~~3. As much open space as possible should be secured in the North Mountains area before additional development occurs as properties become available.~~

Comment [hg14]: Currently, 32% of the North Mountains area is dedicated open space. This does not include conservation easements.

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

Comment [hg15]: This sounds like no development may occur unless everything of value is acquired as open space and this is not practical.

~~C. Private Undeveloped Land~~

~~1. The existing State statutes should be revised to favor stewardship of the land rather than development of the land.~~

Comment [hg16]: Covered by Policies 4 & 5 of the Recreational Trails element; Community Resources chapter

~~D. Designated Undeveloped Private Land~~

~~1. Designated private open space should be protected, and its creation should be encouraged to safeguard the rural character, to maintain visual and scenic quality, to protect wildlife habitat, to buffer existing and future development, and to provide open land or park experiences within future development.~~

Comment [hg17]: This is not a Planning & Zoning function.

~~4. Designated private open space should be used to provide a link to the community's cultural and historic ranching heritage.~~

Comment [hg18]: Covered by Community Resources; Open Space and Open Land; Open Land in Developments; and Resources; Open Space, Open Lands & Parks; Conservation Techniques

~~3. Designated privately-owned parcels with natural or cultural significance should be protected. One or more of the implementation techniques listed later in this section could be used.~~

Comment [hg19]: Covered by Community Resources; Open Space and Open Land; Preservation Interests

~~E. Trails Policies Network~~

~~1. An improved trails network should be developed that provides additional trails for hiking, biking and equestrian use, and other nonmotorized trail activities. These trails should:~~

Comment [hg20]: Covered by Community Resources; Recreational Trails; or items give direction for Open Space or other agency, not P&Z

~~a. vary in length, ascent and nature experience;~~

~~b. link areas within the North Mountains, and link the North Mountains area with adjacent communities and counties;~~

~~c. traverse diverse landscape;~~

~~d. access views and vistas;~~

~~e. intersect to allow the traveler a choice of paths to a destination; and~~

~~f. avoid damaging or impairing areas containing endangered species or fragile environments.~~

~~2. Incentives should be offered to developers to link private trails to the public trail system or to provide public trail access through their property to link the whole system.~~

Comment [hg21]: Covered by Resources; Open Space, Open Lands & Parks; Conservation Techniques

~~3. Accessible trails should be provided for all citizens, including barrier-free trails where possible, recognizing that trail users have different levels of ability and seek different levels of challenge.~~

Comment [hg22]: Covered by Resources; Open Space, Open Lands & Parks and Recreational Trails; Resources

~~4. Public land should be made more accessible when wildlife habitats and fragile natural environments can be protected.~~

Comment [hg23]: Covered by Community Resources; Recreational Trails

~~5. Trail corridors should be negotiated which utilize floodplains, public rights-of-way, utility rights-of-way, leased private property, parks, and public open space.~~

Comment [hg24]: Covered by Community Resources; Recreational Trails

~~6. Liability releases for private landowners should be made available to remove this obstacle to the creation of public trails across private land.~~

Comment [hg25]: Covered by Resources; Open Space, Open Lands & Parks; Conservation Techniques

~~7. Areas of intensive development should have trail connections to areas of natural open space. Safe crossings of major roads and railroads should be provided.~~

Comment [hg26]: Covered by Community Resources; Recreational Trails

~~8. Jefferson County Open Space Department should work with other organizations with similar responsibilities to fund trail corridors to connect public open space parcels.~~

Comment [hg27]: Covered by Community Resources; Recreational Trails

Comment [hg28]: This is not a P&Z function.

91. Equestrian and jogging trails should be unpaved and marked, and where appropriate, tunnels should be considered.

102. Trails should be separated and buffered with landscaping from streets and roads when possible.

~~11. Carefully planned and developed parking areas should be provided at trail heads to facilitate trail usage.~~

Comment [hg29]: This is not a P&Z function.

~~12. Appropriate public facilities, i.e., restrooms and telephones, should be provided at major trail intersections and significant open space sites.~~

Comment [hg30]: Covered by Community Resources; Recreational Trails

~~13. Maintenance of open space, recreational areas and trails should be provided by the entity responsible.~~

Comment [hg31]: Covered by Resources; Open Space, Open Lands & Parks

~~14. Three types of trails should be provided: neighborhood trails within the North Mountains community; County trails that extend into adjacent communities, and regional trails that extend beyond the County boundary.~~

Comment [hg32]: Covered by Community Resources; Recreational Trails

~~15. During land use review, those portions of trails identified in state and county trails plans should be identified and proposed for acquisition by the appropriate agency.~~

Comment [hg33]: Covered by Community Resources; Recreational Trails

3. The Open Space ~~and~~, ~~Public Lands, Trails & Recreation~~ map ~~in~~ ~~at the back of~~ this Plan shows the major trail corridors, existing and proposed, for the North Mountains area.

~~F. Recreation~~

~~General~~

~~1. As future growth occurs, the need for additional passive and active recreational areas should be met.~~

Comment [hg34]: Covered by Community Resources; Open Space and Open Land

~~2. Recreational uses should be targeted to the needs of community residents.~~

Comment [hg35]: Covered by Resources; Recreation and Tourism

~~Active Recreation~~

~~1. Active recreational facilities should be provided as demand increases. These facilities should include, but not be limited to: multiple use playing fields for volleyball, softball, soccer, football, and other sports and recreational facilities such as swimming pools, shooting ranges, and recreational centers. A park and/or recreation district can be formed when the community votes to do so.~~

Comment [hg36]: Covered by Community Resources; Open Space and Open Land

~~2. School recreational facilities, especially playgrounds and multi-use fields, should be available for community use to reduce the pressure for the development of additional recreational areas.~~

Comment [hg37]: Covered by Resources; Open Space, Open Land & Parks

~~G. Coordination~~

~~1. The public entities responsible for open space, parks, or trails should continue to communicate regularly through an established formal system of coordination to plan, protect and manage lands under their jurisdictions.~~

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

~~2. Trails planning by the County, communities and cities should be coordinated with the State Recreational Trails Plan and landowners.~~

Comment [hg38]: Covered somewhat by Resources; Open Space, Open Land & Parks; Coordination, but also, some of this is not within the scope of P&Z, but park entities.

~~3. Incentives should be offered to developers for linking private trails to the public trail system, or for providing public trail access through their property and to school sites.~~

Comment [hg39]: Covered by Resources; Open Space, Open Land & Parks; Conservation Techniques

~~4. Public and private entities should coordinate in providing for trails and public access as part of the acquisition, development, and improvement of: floodplains and flood-control projects; pipelines, powerlines and other utility corridors; ditches, roads, freeways, rapid transit and other transportation projects.~~

Comment [hg40]: Covered by Resources; Open Space, Open Lands & Parks

~~5. Security in parks should be increased. Coordination among law enforcement agencies should be~~

Comment [hg41]: This is an issue that should be addressed with entities that provide the parks.

~~considered to improve the cost effectiveness of this protection.~~

~~H. Acquisition~~

~~1. New acquisitions of undeveloped land should continue. Examples of acquisition strategies:~~

Comment [hg42]: Covered by Resources; Open Space, Open Lands & Parks

~~a. Public acquisition to safeguard undeveloped land, including acquisition subject to life or term estates;~~

~~b. Creation of private trusts to purchase land, easements, or development rights;~~

~~c. Private donation of land to Jefferson County Open Space Department, city agencies or special districts, private trusts or State parks;~~

~~d. Corporate donations of land;~~

~~e. Purchase and sellback of land with restrictions, using Open Space funds to purchase properties which are then sold to another owner with restrictions, e.g., minus the development rights;~~

~~f. Lease agreements for undeveloped land;~~

~~g. Recreation districts should be encouraged to take land in-lieu-of fees when subdivisions of 30 or more acres are proposed; and~~

~~h. Dedication of natural open space in-lieu-of park and recreation land or fees should be encouraged, where appropriate.~~

~~I. Mountain Site Design Criteria~~

~~1. Applicable criteria in the Mountain Site Design Criteria section should be used in siting, designing and developing passive and active recreation areas and facilities.~~

Comment [hg43]: Any items in the Mountain Site Design Criteria section would be applicable to any proposal coming through a rezoning or site approval, it does not need to be restated.

~~2. Trails:~~

~~A variety of trail systems should be provided with appropriate fencing and signage to minimize trespassing.~~

~~Looped trail systems should be provided for short day hikes. These should have multiple access points to minimize trespassing.~~

~~Longer, more strenuous trail systems with limited access should be available.~~

Comment [hg44]: These are covered by Resources; Recreational Trails

~~The trails should come together at strategic points to allow travelers a number of choices to reach a desired location.~~

Comment [hg45]: Not in the scope of this Plan, belongs in the Open Space Master Plan or District Plans

~~Areas containing endangered species or fragile environments should be avoided.~~

Comment [hg46]: Covered by Community Resources; Recreational Trails

~~Intersections between paths should be defined with a good visual warning of an intersection as it is approached.~~

~~Trails should take advantage of the diversity of the landscape through which the trails pass. As the landscape changes, its dominant features should be clearly seen from the paths, i.e., good observation points for views and vistas that feature landmarks.~~

Comment [hg47]: Not in the scope of this Plan, belongs in the Open Space Master Plan or District Plans

~~Bicycle paths should be designed for safety and clearly marked. Three ideas related to bicycle facilities are: a) Provide safe roadways, paved shoulders. b) Provide off-road paths for multiple users. c) Utilize road and transportation rights-of-way, e.g., the railroad bed in Clear Creek Canyon.~~

Comment [hg48]: Covered by Services, Utilities & Transportation; Transportation

~~4. A trail should connect Clear Creek to the Beaver Brook Trail.~~

Comment [hg49]: Covered by the Jefferson County Bicycle/Pedestrian Plan.

Public Facilities, Services, & Utilities

The perception of the quality of life in a community depends, in part, on the quality of the schools, fire, sheriff and emergency services, and utilities. At the same time, the North Mountains area has a unique mountain character that should be preserved. Therefore, these services should be compatible with this mountain environment, consistent, reliable and adequate for the development it serves, and appropriate for the North Mountains area and should not be expected to duplicate the level of service found in urban areas. ~~For these reasons, the impact of land development on the quality of services should be managed with care to ensure that the provision of public services is consistent, reliable and adequate for the development it serves, and appropriate for the North Mountains area.~~

The conditions relevant to fire protection are the location of wildfire hazards, road network, proximity of fire stations to development, training of personnel, the type of equipment, and availability of water. It should be recognized that fire protection and rescue services are provided by volunteer personnel in this community.

GOAL

~~Assure that adequate public services are provided to support the land use recommendations for the North Mountains area.~~

Comment [hg1]: Covered by the Goals under Other Utilities and Services elements; Infrastructure, Water & Services

OBJECTIVES

~~1. Construct community/service facilities appropriate in scale, design, etc. for this mountain community.~~

Comment [hg2]: Covered by Community Uses policies; Land Use

~~2. Ensure that all areas in the North Mountains are served by public fire protection providers.~~

Comment [hg3]: Covered by Emergency Services; Services; Infrastructure, Water & Services and Services; Services & Utilities; Services, Utilities & Transportation

~~3. Minimize risk of fire damage and loss.~~

~~4. Allow all group homes which are compatible with the services and constraints of this mountain area.~~

Comment [hg4]: Covered by Wildfire, Physical Constraints

~~5. Ensure adequate, consistent, reliable public services.~~

Comment [hg5]: Covered by remaining policies.

~~6. Maximize shared use of community/service facilities.~~

Comment [hg6]: Covered by Services & Utilities goal; Services, Utilities & Transportation

~~7. Expand information programs on fire dangers.~~

~~8. Improve intergovernmental, interdistrict cooperation for fire, law enforcement, emergency/disaster, and school services.~~

Comment [hg7]: Covered by General; Community Uses; Land Use

~~9. Expand law enforcement in public land areas.~~

Comment [hg8]: Covered by remaining policies

~~10. Avoid overcrowded school programs.~~

Comment [hg9]: Delete; This is not a Planning & Zoning function

~~POLICIES~~ Policies

~~In addition to the following policies, the criteria in the Mountain Site Design Criteria section which apply to public facilities, services and utilities should be followed.~~

Comment [hg10]: Delete; This is not a Planning & Zoning function

~~Boxed text identifies policies which can be applied in the land use review processes.~~

Comment [hg11]: Not in the scope of this Plan.

~~A. Service Facilities~~

~~1. The scale and siting of new service facilities should be appropriate for this mountainous area and should be in compliance with other policies in this Plan, including the Mountain Site Design Criteria section.~~

Comment [hg13]: Covered by Community Uses; Land Use

Comment [hg14]: Does not need to be stated.

~~2. New service facilities should be sited and located in compliance with the North Mountains Community Plan policies including criteria in the Mountain Site Design Criteria section.~~

Comment [hg15]: This does not need to be stated.

~~3. Applicants are encouraged to involve community representatives in the location and design of new and expanded service facilities.~~

Comment [hg16]: Covered by Community Uses; Land Use

~~4. Adaptive reuse and shared use of existing structures and facilities should be considered before new facilities are constructed.~~

Comment [hg17]: Covered by Community Uses; Land Use

~~B. Community Facilities~~

~~Additional community facilities which serve area residents should be considered when the demand and community support for them exists.~~

~~1. New community uses facilities should be designed to complement the mountain environment in scale, building materials, and architecture. Separate and distinct facilities and activities should be close to each other to create true community centers, i.e., youth centers, senior resource centers, and libraries.~~

~~2. The demand for community facilities, e.g., libraries and community centers, increases as an area grows. When the need for these facilities has been determined by the residents in the North Mountains area, the location should be selected in accord with the Community Plan recommendations and community representatives.~~

Comment [hg18]: Covered by CMP; Land Use Community Uses; General

~~3. Shared use of community facilities should be explored by community organizations. This would minimize the need for new structures.~~

Comment [hg19]: Covered by Community Uses; Land Use

~~C. Fire Protection~~

~~The conditions relevant to fire protection are the location of wildfire hazards, road network, proximity of fire stations to development, training of personnel, the type of equipment, and availability of water. It should be recognized that fire protection and rescue services are provided by volunteer personnel in this community.~~

Comment [hg20]: Moved to Introduction

~~1. The potential for damage and loss from fire should be reduced and fire protection and/or wildfire mitigation measures should be provided to all development in the North Mountains area.~~

Comment [hg21]: Covered by Wildfire; Physical Constraints

~~2. All areas of the community and all development should be served by a fire protection provider.~~

Comment [hg22]: Covered by Emergency Services; Services; Infrastructure, Water & Services and Services; Services & Utilities; Services, Utilities & Transportation

~~3. Fire protection service for the community should be maintained or improved as new development occurs. New development should pay for service in proportion to its needs when those needs exceed the capacity of the district, i.e., buildings, equipment and training.~~

Comment [hg23]: Covered by Services; Infrastructure, Water & Services

~~4. New development, including exemptions from platting, should be required to provide an adequate onsite water supply for fire fighting purposes, as required by the fire district of jurisdiction, prior to the issuance of a building permit.~~

Comment [hg24]: Covered by Water Quantity; Water & Wastewater; Infrastructure, Water & Services

~~5. Fire protection providers should continue to review development proposals and exemptions referred to them by the Jefferson County Planning Department prior to approval of new development and exemptions. This review should include an assessment of the:~~

Comment [hg25]: Covered by Emergency Services; Services; Infrastructure, Water & Services; list was removed and generalized to provider should evaluate and comment.

~~a. adequacy of the proposed water supply and water storage facilities;~~

~~b. accessibility, external and internal, to the site for emergency vehicles;~~

~~c. capacity of the personnel and equipment to serve the development; and~~

~~d. developer's fire reduction program when the site has a wildfire hazard. The "Wildfire" section in the Hazards section of this Plan has more specific recommendations.~~

~~6. All public thoroughfares, access roads, and driveways should be designed to meet fire district equipment access requirements.~~

Comment [hg26]: Delete; Design of roads is not evaluated at the time of rezoning.

73. Fire district master plans should be considered as an Addendum to this Community Plan as they are developed. The fire districts should be encouraged to include in the master plans, a capital improvements and training budget, map of the district, etc.

Comment [hg27]: Are these available to reference? We are referencing the CWPP's for each district.

84. Intergovernmental and interdistrict agreements on joint responsibility for outlying areas should be adopted to ensure that response time is as short as possible.

Comment [hg28]: I thought we had this somewhere, but can't find it. Ask Russ and Alan.

95. Consolidation of fire districts should be explored to maximize fire protection capabilities.

Comment [hg29]: I thought we had this somewhere, but can't find it. Ask Russ and Alan.

106. Employment centers in the North Mountains should cooperate with local fire districts to support fire protection service. Example: water storage, employee release time as fire volunteers, etc.

117. Installation of sprinkler systems should be encouraged in new development, residential and commercial, when there is adequate water supply and pressure. The districts and insurers should consider incentive programs for the installation of sprinkler systems. When sufficient water pressure is not present, then a modified sprinkler system which protects exit paths should be considered.

~~12. The Jefferson County Building Department should add to the adopted Uniform Building Code, a classification for residential sprinklers in the mountains.~~

Comment [hg30]: Not a Planning & Zoning function.

~~13. The fire districts, in cooperation with the Jefferson County Planning Department and the Colorado State Forest Service, should identify, map, and maintain current maps of wildfire hazard areas within their district.~~

Comment [hg31]: This has been done.

~~14. The fire districts, in cooperation with community representatives, should identify locations and funding to secure large water storage facilities for fire fighting in the North Mountains area.~~

Comment [hg32]: Covered by the CWPPs and proposed Wildfire Hazard Policies.

~~15. Street addresses should be prominently displayed near the road, preferably in three inch or larger numerals made of reflective material.~~

Comment [hg33]: This is not reviewed during the rezoning process.

~~16. Local fire departments should apply consistent and reasonable standards in issuing prescribed permits for burning slash, which is a wildfire hazard. These standards should apply to all applicants, whether they are public agencies or private individuals.~~

Comment [hg34]: This is not a Planning & Zoning function.

~~17. Prescribed burning should comply with health regulations regarding air quality and fire regulations regarding public safety and welfare.~~

Comment [hg35]: This is not regulated by Planning & Zoning.

~~18. There should be stricter adherence to the regulations governing outdoor burning. This will require information/education, monitoring and enforcement. See the Hazards section for additional information.~~

Comment [hg36]: This is not regulated by Planning & Zoning.

~~19. The fire districts and the Jefferson County Fire Council should undertake informational and educational programs to tell the public about fire prevention techniques and fire protection limitations in the mountain environment.~~

Comment [hg37]: Covered by General; Outreach

~~20. Publicly owned lands in mountain areas should contribute financially to support the fire district of jurisdiction.~~

Comment [hg38]: Planning & Zoning does not manage any Jefferson County owned lands.

~~21. Area fire departments should make their standards and requirements consistent, to the maximum extent possible.~~

Comment [hg39]: This is not a Planning & Zoning function.

~~D. Emergency and Disaster Services~~

~~Providing emergency medical and disaster services in the North Mountains area could become harder as growth and development occur. County and interdistrict coordination and cooperation could become essential to meet the needs of residents in this community.~~

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

Comment [hg40]: Covered by Services; Infrastructure, Water & Services.

~~2. Expanded funding sources, intergovernmental service agreements, equipment and training should be sought to meet the increased demands associated with new growth and development.~~

~~3. Emergency service providers should map the site and number of incidents, to inform the community of dangerous traffic accident locations.~~

~~E. Sheriff Protection~~

~~Because property ownerships cross or abut county boundaries, law enforcement in the North Mountains is complex. Intergovernmental agreements could facilitate law enforcement in this area.~~

~~1. Community concerns should be addressed, including response time and the need for improved coordination among County and state law enforcement agencies serving the area.~~

~~2. Law enforcement services provided by the Jefferson County Sheriff's Department should be maintained and expanded as new growth occurs.~~

~~3. Park security should be improved through increased cooperation and coordination among the agencies with the security responsibility, i.e., Jefferson County Sheriff, North Jeffee Recreation District security, U.S. Forest Service, Bureau of Land Management.~~

~~F. Schools~~

~~Overcrowding, lengthy time and distance commutes for students, and coordination between the community, the Jefferson County R-1 School and Boulder County School Districts are concerns underlying the following policies.~~

~~4.8. Planning for school locations should be coordinated with the North Mountains Community Plan to:~~

- ~~a. reduce commuting time and distance;~~
- ~~b. ensure facility design that is sensitive to the mountain environment;~~
- ~~c. ensure facility design that provides for shared use of facilities by the community; and~~
- ~~d. provide continued community involvement in decisions on school facilities.~~

~~2. Land use solutions to school problems should be considered when new development results in overcrowded schools, or the Jefferson County R-1 District standards cannot be maintained. Such solutions may include, but are not limited to:~~

- ~~a. phasing development;~~
- ~~b. modifying the project; and~~
- ~~c. changing the project phasing.~~

~~3. New development should share the cost of providing major capital improvements and new school facilities that would be required because of the growth impact of new development.~~

~~4.9. Jefferson County R-1 Schools and Jefferson County should continue to monitor growth, the impacts of development proposals on school facilities, and seek alternatives to the overcrowding of schools.~~

~~G. Group Homes~~

~~Group homes can be appropriate in the North Mountains when the necessary support services are available, e.g., transportation, medical, and police and fire protection services, etc.~~

~~4.10. Applicants and operators of group homes should be knowledgeable about the unique problems and opportunities associated with mountain living. The adequacy of support services~~

Comment [hg41]: The Service providers should provide Planning & Zoning with this information. Evaluation and comments are requested with new development proposals (Services; Infrastructure, Water & Services.

Comment [hg42]: This is not a Planning & Zoning function

Comment [hg43]: Local law enforcement are not subject to the policies in this plan.

Comment [hg44]: Covered by Services; Infrastructure, Water & Services.

Comment [hg45]: This coordination effort does not include Planning & Zoning.

Comment [hg46]: This is evaluated at the time of Subdivision Plat, not with a rezoning case.

Comment [hg47]: Covered by Park and School Fee regulations.

to meet the special needs of group home residents should be carefully considered.

~~H. Utilities~~

~~The North Mountains area is served by Public Service Company of Colorado and United Power, Inc. Adequate and timely provision of services by these organizations will be essential for growth.~~

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

~~2. Utility facilities should be planned and designed in conformance with the North Mountains Community Plan policies, including criteria in the Mountain Site Design Criteria section.~~

~~3. The utilities serving the area should work with residents of the community in site selection and design of facilities.~~

Comment [hg48]: The CMP does not apply to exemptions

Comment [hg49]: Covered by Provision of Utilities; Other Utilities; Infrastructure, Water & Services

Comment [hg50]: Some design is covered by Location and Extent of Utilities; Other Utilities; Infrastructure, Water & Services

Comment [hg51]: Covered by Utilities; Services & Utilities; Services, Utilities & Transportaton.

~~Air, Odor, and Noise~~ Sensory Impacts

~~Air quality and lack of noise are part of the character of the rural community in the North Mountains Area. Air quality can be addressed through adherence to existing standards and regulations, Transportation Demand Management, and improved dust control. High noise levels associated with certain land uses would not be considered compatible unless mitigation can decrease the number of noise sources or alter how the noise is heard.~~

Policies

~~Air, odor and noise are elements of the environment that contribute to the quality of community life.~~

GOAL

~~Future development in the area should not result in significant degradation of these elements.~~

AIR

~~Proper planning and adherence to federal, state and county standards and regulations, increased ride sharing, variable work schedules, and improved control of dust pollution are measures which should be encouraged to protect people and property from the harmful effects of air pollution, excessive noise and noxious odors.~~

OBJECTIVES

~~1. The County should initiate a study, to be done in cooperation with the appropriate agencies, to review air quality in the North Mountains area. The study should assess the appropriateness and adequacy of air quality regulations for mountain areas. If results show that unique circumstances in these mountain canyons and valleys warrant different regulations, the County and the State should adopt new regulations for these areas.~~

~~2. Minimize fugitive dust generated by vehicular traffic and construction and mining activities.~~

~~3. Limit the opportunity for airborne particulates by mitigating man-made disturbances.~~

~~4. Protect the health of people from detrimental effects of industrial, vehicular, and home heating emissions.~~

~~5. Control the negative impacts of unclean air.~~

~~6. Determine the adequacy of current standards.~~

POLICIES

~~In addition to the following policies, the criteria in the Mountain Site Design Criteria section which apply to air, odor and noise should be followed.~~

~~Boxed text identifies policies which can be applied in the land use review processes.~~

~~1. All future development in the area should be planned to minimize areas of disturbance including road and driveway cuts, homesite clearings, and industrial grading and blasting areas, and to maximize revegetation opportunities.~~

~~2. All roads carrying 200 average daily automobile trips or greater should be paved.~~

~~3. The County should continue to explore environmentally sensitive dust suppressant techniques which do not damage vegetation or contaminate water courses or groundwater.~~

~~4. Improved air quality should be a criterion included in the County's road maintenance priority setting. The paving priority list should include a timetable for road paving and the method of financing the paving, including but not limited to cooperative financing arrangements with homeowners.~~

Comment [hg1]: Covered by CMP; Community Resources; Air, Light, Odor, and Noise

Comment [hg2]: Delete, Air Quality regulations are not governed by Jefferson County Planning & Zoning.

Comment [hg3]: Policies 2-5 are covered by Community Resources; Air, Light, Odor, and Noise

Comment [hg4]: Air Quality standards are not created or maintained by Jefferson County Planning & Zoning.

Comment [hg5]: This does not need to be stated all chapters/sections are reviewed.

Comment [hg6]: Development Review Section policies now apply to land use review processes.

Comment [hg7]: Location of grading is not reviewed with rezoning cases. Current regulations cover erosion control and revegetation.

Comment [hg8]: Covered by Community Resources; Air, Light, Odor and Noise and Resources; Sensory Aspects

~~5. The County Planning, Health and Public Works Departments should work together to assure that snow and ice removal materials are used which do not damage vegetation or water quality. These should be applied judiciously to avoid over-sanding and over-salting roadways, and should be removed as soon as possible to reduce fugitive dust pollution.~~

Comment [hg9]: Policies 3-5 are covered by Services, Utilities & Transportation; Transportation; Maintenance.

~~6. The state Mined Land Reclamation Division, or the County, should enforce reclamation, and an incentive plan should be developed by the County or the State to induce current owners of pre-Reclamation Act mining sites to implement voluntary reclamation.~~

Comment [hg10]: This is enforced by the State, not Planning & Zoning.

~~7. When development is proposed for a site which has unreclaimed mining activity predating the Mined Land Reclamation Act, mitigation of the unreclaimed area should be included in the new development proposal.~~

Comment [hg11]: Covered by Physical Constraints; Abandoned Mines

~~8. Development should be in balance with the transportation network to prevent stop and go traffic that increases vehicular emissions.~~

Comment [hg12]: Covered by Resources; Sensory Aspects

9.1. RTD and DRCOG should do a survey of commuter patterns in the North Mountains area which can guide the development of car and van-pool programs and public transit service. These should be publicized through community organizations and local publications.

~~10. The County should work with RTD to locate additional park n ride sites. Safety, security and convenience should be improved at existing park n ride sites and included in the criteria for new park n ride locations.~~

Comment [hg13]: Covered by Services, Utilities & Transportation; Transportation.

~~11. Bikeways, equestrian trails and pedestrian paths should be developed to encourage the use of alternative modes of transportation. When trails shown on state and county trails maps cross a proposed development site, that portion of the trail should be secured. Dedication of road right-of-way should be sufficient to provide trails and paths where appropriate.~~

Comment [hg14]: Covered by Resources; Sensory Aspects and Infrastructure, Water and Services; Transportation and Service, Utilities & Transportation and existing regulations.

~~12. New fireplaces and stoves, as of 1987, are required to comply with the new Colorado legislation regulating fireplaces and woodburning stoves. The County should encourage the retrofitting of existing fireplaces and stoves to bring them into compliance with the new standards through incentive programs. Example: a one-time property tax incentive.~~

~~13. A comprehensive study of the current air quality and the unique meteorologic conditions that affect air quality should be undertaken for the study area to determine existing ambient air quality. If the results of the study indicate that different air quality regulations should be adopted for the North Mountains area, the County should seek to have existing regulations changed.~~

~~14. Once appropriate air quality regulations are adopted for this area, an Air Quality Improvement Plan effort should be sponsored by the County in conjunction with the Regional Air Quality Council to develop implementation methods to maintain and improve air quality in the study area.~~

~~Such methods could include tax credits for more efficient vehicles and fuels, and for conversion of woodburning fireplaces, education, increased RTD ridership, etc.~~

Comment [hg15]: For Policies 12-14 – Air quality regulations and incentives are the authority of the State, not Planning & Zoning.

~~15. The County, in conjunction with the state and federal governments, should make every effort to gain compliance with, and enforcement of, all applicable air quality regulations, standards and permit conditions.~~

Comment [hg16]: Covered by Resources; Sensory Aspects.

~~16. The County should support State legislation to strengthen vehicle emission standards, and increase enforcement of these regulations.~~

Comment [hg17]: This is not a Planning & Zoning function.

ODOR

To maintain the quality of life in the North Mountains area, the generation of offensive odors should be avoided.

OBJECTIVES

- 1. Minimize the adverse impacts of odors associated with waste disposal, home occupations, commercial, industrial, and agricultural operations.
- 2. Plan, construct and maintain septic systems and sewage treatment facilities to prevent offensive odors.

Comment [hg18]: Objectives 1 and 2 are covered by Community Resources; Air, Light, Odor and Noise.

POLICIES

In addition to the following policies, the criteria in the Mountain Site Design Criteria section which apply to air, odor and noise should be followed:

Comment [hg19]: This does not need to be stated all chapters/sections are reviewed.

Boxed text identifies policies which can be applied in the land use review processes:

- 1. Sewage treatment facilities and septic systems should be located and engineered to avoid the generation of odors that will adversely affect existing or future developments.
- 2. Housing development and commercial centers should be planned to ensure safe and efficient septic system and sewage treatment placement. These waste disposal systems should employ appropriate technology to avoid producing noxious odors that will adversely affect existing or future developments.
- 3. Commercial and industrial developments should use exhaust systems which remove noxious odors.
- 4. New site plans should consider and respect the existing agricultural and ranching activities including odors which are associated with them.
- 5. Agricultural, industrial and commercial development should be encouraged to use management practices and appropriate technology to minimize odor emissions.
- 6. Jefferson County Zoning Regulations for the keeping of livestock in residential areas should be reviewed for the appropriateness of the number of animals for the size of the parcel and type of zoning. If changes are indicated, the Zoning Resolution should be revised and reviewed with County residents, interest groups, appropriate agencies and County departments.
- 7. Jefferson County should facilitate the coordination of the various agencies with responsibility for livestock protection and related environmental issues, to develop a comprehensive approach to handle livestock-based complaints. A list of these agencies is in the Appendix.
- 8. Jefferson County should work with the Colorado Air Quality Control Commission to ensure strict enforcement of the "Odor Emission Regulations". The County and/or the Air Quality Control Commission should write an understandable version of these Regulations and distribute it to community groups in the County.

Comment [hg20]: Policies 1-3 are covered by Community Resources; Air, Light, Odor, and Noise. Policy 2 is also covered by Infrastructure, Water & Services.

Comment [hg21]: Covered by Land Use; Site Design

Comment [hg22]: Covered by Community Resources; Air, Light, Odor and Noise.

Comment [hg23]: Policies 6 and 7 covered by Future Development; Agriculture

Comment [hg24]: Covered by Resources; Sensory Aspects

NOISE

Quietness is a component of privacy and hence, part of the character of rural communities and neighborhoods. This rare resource should be protected from intrusions of noise levels higher than would be generated by the land uses permitted or zoned for the surrounding areas. These high noise levels and associated land uses would not be considered compatible unless mitigation can decrease the number of noise sources or alter how the noise is heard. The public should be protected from hearing loss, disruption of normal activities and negative physiological or psychological damage from excessive noise levels. An overriding concern is that current noise standards may not be suitable for mountain areas and that a noise study should be done to determine if different standards should be adopted for mountain areas of the County.

OBJECTIVES

~~4.2. New Developments should Minimize noise, and protect privately owned areas valued for their quietness. Quietness is highly valued in the North Mountains Community.~~

~~2. Determine the appropriate maximum levels and sound factors required to protect and improve the character of the North Mountains area.~~

~~3. Plan land uses that can meet the appropriate regulations for noise.~~

Comment [hg25]: Objectives 2 and 3 are covered by Community Resources; Air, Light, Odor and Noise.

POLICIES

~~In addition to the following policies, the criteria in the Mountain Site Design Criteria section which apply to air, odor and noise should be followed.~~

Comment [hg26]: This does not need to be stated all chapters/sections are reviewed.

~~Boxed text identifies policies which can be applied in the land use review processes:~~

~~1. Jefferson County should undertake a study with the State Health Department to determine appropriate noise standards for rural mountain environments. This study should assess the typical level of man-made background noise of mountain, residential/mountain open lands at their logical and legal buildout. It should address:~~

Comment [hg27]: The Sheriff's Office enforces noise standards. This is not a Planning & Zoning function.

~~a. the intensity (db) level of sounds;~~

~~b. the frequency spectrum of sounds;~~

~~c. the time varying character of sounds;~~

~~d. the duration of sounds; and~~

~~e. the dynamics of sound travel in mountain topography.~~

~~If the study concludes that acceptable noise levels are different in the mountain areas than in the urban and suburban areas, the County Commissioners and the State Health Department should adopt noise ordinances tailored to the mountain areas:~~

~~2. Noise generated by any and all noise sources should not be allowed to exceed the noise standard established for surrounding permitted or zoned land uses, nor allowed to exceed the standards recommended or adopted pursuant to Policy #1. Noise should not be allowed to adversely affect the health of community residents nor interfere with their normal activities.~~

~~3. New development should be encouraged to provide for noise reduction, through construction and other techniques, to protect itself from existing legal noise generators.~~

Comment [hg28]: Policies 2 and 3 are covered by Community Resources; Air, Light, Odor and Noise.

~~4. New site plans should consider and respect the existing agricultural and ranching activities and any noise which is associated with them.~~

Comment [hg29]: Covered by Land Use; Site Design

~~5. The Jefferson County Sheriff's Department and Health Department are encouraged to act as friendly facilitators to work with the people or businesses responsible for noise generation to secure voluntary compliance with County and State noise standards and the mitigation of annoying noises not covered by the standards, and to enforce the standards when voluntary compliance cannot be achieved.~~

Comment [hg30]: This is not a policy directed to Planning & Zoning and it is not a Planning & Zoning function.

Transportation

Maintaining the mountain community character of the North Mountains area is a primary concern of residents.

~~While the existing limited road network in the North Mountains area serves the present needs of residents and commuters, traffic from future development could exceed acceptable levels of service (LOS) on the roads. Golden Gate Canyon, Coal Creek Canyon and Clear Creek Canyon Roads are weekday commuter routes for local and neighboring county residents, as well as routes for tourists.~~

The topography of Golden Gate, Coal Creek, and Clear Creek Canyons could significantly constrain expansion of these roads because of the prohibitive cost and unacceptable visual impact. ~~Golden Gate Canyon, Coal Creek Canyon and Clear Creek Canyon Roads are weekday commuter routes for local and neighboring county residents, as well as routes for tourists.~~

~~A limited feeder road network funnels area residents onto these three roads. Additional traffic generated by future development could confront the state, the county and the community with hard choices:~~

- ~~1. Expand the canyon roads, which would be an expensive and visually impactful option, given the narrow canyon, steep cliffs and adjacent creeks.~~
- ~~2. Accept a lower service level and increased travel times.~~
- ~~3. Adopt and create incentive programs which foster home occupations, cottage industry and neighborhood commercial development.~~
- ~~4. Provide alternatives, e.g., ride-share programs and public and/or private bus, van and rail transit.~~
- ~~5. Make safety improvements, e.g., climbing lanes, shoulder improvements, etc.~~

~~While these choices are not imminent, they could occur in the coming years.~~ The competing needs of local residents and travelers through the community should be resolved in a way that preserves the visual amenities and the integrity of the mountain community.

GOAL

~~Safeguard scenic corridors and the mountain community character, and provide a safe transportation system that satisfies the demands of local residents and travelers through the community.~~ This system should provide local road links that foster a sense of community and the facilities and programs needed to support alternatives to single occupancy vehicle travel, i.e., pedestrian, equestrian and bicycle paths, park-n-ride locations, and increased ride-sharing opportunities.

OBJECTIVES

- ~~1. Preserve the scenic qualities of the mountain road system.~~
- ~~2. Balance the transportation system with development.~~
- ~~3. Provide the transportation facilities needed for safe travel.~~
- ~~4. Adopt a schedule of improvements and identify the funding sources to ensure that needed infrastructure is available to support future development.~~
- ~~5. Coordinate planning and design of road improvements with the community and appropriate agencies and special districts.~~
- ~~6. Use maintenance techniques which improve air quality and safety, and reduce damage to vegetation.~~

Comment [hg1]: Covered by CMP/Community Resources/Visual Resources/Scenic Corridor.

Comment [hg2]: Covered by CMP/Infrastructure, Water and Services/Transportation/General

Comment [hg3]: Covered by CMP/ Community Resources/ Visual Resources/Scenic Corridors and Community Resources/Transportation/Street Design

Comment [hg4]: Covered by the Transportation goal; Infrastructure, Water & Services chapter

Comment [hg5]: Covered by Transportation Goals; Services, Utilities & Transportation

Comment [hg6]: Covered by CMP/Infrastructure, Water & Services/Transportation/General. Our regulations require developers to complete road improvements identified by the traffic study.

Comment [hg7]: Covered by Services, Utilities & Transportation; Transportation; Coordination;

Comment [hg8]: Covered by Services, Utilities & Transportation; Transportation; Maintenance;

~~7. Promote alternative modes of travel through education, and by providing mass transportation services which are reliable and convenient to use.~~

Comment [hg9]: Covered by Services, Utilities & Transportation; Transportation; Coordination;

~~POLICIES~~ Policies

~~In addition to the following policies, the criteria in the Mountain Site Design Criteria section which apply to transportation should be followed.~~

Comment [hg10]: This does not need to be repeated in each chapter.

~~Boxed text identifies policies which can be applied in the land use review processes.~~

~~A. General~~

~~1. The North Mountains area community, and school and fire districts, should be included in the planning and implementation of transportation improvements from the beginning of the process.~~

Comment [hg11]: Covered by Services, Utilities & Transportation; Transportation; Coordination;

~~2. Physical improvements should be made in ways that are sensitive to the community and protect the visual amenities along the roadway corridors.~~

Comment [hg12]: Covered by Services, Utilities & Transportation; Transportation; Street Design; and Services, Utilities & Transportation; Transportation; General

~~3. High traffic generators, i.e., higher density housing, retail, office and industrial land use, should be located near mountain arterial and collector roads.~~

Comment [hg13]: Covered by Future Development; All Development; Transportation Issues

4. The design and maintenance of the North Mountains road network should recognize the traffic generated in neighboring counties, especially Gilpin and Clear Creek.

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

6. The Plan accepts LOS D during peak travel times and recommends that when LOS D extends into nonpeak travel times (given current road and laneage configuration) the County should implement road improvements, see #5 above, to ensure that appropriate improvements are accomplished to avoid a LOS below D.

This recommendation is intended to ensure that a level of service lower than D during off peak travel times does not become the norm by default, and that road improvements are made concurrently with new development to avoid a LOS lower than D as long as possible. When it becomes apparent that all appropriate road improvements have been made and continued buildout of the Plan will result in LOS E during nonpeak travel times, the County and the community should work together to resolve the problems.

~~The community and the Jefferson County Department of Highways and Transportation consider LOS C to be desirable as a standard for mountain roads. However, the Jefferson County Highway and Transportation Department accepts LOS D for mountain roads during nonpeak travel times, and 20% into LOS E during peak travel times.~~

~~7. At the time of rezoning, developers of new projects should provide studies which demonstrate that the road system can accommodate the traffic generated by the proposed development and comply with the level of service recommended in the Plan, or show how the roads can be improved to accommodate the traffic generated by their project and comply with the Plan's LOS recommendations. These studies should assess the capacity of the existing roads, the County Major Thoroughfare Plan plus capacity increments which would accrue from road improvements proposed by the County, and the potential traffic which would be generated by buildout of the North Mountains Community Plan recommendations.~~

Comment [hg14]: Covered by General; Transportation; Infrastructure, Water & Services

~~The intent of this recommendation is to provide the transportation impact data necessary to~~

~~make informed land use decisions in accord with the North Mountains Community Plan recommendations.~~

~~8. The County should establish a procedure which would facilitate the sharing of responsibility for providing improvements, necessitated by their developments, in proportion to the traffic impacts of projects on the community's road system. Requiring road improvements or assessing an equitable impact fee are two techniques which could be used.~~

~~9. Road improvements should not be made when the public costs for the improvements would exceed the potential public benefits derived.~~

~~10. New developments which require rezoning within the planning area should be phased when the traffic generated would result in a LOS lower than E on existing road segments within the North Mountains area. An exception should be allowed when agreements exist that commit public, private or combined public and private money to fund future road improvements which would result in acceptable levels of service, would satisfy environmental concerns, and would be constructed within 5 years. A description of Levels of Service (LOS) appears in the Appendix.~~

~~11.4. To reduce accidents and to eliminate existing hazards, the state and county should make road improvements such as:~~

- ~~Traffic signals including turn indicators~~
- ~~Passing lanes~~
- ~~Paving~~
- ~~Shoulder upgrading~~
- ~~Intersection realignments~~
- ~~Line-of-sight obstacle removal~~
- ~~Guard rails~~
- ~~Acceleration, deceleration and turning lanes~~
- ~~Multiple-use paths for nonmotorized travel~~
- ~~Pedestrian crosswalks~~
- ~~Living snow fences~~
- ~~Embedded reflectors along centerline~~

~~Specific road improvements identified to reduce accidents and eliminate existing hazards needed include:~~

- ~~a. Intersection of Golden Gate Canyon Road and S.H. 93 and the Golden Bypass, especially for left turn westbound traffic~~
- ~~b. Guard rails on Douglas Mountain Road, [on Golden Gate Canyon Road near the Grange Hall](#) and at Butcher's Turn on Coal Creek Canyon Road~~
- ~~c. [Improve intersections of S.H. 72 with at-Copperdale Lane, at-Ranch Elsie Road, at Twin Spruce Road and Skyline Road.](#)~~
- ~~[d. Improvements to site distance at Guy Hill Road](#)~~
- ~~[e. Modify or remove concrete barriers along the first turn westbound on Golden Gate Canyon Road.](#)~~
- ~~[f. Improve visibility along the curve at mile marker 15.8 and 15.9.](#)~~
- ~~[g. Paving of Douglas Mountain Road and Drew Hill Road from Crawford Gulch to Golden Gate Park.](#)~~

Comment [hg15]: This is now a part of our regulations.

Comment [hg16]: Developers are now responsible to pay for any necessary road improvements

Comment [hg17]: Covered by CMP/Infrastructure, Water & Services/Transportation/General and our regulations.

Comment [hg18]: General road improvements are unnecessary, the best alternatives will be evaluated at the time of improvement

Comment [hg19]: Review meeting notes for more specific areas.

h. Institute a weight limit on Gap Road.

i. Evaluate the feasibility of passing lanes on S.H. 72

~~12. A bicycle plan should be developed for Coal Creek, Golden Gate and Clear Creek Canyon Roads to improve safety for bicyclists and motorists.~~

Comment [hg20]: A Bicycle and Pedestrian Master Plan has been created for the County which includes these roads.

~~13. The County should continue to consider road capacity and transportation standards when making land use decisions, and should apply density or phasing restrictions equitably to developments when the traffic generation would result in a level of service lower than LOS E on the road network.~~

Comment [hg21]: Covered by Transportation; Infrastructure, Water & Services

~~14.5. Road improvements and right-of-way dedications by developers should include sufficient width to accommodate multiple-use paths, where appropriate. Maintenance and liability coverage agreements for these paths should be secured.~~

~~15. Increased cooperation among the park and recreation districts, Jefferson County Open Space and Highways and Transportation Departments, the Colorado Department of Transportation and the Golden and Arvada Public Works Departments should be pursued to ensure that the multiple-use paths can become dedicated rights-of-way under the jurisdiction of one of the aforementioned entities.~~

Comment [hg22]: This level of detail is not needed. Maintenance of the paths is mentioned above.

~~16. Sand should be removed from paved roads as quickly as possible to reduce vehicle damage, air pollution, vegetation damage, and to improve safety and aesthetics.~~

~~17. All dirt roads carrying 200 ADT or greater should be paved to reduce dust pollution and to comply with EPA standards. This should include roads on public lands. As an alternative to pavement, the County should continue to experiment with environmentally sensitive dust suppressant materials.~~

Comment [hg23]: This is a regulation of the Public Health Department or the LDR's. (Check on this)

~~See additional recommendations in the Air, Odor & Noise section of this Plan.~~

~~18.7. Public transportation should be encouraged as a viable alternative to private vehicle travel. It can reduce the number of vehicles using the roads and, in effect, extend the capacity of the roads for a longer period of time, as well as reduce the amount of air pollution. For these reasons, the following actions should be encouraged:~~

- a. Public transit service should be encouraged to serve the travel needs of the community's residents.
- b. Park-n-ride sites should be provided as demand increases.
- c. Commuter rapid transit should be provided when the ridership demand exists, and feeder bus routes should be established to serve rapid transit stations.

~~19.8. Public telephones and restroom facilities should be provided at park-n-ride sites and commuter rail stations when there is sufficient demand.~~

~~20. The County should support transportation alternatives to reduce the impact of commuter travel which include, but are not limited to, the following:~~

Comment [hg24]: Covered by Transportation System Efficiency; Transportation; Services, Utilities & Transportation

- a. Flexible work days and variable work hours to extend the peak travel hours;
- b. Increased use of car and van pools; and
- c. Multiple purpose paths which connect residential areas with local neighborhood commercial areas and community facilities.

~~21. Vegetation along roads and in medians should be provided. Native species and naturalized grasses and wildflowers which are drought-tolerant should be used.~~

Comment [hg25]: Covered by Street Design; Transportation; Services, Utilities & Transportation

~~22. The County, the state and cities should coordinate their work to achieve consistency of road surfaces, paved and unpaved, on roads that cross jurisdictional boundaries, and to develop~~

Comment [hg26]: Covered by Coordination; Transportation; Services, Utilities & Transportation

compatible design standards, e.g., right-of-way widths, turn lane queues, and multijurisdictional intersections.

~~23. Coordination among the County, the cities and the communities should be instituted to plan and provide transportation improvements to avoid the adverse impacts of increased traffic from new development on the road system in the North Plains and North Mountains areas, and to resolve transportation concerns raised by annexations and roads which cross jurisdictional boundaries.~~

~~24. A comprehensive transportation study should be done for the northern area of Jefferson County, which would identify specific transportation improvements and funding arrangements which may be necessary to accommodate the travel demands generated by the land use proposed for the North Plains and North Mountains areas.~~

~~This study should be a cooperative effort of the municipalities, communities, state and Jefferson County, and should consider the principal transportation facilities in the incorporated and unincorporated areas.~~

~~Examples of the strategies to be considered are:~~

- ~~expanded laneage or key facilities;~~
- ~~urban interchanges at key arterial intersections;~~
- ~~significantly expanded transit; and~~
- ~~a trip generation element associated with employment uses.~~

~~25. Upon completion of the above transportation study, the North Plains and North Mountains community plans should be reviewed to determine the compatibility of these community plans with the transportation study.~~

~~26. A revised thoroughfare plan should be prepared for the North Mountains area, with a significant amount of community and bicyclist involvement. Following are topics which should be included in this study.~~

- ~~Identify needed safety and capacity improvements and establish a timetable for these improvements.~~
- ~~A Capital Improvement Program (CIP) should be completed for the study area, which outlines new construction and safety improvements by priority, with estimated costs, and funding methodology which allocates costs equitably among all who will benefit.~~
- ~~Integrate alternative modes of travel into the overall transportation system, e.g., multi-use trails.~~
- ~~Identify park-n-ride sites.~~

~~27. Communication and coordination between Colorado Department of Transportation and the County should be enhanced, especially to provide for bicycle facilities and signage on and along canyon roads.~~

10. Acknowledge the increasing number of bicyclists using both Golden Gate Canyon and Coal Creek Canyon and make road improvements that will increase bicycle safety and decrease conflicts between motorists and bicyclists.

~~28. The County and the community should actively participate in the Regional Transportation District's planning programs to upgrade public transit service as needs change.~~

~~29. The Jefferson County Land Development Regulation should be amended to allow more flexible construction standards for mountain roads which are more sensitive to the environment and yet are safe and functional. On a case-by-case basis, private roads within developments~~

Comment [hg27]: Covered by CMP/ Services, Utilities & Transportation/Transportation/Coordination

Comment [hg28]: In 1998 the Countywide Transportation Plan was completed that identified the items listed at a county level, and included the North Plains and North Mountains areas. This plan is reviewed as the community plans are updated.

Comment [hg29]: The County's Major Thoroughfare Plan was updated in 2012. Additionally, a Pedestrian and Bicycle Master Plan was created which involved many citizens and recreation groups. The County has a Capital Improvement Plan that takes into account these plans, safety, and funding, this plan is updated every 5 years.

Comment [hg30]: Covered by CMP/ Services, Utilities & Transportation/Transportation/Coordination

Comment [hg31]: The Land Development Regulation does provide for different standards for roads in the mountains and streets in the plains. There is also the possibility of asking for a waiver from requirements. Waivers are typically reviewed by the local Fire Districts to ensure safety is not compromised.

~~should be allowed to deviate from County standards, provided Jefferson County Public Works Department's and fire district's objectives for access, maintenance and safety can be met.~~

~~3011. The County should work with affected property owners to acquire the necessary right-of-way on heavily traveled roads which are not maintained because of the lack of right-of-way.~~

~~3112. Where private roads are maintained by the County through prescriptive right, the County should continue to work with the owner to clarify the survey and legal description, then reduce the property tax obligation on the portion of the property used as a public road, usually done through a quit claim deed.~~

~~32. The County should continue to evaluate its salt and sanding program to minimize the damage to trees and other forms of vegetation caused by the salt and to minimize the fugitive dust air pollution caused by the sand.~~

Comment [hg32]: Covered by Maintenance; Transportation; Services, Utilities & Transportation

~~33. The County maintenance facility on Coal Creek Canyon Road should be substantially landscaped to minimize visual impact. Improvements to this site should be identified when an Action Plan for this area is developed.~~

Comment [hg33]: Moved to Coal Creek Canyon Center policies.

~~34. The Colorado Department of Transportation, in designing the intersection of S.H. 93, Golden Gate Canyon Road and the Golden Bypass should provide for safe left turning movements westbound on Golden Gate Canyon Road.~~

Comment [hg34]: The light at Golden Gate Canyon and Hwy 93 does provide a left turn arrow.

~~B.—Financing~~

~~1. The County is encouraged to undertake a financial analysis to determine if additional road monies are required to augment Federal, State and County road funds. Such a financing program should include a consideration of impact fees, property taxes, improvement districts, payback agreements, toll roads, and sales taxes to spread the cost of improvements equitably among existing and future users. Large and small developers should pay their fair share.~~

Comment [hg35]: The County does not pay for road improvements associated with a new development. Those are required to be completed by the developer.

~~2. Developers should bear a proportionate responsibility for providing improvements, both on and off site, which will be needed to accommodate the traffic generated by new projects.~~

~~3. Monies generated for road improvements to mitigate the traffic impacts associated with new development in the North Mountains area should be earmarked for road improvements in the community. □~~

Comment [hg36]: Covered by General; Transportation; Services, Utilities & Transportation

Visual Resources

In visually sensitive areas, development should be designed to complement the landscape. Protection of visual open space should be a priority because it is a critical element of the unique character of the rural mountain environment in the North Mountains area. Minimizing visual disruption through sensitive site planning is important because the ecosystem is fragile, vegetation is sparse, and scars on the landscape heal slowly.

Significant visual resources shown on the Visual Resources maps at the back of this Plan and the recommendations in this section and in the Mountain Site Design Criteria section should be considered carefully when development proposals are reviewed, starting with rezoning requests.

GOAL

Development should complement the area's visual resources.

Comment [hg1]: Covered by goals in Visual Resources; Community Resources

OBJECTIVES

1. Ensure the integrity of landscapes which have special visual qualities and are seen frequently by many people.

Comment [hg2]: Preserving views is covered by Scenic Corridor and Natural Features Policies; Visual Resources; Community Resources ---- Preserving the feature is covered by Preservation Interests; Open Space and Open Land; Community Resources.

2. Minimize visual disruption by ensuring that when and if development occurs it makes maximum use of the natural screening capabilities of the landscape.

Comment [hg3]: Covered by Site Design; Visual Resources; Community Resources

POLICIES

In addition to the following policies, the criteria in the Mountain Site Design Criteria section which apply to visual resources should be followed.

Comment [hg4]: This does not need to be stated, all policies in this plan will be reviewed.

Boxed text identifies policies which can be applied in the land use review processes.

1. When development is proposed, visual resources should be systematically evaluated by considering:

Comment [hg5]: A Visual Analysis may be required by the Zoning Resolution in any rezoning case when a development has the potential to significantly impact view corridors.

a. Landscape quality including vegetation, water, color, adjacent scenery, landform, scarcity and man-made modifications.

b. Viewer sensitivity, including the number of people viewing the site, proximity of views from major highways, communities and parks, the value of such views held by the public and impact on adjacent landowners.

c. Distance of views.

2. The created environment, existing and future, should visually complement the natural environment. This can be achieved by making sensitive choices regarding site and building design, building heights and materials, landscaping, road cuts, exterior lighting, signage, colors and allowing flexibility in setback requirements. Visual resources can include: meadows, ridges, hillsides, waterways, significant vistas, unique vegetation, historic structures, valleys, and rock outcroppings. The significance of a visual resource should be determined on a site-by-site basis.

Comment [hg6]: Covered by Site Design; Visual Resources; Community Resources.

Comment [hg7]: Visual Resources are defined in the Glossary of the CMP.

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

Comment [hg8]: Covered by Site Design; Visual Resources; Community Resources.

Site Design Criteria should be followed:

4. Development on ridges should be sensitive to visual resource areas shown on the Visual Resources map and the appropriate criteria in the Mountain Site Design Criteria section should be followed. Examples of the criteria are:

- a. Buildings and other structures should be located to avoid a dominant silhouette on the top of the ridge.
- b. Maximize the use of existing vegetation and natural landforms wherever possible.
- c. Integrate buildings into the site through the use of landscaping, earthwork, or natural materials.
- d. Buildings should blend with surrounding environment, not appear monumental.
- e. Construct and locate roads in a manner that will blend with the topography and minimize visual disruption of the landscape.

5. In valleys and vistas and around major rock outcroppings, preferred land uses are open space, agriculture and low density residential. When development is proposed in these visual resource areas, it should be compatible with the natural environment.

6. New development should complement historic structures.

7. Scenic corridors, as shown on the Visual Resources map, should have minimal disturbance as follows:

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

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

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

10. Existing vegetation should be preserved whenever possible. Disturbed areas should be stabilized using techniques such as revegetation with native and/or naturalized plants, berming, boulder placement, landshaping, rock walls, etc.

11. Where appropriate, clustering of development should be considered to minimize visual disturbance resulting from structures and roads. Utility lines should be buried or located and designed so they are not visually obtrusive. If the lines are above ground,

Comment [hg9]: Covered by Site Design; Visual Resources; Community Resources

Comment [hg10]: Land Uses are specifically designated on the Land Use Recommendations map.

Comment [hg11]: Covered by CMP - Community Resources/Historic Resources/Developing with Resources.

Comment [hg12]: Covered by Scenic Corridors and Site Design; Visual Resources; Community Resources.

Comment [hg13]: Covered by General; Visual Resources; Community Resources

Comment [hg14]: Covered by Site Design; Visual Resources; Community Resources

Comment [hg15]: Covered by CMP - Community Resources/Visual Resources/Natural Features and the Zoning Resolution.

Comment [hg16]: Covered by CMP - Land Use/Site Design/Clustering

~~they should blend with the background. Communication equipment should be placed where it is not visually obtrusive, colored to blend with the background and/or screened to mitigate visual impact.~~

Comment [hg17]: Covered by Other Utilities; Infrastructure, Water & Services

~~12. A long range plan should be developed to upgrade the appearance of commercial development in the Coal Creek Canyon area. The objectives of the plan should be to develop design guidelines to achieve better continuity of architecture, signage, landscaping, and lighting design.~~

Comment [hg18]: Covered by Mixed Use and Non-Residential Uses chapter of this Plan.

~~13. Lighting should be kept to a minimum. If lighting is used, its impacts should be minimized by requiring such techniques as downcast design, shielding and timers.~~

Comment [hg19]: Covered by Light; Air, Light, Odor, and Noise; Community Resources.

~~14. Development should occur outside the visual foreground of significant view corridors unless impacts are mitigated through the use of landscaping, screening, landshaping, building materials and colors such as colored and/or textured finishes which blend with the surrounding landscape.~~

Comment [hg20]: Covered by General; Visual Resources; Community Resources

~~15. Billboards, i.e., signs not related to the business on the site, should not be allowed.~~

Comment [hg21]: Billboards are not allowed by the Zoning Resolution. Rezoning to allow Billboards are strongly discouraged by the CMP under All Development; Land Use

~~16. Fencing materials should blend with the natural landscape. Preferably, berms and landscaping should be used to screen parking lots. If fences are used, they should be of natural material or man-made materials which have a natural appearance.~~

Comment [hg22]: Fencing covered by Site Design; Visual Resources; Community Resources

~~17. County Staff should develop a systematic approach to conducting visual resource inventories. Visual management systems such as BLM, Forest Service, National Park Service, and other visual analysis techniques could be sources for the development of a visual analysis methodology tailored for Jefferson County.~~

Comment [hg23]: Covered by General; Visual Resources; Resources

~~18. The Land Development Regulation as it pertains to visual analysis should be revised to clarify the application of required visual studies and to reflect current engineering and planning practices.~~

Comment [hg24]: The Land Development Regulation does not apply to rezoning cases, which is what this Plan does apply to. The Zoning Resolution does allow staff to request a visual analysis and describes what that analysis should entail.

~~19. The criteria in the Mountain Site Design Criteria section relevant to visual resources should be applied on a case-by-case basis.~~

Comment [hg25]: The Mountain Site Design Criteria would apply to every application.

~~20. When the Jefferson County Planning Commission and department staff complete the Scenic Corridor Study, the results of the project should be reviewed by the public. Upon adoption of the Scenic Corridor Study recommendation, this Plan should be reviewed to identify and resolve any conflicts. □~~

Comment [hg26]: This is not a project planned by the County. Visibility from major roads is identified by this Plan.

Water and Sanitation

Water has defined the history and progress of the West and the physical availability of water is one determinant of the development capacity of the North Mountains area.

In many areas, severe limitations exist for septic tank absorption fields because of steep slopes, depth of rock and coarse textured soil.

The health of the community's residents and its environment depends on an adequate and safe supply of water. While some residents in the community are served by a water district, **others most** depend on less certain groundwater supplies drawn from individual wells and must dispose of waste water through a septic system. Land development affects both the quantity and the quality of the groundwater. Because of this direct link, the impacts of existing and future development on this sensitive resource should be studied and managed effectively.

GOAL

~~Protect the community's groundwater supply from significant depletion and contamination.~~

Comment [hg1]: Covered by Goals under Water & Wastewater; Infrastructure, Water & Services

OBJECTIVES

~~1. There should be a balance between the availability of water and its use to ensure that water resources are not depleted.~~

Comment [hg2]: Covered by Goals and several policies in Water & Wastewater; Infrastructure, Water & Services

~~2. Development in the North Mountains area should be at a scale consistent with available water resources.~~

Comment [hg3]: Covered by Well and ISDS; Water & Wastewater; Infrastructure, Water & Services

~~3. Water quality should be maintained or improved as new development occurs.~~

Comment [hg4]: Covered by Water Quality; Water & Wastewater; Infrastructure, Water & Services

~~4. Wildlife access to water and riparian habitats should be protected, maintained, and where possible, enhanced.~~

Comment [hg5]: Covered by Protection of Wildlife; Habitats; Resources

POLICIES Policies

~~In addition to the following policies, the criteria in the Mountain Site Design Criteria section which apply to water and sanitation should be followed.~~

Comment [hg6]: This does not need to be stated, all applicable policies should be reviewed.

~~Boxed text identifies policies which can be applied in the land use review processes.~~

A. General

~~1. The existing groundwater resources should be protected. The County should require new or expanded development to provide evidence of existing potable water before lots are sold.~~

Comment [hg7]: Covered by Goals in Water & Wastewater; Infrastructure, Water & Services

~~2. Industrial material, waste storage and livestock manure piles should be managed to protect surface water and groundwater quality.~~

Comment [hg8]: The Planning & Zoning Department does not get notification when lots change hands, so it is not realistic for evidence to be provided before lots are sold. However, new regulations require a more thorough examination of water availability at the time of rezoning, plat and before the issuance of a building permit.

~~3. Jefferson County Health and Environmental Services should actively explore alternatives to the standard soil absorption systems to treat sewage effluent.~~

Comment [hg9]: Covered by Livestock; Land Use and Water Quality; Water & Wastewater; Infrastructure, Water & Services

~~4. The County should facilitate the distribution of information regarding water quantity and quality and sanitation problems so individuals know about problems and can take appropriate actions.~~

Comment [hg10]: Beyond the scope of this Plan

~~5. Criteria for hydrologic studies should be adopted as part of the LDR which will ensure that information provided in the hydrologic studies, described in Policy B.1.b., enables reviewers to evaluate whether or not the objectives of this Plan have been met.~~

Comment [hg11]: Covered by Water; Outreach

~~6. The State should be encouraged to more strictly enforce the conditions placed on well~~

Comment [hg12]: More extensive regulations regarding water are now in effect in both the Zoning Resolution and Land Development Regulation.

Comment [hg13]: Planning & Zoning does not influence State enforcement practices.

~~permits and water augmentation plans:~~

~~7. Increased awareness of problems associated with special districts has resulted in a growing public concern about the economic viability of these districts. For this reason, the County is encouraged to evaluate these problems during service plan reviews and undertake appropriate action to secure legislation and/or regulations to better control the formation and operation of special districts.~~

Comment [hg14]: Policies regarding the Formation of Special Districts are now included in the Comprehensive Master Plan.

~~8.1. A comprehensive study of groundwater quantity and quality should be completed by the State and County for as much of the study area as possible. The community should participate in this study. Upon completion of this study, the conclusions of the study should be incorporated into this Plan.~~

~~9.2. Upon completion of the water quantity and quality study, the County should work with the State Engineer to establish the minimum lot size for mountain areas which will protect water quality and quantity, as determined by the study.~~

~~B. Outside Mountain Community Centers~~

~~1. When rezoning is proposed, lot sizes less than 10 acres should only be allowed if:~~

Comment [hg15]: Densities are established on the Land Use Maps. These maps took minimum lot sizes for well and septic into consideration. Additionally any new rezoning case will need to comply with the Mountain Ground Water Overlay District regulations to verify water.

~~a. There is a public water and/or sanitation district;~~

~~OR~~

~~b. A hydrologic study is presented demonstrating:~~

~~1) an adequate water supply for the needs of present and future residents;~~

~~2) no adverse impact on neighboring water users;~~

~~3) nitrate contamination will not be a concern for future or existing residents.~~

~~c. The hydrologic studies should include:~~

~~1) an assessment of fracture flow, including the flow rate of water through the area;~~

~~2) consideration of the area's potentiometric surface to determine groundwater flow and needed recharge areas.~~

~~AND~~

~~d. The applicant can demonstrate an effective alternative to protect water quality for existing and future users. Some examples are:~~

~~1) individual water treatment systems;~~

~~2) extra deep casing of wells;~~

~~3) clustering of individual sewage disposal systems to maximize well to leach field distance;~~

~~4) utilization of community wells to maximize well to leach field distance.~~

~~2. Unless public water and sanitation is available, lots should be a minimum of 3.5 acres, even if the criteria listed in 1.b. and 1.c. are met. An explanation of the relationship of gross density earned by slope to minimum lot size appears in the Appendix.~~

Comment [hg16]: This is a regulation of the Public Health Department for all new subdivisions.

~~3. The existing groundwater resource should be protected. New or existing development should not be allowed to deplete the existing groundwater supply beyond the ability of the local area to recharge itself.~~

Comment [hg17]: Covered by Water & Wastewater; Infrastructure, Water & Services

~~4. New public water and sanitation districts, public sanitation or public water districts outside of mountain community centers can be formed when one or more of the following conditions exist:~~

Comment [hg18]: Covered by Water and Sanitation Districts; Formation of New Special Districts; Infrastructure, Water & Services

~~a. Water quality or quantity problems exist which can be mitigated. The boundaries of the~~

~~new district should be limited to the problem area.~~

~~b. The new district will facilitate a better site design, e.g., the clustering of housing units might preclude installation of individual wells and septic systems.~~

5.3. To create a more dependable water and sanitation or public water district, the water source should be one that is legally and physically available. Two water sources are preferred as the source of water for the public: water and sanitation or public water district, except for small districts. Wells outside the stream alluvium should not be allowed as the sole or primary source of water for a public water and sanitation district, or public water district.

~~6. New wells should be discouraged inside a public water and sanitation district or public water district after a district is formed because of the potential depletion of groundwater and the loss of water not recharged to the local area.~~

~~7. Within a public water and sanitation district, the housing densities recommended in the Housing section of this Plan should be followed.~~

~~8. Conversion of wells from residential to commercial use should comply with the regulations of the State Division of Water Resources.~~

~~C. Inside Mountain Community Centers~~

~~1. Development should meet the same criteria listed in Policy #1 of "Outside Mountain Community Centers".~~

~~2. To provide coordinated planning and provision of services, each mountain community center should have a single management authority that provides water and sanitation services, i.e., one public water and sanitation district versus multiple districts.~~

~~3. Creation or expansion of public water and sanitation districts or public water districts should be based on the following criteria.~~

~~a. The ability to ensure adequate water supply (pressure/volume), meet all health and fire standards, etc. in new areas.~~

~~b. There are suitable guarantees of an adequate physical and legal supply of water for all lands to be served.~~

~~e. There is hydrologic evidence that neighboring water users will not be adversely affected.~~

4. ~~When-If~~ a new or expanded water and sanitation district is to be formed for a mountain community center, provision should be made to allow existing well and septic systems to remain in use until the property is sold, the user voluntarily chooses to become part of the district, or the property is phased into the system. ☐

Comment [hg19]: This is up to the Water and Sanitation District. All applications for wells within 400 feet of a District boundary are referred to that District for determination on whether the well should be granted.

Comment [hg20]: Densities are covered by the Land Use maps.

Comment [hg21]: This is not enforceable by Planning & Zoning

Comment [hg22]: See comments under Policy 1 "Outside Mountain Community Centers"

Comment [hg23]: Covered by Water and Sanitation Districts; Formation of New Special Districts; Infrastructure, Water & Services

Comment [hg24]: Covered by Water and Sanitation Districts; Formation of New Special Districts; Infrastructure, Water & Services

Wildlife

Protection and management of wildlife resources is important in maintaining the quality of life people have come to expect in the North Mountains area. Wildlife is a unique resource and one of the factors attracting people to the area. ~~Wildlife and available habitat should be kept in balance and managed to prevent overpopulation, disease and other problems. This should be done through consultation with the state Division of Wildlife.~~

Wildlife needs should be considered in land use decisions. While some species of wildlife can adapt to human encroachment to a certain extent, careful planning is needed to ensure that important wildlife habitats are not destroyed and that wildlife/human conflicts are minimized.

GOAL

~~Enhance, maintain, and manage a balanced wildlife habitat to ensure the continued biological, economic, and aesthetic value of this resource.~~

Comment [hg1]: Covered by Habitats Goal, Environmental Stewardship.

OBJECTIVES

~~1. Wildlife needs should be accommodated as development occurs.~~

Comment [hg2]: Covered by Wildlife Goal, Physical Constraints

~~2. Wildlife should be managed in relationship to available habitat.~~

Comment [hg3]: Covered by Management of Wildlife, Habitats, Environmental Stewardship

POLICIES

~~In addition to the following policies, the criteria in the Mountain Site Design Criteria section which apply to wildlife should be followed.~~

Comment [hg4]: All policies in the Plan will be reviewed with at development case.

~~Boxed text identifies policies which can be applied in the land use review processes.~~

~~1. The following habitats are designated critical wildlife habitats:~~

Comment [hg5]: This is now a defined in the Glossary under Wildlife Habitat

~~a. Habitat of threatened or endangered species~~

~~b. Riparian habitat~~

~~c. Wetlands~~

~~d. Elk calving areas~~

~~e. Raptor nesting sites~~

~~f. Critical wildlife movement corridors~~

Comment [hg6]: These items are defined as Maximum/Critical Quality Wildlife Areas.

~~2. The designation of critical habitats should be applied in a reasoned way, not solely relying on lines drawn on a map. For instance, if those parcels mapped as "elk calving area" are selected for protection and the surrounding area allowed to build with high density housing, the value of these areas to species may disappear since the animals might not be able to reach the ground which is undeveloped. Each development proposal still needs to be analyzed and evaluated individually with the "critical" areas as a guide. In general, there should not be any structures, grading, or fences within the critical wildlife habitats. Road crossings in these habitats should be avoided, but may be allowed if they are designated on an Official Development Plan, their location is the only viable option to access developable land, and their presence does not unreasonably affect the viability of these habitats. The number of housing units which~~

Comment [hg7]: This is defined under High Quality Wildlife Areas

Comment [hg8]: Covered by Wildlife, Physical Constraints

Comment [hg9]: No area in this Plan is recommended for new development of more than 1 dwelling unit per 5 acres.

~~would be earned, based on the slope category, should be transferred to another portion of the site. In no case should this policy be interpreted to prohibit reasonable development of private property.~~

Comment [hg10]: Covered by policies in Wildlife, Physical Constraints.

~~3.1. Critical wildlife habitat may be used for lot area subject to the restrictions outlined in Policy #2. However, a~~ Appropriate buffers should be provided between human activity and ~~maximum quality~~critical wildlife habitat. The extent of these buffers should be defined in consultation with the Division of Wildlife and should consider the needs of wildlife for cover, food supply, and water. Development encroachment on wildlife habitat should be minimized by using effective mitigation techniques.

Comment [hg11]: This is implied by having gross density recommendations rather than lot sizes.

~~4. Where severe winter range areas exist, the appropriateness of development proposals should be evaluated case-by-case and:~~

Comment [hg12]: Severe winter range is categorized as High Quality Wildlife Habitat and addressed under Wildlife, Physical Constraints.

~~a. mitigation plans and recommendations from the Colorado Division of Wildlife, the Colorado State University wildlife experts or comparable source, should be a significant factor in development review, and~~

~~b. conformance with applicable criteria in the Mountain Site Design Criteria section should be demonstrated.~~

~~5. The Division of Wildlife should review all development proposals for impacts on wildlife to:~~

~~a. ensure the preservation of viable wildlife habitats. Open lands which contain diverse food and cover should be consolidated or inter-connected whenever possible. Those habitats not designated as "critical" may nonetheless have important wildlife values which should be considered during evaluation of each proposed development.~~

Comment [hg13]: Planning cannot tell the Division of Wildlife what to review. However, we can tell an applicant they need to address all Division of Wildlife recommendations, which is done under Wildlife, Physical Constraints.

~~b. identify vegetation important to wildlife which should be preserved to the maximum extent possible.~~

Comment [hg14]: Maximum/Critical Quality Wildlife Areas are identified as areas to be considered for preservation under Open Space and Open Land, Community Resources.

~~c. ensure that water quality in bodies of water used by wildlife are not degraded to a degree which would be detrimental to wildlife.~~

Comment [hg15]: Covered by Wildlife, Physical Constraints.

~~d. ensure that wildlife populations are managed in relationship to available habitat and to minimize human/wildlife conflicts.~~

Comment [hg16]: All stream water in this area is eventually used for human consumption, so we feel water quality is addressed in the Water Quality policies.

~~6. The Jefferson County Planning and Mapping Departments, in conjunction with the Division of Wildlife, should map the critical wildlife habitats.~~

Comment [hg17]: Covered by Management of Wildlife, Habitats, Environmental Stewardship.

~~7.2. The Jefferson County Planning Department and Division of Wildlife should:~~

Comment [hg18]: This has been done.

~~a. prepare and distribute guides for use by the public and developers to provide education on the needs of wildlife; and~~

Comment [hg19]: Covered by General, Outreach.

~~b. explore offering Offer incentives to new developments that those who accommodate wildlife needs in the planning of their projects.~~

~~8. Public and private interests should be encouraged to cooperate in the development and implementation of a wildlife management program, preferably supervised by the state Division of Wildlife.~~

Comment [hg20]: Covered by Management of Wildlife, Habitats, Environmental Stewardship.

~~9. Critical wildlife habitat which should be preserved in perpetuity should be identified and mapped by the State Division of Wildlife and then acquired through the use of fee-simple purchase, conservation easements, or some other techniques. See~~

Comment [hg21]: Maximum/Critical Quality Wildlife Areas are identified as areas to be considered for preservation under Open Space and Open Land, Community Resources and Open Space, Open Lands, & Parks, Resources.

| ~~Open Space, Trails & Recreation for additional acquisition techniques.~~

