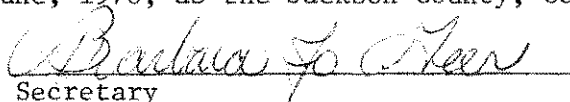


JACKSON COUNTY, COLORADO
COMPREHENSIVE MASTER PLAN

Adopted and certified by the Jackson County Planning Commission the
28th day of June, 1978, as the Jackson County, Colorado Comprehensive
Master Plan.


Secretary
Jackson County Planning Commission

As amended June 23, 1998

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JACKSON COUNTY, COLORADO

COMPREHENSIVE MASTER PLAN

GOALS, OBJECTIVES AND POLICIES

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GOALS AND OBJECTIVES

The Jackson County, Colorado Comprehensive Master Plan provides the basis against which all plans and programs regarding physical development are measured and provides assurance that adequate consideration and provision is made for the social, economic, and physical well-being of the County's residents.

Additional development for industry, commerce, residential, and recreational purposes, including necessary support facilities, is both desirable and acceptable, providing the levels and locations of such development are shown to be beneficial to Jackson County.

Jackson County Overall General Goals:

- Maintain the open-rural character of Jackson County.
- Promote and encourage desirable economic growth and the ability of individuals to pursue prosperity.
- Preserve and protect private property rights.
- Ensure the opportunity for meaningful public input to the planning process.
- Determine the acceptability of development projects and future land use changes through a process that evaluates each proposal's potential impacts on the County's economy, social structure, natural environment, community facilities and utilities, and existing development patterns.
- Assure sound and logical development which will stimulate and provide a stable, diversified, year-round, self-sufficient economic base while minimizing the adverse effects of the open and rural character of Jackson County.
- Maintain and improve the character and quality of life in Jackson County as growth occurs.
- Plan for the type of growth desired by the County's residents, and anticipate and understand the consequences of growth and development.

Jackson County Overall General Policies:

- Encourage the development of economic activities which will provide employment opportunities for area residents.
- Encourage and support tourist activities and associated facilities and services.
- Encourage new developments that are compatible with the surrounding land uses and the custom and culture of the area.

Land Use

Allowed use of the land will be based on various physical characteristics of the land, as those characteristics relate to specific issues such as the preservation of productive agricultural land, the avoidance of natural hazard areas, quality of construction and development, and the County's costs of providing services. Review procedures concerning land utilization will assure that future development provides for the adequate and safe separation of conflicting uses and does not exceed long range adopted development goals and objectives. To minimize the adverse effects on the open and rural character of the County, proposed development will be guided to the lands best able to accommodate the proposed use while assuring minimum negative impact to the County's scenic resources. Potential loss of the most productive agricultural lands in Jackson County is a major resident concern and will therefore be a major consideration in the future land use decisions.

Jackson County Land Use Goals:

- Jackson County will retain responsibility for local land use decisions within the unincorporated areas of Jackson County.
- Base land use decisions on the physical characteristics of the land and adopted goals and objectives regarding land utilizations.
- Create an optimum balance between all uses to provide for economic stability and social harmony.
- Balance land use and sustainability principles.
- Utilize the desires and values of the County's residents to provide the necessary guidance in determining the optimum balance between developed lands and open space.
- Emphasize quality, compatibility and cost effective services for all land uses.

- Protect the unique attributes of the physical environment.

Jackson County Land Use Policies:

- Develop a zoning plan which is based on resident concern and values.
- Environmental constraints will be considered when developing land use plans for the County.
- Slopes in excess of fifteen percent, flood prone areas, unstable slopes, swelling soils, and other natural constraints will be taken into consideration when reviewing land use plans.
- Ensure that land is not committed to any use and that no use initiated without adequate evidence that a water supply of adequate quality, quantity, pressure and dependability is available to support the use intended and to provide for protection from fire.
- Encourage the control of noxious weeds on all lands.
- The concepts of multiple use and sustained yield shall be primary considerations in future land use decisions.

Development

Increased demands for recreational opportunities, wide spread growth in the State of Colorado, and improved accessibility to the North Park area will increase pressures for physical development in Jackson County. The desirability and acceptability of each proposed development project will be based on the market demand and an assessment of the development's potential impacts on the County's economy, social structure, natural and cultural resources, public facilities and services, and the open and rural character of Jackson County.

Development Goals:

- Assure that future development:
 - (1) is justified as demonstrated by market analyses;
 - (2) is economically and socially beneficial to the County;
 - (3) is provided with the necessary supporting facilities and services;

- (4) does not create a tax burden on the County's residents;
- (5) does not create or worsen a shortage of housing in the County;
- (6) minimizes the negative impacts on the County's existing air and water quality and scenic resources;
- (7) minimizes or prevents undue damage, unwise use, or unwarranted preempting of natural resources and opportunities;
- (8) does not result in an irreversible or irretrievable commitment of the County's historic and archeological resources.

Development Policies:

- Support and diversify the County's economic base, by encouraging development related to natural resource use, tourism, recreation, small business, agriculture, education and retirement.
- Assure land development is compatible with existing land use patterns, and land use plans and capacities for required services and facilities.
- Encourage new development to locate near or adjacent to Walden, Gould, Rand and Cowdrey.
- Allow, with the consent of the landowner(s), open-pit mining on identified prime agricultural lands provided that all affected and disturbed lands will be reclaimed to the status and quality of those lands prior to mining or to an improved status and quality desired by the landowner(s).
- Discourage the use of individual sewage disposal systems utilizing soil absorption techniques in areas adjacent to urbanized centers with central sewage collection unless it can be substantially proven through studies performed by a professional engineer, that the use of an individual disposal system utilizing soil absorption techniques, will not detrimentally alter the environmental quality of the area or be harmful to the health of adjacent County residents.

- Subject proponents of development to special review if there is either significant resident concern or probable cause that negative impact will result.
- Require proponents of noisy operations to separate those operations from existing recreational and residential development by means of natural buffers or barriers.
- Ensure that structures and improvements will not be susceptible to structural damage or failure as a result of poor engineering design or natural site limitations. It is also the policy of the County to discourage new development in areas with severe natural site limitations.
- Discourage land subdivision and/or development on those lands overlying known economically extractable mineral deposits unless it can be demonstrated that the requested use has a higher economic value than the underlying mineral resource.
- Discourage development on ridgelines which would penetrate the skyline or which would be visible from a state highway or across a valley.
- Encourage cluster development.
- Assure compliance with procedures regarding vested development rights.

Public Lands, State Trust School Lands and Colorado State Forest Lands

The boundaries of Jackson County are formed by the high mountain summits surrounding the picturesque mountain basin more commonly know as North Park. Jackson County encompasses approximately 1,041,920 acres of land (1,628 square miles) that are under state, federal and private ownership or management as indicated:

	Approximate Acreage	Percentage
US FEDERAL FOREST	334,212	32.1%
Arapaho 4,658 acres		
Routt 329,554 acres		
US BUREAU OF LAND MANAGEMENT	188,247	18.1%
US ARAPAHO NAT'L WILDLIFE REFUGE	23,267	2.2%
COLORADO STATE FOREST	71,408	6.9%
COLORADO STATE SCHOOL LANDS	51,388	4.9%
COLORADO DIVISION OF WILDLIFE	3,041	.3%
PRIVATE	370,357	35.5%
 TOTAL	 1,041,920	 100.0%

Public and private land management problems are created throughout the County because of isolated units of public lands surrounded by private lands. To solve the problems caused by this broken pattern of land ownership, public agencies are encouraged to consolidate and eliminate isolated tracts of public lands through land sales and land exchanges.

Vast areas of federal lands are encompassed within the boundaries of Jackson County , and in all likelihood, these federal lands will remain unavailable for residential, commercial or industrial development. Major portions of these federal land holdings have already been set aside for designated wilderness, Research Natural Areas, open space and for wildlife habitat protection; therefore, it is not deemed acceptable nor necessary that state school lands or Colorado State Forest lands be placed in any type of long-term stewardship that permits only those uses, not necessarily precluding existing uses or management practices, that will protect and enhance the beauty, natural values, open space, and wildlife habitat thereof.

Jackson County Public Lands, State Trust School Lands and Colorado State Forest Lands Goals:

- Jackson County will strive to insure that management and land use goals, objectives, and policies developed for public lands, state school lands and Colorado State Forest Lands are consistent with the County's Comprehensive Master Plan and that they will benefit the County's economic base and protect the County's natural environment.
- Encourage public land management agencies and state agencies to work closely with the natural resources industries in Jackson County to insure these industries remain a viable part of the County's economic base.
- Continue and improve cooperative intergovernmental agreements between Jackson County and the various public land management agencies to help attain the County's goals related to the public lands, state school lands and Colorado State Forest lands.
- Encourage public land management agencies and state agencies to work closely with adjacent private landowners to insure that development or land use changes on public lands, state school lands and Colorado State Forest lands do not adversely impact private enterprise.
- Assert local control over the use of state trust school lands and Colorado State Forest lands and base land use decisions on these state lands upon the physical characteristics of the land and the values and concerns of the residents of Jackson County.
- Maximize revenues generated by users of the state school lands and Colorado State Forest lands for the use and benefit of Colorado's public schools.

Jackson County Public Lands, State Trust School Lands and Colorado State Forest Lands Policies:

- It is a policy of the County to actively pursue participation in public land use determination.
- It is the policy of Jackson County to encourage the exchange or sale of isolated units of public lands between public land management agencies and the adjacent private landowners. Preference in the sale or exchange of a federal land in-holding should be given to the existing leasee or if none exists, to the adjacent landowner.

- Decisions on land use on school lands and Colorado State Forest lands will be based on site specific land suitability analysis and evaluations of maximizing revenues to Colorado's public schools.
- The Jackson County Planning Commission and the Board of County Commissioners of Jackson County shall strongly oppose the nomination and subsequent selection of any state school land or Colorado State Forest land in Jackson County to be held in any type of long-term stewardship that permits only those uses, not necessarily precluding existing uses or management practices, that will protect and enhance the beauty, natural values, open space, and wildlife habitat thereof.

Natural and Cultural Resources

Jackson County possesses significant natural resources. The potential utilization of these resources is recognized to be important to the overall economic and social stability of the County.

Natural and Cultural Resources Goals:

- Encourage and maintain the multiple use and sustained yield of the County's natural resources.
- Prevent any irreversible and irretrievable loss of the cultural resources recognized by the County to have historical and archeological significance.

Natural and Cultural Resources Policies:

- Protect any sites and structures recognized by the County as having historical or archeological significance.
- Discourage the use of individual sewage disposal systems utilizing soil absorption techniques in areas which would affect streams and water bodies.

Public Facilities and Services

Local governments in Jackson County must continually assess the public facilities and service needs of the County's population, and formulate fiscal strategies to insure continued good governing of the County while providing necessary services at the levels desired by the County's residents. Information on anticipated population growth, future land use needs, and future public facilities and service needs, will be provided by the County's on-going land use planning process and will assist local government in making decisions on the timely

construction of new public facilities and the expansion or extension of existing facilities. The planning process will also provide guidance on the levels of service to be anticipated in the future and also an insight as to which governmental agencies or department may be requested to provide the necessary services.

Because major growth and new development may locate near or adjacent to the Town of Walden, the local governments of the County and the Town must work closely together in coordinating planning activities and in developing capital improvement strategies. Intergovernmental cooperation and understandings will help insure that the County's land use plan meshes with the community development plans of the Town of Walden and that future development does not overtake or place an unreasonable burden on the services and facilities provided by the Town. Intergovernmental agreements for the provision of services may be developed between the County and other entities if it is determined that neither the manpower nor the resources to provide necessary service are available alone.

In developing capital improvement strategies, local governments should not compete for the same funds because the funding of one agency's facility could result in the deferred construction of another agency's facility which is immediately needed to serve the County's residents. All local governments in Jackson County must work together to establish the local priorities for capital improvement projects and be willing to provide assistance, if requested, in the development of funding strategies.

When it is anticipated that a proposed development may create a tax burden or other financial burden on the residents of the County, the County government will act to require front-end financing from the proponent of the development to cover all anticipated costs which could create the burden.

Public Facilities and Service Goals:

- All present and future developments will be provided with the necessary public facilities and services.

Public Facilities and Service Policies:

- Proponents of proposed developments which would create a financial burden on the County will be required to provide front-end financing to cover the anticipated costs which would create the burden.
- Ensure that future development will not result in any reduction in the quality of services or public facilities presently provided to the general community or any portion thereof.
- Require water and sewer service capability which is sized to serve the type of development proposed.

- Ensure that the financial integrity of existing County services is not jeopardized by overextension, inadequately or poorly phased development or lack of revenue base.
- Land acquisition for the expansion of necessary public facilities and services should be pursued well in advance of their anticipated needs.

Hazards

Natural hazard areas will be identified to minimize the intensity and probability of damage to property, the loss of life or injury to the County's residents and to reduce demands of public expenditure for relief from the effects of natural hazard. All development is not precluded from hazardous areas, however, allowed land uses will be protected from the hazardous conditions which exist by providing proper mitigation techniques at the time of initial construction. The County will encourage those land uses in natural hazard areas which do not require permanent structures designed for human habitation, provided such uses do not cause concentrations of people in hazard areas during periods of high hazard probability.

Hazards Goals:

- Natural hazard areas will be identified in order to promote the health, safety and general welfare of the present and future residents of the County.

Hazards Policies:

- Identify the natural and man-made hazard areas in the County.
- Require proponents of development in natural hazard areas to incorporate adequate design precautions to mitigate any potentially dangerous characteristics of the hazard area in which the development is proposed.

Transportation

Transportation Goals:

- Assure that there are safe, adequate and efficient modes and routes of transportation to service the needs of the County's residents and visitors to the County.

Transportation Policies:

- Future development will minimize traffic volumes or patterns which will create traffic hazards, significant service level reductions, or increase maintenance needs beyond the capacity of the County to manage without significant cost to

the general public.

- Residential uses will have access to the existing County Road systems, and where density and location factors permit, shall be served by roads constructed to County Road Department specifications.
- Ensure that new and upgraded roadways are designed, engineered and constructed so as to minimize future maintenance costs and maximize highway safety.
- Road design will be consistent with the road's function and location.
- The functional classification system will be consistent with the Jackson County Master Plan.

Recreation and Open Space

Increased leisure time and improved accessibility into Jackson County will increase pressures for recreational facilities and opportunities in Jackson County. The amount and type of open space and the availability of recreational facilities and opportunities are important factors to the quality of life in an area.

Approximately 65% of the land in Jackson County is under public ownership. As the demand for recreational facilities and opportunities increase, the public land management agencies will come under increased public pressure to provide additional recreational development and opportunities on public lands for the residents and visitors to Jackson County. Therefore, it is the goal of Jackson County to work with all public land management agencies so that recreational opportunities and facilities on public lands are provided at the levels desired by the permanent residents of Jackson County. Jackson County should assume the role of the lead agency in intergovernmental planning and review processes of recreational development in Jackson County. Jackson County will also insure that the development on public land of recreational facilities will not degrade the high air and water quality existing in Jackson County.

Open space in Jackson County may provide opportunities for recreational use, may serve as a buffer between conflicting land uses and can be a major factor in the preservation and conservation of the natural and scenic resources of the County. The following areas within the County are naturally suited for open space: 1) the most productive agricultural lands, 2) lands overlying known economically extractable mineral deposits, 3) identified archeological sites, 4) areas having a high sensitivity to visual exposure and high scenic quality, 5) the extensive areas of BLM lands, Arapaho National Wildlife Refuge lands, designated national wilderness lands and national forest lands can all serve as open space which will help preserve the open and rural character of the County.

Recreation and Open Space Goals:

- Encourage additional recreational facilities and activities for the County's residents and the visitors to the County.
- Preserve the open and rural character of the County.

Recreation and Open Space Policies:

- Assume the role of lead agency in intergovernmental recreational planning studies to determine the levels of recreational facilities development in Jackson County.

Housing

Building appearance and design criteria will be encouraged so that structures are as unobtrusive as possible in the natural settings in which they are constructed. It will be the intent to develop standards to foster sensitive and creative solutions to designs rather than pose rigid architectural requirements to be followed in developing building plans. The key element of design standards that will be stressed is the achievement of "harmony", "blending", and "appropriateness" of building form and texture in relation to the natural, surrounding environment. Additionally, the protection and perpetuation of a panoramic mountain or other scenic views will be encouraged in the interest of enjoyment, environmental enrichment and maintenance of a major economic asset for residents and visitors alike. The landscape provides a scenic resource which must be conserved.

Developers will be encouraged to make provisions for adequate housing, either for rent or sale, for employees, for the low and moderate income and elderly households.

Because it is anticipated that seasonal and second home development will be a significant portion of future residential development in Jackson County, the County will assure that all seasonal and second home development meets the requirements for full-time occupancy to insure a housing stock which could be occupied year around.

Energy and recreational related developments could introduce large numbers of employees who will need housing. The County will encourage the proponents of these developments to provide housing for their short and long term employees to mitigate any potential housing problems which could be created.

Housing Goals:

- Encourage the provision of safe and adequate housing for all residents, present and future, regardless of race, color, religion, sex, or national origin.

Housing Policies:

- Encourage resource extracting industries to assist with the provision for needed housing for expected short-term and long-term employees.
- Require developers of recreational housing developments to include proper ratios of employee housing to be built as part of a proposed development.
- Establish appropriate permanent employee housing quotas to be applied to all residential construction within all new and existing planned communities.
- Promote the development of affordable housing by providing incentives for private developers and employers to create a mix of housing, including low cost housing.
- Locate affordable housing close to transportation and jobs. Ensure quality design and continuing maintenance of affordable housing, and encourage large public and private sector employers to formulate creative solutions to housing their employees, including techniques such as master leasing (reserving units at planned rental projects to encourage private constructions) and sharing in employee down payments and/or closing costs.
- Understand and comprehend federal grant programs so that the County can qualify for programs to upgrade community facilities to accommodate additional housing.

IMPLEMENTATION

The Jackson County, Colorado Comprehensive Master Plan will be implemented through local regulations authorized by the Colorado statutes. The primary implementation tools will be the Jackson County Zoning Resolution, the Jackson County Subdivision Resolution, The Jackson County Subdivision Resolution, and the Jackson County Individual Sewage Disposal Regulations. Additional implementation tools incorporated in the Jackson County Zoning Resolution include building code requirements, Planned Unit Development (P.U.D.) regulations, and regulations related to areas of state or local interest.

Local regulations will be consistent with each other and with the goals, objectives and policies of the Jackson County, Colorado Comprehensive Master Plan, and new land use regulations will be considered where appropriate to achieve general conformance with the Comprehensive Master Plan.