

Light, Air, Odor & Noise

CENTRAL PLAINS PLAN	COMMENTS	CMP COMPARISON
Goal: Protect the community from the harmful effects of light and air pollution, excessive noise and noxious odors.	Duplicated in the CMP	Air, Light, Odor, & Noise <i>General</i> Goal: Encourage the effective management of air quality and the impacts of light, odor, and noise. Objective a : Air, light, odor, and noise pollution should be reduced as much as possible or eliminated in order to prevent potential harm to life, health and property. <i>Air Quality</i> Goal: Promote the protection of air quality. <i>Light</i> Goal: Encourage the efficient use of lighting to reduce adverse light impacts and conserve energy while providing for public safety. <i>Odor</i> Goal: Promote the prevention and/or mitigation of adverse impacts of noxious and offensive odors. <i>Noise</i> Goal: Promote the control and/or mitigation of adverse impacts of excessive noise.
Development Review Policies		
A. Light Pollution		
1. Non-residential uses should be encouraged to: a. Turn off or reduce lighting after close of business. Dim lit signs after dark;	Duplicated in the CMP	Air, Light, Odor, & Noise <i>Light</i> 4. Policy: Promote turning off or reducing lighting after close of business, dimming lit signs after dark, and using light shielding and timers.
b. Keep security lighting at a minimum. Use motion detector lights for security purposes;	Duplicated in the CMP	Air, Light, Odor, & Noise <i>Light</i> 2. Policy: Keep security lighting at a minimum. Use motion detector lights for security purposes.
c. Avoid light or glare trespass on adjacent properties; and	Duplicated in the CMP	Air, Light, Odor, & Noise <i>Light</i> 1. Policy: Evaluate development, both public and private, in terms of its lighting impacts to avoid light or glare trespass on adjacent properties.
d. Direct all lighting downward. Install cut-off light fixtures.	Duplicated in the CMP	Air, Light, Odor, & Noise <i>Light</i> 3. Policy: Exterior lighting should be directed downward and utilize full cutoff light fixtures.
B. Air Pollution		
1. Applications for industrial uses should be referred to the Air Pollution Control Division's Stationary Sources Program to determine if an Air Pollution Emission Notice is required.	Duplicated in the CMP	Air, Light, Odor, & Noise <i>Air Quality</i> 4. Policy: Refer applications for industrial uses to the State's Air Pollution Control Division's Stationary Sources Program to determine if an Air Pollution Emission Notice is required.
2. Any projects that will disturb more than 25 acres of ground, will be under construction for more than six months, or will produce excessive amounts of dust should be referred to the Air Pollution Control Division's Stationary Sources Program to determine if an Air Pollution Emission Notice is required.	Modify CMP	Modify CMP Modify existing Policy 4 under the Air, Light, Odor and Noise chapter, Air Quality, Objective B to say: 4. Refer applications for industrial uses, uses that will disturb more than 25 acres of ground, will be under construction for more than six months, or will produce excessive amounts of dust to the Air Pollution Control Division's Stationary Sources Program to determine if an Air Pollution Emission Notice is required.

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3. Any projects that will disturb less than 25 acres of ground should use sufficient control measures to minimize any dust emissions during demolition, land clearing and construction activities.	Duplicated in the CMP	Air, Light, Odor, & Noise <i>Air Quality</i> 5. Policy: Require businesses and developers to mitigate dust and other pollutants resulting from construction, mining, travel on unpaved roads, and similar activities.
4. Storage of materials that can be airborne should be screened on all sides, including the top.	Duplicated in the CMP	Air, Light, Odor, & Noise <i>Air Quality</i> 7. Policy: Storage of materials that can be airborne should be screened on all sides, including the top.
5. Dust mitigation should occur on all gravel roads carrying 150 vehicles per day or more.	Duplicated in the CMP – CMP does not give the specific threshold because it has changed over the years.	Air, Light, Odor, & Noise <i>Air Quality</i> 1. Policy: Mitigate dust on unpaved County roads. Implementation i: Pave or create dust suppression plans for unpaved roads that meet the Average Daily Trips threshold, in accordance with applicable Jefferson County standards.
6. Dust and erosion mitigation techniques should be used on all construction and grading sites.	Duplicated in the CMP	Air, Light, Odor, & Noise <i>Air Quality</i> 5. Policy: Require businesses and developers to mitigate dust and other pollutants resulting from construction, mining, travel on unpaved roads, and similar activities.
7. When development is proposed for a site that has unreclaimed mining activity predating the Mined Land Reclamation Act, mitigation of the unreclaimed area should be included in the new development proposal.	Add to CMP	Add to CMP Add the language as stated as Policy 8 under the Air, Light, Odor, & Noise chapter, Air Quality, Objective A.
C. Odor Pollution		
1. Agricultural, industrial and non-residential development should be encouraged to use management practices and appropriate technology to minimize odor emissions.	Duplicated in the CMP	Air, Light, Odor, & Noise <i>Odor</i> Objective a: Encourage agricultural, industrial and non-residential development to use management practices and appropriate technology to minimize odor emissions.
2. Manure shall not be allowed to accumulate. The outside storage of manure in piles should not be permitted within 100 feet of the front lot line and 50 feet of the side and rear lot lines. Developments locating next to existing agricultural uses should be aware of possible impacts from associated odors.	First two sentences duplicated in the CMP. Modify CMP to accommodate Last sentence.	Modify CMP Modify existing Policy 3 under the Air, Light, Odor, & Noise chapter, Odor, Objective A to say: 3. Consider and respect existing agricultural and ranching activities including odors, which are associated with them, when reviewing new residential or commercial site plans. Developments locating next to existing agricultural uses should be aware of possible impacts from associated odors.

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3. Sewage treatment facilities should be located and engineered to avoid the generation of odors that will adversely affect existing or future developments.	Duplicated in the CMP	Air, Light, Odor, & Noise <i>Odor</i> 1. Policy: Prevent odors associated with sewage treatment facilities, commercial and industrial uses, home occupations, and agricultural operations from adversely affecting the community. 3. Policy: Locate and engineer new sewage treatment facilities and individual sewage disposal systems to avoid the generation of odors that will adversely affect existing or future developments. Water Resources Centralized Water and/or Sanitation Objective C: Site water and wastewater facilities appropriately. 1. Policy: Encourage water and wastewater providers to work with Planning and Zoning as well as the community to site and design infrastructure projects in a manner that promotes compatibility with adjoining uses and mitigates adverse visual, olfactory, and environmental impacts.
D. Noise Pollution		
1. All non-residential uses should: a. Prohibit the use of outdoor speakers, amplified music, and/or paging systems where residential uses could be impacted. This does not include drive-up menu speakers at fast food restaurants or teller speakers at banks.	Duplicated in the CMP	Air, Light, Odor, & Noise <i>Noise</i> 4. Policy: Assess and mitigate the use of outdoor speakers, amplified music, and/or paging systems where residential uses could be impacted. This does not include drive-up menu speakers at fast food restaurants or teller speakers at banks, by example.
b. Use berming, solid fencing, or increased landscaping between loading docks, and/or parking/drive areas and residential uses.	Duplicated in the CMP	Air, Light, Odor, & Noise <i>Noise</i> 5. Policy: Use berming, solid fencing, or increased landscaping between loading docks and/or parking/drive areas, and residential uses.
c. Conduct vehicle repair and maintenance work in an enclosed area.	Duplicated in the CMP	Air, Light, Odor, & Noise <i>Noise</i> 6. Policy: Conduct vehicle repair and maintenance work in an enclosed area.
d. Orient loading docks away from residential uses.	Duplicated in the CMP	Air, Light, Odor, & Noise <i>Noise</i> 2. Policy: Orient loading docks away from residential uses.
2. If the community has concerns about potential noise generated from a proposed use, the developer should conduct a noise impact study and identify ways to prevent the noise from adversely affecting the community. The county's mediation services should be used to find solutions.	Duplicated in the CMP	Air, Light, Odor, & Noise <i>Noise</i> Objective C: Ensure noise, to and from all adjacent land uses, is considered during review of a development proposal. 1. Policy: Assess the potential noise associated with land use activity in compliance with State Statutes and identify mitigation techniques that comply with applicable provisions and in accordance with Public Health standards. 2. Policy: Land uses that generate higher levels of noise at the property line than those permitted, or zoned in the surrounding areas, should be considered incompatible. 3. Policy: Noise generated by mobile and stationary sources should not be allowed to affect the health of community residents adversely, nor interfere with their normal activities. 4. Policy: The adverse impact of noises that do not exceed State noise standards, but are an annoyance, should be mitigated.

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<p>3. Proposed airport/heliport/ultralight locations should be reviewed on a site-by-site basis to ensure that noise, lighting, and other undesirable impacts on the surrounding areas are avoided. Proposed sites should meet requirements of the appropriate regulatory agencies. Noise levels from aircraft should be within the acceptable decibel range set by the State of Colorado and/or Jefferson County. The stricter standard should apply. Landing approach and takeoff patterns should not endanger people or property. Development should not occur in any airport critical zone.</p>	<p>Duplicated in the CMP</p>	<p>Air, Light, Odor, & Noise <i>Noise</i> 8. Policy: Review proposed airport/heliport/ultralight locations on a site-by-site basis to ensure that noise on surrounding areas is avoided. Noise levels from aircraft should be within the acceptable decibel range set by the State of Colorado and/or Jefferson County.</p> <p>Hazards <i>Airport / Aircraft</i> Goal: Prevent life and property from being endangered by aircraft operations, landing approaches, and takeoff patterns. Objective A: Minimize impacts of new and existing aircraft operations. 2. Policy: Jefferson County Planning and Zoning should review proposed aviation activities (i.e. hangars, fuel storage tanks, heliports, etc.) on a site-by-site basis. 3. Policy: Follow appropriate regulations for airport/aircraft locations. 4. Policy: Ensure noise levels from aircraft are within the acceptable decibel range set by the state, county, and/or Federal Aviation Administration (FAA). 5. Policy: The County will inform residents about potential hazards in Airport Influence Areas and promote mitigation of such hazards.</p>
<p>III. Implementation Strategies</p>		
<p>1. Any use emitting air pollutants should explore new technologies, as they become available, to control and mitigate emissions.</p>	<p>Add to CMP</p>	<p>Add to CMP Add language as stated as Policy 4 under the Air, Light, Odor, & Noise chapter, Objective A.</p>
<p>2. To reduce air pollution from vehicle emissions: a. Encourage the use of car and van pools by residents, employees, and employers in the area. Encourage employers to offer incentives;</p>	<p>Duplicated in the CMP</p>	<p>Air, Light, Odor, & Noise <i>Air Quality</i> 5. Policy: Promote carpooling and the use of alternative transportation.</p> <p>Transportation <i>Multi-Modal Transportation System</i> 1. Policy: Encourage public transportation and other viable transportation alternatives to reduce air pollution and congestion. Implementation: Identify ways for the County to encourage public transportation and other transportation alternatives in new development, such as providing carpool parking spots for employees, bus stop shelters, and bicycle racks.</p>
<p>b. Encourage the expansion of public transit service and facilities; and</p>	<p>Duplicated in the CMP</p>	<p>Air, Light, Odor, & Noise <i>Air Quality</i> 2. Policy: Plan for walking, bicycling, transit, and automobile travel alternatives, within and connecting the urban, rural, and mountain communities.</p> <p>Transportation <i>Multi-Modal Transportation System</i> Objective a: Support practices that strengthen and create multi-modal transportation options. 1. Policy: Encourage public transportation and other viable transportation alternatives to reduce air pollution and congestion. 2. Policy: Support a system of multi-modal corridors that are designed to accommodate a complete range of modes of travel, including transit, bicycle, pedestrian, and vehicular traffic, where appropriate.</p>

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c. Develop new and lengthen existing bikeways, equestrian trails and pedestrian paths.	Duplicated in the CMP	<p>Air, Light, Odor, & Noise <i>Air Quality</i> 2. Policy: Plan for walking, bicycling, transit, and automobile travel alternatives, within and connecting the urban, rural, and mountain communities.</p> <p>Transportation <i>Trails System</i> Objective A: Provide connections between neighborhoods, local Activity Centers, schools, public places, and transit. 1. Policy: Complete major gaps and missing links in the pedestrian and bicycle trail system identified in the Countywide Transportation Plan. 3. Policy: Create a continuous bicycle trail system by building more bike paths or safe on-street routes by adding bike lanes or shoulders during street and road improvement projects. 4. Policy: Provide trail connections with park-n-Ride lots to link bicycle/pedestrian facilities with transit. 6. Policy: Coordinate with Jefferson County R-1 School District and the National Center for Safe Routes to School to identify connections that would provide opportunities for children to walk or bike to school safely. Objective B: The trail system should accommodate pedestrians, bicyclists, and equestrians. (See Open Space chapter for more information about equestrian uses.) <i>Multi-Modal Transportation System</i> 5. Policy: Accommodate pedestrians via a system of connected sidewalks, walkways, crosswalks, and paths. 6. Policy: Accommodate bicyclists via safe, convenient bicycling facilities including shared use paths, bike lanes, designated bike routes, bike parking, and signs for bike facilities. 7. Policy: Support the completion of the Jefferson County Bicycle/Pedestrian Plan. This Plan should discuss priorities and potential funding sources and safety considerations such as accidents and visibility.</p>
3. Transportation improvement projects should include an environmental study of appropriate noise mitigation tools. The county should encourage the construction of noise mitigation measures at the same time as the transportation project.	Duplicated in the CMP	<p>Air, Light, Odor, & Noise <i>Noise</i> 9. Policy: Environmental studies related to transportation improvement projects should include an evaluation of appropriate noise mitigation measures. The County should encourage the implementation of noise mitigation measures at the same time as the transportation project.</p>
4. The county should continue to explore environmentally sensitive de-icing techniques which do not damage vegetation or contaminate water courses or groundwater. These should be applied judiciously to avoid over-sanding and over-salting roadways, and should be removed as soon as possible to reduce air and water pollution.	Duplicated in the CMP	<p>Air, Light, Odor, & Noise <i>Air Quality</i> 3. Policy: Remove sand used during snowstorms from the streets as soon as practical. 5. Policy: Continue to explore the use of environmentally-friendly deicers, as appropriate.</p>
5. The State Mined Land Reclamation Division, or the county, should enforce reclamation, and an incentive plan should be developed by the county or the state to induce current owners of pre-Reclamation Act mining sites to implement voluntary reclamation.	Add to CMP	<p>Add to CMP Add the language as stated as a implementation item under the General Land Use Chapter, Extractive Resources Section, Objective A, Policy 1.</p>
6. The Regional Transportation District and the Denver Regional Council of Governments should study commuter patterns to guide the development of carpool and vanpool programs and public transit service.	Modify CMP	<p>Modify CMP Modify existing Policy 3 under the Transportation chapter, Sustainability, Objective A, to say: 3. Coordinate with the Regional Transportation District to increase transit opportunities in the mountain underserved areas of the County.</p>

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7. The county and/or the Air Quality Control Commission should write a "user friendly" version of the Odor Emission Regulations and distribute it to community groups in the county.	Delete	The Odor Emission Regulations were updated 6/19/08 and mainly discuss "housed commercial swine feeding operations".