

North Plains Area Plan	COMMENTS	CMP COMPARISON
Air, Odor & Noise		
<p>Air, odor and noise are elements of the environment that contribute to the quality of community life. Future development in the area should not be allowed to cause significant degradation of these elements. Proper planning and adherence to Federal, State and County standards should be followed to maintain and enhance the quality of life in the North Plains area.</p>	<p>Duplicative: CMP makes numerous general statements that are consistent with this goal</p>	<p><u>Air, Light, Odor, & Noise Vision</u> Jefferson County: An environment where the management of air quality, light, odor, and noise impacts protects and enhances the quality of life.</p> <p>Good air quality, and unobtrusive light, odor, and noise impacts are elements of the environment that contribute to quality of life. Future development should not cause significant degradation to these elements. By focusing on positive practices, negative impacts may be avoided, including:</p> <ul style="list-style-type: none"> • Damage to human health, reduced life expectancy, mortality, lost earning capacity, and workforce 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. <p>Jefferson County works with the Regional Air Quality Council (RAQC) and the Denver Regional Council of Governments (DRCOG) to address regional air-quality issues.</p>
<p>Goal: Protect people and property from the harmful effects of air pollution, excessive noise and noxious odors.</p>	<p>Duplicative. CMP makes numerous general statements that are consistent with this goal</p>	<p>Goal: Encourage the effective management of air quality and the impacts of light, odor, and noise.</p>
<p>Policies: A. Air Quality 1. Frequent high winds in the North Plains area make the control of dust pollution difficult. The following list includes some mitigation measures that should be considered. a. Snow and ice removal materials which do not damage vegetation or water quality should be applied judiciously to avoid oversanding and oversalting roadways, and sand should be removed from the streets as soon as possible. b. Mining reclamation plans should be enforced, and the reclamation of mining areas which were permitted before reclamation plans were required should be encouraged. c. When development occurs, existing vegetation should be preserved to the maximum extent possible, and disturbed areas should be revegetated. Piles of dirt should be covered or removed to minimize fugitive dust pollution. d. The State's fugitive dust monitoring practices and standards should be reviewed to determine if more stringent standards are needed for high wind areas. e. The monitoring and enforcement of fugitive dust standards should be strengthened. f. Persons or entities responsible for unpaved roads in nonattainment areas which carry more than 150 Average Daily Trips (ADT) in the plains should use all available, practical methods which are technologically and economically feasible in order to minimize emissions resulting from the use of such roadway(s).</p>	<p>Keep in Local</p> <p>Modify CMP</p> <p>Keep in Local</p>	<p>Air, Light, Odor, & Noise 2) Air Quality 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. i) Goal: Promote the protection of air quality. Policy: Continue to explore the use of environmentally-friendly deicers, as appropriate. 6. Policy: Require businesses and developers to mitigate dust and other pollutants resulting from construction, mining, travel on unpaved roads, and similar activities. 1. Policy: Mitigate dust on unpaved County roads. 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. 6.b Sustainability 3. Policy: When replacing existing road sweepers, explore purchasing units that reduce dust generation and facilitate sand recycling.</p> <p>Water 2) Surface Water 2. Policy: Vegetation along drainage-ways should be protected to minimize erosion and fugitive dust pollution, and maximize the riparian habitat.</p> <p>Hazards & Geologic Constraints 2) Geologic Hazards (d) 1. Policy: Final land forms resulting from development should be stable and revegetated with drought resistant species to improve stability and control erosion and dust.</p> <p>Transportation 6) Maintenance & Improvement 3. Policy: Sand should be removed from streets and roads as quickly as possible to reduce vehicle damage, air pollution, vegetation damage, and to improve safety and aesthetics.</p> <p>Add the language as stated as a implementation item under the General Land Use Chapter, Extractive Resources Section, Objective A,</p>

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		<p>Policy 1.</p> <p>The State Mined Land Reclamation Division, or the county, should enforce reclamation, and an incentive plan should be developed by the county or the state to induce current owners of pre-Reclamation Act mining sites to implement voluntary reclamation.</p>
<p>2. Fireplaces and stoves, as of 1987, are required to comply with the new Colorado legislation regulating fireplaces and woodburning stoves. The State and County should encourage the retrofitting of existing fireplaces and stoves to bring them into compliance with the new standards.</p>	<p>Duplicative</p>	<p>Air, Light, Odor, & Noise 2) Air Quality</p> <p>2. Policy: Encourage the retrofitting of existing fireplaces and stoves to bring them into compliance with the new standards.</p>
<p>3. The County should encourage bans on woodburning on high pollution days, and should make exceptions when wood is used as the primary source of heat, when economic need is demonstrated and when technological improvements to existing stoves and fireplaces or new installations have been made that meet the standards set by the State.</p>	<p>State law requires this</p>	<p>None</p>
<p>4. Jefferson County Health Department should continue to enforce regulations that prohibit trash burning and govern the issuance of burning permits for agricultural use and ditch maintenance.</p>	<p>Keep</p>	<p>None</p>
<p>5. Airborne contamination from Rocky Flats should continue to be monitored in the North Plains area by the Air Pollution Control Division of the Colorado Department of Health. Increased monitoring should be considered within a 4-mile radius of Rocky Flats.</p>	<p>Keep</p>	<p>None</p>
<p>6. Industrial emissions, especially chemical fumes, should be controlled by the company creating the emission and should comply with governmental regulations.</p>	<p>Modify CMP</p>	<p>Air, Light, Odor, & Noise 2) Air Quality</p> <p>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.</p> <p>Modify to say: Industrial emissions, including coal and oil burning, should be controlled by the company entity creating the emission. These emissions should be monitored by the appropriate regulating agency.</p> <p>Add as Policy 2 under the Air, Light, Odor, & Noise chapter, Air Quality, Objective A.</p>
<p>7. The following measures should be considered to reduce air pollution from vehicle emissions.</p> <p>a. Increased use of car and van pools by residents and employees in the area should be encouraged.</p> <p>b. Public transit service, particularly suburb-to-suburb routes, should be expanded.</p> <p>c. Additional park-and-ride locations should be provided as demand increases.</p> <p>d. Bikeways, equestrian trails and pedestrian paths should be developed to encourage the use of alternative modes of transportation.</p> <p>e. The transportation system should be designed and managed to minimize air pollution from vehicle emissions.</p>	<p>Duplicative</p>	<p>Air, Light, Odor, & Noise</p> <p>Policy: Promote carpooling and the use of alternative transportation. Policy: Plan for walking, bicycling, transit, and automobile travel alternatives, within and connecting the urban, rural, and mountain communities. (c) Objective: Reduce stationary and mobile source emissions of pollutants. 3. Policy: Prevent stop and go traffic, which increases vehicular emissions. 4) Trail System i) Goal: Promote connectivity and continuity of local and regional trails. (a) Objective: Provide connections between neighborhoods, local Activity Centers, schools, public places and transit. Policy: Provide trail connections with park-n-Ride lots to link bicycle/pedestrian facilities with transit. Multi-Modal Transportation System 2. Policy: Support a system of multi-modal corridors that are designed to accommodate a complete range of modes of travel, including transit, bicycle, pedestrian, and vehicular traffic, where appropriate. 4. Policy: Encourage additional Regional Transportation District (RTD) park-and-Ride sites as demand increases.</p>
<p>8. Coal and oil burning emissions should be monitored for compliance by the regulating entities.</p>	<p>Modify CMP</p>	<p>Modify to say: Industrial emissions, including coal and oil burning, should be controlled by the company entity creating the emission. These emissions should be monitored by the appropriate regulating agency.</p> <p>Add as Policy 2 under the Air, Light, Odor, & Noise chapter, Air Quality, Objective A.</p>
<p>9. The location and density of new development should be sensitive to the intensity and direction of wind currents to avoid adverse impacts on air quality</p>	<p>Duplicative</p>	<p>General Land Use 3. Infill and Redevelopment</p>

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in the community.		1. Policy: Ensure that new retail, office, industrial and community use activities are compatible with existing surrounding uses. Air, Light Odor & Noise 1) General 2. Policy: Site and design buildings to minimize air, light, odor, and noise impacts to adjacent properties. 4. Policy: Require a sensory impact report when development may cause significant impacts to air, light, odor, and noise.
10. A coordinated air quality study or assessment for the North Plains area should be undertaken by the County, 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.	Keep	None
B. Odors 1. Odors associated with sewage treatment facilities, industry, home occupations, and agricultural operations should not be allowed to affect the community adversely. Owners of existing odor pollution sources should be encouraged to use effective technology to eliminate or mitigate the problem.	Duplicative	Air, Light, Odor, & Noise 4. Odor 1. Policy: Prevent odors associated with sewage treatment facilities, commercial and industrial uses, home occupations, and agricultural 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.
2. Enforcement of Colorado Air Quality Control Commission odor pollution regulations should be strengthened.	Not appropriate in land use plan	None
C. Noise 1. 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.	Duplicative	Air, Light, Odor, & Noise 4. Odor 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.
2. The Jefferson County Health Department is encouraged to become a friendly facilitator to secure voluntary compliance with Colorado noise standards and mitigation of annoying noises by the people or businesses responsible.	Duplicative	Air, Light, Odor, & Noise 5. Noise 3. Policy: All new sources that would potentially violate noise level standards 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. i. Implementation: The Health Department should establish criteria for evaluating noise impacts and mitigation techniques.
3. The adverse impact of noises that do not exceed the Colorado noise standards, but are an annoyance, should be mitigated.	Duplicative	Air, Light, Odor, & Noise 5. Noise 4. Policy: The adverse impact of noises that do not exceed the Colorado noise standards, but are an annoyance, should be mitigated.
4. All public buildings within the Jefferson County Airport Influence Area, including schools, colleges and universities, hospitals and public health facilities, rest homes and convalescent homes, concert centers, auditoriums and amphitheatres, and day care facilities and nurseries should be sound attenuated to achieve an inside noise level of 25 decibels from the outside noise levels.	Duplicative	Air, Light, Odor, & Noise 5. Noise 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.