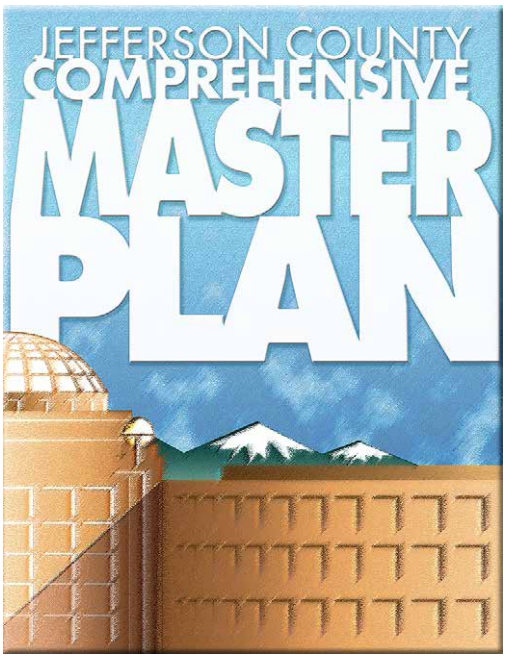

Jefferson County Comprehensive Master Plan

Conifer/285 Corridor Area Plan

Table of Contents

2 Introduction
2 Demographics
3 Land Use Recommendations
14 General Policies
33 Design Guidelines
48 Appendix
56 Maps

Introduction

The Conifer/285 Corridor Area Plan encompasses a large and diverse community in the south mountain area of Jefferson County.

This Area Plan is an update to the 2003 Conifer/285 Corridor Area Community Plan. This update was started by Jefferson County Planning and Zoning staff in the spring of 2014 with the intent of incorporating the Community Plan into the Comprehensive Master Plan. Eleven public meetings were held throughout the update process to gather comments on the Plan. The goal of the update was to re-evaluate the existing conditions related to land use and then create land use recommendation maps and policies that are specific to the Confer/285 Corridor area.

The 2003 Plan was the work of community residents dedicated to developing a sense of community, preserving the Plan area's natural beauty, rural mountain character, and the water, air and wildlife habitat quality. It was started as a grass roots effort by a group of community members. The Conifer/285 Corridor Coordinating Committee and three Community Interest Groups formed to update the 1987 Plan, with the encouragement and support of Jefferson County staff. The original Conifer/285 Corridor Area Community Plan was adopted by the Jefferson County Planning Commission on July 8, 1987.

The recommendations in this Conifer/285 Corridor Area Plan supersede the recommendations in the Conifer/285 Corridor Area Community Plan. This Plan is shorter than the 2003 plan because any goals or policies that were duplicated in the Comprehensive Master Plan have been removed. This Plan now only contains information, land use recommendations, and policies specific to the Conifer/285 Corridor Area. The Conifer/285 Corridor Area Plan cannot provide for all future circumstances or changes. For this reason, the Plan should be updated periodically to consider unforeseen circumstances or changes in the development of the community.

Finally, Planning staff would like to thank the many residents of the Conifer/285 Corridor Plan area who took time from their busy schedules to attend public meetings and send letters and e-mails. Their comments and information strengthened this Plan. We would like to thank the Conifer Community Church and Our Lady of the Pines Catholic Church for providing meeting space throughout the Plan process.

Demographics

Demographics for the Area Plans are updated when an individual Area Plan is updated. Demographic information, such as trends in economic data, population forecasting and aging, influences the goals and policies in the Comprehensive Master Plan. Data is gathered primarily from the US Census, Colorado State Demographer, Denver Regional Council of Governments (DRCOG), Jefferson County R-1 School District and the Jefferson Economic Development Corporation (Jeffco EDC). The most current demographics can be found on the Jefferson County Demographics website. Plan Area Boundaries do not always correspond with census tract data, therefore, staff derives information from the best data available.

Land Use Recommendations

Designating specific land uses based on physical constraints, community character and services helps to preserve the Plan area's natural beauty, rural mountain character, and the water, air and wildlife habitat quality.

Specific land use recommendations are shown on the Plan Recommendation Maps. Some areas have additional policies that apply. Those policies are listed below.

Open Space

Land already acquired with Jefferson County Open Space funds, land identified as park land and held by a Homeowner's Association or other similar organization, land zoned for park or open space and privately owned and land owned by local, state, or federal government for use by the public as park lands should be preserved, and increased, where possible.

Residential

This Plan provides for a variety of housing opportunities for existing and future residents of the area. The Conifer/285 Corridor Area community is primarily a "place of choice" for residents. People who move to the area do so by choice, not necessarily because of proximity to employment. Some reasons for moving to this area are:

- the attraction of living in the mountains,
- its rural atmosphere,
- low density housing,
- its environmental quality,
- its natural open space, and
- its wildlife.

While this Plan provides for the development of a variety of housing opportunities, it also identifies constraints intended to maintain the environmental quality, wildlife, and rural atmosphere of the mountains.

Policies

1. All plan density recommendations are made with the expectation that all new development should meet the applicable policies and Design Guidelines in both the Area Plan and the main text of the Plan.

2. Encourage applicants to review the Design Guidelines for the Conifer Area when going through a Site Development Plan or Platting process.

3. Jefferson County should review platted subdivisions and zone districts with lots less than 1 acre to identify existing and potential problems and determine how future development can conform to the recommendations in this Plan. Results of the study should be reviewed with the community for possible inclusion in this Plan.

4. If a parcel contains a home built prior to these recommendations, and the land use recommendation is for a lower density than what exists, the home may continue and be added onto, but the parcel should not be subdivided.

5. The potential for soil erosion problems is high in the mountains, particularly where vegetation is naturally sparse. The minimum acreage required to support livestock should be given serious con-

sideration in reviewing small lot development, and should, at a minimum, comply with Jefferson County's Zoning Resolution.

6. Coordinate with Park County when rezoning properties on the border of Jefferson and Park Counties. There may be issues with the location of the boundary line, where the property is assessed and which county has jurisdiction in regard to zoning.

7. If a centralized water system and/or centralized sewer system is available or proposed to serve the development, housing density greater than 1 dwelling unit per 5 acres, not to exceed 1 dwelling unit per 1 acre, may be considered. The following criteria should be used to determine the appropriateness of the density.

a. The source of the renewable water supply is designated at the time of zoning.

   The water source is a renewable water source, i.e., there should be a balance between water consumption and its natural replenishment to the area from which it is withdrawn.

   The preferred water source for centralized water systems is a free-flowing stream or spring that is both physically and legally available.

   Well water use may supplement the preferred renewable water source. If well water is to be used, it should be in-house use only, not to exceed the 298 gallons of water per day that is allowed for 1 single family home based on the average gross density of the parcel. Wells should not be allowed as the sole or primary source of water for centralized water and/or sewer systems unless hydrologic evidence is presented that shows an adequate and dependable water supply can be provided. If wells are the primary source, 90% of the water should be returned to the recharge area from which it was taken.

b. The slope of the building site is less than 30%.

c. The development is out of the visual corridor foreground.

d. The development is located near US 285, i.e., approximately 2 to 3 miles. Areas somewhat farther from US 285 may be considered, if warranted by the location of a high quality, renewable water supply, and by conformance to all criteria listed in this section.

e. Access can be provided onto a feeder road that has an existing full turning movement intersection with US 285.

f. Existing and planned services, i.e., schools, shopping, fire protection, emergency services, etc., will be adequate and available.

g. The level of service (LOS) goals contained in the Transportation element can be met.

h. The development is submitted as a Planned Development.

i. A high degree of compliance with the Design Guidelines can be demonstrated.

j. The development constraints and other recommendations in this Plan can be met.

Explanation of Housing Density recommendations

Density recommendations are based on evaluation of a variety of factors, including physical constraints, such as wildfire hazard, slope, and mountain meadows and other factors, such as wildlife habitat, compatibility, and availability of centralized water and sanitation. All density recommendations are Gross Density recommendations unless otherwise noted.

The following are the general guidelines staff used when developing land use recommendations:

Constraint	Density Recommendation
Properties served by well and septic	1 dwelling unit per 5 acres
Severe wildfire hazard areas	1 dwelling unit per 10 ac
Moderate wildfire hazard area	1 dwelling unit per 5 acres
30% slope or above	1 dwelling unit per 10 acres
Maximum wildlife quality habitat	There should be no development in these areas
High quality wildlife habitat	1 dwelling unit per 10 acres
Mountain meadows	There should be no development in these areas
Compatibility	Evaluate existing and potential surrounding lot sizes

2. Slopes are a constraint on development because as slope increases, impacts increase, such as:
    a. Visual Impact: The visual dominance of structures and road cuts increases as the slope gets steeper. Significant impacts occur when slopes are 30% or more.
    b. Access: All new County roads shall meet County standards and be within the County's or another agency's ability to provide maintenance, snow removal and fire emergency access. Other new roads accepted by the County should meet County standards.
    c. Runoff: Site modification on steeper slopes can result in greater surface runoff that causes gullying and downslope siltation.
    d. Wildfire: As slope increases, so does the potential wildfire hazard. It becomes increasingly more difficult to protect lives and property from wildfire loss and damage.
    e. Septic: As slope increases, larger acreage may be needed for septic systems to prevent pollution.
    f. Water: Generally there is less water available at the top of drainage basins.

Specific Land Use Recommendations

Please reference the Plan Recommendation maps for the four geographic areas of the Conifer Plan. The location of each land use category below is shown on those maps.

Area 1: Areas of Stability:

These areas are typically residential in nature. In most cases, these areas:

1. have already been subdivided, in many cases under previous regulations that allowed for lot sizes smaller than what would currently be allowed; or

2. are zoned to allow more homes than could actually be constructed.

Any new development or redevelopment in these areas should be consistent with the character, scale, uses and typical lot sizes of the properties in the general vicinity of the proposed development. Lot sizes should remain the same or increase in size. Future zonings to decrease the minimum lot sizes should be discouraged.

Community uses in these areas should be of a size, scale and design that is compatible with the uses in the general vicinity.

Commercially zoned properties in these areas should generally either maintain what exists or convert to a community or residential use. If a commercial property wishes to rezone:

1. Building size should remain similar to what currently exists, perhaps allowing a small, 10-25%, increase;

2. Supported uses would be similar to what is already exists, for example if a yoga studio existed on the site, a studio for music lessons may also be appropriate. However, if a yoga studio were on the site and a restaurant was proposed, no larger restaurant than what is already allowed by zoning should be supported; and

3. Architecture should generally be residential in nature.

Area 2: 1 dwelling unit per 5 acres

1 dwelling unit per 5 acres due to existing constraints and compatibility.

Area 3: 1 dwelling unit/5 acres with special wildfire policies:

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.

Area 4: 1 dwelling unit/5 acres with special policies for mountain meadows:

These are areas that are not within other constraint areas, such as severe wildfire hazard or high wildlife quality habitat. However, due to the presence of mountain meadows, special care should be taken if the properties are developed. Deer and elk depend on mountain meadows for forage while predatory birds and mammals hunt their rodent populations. A diversity of songbirds and insects rely on mountain meadows for food. Planned Development zoning is recommended to protect the visual and ecological significance of mountain meadow properties. Planned Development zoning may allow residential development up to 1 dwelling unit per 5 acres if the policies below are met. If the policies below are not met, the allowed density should be not be any greater than that already permitted by the underlying zoning.

1. On properties with mountain meadows, development should be placed outside of mountain meadows. Buildings may be placed at the edge of meadows within the trees; however, the following items should be taken into consideration for this to occur.

   a. Use the natural topography to minimize the visual impacts of the buildings, as much as practicable.
   b. Construct only open-style fencing in the meadow area.
   c. Minimize disturbance in the 'wet' portion of the meadow, if such an area exists.

In addition, the following should be included in the architectural design.

   a. Use colors that help the structures blend into the natural surroundings.
   b. Use more than one building material. One of the materials used should be stone, faux stone, cultured stone, or timbers.
   c. Minimize the impact of other non-building structures on the meadow, such as driveways, septic systems and detention areas.

Area 5: 1 dwelling unit per 10 acres

1 dwelling unit per 10 acres due to existing constraints and compatibility.

Area 6: Rural Clusters

These properties have been divided through the County's Rural Cluster process. This process allows for an average gross density of 1 du/ 17.5 acres with 2/3 of the property preserved as private open space. Lots for homes can be as small as 5 acres. These areas should not change from how the property was divided.

National Forest Service Enclaves

Private properties that are entirely surrounded by National Forest Service should be recommended for 1 dwelling unit per 35 acres. Large holdings in this area may be particularly suited to be Destination Resorts as defined under "Other Potential Uses within Residential Areas".

Non-Residential and Mixed Use

The design, number and location of retail shops, office buildings, industrial operations, community uses, and public and private open space help to determine the character of the community. While these land uses will be needed as the community grows, appropriate planning will be necessary to avoid undesirable visual and environmental impacts on the community.

Policies

1. Provide retail, office, industrial and community use activities that are needed for employment opportunities and for the convenience of local residents.

2. Encourage existing retail, office, and industrial zoning developments to comply with this Plan, Design Guidelines and Architectural Standards.

3. Ensure that new retail, office, industrial and community use activities are compatible with existing surrounding uses in terms of traffic, water and sewer, noise, visual amenities, and air quality, and comply with this Plan, Design Guidelines and Architectural Standards.

4. Encourage retail, office, industrial, community use activities, and open space within activity centers to avoid strip development, especially along US 285.

5. Ensure that retail, office, industrial, and community uses outside of activity centers, in those areas that may be rezoned for such activity, comply with all applicable site design policies to minimize the adverse impacts of dispersed development.

6. Encourage Jefferson County to adopt and require architectural and design standards that reflect the unique character of this mountain community.

7. Local employment should be promoted to support a balanced local economy and minimize vehicle miles traveled.

Area 7: Activity Centers

Two Activity Centers are designated in the Conifer/285 Corridor area, the Conifer Activity Center and the Pine Junction Activity Center. Specific recommendations within these centers are on the Activity Center maps.

1. Development of activity centers should be mixed-use centers with a balance of land uses, i.e., residential, retail, office, mountain light industrial, and community uses, including churches, schools, fire stations, meeting facilities, sheriff's offices, post offices, art centers, libraries, public and private open

space, and pedestrian connections within the framework of activity center master plans. The intent is to create places that function as civic centers, anticipate future community needs, and promote the unique character of life in this mountain community.

There should be residential and nonresidential zones within the activity centers. The recommended locations for the retail, office, mountain light industrial, and community uses including open space, are shown on the Activity Center maps. A nonresidential use can be made acceptable within a recommended location through conformance to the Design Guidelines and other recommendations of this Plan.

When more than one use is recommended for an area, it means that any one of the uses would be appropriate. The uses do not need to be split proportionally over the area. These uses may be located either separately or in one building to create either a mixed use building or a mixed use development.

2. If construction of transportation improvements along US Highway 285 between Richmond Hill Road and the western County line begins, the land use recommendations along this corridor should be re-evaluated with a focus on whether any new Activity Centers should be formed. (i.e. Kings Valley, Green Valley Ranch, etc.)

3. Mountain light industrial development is a use specific to the Conifer/285 Corridor Area. It should be located inside activity centers to concentrate employment and traffic, and provide convenience.

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

a. Building(s) of a scale compatible with a rural mountain environment, and consistent with the Design Guidelines for landscaping, open space and visual resources;
b. Automobile and truck trips that do not exceed the light industrial average trip generation as described in the most recent edition of the Institute of Transportation Engineers' "Trip Generation Manual."
c. Operations that do not pollute, and do not produce noise, smoke, glare, vibration, fumes, hazardous and other adverse environmental impacts that exceed residential standards at the property line;
d. Emphasis should be on non-manufacturing processes, such as the assembly of data processing equipment, materials testing, research and development, warehousing, service and repair, etc.;
e. Fabrication and manufacturing processes should be limited and all activities should be enclosed;
f. Activity should be limited and restricted to low volume wholesale sales, repair, rental, or servicing of any commodity which is manufactured, fabricated, processed, or warehoused on site;
g. Outside storage, including heavy vehicles, should be limited, suitably screened, and substantially set back from adjacent properties, public areas and streets;
h. A significant percentage of the site should remain in natural open space;
i. There is a buffer of at least 100 feet or adequate to minimize impacts associated with a proposed use;

j. Building exteriors that are designed to achieve a visually cohesive appearance by using natural materials such as natural wood and stone and colors compatible with the mountain backdrop of the area.

Housing Densities Inside Activity Centers

1. The gross density of residential development inside activity centers, provided centralized water and/or sewer system is available, should be allowed as follows:

a. If development complies with all applicable Design Guidelines and County design standards, the maximum acceptable gross density allowed should be 4 dwelling units per acre.

b. If development complies with a majority of Design Guidelines and County design standards, the maximum acceptable gross density allowed should be 1 dwelling unit per acre.

c. If development does not comply with most Design Guidelines and County design standards, the development should be denied.

Residential development may be single family detached, single family attached or multi-family.

2. Higher densities may be considered for affordable and senior housing proposals.

3. Where a centralized water and/or sewer system is not available, 1 dwelling unit per 5 acres should be the maximum density allowed.

4. Building heights should generally be limited to 35 feet. Buildings may go up to 45 feet if:

a. The applicable fire district has the equipment needed to service taller buildings.

b. The visual impacts of the taller buildings can be mitigated. This may be accomplished by locating them in areas where the building does not exceed the surrounding trees, where existing topographic features would provide a backdrop for the building, or by stepping the buildings up or down following the topography.

5. Areas of major retail, office, industrial and community use activities should have a village atmosphere by providing:

a. Opportunities for pedestrian access and movement;

b. Buildings of a scale compatible with a rural mountain environment;

c. Community facilities to provide a focal point for human interaction;

d. Dispersed parking areas;

e. Integrated building layout, parking, and pedestrian walkways;

f. Cohesive site design compatible with the mountain community in scale, i.e., architecture, landscaping, site planning; and

g. Compatibility with existing historic buildings and with the character of historic sites and districts.

6. A multi-use trails system should be encouraged for each activity center, with connections to surrounding residential and open space areas.

7. Coordinate with Park County when rezoning properties on the border of Jefferson and Park Counties. There may be issues with the location of the boundary line, where the property is assessed and which county has jurisdiction in regard to zoning.

Conifer Activity Center

The Conifer Activity Center should be a mixed-use center with a balance of land uses, i.e., residential, retail, office, mountain light industrial, and community uses, including churches, schools, fire stations, meeting facilities, sheriff's offices, post offices, art centers, libraries, public and private open space, bike trails, and pedestrian connections within the framework of activity center master plans. The Conifer Activity Center map depicts the recommended design concepts. Below is a summary of the key points reflected in the map. When evaluating land uses the policies in the Transportation section regarding the Conifer Loop Access Plan should also be reviewed.

1. Commercial, Office, Industrial and Community Uses
    a. Neighborhood Commercial uses should be located on both sides of US 285, in the northern one-half of the activity center as designated on the Conifer Activity Center map.
    b. Retail and office should be located on the west side of US 285, at the intersection of JC 73 and US 285.
    c. Residential, retail, office, and mountain light industrial should be located on the east side of US 285 at the intersection of US 285 and Pleasant Park Road.
    d. Residential, office and mountain light industrial should be located along the narrow strip between JC 73 and US 285.
    e. Limited Commercial should be located on the north side of Barkley Road at JC 73.
    f. Community uses, Residential and Office are also recommended for the larger area bounded by Barkley Road, US 285 and JC 73.
    g. Retail, office, industrial and community use buildings on the south side of US 285 should have heights less than 35 feet to protect views in all directions in that area.
2. Community Uses
    a. Community use areas include Conifer High School, West Jefferson Middle School, West Jefferson Elementary School, and the Little White School House (north of Barkley Road).
    b. Aspen Park Pond, south of US 285, should be connected by a trail with Meyer Ranch Open Space Park.
    c. The Conifer Activity Center should be linked to Meyer Ranch Park by multi-use trails and sidewalks, where appropriate.
    d. Homeowner associations and/or community groups should be encouraged to designate parcels of land for neighborhood parks to be maintained by appropriate parties, such as local community groups.
3. Mountain Meadow Areas
    a. Areas designated as mountain meadows on the Activity Center maps need special care taken if the properties are developed. Preferably, no building should be constructed in the meadow. However, if a significant property is a meadow or if development on other portions of the property is not feasible due to other physical constraints, development should impact the visual appearance as little as possible by including reasonable consideration of the following:
    - Clustering buildings/lots/building envelopes.
    - Using more than one building material. One of the materials used should be stone, faux stone, cultured stone, or timbers.

- Leaving at least 60% of the meadow as natural area that does not contain buildings, parking, drive isles, or new landscaping. The integrity of the meadow should be maintained by consolidating the preserved meadow area, and clustering the buildings and parking in one area, not spread out in a long strip. (Create graphic to depict this.)
- Minimize disturbance in the 'wet' portion of the meadow, if such an area exists.
- Reducing visual disruption by having buildings appear to be one story from arterial or collector roads.
- Constructing only open-style fencing in the meadow area.
- Existing structures in a meadow may continue to be used or converted to accommodate other uses.

If non-residential, additionally:

- Locate loading areas so not visible from arterial or collector roads.
- Reduce size of signs beyond what is allowed by the zoning for the proposed use.
- Utilize stone, faux stone, cultured stone or timber in the sign façade.
- Limit lighting for signs to lights behind solid letters or downcast lighting onto the sign lettering or similar type signage with minimal lighting. Signs should not be internally lit plastic box signs or up lit.

4. Residential
   a. All other areas within this activity center are recommended for residential development, not to exceed 4 units per acre when served by a centralized water and/or sewer system and design guidelines are met. Higher densities may be considered for affordable and senior housing proposals. (See Housing element under the Development Review section, Land Use chapter .)
   b. Residential densities should transition from higher density to lower density from the center to the edge of the activity center. Multi-family residential is more appropriate closer to 285 or Highway 73, where single family detached on larger lots (1-5 acres) is more appropriate at the edges of the center.
   c. Where residential uses are recommended along with commercial, office or industrial uses, the residential can either be above the businesses or can be stand alone multifamily or single family attached residential uses.
   d. The property off of Pleasant Park Road designated for residential may be multi-family or single family attached residential if a connection to Main Street is made. If not, the density recommendation should be 1 unit per 10 acres.
   e. Where streams traverse a property, a buffer around the stream is encouraged to provide for amenities to the proposed neighborhood, such as paths or benches, and to allow for wildlife migration.

Pine Junction Activity Center

The Pine Junction Activity Center should be a center with a mix of land uses, i.e., residential, retail, office, mountain light industrial, and community uses, including churches, schools, fire stations, meeting facilities, sheriff's offices, post offices, art centers, libraries, public and private open space, and pedestrian connections within the framework of activity master plans. The Pine Junction Activity Center map depicts the recommended design concepts. Below is a summary of the key points reflected in the map.

1. Retail, office, industrial and community uses

There should be mixed retail and office north of US 285 or west of Jefferson JC 126. Mountain light industrial, office, and possibly limited retail are appropriate south of US 285 and east of JC 126.

   a. Mountain Scale Neighborhood Commercial and Residential uses should be north of US 285 and west of Glenn Drive. Right at the northwest corner of that intersection, the property is very visible from US 285, therefore new rezonings in this area should consider adding the following provisions to their zoning.

   - Cluster buildings
   - Use more than one building material. One of the materials used should be stone, faux stone, cultured stone, or timbers.
   - Use sloped roofs
   - Reduce visual disruption by having buildings appear to be two stories from arterial or collector roads.
   - Utilize porches and/or overhangs requiring structure support for main entrances.
   - Construct only open-style fencing.

   If non-residential, additionally:

   - Locate loading areas so not visible from arterial or collector roads.
   - Utilize stone, faux stone, cultured stone or timber in the sign façade.
   - Limit lighting for signs to lights behind solid letters or downcast lighting onto the sign lettering or similar type signage with minimal lighting. Signs should not be internally lit plastic box signs or up lit.

   b. Mountain Light Industrial/Office uses should be located on the southwest corner of US 285 and Pine Valley Road. Much of this area is currently being mined. That operation has several decades left of material, however, when mining is complete, Mountain Light Industrial, Office, or Open Space uses would be appropriate.

   c. As properties develop, shared and combined vehicular access points are encouraged.

2. Open space

   a. Mountain meadows and drainage areas should be maintained in natural condition as open space and visual corridors. Development may be acceptable along the edges of meadows, provided visual and natural resources are considered. Trail development will be sensitively placed on open space properties.

   b. Homeowner associations and/or community groups should be encouraged to designate parcels of land for neighborhood parks, with a plan for long-term maintenance of such parks.

3. Residential

   a. The Residential designated area should remain similar in character and density to what currently exists. Since it was surrounded by the activity center, it made sense to include it in the area.

Area 8: Isolated Existing Non-Residential Areas

The activity centers are intended to minimize the pressure for strip development along US Highway 285. However, there are already several areas where commercial zoning and businesses exist, such as

the Kings Valley and Green Valley Ranch areas. This designation acknowledges the existing commercial uses and allows for them to continue and if suitable add other commercial uses. This designation should not set a precedent for adjacent properties to rezone to commercial uses.

1. If already zoned for retail or office uses, then in general Mountain Scale Neighborhood Commercial uses may be appropriate in these areas, but compatibility must still be reviewed.

2. Industrial zoned properties may continue and allow additional industrial uses of a similar scale and impact.

3. There are also properties that may not be commercial or industrial, but contain non-residential uses, such as a park-n-Ride, church, fire station or other community uses. These uses may remain as is. If they are proposed for a change, they must meet the criteria in the Comprehensive Master Plan regarding Infill and Redevelopment, which states, "When a non-tax generating land use is being abandonded:

a. Office or Light Industrial uses are encouraged where the property abuts an Arterial or higher road.
b. Community uses are encouraged where the property abuts a collector or lower road.
c. If these uses are not feasible, then the site should be redeveloped with uses that are most compatible with the surrounding land uses."

Home Occupations

1. Home occupations under the current County Zoning Resolution are allowed for a limited range of businesses such as professional services, consulting, tutoring, craftwork, small repair services, and art studios. This Plan endorses a continuation of the home occupation regulations, with additional criteria that will accomplish the following objectives.

a. Allow not more than two non-inhabitant employees.
b. Require that the residence to be used is the principal residence of the applicant, i.e., not a secondary residence.
c. Impose limitations on home occupations allowed on small residential lots more than on larger lots that can better absorb impacts.
d. Prohibit the use, storage, or production of any hazardous materials, substances, byproducts, or residue.

Pine Grove and Buffalo Creek Areas

1. Pine Grove and Buffalo Creek should serve the limited convenience retail needs of the local population and the people coming into the area for recreation.

2. Pine Grove and Buffalo Creek should not become a destination resort for the location of hotels and campgrounds.

3. Any growth in Pine Grove and Buffalo Creek should be sensitive to the historic nature of the area. Much of this area is within the North Fork Historic District.

4. Any increased camping activity should take place in the adjacent National Forest.

5. Current retail, office, industrial and community use or industrial zoning is adequate to serve existing and future needs. Additional retail, office, industrial and community use or industrial zoning

should be consistent with the character of the neighborhood and minimize impacts to the neighborhood. Existing, legal nonconforming retail, office, industrial and community uses should be allowed to continue.

Destination Resorts

1. Destination resorts may be permitted when the criteria outlined in the Comprehensive Master Plan are met. This type of development should not become the predominant land use. Examples of the scale of Destination Resort development that is desired include Tumbling River Ranch and Pine Valley Ranch. Examples of the scale of development that is not desired include Keystone, Vail, and similar major resort developments.

Use Area 9: Existing Mineral Extraction

1. These areas appear to have several decades worth of resources remaining. Future land uses should be evaluated on a case-by-case basis, as the resource is exhausted, or the operations cease.

Development Outside of the Plan Area

1. When development is proposed along the boundary of any Area Plan, recommendations in the plans for the contiguous areas should be considered.

General Policies

Air, Light, Odor & Noise

The unique qualities of air, light and darkness, and scents and sounds experienced in the mountains are important aspects of living here.

The brilliant nighttime sky, the fresh mountain air, the silence and the sounds of wildlife should be preserved and protected.

Good air quality is a cherished element of the mountain environment. Future development in the area should not result in significant deterioration of air quality. The balance between commercial and residential growth is an important factor for community wellness. Excessive commuting for local needs increases pollution and traffic congestion, and consumes energy resources and valuable time of the local residents. Convenience retail, service, activities, housing and local employment opportunities should be locally available. Decreased vehicle emissions, adherence to state and County standards regulating wood burning fireplaces and stoves and improved control of dust pollution are measures that should be promoted.

Lack of noise is part of the character of the rural community in the Conifer/285 Corridor Area. The area enjoys a relatively low noise level, with the exception of the US 285 transportation corridor, which generates higher levels of noise.

Air Quality

1. Commuting by area residents contributes to the Denver Metropolitan Area auto-related air pollution problem. To reduce pollution, the Transportation policies in the Development Review section should be followed. Additionally, a transfer RTD site should be located in the US 285/SH 8 area.
2. Local commercial establishments should be sensitive to the impacts of delivery and truck idling.
3. Building designs should discourage vehicle idling that has a negative impact on air quality.

Lighting

1. All exterior light fixtures, including entryways, should be correctly installed full-cutoff or shielded fixtures, to prevent direct glare and/or light trespass. Shielding should not allow for light trespass on adjacent properties. (See Appendix.)

2. Discourage internally illuminated signs and commercial floodlights.

3. Encourage businesses to turn off all non-essential lighting after business hours, leaving only the necessary lighting for site security.

Noise

1. New Developments should minimize noise. Quietness is highly valued in the Conifer/285 Corridor Community.

2. High noise levels associated with certain land uses should not be considered compatible unless mitigation can decrease the number of noise sources or alter how the noise is heard.

3. Encourage New Developments with noise impacts to implement specific hours of operation.

Hazards

Mitigation of hazards in the Conifer/285 Corridor mountain community is critical to the protection of life and property. Wildfire awareness and mitigation efforts are imperative. Protection of life and property from hazards needs to be considered in examining development locations. In addition to the possible loss of life or property, the failure to recognize hazards can have environmental consequences.

The Hazards policies concern risks to human life, both for residents and for emergency personnel. Jefferson County Planning and Zoning Department and the Board of County Commissioners should stringently enforce current safety recommendations for all proposed development.

Floodplain

1. Dam structures 10 feet or less in height, 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.

2. A community floodplain hazard mitigation and alternatives study should be done for existing uses in the floodplain to find reasonable ways to reduce the hazard area. The following issues should be addressed in the study:

   a. Human safety, including an early-warning system and emergency planning;
   b. Land use options, including open space park or pasture;
   c. Financial options, public and private;
   d. Property value; and
   e. Community and County responsibilities including the health and safety of residents.

Wildfire Hazard

The major portion of land in the Conifer/285 Corridor Area Plan area is in severe or moderate wildfire hazard areas. Past fire control efforts, lack of grazing and forest management have resulted in dense, even-aged, closed crown forest conditions, increasingly susceptible to disease and insect attack, wind throw, and large, stand-replacing fires. It is a question of when, not if, a *wildfire* will strike any particular area.

Several forest fuel types warrant special attention. These fuel types, both live and dead, present serious problems for fire protection on any slope. Such fuels include, but are not limited to, scrub oak, spruce, fir, Lodgepole pine, and Ponderosa pine.

There are severe limitations on fire protection in rural areas. Most firefighters are volunteer and not present at the fire stations, response time may be quite long, water and equipment are limited, access may be difficult or impossible. Not every home can be defended, often for some or all of the following reasons:

- Volunteer fire protection limitations;
- Limited ability to evacuate residents;
- Difficult and impossible topography;
- Lack of defensible space;
- Substandard and limited access roads and private driveways;
- Poor condition of bridges;
- Limited water supply; and/or
- Poor forest health.

1. There are five fire districts that provide service to this area, the Inter-Canyon Fire Protection District, the Elk Creek Fire Protection District, the North Fork Fire Protection District, the Indian Hills Fire Protection District and the West Metro Fire Protection District. Each of these districts has created a Community Wildfire Protection Plan (CWPP). These Plans are a valuable resource for mitigation techniques for specific neighborhoods and specific roads. These Plans should be reviewed for mitigation strategies that can be implemented when new development is proposed. Some of the strategies especially applicable to rezonings and special uses are:

   a. Thinning of vegetation along access roads.
   b. Completing Shaded Fuelbreaks along primary evacuation routes, main roads, and secondary evacuation routes throughout the Plan Area.
   c. Forest thinning
   d. Construction of cisterns and/or emergency water supplies.
   e. Evaluation of secondary evacuation or emergency access routes. Options for completing these connections should be considered when development proposals occur near these road segments. Substandard road templates should be considered when providing emergency access.
   f. Designation of helicopter dip sites.
   g. Designation of community safety zones.
   h. Signage for evacuation routes.

Specific locations for each of these mitigation strategies are called out in the CWPP's.

2. Design and construct homes in a fire safe manner, using appropriate construction materials and design methods. Fire-resistant construction materials are recommended on the roof, siding and gutters, i.e., stucco, rock, brick, metal, tile or concrete, etc.

Radiation

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

Health receives a grant that allows the purchase of a limited number of radon test kits that can be provided to Jefferson County residents for free as supplies last.

1. Water used for human consumption should not exceed safe levels of radioactive isotopes. Owners of private wells are encouraged to conduct tests and apply remediation measures to achieve the same standards as public water supplies.

2. Well tests for measurement of radioactive isotopes should be conducted to determine if mitigation is required.

3. Because of the high risk for the existence of radon gas, all new construction should incorporate passive design to prevent radon infiltration into occupied areas and include provision for active mitigation when testing indicates a need. These designs should meet federal health standards and state specifications for radon gas.

4. The above information should be publicized so that the public can be made aware of these hazards.

Historic Resources

Historic, archaeological and paleontological resources should be preserved to provide links to the area's past. These resources foster an understanding of our past, and can serve as an inspiration for future generations. They can provide a sense of roots and identity plus recognition and commemoration of past events and persons. Preservation and adaptive reuse of historic resources can have positive economic impacts within a community, as well. The destruction of an important historic, archaeological or paleontological site is an irreversible loss. Known historic and archaeological sites within the Conifer/285 Corridor Area include, but are not limited to:

- Homesteads and ranches
- Cemeteries
- Schools
- Churches
- Fire houses
- Hotels
- Post offices
- Mines
- Sawmills
- Railroad routes
- Stagecoach & wagon roads
- Reported artifact locations, campsites or trails

The Appendix contains historic sites that are listed in "The National Register of Historic Places" or "The State Register of Historic Properties," as well as a list of sites considered by area citizens to have historic, archaeological or paleontological significance. The Jefferson County Historical Commission also maintains an inventory of sites having historic significance.

Another resource for Historic and Natural Resources is the Foxton-Pine Grove Project document (2007).

1. Consideration should be given to utilizing an open space area to establish a museum showcasing items of historical significance to the area's railroad/stagecoach era. If in danger of destruction or deterioration, historic structures could be relocated to this museum.

2. A working ranch, such as those listed in the Appendix, should be maintained.

3. Oral interviews with long-time residents of the Conifer/285 Corridor Area should be conducted to gather information in order to identify and evaluate historic, archaeological and paleontological resources.

4. These oral histories should be collected and recorded in coordination with the Jefferson County Historical Society and the Jefferson County Historical Commission in order to preserve the historic knowledge of the area for interpretation to future generations.

5. Consider unique Geologic Resources, such as rock outcroppings and exposed cuts that are unique example of geologic history, when evaluating New Development. The County should evaluate existing maps and, if needed, create new maps, for the location of these resources.

References

Inventories of sites having historic significance are maintained by the Jefferson County Historical Society and Colorado Historical Society.

A complete list of historic sites (Jefferson County Cultural Resource Survey Reconnaissance Survey Report, 2001-2002) or current survey is available, for reference only, in the Jefferson County Planning & Zoning Department or Jefferson County Historical Commission.

Open Space & Recreation

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

An extensive resource of open space is integral to preserving the environment, biodiversity and rural heritage of the Conifer/285 Corridor Area. The land includes private holdings, as well as land owned and managed by public entities. Open space preservation is a key factor in addressing how the Plan area can evolve in a manner consistent with the area's rural character.

As growth occurs in the Plan area and the Metropolitan Denver area, preserving additional open space is, and will be, necessary to sustain the environment and the community's sense of place, while providing opportunities for recreation. One resource for Recreation and Natural Resource opportunities is the Foxton-Pine Grove Project document (2007).

Securing the land needed to protect the distinctive open characteristics of the community will require ongoing coordination among public agencies and the private sector. New forums, management agreements, and entities may be required to facilitate open space preservation for the benefit of all. The specific inter-related benefits that could accrue from broad public and private cooperation includes, but are not limited to:

- Preserving an increasing resource of open space, including forests, mountain meadows, wetlands and scenic view corridors;
- Protecting important wildlife habitats and wildlife corridors;
- Providing passive/active recreation opportunities within neighborhoods and throughout the area;
- Preserving visual amenities and historic sites;
- Creating greenbelts, parks, and trail connections between neighborhoods and throughout the community;
- Maintaining the agricultural and ranching heritage of the community; and

- Reducing the threat to life and property by avoiding development in natural hazard areas.

Below are examples of ways to increase the amount of protected and/or preserved open spaces in the Plan area.

- Public acquisition to preserve the open space, including acquisition subject to life or term estates
- Conservation easements
- Creation of private trusts to purchase land, easements or development rights
- Private donation of a fee estate to the Jefferson County Open Space Foundation, private trusts or state parks
- Corporate donations of land that qualify for appropriate tax benefits
- Purchase and sale, or lease-back of land, with development restrictions, utilizing land trust monies or other available funding to acquire the property

General

1. Maintain and enhance the environment, biodiversity and rural character of the Conifer/285 Corridor Area through a network of private and public open space consisting of:
    a. Preserves, natural lands, and scenic lands;
    b. Wildlife habitat, migration routes and corridors;
    c. Trails and scenic roadways;
    d. Greenbelts;
    e. Passive and active recreation areas; and
    f. Historic and cultural sites.

2. Jefferson County Open Space (JCOS) and national standards for open space acreage per 1000 of population should not be used to determine the amount of open space needed in the Plan area. All residents of Jefferson County and the Metropolitan Denver area may use and benefit from the environmental assets, scenic amenities, and recreational opportunities that exist in the Plan area. Open space acquisition should be based on an assessment of both local community and regional needs.

3. There should be open, regular and frequent communication between the public and private sectors concerning properties for open space preservation as well as broad and frequent communication among citizens and the public or private entities responsible for managing public land in the Plan area. Consistent open communication should contribute to efficient management and wise use of public lands.

4. The neighborhoods surrounding and within existing or prospective village centers should contain open space to preserve the environment, provide for active recreation, sustain the quality of life of the community, and provide for trail linkages to neighboring communities, public education facilities, and other parklands.

Public Open Space

1. As much open space as possible, consistent with the ability to maintain and manage it, should be secured within the Plan area to establish a reserve of land and waterways that protect and preserve the community's environment and historic character.

2. Denver Mountain Parks within the Plan area are a valuable local and regional resource. Cooperative agreements between the City and County of Denver Parks and Recreation Department and other

public entities or adjacent landowners should be explored to provide for potential public access to Denver Mountain Parks. In particular, Denver Mountain Parks could:

a. Provide additional passive or active recreation and park sites;
b. Facilitate the establishment of connected greenbelts and trails within the community, supported by adjacent public land and/or private land dedications;
c. Assist in preserving visual or scenic resources and wildlife habitat and migration corridors in conjunction with nearby or connected public land or private land dedications;
d. Excellent site design should be encouraged for open space within proposed developments or neighborhoods adjacent to a Denver Mountain Park.

Agricultural Lands

1. Private agricultural lands have historically served as a resource within the Plan area. When effectively managed, private agricultural lands protect and support the environment, visual amenities, and rural heritage of the community. Private agricultural lands should remain something of exceptional value to the community. It serves many of the needs met by public open space. Public policy should encourage owners of private agricultural lands to:

a. Preserve its natural character;
b. Maintain its visual and scenic qualities;
c. Protect its wildlife habitat and biodiversity;
d. Support its open environment as a buffer between existing neighborhoods and future developments; and
e. Provide conservation easements for the preceding purposes and for public trail corridors, when feasible.
f. Examples of such properties include, but are not limited to:
    - Butterfield Ranch
    - Krogh Ranch
    - Kuehster Ranch
    - Swan Hereford Ranch
    - Bradtke's Hidden Meadow Ranch

2. In addition, private agricultural lands can assist in preserving the cultural, historical, and agricultural/ranching heritage of the area. All of these are valued amenities that contribute to the fabric of community life.

3. Private agricultural lands preservation should be encouraged**.** Cooperation among public and private entities and landowners could:

a. Provide conservation easements to maintain private use, while assuring that open feel remains;
b. Promote access easements across private land to public land;
c. Further the dedication of private land by providing information about open space incentive programs to interested land owners; and

d. Facilitate excellent siting of open space required within a development, in particular when adjacent public or private open space or agricultural land exists.

Trails Development

1. Trails should provide a link throughout the Plan area. Trail design should create trails that:
   a. Vary in length, gradient and the nature experience;
   b. Link the community, provide wildlife corridors and serve as potential greenbelts;
   c. Provide access for those with special needs and necessary conveyances, where appropriate;
   d. Traverse diverse landscapes;
   e. Provide turnouts and access to scenic views and vistas;
   f. Intersect to allow a choice of routes from a point of origination to various destinations; and
   g. Avoid areas containing threatened, endangered, sensitive species, or fragile environments.
   h. Restrict motorized activities to designated areas.

2. When advisable or required, liability releases should be crafted to encourage private landowners to dedicate land or easements through their property.

3. If deemed appropriate for safety and maintenance, trails within village centers, or in areas of intensive development, should be considered candidates for hardened surfaces to accommodate year-round use for the multiplicity of non-motorized uses, with the exception of motorized conveyances for those with special needs.

4. Public thoroughfare improvements should provide for multi-use trails/sidewalks within rights-of-way, where appropriate.

Recreation

1. The Plan area should contain both passive and active recreation areas. While acreage devoted to passive recreation should predominate, active recreation areas, where appropriate, can further the establishment of greenbelts and parks that assist in preserving the livability and uniqueness of the community.

2. The residents value the community's natural environment and rural neighborhoods. Passive and active recreation facilities, including recreational buildings and outdoor multi-use fields, should be designed to respect and be compatible with the area's natural resources, rural character and adjacent land uses.

3. If land use change is anticipated, proactive provisions should be made for the best use of said property and adjacent properties.

4. Areas appropriate for passive recreation should be identified and reviewed as candidates for acquisition or public/private sector use agreements.

5. Areas appropriate for active recreation should be identified, acquired and developed to provide additional active recreation areas including, but not limited to the following areas:

- Beaver Ranch (passive and active recreation)
- The Tiny Town floodplain areas
- Homestead
- Shaffers Crossing
- Pine Junction

6. Jefferson County Open Space (JCOS) and Beaver Ranch Community, Inc. (BRCI) should partner with Denver Mountain Parks (DMP) on opportunities to better connect amenities and programs at Newton Park, in close proximity to Beaver Ranch Park. Denver Mountain Parks should collaborate with the Conifer area community on a strategic plan for Newton Park as loosely outlined in the DMP Master Plan.

7. An entity should be formed that can enter into use and maintenance agreements with R-1 Schools to facilitate community use of school recreational facilities.

Reservoirs

1. The Plan supports the proposed Wild and Scenic designation or an A-2 option (recognizing wild and scenic but with local control) of the North Fork of the South Platte River and the South Platte River.

Coordination

1. Incentives should be offered to developers for establishing connections that link private trails to the public trail system or provide public trail access through or near new development.

Public Facilities, Services & Utilities

The provision of services should be compatible with our mountain environment. The perception of the quality of life in a community depends, in part, on the quality of the schools, fire, Sheriff's and emergency services, and utilities. At the same time, the Conifer/285 Corridor Area has a unique mountain character that should be preserved. The provision of services should be compatible with this mountain environment and should not be expected to duplicate the level of service found in urban areas. However, these services should be adequate and meet the needs of the community. For these reasons, the impact of land development on the quality of services should be managed with care.

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

Providing emergency medical and disaster services in the Conifer/285 Corridor Area could become increasingly difficult as growth and development occur. Currently these services are provided primarily by volunteer personnel. As population increases, additional paid personnel may be required.

1. The scale of new service facilities should be appropriate for the needs of the local area.
2. Planning for school locations should be coordinated with the Conifer/285 Corridor Area Plan to:
    a. Reduce commuting time and distance;
    b. Ensure facility design that provides for shared use of the facilities by the community;
    c. Ensure facility design that is sensitive to the mountain environment; and
    d. Provide continued community involvement in decisions on school facilities.

3. Mutual aid (intergovernmental agreements) between fire districts or joint responsibility for outlying areas should be adopted in all areas and continued to ensure that response time is as short as possible.

4. Agreements should be finalized with the appropriate agencies and governments, prior to development of reservoir projects, and within Pike National Forest and other public lands in Jefferson County. Responsibility and funding should be defined for the provision of fire protection service for these areas.

5. The demand for community facilities, such as libraries and community centers, increases as an area grows. When the need for these facilities has been determined, the location should be selected in accord with the Plan recommendations.

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

7. Additional library facilities and expanded hours should be considered when the community has determined its need and has chosen an appropriate location.

8. Satellite County offices should be established when warranted by growth.

Reservoirs

General

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

It is recognized that reservoirs provide water storage facilities for the metropolitan area. These facilities may benefit water users outside the Conifer/285 Corridor Area with the major impacts to the Conifer/285 Corridor Area community.

1. Ensure that adequate mitigation and compensation are provided to offset the adverse impacts associated with reservoirs that may occur in the Conifer/285 Corridor Area community.

2. If and when any reservoir permit is granted, a condition of the permit should be that it be a legally binding instrument, executed by the appropriate governmental, public, quasi-public, and/or private entity, that specifies the responsibilities for and funding of: services, roads, recreational facilities, mitigation of wildlife habitats, open space, historic, cultural, and other adverse impacts resulting from the project. Items the agreement should address include, but are not limited to:

   a. The responsibility, authority, and funding of law enforcement, fire protection, emergency, and disaster services;
   b. The mitigation measures and payment for adverse impacts on US 285, Jefferson County roads, historic buildings, homes, businesses, recreation, and wildlife habitats;
   c. The facilities for active and passive recreation that will be provided on the Jefferson County side of a proposed reservoir; and
   d. The management arrangement that will be used to plan, coordinate, and monitor future land use planning in the vicinity of the proposed reservoir, and resolve future problems.

3. Adequate public and emergency access to a reservoir should be provided from the Jefferson County side of a proposed reservoir, and elsewhere, as appropriate.

4. When a reservoir project creates adverse impacts on the environment or public services or facilities, these impacts should be mitigated or offset and included in the project costs. Where the project provides an opportunity for enhanced recreational or service opportunities, these should be planned and provided to create maximum public benefit. Detailed information about the impacts and mitigation measures are included in other portions of this chapter.

5. If mitigation discussions occur with Jefferson County, citizen representatives should be involved prior to finalizing agreements.

Recreation

1. If recreational facilities are lost due to a reservoir, new recreational facilities should be provided in the same general vicinity, and if the reservoir crosses a county line, in the same County to compensate for the loss of important and unique community values that cannot be replaced, duplicated, or relocated. For this purpose, the level of recreation should be the maximum level of recreation consistent with physical constraints and the long-term vision for public land management agencies involved.

   a. The Conifer/285 Corridor Area community does not view replacement recreation as enhancement, but sees it as compensation for the community's potential loss of:

      1) Rural mountain character;

      2) High quality environment consisting of: a scenic canyon, free flowing rivers and streams, and historic resources; and

      3) Close proximity to recreational opportunities on the South Platte River.

   b. Examples of the recreational opportunities that should be considered, include, but are not limited to:

      1) Marinas and boat launching ramps;

      2) Camping and picnic areas; and

      3) A trail system.

   c. To do this, it may be necessary to control the fluctuation in the water levels. Control of water fluctuation could also avoid environmental impacts, i.e., erosion, aquatic habitat, plant life, and wetlands.

2. Access points to recreational areas should be provided on the Jefferson County side of a reservoir.

3. Support facilities for this recreation should include adequate:

   a. Parking areas and access points on the Jefferson County side of a reservoir;

   b. Public restroom facilities; and

   c. Trash collection.

4. The capital improvement costs for this recreation compensation should not be assessed to the Conifer/285 Corridor Area community residents.

5. The loss of the premier fishing waters should be mitigated by providing comparable fishing waters with public access, e.g., in the South Platte River basin or upstream of a reservoir.

6. Access to the area adjacent to a reservoir, and the land exposed during low water level periods, should be limited to non-motorized vehicles, equestrians, and pedestrians, except at designated locations.

7. The entity designated to manage the recreational facilities should be responsible for providing law enforcement, fire, and rescue operations. The local volunteer groups and the County Sheriff should not be expected to provide these services unless appropriate contractual arrangements have been made with these service providers.

Wildlife

1. Important wildlife habitats should be protected and preserved during the construction, operation, and recreational use of a proposed reservoir.

2. Mitigation measures should be considered regarding construction impacts to wildlife. For example, construction of a reservoir project could have severe impacts on the existing bighorn sheep herd. Reintroduction of new herds, coveys, packs, etc. should be considered as a mitigation measure, upon completion of construction.

3. Appropriate wildlife mitigation should occur in the general vicinity of a reservoir project.

Historic Buildings & Sites

1. The appropriate historic preservation organizations should be consulted to determine which historic structures that would be adversely impacted by a proposed reservoir, should be relocated or reconstructed, fully or partially.

2. If a large reservoir is constructed in southern Jefferson County, consideration should be given to utilizing a public open space area to establish a museum showcasing items of historical significance associated with the area's railroad/stagecoach era.

Roads

1. Existing roads that could be inundated should be replaced to ensure Jefferson County residents continued access to existing geographic points, with minimal increase in distance and travel time. The replaced roads should be upgraded to accommodate increased traffic attracted to a reservoir and its recreational facilities.

2. If a large reservoir is constructed in southern Jefferson County, SH 75 should be connected to JC 97, provided the wildlife impacts can be mitigated.

3. Emergency access roads to a reservoir and recreation area should be provided at locations determined through consultation with the designated providers of emergency and disaster services for the reservoir.

4. Traffic impacts on US 285 associated with a reservoir project should be identified and mitigated. Where identifiable impacts are indicated, e.g., intersection modifications, they should be remedied.

Services

1. Law Enforcement

   a. The responsibility for providing law enforcement for a reservoir development should be determined prior to the start of construction.

   b. The amount and method of payment for any law enforcement services provided by the Jefferson County Sheriff should be resolved prior to the start of construction on a reservoir.

   c. The responsibility for providing law enforcement on state and federal lands, included in and adjacent to a reservoir project, needs to be determined prior to the start of construction.

2. Emergency and Disaster Services

a. The responsibility for providing emergency and disaster services to a reservoir should be determined prior to the start of construction.

b. The organizations providing emergency and disaster services for the Conifer/285 Corridor Area community should be consulted, if they will be expected to extend the additional services required during construction and the operation of a reservoir, especially if the maximum reasonable level of recreation is provided.

c. Emergency access to and onto a reservoir should be provided. The designated providers of this service should be involved in deciding where and how emergency access is provided.

d. The location, construction, and insurance coverage of helipads required for the evacuation of injured people should be included in project construction and operational budgets. The designated emergency and disaster service provider(s) should be involved in these decisions.

e. Responsibility for emergency and disaster services, including water rescue, for reservoir development, should be finalized before construction on a reservoir begins to ensure that adequate emergency and disaster services are available.

3. Fire Protection
    a. The responsibility for providing fire protection for a reservoir, state and federal lands should be determined prior to the start of construction.
    b. The designated provider of fire protection services should be involved, from the beginning, in decisions related to the construction and operation of a reservoir. This would ensure that accepted fire protection standards are met and that the trained personnel and the necessary equipment are available to handle fire emergencies. If these services are privately provided, U.S. Forest Service standards and mutual assistance contracts should be in place with the appropriate local service providers.

Health Concerns

1. During the construction phase of a reservoir, the following Jefferson County Department of Health and Environment concerns should be satisfied:
    a. Water and sewer service to serve any construction camps that are built;
    b. Air pollution emissions during the construction and clearance phase of a project;
    c. Camping and lodging in travel trailers outside designated camping areas;
    d. Adequate containment of possible fuel spills, and a system to alert downstream water users in the event a spill occurs;
    e. Proper decommissioning of abandoned, existing septic systems; and
    f. Dust pollution from unpaved construction roads.

2. After the construction phase has been completed, the following Jefferson County Department of Health and Environment concerns should be met, to the satisfaction of that department.
    a. Sewage treatment for commercial, residential, and recreational development attracted to the area will be required. The proliferation of package treatment plants for sewage disposal should be avoided to reduce surface and ground water contamination. An activity center approach should be taken to serve commercial development to achieve a common solution to sewage treatment and disposal, and to provide controls for later development.
    b. Campgrounds must meet Jefferson County Board of Health standards, including vaulted privies.

c. All new development, including summer cabins, must meet the Jefferson County Department of Health and Environment regulations for ISDS.

d. Any permanent recreational roads carrying more ADT than allowed by County standards, should be paved to control fugitive dust emissions.

Management

1. A management arrangement should be created that includes the appropriate governmental, public, quasi-public, and private entities involved in, or affected by, the development of a reservoir. This management arrangement should ensure that the following functions are provided:

a. Coordination of the planning and development of a reservoir;

b. Negotiation of the necessary agreements to provide needed services;

c. Coordination of the development of recreational facilities associated with a reservoir;

d. Facilitation of the resolution of intergovernmental and interagency conflicts;

e. Provision of benefits promised to the public in exchange for the development of a reservoir;

f. Development of a funding entity to pay for the construction and maintenance of recreational facilities, law enforcement, fire protection, and emergency and disaster services. Some options are:

- A management district;
- Intergovernmental and interagency contracts;
- Private concessionaire;
- U.S. Forest Service;
- Colorado Division of Parks and Outdoor Recreation; and/or
- A special district.

g. Involvement of the Conifer/285 Corridor Area community in continuing discussions about the development and management issues related to a reservoir and recreational facilities that will impact the community.

2. These reservoir recommendations should be reviewed by the County and a community group at least every 5 years, and more frequently if necessary.

Transportation

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

A safe, efficient, and environmentally sensitive transportation system should maximize accessibility within the community and to outside destinations, minimize miles of travel, increase multi-modal transportation opportunities, support a healthy environment and promote the integrity of the community.

General

1. Provide a safe, efficient and environmentally sensitive transportation system that satisfies the needs of local residents and through traffic.

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

3. To promote the integrity of the community, this system should provide multi-modal transportation opportunities that maximize local and regional accessibility in the following ways:
    a. Create an internal circulation system within village centers to offer residents and commerce choices and alternatives to accessing US Highway 285.
    b. Provide a planned network of local access roads with connectivity to the arterial and regional highway system.
    c. Encourage additional Regional Transportation District (RTD) park-and-Ride sites as demand increases.
    d. Promote ride-sharing opportunities.
    e. Build commuter and recreational multi-use trails.
    f. Evaluate emerging transportation technologies.
4. "Climb to Safety" signs should be located along roads where flooding is likely to occur.

US 285

1. US 285 should be improved to a limited access, four-lane highway, without traffic signals, throughout the Plan area.
2. Update the Countywide Transportation Plan to include the recommendations in this Plan.
3. Feeder roads into US 285 should be maintained and improved.

Conifer Loop Access Plan

The 1987 Conifer/285 Corridor Area Community Plan and the 2003 Conifer/285 Corridor Area Community Plan both showed and discussed the concept of extending Main Street from Meyer Parkway to Pleasant Park Road. The financial and construction feasibility of the main street extension is debatable. In the event the Major Thoroughfare Plan is updated and changes to the alignment of the section are accepted, the Conifer/Aspen Park land use recommendations should be re-evaluated. However, Main Street is just one part of a desired loop through the Conifer Activity Center that would allow for residents to get to local businesses and other places without travelling on US Highway 285. The Main Street extension portion of the loop may need further study and input from the Jefferson County staff, CDOT and the community to determine an acceptable location for the roadway or if it can be done at all.

The intention of this loop is not for it to be a "Main Street" with businesses all along it, but rather to offer people the option of traveling to existing businesses, services, neighborhoods, churches, schools, and parks without getting onto the highway. It would be a 2 lane, 2-way service road that would also offer safer alternative transportation options such as pedestrian and bicycle paths or routes.

The Conifer Loop Access Plan map shows a concept for where the loop may already exist and potential locations for future connections to complete the loop. Existing connections may not have all modes of transportation represented, but have at least one, so existing connections will need to be evaluated for completeness at the time of development. Any future connections are conceptual only and any actual construction would not occur until an owner in the area comes to the County because they want to develop their property. At that time, if the property is in the general vicinity of the loop road, then County staff would evaluate the development for potential dedication of right-of-way for the loop connection and construction.

The following policies relate to the loop road:

1. The community should be involved in the design of the access control plan for the Conifer Loop.

2. Development or redevelopment along the loop road should consider creating community gathering spaces, such as outdoor plazas, restaurants with outdoor patios, community gardens, outdoor ampitheaters, playgrounds, botanic gardens, skateboard parks, climbing walls, and other similar use. These spaces should have both sod and natural areas and provide the opportunity for both active and passive recreation.

3. When a property comes to the County for a rezoning or special use case, right-of-way dedication and construction should be required at the time of plat or site development plan for both roads and trails. If a subsequent process is not required then dedication of right-of-way should be required prior to recordation of the zoning document.

4. The area along Sutton Road and Conifer Road between Davis Avenue and South Wolff Avenue has been identified as being able to accommodate some additional uses and community amenities. In this area benches and pedestrian scale lighting should be encouraged. The Conifer Area Council completed a Streetscape Plan for this area that showed four different options, with the community preferences being either option 2 or 3. These options should be reviewed if development is proposed in this area.

5. A pedestrian crossing of US Highway 285 is needed in the vicinity of the Light Lane/Town Center interchange area.

6. Extend Main Street as a 2-lane, 2-way service road from Meyer Parkway to just south of Light Lane, linking areas of the Conifer Activity Center. Potential alignment is shown in the Main Street Extension Feasibility Study.

7. The land use recommendations between Light Lane and Pleasant Park road are based on the existing alignment of the Main Street extension shown on the Major Thoroughfare Plan. If the alignment is changed on the MTP, the land use recommendations should be updated to reflect the change.

8. The link between Conifer Road and Barkley Road should be safe for all modes of transportation.

Aesthetics and Wildlife

1. Berms, medians, and landscaping using native vegetation should be used to modify the visual impact of a widened US 285, other highways, and roads constructed through residential areas.

2. Colorado Parks & Wildlife should be consulted and asked to identify the wildlife corridor roadway crossings. Appropriate wildlife management techniques should be identified and implemented for any new or replacement transportation projects within the Plan area. Appropriate signs should be installed to alert motorists.

Facilities Relocation and Redevelopment

1. The Colorado Department of Transportation and Jefferson County Road and Bridge shops should be screened from the visual foreground of US 285.

Jefferson County Roads

1. Roads should be limited to 2 through lanes with appropriate turning, acceleration and deceleration lanes, climbing lanes and other safety improvements. Given these system constraints, the community 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.

2. Transportation improvements should not be made when the terrain would require extensive engineering that would be exceedingly costly and would degrade the physical environment.

Access Roads to Reservoirs

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

Multi-Modal Transportation

Multi-modal transportation should be encouraged as a viable alternative to single-occupant vehicle travel. It can reduce the number of vehicles using the roads and, extend the capacity of the roads for a longer period of time, while reducing auto emissions.

1. Regional Transportation District (RTD) public transit service should continue to be improved as demand increases. Surveys of the community should be encouraged to determine increased demand.
    a. Encourage RTD to implement call-n-Ride services.

2. For the convenience of Plan area residents, RTD should provide park-n-Ride sites outside of the Plan area, such as:
    a. A transfer site at US 285 and SH 8 with transit service (small RTD buses or vanpools) to different areas; and
    b. An RTD park-n-Ride at Quincy and C-470 with bus service to the Federal Center, Downtown Denver, Denver Tech Center, and other areas.

3. The Conifer community promotes multi-modal alternatives to reduce vehicle miles traveled.

4. Transportation services should be expanded for people who require travel assistance, e.g., elderly, physically/mentally challenged, non-drivers.

Financing Road Improvements

1. A financial analysis should be done to identify additional road monies, for the Plan area, to augment federal, state, and County road funds. This financial study should include a consideration of impact fees, property taxes, sales taxes, and tolls to equitably spread the cost of improvements among existing and future users.

2. Monies generated for road improvements to mitigate the traffic impacts associated with new development in the Conifer/285 Corridor Area should continue to be earmarked for road improvements within the community.

Visual Resources

The perception of open space is enhanced by unrestricted views.

The visual resources of the Conifer/285 Corridor Area are among its most important values. Views of the area's beauty attract people to the community and provide pleasure to its residents. These resources should be protected.

1. Visually sensitive areas, and landscapes that have special qualities, (e.g. major rock outcrops, mountain meadows, steep slopes, ridgelines and peaks) should be treated as environmentally sensitive areas, and New Development in these areas should only be allowed if visual impacts can be adequately mitigated.

2. Visual impacts of New Developments in mountain meadows cannot be adequately mitigated through planting trees.

3. If a mountain meadow is discovered on a property, which is not already designated on the Plan Recommendation maps, development should be placed outside of mountain meadows. Buildings may be placed at the edge of meadows within the trees; however, the following items should be taken into consideration for this to occur. Density recommendations should not change.

   a. Using the natural topography to minimize the visual impacts of the buildings, as much as practicable.
   b. Constructing only open-style fencing in the meadow area.
   c. Minimize disturbance in the 'wet' portion of the meadow, if such an area exists.

In addition, the following should be included in the architectural design.

   a. Using colors that help the structures blend into the natural surroundings.
   b. Using more than one building material. One of the materials used should be stone, faux stone, cultured stone, or timbers.
   c. Minimize the impact of other non-building structures on the meadow, such as driveways, septic systems and detention areas.

4. Structures, roads and utilities should be designed so they do not visually dominate the landscape. Techniques that should be considered include:

   a. Structures should be below the ridgeline, and natural materials and colors should be used;
   b. Roads should be constructed parallel to contours, rather than a bold cut on a hillside; and

5. Development within activity centers should be designed to achieve a visually cohesive appearance by using natural materials and colors compatible with the mountain backdrop of the area.

Water Quantity, Quality & Sanitation

There should be a balance between the availability of water and its uses to insure that water resources are not depleted. Water quantity, quality and sanitation are critical elements that should be considered when development is proposed for the area.

Water is essential for almost all development and must be obtained by drilling wells on individual parcels or from a centralized water system. Sewage is treated either through on-site wastewater treatment systems (OWTS), through cluster systems or through a centralized sewer system. Proper sewage treatment is necessary to avoid contamination of wells, surface water, and ground water resources. Treated effluent water should be used to recharge the source ground water supply of the area served. Water quality also can be affected by soil erosion, animal waste, and sedimentation caused by human and natural processes. Legal erosion control/retention ponds or structures should be used to control storm water runoff.

Advanced wastewater treatment works are required by the Bear Creek Watershed Association Management Agency.

1. Balance the availability of ground and surface water, water use, and ground water recharge with current and future development, to ensure that water resources are not over-allocated.

2. New or existing development should not be allowed to deplete the existing ground water supply beyond the ability of the local area to recharge itself.

3. New private centralized water and/or sewer systems should follow the policies under "Formation of New Special Districts."

4. In addition to the policies regarding the Formation of a New Special District, the following policies should be evaluated when forming a new public or private centralized water and/or sewer system.

   a. The new system should facilitate a better site design; e.g., the clustering of housing units might preclude installation of individual wells and OWTS.

   b. If wells are the primary source of water for a new centralized water and/or sewer district, the Ground Water Recharge from sewage treatment systems, including OWTS, should occur in the same general area from where the water is withdrawn.

   c. It should be demonstrated that there is a suitable assurance of economic feasibility;

   d. Hydrologic evidence should be presented that neighboring water users will not be adversely affected and that there is evidence of recharge to the source ground water (a professional geologist, hydrologist or hydrogeologist specializing in hydrogeology, or a professional engineer specializing in water resources or other related specialty, should provide this report); and

   e. The community should be involved in the development of utility plans for centralized water and/or sewer systems.

5. Where there is an existing centralized water and/or sewer system, the housing densities recommended in the Housing section of this Plan should be followed.

6. When a property is served by an individual well and OWTS the preferred minimum lot size is 5 acres. This may be reduced to 3.5 acres where limited by site constraints or where innovative site design is demonstrated. Additionally, where water is provided by wells, an OWTS should handle the wastewater to ensure that as much water as possible is recharging the source ground water table.

7. New lots under the 1 dwelling unit per 5 acres density should be served by a centralized water and/or sewer system. If a lot already containing a home or business needs to rezone or request a special use, these uses could continue on lots smaller than 5 acres, without being served by a centralized water and/or sewer system, as long as water use is not increased beyond what is permitted by the existing well.

8. The need for an aquifer test for a proposed development will be determined on a case-by-case basis through consultation with Jefferson County Public Health if the proposal has a water requirement greater than 0.28 acre feet per year (the equivalent of 250 gallons per day per acre).

9. The Hydrologic Conditions and Assessment of Water Resources in the Turkey Creek Watershed, Jefferson County, Colorado, 1998 - 2001 should be continued and extended for as much of the Plan area as possible. The results and recommendations of current water studies should be reviewed for possible inclusion in the Plan. The community should participate in future water studies.

10. To provide coordinated planning and provision of services, each village center is encouraged to have a single operational agency, or as few as necessary, to provide water and sanitation services.

NOTE: Each centralized water system and/or centralized sewer system should be overseen by an operational agency.

11. All sewage treatment works, including lagoons, should be effectively screened with vegetation or other natural forms of screening, in accordance with Design Guidelines and Defensible Space Guidelines.

12. Encourage the use of Higher Level Treatment technology as a standard application for new OWTS.

13. The state should require certification that centralized water systems have been inspected to ensure their integrity and that the water supply meets all applicable health standards. Certification of compliance should be provided prior to transfer of property.

14. Commercial or cluster systems should be operated and maintained by an operational agency, which is then overseen by the Bear Creek Watershed Association Management Agency.

15. Encourage property owners to submit well tests, if required at the time of sale by mortgage companies, to the Division of Water Resources so there are current records accessible to the State and County.

16. The County should encourage, and as resources allow, coordinate with the State Division of Water Resources to collect well and water data for individual properties. This information should include well depths, static water levels, reported flow rates (with a clear caveat about the unreliability of these rates), the number of wells drilled on a property, and documentation of any replacement, deepening or hydrofracturing of existing wells. The county should maintain the data in a computerized data-base for staff referral when evaluating claims of adequate physical water supply. This data-base should be accessible to the public.

Wildlife

The presence of wildlife is a treasured community resource. Diversity of wildlife reflects the health of the ecosystem and fosters a sense of community for residents.

1. Preserve wildlife habitat and promote biodiversity.

2. There should be a public and private open space network to ensure the continued presence of wildlife in the Conifer/285 Corridor Area. This could be achieved through purchase of public open space, or through voluntary private actions which are described in the Open Space & Recreation section of this Plan.

3. Colorado Parks & Wildlife should periodically conduct an analysis of the Plan's currently protected habitats and larger areas of undeveloped habitats. The goal of the analysis would be to identify areas of higher value habitat which are either already protected from development or are a high priority for preservation, and to determine if connecting corridors need to be protected to allow continued wildlife movements.

4. When important corridors or key unprotected parcels are identified, they should be given protection through buffers, zoning, acquisition, or conservation easements.

Design Guidelines

Design excellence is an art. It is possible to have numerous, different, creative solutions that still achieve the same general objectives. There are many other sections in the Comprehensive Master Plan that contain policies for Site Design. These Design Guidelines should be reviewed for proposals in the Conifer Area in addition to those Site Design Policies. This section contains general Design Guidelines, Alternative Solutions, and Minimums. Alternative Solutions are just those, alternatives. They are not mandatory; they are not a list of requirements or regulation. In some cases, minimum standards, or Minimums, apply to the suggested Alternatives, and should be met to achieve the objective of each technique. Also, the Guidelines are not differentiated by importance. That remains an additional task. It is understood that in some cases not all Guidelines can be obtained – trade-offs must be made. However, the fundamental purpose of this section is to create a logical and consistent means by which the community can evaluate the degree to which various projects meet those Guidelines, and then reward or reinforce that achievement of community benefit.

Ideally the art of design is not dependent on a listing of alternative techniques but instead approaches the problem from a holistic view and integrates and assimilates a whole range of different objectives into a few integrated solutions.

Site Design

Vistas, View Corridors & Scenic Areas

The dramatic beauty of the surrounding natural landscape is a major asset in the mountains. Visual access to views and vistas helps create and reinforce the image of western towns and communities.

1. Avoid negative visual impact of transportation facilities such as park'n'Ride structures.

Alternatives

   a. Integrate and share with commercial areas.
   b. Screen with topographic changes, vegetation, or buildings.

2. Preserve view corridors for existing or future adjacent development.

Alternative

   a. Significantly increase setbacks when proposed structures are higher.
   b. Site structures to maintain view corridors (e.g., offsetting, clustering) and reduce the structural mass.
   c. Avoid long structures. Locate structures to prevent creating a "walling" effect for adjacent users.
   d. Avoid locating tall vegetation that blocks views.
   e. Increase distance between buildings.
   f. Use changes in ground elevations (i.e., locate taller buildings on lower levels and parking or green belt areas on higher levels).
   g. Frame or accentuate good vistas or view corridors with new buildings.

3. In transition areas between lower and higher density uses, ensure that more intense uses are not visually obtrusive to adjacent lower density uses.

Alternatives

   a. Substantially increase setbacks.
   b. Reduce the structural mass. Use smaller buildings
   c. Use changes in ground elevation.
   d. Reduce height of proposed structures.
   e. Gradually increase building heights, as distance from existing single-family structures increases.
   f. Buffer with vegetation and berming.
   g. Avoid long structures. Locate structures to prevent creating a "walling" effect for adjacent users.
   h. Use smaller, clustered buildings.
   i. Provide substantial separation between large structures.

j. Provide a large percentage of open space in transition areas.
k. Use natural features to create an edge or boundary (e.g., streams).
l. Graduate uses by intensity, where more intense uses are furthest away from least intense.

4. Prevent a silhouette of structures on ridgelines.

Alternatives

a. Site structures in areas of heaviest vegetation. Restrict height of structure.
b. Site structure downslope from ridgeline.

Minimums

a. Restrict height of structure to 90% of adjacent tree height.
b. Site structure so that height of structure does not exceed elevation of ridge (in cross-section).

5. Avoid outdoor lighting within view corridors or on prominent ridges.
6. Ensure that meadows and grasslands are not partially denuded or damaged by overgrazing.

Alternatives

a. Limit pasture animals to the carrying of the pasture.

Parking

Parking areas are one important component in establishing a pleasant arrival experience to a project. These measures will decrease the scale of the parking area from a visual perspective, increase the site aesthetics, provide shade, color and fragrance, reduce glare and heat, provide areas of infiltration, and separate uses while also highlighting existing site amenities.

1. Screen or obscure views of parking lots from adjacent public areas or unrelated land uses and on-site users.

Alternatives

a. Interior to a project, provide substantial interior landscaped islands/medians.
b. Between parking lots and public areas use:

- berms of sufficient height;
- perimeter landscaping strip of vegetation with screening characteristics;
- buildings;
- fences/walls;
- grade change.

Minimums

a. Minimum width of landscape strip separating parking clusters – 15′.
b. On similar grades, berms or understory vegetation should screen to a height of 42″.

2. Minimize parking areas (impervious surfaces) and their expansiveness.

Alternatives

a. Provide for common or joint use of centrally located parking facilities – complementary times.
b. Provide parking structures.

c. Create small "clusters" of parking, separated by:

- Berms, topographical or grade changes;
- Large areas of landscaping or landscaped walkways;
- Buildings, fences/walls;
- Natural features, e.g., drainageways/swales;

d. Create natural appearing clusters of vegetation by imitating forms and mixes of materials found in the area.

e. Use plant materials with diverse or sequential color characteristics or with distinct fragrances. Use ornamental or exotic vegetation only for special effects in limited areas.

6. Orient building to site amenities. Separate parking from these areas.

Alternatives

a. Locate parking areas on opposite side of building from site amenities

b. Orient pedestrian circulation areas to site amenities.

c. Create underground parking areas with landscaped plazas above.

Signs

A balance between the need for identification of a business location and the need for an attractive built environment must be achieved. Locational signs are preferred over large obtrusive advertising signs. Signs should exhibit craftsmanship and individuality with attention to detail with emphasis on artistic, ornamental communication techniques. Signage is one ingredient in overall landscape and building design and should be similar in quality, scale, form, treatment, and materials to all other design elements of the development.

1. Minimize the size and number of signs to avoid visually confusing roadway entrances or streetscapes.

Alternatives

a. Consolidate project identity signs.

b. Tenant identification signs should be clustered within the project.

Minimums

a. Limit to one sign per project per major road frontage.

b. Limit one sign per building, which lists all tenants.

2. Integrate signs into overall landscape and building design, carrying out a consistent graphic theme.

Alternatives

a. Use graphic symbols as much as possible.

b. Use the same quality, material, treatment, form, and scale as is done to building elevations.

c. Incorporate signs within berms or as monument or wall designs.

d. Emphasize wood as a primary material.

e. Avoid plastic illuminating signs.

Minimums

c. Limit size of wall design to:

- 3 feet in height, and
- 4 feet in width.

3. Design and construct project signs to relate to pedestrian traffic.

Alternatives

a. Signs should be low profile.

b. Locate signs as close as possible to eye level.

Minimums

a. Maximum sign height – 6 feet.

4. Minimize negative visual impact of signs on adjacent areas.

Alternatives

a. Locate signs away from adjacent residential areas.

b. Vary sign height.

c. Limit the number of signs.

d. Limit the size of sign face.

e. Screen signs from adjacent properties through building location, etc.

f. Use compatible materials

g. Screen and conceal illumination sources.

h. Use combination signs.

i. Use kiosks.

Minimums

a. Locate permanent signs no closer than 50 feet, and temporary signs no closer than 30 feet, from adjacent neighbors.

b. Limit signs to one per building.

c. Limit size of signs to:

- 12 square feet = tenant retail
- 28 square feet = office
- 64 square feet = project
- 64 square feet = temporary

Fencing & Screening

Unsightly ancillary use areas often visually intrude and detract from the overall quality of a development project. Fencing can become excessive and negatively affect the visual character and environmental amenities of a community. These areas need to complement the overall project design by receiving the same sensitive treatment of the entire development project.

1. Design fencing to complement overall project design (including structures), be compatible with adjacent land uses, and to not be visually dominant in the landscape.

Alternatives

a. Avoid chain-link fences.

b. Use same quality and treatment (materials) as is on structures.

2. Prevent visual intrusion of unsightly uses such as storage areas, trash areas, mechanical equipment, large vehicles, or equipment, etc.

Alternatives

a. Place in designated areas, significantly removed from public areas or rights-of-way.

b. Enclose within buildings.

c. Locate behind buildings.

d. Screen via dense vegetation or fencing.

e. Screen via landscaped berm/earth forms.

f. Use large setback to adjacent uses.

Minimums

d. Screening should be at least 6' above adjacent circulation areas and 2' above item being screened.

3. Avoid obscuring on-site amenities with fencing.

4. Avoid perimeter fencing that doesn't have immediate functional purpose and only defines ownership.

5. Design fences to avoid "tunnel" effect.

Alternatives

a. Stagger fence alignment.

b. Vary fence heights.

c. Vary fence style and materials.

Minimums

a. Every 100 feet of fence should have a stagger or transition in fence height and width.

6. Use living landscape materials instead of fencing wherever possible.

Entrances

Entrances establish the first impression of any area whether it is a community, activity center, or specific development project. They should create distinct and inviting entrances which welcome personal involvement with the built environment.

1. Limit the number of entrances to commercial developments.

2. Site building and parking areas to "welcome" visitors and employees alike.

Alternatives

a. Techniques to "welcome" and invite include sensitive use and placement of:

- Plant design and topographic diversity;
- Natural materials:
- Signage and lighting treatment;

- Connection, through use of form, materials, etc., to building architecture;
- Artwork

3. Delineate entrances with lighting source to insure safety and ease of identifying entrances at night.

Air, Odor, Light & Noise

Air, Odor

The clean air of this region is a valuable resource that is being degraded. Air pollutants – both stable and mobile sources – must be minimized.

Light

Lighting establishes the mood and atmosphere of a place and contributes toward creating a quiet rural small town image and character. Projects should minimize the amount of general lighting to protect visibility of stars, to promote a sense of seclusion and privacy, to protect vistas and to emphasize natural features and focal points.

Noise

Quietness is often perceived as a component of privacy, and hence, a part of the rural character of communities and neighborhoods. Land uses that generate higher levels of noise than the surrounding areas should not be considered compatible, unless mitigation actions are taken that 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 damage from excessive noise levels.

1. Minimize collection of unpleasant fumes at ground level (i.e., restaurant odors).

Alternatives

   a. Locate vents, etc. high on up-wind end for maximum dispersal.
   b. Filter restaurant exhaust systems.

2. Integrate light design into overall project design and architecture.

Alternatives

   a. Use building-mounted lights instead of pole-mounted.

3. Minimize visual intrusiveness of lighting.

Alternatives

   a. Incorporate pedestrian lighting into landscape features or railing.
   b. Screen off-site areas from light sources with taller vegetation.
   c. Conceal non-decorative lighting sources.

4. Minimize light falling on areas not used for activity. Areas not in use or after hours should be lighted only for essential safety requirements.

Alternatives

   a. Avoid lighting in landscape areas.
   b. Locate lighting only in essential areas – the ground where people walk.

5. Reduce the impact of vehicular noise on residential areas.

Alternatives

a. Use existing and man-made topography to reduce noise to acceptable levels for the intended activities both on and off site.
b. Locate structures to reduce noise internally and externally, especially impacts due to reverberation and echoing in built-up areas.
c. Site interior streets away from residential structures and open spaces.
d. Provide pedestrian and bicycle paths to reduce vehicle travel within the development.
e. Use combinations of vegetation, topographic changes, fencing/berms and a vertical separation between road and pedestrian areas to help mitigate impact.

Minimums

a. Roadways: locate at least 50' from residential.
b. Parking: setback a minimum of 20' from housing.

6. Minimize the impact of people-generated noise or more quiet residential and recreation areas to a level that does not exceed normal noise levels of those adjacent uses.

Alternatives

a. Locate a project's active recreation areas, (e.g., children's playgrounds, tennis courts, pools, etc.) at a sufficient distance from existing off-site residential structures.
b. Use buffer areas of vegetation, berming, and fencing.
c. Use sound-reducing architectural materials.
d. Site structures to minimize or block noise, i.e., site structure perpendicular to noise sources.

Minimums

a. Minimum distance – 100'.

7. Protect or preserve areas valued for the absence of man-made noise.

Wildlife & Vegetation

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.

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.

1. Landscape with indigenous species, where possible.
2. Landscape to mimic natural systems.
3. Thin forests to allow light and water, etc. to filter downward to increase forest vigor and restore under story vegetation (ground cover) which increase visual and environmental quality (erosion and sediment, runoff, growth, etc.).
4. Prevent habitat deterioration where critical wildlife areas exist. Enhance available habitat.

Alternatives

a. Avoid developments nears migration routes or breeding areas; ensure access to winter range and water.

b. Leaving habitat in natural state.

c. Avoid severe outs and fills that might disrupt wildlife movement.

d. Minimize disturbance of areas by clustering.

e. Using re-vegetation to establish habitat or shelter.

f. Locate commercial and industrial uses that generate noise in low impact areas (how much noise still needs to be defined).

g. Mitigate noise impacts of land uses by enclosure of activities, limitations, of uses, site design, etc.

Minimums

a. Protect habitats designated on the Wildlife Map.

5. Maintain the natural wildlife "carrying capacity" of sites that have moderate or high wildlife significance. Improve the carrying capacity of some sites to offset the loss of habitat in developed areas.

6. Maintain natural vegetation ecosystems adjacent to and within bodies of water, streams, other watercourses, and within associated wetlands.

Alternatives

a. Site structure away from meadowland.

7. Maintain wildlife movement corridors of a size and character that ensure their continued use.

Alternatives

a. Avoid fences and structures in these locations.

8. Protect wildlife and their habitats that might be significantly affected by domestic livestock and pets by appropriate constraint of those domestic animals.

Alternatives

a. When dog kennels, boarding, daycare, veterinary services are proposed, evaluated the location of any outdoor pens and runs for their impact on wildlife.

b. Evaluate the location of any pens and runs for domestic livestock for their impact on wildlife.

Open Space(s) & Recreation

Open Areas/Landscaping

The openness of mountainous or rural communities is a valuable resource, a major amenity, and a reason that many people have chosen to remain in this region. The provision of significant open space – especially in developing areas – enhances the aesthetic character of an area including visual attractiveness, an open "feeling", quietness, lack of congestion, privacy, tranquility, and a subsequent enhancement in property values. It is important to preserve this rural image.

Community/Public Spaces

Public spaces within more urbanized areas can be focal points and hubs of activity for communities as well as for specific developments. They help reinforce the identity and sense of community by serving as public meeting spaces in both residential and commercial developments.

Recreation

Recreation is an important and valued community activity. A balanced variety of opportunities are important to accommodate various user needs, from the lone bird watcher to competitive softball leagues.

1. Maximize visual access of open space from structures.

Alternatives

   a. Graduate heights of buildings downward as they open onto open space areas.

2. Site outdoor dining and public spaces adjacent to natural amenities.

3. Create attractive planting areas at building-land interface.

Alternatives

   a. Planting area size should relate to building scale, with larger areas around larger buildings.

4. Prevent damage to vegetation along major roadways.

Alternatives

   a. Use species tolerant to automobile emissions.

5. Avoid using exotic plant species unless: They blend with the intended character of the overall design; no native species can be used as a substitute; they are for special effect or focus.

6. Create visual diversity and interest through selection of plant materials. Plant materials should achieve a visual and aesthetic balance between newly planted and existing vegetation as to character, form, size, and color.

Alternatives

   a. Create perimeter planting and berming along property borders.

Minimums

   a. Provide at least 1 shrub for every 40 square feet of lot area. NOTE: Not to be construed to mean shrubs placed on center.
   b. A minimum of 75% of the required landscape area should have a planted groundcover or other plant materials.
   c. The remaining 25% may be covered with dry landscaping (rock, stone, bark, etc.) and walks if located through a landscape feature.

7. Design public areas to be safe and secure.

Alternatives

   a. Include multiple uses to insure activity during various times of the day or night.
   b. Use design principles of Crime Prevention through Environmental Design (CPTED), where appropriate.

8. Establish visual separation between passive and active recreation areas.

Alternatives

   a. Use distance, vegetation and topographic changes to separate and screen different recreational uses (active v. passive).

Circulation

Coordinated, easily understood circulation systems that promote ease of travel are important throughout communities. These systems, with their hierarchy of types, need to be carefully integrated to facilitate smooth traffic flow and reduce safety problems, congestion, air pollution, and mental stress. All modes of transportation should be integrated in this system – including vehicular, pedestrian, bike, and equestrian. The system should prevent potential conflicts between them – especially at access points. These circulation systems, utilized on a daily basis, can be key amenities and are opportunities to create beauty offering diverse, aesthetically pleasing experience to the traveler.

1. Minimize visual scarring of road cuts, or disruption of scenic areas (e.g., meadows).

Alternatives

   a. Reduce road right-of-way standards.
   b. Provide shared driveways.
   c. Locate roads/drives in areas of high landscape screening potential.

2. Preserve or create a rural image, even in more intensely developed areas.

Alternatives

   a. Provide substantial landscaping or preservation of tree cover on both sides and in medians of major roads.

Minimums

   a. Minimum landscape corridor width – 25 feet.

3. Access from parking lot to buildings, etc., should be convenient and safe.
4. Concentrate pedestrian circulation around site amenities.
5. Minimize the distance pedestrians must walk between buildings or activity.

Alternatives

   a. Use a "village square" orientation.
   b. Avoid pedestrian circulation and building orientation around the perimeter of a parking lot.
   c. Create pedestrian plaza "fingers" where one end opens onto parking.

6. Separate vehicle/pedestrian/equestrian/bike circulation. Screen vehicle areas from pedestrian areas.

Alternatives

   a. Elevate walks – depress parking or vice versa (separate vertically).
   b. Plant tall shrubs along parking or sidewalks, or use earthforms.
   c. Vary alignments, routes.
   d. Separate sidewalks and paths/trails from roads.

7. Separate horse traffic from vehicular and pedestrian traffic for aesthetic and safety reasons.

Alternatives

   a. Create "buffers" through:

- vertical separation (topo changes;
- vegetation; and/or
- distance (physical and visual separation).

8. Design pedestrian/bikeways and roadways that create attractive, pleasant and safe features for users of the facilities and residents of adjacent property.

Alternatives

a. Provide the following:

- Landscaped medians and buffered strips along local and collector streets as well as arterials designed as parkways.
- Treatment of right-of-way line that blends with abutting uses.
- Clear and readable street signs.
- Street furniture, e.g., park benches, light poles, trash containers, where appropriate.
- Diverse streetscapes via staggered setbacks, varied fence lines, vegetation groupings, etc.
- Street systems that minimize through traffic but allow for adequate access in and out of subdivisions via proper design of collector streets.
- Short loop local roads to minimize traffic volumes.
- Narrow streets with off-street parking.
- Landscaped pedestrian walks and/or plazas connecting activity areas.
- Pedestrian paths separated and buffered from traffic, noise, odor and hazards.

Energy

An over-reliance on non-renewable energy sources is short-sighted, therefore, features in development proposals which minimize the consumption of energy are encouraged.

1. Provide barriers to prevailing winter winds.

Alternatives

a. Provide wind barriers by berming, evergreen screening, building placement, etc.

2. Minimize negative visual impact of propane tanks.

Alternatives

a. Use color that blends with backdrops.
b. Screen with vegetation, berms.
c. Locate out of sight of major roads and residences.

3. Encourage on-site production of food.

Alternatives

a. Provide solar access allowing greenhouse construction.
b. et aside plots of land with good soil conditions for community gardens.
c. Use floodplains for agricultural uses.

Privacy

The feeling of privacy is an important component in maintaining the rural atmosphere or character of a community.

1. Maximize privacy, including visual and auditory, between new developments and existing residential areas.

Alternatives

a. Large or varied setbacks between buildings.
b. Screening via fencing, landscaping, topographic changes, etc.
c. Limit height of new structures to that of adjacent homes.
d. Orient windows and balconies away from private areas of adjoining properties.
e. Cluster multi-family homes to maximize open area and orient windows away from each other.
f. Use open space to increase setbacks.
g. Preserve or enhance tree cover between uses.
h. Orient away from arterial or collector streets.
i. Site buildings as noise barriers.

Property Values

New development within neighborhoods and communities often raises concern about property values, because adjacent property owners often perceive that they will be adversely affected. The perceived negative impacts associated with new development must be addressed.

1. Maintain and enhance property values.

Alternatives

a. Ensure high quality design by addressing site design guidelines throughout the Comprehensive Master Plan.
b. Provide for a pace of growth and change that is orderly and stable.
c. Screen "junk" or other unsightly uses through landscaping, topographic changes or berming, natural fencing, etc.

Community Form

Promote the development of a clearly defined and understandable built environment by ensuring that development complements or creates appropriate community features, such as roads, paths, greenbelts, and building patterns, and respects the unique "sense of community" that distinguishes one area from another.

1. Preserve or create bodies of water as natural amenities.

2. Maintain visible boundaries between different activity areas.

3. When possible, the boundary between two subareas should accommodate the functions common to both and provide a clear transition from one to the other, rather than a barrier.

4. Design and construct edges proportionate to levels of impacts, i.e., noise, visual, obtrusiveness, and glare.

Alternatives

a. Vary width of materials, e.g., width of buffer.
b. Vary materials, i.e., degree of transparency.

5. Use open space as edges between distinct communities. This open space can contain passive recreation opportunities for surrounding residents and conserve natural resources, such as wildlife, views and vistas, and agricultural sites.

6. Use prominent natural features such as streams, ridges or valleys, to provide edges between districts and neighborhoods.

Architectural Design Guidelines

Cultural

Cultural resources, including historic, archaeological and architectural resources, enhance the education, environment, and the sense of identity and image of communities to residents and visitors alike. These benefits also often enhance property values as well.

1. Design and develop all development in a historic resource area in such a manner that it will not cause the destruction or deterioration of any historic resource.

2. Maintain the original character and complement the unique features of the designated resource. Historic resources should influence the architecture of the new structures and can become a theme for the new development. Design new structures so that they harmonize with the historic resource and not dominate or overpower it.

Alternatives

a. Use compatible materials, forms, colors and scale.

3. All development in an archaeological resource area should provide for the permanent preservation of the resource or provide for the completion of the necessary and appropriate study and work as specified by the Office of the State Archaeologist before any aspect of development begins.

4. Provide distinct and attractive community and neighborhood boundaries.

Alternatives

a. Greenbelts.

b. Landscaped buffers.

c. Preservation of natural features such as drainageways and large or high quality forest areas.

5. Preserve any cultural landmarks, natural and built places/landmarks, that possess significant cultural value that contribute to the identity, visibility and overall sense of place.

6. Maintain architectural continuity when redeveloping resources or developing next to existing historic resources.

Alternatives

a. Maintain continuity of color, scale and materials when redeveloping or developing near historic resources.

7. Consider existing circulation patterns when redeveloping or developing next to existing resources.

Scale, Form & Massing

The relationship between structures and the surrounding landscape is extremely important in defining scale. Structures should be in proportion to the size of the particular lot, to the surrounding landforms and vegetation. They should also not overwhelm, intimidate, isolate or repel people who move in or near the project. It has been shown through research in environmental psychology that massive structures tend to alienate and repel human interaction. Form and massing may also be used to create diversity and variety, adding important interest to the overall aesthetics of a development.

1. Orient, design, and construct structures that are people oriented and facilitate interaction.

Alternatives

   a. Limit building height and length.
   b. Cluster smaller buildings, rather than create a single, larger structure.

2. Buildings should be small and clustered, scaled to respect topography, views and vegetation.

3. Balance the proportional relationship of the form of building to size of the lot/parcel.

4. Structures should avoid overpowering the site and be sensitive to the natural landscape's variety and diversity.

5. Use the massive elements of the building to express depth, substance, and strength, rather than only surface veneer, i.e., exposed timber, structural beams, solid rock, walls, etc.

6. Create a smooth transition between adjacent building heights.

7. Avoid warehouse designs that result in excessive asphalt, buildings with a high degree of monotony/sameness, and a shed-like appearance.

Alternatives

   a. All mini-warehouse projects should integrate a significant amount of open space.

Minimums

   a. Provide a minimum of 25%.
   b. Structures should vary in heights, roof treatment, alignment, and slope.

Façade, Openings, & Details

A major factor in creating pedestrian scale is openness, attractiveness, and interesting facades, especially at the ground-floor level. Transparent storefronts in commercial areas invite participation and attract people; opaque or solid walls are more private and often repel the pedestrian. The treatment of exterior walls and the use of doors and windows can add interest through the creation of visual variety and diversity. Detailing can contribute significantly toward creating cultural vitality and visual richness of character, which help make places appealing.

1. Create interesting, diverse, stimulating streets and walls that create varied experiences for people and respond to the landscape in an informal and organic way.

Alternatives

a. Vary alignments of walls, streets and sidewalks.

2. Minimize refined, highly technical finishes.

3. Use sculptures, fountains/water features, wood carvings, awnings and canopies, balconies, patios and terraces, flags and banners, umbrellas, the annual colors of flowers and trees (i.e., Aspen), accent lighting, painted wall graphics, etc., in detailing projects.

4. Create pedestrian amenities that complement surrounding site conditions.

Alternatives

   a. Use handcrafted or well-designed street furnishings.
   b. Adapt generic designs to a mountain character.
   c. Eliminate visually obtrusive advertising on benches.

5. Minimize negative visual impact of exposed foundations.

Alternatives

   a. Use appropriate cover materials.
   b. Screen with vegetation and/or grading.

Appendix

The following information has been provided to support this document only. Additional information on these subjects can be researched through local, state and federal agencies.

Air, Light, Odor & Noise

Air

The Colorado Department of Public Health and Environment (CDPHE) has a Field Services Unit of the Stationary Sources Program that is responsible for assuring compliance with and enforcement of regulations for stationary sources of air pollution in the state of Colorado. The unit's staff of Environmental Protection Specialists are assigned various duties to ensure this goal is met. They work in conjunction with staff from nine local health departments who, via a contract, perform air pollution control activities in their counties.

Typical duties performed by the Field Services Unit include:

- Inspection of industrial sources: Industrial sources of air pollution are inspected by state and local inspectors to determine their compliance with applicable air quality regulations.
- Observation of emissions testing of industrial facilities: Some sources may be required to test for the amount and type of emissions they generate from their stacks. State inspectors generally will observe those tests to make sure they are done properly and according to specific test methods.
- Verification and review of various reports sent in by sources: Some sources are required to submit reports on their emissions or problems at their sources. These reports are sent to the Division and reviewed by state personnel.
- Complaint investigation: Complaints filed by the public against sources of air pollution are investigated by state or local inspectors.
- Issuance of Open Burning Permits: Open burning permits are required for any burning of material (with some exceptions) that individual sources want to do. Applications are reviewed and approved or denied by the state or local agencies.
- Enforcement actions against violators of state regulations: Sources that violate state regulations are issued a notice of violation. A conference is held and a compliance order may be issued ordering sources to comply with state regulations. Orders may include civil and other penalties.
- Providing information to public: Information is provided to the public as requests are received.
- Observation and verification of certification tests done on continuous emissions monitors: Some sources may be required to test for emissions to verify accuracy of monitoring equipment they have. These certification tests are generally observed by state inspectors to make sure they are done properly.
- Final approval construction permit support work: Sources are required to certify that they are complying with emission permit conditions. The process that was developed for this purpose is called self-certification. The Division and local agencies review that information, may make site inspections and will provide assistance if requested by the source to assure compliance with permit conditions. Final approval for a permit can be issued once this process is completed.

- Federal - state interaction and cooperation: The U.S. Environmental Protection Agency (EPA) provides funding to Colorado to ensure air quality regulations and requirements are enforced and air quality programs are implemented by the state. This is done on an annual basis and is documented in the Performance Partnership Agreement between the EPA and the state. The state and the EPA maintain a good working relationship to make sure air quality in Colorado is protected and improved.

Compliance Test Manual

The CDPHE has developed a Compliance Test Manual which explains the procedures for performance testing. This manual also describes important elements that should be found in the test protocol and the test report. In many cases, stationary sources are required to perform testing in order to demonstrate compliance with federal or state emissions limitations. In addition, sources required to install Continuous Emission Monitoring Systems must perform certification tests to prove that the monitors are accurate. The EPA has developed test methods to be used for this purpose. The most commonly used test methods can be found in 40 C.F.R. Part 60 - Appendix A. Procedures to be used in certifying Continuous Emission Monitoring Systems are found in Appendix B of this part. Other EPA test methods are found in 40 C. F. R. Part 51 - Appendix M, Part 61 - Appendix B, and Part 63 - Appendix A, among other places. Copies of these test methods can be found at the EPA's Emission Measurement Center.

The Colorado Air Quality Control Commission Common Provisions Regulation establishes that the owner or operator of a facility required to do performance testing notify the Air Pollution Control Division at least 30 days prior to any performance testing in order for the Division to arrange to have an observer present during the testing. In most cases the Division will send someone to observe the performance testing. The Division's policy requires that a test protocol, describing the test methods to be used and the conditions that testing will be performed under, be submitted 30 days prior to testing as well. In some cases, the Division will be willing to schedule a test on less than 30 days notice, however, the testing may need to be postponed if there are any problems with the test protocol or the scheduled date. Within 30 days of the completion of the testing, a report detailing the results of the tests must be submitted to the Division.

Any questions about compliance testing or monitor certifications can be directed to Tom Lovell at thomas.lovell@state.co.us or (303) 692-3204. The website address for additional information is, www.cdphe.state.co.us.

No-Burn Regulations

From the State of Colorado website, Department of Public Health & Environment, Air Pollution, Local Ordinances and Information.

A red advisory means conditions are right for increased levels of air pollution, and mandatory woodburning restrictions are in place.

Jefferson County (unincorporated): Mandatory ban on woodburning on "red" advisory days for all residents below 7000 feet. Exemptions allowed for homes with solid fuel as sole source of heat prior to 12-1-89, Phase II stoves, and homes in the LEAP. Permit fees waved for conversion of uncertified stoves to Phase II. CONTACT: Planning & Zoning, (303) 271-8700.

Light

Following is a list of the pertinent regulatory agencies and resources for the Illuminating Engineering Society of North America (IESNA) Recommended Practices for exterior lighting.

The most current version of the IESNA Recommended Practices should be used (see the IESNA web-site at www.iesna.org.

RP-20-98 Recommended Practices for Lighting for Parking Facilities, 1998

RP-33-99 Recommended Practices for Lighting for Exterior Environments, 1999

Jefferson County's Land Development Regulation, Sensory Impact.

Jefferson County's Zoning Resolution, Lighting Standards.

The lighting standards in this section state that only those lamps greater than 3000 lumens are to be fully shielded. (This is the equivalent of a 150-watt bulb.)

Odor

The CDPHE requires the Jefferson County Department of Health and Environment to have at least 1 certified odor observer in their air contract (currently there are two). See Regulation No. 2 – Odor Emissions, of the CDPHE Air Quality Control Commission Regulations for more information.

Hazards

Wildfire Hazards

Defensible Space Management Zones are described in detail in the Colorado State University Cooperative Extension's "Forestry – Creating Wildfire-Defensible Zones, No. 6.302" or current publication, as well as the following sources.

Upper South Platte Watershed Protection and Restoration Project

(www.fs.fed.us/r2/psicc/spl/south_platte_web/index.htm)

Historical, Archaeological & Paleontological Resources

The list of historic sites and buildings (*on the following page*) is derived from:

- The Colorado Historical Society Office of Archaeology and Historic Preservations List of Recorded Cultural Resources. This list includes those sites that may not have been nominated to the National or State Registers, but are considered eligible for nomination. They are viewed by the Office of Archaeology and Historic Preservation as significant as sites in historic registers.
- Conifer/285 Corridor historic places, sites and districts from the Jefferson County Historical Commission's brochure of *Museum & Historic Sites, Jefferson County Colorado, December 2000*.
- Sites considered by the Jefferson County Historical Commission and area citizens to be of historic significance.

Any site with a NRHP (National Register of Historic Places) designation is automatically included in the SRHP (State Register of Historic Places).

Please see the key to the sites' designations following the list.

Historic Sites and Buildings Table

Designation	Site
Other	Ault Cemetery
Other	Beaver Ranch and barn, US 285 and Foxton Road
Other	Beaver Ranch Cemetery
NFHD	Blue Jay Inn, 5JF.191, field eligible UTM 13
Other	Buck Snort Saloon, in Sphinx Park west of Pine Grove
Other	Buffalo Creek School
NFHD	Butterfield Ranch, original house gone; buildings in handhewn logs from 1920s
Other	Casina Lontana (See Douglass Homestead)
Other	Cathedral Spires, with locomotive
NFHD	Chamberlin Home, 5JF.189.4
NFHD	Charles Dake House
Other	Civil War Well
Other	Clifton House
Other	Conifer School, b. 1923 (now the Little White School House)
Other	Denver, South Park & Pacific Railroad
Natural	Dome Rock, on the North Fork of the South Platte River, east of Westall Monument
NFHD	Dome Rock Station
Other	Douglass Homestead (Casina Lontana)
Other	Elk Creek Fire Station, Us 285, across from Long Brothers Garage
Other	Elk Creek School
NFHD	Ferndale, former community downstream on right side of river from Buffalo Creek
NFHD	Foxton Post Office
NFHD	Foxton Stables, log barn built 1920s; 100 acres/horses and hay. Later, Camp Fire Girls and Camp Kotami
NFHD	Frome Cabin, Buffalo Creek, 5JF.189.5
Other	Granzella Homestead
NFHD	Graves Home, Buffalo Creek, 5JF.189.8
NRHP, NFHD	Green's Mercantile Store, Buffalo Creek, 5JF.192
NRHP, 10/1/74	Green Mountain Ranch, also Culver Ranch, 5JF.193
Other	Hodgson School, North Turkey Creek Road
Other	Horn Cemetery
NFHD	Hotel Hudson, Buffalo Creek, 5JF.189.15, officially eligible
Other	Kennedy Homestead
NFHD	La Hacienda/John L. Jerome Summer Estate, 5JF.190
Other	Legault Cemetery
Other	Legault Homestead
Other	Little Chapel in the Hills and Cemetery
Other	Little Red School House
NFHD	Longview – A community down river with 3-4 year-round homes and a summer cabin.
Other	Lubin-Blakeslee place
Other	McIntyre Grave
SRHP	Medlen School (1886), property of Jeffco Historical Society
NFHD	Meiner's Cabin, Buffalo Creek, 5JF.189.11
NRHP 9/18/90	Meyer-Midway House (Meyer Ranch) (1889), Conifer vicinity, Aspen Park
Other	Mica mines

Designation	Site
Other	Mines; Crossons mining and fishing camp and Saxonia mine and smelter, ruins near Jeffco and Park County boundary, E of confluence of Deer Creek and North Fork of the South Platte River – potential National historic district.
Other	Native American artifact locations (reported), campsites, or trails, e.g., Pleasant Park, Wamblee Valley, Buffalo Springs
Other	Observatory, in Pine Valley Open Space
Other	Park Siding/Foxton School
NFHD	Pine Emporium
NFHD	Pine Grove Cemetery, Pine Grove, 5JF.189.2
NFHD	Pine Grove Community Center, Pine Grove, 5JF.189.9
NFHD	Pine Grove School, Pine Grove, 5JF.189.3
SRHP 6/1998	Pine Valley/Baehr Lodge, Pine Valley Open Space (Jefferson County Open Space
NFHD	Pine Post Office, Pine Grove, 5JF.189.14
Other	Pioneer Cemetery
SRHP	Pleasant Park School/Grange, b.1894
NFHD	Prosser Hotel, Pine Grove, 5JF.189.10
NFHD	Riverview, Buffalo Creek, 5JF.189.7
NFHD	Section House, Buffalo Creek, 5JF.189.10
NFHD	Shissler Home, Buffalo Creek, 5JF.189.13
SRHP	Silver Spruce Ranch (1872), Bailey
NFHD	South Platte Hotel
Other	South Platte Stage Road
Other	Sphinx Park, community
Other	Stone Church, US 285 west of Foxton Rd.
NFHD	Swan Hereford Ranch, also Higgenson Ranch, Buffalo Creek, 5JF.189.6
Other	Tiny Town, South Turkey Creek Road
Other	Urmston School/Grange (Shaffers School), near Shaffers Crossing
Other	Wamblee Cemetery
Other	Wandcrest Park: A 1920s community, still lived in today. To get there, take Wandrest Road through several miles of Park County wilderness, leading back into Jefferson County.
Other	Webster Cemetery
NFHD	Westall Monument at Dome Rock Station
NFHD	Wilkerson Home, Buffalo Creek, 5JF.189.12
Other	Yellow Barn, also known as Mullen Barn, 5JF.307-308
	Historic sites are mentioned in "The Upper Side of the Pie Crust" by Margaret Bentley, 1985, and "Mountain Memories from Coffee Post Hill to Medlen Town" edited by Betty Moynihan and Helen E. Waters

Historic sites are mentioned in "The Upper Side of the Pie Crust" by Margaret Bentley, 1985, and "Mountain Memories from Coffee Post Hill to Medlen Town" edited by Betty Moynihan and Helen E. Waters

NRHP, SRHP, and NFHD (National North Fork Historic District) indicate Conifer/285 Corridor historic places, sites and districts. Further information can be obtained at the Colorado Historical Society. This information is made available by the Jefferson County Historic Commission.

Other indicated known historic sites, or those sites considered by the area citizens and Jefferson County Historical Commission to have historic, archaeological and paleontological significance, not included in the NRHP, SRHP, or NFHD.

Natural indicates natural sites.

Agriculture-Use Tax Break

To be granted the agriculture-use tax break, property owners must apply to the Jefferson County Assessor's Office. To qualify, they must prove they have performed an agriculture activity for 3 years prior to applying. Agriculture-use land is valued at approximately $41.00 per acre, which breaks out to a tax of approximately $1.00 per acre.

The tax break does not transfer. If agriculture-use property is sold, new owners must apply and meet the criteria before being granted the tax break.

Transportation

LOS (Level of Service)

The six level of service letter grades typically recognized by transportation planners and engineers are described as follows:

LOS A represents free flow. Individual users are virtually unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to maneuver within the traffic stream is extremely high. The general level of comfort and convenience provided to the motorist, passenger, or pedestrian is excellent.

LOS B is in the range of stable flow, but the presence of other users in the traffic stream begins to be noticeable. Freedom to select desired speeds is relatively unaffected, but there is a slight decline in the freedom to maneuver within the traffic stream from LOS A. The level of comfort and convenience provided is somewhat less than at LOS A, because the presence of others in the traffic stream begins to affect individual behavior.

LOS C is in the range of stable flow, but marks the beginning of the range of flow in which the operation of individual users becomes significantly affected by interaction with others in the traffic stream. The selection of speed is now affected by the presence of others, and maneuvering within the traffic stream requires substantial vigilance on the part of the user. The general level of comfort and convenience declines noticeably at this level.

LOS D represents high-density, but stable, flow. Speed and freedom to maneuver are severely restricted, and the driver or pedestrian experiences a generally poor level of comfort and convenience. Small increases in traffic flow will generally cause operational problems at this level.

LOS E represents operating conditions at or near the capacity level. All speeds are reduced to a low, but relatively uniform value. Freedom to maneuver within the traffic stream is extremely difficult, and it is generally accomplished by forcing a vehicle or pedestrian to "give way" to accommodate such maneuvers. Comfort and convenience levels are extremely poor, and driver or pedestrian frustration is generally high. Operations at this level are usually unstable, because small increases in flow or minor perturbations within the traffic stream will cause breakdowns.

LOS F is used to define forced or breakdown flow. This condition exists wherever the amount of traffic approaching a point exceeds the amount that can traverse the point. Queues form behind such locations. Operations within the queue are characterized by stop-and-go waves, and they are extremely unstable. Vehicles may progress at reasonable speeds for several hundred feet or more, then be required to stop in a cyclic fashion. LOS F is used to describe the operating conditions within the queue, as well as the point of the breakdown. It should be noted, however, that in many cases operating conditions of vehicles or pedestrians discharged from the queue may be quite good. Nevertheless, it is the point at which arrival flow exceeds discharge flow that causes the queue to form, and LOS F is an appropriate designation for such points.

These definitions are conceptual in nature, and they apply primarily to uninterrupted flow. Levels of service for interrupted flow facilities vary widely in terms of both the user's perception of service quality and the operational variables used to describe them.

Activity Centers

Strip Development

Characteristics of strip development include:

1. Nonresidential development, usually a collection of small retail, office, industrial and community use businesses, located along a major roadway.
2. Generally shallow in depth, and can extend for a considerable distance.
3. An absence of coordination between development sites along roadways. For example:
    a. Building placement and design cuts off both physical and visual access between projects.
    b. There is a lack of direct vehicular and pedestrian access between on-site parking and adjacent existing and future parking areas greater than 10 spaces in size.
    c. There is a lack of common facilities between projects, including parking, major circulation, and pedestrian circulation.
    d. There is an absence of compatible site and building design, which exhibits a coordinated pattern or architectural theme.
    e. There is a lack of coordinated landscaping and drainage plans.
    f. There is a lack of coordinated setbacks; and building shapes, forms, and heights.
    g. There is an absence of cohesive, easily understood sign systems which foster integration through size, number, and treatment.
    h. There are multiple curb cuts and access points, which can impede the safe and efficient flow of traffic on the adjacent street.
4. They are often incompatible with residential development on adjoining or nearby sites.
    a. The architectural style of the facility is often not carried to all sides of the building.
    b. Buffering of the site to minimize visual impact to adjoining residential uses is not often done.
    c. The visual impact of trash containment areas and mechanical equipment to adjacent properties is often not mitigated by appropriate placement and/or screening.

Water Quantity, Quality & Sanitation

Residential Well Permit Types

Following are the types of permits issued for residential wells. The maximum pumping rate is limited to 15 gallons per minute for most residential-type well permits. Other permit uses are determined by the Water Supply Plan for individual subdivision and/or year that the subdivision was *platted* or the well was drilled.

- In-House-Use-Only (or Household Use Only): Used for ordinary household purposes inside one single family dwelling. Generally this is all that can be approved on parcels less than 35 acres. Use is not to exceed the 298 gallons of water per day that is allowed for one single family home based on the average gross density of the parcel. Water shall not be used outside the house for any purpose.

- Domestic Well (or Ordinary Household Use): Ordinary household use in 1 to 3 single family dwellings, plus watering of up to 1 acre of lawn and garden, plus watering of domestic animals. The daily use is about 298 gallons of water per day per household. Generally, this type of permit can be approved on parcels of land of 35 or more acres.
- Livestock Watering: Livestock watering on farm, ranch, range or pasture on parcels of 35 acres or more. The daily use is about 1190 gallons of water per day.

For additional information, go to the state's well permit information at www.water.state.co.us and click on "forms."

Maps

All maps related to the Comprehensive Master Plan can be access through **jMap**, Jefferson County's online interactive mapping application. This can be viewed on any computer or mobile device.

jMap is made up of mapping layers that can be turned on or off. "PZ Comprehensive Master Plan" is the name of the layer that displays the Land Use Recommendations. Once that layer is selected by clicking the check mark by the name, a view of the Area Plan Boundaries will be shown. The data displayed is scale-dependent, meaning once you zoom in to the map the specific recommendations will appear. The red Activity Centers have a further scale-dependent aspect that will show recommendations within the Activity Center.

Clicking on a parcel or area creates a pop-up with information about the Comprehensive Master Plan, details about that specific recommended land use, as well as links to the overall plan and any supplemental maps significant to that specific area. To see all the information for the layers currently turned on, it may be necessary to click the next feature arrow at the top of the pop-up to scroll through all available pages.