The objective of this report is to give an overview of the essential planning elements of Jefferson County. This state of community report will begin with demographic analysis, continue with economic, transportation, and environmental issues, and conclude with SWOT analysis. Also, this paper provides proposed plans of this area.

**ECONOMY**

Jefferson County is located in the middle of Colorado State, on the western edge of metropolitan Denver. The county itself covers 774 square miles of total land. With a current overall population of approximately 551,928, it is the fourth populous county in Colorado. Lakewood is the largest city in the county. Motherland of the famous Rocky Mountains, the county boasts rich cultural and geographic diversity. Additionally, the county is rich with recreation and tourism sites, especially in the foothills, where the plain meets the mountain. Below, we will focus on these 3 sectors that the county is proud of.

**Land Use**

The Jefferson County Planning and Zoning Division provides the general public with a variety of planning services and information based on land development regulation and zoning resolution for the unincorporated portion of Jefferson County. These services include, but are not limited to interpretation of current and future land use, development and subdivision consultation, and issuance of fences, sign, grading, driveway and building permits.

**Environment**

There are several major types of hazards in Jefferson County. One is flood, and the other one is wildfire. Also, wildfire is the uncontrolled burning of trees, grass, and brush whose rate of spread or movement is unchecked. A wide variety of wildlife and vegetation exist in the County. Wildlife requires habitats in which to live. Proper planning and maintaining of water quality and quantity is essential. Although open space belongs to the category of land use, open space is very associated with environment protection and management.

**Transportation**

The Jefferson County Board of Commission has completed a collaborative planning process. A goal of the process provided for developing a long-term, multi-modal transportation system that reduces pollution and considers relationships among transportation, land use, and air quality.

**Proposed Plan**

1. **Demographics Part**

   Affordable Housing developments should provide a diversity of housing types and sizes. The Jefferson County Planning and Zoning Division should be located near major transportation corridors, schools, and Services. Affordability of housing types and sizes. The preferred location for Affordable Housing should be located near major transportation corridors, schools, and Services. Fabrication or manufacturing uses must be located within a building. The percent of site coverage should not exceed neighboring residential development.

2. **Economy Part**

   When Commercial zoning is proposed, Office and Light Industrial, as well as uses that support small businesses are generally desirable. Discourage Commercial Strip Development that is inconsistent with the character of the area. Fabrication or manufacturing uses must be located within a building. The percent of site coverage should not exceed neighboring residential development.

3. **Transportation Part**

   Ensure that New Development has adequate transportation infrastructure to serve it, including facilities for safe pedestrian, bicycle and transit use, as appropriate. The County is in the process of developing the Major Thoroughfare Plan, the Major Thoroughfare Plan, and the Bicycle/Pedestrian Plan when reviewing New Development proposals.

4. **Land Use Part**

   Accommodate the development and redevelopment of a balance of land uses. Rezoning from commercial or industrial uses to non-commercial uses should be strongly discouraged. Proposals that potentially reduce the amount of Commercial or Industrial land in the County should take into account aesthetic. Mitigation measures must meet other Goals and Policies of this Plan, where practicable.