

Jefferson County Comprehensive
MASTER PLAN

Comments on Second Reading of Comp Plan as of November 4, 2009

Source of Comment	Source Category	Comment	Staff Recommendation
General			
Open Space Staff	Referral Agency	Table of Contents: Page numbers would be helpful, and it was difficult to follow the bullets of the BCC Vision, Values and Goals within the content of the Plan (they didn't seem to match).	Page numbers for the entire document will be completed with the published document. The BCC Vision, Values, and Goals do not correspond with the sections and chapters of the plan.
Shirley Johnson	Planning Commission	Make introductions about ½ a page.	OK
Charles Kohlhaas	Citizen	<p>Study was commissioned in 2007, since then, we have had profound changes in our national financial and political situation that will change our future society; we shall no longer be able to continue "business as usual". The JCCLUP, however, is based on "business as usual".</p> <p>Unfettered American real estate development has had several negative results... in the last two years the collapse of the financial and economic system of the world. Concomitant with this failure has been an energy crisis. In the last month a major conference in Denver identified either 2004 or 2005 as the year of "Peak Oil" after which the world will never again be able to produce as much oil as it did that year. Energy shortages will become a prevailing element of our society.</p> <p>These changes should have a major effect on land use planning but I do not see them considered, or even mentioned, in the JCCLUP. In the future, real estate development will be increasingly uneconomical,</p>	Referenced the economic recession in the Employment Distribution section of the BCC Vision, Values, and Goals.

Source of Comment	Source Category	Comment	Staff Recommendation
		<p>counterproductive, and a burden on government entities. Suburban development does not pay for itself. Current federal energy and cap-and-trade pending legislation will accelerate this transition to a more concentrated lifestyle. No planning is evident in the JCCLUP as to how the county government will establish a new paradigm for attractive living environments, discourage additional sprawl, create incentives for closer areas of living, and cope with outlying areas that are abandoned under changed economic conditions.</p> <p>The JCCLUP must address how to stimulate, enhance, and accommodate this transition from sprawling suburbs back to a collection of “small town” environments. The time of the suburbs and sprawl is over; energy and economics demand it.</p>	
Introduction			
Open Space Staff	Referral Agency	Page 1 of 3, How the Use this Plan: Is the JCOS Master Plan considered a “special plan”? It is important that the JCOS Master Plan be considered one of the County Plans that can be used to evaluate land use cases (for requiring trail easements, etc...)	No, it is not a special plan, but another county plan. The special plans are the Telecommunications Land Use Plan (TLUP), the Mineral Extraction Policy Plan, and the Sanitary Landfill Plan.
	Planning & Zoning Staff	Add a section about the process of creating the plan.	A section has been added.
History			
Joe Siccardi	Planning Commission	Is it appropriate to refer to Euro-Americans only since there are other ethnics that attracted here “for over 150 years”?	The reference to Euro-Americans was changed to “a wide variety of cultures.
Demographics			
Roger Wadnal, City of Lakewood	Referral Agency	Lakewood’s 2009 population. Lakewood’s current population projection is 148,600.	The City of Lakewood’s total population was adjusted to 148,600 people.
Shirley Johnson	Planning Commission	Define Group Quarters	This will be defined prior to the Planning Commission hearing on December 9.

Source of Comment	Source Category	Comment	Staff Recommendation
		Predictable growth – development reference needs to be removed.	This has been deleted.
Joe Siccardi	Planning Commission	I'm not sure I fully agree with the comments regarding Tabor and Gallager in the paragraph regarding Challenges – mainly regarding the sentence about home prices dropping – we have had that situation and to my knowledge voters have not voted a mill levy increase; however, I do not believe the county revenue has fallen too far if at all. The issues are fairly complicated – the discussion too simplistic – in my view at least.	The Challenges section has been deleted.
How to Use this Plan			
Open Space Staff	Referral Agency	Page 4 of 4, Relationship to other Plans: I understand that when we update our JCOS Master Plan (approximately every 5 years) we are to, “consider the Goals, Objectives, Policies and Implementation strategies of the CLUP”.	Correct.
Janet Bell	Citizen	How to use this plan - specific Land Use recommendations chart is confusing. Recognize that an Umbrella Plan does not address specific character/constraints of an area.	Chart has been modified. This is addressed in the Introduction.
Don White	Citizen	Did not see areas grandfathered and not included in the plan.	All existing uses are “grandfathered” since this plan only applies to new proposals to change land use.
Jim Spaanstra	Planning Commission	Clarify why the language about specific land use recommendations.	Chart has been modified.
BCC Vision, Values and Goals			
Health Department Staff	Referral Agency	Goal: Providing Safe Communities Public Health and Environment <ul style="list-style-type: none"> • Public health review focuses on assuring conditions where people can be healthy. (add as sentence two) • Staff reviews.... Add air quality • Add second sentence after ‘Health 	Modified this language slightly to read “Public health staff’s review of cases...” Air quality was added.

Source of Comment	Source Category	Comment	Staff Recommendation
		<p>Impact Assessments' sentence, and modify third sentence – There are other similar resource tools and processes which could be used in lieu of the HIA. These HIA's, or other relevant tools or processes, are used to objectively evaluate the potential health effects of a project or policy before it is built or implemented.</p> <p>Limiting factors:</p> <ul style="list-style-type: none"> • Water <p>“The vase majority of these houses are in subdivisions that were approved prior to 1972.” Should read “vast”</p>	<p>Modified first sentence slightly and made it the first sentence of the paragraph.</p> <p>Added the second sentence regarding HIA's verbatim.</p> <p>Spelling was corrected.</p>
Roger Wadnal, City of Lakewood	Referral Agency	<p>Under “Top Primary Employers,” Gambro's company name has been changed to Caridian BCT.</p> <p>Departures and arrival data for DIA could be updated to 2008 numbers.</p>	<p>Updated plan.</p> <p>Updated plan.</p>
Open Space Staff	Referral Agency	<p>Goal: Maintaining and enhancing all modes of transportation: Page 16 of 27, Commuting: Second paragraph, second sentence there is a misspelling and instead of “83% of people going to work travel along in a vehicle...” you instead want to say “alone”.</p> <p>Goal: Enhancing our natural resources Page 19 of 27, Open Space: You quote some Open Space acreage (50,383) as of 12/31/06. You could instead quote from our 12/08 Master Plan Update where we indicate the acreage to be 51,571 acres secured in fee, Conservation Easement, lease or donation. Also it is noted that JCOS attracts 1.6 million visitors per year, and that is now upwards of 1.9 million annual visits.</p> <p>Page 20 of 27, Wildlife: The first sentence starts out, “Wildlife and unique vegetation are....” It would seem</p>	<p>Spelling was corrected.</p> <p>Numbers were updated.</p> <p>Agree, “habitat” replaced “vegetation”.</p>

Source of Comment	Source Category	Comment	Staff Recommendation
		<p>more appropriate to exchange unique vegetation for habitat.</p> <p>Page 21 and 22 of 27, Views and Scenic Corridors: There are some “key preservation areas” of the Front Range Mountain Backdrop listed. Ralston Reservoir is one of them and this is actually outside of this area. There are many JCOS Parks that could be listed: Windy Saddle/LMNC, Mt Galbraith, Apex, Matthews/Winters, Hildebrand Ranch, South Valley, Mount Falcon and Mount Lindo.</p> <p>Goal: Fostering predictable growth and development: Page 22 of 27, Land uses in Jefferson County: JCOS is noted as a department and this should be changed to a division.</p>	<p>This list came directly from the Front Range Mountain Backdrop Technical Report. We changed the sentence before the list to clarify this.</p> <p>Changed.</p>
Larry Anna, Jim Spaanstra, Shirley Johnson, Rich Olson	Planning Commission	Move this section to the Appendix	<p>Staff feels that having the Board of County Commissioners Vision, Values and Goals in the beginning of the document emphasizes the commitment the Board of County Commissioners has to this document.</p> <p>Perhaps in the analysis section the BCC goals could be generalized to reference certain topics instead of the goal verbatim. This allows the analysis to stand on its own.</p>
Joe Siccardi	Planning Commission	<p>How will HIA’s be used for land Planning?</p> <p>Denver’s cost of living index may not be appropriate in a Jefferson County Plan.</p> <p>On page 9, “Unincorporated Jeffco” is repeated unnecessarily in the first full paragraph.</p> <p>What conclusions are drawn from the Efficient use of</p>	<p>This paragraph has been reworded.</p> <p>This is for the Denver Metro region, including Jefferson County.</p> <p>Language has been modified.</p> <p>The data is presented for background</p>

Source of Comment	Source Category	Comment	Staff Recommendation
		<p>land section?</p> <p>Regarding Land Use and the Economy – should we encourage Public Improvement Districts? Does this conflict with the Special Districts chapter?</p> <p>The chart titled “Travel Spending” might better be labeled “Tourist Spending”</p> <p>With regard to Rail Service – is the reference to the \$4.7 billion necessary?</p>	<p>information. Some policies in the Economic Development chapter address the efficient use of land.</p> <p>Public Improvement Districts are one way to provide needed services. Each district should be reviewed on their own merits.</p> <p>Revised.</p> <p>No, it has been deleted.</p>
Sustainability			
Patricia Mesec	Citizen	I am very pleased that you have included sustainability at the end of each section of the plan.	Thanks.
Tom Graham	Citizen	Note that care must be taken to insure that "Sustainability" elements, considered throughout, do not become part of the campaign which is exploiting "smart growth," heavily -subsidized TOD, excessive densities, etc. as part of the "Progressive America" campaign. This has very dangerous repercussions.	“sustainability” has been clearly and narrowly defined in the plan. This plan does not propose subsidized TOD, and does not include density recommendations other than for development in the mountains on wells.
Roger Wadnal, City of Lakewood	Referral Agency	Suggest that the Vision could read “A balance of economic vitality, coordination with municipalities; environmental stewardship”.....	The definition of sustainability, as referred to in the Vision statement, will remain unchanged. Coordination with municipalities is called for in many places within the plan.
Joe Siccardi	Planning Commission	In regard to the Venn Diagram, either make it a larger intersection of all three or remove the diagram.	The Venn Diagram has been replaced with a different visual depiction of the intersection of the three components of Sustainability.
General Land Use			
Kevin Nichols, City of Arvada	Referral Agency	consider the addition of an new implementation item, 5)ii)(a) 2 which would read "The County will work closely with municipalities in the development of new or revised plans by either the County or the	Staff feels the policy: “ Coordinate planning efforts with neighboring municipalities, counties and the Denver Regional Council of Governments” addresses this issue.

Source of Comment	Source Category	Comment	Staff Recommendation
		<p>municipality".</p> <p>We are unclear on what is meant by Implementation item 5)II)(a)1. Is this intended to address unincorporated enclaves or something else?</p>	<p>Yes, this is meant to address enclaves, but it could also address other areas close to cities that are not enclaves.</p>
Health Department Staff	Referral Agency	<p>Policy – Suggest adding some language on gardens and/or local produced foods; such as “The County will work with the agricultural community, small business owners, and health organizations to provide residents with opportunities for accessible and affordable health foods.”</p> <ul style="list-style-type: none"> o Invest in and support community gardens o Preserve existing small agricultural operations <p>Any consideration of wording in the Vision to address carbon footprint, Global warming and greenhouse gases? Optimizing mobility and minimizing energy consumption? (either here or in Sustainability or Transportation sections)</p>	<p>Language about preserving “small agricultural operations” may inadvertently lead to the inability of some properties to be developed. This may be better addressed as community plans are rolled into this plan.</p> <p>The Planning Commission subcommittee decided to not focus on carbon footprints, global warming and greenhouse gases at this time.</p>
Roger Wadnal, City of Lakewood	Referral Agency	<p>2) Urban & Non-Urban Interface i) Objective: could include “Accommodate higher intensity uses in areas with adequate infrastructure and minimal hazards and near or in designated urban centers.”</p> <p>4) Future Growth i) Objective: “Accommodate a fair share of the growth anticipated in the Denver Metro Region for the next 30 years.”</p> <p>5) Coordination i) Objective: “Seek partnerships with local jurisdictions on a large scale land development activities and for projects within one mile of municipal boundaries.”</p>	<p>Generally speaking, only activity centers have both of these characteristics.</p> <p>Wording changed to “a reasonable portion”, it is hard to determine what a “fair share” means.</p> <p>Don’t think that <u>all</u> projects within one mile of a municipal boundary need to be done as a partnership.</p>
Open Space Staff	Referral Agency	<p>Page 4, Expansion of Activity Centers, 7)i)(a)1. Implementation: remove the word, “be” toward the end of the sentence.</p>	<p>OK</p>
Janet Bell	Citizen	<p>Consider water storage as an after-use for mining.</p>	<p>“beneficial after-uses” includes water storage.</p>

Source of Comment	Source Category	Comment	Staff Recommendation
Larry Anna	Planning Commission	Perhaps the terms Extractive resources and visual resources could be used in place of Natural resources. Then added to the glossary.	Staff needs input from Planning Commission on this. Staff is concerned that not all resources are either extractive or visual, such as wildlife.
Housing			
Health Department staff	Referral Agency	<p>1) General</p> <ul style="list-style-type: none"> • Policy #9 – change ‘septic’ to individual sewage disposal system • Consider adding 10) Policy – Individual sewage disposal system designs should be appropriate to the site, replaceable and protective of the ground water of adjacent sites. <p>Consider adding this Policy someplace - Encourage construction and remodeling of healthy homes that mitigate against exposure to such agents as radon, mold, lead, asbestos, etc.</p> <p>3) Site Design (c) Objective: Create neighborhoods that encourage residents to be healthy. Add - “and promote active living.”</p> <p>6) Senior Housing</p> <ul style="list-style-type: none"> • Recommend wording include "aging in place" • How about something on ADU's? 	<p>Agree, this has been changed.</p> <p>Added.</p> <p>Staff believes this issue is covered by the current building regulations. There is a policy in the Hazards chapter that addresses mitigating naturally occurring radiation.</p> <p>Added.</p> <p>Did not add. The policies in this section are geared toward facilitating seniors to “age in place”.</p> <p>Added a policy about utilizing the ADU regulations to allow seniors to live close to family.</p>
Shirley Johnson	Planning Commission	Are deed restrictions and density bonuses accepted practice? They need to be to stay in here.	Density bonuses are something that planning can implement. Deed restrictions are done by the Community Development Division. References to deed restrictions have been deleted.
Joe Siccardi	Planning Commission	1) Policy 5 - Incentives to encourage joint development should be written down – maybe as an	Added to Appendix – Benefits of jointly developing properties.

Source of Comment	Source Category	Comment	Staff Recommendation
		<p>implementation strategy.</p> <p>Regarding policy 7, does this suggest we will look for more mixed development in new residential development? We have to realize so much mass before an amenity, such as retail, is feasible. What is really referred to in this policy?</p> <p>Could policy 8 create some problem because the word “should” suggests latitude?</p> <p>Objective (b) note could be eliminated with rewording.</p> <p>Policy 4 page 2, “quality of site design” is too subjective.</p> <p>Regarding 2) Policy 4 – This suggest a major change from what we do now, may result in unnecessary and duplicative studies.</p>	<p>No change. This may not necessarily mean mixed use, but there could be pedestrian connections to nearby retail/office.</p> <p>No change. This is an advisory document. The words “will” and “must” need to be avoided.</p> <p>Reworded this policy.</p> <p>Language was added to this policy to try to clarify quality of site design.</p> <p>Yes, this was not the intention of staff, the policy has been reworded.</p>
Economic Development			
Roger Wadnal, City of Lakewood	Referral Agency	2) Fiscal Capacity i) (a) Policy: Comment: This policy should recognize that the specific location of commercial development impacts whether it should be rezoned from commercial to residential.	Language changed to add cumulative impacts
Janet Bell	Citizen	Airport: Restrict type of electronic devices used by development. Restrict glass reflectivity.	Regulated by the FCC/FAA
Jim Spaanstra	Planning Commission	Federal Aviation Administration has detailed regulations and are pre-emptive so don't put in language about electronic equipment and glass. Be cognizant of Part 77 regulations and how they apply. This group should have what Land Uses in general should be allowed but not specific.	OK

Source of Comment	Source Category	Comment	Staff Recommendation
Open Space, Open Land, Parks and Trails			
Jensrocking	Citizen	I am very concerned that Jefferson County's draft Comprehensive Land Use Plan (draft plan) does not propose to acquire and protect the rural land immediately west of Route 93, south of State Highway 72 and north of Golden as open space.	This plan does not recommend <u>any</u> specific properties for Open Space Acquisition. It does, however, support the Jefferson County Open Space Master Plan's preservation objectives/goals.
Kair	Citizen	I am very concerned that Jefferson County's draft Comprehensive Land Use Plan (draft plan) does not propose to acquire and protect the rural land immediately west of Route 93, south of State Highway 72 and north of Golden as open space.	See Above comments.
Kwikimart	Citizen	I am very concerned that Jefferson County's draft Comprehensive Land Use Plan (draft plan) does not propose to acquire and protect the rural land immediately west of Route 93, south of State Highway 72 and north of Golden as open space.	See Above comments.
David M. Clausen	Citizen	I am very concerned that Jefferson County's draft Comprehensive Land Use Plan (draft plan) does not propose to acquire and protect the rural land immediately west of Route 93, south of State Highway 72 and north of Golden as open space.	See Above comments.
Kathy Doyle	Citizen	The SW corner of Highway 72 and Highway 93 should be a high priority for Open Space purchase.	See Above comments.
Laura Belanger	Citizen	I am very concerned that Jefferson County's draft Comprehensive Land Use Plan (draft plan) does not propose to acquire and protect the rural land immediately west of Route 93, south of State Highway 72 and north of Golden as open space.	See Above comments.
Theethanclarke	Citizen	I am very concerned that Jefferson County's draft Comprehensive Land Use Plan (draft plan) does not propose to acquire and protect the rural land immediately west of Route 93, south of State Highway 72 and north of Golden as open space.	See Above comments.
Open Space Staff	Referral Agency	Page 1 of 7, 4th paragraph after the Vision it notes JCOS as a department and it should be a division. The 5th paragraph notes the "plentifulness" of open	Changed both.

Source of Comment	Source Category	Comment	Staff Recommendation
		<p>lands. I don't think this is a word so maybe change it to quantity?</p> <p>Page 2 of 7, General, 1)i)©3., "Policy: If a land use case being processed is identified in the Open Space 5-Year Master Plan as a candidate for acquisition, the county should consider the case and not deny it solely because of the open space designation. The county should consider the open space values and other characteristics which contribute to the open and rural character of unincorporated Jefferson County. (Boulder)" This Policy is confusing and we would suggest deleting the second sentence of this Policy. The County policy makes it clear that our 2 distinct processes cannot occur simultaneously so a piece of property is either being processed through JCOS or through P&Z and it does not appear that the second sentence of this Policy is necessary.</p> <p>Page 4 of 7, Development Review, 3)i)(a)5, "Policy: Use drainageways as greenbelt connections to public open spaces." We would recommend you delete the word "drainageways" and simply indicate to Use greenbelt connections to public open spaces. When drainageways are used it can be problematic from both a wildlife and maintenance standpoint and it also conflicts a bit with Policy No. 8 if left as written.</p> <p>Page 4 of 7, Development Review, 3)i)(a)9., "Policy: Plan, design, and construct trails and trailheads to avoid or minimize the degradation of natural and cultural resources. (Boulder)" Since P&Z is not actively constructing trails or trailheads we would suggest deleting this Policy.</p> <p>Page 5 of 7, Parks, 5)i)(a)7., "Policy: Encourage grant applications for Jefferson County Open Space funds</p>	<p>Agree, second sentence was deleted.</p> <p>Agree deleted "drainageways".</p> <p>Deleted "trailheads", P&Z can require developers to plan, design and construct trails.</p> <p>Modified language to talk about directing funds to Cities and Park and Recreation</p>

Source of Comment	Source Category	Comment	Staff Recommendation
		<p>be directed at neighborhood parks and preservation within developed communities (Jim Cole).” OSAC reviews all the JCOS joint venture grant applications and it is their responsibility to make recommendations as to how the funds should be directed. We would suggest deleting this Policy or amending it to indicate the funds are directed at City and Parks and Recreation District projects.</p> <p>Page 5 of 7, Trails, 6)i)(a)3, this Policy relates to the BCC Briefing Paper presented on 10/20/09, Jefferson County Bicycle/Pedestrian Plan, so this could be referenced.</p> <p>Page 6 of 7, Trails, 6)i)(a)5., “Policy: Create local trails to provide connections between services, parks and neighborhoods. Ensure that amenities such as benches, tables, restrooms, and drinking fountains are provided where appropriate. (2nd sentence – Douglas)” This second sentence seems like detailed amenities that P&Z may not be in a position to require or stipulate and unless the management of these facilities is provided they could also be problematic.</p>	<p>Districts.</p> <p>We will add an implementation item that encourages the completion of the Bicycle/Pedestrian Plan in the Transportation Chapter.</p> <p>Modified. P&Z can require developers to construct amenities. However, drinking fountains and restrooms may be difficult to implement in areas where public water and sanitation are not available. Those items will be deleted.</p>
Several members of the Planning Commission	Planning Commission	Strongly encourage public and private conservation easements. Mention it in both the introduction and the policies.	A policy has been added under 1)i)(c) to encourage conservation easements.
Joe Siccardi	Planning Commission	<p>With the county having fiscal difficulties, why would we encourage acquisitions when we already have 40% of the land in Jeffco designated in this category?</p> <p>Regarding 4) transfer of density – we do not have these rights in place.</p> <p>Policy 3 access by the public might be a constraint to</p>	<p>Staff needs input from Planning Commission on this. Not “encouraging acquisition” of open space would impact many of the policies in this chapter.</p> <p>Correct, transfer of density has been removed and the policy reworded to discuss clustering.</p> <p>This policy is intended to try to encourage</p>

Source of Comment	Source Category	Comment	Staff Recommendation
		<p>the owners they might not accept.</p> <p>Regarding 5), page 5, Policy 1 – I favor this but can the county “provide” such parks, after all, we do not own much land except what is granted to us?</p>	<p>public trail easements across private property.</p> <p>The policy says “Provide for” parks, which is another way to say encourage or allow for additional parks.</p>
Diane MacMillan	Citizen	<p>Many of the Denver Mountain Parks are getting overcrowded on the weekend. There should be a limit on the number of people allowed in the parks, there needs to be better maintenance of park facilities, such as restrooms and trash removal, and there needs to be better enforcement of existing rules. Also cars should not impede traffic on adjacent roads.</p> <p>Leash law should be enforced on all open space parks. Or maybe higher fees to discourage dogs being let off-leash.</p>	<p>This sounds like an issue that needs to be brought up with Denver Mountain Parks or other entity that maintains the parks that have issues.</p> <p>Park rangers do enforce leash laws. County Commissioners establish the leash law and it is enforced through the Sheriff’s office. The fine is: \$50.00 mandatory minimum fine, \$100.00 for a second offense, and an increase of \$50.00 for each subsequent offense with a maximum fine of \$1,000.00.</p>
Water Quality & Quantity			
Roger Wadnal, City of Lakewood	Referral Agency	<p>The chart showing allowed housing and minimum lot size identifies some fairly large minimum lot sizes that would potentially encourage sprawl. There was no map associated with this chart identifying where the Ground Water Overlay Zone District is located. While there are many variables such as topography, etc., the numbers do seem like they would not encourage compact densities.</p>	<p>Map of Mountain Ground Water Overlay District is in the maps section.</p>
Janet Bell	Citizen	<p>Recommend that we look at watershed planning and add that Jefferson County will be a participant in future watershed plans.</p> <p>Look at wildfire and water in urban interface. Cost to Denver Water from the Hayman Fire is still being</p>	<p>Under the Surface Water section, there is a policy and an implementation regarding working with neighboring communities and watershed authorities.</p> <p>Unsure how to address this in this plan. Perhaps it could be addressed in the</p>

Source of Comment	Source Category	Comment	Staff Recommendation
		borne.	Jefferson County Multi-Jurisdictional Multi-Hazard Mitigation Plan.
Larry Anna	Planning Commission	<p>Look at watershed planning. Mountain Ground Water Overlay District - talk about managing watersheds - language in there we may be able to use. Lots of definitions need to be revisited/changed wetlands - not sure if creating new wetlands is appropriate.</p> <p>General 1: Protect and improve quality - different maybe</p> <p>General 2: Different goals. Protect quantity very different from improving quality.</p> <p>Water storage - goal to encourage surface water storage.</p>	<p>Under the Surface Water section, there is a policy and an implementation regarding working with neighboring communities and watershed authorities.</p> <p>Staff needs input from Planning Commission on this. The water chapter was thoroughly reviewed by the Planning Commission subcommittee. This change could have a large impact on the chapter.</p> <p>Staff wanted the language in water storage to be more general. Specifically encouraging surface water storage could lead to unintended consequences.</p>
Shirley Johnson	Planning Commission	Make sure all authorities have seen and signed off on the density recommendations.	Appropriate referral agencies received a copy of this plan. No negative comments have been received.
Rick Nelson	Planning Commission	No density recommendations.	Staff needs input from Planning Commission on this.
Diane MacMillan	Citizen	If a new development is served by a well, the development should return the same amount of water to the ground water as they are taking out. It should be put back at the source, not downstream. When approving a new shopping center, only so many high water uses, such as restaurants should be allowed.	This issue is adequately covered by this chapter under the Groundwater and Well and ISDS sections.
Dan Lincoln	Citizen	<p>I have found several proposed policies in the draft Plan that show a remarkable lack of consideration of the practicalities of keeping livestock in Jefferson County.</p> <p>Under "Surface Water", Par 2i (f) 4, page 3: "The</p>	<p>Thanks for the comments. Staff has revised the language in several places to clarify the intent of this chapter, while recognizing the "practicalities of keeping livestock".</p> <p>Changed to: "the keeping of livestock should</p>

Source of Comment	Source Category	Comment	Staff Recommendation
		<p>keeping of livestock should not be located (sic) in floodplains, riparian areas or wetlands."</p> <p>Under Ground Water, Par 3i (a) 3, page 4: "Separate livestock enclosures from wells by a least 200 feet."</p> <p>Under Wetlands, Par 8i(b) 5, page 14: "New development or structures, fencing, or the keeping of livestock should not be located in wetland habitats"</p> <p>Under Riparian Area, Par 9i (b) 4, page 15: same as policies under Wetlands.</p>	<p>not cause damage to riparian areas, canals or wetlands"</p> <p>Changed to: "Separate manure piles from wells providing drinking water by at least 200 feet, as measured by the Public Health Division."</p> <p>Changed to: "New development, structures and fencing, should not be located in wetland habitats." And added a policy stating: "The keeping of livestock should not cause damage to wetland habitats."</p> <p>Same as previous.</p>
Connie Spiegel	Citizen	Several proposed policies in the draft Plan that show a remarkable lack of consideration of the practicalities of keeping livestock in Jefferson County.	See above comments
Kami Guildner	Citizen	Several proposed policies in the draft Plan that show a remarkable lack of consideration of the practicalities of keeping livestock in Jefferson County.	See above comments
Unknown	Citizen	It is clear to me that someone on county staff has it in for horses. If these policies are adopted, we will not be allowed to graze horses in a meadow with a creek running through it, or have a pasture, stable or paddock within 200 ft. of a well.	See above comments
Horsegal52	Citizen	I live in an equestrian community where grazing, watering and horse care is closely monitored by our HOA covenants. Many of us selected this community because of its wonderful trail system and proximity to nature. Please consider the ramifications to all horse owners who maintain their land and are respectful of all wildlife.	See above comments
Carrot830	Citizen	I write to you asking you to preserve space to maintain our horses and our lifestyle in Jefferson county.	See above comments

Source of Comment	Source Category	Comment	Staff Recommendation
		Please look for alternative ways to ensure water safety.	
Judith Thomas	Citizen	I am a horse owner in Jefferson County, and my horse is part of a small herd on residential horse property near Golden. I am concerned about some of the content of this proposed plan for Jefferson County	See above comments
Kym Morrissey	Citizen	The proposed changes to the comprehensive plan that affect horse and other livestock owners threaten the rural heritage and lifestyle that many of us appreciate and sought out in Jefferson County.	See above comments

Hazards

Allen Gallamore, CSFS Golden District	Referral Agency	<p>Objective a, number 4, item i: Not sure what kind of “standardized criteria for evaluating wildfire hazard levels” that Jefferson County needs help from CSFS in developing. Currently, Jeffco has standardized fire danger ratings within its’ GIS system.</p> <p>Objective a, number 10: A “wildfire mitigation plan specific to that development” is listed for all new development. I agree and support such a change, as the current process of requiring a Forest Stewardship Plan for larger land use cases is not specific to the wildfire hazards that are of primary interest to Jefferson County Planning & Zoning. I would suggest that the “wildfire mitigation plan” needs to include sections that address the factors listed in number 14.</p> <p>Objective a, number 13: Discouraging or avoiding development “where mitigation is impractical or excessive” would make sense, but it is unclear how this would be defined (on economic, environmental, aesthetic, wildlife, etc terms?).</p> <p>Objective b, number 1, item i: We would strongly recommend that Jefferson County act upon this item.</p>	<p>Even though we have a wildfire hazard coverage in GIS, applicants commonly hire foresters to determine the hazard level for each site. This implementation would make sure that a standardized criteria for evaluating hazard levels is obtained.</p> <p>Good comment. Policy changed to include these factors.</p> <p>This would be determined on a case-by-case basis.</p> <p>Thanks for the suggestion/support.</p>
---------------------------------------	-----------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Source of Comment	Source Category	Comment	Staff Recommendation
		The existing land use regulation provides for maintenance inspections of defensible spaces created under county requirements, but this provision has not been implemented by the county to date.	
Carol Lommond	Citizen	Electromagnetic radiation in environment – health consequences – now can not deny a tower on health issues. Can require an alternative site for cell towers. Recommend attending workshop to see more specifics in the Plan. Radiation should not run through homes, schools, daycare, long-term care facilities. Should not be allowed to do whatever they want.	Response from PC: No control over broadcast towers – not true- in TLUP low power is considered safe but higher power is considered safe but higher power can be questioned. Under TLUP cell towers are not allowed in residential areas. Extensive process for cell tower locations.
Shirley Johnson	Planning Commission	Change sustainability goal.	Done.
Air, Light, Odor, and Noise			
Shirley Johnson	Planning Commission	Delete Quality from title	Deleted “Quality” from the title to make the title shorter.
Joe Siccardi	Planning Commission	<p>No issue with keeping “Quality” in the title since the word is generally associated with air.</p> <p>The Vision should read “...of air quality, light, odor and noise impacts...” since throughout the write-up the word impact appears associated with the other factors.</p> <p>I wonder about the term “...or eliminated” in the General objective – improbable but perhaps possible – note you introduce the term pollution – is this different from impacts?</p> <p>The General implementation should be associated with Air Quality since it relates to that factor.</p> <p>Under light, Policy 5 encompasses at least policies 1</p>	<p>Deleted “Quality” from the title to make the title shorter.</p> <p>Agree, changed wording.</p> <p>No change, sometimes with a rezoning, it is one use proposed that may produce air, light, odor, and/or noise pollution. In that case staff can use this policy to request an applicant eliminate a use that may not be appropriate.</p> <p>Deleted, this implementation was actually already under the Air Quality section as a policy.</p> <p>Delete policy 5 since policies above are more</p>

Source of Comment	Source Category	Comment	Staff Recommendation
		<p>and 3 and arguably policies 2 and 4.</p> <p>I question that the policies under objective (b) have much to do with safety, certainly Policy 1.</p> <p>The chapter suggests some priority of all these factors over economic development. The Zoning Resolution has specifics as to lighting, we should rely on that but not add objectives beyond the Zoning Resolution.</p>	<p>specific. Deleted the first two sentences in policy 3 because they are covered by the Zoning Resolution. Moved third sentence up with policy 2. Also moved implementation under policy 1.</p> <p>No change. This policy is intended to reduce the potential safety hazard of people going from a very brightly lit area to a very dark area and not being able to clearly see the road because of the change.</p> <p>The idea is to try to encourage all development, even commercial and industrial to have reduced impacts.</p>
Health Department Staff	Referral Agency	See attached red-marked chapter.	See attached red-marked chapter.
Historic, Archeological, and Paleontological Resources			
Kermit Shield	Citizen	<p>I believe it would be useful to specifically mention the preservation of a National Natural Landmark that is in Jefferson County. (Dinosaur Ridge).</p> <p>National Park Service has an outstanding example of our country's natural history. (http://www.nature.nps.gov/nnl/)</p> <p>For the Glossary in this section, a "National Natural Landmark" is a natural area recognized by the National Park Service as an outstanding example of our country's natural history.</p>	<p>The National Natural Landmark will be added to the Appendix. Dinosaur Ridge is part of the Morrison Fossil Area National Natural Landmark area.</p> <p>Noted: this link may be included in the Appendix.</p> <p>Thank you.</p>

Source of Comment	Source Category	Comment	Staff Recommendation
		<p>I am happy that paleontological resources are specifically mentioned at the beginning of this section, but then they are not mentioned much more in the details of this section.</p> <p>Jefferson has a very special set of paleontological rock exposures that show fossils from dinosaurs, birds, crocodiles and other animals and plants from a variety of geologic ages.</p> <p>A few places where this important aspect could be mentioned are: Section 1)i) Preserve Jefferson County’s historic/cultural/paleontological resources... Section 1)i)a)1) preserve historic, cultural and paleontological resources...</p> <p>Section 2)i) integrate historic/cultural/paleontological resources ...</p> <p>Section 2)i)a)7) Policy: Protect paleontological resources through the preservation of land where significant fossils are present.</p> <p>Section 2)i)b) historic/cultural/paleontological resources</p> <p>Section 2)i)b)7) Policy: Develop procedures to recognize and preserve significant paleontological resources.</p>	<p>Archaeological, Paleontological and Historic Districts have been incorporated into the entire Historic Preservation chapter.</p> <p>This will be addressed in the Appendix.</p> <p>Paleontological resources and historic districts were added.</p> <p>Paleontological resources and historic districts were added.</p> <p>The Historic Preservation chapter contains numerous goals, objectives, policies and implementation recommendations that address the preservation of paleontological resources.</p> <p>Paleontological resources and historic districts were added.</p> <p>Addressed in 2. i) a) 6. I. Implementation: Develop procedures to recognize and preserve significant archaeological and</p>

Source of Comment	Source Category	Comment	Staff Recommendation
		<p>Section 3)i) historical, cultural, archaeological and paleontological resources.</p> <p>Section 3)i)a)6) Policy: Encourage the use of the unique paleontological resources in Jefferson County to help educate people about paleontology, geology and science.</p> <p>Section 5)i)d) Objective: Support the National Natural Landmarks Program's (administered by the National Park Service) goal of preserving outstanding examples of our country's natural history.</p>	<p>paleontological resources.</p> <p>The Education section was deleted from this chapter.</p> <p>The Education section was deleted from this chapter.</p> <p>The National Natural Landmark program will be addressed in the Plan's Appendix.</p>
Shirley Johnson	Planning Commission	<p>Introduction should be shortened to about ½ page.</p> <p>Include a little more about Archaeological and Paleontological Resources.</p> <p>Sustainability needs to be the last Goal.</p>	<p>Introduction was shortened to about ½ of a page.</p> <p>Archaeological, Paleontological and Historic Districts have been incorporated throughout the entire Historic Preservation chapter.</p> <p>Sustainability is the last goal.</p>
Joe Siccardi	Planning Commission	<p>I agree with the broadening of the heading.</p> <p>Throughout the document you introduce the word "cultural" – should that be left in or should the title be enlarged to include the term?</p>	<p>The chapter heading was revised to Historic Preservation.</p> <p>Cultural resources encompass archaeological, traditional, and built environment resources, including but not necessarily limited to buildings, structures, objects, districts, and sites. A qualified historic <i>resource</i> is defined as any</p>

Source of Comment	Source Category	Comment	Staff Recommendation
		<p>The introduction is too long – recommend all but the first two paragraphs be deleted.</p> <p>I have no problem with the proposal to include historic districts under Sustainability.</p>	<p>building, site, structure, object, district or collection of structures, and their associated sites, deemed of importance to the history, architecture or culture of an area by an appropriate local, state or federal government jurisdiction.</p> <p>Introduction was shortened to about ½ of a page.</p> <p>There are five goals for the Historic Preservation chapter: General, Development Process, Coordination, Historic Districts and Sustainability.</p>
Milly Roeder	Jefferson County Historic Commission	<p>Paragraph 2, line 6: write: historic_ sites; delete al</p> <p>Last line, try: historical sites and other programs.</p> <p>Paragraph 3, line 7, try this: ...and included the Cultural Resource Survey with Reconnaissance Survey Report, Historic Context and Survey Data Base (reconnaissance survey report, historic context and data base are sub-surveys of the CRS)</p> <p>Further down: the North Fork Historic District Survey was started in 2004 and completed in 2007(in order) to re-survey the North Fork Historic District of 1974, which was conducted at a time when standards were not as stringent as today. The reviewed designation of the NFHD was placed on the National Register of Historic Places in 200_.</p>	<p>Paragraph 2 was deleted.</p> <p>This sentence was deleted.</p> <p>This paragraph was deleted.</p> <p>This paragraph was deleted.</p>

Source of Comment	Source Category	Comment	Staff Recommendation
		<p>Page 2: line 1: historic_ and, delete al</p> <p>Line 4: archaeological, change to aeo</p> <p>1) General, b) Objective 1. Policy, line 2: ...the area's historic..., insert apostrophe in area's</p> <p>Page 3: 4. Policy: If historic_ or cultural resources..., delete al</p> <p>b) Objective: 1. Policy: historic_ sites, delete al</p> <p>3. Education a) line 2: and, (delete "the") educate the public</p> <p>Page 4: 4. Policy, try this: utilize all available pertinent resources, such as historical photos, pertinent literature, and oral histories, periodicals, maps, etc.</p> <p>b) Objective: 3. Policy, line 3: Organizations Line 4, try this: as research and educational resource</p> <p>4. Documentation 3. Policy: historic_ sites, delete al</p> <p>Page 5 5. Coordination 2. Policy: historic_ sites, delete al 3. Historic_ preservation, delete al 4. Historical societies, insert al</p>	<p>Historical was changed to historic.</p> <p>Archeological was changed to archaeological.</p> <p>Objective b) was removed.</p> <p>Historical was changed to historic.</p> <p>Changed.</p> <p>2) The Education goal was removed from the Plan.</p> <p>The Education policies were removed from the Plan.</p> <p>The Education policies were removed from the Plan.</p> <p>Historical was changed to historic</p> <p>These changes were revised as suggested.</p>

Source of Comment	Source Category	Comment	Staff Recommendation
		<p>Page 6</p> <p>3. Policy: ensure that ... pursues National, State and/or local preservation status...</p> <p>6. Districts</p> <p>a) line 2: historic_ resource, delete al</p>	<p>The order of importance was changed to National, State and/or local...as suggested.</p> <p>Historical was changed to historic.</p>
Visual Resources			
Kermit Shield	Citizen	<p>Section 4)i)a)17) Policy: Encourage development to consider structures (such as visitor centers) associated with particularly scenic or significant areas, to be included in visual resource analysis. These structures should not be isolated from their associated scenic areas, either physically or visually.</p>	<p>Added similar wording under section 1)(b)1.i.</p>
Shirley Johnson	Planning Commission	<p>Some policies are not visual resources related, such as General Policies 2-5.</p> <p>Many policies say the same thing.</p>	<p>Deleted policies 2-5. Moved policy 1 to Site Design section. Moved Visual Analysis section up under general as an objective and shortened.</p> <p>Reviewed chapter and deleted redundant policies</p>
Rich Olson	Planning Commission	<p>Look at big resources – not street corridors.</p>	<p>Reviewed chapter to reduce policies by looking at big resources.</p>
Larry Anna	Planning Commission	<p>Protect visual resources but not to the detriment of citizen welfare and safety, etc. In general this section is too wordy and redundant. Shorten.</p>	<p>Reviewed chapter and deleted redundant policies</p>
Sean Atkinson, IREA	Referral Agency	<p>The site design policy to “Prohibit the construction of power lines, neon signs, billboards adjacent to Open Space” does not distinguish between transmission and distribution level power lines. The exclusion of all power lines will effectively make adjacent private lands undevelopable. In addition, power lines should not be placed in the same category as neon signs or billboards. Considerations in the design and routing of power lines include minimizing visual impacts, while the main goal of signage is to attract attention.</p>	<p>Deleted “power lines” from this policy.</p>

Source of Comment	Source Category	Comment	Staff Recommendation
		<p>Many of the existing requirements regarding power lines set forth in the existing community plans include provisions that have some flexibility in their language. Strict prohibition of power lines next to open space leaves no room for site specific issues that may result in less desirable solutions.</p> <p>Existing policies encourage the location of “high tension” power lines and substations away from residential development and visually significant areas along with the proposed exclusion of power lines adjacent to Open Space leaves few alternatives for electric facility placement. The county could take advantage of easements required for transmission level power lines to provide a buffer between open space and other uses.</p>	<p>Deleted the other policy regarding high-tension power lines. We feel the policy that states “Construct utilities and communication equipment to minimize visual obtrusiveness by burying lines, coloring equipment and/or screening to blend with the background” more appropriately addresses the issue.</p>
Wildlife			
Open Space Staff	Referral Agency	Page 2 of 4, 1)i)©1., “Policy: Identify important habitat and movement corridors on the Wildlife Resources Map”. We have a question as to this “Wildlife Resources Map”. Is this a map that P&Z produces? If so, how is the information received and how frequently is it updated?	Yes, Planning & Zoning produces these maps based on information we receive from the Division of Wildlife. Currently, these maps are in each community plan, so the wildlife maps are updated as each community plan is updated.
	Planning & Zoning Staff	Remove education section.	Deleted.
Joe Siccardi	Planning Commission	<p>Heading might be Wildlife and Plant Species, since both habitats are what we might want to protect.</p> <p>Eliminate Policy 6, noise is covered in the noise chapter.</p>	<p>Renamed to Wildlife & Vegetation.</p> <p>Moved to ALON chapter.</p>
Transportation			
Dave Evans	Bike Jeffco – Community Organization	<p>General:</p> <p>While this section of the plan talks about a comprehensive transportation system (p1), later sections assume that population growth equates automatically to increased vehicular traffic (p3).</p>	<p>No change. We are not sure what policies are referred to that equates population growth to increased vehicular traffic. The policies talk about the transportation system, which</p>

Source of Comment	Source Category	Comment	Staff Recommendation
		<p>The reference to “Complete Streets”(p2) is meaningless to many and should be qualified with a link to its definition (see www.completestreets.org).</p> <p>The sentence “Apply a complete streets philosophy in the plains, and activity centers where appropriate” is vague and easily misinterpreted.</p> <p>The section on Transit Oriented Development assumes rail locations and ignores bus locations.</p> <p>The section on Transit Oriented Development refers to pedestrian orientation and ignores bicycle connectivity.</p> <p>Capacity</p> <p>The plan makes the assumption that increased population growth equates to a proportional increase in vehicular traffic.</p> <p>The plan supports the completion of the North West Corridor without any mention of the possible impact it would have on the surrounding road network and there is no mention of any study of the additional traffic that it would generate,</p> <p>It is difficult to envisage how a developer can be made responsible for the traffic generated by a new development beyond the immediate boundaries of that development.</p> <p>The plan should require an analysis of the daily trips generated by any new development and how they can be minimized.</p>	<p>includes transit, pedestrian and bicycle travel.</p> <p>There is a definition of complete streets in the glossary. We have noted the web site in the appendix.</p> <p>No change. The policy does talk about “transit station locations”, which can include bus stations.</p> <p>Added “and bicycle” to policy 3.</p> <p>No change. Again, the policies refer to the transportation system.</p> <p>Correct.</p> <p>Off-site improvements can be required during development.</p> <p>An analysis of trips generated by a new development is addressed in the policies.</p>

Source of Comment	Source Category	Comment	Staff Recommendation
		<p>The plan encourages connectivity between neighborhoods for vehicles but does not mention the far greater potential for pedestrian and bicycle connectivity by walkways and trails.</p> <p>The plan talks about east-west and north-south connectivity in the County but not in the context of a master plan with the cities within the County or with surrounding Counties. Bike Jeffco supports the concept of “Complete Routes” – a network of safe bicycle routes throughout the County at roughly 2 mile intervals which are independent of jurisdictional ownership. Bike Jeffco will provide a copy of this plan for inclusion in a later draft of the Plan.</p> <p>The section on identifying locations of employment centers makes no mention of connectivity for non-motorized transportation or the encouragement of such transportation by the provision by employers of facilities to encourage bicycling and walking, such as changing rooms, showers and lockers at employment locations.</p> <p>Coordination</p> <p>The plan talks about working with DRCOG to develop a locally preferred template but makes no mention of local bicycling advocacy organizations and clubs which can provide first hand local knowledge and experience.</p> <p>Trail System</p> <p>The plan refers to completing the missing gaps in the county trail system but makes no mention of prioritizing these based on importance and potential</p>	<p>Good point, added bicycle and pedestrian paths to (c) 1.</p> <p>The implementation talks about the Countywide transportation plan, which includes cities in the county. We did add another implementation talking about other counties.</p> <p>The definition of transportation system does include non-motorized transportation. We added a policy about facilities to encourage bicycling and walking to the sustainability section.</p> <p>Added bicycle and pedestrian advocacy groups to the policy.</p> <p>Added a policy under Multi-modal section to talk about a plan, priorities and funding.</p>

Source of Comment	Source Category	Comment	Staff Recommendation
		<p>usage.</p> <p>The plan talks about <i>considering</i> incorporating bike shoulders or lanes into new street and upgrade projects, where they provide critical links to the bike path network. This statement contradicts the earlier statement about providing Complete Streets.</p> <p>The plan makes no mention of encouraging bicycles as transportation by policy changes such as:</p> <ul style="list-style-type: none"> • Automatic detection of bicyclists by traffic signals • Automatically providing a green light for through pedestrian/bike traffic at intersections when vehicles are given a green light. • Not requiring bicyclists to ride on sidewalks immediately adjacent vehicular traffic lanes <p>Multi-modal Transportation System</p> <p>The requirement to evaluate the need for a high speed rail system along I-70 and the front range/C-470 area has been addressed by the Rocky Mountain Railroad Authority.</p>	<p>These do not contradict each other. The complete streets policy was only for the plains and mountain activity centers. This policy is for the entire county. Since this plan is advisory, words such as consider and should are used often. It may not always make sense to incorporate a bike shoulder or lane into a new street.</p> <p>These are not issues that can be addressed with this Plan.</p> <p>Is this group still meeting? We wanted to encourage county participation in this group.</p>
Jerry Bowling	Citizen	<p>The "draft" Master Plan update does not adequately address the need for compatibility between bicyclists and residents of the Jefferson County mountain communities. The "draft" plan also does not address the need to make roads in the Jefferson County mountain communities safer for both bicyclists and motorists. Both of these issues should be addressed by the Master Plan.</p>	<p>No change. The plan has policies regarding complete streets, adding bicycle shoulder and lane to street templates, minimizing conflicts between motorized and non-motorized transportation modes, designing streets to be compatible with neighborhoods. We are not sure what else is needed.</p>
Kevin Nichols, City	Referral Agency	<p>Regarding the Transportation chapter, Objective (b) 1 should read "Support the completion of the Jefferson</p>	<p>No change. The Planning Commission specifically wanted the Northwest Corridor</p>

Source of Comment	Source Category	Comment	Staff Recommendation
of Arvada		Parkway, as well as improvements to the Highway 93 and US Highway 6 corridors".	completed along this alignment.
Nick Dickens, CDOT Region 1	Referral Agency	I found that your Transportation Vision, goals, and policies closely resemble those of CDOT. In particular, I was pleased to see Objective (a) Policy 4 from the Capacity section which ensures that developers mitigate negative impacts to off-site transportation facilities. I was also pleased to see that the County will continue to have developers provide traffic studies to determine what if any impacts they will have on the road system and also that you are encouraging the sharing or combining of accesses. Your goals and policies for Coordination, Trail System, and Multi-Modal Transportation are also consistent with those of CDOT's.	Thank you.
Bradley Sheehan, CDOT Region 6	Referral Agency	Thank you for referring the County Comprehensive Plan for our review. I referred the plan internally to CDOT Region 6 staff for any comments. Region 6 covers the area east of the hog back within Jefferson County. Region 1 would cover the mountain area. Region 6 staff noted no comment or concerns with respect to state roads in the plan.	Thank you.
Health Department Staff	Referral Agency	Vision <ul style="list-style-type: none"> • Consider adding, in line 2....that is practical, protects air quality and has the capacity. (this is addressed in the Air Quality section, but could be important here) 	We feel this is better mentioned in the policies and it is mentioned in two policies. 5)i)(a)1. and 6)i)(a)
Roger Wadnal, City of Lakewood	Referral Agency	1) i) (b) 2. Policy: "Mitigate the negative impacts of TOD to the surrounding community." The statement seems extremely negative given the benefits of transit oriented development to the community. Perhaps that could be stated in a more positive manner. 2) i) (b) 4. Policy: "Encourage the extension of the RTD Fastracks Gold line into downtown Golden and eventually a contention with the West line." Either	We have reworded this policy to say, "Ensure proposed TOD's are compatible with the surrounding community." The Planning Commission was interested in encouraging this connection.

Source of Comment	Source Category	Comment	Staff Recommendation
		<p>connection would be appropriate not both. Also it is suggested to mention the desire for a shuttle service or streetcar connecting downtown Golden with parts of Lakewood.</p> <p>5) i) (b) 1. Suggest including 'Wadsworth Boulevard'.</p>	<p>We added State Highway 121 to this policy.</p>
Diane MacMillan	Citizen	<p>Bikers go too fast on trails and impede traffic on roads. They are a hazard. Roads need to be wide enough to accommodate the new 3 foot rule.</p>	<p>Bikers going too fast on trails is an Open Space or Denver Mountain Park enforcement issue, not a planning issue.</p> <p>The plan talks about incorporating bike shoulders or lanes with new road improvements, where feasible.</p>
Judith Thomas	Citizen	<p>The Jefferson Parkway (Toll Road) that is proposed to run through Rocky Flats is clearly going to stir up some not-so-dormant radioactivity. Who will investigate and publish the exact effects on new development homeowners in the nearby area, or for that matter, to anyone living downwind and downstream from Rocky Flats?</p>	<p>A policy has been added which states, "Consider potential soil contamination prior to any transportation maintenance or improvements near Rocky Flats."</p>
Will Kerns, Transp. & Engineering	Referral Agency	<p>Advocate for BRT or Express Bus service and park n Rides along the C-470 corridor.</p>	<p>An implementation has been added under 5)i)(b)1.</p>
Joe Siccardi	Planning Commission	<p>General, Objective (b), Policy 2 – What "negative" impacts are we referring to? High density in an around such TOE, sun orientation by the high-rises, etc.? (Is the proposed station at Red Rocks within the county or Lakewood?) We should encourage TOD, certainly within cities in Jeffco, potential for high speed rail stations in Jeffco seems a long shot.</p> <p>Under Capacity, Policy 3, under what classifications should we "scale back"?</p> <p>As a general rule communities do not like connectivity when cut-through possibilities are provided. I like</p>	<p>This policy has been reworded to say, "Ensure proposed TOD's are compatible with surrounding communities."</p> <p>Red Rocks station is within Lakewood. TOD's could possibly occur around major bus routes as well as rail.</p> <p>No change. This policy leaves it open to decisions between the developer and staff about what uses should be scaled back.</p> <p>"Bicycle and pedestrian paths" have been added to the policy regarding connectivity.</p>

Source of Comment	Source Category	Comment	Staff Recommendation
		pedestrian connectivity, it encourages neighbors to get to know one another, I like the opportunities once you know where they are and what they lead to.	
Larry Anna	Planning Commission	<p>Page 2, c, objective, add "and efficient" after safe.</p> <p>Page 3, d, objective, 3 policy. "Encourage mixed use development..." Mixed use should not be encouraged just for the sake of mixed use, but it should be appropriate for the area.</p> <p>Page 4, b, objective. Add a policy that states that traffic signals should be timed to move traffic efficiently, not to control speed.</p> <p>Page 5, 3, Coordination, i, b, objective. Delete "Public-private".</p> <p>Page 6, 5, Multi modal transportation system, 1, policy, i, delete "provide carpool parking". This discriminates against people who pay taxes. People should be able to park in any public facility space. 2, policy. Add "where appropriate" at end of sentence. You can't do multi modal corridors for all systems.</p> <p>Page 7. Maintenance and improvement. 4 policy, add "chemicals should be avoided to reduce vehicle damage, pollution etc." Encourage plowing instead of adding chemicals. Although I'm not sure if this is a land use issue.</p> <p>Page 8. Sustainability. B objective. Delete policy 3 and 5.</p>	<p>Added.</p> <p>Added, "Where suitable," to the beginning of the policy.</p> <p>Policy is in the Sustainability section. Added "so that traffic moves efficiently."</p> <p>Deleted "public and public-private"</p> <p>Added "for employees" after "carpool parking".</p> <p>Added "Where appropriate"</p> <p>Did not add. With new technology always coming forward, there may be chemicals in the future that are safer alternatives.</p> <p>Why? Would it be helpful to divide this objective into things the county should do and the things the county should encourage others to do?</p>

Source of Comment	Source Category	Comment	Staff Recommendation
		6 policy. Again, add traffic signals should move traffic efficiently, not control speed.	Added "so that traffic moves efficiently."
Services, Facilities, & Utilities			
Kathy Tully, Jeffco Public Schools	Referral Agency	Thanks for opportunity to review this important information. I may have missed the references somewhere throughout the plan, but I did not see any references to school and school site planning. Would these references be included in the previous documents and not mentioned here since they don't change?	Staff emailed the school district the location of specific policies regarding schools. No additional response was received.
Roger Wadnal, City of Lakewood	Referral Agency	3) i) (b) 4. ii. Implementation: "Create Intergovernmental Agreements regarding design standards with Arvada, Golden, Lakewood, Westminster, and Wheat Ridge." It is unclear why this would be necessary and what it would accomplish.	Reword and move to transportation
	Planning & Zoning Staff	<p>Concern about policies singling out churches conflicting with RLUPA</p> <p>Concern about referencing CPTED. Should not be constrained by a document that we have no ability to change.</p> <p>Concern about policy regarding NFPA standards conflicting with the building code.</p>	<p>Policies regarding churches have been reviewed with the attorney's office and changed to reduce conflict with RLUPA.</p> <p>Deleted policy and moved objective up and made it a policy. Added some of the general CPTED design principles to the Appendix.</p> <p>Policy deleted.</p>
Larry Anna	Planning Commission	<p>Page 3, "Aging Well"? I would drop the well.</p> <p>Page 5. B Objective, 3. Delete "not necessarily desirable". Who's to say what is desirable or not.</p>	<p>"Aging Well in Jefferson County" is the official name of the strategic plan for aging in Jefferson County.</p> <p>Deleted "not necessarily desirable" and replaced with "more intense". Then the examples are in the appendix.</p>
Special Districts			
Rick Nelson	Planning Commission	Be more specific with consolidation. Build in mechanisms to allow them to be taken over when other districts provide similar service.	Other planning commissioners did not agree with this statement.

Source of Comment	Source Category	Comment	Staff Recommendation
	Planning & Zoning Staff	<p>Ensure none of the Special Districts policies conflict with State Statute.</p> <p>Integrate this chapter into the Services, Facilities, & Utilities chapter</p>	<p>Staff reviewed this document with the County Attorney and deleted any policies that conflicted.</p> <p>This chapter was consolidated and incorporated into the Services, Special Districts, Facilities & Utilities chapter.</p>
Recreation & Tourism			
Open Space Staff	Referral Agency	<p>Page 3 of 5, 2)(b)1. and 2., “Policy: Evaluate the recreational needs of Jefferson County residents.”, and “Policy: Evaluate the needs of people that utilize the recreational opportunities of Jefferson County. i.) Implementation: Survey visitors to parks and trails to understand their needs, trends and desires.” We have a question as to whether P&Z is intending to perform this evaluation and/or survey?</p> <p>Since the Objective of these Policies references JCOS we didn’t know if there was an assumption that our surveys would be utilized for this purpose?</p> <p>The 3rd Policy that references the JCOS Recreation Goal is good and applicable. These other 2 Policies may need to be deleted.</p>	<p>The Plan’s recommendation for implementing a policy does not specifically identify the agency that would conduct the implementation. The Plan recommends that if the recreational needs of the County residents are evaluated, then conducting a survey of visitors using the County’s parks and trails would be a good idea.</p> <p>2. Policy: Evaluate the needs of people that utilize the recreational opportunities of Jefferson County was deleted.</p> <p>The 3rd Policy was revised to read: Support the Jefferson County Open Space goal of providing for a quality visitor experience in a manner that protects natural and cultural resources.</p>
Larry Anna	Planning Commission	<p>What is the County's role in tourism?</p> <p>What kind of partner.</p> <p>Introduction should be shortened and add this.</p>	<p>The role of the County is to encourage and promote recreation and tourism in Jefferson County.</p> <p>Partner with the local chambers of commerce and other recreational groups in Jefferson County to promote of recreation and tourism.</p> <p>The Introduction to the Recreation and Tourism chapter will be revised.</p>

Source of Comment	Source Category	Comment	Staff Recommendation
Maps			
Kevin Nichols, City of Arvada	Referral Agency	<p>The Activity Center map needs to be updated to reflect the current status of the Arvada Comprehensive Plan and land ownership. The land between the Union Pacific tracks and Leyden Road should not be shown as an Activity Center as it is recommended for Low Density Residential in the Arvada Comprehensive Plan; this area is also the subject of active development applications for residential use. Also, the area west of Highway 93 and north of Coal Creek Canyon is effectively open space given its ownership by the City of Boulder.</p> <p>The Non Residential Vacant Land map should be revised to be consistent with Arvada plans and land ownership for the same reasons stated above.</p> <p>The Open Space map should be revised to include all open space lands, not just those owned by Jefferson County Open Space.</p>	<p>The maps show existing Activity Centers based upon the adopted Community Plans.</p> <p>This map shows existing conditions – that is land that is vacant and zoned for non-residential uses.</p> <p>We will make sure to have the latest data for the maps that get published.</p>
Rich Olson	Planning Commission	Put map title on Z fold.	Final design/layout will have these changes.
Amendments and Updates			
Don White	Citizen	Recommend redoing this at least every ten years.	This Plan will be updated as community plans are revised and incorporated into this Plan, so it should occur more often than every 10 years.
Glossary			
Kermit Shield	Citizen	<p>Paleontological Resource Trackways, footprints and other trace fossils are also included as a paleontological resource. (Jefferson county has world class examples of dinosaur, bird and crocodile trackways from the Mesozoic Era!)</p> <p>Prehistoric. If you are going to list prehistoric as being before European settlement but within the time frame</p>	<p>Final copy will include Paleontological Resources in the Glossary.</p> <p>A definition for prehistoric will also be added to the Glossary.</p>

Source of Comment	Source Category	Comment	Staff Recommendation
		<p>of human occupation, but not include pre-human (geologic or dinosaur) history, then you need another term (pre-human?) to denote the rest of geologic history and its associated rocks and fossils. In section 2)i)b)2) the policy it to protect 'prehistoric' sites. By the definition you have here, this would not include paleontological sites, but these sites need to be protected.</p>	
Joe Siccardi	Planning Commission	<p>Adequate Water Supply should be curtailed after the words "...physically and legally..." and rely on the LDR's to further define what is meant.</p> <p>I would suggest the term decibel read as follows: 'The decibel (dB) for purposes of this Plan is a logarithmic scale used to measure sound level (Reason – decibel is used for other purposes, electricity for one). Further I would suggest "...130 for the human pain threshold...".</p> <p>Under Affordable Housing, the analysis portion of the Plan shows Jeffco Median Income – should this reference be to that information?</p> <p>Under Arterial Roads, Principal Arterial – there seems to be an incomplete sentence, e.g., "Access only to arterial and higher class facilities is preferred (how)/, ..."</p> <p>Under Complete Streets, the word seems to be and not an?</p>	<p>Deleted the last part of the definition.</p> <p>Reworded this definition as suggested.</p> <p>No, if the Median Income changes, we would need to remember to update the glossary as well as the demographics. This is a standard definition.</p> <p>Reworded this sentence to clarify.</p> <p>Revised.</p>
Larry Anna	Planning Commission	<p><u>Adequate Water Supply</u>. Delete "including periods when junior water rights" This does not apply to "supply". It is a legal analysis, not physical one – a subject we should avoid.</p> <p><u>Ground Water</u>. After "water table" add "or artesian conditions."</p>	<p>Deleted the last part of this definition.</p> <p>Added "or artesian conditions."</p>

Source of Comment	Source Category	Comment	Staff Recommendation
		<p><u>Methane</u>. A flammable gas produced by <u>bacteria or thermal alteration of organic material</u>. Organic matter by itself does not produce methane, but the bacteria associated with organic matter does. The next sentence should be placed in the Hazard section.</p> <p><u>Minor constraint area</u>. Change to <u>Constraint area-minor</u>. Constraint should be the main topic heading, not the word minor. Do the same for Moderate Constraint etc.</p> <p>The same for <u>Moderate Wildlife</u> etc. Wildlife should be the main topic heading.</p>	<p>Reworded this definition as suggested.</p> <p>Left definitions in Glossary as is. Added all Hazard constraints in one section to the Appendix.</p> <p>Moderate Wildlife reads "See Wildlife Habitat". There all wildlife habitat levels are defined.</p>
	Planning & Zoning Staff	<p>Add a disclaimer to the beginning so that these definitions do not conflict with definitions in the LDR and ZR.</p> <p>Remove terms that do not exist in the document.</p>	<p>A disclaimer has been added.</p> <p>Some terms have been reviewed, a more comprehensive look at the terms will be done after the final language in each chapter is approved.</p>
Appendix			
Open Space Staff	Referral Agency	<p>Page 4 of 10, Open Space:, "Open Space Five Year Master Plan Goals (Adopted July 29, 2003)." We have updated this Plan and it is now the 2008 JCOS Master Plan Update (Adopted December 16, 2008). The goals have also been updated and will need to be changed. Please let me know if you need us to provide them. For ease, here's a link to the web site...http://jeffco.us/openspace/openspace_T56_R152.htm</p>	Goals have been updated.
Larry Anna	Planning Commission	Page 2- delete "Current communication infrastructure examples and Example of industries that would benefit ..."	Please clarify why. They are in there because at one point in time the Planning Commission subcommittee wanted any policies that contained examples, to give the examples in

Source of Comment	Source Category	Comment	Staff Recommendation
		<p>Federal Facilities – There are numerous federal offices outside of the Federal Center in Jeffco. I would mention that there are numerous federal facilities and leave it at that.</p> <p>Page 3. Housing – Delete bullet “Fast track” permitting. No special treatment for housing.</p> <p>Page 6. 6th bullet. Delete “not necessarily desirable.” No need to add controversy.</p> <p>Special Districts. Delete “5 miles from a fire station.” Insurance companies can provide their own analysis.</p> <p>Page 8. Daily water usage estimates. “(see attached chart).” Where is the chart?</p>	<p>the appendix rather than the glossary.</p> <p>We modified to say that there are numerous federal facilities, but still gave example.</p> <p>Did not remove because this is just one option, not something that must be done.</p> <p>Changed to “more intense”</p> <p>Did not remove. This relates to a policy in the Services, Special Districts, Facilities, and Utilities chapter.</p> <p>A chart has been included in the document.</p>
	Planning & Zoning staff	<p>Watch out for strategies we cannot implement.</p> <p>Some “headings” did not have information associated with them.</p> <p>Sustainability subsection does not make sense.</p>	<p>The appendix does not contain strategies, but suggestions. Some things have been reworded or deleted, if appropriate.</p> <p>We hope this has been cleaned up.</p> <p>Removed some information. Could delete the entire section.</p>

AIR QUALITY, LIGHT, ODOR AND NOISE

Vision

Jefferson County: An environment where the management of air quality, light impacts, odor and noise protects and enhances the quality of life.

Air quality, light impacts, odor and noise are elements of the environment that contribute to quality of life. Future development in the area should not be allowed to cause significant degradation to these elements. By focusing on positive practices, negative impacts may be avoided, including:

- Damage to human health, reduced life expectancy, mortality, lost earning capacity and work-force disruption;
- Deterioration of the well-being of wildlife, vegetation and ecosystems;
- Loss of scenic views and vistas, and lower property values;
- Excessive or improper lighting that intrudes upon the darkness of the night sky and the view of the multitude of stars;
- Offensive odors; and
- Noise levels that exceed those of the permitted land uses or zoning for the surrounding areas.

Jefferson County works with the Regional Air Quality Council (RAQC) and the Denver Regional Council of Governments (DRCOG) to address regional air-quality issues.

1) General

- i) Goal: Encourage the effective and sustainable management of air quality, the impacts of light impacts, odor and noise through environmentally friendly and social equity methods.

Staff response: We do not want to make major changes to the goals created by the Planning Commission.

- (a) Objective: 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. Explore methods to reuse and reduce the amount of activity and materials used in the process.

Staff response: This seems like it should be a policy under this objective. Moved to policy 4.

1. Policy: Keep the impacts of noise, smoke, glare, fumes, vibration, hazardous and other environmental impacts to levels associated with adjacent land uses.

~~i. Implementation: Refer applications for industrial uses to the Air Pollution Control Division's Stationary Sources Program to determine if an Air Pollution Emission Notice is required.~~

2. Policy: Site and design buildings to minimize air, light, odor, and noise impacts to adjacent properties.

Water ~~Quality and Quantity~~ Resources

Vision

Jefferson County: ~~A county that is dedicated to the conservation and wise use of water resources.~~ A county that recognizes that water is an essential resource, and balances water use with the physical supply, while protecting the long term quality and quantity of water resources. ~~A county that ensures that land development does not exceed the carrying capacity of the water resources.~~

~~Staff Response: In general, staff does not wish to change Goals or Visions that have been reviewed by the Planning Commission Subcommittee.~~

Proper planning and maintaining of water quality and quantity is essential. An adequate and safe supply of water preserves the health of the community's residents and its environment. The way land is developed and used affects water quality and quantity. The recent drought and water restrictions have heightened awareness that water is a finite resource.

The majority of residents are served by public water and sanitation. Other residents, mostly in the mountains, rely on ground water supplies drawn from individual wells and must dispose of wastewater through an individual sewage disposal system (ISDS). In many mountainous areas, severe limitations exist for ISDS installations because of steep slopes, depth of rock and coarse-textured soil. Improper treatment or disposal of effluent can result in ground water and surface water contamination.

In March 2003, Jefferson County was required to apply for a Municipal Separate Storm Sewer System Discharge Permit, mandating that the county manage stormwater quality ~~by~~ treating ~~it~~ stormwater as a resource rather than a waste product.

Land development affects both the quality and the quantity of both ground water and surface water. Because of this direct link, the adverse impacts of existing and future development on this necessary resource should be studied and mitigated.

1) General

- i) Goal: Protect ~~natural water and improve the~~ quality and quantity ~~and restore natural water quality and quantity where human activity has had an adverse effect of water resources in the county.~~

~~Staff Response: In general, staff does not wish to change Goals or Visions that have been reviewed by the Planning Commission Subcommittee.~~

(a) Objective: Ensure water supplies for new development are sufficient in terms of quality, quantity, and dependability.

1. Policy: Balance water use with the physical supply of surface water, ground water, and ground water recharge, so that water resources are protected from long term depletion.
2. Policy: Proponents of new developments, or of a change in land use, must demonstrate that legal and physical water is

adequate and available prior to approval of new developments.

Staff suggests adding "Implementation: Create 1041 regulations to protect water resources."

2) Surface Water

- i) Goal: Protect, and preserve and improve the natural quality and quantity of surface water resources and restore water quality that has been adversely effected by human activity.

Staff Response: In general, staff does not wish to change Goals or Visions that have been reviewed by the Planning Commission Subcommittee.

(a) Objective: Coordinate surface water planning on a watershed level.

1. Policy: Coordinate with neighboring communities and with regional planning forums to develop and implement effective watershed management strategies.
 - i. Implementation: Appoint a county representative to each watershed authority in the county.

(b) Objective: Improve surface water quality.

1. Policy: Protect and enhance water resources and riparian areas through buffers, no build areas, drainage easements, best management practices (BMPs), and restoration where appropriate. (See Appendix)
 - i. Implementation: Create and maintain an inventory of water resources and riparian areas.
 - ii. Implementation: Use the data and maps to establish priorities for Riparian Areas that are important to conserve or restore.
2. Policy: The county should explore alternatives for road treatment in winter, choosing effective options with the least amount of harmful environmental and health impacts.

(c) Objective: Minimize public and private losses due to flood conditions by increasing awareness and keeping regulations current.

1. Policy: Restrict development in the 100-year floodplains.
 - i. Implementation: Update the Floodplain Overlay District as updated maps are adopted by the Federal Emergency Management Agency (FEMA).
 - ii. Implementation: Update the Jefferson County defined floodplains as needed.

(d) Objective: Encourage land use patterns that maintain the function and quality of surface water resources. (See Appendix)

1. Policy: Protect water quality by analyzing potential impacts of development proposals, applying best management practices to reduce or control sources of contamination, and complying with local, regional, state and federal requirements.
 - i. Implementation: The county should establish setbacks for floodplains and natural waterbodies to direct development away from Riparian Areas. Setback widths will depend on the quality, or priority, of Riparian Areas and the density of development.
 2. Policy: Applications for new development should address potential water quality impacts for properties that contain surface water or have the potential to impact surface water quality.
 3. Policy: Work with the Colorado Department of Transportation (CDOT) to address non-point source pollution from highway activities and CDOT construction projects, and develop mitigation measures to protect water quality.
 4. Policy: Industrial material, waste storage and livestock manure should be stored properly and managed to protect water quality.
- (e) Objective: Manage water to limit the spread of vector and waterborne diseases.
1. Policy: Refer applications for development to ~~the~~ Jefferson County Public Health ~~and Environment~~ to identify the best management practices for controlling water- and/or mosquito-borne diseases/viruses.
 2. Policy: Ditch companies ~~should monitor and treat~~ will manage ditch water to prevent water- and/or mosquito-borne diseases/viruses. Staff Response: This is an advisory document and generally avoids words such as: "will", "must" and "shall"
- (f) Objective: Protect existing surface waters to maintain important ecosystems.
1. Policy: Natural stream channels and flows should be maintained to protect the surface drainage network. If changes are necessary, improvements should be natural in appearance and function.
 2. Policy: Vegetation along drainage-ways should be maintained to minimize erosion and fugitive dust pollution, and maximize the riparian habitat.
 3. Policy: Manage existing surface waters to provide for ground water recharge and maintain important ecosystems and aesthetic values.

4. Policy: The keeping of livestock should not be located in floodplains, riparian areas or wetlands.

3) Ground Water

- i) Goal: Protect, preserve and improve the quality and quantity of ground water resources.

(a) Objective: Ensure new development maintains **natural ground water quality** and improves ground water quality **that has been impacted by development**. **Staff Response: Not sure what "natural ground water quality" is. Also do not feel that the suggest qualifier make the objective clearer.**

1. Policy: In areas of ground water contamination **caused by human activity**, the county should encourage the creation of a public water and sanitation district. **#In areas where only ONSITE^[H&E1] wastewater treatment is available, then the wastewater should be ~~adequately~~ treated to meet ~~adopted~~ local, state and Federal standards and ~~then should be~~ released ~~upgradient where it can~~ in a manner that recharges the groundwater table. (UPGRADIENT IS UNNECESSARY)**

Staff Response: Don't think 'caused by human activity' is necessary. Rest of changes OK.

2. Policy: Avoid overuse by livestock to reduce erosion, especially where well and ISDS are used.
3. Policy: Separate livestock enclosures from wells by at least 200 feet.

- i. Implementation: Revise Regulations to require a minimum separation between livestock enclosures and wells of 200 feet.

4. Policy: Mining and quarry proposals ~~should~~**will** be reviewed ~~for to evaluate the impacts~~ on nearby wells **and local ground water resources**. Existing wells ~~should~~**and ground water resources will** be protected from contamination. ~~and~~ ~~Decreased well yields~~ caused by mineral extraction **and quarry operation will be minimized and/or mitigated as appropriate.**

5. Policy: When an area has been identified by the county or Colorado Department of Health as having a groundwater problem, no zoning or health variances or changes should be approved that would aggravate the problem.

(b) Objective: The ~~existing~~**natural** ground water resource should be protected. **Staff Response: not sure what "natural" means.**

1. Policy: New or existing development ~~should~~**will** not be allowed to deplete the existing ground water supply beyond the ability of the local area to recharge itself **(How is 'local area'**

defined? [H&E2] Staff Response: This is an advisory document and generally avoids words such as: "will", "must" and "shall"

2. Policy: Provide opportunities for ground water to be filtered and recharged naturally. What does this mean? What are you trying to achieve with this policy?

(c) Objective: Examine county water resources to strive for an adequate, reliable and safe supply of ground water.

1. Policy: ~~Encourage continued~~ Provide funding for data collection and analysis ~~of data for the purpose of determining~~ to evaluate the extent and availability of ground water resources in the Mountain Ground Water Overlay District.
 - i. Implementation: Initiate and support a process for monitoring, maintaining and improving the quantity and quality of water necessary to support existing and future development.

4) Storm Water Management

- i) Goal: Protect the quality of water resources through the management of storm water.

(a) Objective: Ensure new development maintains and improves water quality through compliance with storm water Best Management Practices (See Appendix).

1. Policy: New development should address potential impacts to storm water, including run off of soils and chemical compounds that may result from the proposed uses including pesticides, herbicides and hydrocarbons.
 - i. Implementation: Update the county regulations on a regular basis to meet current stormwater and drainage standards.
2. Policy: Identify appropriate measures to protect water resources from effects of point and non-point sources of storm water pollution.
 - i. Implementation: Applicants for construction activities, industrial uses and mining activities which meet thresholds under State law shall demonstrate that they have obtained a Colorado Stormwater Permit. Colorado Stormwater permits require applicants to identify and carry out appropriate BMPs to minimize polluted runoff from their sites.
 - ii. Implementation: The county should identify point source and non-point source contamination of stormwater.

3. Policy: Stormwater from new developments should not discharge into a drinking water supply reservoir unless it can be demonstrated that water quality will not be impaired.
4. Policy: Runoff from impervious surfaces and fertilized landscape areas should be filtered through vegetated buffers and grass swales or other infiltration structures to reduce pollutants before the runoff leaves the property.
5. Policy: Development and other land use activities should avoid water quality impacts from erosion and sedimentation. Such uses should not result in degradation of water quality as measured by Colorado's Antidegradation Policy. (See Appendix)
6. Policy: Develop storm water facilities, particularly those associated with larger residential projects, with useable recreation components above the 10-year storm capacity.

(b) Objective: Review and develop effective strategies and regulations to reduce stormwater runoff.

1. Policy: Utilize Low Impact Development (LID) as a Stormwater management approach and set of practices that can be used to reduce runoff and pollutant loadings by managing the runoff as close to its source(s) as possible.
- ~~1-2.~~ Policy: The county ~~should~~will work with the adjacent cities and counties, stormwater districts, park and recreation districts, metro districts, developers, and residents to develop new, innovative standards for stormwater management. Staff Response: This is an advisory document and generally avoids words such as: "will", "must" and "shall"
- ~~2-3.~~ Policy: Infiltration techniques ~~should~~will be the dominant stormwater management device when site conditions are technically feasible. Staff Response: This is an advisory document and generally avoids words such as: "will", "must" and "shall"
 - i. Implementation: Create regulations that give incentives for infiltration and reduce runoff.
- ~~3-4.~~ Policy: Retention and detention ponds ~~should~~will be: Staff Response: This is an advisory document and generally avoids words such as: "will", "must" and "shall"
 - a. Monitored regularly and maintained by the property owners, tenants or associations;

- b. Landscaped with appropriate plants and trees to emulate the natural environment;
 - c. Designed with infiltrative and porous surfaces; and
 - i. Implementation: Regulations ~~should~~that require regular monitoring and maintenance of structural Best Management Practices to ensure long-term function.
- 4-5. Policy: New development ~~should~~will include techniques and structures that mimic pre-development hydrology. Staff Response: This is an advisory document and generally avoids words such as: "will", "must" and "shall"
- (c) Objective: Manage stormwater runoff from existing development to preserve and enhance water quality and encourage ground water recharge.
- 1. Policy: Run-off from impervious surfaces, including pavement and hard-packed corrals, ~~should~~will be managed to protect water quality. Staff Response: This is an advisory document and generally avoids words such as: "will", "must" and "shall"
 - 2. Policy: Existing development ~~should~~will be encouraged to implement storm water quality best management practices. Staff Response: This is an advisory document and generally avoids words such as: "will", "must" and "shall"
 - i. Implementation: Create incentives to encourage existing development to improve infiltration and reduce runoff.
- (d) Objective: Ensure new development minimizes erosion during and after construction.
- 1. Policy: Use BMPs to minimize erosion and sediment loss.
 - i. Implementation: Update regulations to require developers to replace or rehabilitate topsoil and vegetation disturbed or destroyed by development, as applicable, to minimize soil erosion.
 - 2. Policy: In areas susceptible to erosion, preventative measures ~~should~~will be taken during construction to minimize erosion. Staff Response: This is an advisory document and generally avoids words such as: "will", "must" and "shall"
- (e) Objective: Ensure drainageway improvements mitigate the impacts of increased runoff; are natural in appearance and function; and preserve and enhance water quality.
- 1. Policy: Encourage the preservation and construction of drainageways and stormwater management facilities that complement the natural and rural landscape.

5) Well & Individual Sewage Disposal Systems (ISDS)

- i) Goal: Manage the use of wells and ISDS to ensure that the quantity and quality of water resources are maintained and human health and the environment is are protected^[H&E3].
- (a) Objective: Development served by well and ISDS ~~should~~will be limited to a scale/density consistent with sustainable water resources and protective of human health and the environment. Staff Response: This is an advisory document and generally avoids words such as "will", "must" and "shall"
1. Policy: When well^[H&E4] what about cisterns and / or springs – do we want to say 'private water supply' wherever appropriate, or something like that? and ISDS are proposed, densities will adhere to Jefferson County Public Health ISDS Regulations OR the densities established by Planning and Zoning, which ever is more stringent and/or appropriate.
 2. Policy: When well and ~~septic~~ISDS are proposed, inside the Mountain Ground Water Overlay District (MGWOD), the overall gross density should not exceed 1 dwelling unit per ~~7.5~~ acres and the minimum lot size should be 5 acres.
 - ~~2~~.3. Policy: When well and ~~septic~~ISDS are proposed, outside the MGWOD, the overall gross density should not exceed 1 dwelling unit per ~~7.5~~ acres and the minimum lot size should be 3.5 acres.
 - ~~3~~.4. Policy: When public water and ISDS are proposed, inside the MGWOD, the overall gross density should not exceed 1 dwelling unit per ~~7.5~~ acres and the minimum lot size should be 3.5 acres.
 - ~~4~~.5. Policy: When public water and ISDS are proposed, outside the MGWOD, the overall gross density should not exceed 1 dwelling unit per ~~7.5~~2.5 acres and the minimum lot size should be 2 acres.
 - ~~5~~.6. Policy: When well and public sanitation are proposed, inside the MGWOD and where the discharge from the public sewer recharges local groundwater, the overall gross density should not exceed 1 dwelling unit per ~~7.5~~10 acres and the minimum lot size should be 5 acres. This development must also comply with any restrictions or conditions imposed by the well permits.
 - ~~6~~.7. Policy: When well and public sanitation are proposed, inside the MGWOD and where the discharge from the public sewer does not recharge local groundwater, the overall gross density should not exceed 1 dwelling unit per ~~7.5~~15 acres and the minimum lot size should be 5 acres. This development

must also comply with any restrictions or conditions imposed by the well permits.

- 7.8. Policy: When well and public sanitation are proposed, outside the MGWOD, the overall gross density should not exceed 1 dwelling unit per acre and the minimum lot size should be 0.5 acres. This development must also comply with any restrictions or conditions imposed by the well permits.

Allowed Housing Density & Minimum Lot Size

	Inside the Mountain Ground Water Overlay Zone District		Outside of the Mountain Ground Water Overlay Zone District	
	Gross Density	Minimum Lot Size	Gross Density	Minimum Lot Size
Well & ISDS *	1 du/7.5 acres	5 acres	1 du/5 acres	3.5 acres
Public Water and ISDS	1 du/5 acres	3.5 acres	1 du/2.5 acres	2 acres (with secondary treatment)
Well and Public Sewer with local recharge	1 du/10 acres	5 acres	N/A	N/A
Well and Public Sewer without local recharge**	1 du/12 acres	5 acres	1 du/acre	0.5 acre

* Assumes Water Usage of 250 gallons per day; Approximately 40% ISDS recharge available to wells; 13.53 inches of precipitation per year; 2.04% of precipitation available to wells.

**Assumes all of the above, except 0% recharge to wells is assumed.

~~8.9~~. Policy: Developments served by wells may be allowed an overall gross density greater than what is recommended above, if:

- a. A hydrologic study is submitted demonstrating:
 - i. an adequate water supply for the needs of the proposed land uses;
 - ii. No adverse impacts on neighboring water users, including depletive effects or well-to-well interference, on neighboring water users, or that any such adverse impacts will be adequately mitigated.

AND

- b. A water quality study is submitted demonstrating that county and state guidelines for the proposed development are met and that adverse impacts to neighboring properties are mitigated.

Implementation: Adopt standardized criteria for these studies.

~~9.10~~. Policy: A reliable water supply ~~should~~will be proven for all new development. A cistern with hauled water is not considered a reliable water supply. **Staff Response: This is an advisory document and generally avoids words such as: "will", "must" and "shall"**

- ~~10~~.11. Policy: If wells and ISDS are proposed inside the MGWOD, non-residential installations ~~should~~**will** have a **consumptive** water use equal to or less than a residential equivalent. (See Daily Water Usage Estimates in the Appendix.) **Staff Response: This is an advisory document and generally avoids words such as: "will", "must" and "shall"**
- ~~11~~.12. Policy: If wells and ISDS are proposed inside the MGWOD, all development should not exceed the water **usage (pumped gallons)** equivalent to 1 dwelling unit, or 300 gallons a day per 10 acres.
- ~~12~~.13. Policy: **At minimum, Pumpa** well yield tests ~~should be~~ **is** required to conform to **Colorado Water Well Construction Rule 12.2** ~~of the State's Water Well Construction Rules~~. (See Appendix.)
- ~~13~~.14. Policy: Proposed new wells within a water and/or sanitation district, where ground water is the district's source, should be reviewed by the appropriate district, because the wells have the potential to deplete the district's ground water supply.

(b) Objective: Conversion of wells and ISDS from residential to commercial uses should be carefully evaluated.

1. Policy: Conversions of wells from residential to commercial uses should not allow an increase from the original amount of allowed water to be withdrawn. Consumption restrictions of the new commercial permits should indicate the particular proposed use or uses and should not allow unlimited, nonspecific uses. **Note that state determines well permit use conditions.**
2. Policy: Conversion of ISDS from residential to commercial use should utilize advanced treatment systems, grease trap installations and other alternatives – **where appropriate - for [H&E5] improving wastewater quality and will require approval from the Board of Health.**

(c) Objective: Protect wells from adverse effects of small-lot development served by well and ISDS.

1. Policy: In areas where wells and an ISDS are used, the effluent processed through the ISDS should be used to recharge the source ground water in the same general area where it is withdrawn.
2. Policy: Permits for vault **type ISDS and gray** ~~and/or black-water~~**blackwater/graywater type ISDS** should be discouraged, because they could result in a proliferation of wells on lots with insufficient recharge area and the discharge is transported off site.

- (d) Objective: Protect the quality of surface and ground water from pollution caused by individual sewage disposal systems.
1. Policy: Manage and maintain ISDS to protect water quality and recharge water resources.
 2. Policy: Encourage contaminant removal technology as a standard application for new ISDS.
 3. Policy: ~~The~~ Jefferson County ~~Department~~ ~~Public of~~ Health and ~~Environment should~~ ~~will~~ continue to ~~actively~~ explore alternatives to the standard soil absorption systems for treating sewage effluent. ~~Staff Response: This is an advisory document and generally avoids words such as: "will", "must" and "shall"~~
 4. Policy: Require advanced treatment ISDSs in areas of known ground water quality problems.
 5. Policy: Require advanced treatment system ISDSs when replacing failed ISDSs ~~when it is appropriate to do so~~.
 6. Policy: Encourage replacement of ISDS within village/activity centers with connection to central sewer, if available.
 7. Policy: Encourage homeowners to regularly test their well water for potability.
 - i. Implementation: Provide free or low cost testing in exchange for use of well data.
- (e) Objective: Ensure that the regulations regarding ISDS reflect current technology and industry standards.
- ~~1.~~ Policy: Protect water quality by locating ISDS facilities 200 feet from streams and waterways to avoid non-point pollution problems. ~~NOTE: This is 4 times the state-mandated setback and will render some areas unbuildable. A better approach might be to mandate advanced treatment ISDS in areas that are at risk of pollution from ISDS. Staff Response: Text changed to 100 feet separation – matching the 2X state-mandated setback for well to ISDS separation. Also added language about advanced treatment ISDS.~~
 1.
 - i. Implementation: Update ISDS regulations addressing minimum lot sizes, geologic constraints, design and overall site suitability.
 2. Policy: Encourage the state to evaluate the separation requirements between wells and leach fields.
 - i. Implementation: Create ~~and fund a~~ work program with the Department of Health to evaluate the current separation required between wells and leach fields.

3. Policy: When ISDS/well separation variances are requested, they should only be allowed in cases ~~of hardship~~ where the threat to human health and the environment can be determined to be negligible.

i. Implementation: Work with the Board of Health to review the criteria for granting variances.

6) Centralized Water and/or Sanitation Systems

i) Goal: Ensure that centralized water and/or sanitation systems protect the quality and quantity of water resources.

(a) Objective: Encourage connections to a centralized water and sanitation systems, when ~~possible~~ prudent, reasonable, appropriate, and economically feasible, and/or are necessary to protect human health and the environment.

1. Policy: All new development in the plains and activity centers in the MGWOD 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 economical, private wells and ISDS are permissible.
2. Policy: All new non-single family detached development in the plains and activity centers in the MGWOD should be served by a centralized water and sanitation system or provide documentation demonstrating that doing so is not fiscally viable.
3. Policy: Encourage land owners to work with service providers to obtain central water and sewer services, as they become available.

(b) Objective: Centralized water and/or sanitation providers should have the capacity to serve their proposed service area with adequate water quality, quantity and effluent treatment.

1. Policy: Ensure the water source for centralized water systems are both legally and physically available. ~~Two water sources are preferred as the source of water for public systems. What does "two water sources" mean?~~
2. Policy: 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.
3. Policy: All centralized water system and/or centralized sewer system should be overseen by an operational agency.
4. Policy: All centralized water systems should be ~~annually~~ inspected ~~annually~~ and have their water quality checked for potability, regardless of the number of homes served.

5. Policy: Encourage the consolidation of water and/or water and sanitation providers.
 6. Policy: The preferred water source for centralized water systems is a free-flowing stream or spring. 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 [that](#) 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.
 7. Policy: Encourage formal agreements among water providers to mitigate potential water supply shortages among individual providers. [This could be difficult when considering water rights issues. Unless systems are interconnected, how do you do this?](#)
 8. Policy: Support the creation of centralized water systems when rural areas have limited or sporadic water supplies. [Central water systems are expensive for large lot developments and rural areas. You need sufficient density to make it cost-effective.](#)
 9. Policy: Discharge from sewage treatment plants should be returned to an area upgradient from where the water has been withdrawn to ensure adequate source ground water recharge. [Great for quantity, for quality maybe not so much. Most wastewater treatment plants rely on gravity flow through the system and discharge down stream from the inlet. Up stream discharge may not achieve the goal of ground water recharge, it depends on the hydrogeologic conditions of the discharge point.](#)
 10. Policy: Adverse impacts associated with sewage treatment facilities should be mitigated [utilizing the best available technology](#).
 11. Policy: Encourage centralized water and/or sanitation systems to provide service to a broad area, such as an entire activity center, rather than just one development.
 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 sanitation.
- (c) Objective: Site water and wastewater facilities appropriately.
1. Policy: Encourage water and wastewater providers to work with 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.

7) **Water Resource** Conservation

- i) Goal: Promote water conservation ~~practices~~. Staff Response: In general, staff does not wish to change Goals or Visions that have been reviewed by the Planning Commission Subcommittee.

(a) Objective: Conserve water resources by minimizing water use.

1. Policy: Promote water conservation techniques which provide large water use reductions and have relatively low cost. (See Appendix)
2. Policy: Encourage development and implementation of water conservation plans and programs, primarily using technological, design and incentive approaches, combined with community education.

(b) Objective: Encourage new developments to incorporate water conservation techniques.

1. Policy: Encourage building techniques and designs that make efficient use of water, including reclamation of water for landscape irrigation when not in conflict with water law.
2. Policy: Encourage compact development patterns that conserve water resources.
3. Policy: New development in the mountains should apply stringent water ~~conservation measures and avoid water-intensive uses~~.

(c) Objective: Design landscaping to conserve water.

1. Policy: Encourage water conservation measures such as xeriscape, native drought tolerant plants and subsurface drip irrigation.
 - i. Implementation: Update landscaping regulations as new water conservation techniques are proven.
 - ii. Implementation: The county should amend regulations to ensure that new covenants do not preclude xeriscape landscaping, or incorporation of native plants and grasses.
2. Policy: Design landscape plantings to:
 - a. Minimize water consumption;
 - b. Blend with native vegetation using existing on-site trees and vegetation;
 - c. Provide small animal habitat and forage;
 - d. Minimize high-water-consuming turf;

- e. Limit the size and location of irrigated landscapes;
- f. Group plant materials based on water consumption; and
- g. Prevent soil erosion.

(d) Objective: Support water conservation through gray-water reuse.

NOTE: This is a touchy subject for the developments with wells and may conflict with district rules. Also, be aware that any graywater used for irrigation means that the water will be lost to evaporation and transpiration and will not be available for ground water recharge.

1. Policy: Appropriate agencies should investigate legislation to allow for the use of gray-water for outdoor watering and other non-potable uses.
2. Policy: Encourage re-use of treated wastewater for irrigation and other acceptable uses when legally and economically feasible.
 - i. Implementation: Demonstrate the benefits of reusing gray-water to dispel negative attitudes.

8) Wetlands

i) Goal: Preserve, enhance and/or create wetlands to protect water resources.

(a) Objective: Protect wetlands from degradation.

1. Policy: Preserve or enhance wetlands.
2. Policy: Ensure no "net loss of wetlands" in conformance with Federal Regulations, and create new wetlands, where appropriate.
 - i. Implementation: Identify and map wetland areas of the county.
 - ii. Implementation: The county should explore regulations to protect and enhance isolated wetlands, not protected by federal regulations.
3. Policy: Promote the design and construction of ecologically complete artificial wetlands, where appropriate.
 - i. Implementation: Modify the county regulations to require the construction of ecologically complete artificial wetlands when existing wetlands are destroyed.
4. Policy: Wildlife access to wetlands should be protected, maintained, and where possible, enhanced.

(b) Objective: Ensure new development avoids, or mitigates impacts to wetlands.

1. Policy: County staff and landowners will work together on a case-by-case basis to identify and prioritize wetlands.

2. Policy: New development should avoid damaging, disturbing, or disrupting any significant wetlands. Where impacts to significant wetlands are unavoidable, the county shall require appropriate mitigation including restoration, enhancement, and/or creation of wetlands along with the implementation of a management and monitoring plan.
3. Policy: Development proposals affecting wetlands other than those identified as significant, particularly those with a large size, hydrologic connections, wildlife habitat value, or human interest, should also be evaluated for potential impacts and mitigation measures.
 - i. Implementation: Develop and adopt requirements and performance standards for mitigating impacts to wetlands.
4. Policy: Ensure that new development does not disturb surface or subsurface hydrologic flows to the extent that recharge of nearby wetlands are adversely affected.
5. Policy: New development or structures, fencing, or the keeping of livestock should not be located in wetland habitats.
 - i. Implementation: The county should revise its regulations to protect wetlands from horses and other large domestic animals. The importance of keeping animals to the area's rural lifestyle should be considered.
6. Policy: Land owners of existing significant wetlands will be encouraged to seek assistance from the Soil Conservation Service or Parks and Open Space Department for the purpose of formulating management plans.

9) Riparian Areas

- i) Goal: Preserve and enhance riparian areas to protect water resources.
 - (a) Objective: Protect riparian areas from degradation.
 1. Policy: Preserve or enhance bodies of water, natural springs, waterways, and their banks.
 2. Policy: Allow low impact dispersed recreation uses (e.g., hiking trails, and benches) within riparian corridors to facilitate public access, when consistent with protection of water resources.
 3. Policy: Wildlife access to water and riparian habitats should be protected, maintained, and where possible, enhanced.
 - (b) Objective: Ensure new development avoids, or mitigates, adverse impacts to riparian areas.
 1. Policy: New development should avoid damaging, or disrupting riparian areas. Where impacts are unavoidable, the

county shall require appropriate mitigation including restoration and enhancement of riparian areas.

2. Policy: Conserve and enhance riparian areas through innovative planning, design, buffering, best management practices, open space planning and restoration where appropriate.
 - i. Implementation: Identify riparian areas and create better data and inventory maps that are updated as new information becomes available.
 - ii. Implementation: The county should identify grants and develop partnerships with non-profit organizations and land trusts to leverage county funding for conservation and restoration.
3. Policy: Ensure that new development does not disturb surface or subsurface hydrologic flows to the extent that recharge of nearby streams is adversely affected.
4. Policy: New development or structures, fencing, or the keeping of livestock should not be located in floodplains, or other riparian areas.
 - i. Implementation: The county should revise its regulations to protect riparian areas from horses and other large domestic animals. The importance of keeping animals to the area's rural lifestyle should be considered.

10) Water Storage

- i) Goal: Ensure that new water storage systems are designed and sited to minimize environmental impacts.
 - (a) Objective: Design and site new water storage tanks to blend with the environment.
 1. Policy: Water tanks should be fully or partially buried, where feasible.
 2. Policy: Where water tanks are visible above ground visual impacts should be mitigated through painting to blend in with the surrounding environment, constructing berms to block views from roads, and/or planting landscaping to soften views of the tank and associated equipment.
 3. Policy: Revegetate any land disturbance associated with the tank installation.
 - (b) Objective: Ensure that adequate mitigation is provided to offset the adverse impacts associated with reservoirs.

1. Policy: Preserve or mitigate important wildlife habitats during the construction, operation, and recreational use of a proposed reservoir.
2. Policy: Preserve, move or document any historic structures that would be adversely impacted by a reservoir.
 - i. Implementation: Refer reservoir proposals to the Jefferson County Historical Commission for their opinion regarding the quality of any historic structures and their recommendation regarding whether the structure should be preserved, moved, or documented.
3. Policy: Inundated roads should be replaced, where needed, to ensure Jefferson County residents continued access to public and private properties and significant geographic points.
4. Policy: Services, such as law enforcement, fire protection and emergency services, should be provided by the entity designated to manage the reservoir. **How – a re-allocation of tax dollars? It seems like a duplication of efforts to have it done this way. Staff Response: This is intended to ensure that if a tax-exempt entity builds a reservoir that it will not over-burden the local special districts.**
5. Policy: If new reservoirs cause existing recreation opportunities to cease to exist, those opportunities should be replaced in another location. **How?**
6. Policy: During the construction phase of a reservoir, the following Jefferson County ~~Department of~~Public Health and ~~Environment~~ concerns should be satisfied:
 - a. Water and sanitation to serve any temporary construction facilities;
 - b. Air pollution emissions during the construction and clearance phase of a project;
 - c. Adequate containment of possible fuel spills, and a system to alert downstream water users in the event a spill occurs;
 - d. Abandoned, existing **individual sewage disposal** ~~septic~~ systems; and
 - e. Dust pollution from unpaved construction roads.
7. Policy: After the construction phase has been completed, the following Jefferson County ~~Department of~~Public Health and ~~Environment~~ concerns should be satisfied:
 - a. Sewage treatment for commercial, residential, and recreational development attracted to the area. Centralized

Water and/or Sanitation policies should be followed for new sewage treatment providers/facilities.

- b. Dust mitigation on any permanent recreational roads.
- 8. Policy: When a reservoir project creates adverse impacts on public services or facilities, these impacts should be mitigated.
- 9. Policy: Where the project provides an opportunity for enhanced recreational or service opportunities, these should be planned and provided to create maximum public benefit.
- 10. Policy: 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.

11) Education

- i) Goal: Promote the education of residents, businesses, and appropriate agencies about water issues affecting the county.
 - (a) Objective: Promote awareness of environmental issues associated with water use.
 - 1. Policy: The county should facilitate the distribution of information regarding water quantity and quality and sanitation problems so individuals are aware and can take appropriate actions.
 - i. Implementation: Bring "Water Smarts" to relevant meetings in the mountains.
 - 2. Policy: Work with youth groups, recreation clubs, church groups and local schools, teachers and parent-teacher associations to educate youth about the importance of water in Jefferson County.
 - i. Implementation: Distribute "Where Do Mountain Raindrops Go?" curriculum to schools and other youth groups.
 - 3. Policy: Educate citizens on best practices in conservation, incentive programs, local disaster preparedness and regional environmental programs.
 - 4. Policy: Provide space in county facilities for environmental nonprofit organizations' educational programs and materials.
 - 5. Policy: The county should develop educational programs to inform developers and residents about the ~~best~~ **Best management** ~~practices~~ **Practices** for stormwater to protect water quantity, quality and public health.

6. Policy: Educate the citizenry about the importance of water in making land use decisions.
7. Policy: Work with appropriate agencies when developing public education programs on water issues.
8. Policy: Educate the citizenry on the importance of maintaining ISDSs.
9. Policy: Establish a public awareness program for reporting individual sewage disposal system septic problems and other related issues.
10. Policy: Educational programs should be created to teach the public ways to reduce overall water use without adversely affecting quality of life.
11. Policy: Irrigation ditch companies should provide information to adjacent property owners and residents with regard to management and water plans.

12) Sustainability

- i) Goal: Ensure a clean, reliable water supply for future generations while protecting the natural environment.
 - (a) Objective: Ensure an adequate water supply and quality to meet the needs of current and future residents and businesses.
 1. Policy: Maintain or improve water quality as new development occurs.
 2. Policy: Discourage the severance of all water rights from overlying properties unless an alternate water supply can be guaranteed.
 3. Policy: The county should maintain and restore the integrity of the region's water resources, in part by supporting and achieving consistency with DRCOG's *Clean Water Plan*.
 - (b) Objective: Support ongoing planning and management efforts to ensure water quality is maintained now and into the future.
 1. Policy: Fund and develop a program to identify existing water contamination sources and mitigate or eliminate them.
 - i. Implementation: Provide funding for a study, or several studies, should be conducted by the Jefferson County Department of Public Health and Environment or other appropriate agency that includes investigation and sampling of wells for contaminants, such as, but not limited to, fecal coliform, bacteria, radon, caffeine, nitrate, and phosphorous to determine areas of ground water contamination.

- ii. Implementation: Provide funding for a study should measure the amount of water returned to the ground from ISDS ~~and septic systems~~ to determine the percentage of water used in those systems that is potentially available to recharge the ground water system.
 - iii. Implementation: The county will fund and should coordinate a program with the StateColorado Division of Water Resources to collect well and water data to evaluate trends.
2. Policy: Endorse efforts to better define and protect aquifer recharge areas.

3. Policy: Promote public education concerning causes and actions necessary to control and minimize pollution. Provide information on the county web site on resources and training.

Staff response: Agreed, will add as an implementation.

- (b) Objective: Actively participate in regional decisions concerning air quality, light, odor, and noise.

1. Policy: Play an active participatory role in DRCOG, RAQC, Colorado Department of Transportation (CDOT), and other forums that deals with regional issues.

2) Air Quality

- i) Goal: Promote the protection of air quality and prevent any degradation of the existing air quality.

Staff response: We do not want to make major changes to the goals created by the Planning Commission.

- (a) Objective: Cooperate with governments and businesses to improve air quality. Monitor new businesses or other activities that have the potential to impact air quality.

Staff response: This seems like it should be a policy under this objective. Moved to policy 2.

~~1. Policy: Encourage development patterns that reduce dependence on the automobile for work, shopping, and other trips. (moved)~~

~~2. Policy: Plan for walking, bicycling, transit, and automobile travel alternatives, within and connecting the urban, rural, and mountain communities. (moved)~~

~~3. Policy: Promote carpooling and the use of alternative transportation. (moved)~~

4.1. Policy: Continue to monitor air quality in the county and if air quality begins to degrade, develop implementation strategies to improve air quality.

- i. Implementation: Conduct a coordinated air quality study or assessment for the county. Partner with the State and Denver Regional Council of Governments. This study should identify the current state of air quality and institute a program, which maintains or enhances it. The program should be designed to avoid problems rather than respond to them at a crisis stage.

~~5. Policy: Prevent stop and go traffic, which increases vehicular emissions. (moved)~~

~~i. Implementation: Promote alternative work schedules and telecommuting to reduce the morning and evening commuting patterns. (moved)~~

~~ii. Implementation: Continue to support synchronized traffic signals on major arterial streets/roads. (moved)~~

(b) Objective: Evaluate development proposals relative to their cumulative impacts and compliance with air quality standards. ~~Incorporate dust mitigation into new development and construction activities as a measure to protect air quality.~~

1. Policy: Minimize areas of disturbance including road and driveway cuts, homesite clearings, and any other grading and blasting areas.
2. Policy: To control dust and mitigate the adverse effect of grading for new development, revegetate disturbed areas with species native to Colorado. Performance guarantees should be retained to ensure successful revegetation.

~~8. Policy: Pave or create dust suppression plans for unpaved roads that meet the Average Daily Trips threshold, in accordance with applicable Jefferson County standards. (moved)~~

~~9. Policy: Remove sand used during snowstorms from the streets as soon as possible. (moved)~~

3. Policy: Encourage nonpolluting industries to locate in Jefferson County. Provide resources and tax incentives for sources of air pollution to retrofit or reduce their emissions.

Staff response: Not sure how P&Z can provide these resources and tax incentives.

4. Policy: Refer applications for industrial uses to the Air Pollution Control Division's Stationary Sources Program to determine if an Air Pollution Emission Notice is required.
5. Policy: Refer applications for new non-residential land uses to the Colorado Department of Public Health and Environment (CDPHE) Pollution Prevention team to identify cost-effective and environmentally preferable approaches to reducing air pollution.
6. Policy: Require businesses and developers to mitigate dust and other pollutants resulting from construction, mining, travel on unpaved roads, and similar activities.
7. Policy: Require a sensory impact report when a development proposal will cause significant air pollution including an operating plan.

Staff response: Added.

8. Policy: Storage of materials that can be airborne should be screened on all sides, including the top.
 - i. Implementation: Revise the Standard Operating Procedures to add the CDPHE Pollution Prevention Team to the referral matrix.

(c) Objective: Reduce stationary and mobile source emissions of pollutants.

1. Policy: Mitigate dust on unpaved county roads.

- i. Implementation: Pave or create dust suppression plans for unpaved roads that meet the Average Daily Trips threshold, in accordance with applicable Jefferson County standards.
 - 2. Policy: Encourage the retrofitting of existing fireplaces and stoves to bring them into compliance with the new standards.
 - 3. Policy: Residents with non-complying stoves (prior to 1987) at elevations of 7,000 feet and below should comply with the Colorado Department of Public Health and Environment (CDPHE) no-burn days.
 - 4. Policy: Discourage the use of chemicals that may become airborne, degrade air quality and harm vegetation or wildlife.-
 - 5. Policy: Remove sand used during snowstorms from the streets as soon as possible.
- (d) Objective: Consider the impacts that transportation decisions will have on air quality.
- 1. Policy: Encourage development patterns that reduce dependence on the automobile for work, shopping, and other trips.
 - 2. Policy: Plan for walking, bicycling, transit, and automobile travel alternatives, within and connecting the urban, rural, and mountain communities.
 - 3. Policy: Prevent stop and go traffic, which increases vehicular emissions.
 - i. Implementation: Continue to support synchronized traffic signals on major arterial streets/roads.
 - 4. Policy: Improve air quality through Transportation Demand Management.
 - i. Implementation: Promote alternative work schedules and telecommuting to reduce the morning and evening commuting patterns.
 - ii. Policy: Promote carpooling and the use of alternative transportation.
- 5. Policy: Continue to explore the use of non-sand deicers and implement the alternatives as appropriate.***

3) Light

- i) Goal: Encourage the efficient use of lighting to reduce adverse light impacts and conserve energy while providing for public safety.
 - (a) Objective: Promote high quality lighting for new developments. ~~Mitigate the adverse impacts of lighting practices.~~
 - 1. Policy: Evaluate new development, both public and private, in terms of its lighting impacts ~~on existing and proposed neighborhoods~~ to avoid light or glare trespass on adjacent properties.
 - 2. Policy: Turn off or reduce lighting after close of business. Dim lit signs after dark.

~~3. Policy: Avoid light or glare trespass on adjacent properties. (Combined with #1)~~

4.3. Policy: Direct all lighting downward. Install full cut-off light fixtures. Use light shielding and timers.

4. Policy: All lighting should be in conformance with the Jefferson County Lighting Standards as specified in the Jefferson County Zoning Resolution.

5. Policy: Encourage the use of light fixtures that adhere to dark-sky practices in new and existing development.

i. Implementation: Amend regulations to establish stricter controls for outdoor lighting to allow visibility of dark night skies.

~~5. 7. Policy: Promote innovative sign lighting techniques, such as only lighting letters or not using backlighting.~~

(b) Objective: Provide for public safety through appropriate lighting.

1. Policy: Discourage abrupt changes in light levels, e.g., bright service station canopy next to dark streets.

2. Policy: Keep security lighting at a minimum. Use motion detector lights for security purposes.

4) Odor

i) Goal: Promote the prevention and/or mitigation of adverse impacts of noxious and offensive odors. All new sources should be required to provide a site operating plan with detailed descriptions on how they will address odor and they should be inspected regularly and the plan reviewed yearly.

Staff response: Will add this statement as policy 4 under Objective (a).

(a) Objective: Encourage agricultural, industrial and non-residential development to use management practices and appropriate technology to minimize odor emissions.

1. Policy: Review Jefferson County Zoning Regulations, for the keeping of livestock in residential areas, for the appropriateness of the number of animals, for the size of the parcel, and type of zoning.

i. Implementation: Review potential regulation changes with county residents, interest groups, appropriate agencies and county departments.

2. Policy: Do not allow manure 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.

3. Policy: Consider and respect the existing agricultural and ranching activities including odors, which are associated with them, when reviewing new residential or commercial site plans.

(b) Objective: Plan housing densities and commercial intensities to ensure safe and efficient septic system placements.

1. Policy: Prevent odors associated with sewage treatment facilities, commercial and industrial uses, home occupations, and agricultural operations from adversely affecting the community.
2. Policy: Encourage owners of existing odor pollution sources to use effective technology (i.e., exhaust systems) to eliminate or mitigate the problem.
3. Policy: Locate and engineer new sewage treatment facilities and Individual Sewage Disposal Systems (ISDS) to avoid the generation of odors that will adversely affect existing or future developments.
4. Policy: Consider and respect the existing agricultural and ranching activities including odors, which are associated with them, when reviewing new residential or commercial site plans.

5) Noise

Goal: Promote the control and/or mitigation of adverse impacts of excessive noise. . All new sources should be required to provide a site operating plan with detailed descriptions on how they will address noise and they should be inspected regularly and the plan reviewed yearly.

Staff response: Will add this statement as policy 4 under Objective (a).

- (a) Objective: Encourage the adoption of noise level standards, which limit or mitigate adverse impacts to surrounding landowners.
 1. Policy: Coordinate with the State Health Department to determine appropriate noise standards for rural mountain environments. This study should assess the typical level of man-made background noise of mountain, residential/mountain open lands at their logical and legal buildout.
 - i. Implementation: If the study concludes that acceptable noise levels are different in the mountain areas than in the urban and suburban areas, encourage the County Commissioners and the State Health Department to adopt noise ordinances tailored to mountain areas.
 2. Policy: Ensure that hours for conducting a business operation are acceptable to the community.
 3. Policy: Identify appropriate construction hours with zoning restrictions.
- (b) Objective: Encourage site designs that use building orientation, landscaping and natural buffers to mitigate excess noise.
 1. Policy: Coordinate with CDOT to provide for effective screening and sound barriers between major highways and adjacent residential areas, using materials and designs that blend with the natural landscape.
 2. Policy: Orient loading docks away from residential uses.
 3. Policy: Limit hours for loading/unloading and trash pickup when adjacent to residential uses.

4. Policy: 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.
5. Policy: Use berming, solid fencing, or increased landscaping between loading docks, and/or parking/drive areas and residential uses.
6. Policy: Conduct vehicle repair and maintenance work in an enclosed area.

(c) Objective: Ensure noise to and from all adjacent land uses is considered during review of a development proposal.

1. Policy: Require studies that evaluate and address noise levels and mitigation techniques for land uses or activities generating excessive or annoying noise levels.
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.
 - i. Implementation: The Health Department should establish criteria for evaluating noise impacts and mitigation techniques.
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 the Colorado noise standards, but are an annoyance, should be mitigated.
- ~~2-5.~~ Policy: Carefully consider all proposed land uses adjacent to interstate highways, railroads, and designated flight zones to protect them from associated disruptive noise levels.
- ~~3-6.~~ Policy: Consider and respect the existing agricultural and ranching activities including noises, which are associated with them, when reviewing new residential or commercial site plans.
- ~~4-7.~~ Policy: In the vicinity around the Rocky Mountain Metropolitan Airport, encourage the use of sound-dampening construction materials and design techniques to reduce outside and/or inside noise levels.
- ~~5-8.~~ Policy: Review proposed airport/heliport/ultralight locations on a site-by-site basis to ensure that noise on the 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.
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.

6) Sustainability

- i) Goal: Promote the use of energy-efficient technologies to help prevent the impacts of air, light, odor and noise pollution.

- (a) Objective: Encourage clean nonpolluting industries to locate in Jefferson County.
1. Policy: Utilize various county resources to promote and encourage nonpolluting business to locate within the county.
- (b) Objective: Ensure county operations set the example for best practices.
1. Policy: Support the purchase and use of hybrid and alternative or clean fuel vehicles for fleets.
 2. Policy: Use energy-efficient lighting throughout county buildings.
 3. Policy: When replacing existing road sweepers, explore purchasing units that reduce dust generation and facilitate sand recycling.
 4. Encourage recycling of sand uses for snow and ice control, where economically viable.
 5. Encourage local governments, businesses and residents to conserve and reduce energy consumption.
 6. Integrate renewable energy sources, such as wind, solar and geothermal sources, into the planning and building of new structures.
 7. Adopt a county wide greenhouse gas emissions reduction level targets.
 8. Adopt County and City codes that encourage sustainably designed and energy efficient buildings, landscaping and infrastructure.
 9. Encourage fleet owners to pool their purchasing power and encourage the availability of ethanol, biodiesel, hybrid, and/or compressed natural gas for vehicles.
 10. Provide financial incentives to builders, businesses and home owners who install energy efficient buildings and equipment.
 11. Encourage residents to drive less and, if possible, to upgrade vehicles to more fuel efficient models.
 12. Encourage the use of mass transportation, walking, biking and ridesharing rather than single occupant vehicle driving.
 13. Offer shuttle services to major points of the county.

Staff response: Incorporated 5-8. Policy 9 is similar to policy 1. Policies 11 and 12 are covered in the Transportation chapter. Not sure how policies 10 and 13 relate to the objective.