

Public Facilities, Services & Utilities

CENTRAL PLAINS PLAN	COMMENTS	CMP* COMPARISON
<p>Goal: Ensure adequate, consistent, and reliable public facilities, services and utilities.</p>	<p>Duplicated in the CMP</p>	<p>Services, Special Districts, Facilities, & Utilities</p> <p><i>General</i> Goal: Promote quality, efficient, and cost-effective services, facilities and utilities.</p> <p><i>Special Districts</i> Special districts should be well planned, fiscally responsible, and provide a satisfactory level of quality, quantity, and dependability of services.</p> <p><i>Services</i> Goal: Ensure that existing and new developments are served at an acceptable level by law enforcement, fire protection, and emergency and disaster services.</p> <p><i>Facilities</i> Goal: Promote shared use and excellent site selection and design when community centers, cultural facilities, health care facilities, libraries, private clubs, recreation centers, religious assemblies, schools, solid waste disposal facilities, and other facilities are planned, redeveloped or expanded.</p> <p><i>Utilities</i> Goal: Ensure that utilities are adequate, follow excellent site selection, and excellent facility design standards for existing and future development.</p> <p><i>Sustainability</i> Goal: Ensure that adequate and reliable services, facilities, and utilities are available for current and future generations.</p>
<p>Development Review Policies</p>		
<p>A. Service/Utility Providers</p>		
<p>1. Applications for development should be referred to the appropriate service agencies for review. If the agency is unable to support the proposal, or if the current service levels of existing customers would be lessened, the developer should work with the agency or revise the proposal.</p>	<p>Duplicated in the CMP</p>	<p>Services, Special Districts, Facilities, & Utilities</p> <p><i>Services</i> Objective a: Ensure existing services are sufficient for projected development. 1. Policy: Developers should get documentation from special districts ensuring that those districts commit to serve the requirements of the proposed new development and demonstrate how service needs not provided by an existing special district will be met. Objective b: Ensure that proposed new development will be served by law enforcement, fire protection, and emergency services essential for the daily needs of residents and businesses. 1. Policy: Consider all applicable public safety needs in the review of land development proposals. Implementation: Develop a referral form that fire districts can use to evaluate development proposals. (See Appendix D II. c.)</p> <p><i>Sustainability</i> Objective a: Ensure adequate public facilities and services are available, or when necessary improvements will be made as part of the development project. 1. Policy: Refer development applications to the appropriate service agencies for review. 2. Policy: Consult with utility companies to ensure existing service levels will be maintained if new development is proposed.</p>

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2. New service facility buildings and storage lots should comply with the recommendations of this plan. Service and utility providers should work with residents of the community in site selection and design of facilities.	Add to CMP to address the first sentence. Second sentence is duplicative.	<p>Add language below created from policies from all three Plains Community Plans: Plan and design services and facilities so they are sensitive to the environment and in conformance with the Plan's policies and Design Guidelines in the applicable community/subarea plan.</p> <p>Add as Policy 2 under the Services, Special Districts, Facilities and Utilities chapter, General, Objective B.</p> <p>Second sentence is duplicated with the policies below: Services, Special Districts, Facilities, & Utilities <i>Facilities</i> 1. Policy: New facilities should be of appropriate size and design for the area that they are intended to serve. 2. Policy: Encourage developers, agencies, and organizations to involve community representatives in site location and design of new and expanded service facilities. <i>Utilities</i> Objective a: Locate utility facilities to maximize compatibility with surrounding areas. 1. Policy: Plan and design utilities so they are sensitive to the environment and in conformance with the Plan's policies and Design Guidelines in the applicable community/subarea plan.</p>
B. Fire Protection		
1. All new development should be served by a fire protection district.	Duplicated in the CMP	<p>Services, Special Districts, Facilities, & Utilities <i>Services</i> Objective b: Ensure that proposed new development will be served by law enforcement, fire protection, and emergency services essential for the daily needs of residents and businesses.</p>
2. New development should provide a study showing that water pressure and volume within the district will be adequate for fire protection purposes.	Duplicated in the CMP	<p>Services, Special Districts, Facilities, & Utilities <i>Sustainability</i> 1. Policy: Require that new developments provide adequate water supplies for fire fighting services and/or onsite storage facilities, as identified by the fire protection district.</p> <p>Note: Pressure and volume are implied by "adequate water supplies".</p>
3. All applications for development should be referred to the appropriate fire protection agency for review of site accessibility, personnel and equipment capacity, water supply line adequacy, etc.	Add to CMP	<p>Add language below created from policies from all three Plains Community Plans: Developers should work with the local Fire District to address: a. That the proposed water supply and water storage facilities are adequate; b. That the site is accessible (externally and internally) for emergency vehicles and personnel; c. That the fire district has the personnel and equipment capacity to serve the development; d. Wildfire mitigation when the site is in a wildfire hazard area; and e. That other measures or criteria identified/required by the fire protection agency have been met.</p> <p>Add as Policy 2 under the Services, Special Districts, Facilities and Utilities chapter, Services, Objective B. Renumber existing policies 2 and 3 to policies 3 and 4.</p> <p>The portion of the polices the discuss referring development applications to the appropriate fire protection agency is covered by existing Policy 1 in the Services, Special Districts, Facilities and Utilities chapter under Sustainability, Objective A: Refer Development applications to the appropriate service agencies for review.</p>

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4. All applications for development within 1/4 mile of the base of South Table Mountain should be referred to the Colorado State Forest Service and local fire protection agency for identification of appropriate mitigation measures.	Keep	This policy is specific to the Central Plains area.
5. Land development applications should include an evaluation, provided by the developer, that shows: a. The proposed water supply and water storage facilities are adequate; b. The site is accessible (externally and internally) for emergency vehicles and personnel; c. The fire district has the personnel and equipment capacity to serve the development; d. A fire risk reduction plan when the site is in a wildfire hazard area; and e. Other measures or criteria identified/required by the fire protection agency.	Modify CMP	<p>Add language below created from policies from all three Plains Community Plans: Developers should work with the local Fire District to address:</p> <p>a. That the proposed water supply and water storage facilities are adequate; b. That the site is accessible (externally and internally) for emergency vehicles and personnel; c. That the fire district has the personnel and equipment capacity to serve the development; d. Wildfire mitigation when the site is in a wildfire hazard area; and e. That other measures or criteria identified/required by the fire protection agency have been met.</p> <p>Add as Policy 2 under the Services, Special Districts, Facilities and Utilities chapter, Services, Objective B. Renumber existing policies 2 and 3 to policies 3 and 4.</p> <p>The portion of the policies the discuss referring development applications to the appropriate fire protection agency is covered by existing Policy 1 in the Services, Special Districts, Facilities and Utilities chapter under Sustainability, Objective A: Refer Development applications to the appropriate service agencies for review.</p>
6. Street addresses should be prominently displayed.	Delete	This is required by building code.
C. Water and Sewer		
1. All new development should be served by a public water and sanitation district. Both public water and sewer services should be provided.	Duplicated in the CMP	<p>Water Resources <i>Centralized Water and/or Sanitation Systems</i> Objective a: Encourage connections to centralized water and sanitation systems, when economically feasible, or necessary to protect human health or the environment. 1. Policy: All new development in the plains and Activity Centers in the Mountain Ground Water Overlay District should be served by a centralized water and sanitation system. Both water and sanitation services should be provided. However, where such systems are not available or fiscally viable, private wells and individual sewage disposal systems are permissible.</p>
2. The water and sanitation districts should work with the community in site selection and design of facilities.	Duplicated in the CMP	<p>Services, Special Districts, Facilities, & Utilities <i>Special Districts</i> Objective b: Coordinate with special districts on such issues as land use, transportation, and community character. 4. 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 which promotes compatibility with adjoining uses, and mitigates adverse visual, olfactory, and environmental impacts.</p> <p>Water Resources <i>Centralized Water and/or Sanitation Systems</i> 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.</p>

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3. Existing water pressure levels to existing uses should not be adversely impacted by new proposals to the extent practical.	Duplicated in the CMP	Water Resources <i>Centralized Water and/or Sanitation Systems</i> 12. Policy: New development and redevelopment should not result in any significant decline in the service level of the public water supply (i.e., quantity, quality, and pressure) and wastewater treatment.
4. The service plans for water and sewer special districts should: a. Show that the district is economically viable; b. Ensure that water pressure and volume will be adequate for fire protection purposes; c. Provide hydrologic evidence that neighboring water users will not be adversely affected; and d. Provide water quality reports.	Delete	What is contained in service plans is dictated by state statute and cannot be altered with this Plan.
D. Utilities		
Utility service providers should review development proposals to ensure the availability of adequate and timely service.	Delete	This is done with all rezonings and site approvals; it is institutionalized in our processes.
E. Telecommunications		
1. To the extent feasible, new and existing developments, should have universal broadband internet access. All state-of-the-art options, including fiber optic cable, fixed and mobile wireless internet access, Wireless Fidelity (WiFi) applications, as well as new technologies that may become available, should be examined and the most feasible option provided.	Duplicated in the CMP	Services, Special Districts, Facilities, & Utilities <i>General</i> Objective c: Ensure utility companies have the capacity to serve existing and proposed development. 1. Policy: Promote the expansion of state-of-the-art utilities. (See Appendix D II. a.) Economic Development <i>Infrastructure</i> Objective b: Support the expansion of and improvements to the County's communication infrastructure. (See Appendix B II. d.)
2. Telecommunication facilities should be sited in compliance with the County's Telecommunications Land Use Plan.	Duplicated in the CMP	Services, Special Districts, Facilities, & Utilities <i>Utilities</i> Policy: Telecommunications facilities should be sited in accordance with the Jefferson County Telecommunications Land Use Plan and the Zoning Resolution's Highest Design standards. Hazards & Geologic Constraints <i>Radiation</i> Implementation: Update the Telecommunications Section of the Zoning Resolution regarding high power telecommunication facilities and uses.
III. Implementation Strategies		
1. Sheriff presence should be increased as development increases. Additional programs, such as Neighborhood Watch, should be encouraged and supported.	Add to CMP	Add the language as stated as Policy 7 under the Services, Special Districts, Facilities and Utilities chapter, Services, Objective B.

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2. Interagency cooperation between the Jefferson County Sheriff, Colorado Highway Patrol, and the cities' police departments should be maintained.	Add to CMP	Add the language as stated as Policy 8 under the Services, Special Districts, Facilities and Utilities chapter, Services, Objective B.
3. A focus group, comprised of interested parties, such as Lakewood police, deputy sheriffs, planners, and community members, should be convened to develop an action plan to provide protection to Wide Acres/Welchesteer.	Keep	This policy is specific to the Central Plains area.

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