

North Plains Area Plan	COMMENTS	CMP COMPARISON
<b>Hazards</b>		
<p>Where hazardous conditions exist, hazardous events are more apt to occur. For example, severe and continuing rains and poorly designed and built structures can cause an unstable slope to become a landslide area. Colorado law requires counties and municipalities to control land development in areas where existing hazards have been identified. Protection of life and property from hazards needs to be considered in reviewing development locations. In addition to the possible loss of life or property, the failure to recognize hazards can have environmental consequences.</p>	Duplicative	<p><b>Vision:</b> Jefferson County: Life, health and property of residents are protected from the effects of hazardous conditions by avoiding the development of those areas unless elimination or mitigation of the hazard is possible.</p> <p>The intent of this section is to identify hazards in the County that should be mitigated or eliminated prior to development and to identify those governmental entities that have the authority to safeguard people, property and the environment from injury or damage caused by hazardous conditions and events, whether natural or triggered by human activities.</p> <p>During the development review process, all development proposals should be checked to ensure that hazards are not present on the specific site or can be adequately mitigated, and that the appropriate measures and design guidelines have been applied. Potential problems need to be identified early in the process before economic loss and environmental damage occurs.</p>
<p><b>GOAL</b></p> <p>Protect life and property from the effects of natural or man-made hazards.</p>	Duplicative	<p><b>Vision</b></p> <p>Jefferson County: Life, health and property of residents are protected from the effects of hazardous conditions by avoiding the development of those areas unless elimination or mitigation of the hazard is possible.</p> <p><b>Goal:</b></p> <p>Promote public safety and reduce loss of property due to hazards and geologic constraints.</p>
<p><b>POLICIES</b></p> <p><b>A. General</b></p> <p>Jefferson County should implement Solid Waste Management Programs with emphasis on recycling and household hazardous waste clean -up procedures. These programs should stress public education and information on the proper use and disposal of toxic, infectious and hazardous wastes.</p>	Already do it (mostly)– Rooney Road Recycling Center	<p>Services, Special Districts, Facilities and Utilities</p> <p>Facilities</p> <p>(g) Objective: Develop and maintain a cooperative relationship with the private sector providers to achieve access to environmentally sound solid waste disposal options.</p> <ol style="list-style-type: none"> <li>1. Policy: Support practices and programs to lengthen the life of landfills to avoid relocating and to maximize efficiencies.</li> <li>2. Policy: Carefully evaluate land uses proposed next to solid waste facilities to ensure the continued viability of the facility.</li> <li>3. Policy: Support existing recycling and composting facilities and encourage the community to consider and use waste reduction methods (See Appendix D II. h.).</li> </ol>
<p><b>B. Geologic</b></p> <p>Various combinations of geologic conditions are found throughout the study area.</p>	Duplicative	<p>Mapped Major Geologic Hazard Areas</p> <ul style="list-style-type: none"> <li>• Rockfall</li> <li>• Landslide</li> <li>• Slope Failure</li> <li>• 100 Year Floodplains</li> <li>• Zoned geologic hazards, except Dipping Bedrock</li> <li>• Subsidence</li> <li>• Methane</li> </ul> <p>Mapped Moderate Geologic Hazard Areas</p> <ul style="list-style-type: none"> <li>• 40% or greater slopes</li> <li>• Post-wildfire flooding and mud flow areas</li> </ul> <p>Mapped Major Geologic Constraint Areas</p> <ul style="list-style-type: none"> <li>• 30% - 40% slopes</li> <li>• Highly swelling soils</li> <li>• Dipping Bedrock</li> </ul> <p>Mapped Moderate Geologic Constraint Areas</p> <ul style="list-style-type: none"> <li>• 20% - 30% slopes</li> <li>• Moderate swelling soils</li> <li>• Highly erodible soils</li> <li>• Highly sensitive soils</li> </ul> <p>Mapped Minor Geologic Constraint Areas</p> <ul style="list-style-type: none"> <li>• Moderately erodible soils</li> <li>• Moderately sensitive soils</li> </ul>

<p>1. No development should be allowed in high geologic hazard areas unless adequate mitigation or elimination of the hazard can be demonstrated. High hazard areas in the North Plains are shown on the North Plains Hazards Map, available at the Jefferson County Planning Department. The high geologic hazard areas include:</p> <p>Slope Failure Complex: A slope with a combination of hazardous conditions, such as rockfalls plus landslides.</p> <p>Unstable Slopes: Slopes that could fail but have not. Construction activity on these slopes may induce failure.</p> <p>Rockfalls: The falling, bouncing and rolling of large rocks down steep slopes with great momentum.</p> <p>Landslides: The downslope movement of earth and rock material, typically in large, discrete masses. There is a distinct surface failure line.</p> <p>Subsidence: The surface collapse of ground over underground mines. Areas of previous mining often contain hazardous conditions such as steep or vertical rock faces of dangerous heights, open or poorly sealed passageways into areas of previous underground activities, or underground rooms or passageways which constitute a potential location for subsidence. This condition can be very hazardous to structures built in subsidence-prone areas.</p>	<p>Duplicative</p>	<p>Hazards 1 General 1. Policy: Development in hazard areas should be avoided or the effects of such development mitigated to minimize harm to the County and its' residents such that each is not subject to future safety or cost implications. Policy: Avoid development in geologic hazard areas, unless a study is conducted on the area and there is adequate mitigation or elimination of the hazards. 4. Policy: Development in geologic hazard areas should be discouraged. Development should only be allowed in these designated hazard areas when adequate mitigation or elimination of the potential hazards can be demonstrated.</p> <p><i>Geologic hazard</i> shall mean a geologic condition or geologic process which poses a significant threat to health, life, limb, or property. <i>Geologic constraint</i> shall mean a geologic condition which does not pose a significant threat to life or limb, but which can cause intolerable damage to structures. Mapped Major Geologic Hazard Areas</p> <ul style="list-style-type: none"> <li>• Rockfall</li> <li>• Landslide</li> <li>• Slope Failure</li> <li>• 100 Year Floodplains</li> <li>• Zoned geologic hazards, except Dipping Bedrock</li> <li>• Subsidence</li> <li>• Methane</li> </ul> <p>Definitions of the hazards/constraints are in the glossary</p>
<p>2. Other hazards which are present in the North Plains area include quicksand and the Golden Fault. These are not considered to be in the high hazard category but should be addressed when they exist in a proposed development area.</p>	<p>Keep in Local Plan</p>	<p>None</p>
<p>3. In an area of either low or moderate hazard, each site should be reviewed and the appropriate site development and Design Guidelines followed.</p>	<p>Duplicative</p>	<p>Hazards 2 Geologic Hazards &amp; Constraints 5. Policy: Evaluate development proposals for the presence of major geologic constraints and if constraints are identified mitigate the constraints and/or evaluate the appropriateness of the proposed density/intensity. 6. Policy: Development proposals should address how moderate and minor geologic constraint areas will be mitigated.</p>
<p>4. In areas of unstable slopes, structures should be designed to withstand the stress caused by slope conditions, or slopes should be modified to ensure stability.</p>	<p>Duplicative</p>	<p>Hazards 2 Geologic Hazards &amp; Constraints 2. Policy: Design development to ensure slope stability, withstand stress caused by slope conditions and create a natural appearance with the surrounding landscape.</p>
<p>5. Drainage systems on unstable slopes should be designed so the flow of water improves the slope stability.</p>	<p>Add to CMP</p>	<p><b>Modify to say:</b> Drainage systems in all hazard areas and in constraint areas associated with steep slopes should be designed so the flow of water improves the slope stability.</p> <p><b>Add as Policy 4 under the Hazards &amp; Geologic Constraints Chapter, Geologic Hazards &amp; Constraints, Objective B.</b></p>
<p>6. The final land forms that result from development should be stabilized.</p>	<p>Duplicative</p>	<p>Hazards 2 Geologic Hazards &amp; Constraints (d) Objective: Protect existing structures and roads from adverse impacts caused by new development. Impacts include geologic, erosion and sedimentation. 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>7. Existing structures and all existing hazards in the area around a proposed project should be protected from adverse impacts caused by the project. These adverse impacts include, but are not limited to: a. the disruption of soil and rocks when road cuts are made and utilities are extended; b. changes in drainage patterns and the erosion of soil, causing damage to property lower on a slope; and c. aggravation or acceleration of an existing hazardous condition.</p>	<p>Duplicative</p>	<p>Hazards 2 Geologic Hazards &amp; Constraints (d) Objective: Protect existing structures and roads from adverse impacts caused by new development. Impacts include geologic, erosion and sedimentation. (b) Objective: Ensure activities do not aggravate or accelerate existing geologic hazards and constraints. (See Appendix C II. a.) 2. Policy: Design development to ensure slope stability, withstand stress caused by slope conditions and create a natural appearance with the surrounding landscape.</p>
<p>8. Residential development should occur only on slopes of 30% or less. See the Housing section of this Plan for additional information.</p>	<p>Duplicative</p>	<p>Housing 4 Site constraints 4. Policy: Discourage residential development on slopes exceeding 30%. (See Appendix B I. c.)</p>

<p><b>C. Swelling Soils</b>  1. Swelling soils are clay-rich soils which expand when wet and shrink when dry. The North Plains Hazard Maps should be checked to determine if such soils are present on a site. When they are shown to exist, a soil test should be required and the following policies should be applied.  a. Structures should be designed to withstand the rising and falling pressures of swelling soils.  b. Drainage systems in developed areas should be designed to minimize the effects of swelling and shrinking cycles that could aggravate the damage caused by swelling soils.  c. Landscaping and outdoor watering systems should be designed to minimize the swelling and shrinking cycles that could aggravate the damage caused by swelling soils. Xeriscape techniques should be considered because they conserve water and can reduce the risk of property damage from expansive soils.</p>	<p>Add to CMP</p>	<p>In the CMP, highly swelling soils are considered a “Major Geologic Constraint” Hazards  2 Geologic Hazards &amp; Constraints  1. Policy: Mitigate swelling soils so that they do not create adverse impacts on development.  5. Policy: Evaluate development proposals for the presence of major geologic constraints and if constraints are identified mitigate the constraints and/or evaluate the appropriateness of the proposed density/intensity.  2. Policy: Locate development in areas with minimal geologic hazards, and mitigate impacts associated with development in hazard and constraint areas.</p> <p><b>Modify to say:</b>  When swelling soils exists, landscaping and outdoor watering systems for non-residential, multi-family and common areas in single family residential developments should be designed to minimize swelling soils. Xeriscape techniques should be considered because they conserve water and can reduce the risk of property damage from expansive soils.</p> <p><b>Add as _____ under the Hazards &amp; Geologic Constraints Chapter, Geologic Hazards &amp; Constraints, Objective _____</b></p>
<p><b>D. Floodplain</b>  1. The North Plains area contains a number of areas which are considered to be in a hazardous floodplain. Wherever possible, steps should be taken to reduce the risk to life and property in the event of a flood.</p>	<p>Duplicative</p>	<p>Hazards  3 Floodplains  (b) Objective: Preclude land use activities in the 100-year floodplain that would increase the danger and amount of flooding.</p>
<p>2. The 100-year floodplain identified in the County's flood management program, as well as The Urban Drainage studies listed in the Appendix, should be considered when development plans are reviewed.</p>	<p>Duplicative</p>	<p>Hazards  3 Floodplains  1. Policy: Development in a floodplain should comply with the Floodplain Overlay Zone District.  2. Policy: Identify 100-year floodplains on Official Development Plan's (ODP's).</p>
<p>3. In the future, only those land uses allowed by the County flood management program should be permitted in floodplains.</p>	<p>Duplicative</p>	<p>Hazards  3 Floodplains  1. Policy: Development in a floodplain should comply with the Floodplain Overlay Zone District.</p>
<p>4. A natural design approach to mitigation of flood hazards in rural and semirural areas is preferred.</p>	<p>Duplicative</p>	<p>Hazards  3 Floodplains  (c) Objective: Encourage natural areas around streams.  1. Policy: Amend the Storm Drainage Design Criteria Manual to allow mitigation of a flood hazard in the mountains with a natural design approach.  2. Policy: Consider using natural design rather than concrete channelization.</p>
<p>5. Within reasonable limits, County inspection is needed for dams under 10 feet that are not regulated by the State. After the Colorado Water Court approves the water impoundment in dams which are under 10 feet, the County or a County designated entity should regulate these dams.</p>	<p>Add to CMP</p>	<p>Hazards  3 Floodplains  8. Policy: Strongly discourage land use development from locating in areas below dams, spillways, and levees that would require the State Engineer to upgrade the classification of these structures.</p> <p><b>Modify to say:</b>  The county should work with the State to create regulations for dams under 10 feet. After the Colorado Water Court approves the water impoundment in dams which are under 10 feet, the County or a County designated entity should regulate inspect these dams.</p> <p><b>Add as Policy 4 under the Hazards &amp; Geologic Constraints Chapter, Floodplains, Objective A.</b></p>
<p>6. The cumulative effect of small impoundment dams along some streams should be examined to determine if this presents a flood hazard.</p>	<p>Add to CMP</p>	<p>None  <b>Modify to say:</b>  The cumulative effect of small impoundment dams along some streams should be examined to determine if this presents a flood hazard.</p> <p><b>Add as Policy 5 under the Hazards &amp; Geologic Constraints Chapter, Floodplains, Objective A.</b></p>
<p>7. A workable flood warning system should be established for areas with potential flooding.</p>	<p>Duplicative</p>	<p>Hazards  3 Floodplains  3. Policy: Support the continued refinement and use of regional flood warning systems.</p>
<p>8. Reasonable access to waterways should be provided for maintenance, within easements, to limit the impact to private property.</p>	<p>Add to CMP</p>	<p>Hazards  3 Floodplains  2. Policy: Obtain access for Jefferson County and the Urban Drainage and Flood Control District into floodplains for floodplain and floodway maintenance from the landowner, as necessary.</p> <p><b>Modify to say:</b>  Reasonable Access to waterways ditches and dams should be provided for maintenance, within easements, to limit the impact to private property.</p>

		<b>Add as Policy 6 under the Hazards &amp; Geologic Constraints Chapter, Floodplains, Objective A.</b>
9. When new development or redevelopment is proposed, the coordination with the Urban Drainage and Flood Control District should occur to ensure that structures or other types of existing, inadvertent flood detention features are protected. <b>Examples include, but are not limited to, the area upstream of U.S. Highway 36 on Big Dry Creek, upstream of the railroad crossing of Big Dry Creek just east of Colorado State Highway 121, and upstream of this same railroad where it crosses Walnut Creek.</b>	<b>Keep examples in Local Plan</b>	Hazards 3 Floodplains 1. Policy: The County will cooperate with FEMA and the Urban Drainage and Flood Control District, as well as other State and Federal agencies, to prevent flood damage and incompatible land uses in flood hazard areas.
<b>E. Toxic Materials &amp; Waste</b> 1. The manufacturing, handling, storage and transportation of all hazardous materials and chemicals, including toxic materials and wastes and potentially toxic materials and wastes, should comply with County, State and Federal regulations.	Duplicative	Hazards 7 Hazardous Wastes and Materials 1. Policy: Handling, storage, transportation, manufacturing, use and disposal of hazardous wastes and materials should comply with applicable regulations.
2. Better coordination with EPA, State, County, and fire protection departments and districts should be pursued to deal with all aspects of hazardous materials issues, e.g., proposals, reviews, incidents, regulations, enforcement procedures, etc. <b>Information about the 1986 Federal Superfund Amendment and Reauthorization Act (SARA/Title III) is contained in the Appendix.</b>	Duplicative <b>Add to CMP Appendix</b>	Hazards 7 Hazardous Wastes and Materials 2. Policy: Inform Fire Districts and emergency management teams of chemicals, explosives, hazardous materials, products and their wastes stored or manufactures on sites, or transported within their districts. 2. Policy: Refer development proposals where hazardous or toxic materials are involved to Fire Districts and emergency management.
<b>F. Electromagnetic Radiation</b> Facilities which emit electromagnetic energy should be closely examined for potential health hazards. Electromagnetic radiation sources are evaluated during zoning, and conformance with the American National Standards Institute (ANSI) guidelines for radio frequency is recommended. FCC has adopted these guidelines for health protection.	Duplicative	Hazards 5 Radiation (b) Objective: Safeguard people and property from injury or loss due to humanmade radiation. 1. Policy: Evaluate electromagnetic radiation sources and have them conform to ANSI standards.
<b>G. Radiation</b> 1. Water used for human consumption should not exceed safe levels of radioactive isotopes.	Duplicative	Hazards 5 Radiation 3. Policy: Ensure air and water meet federal and state standards for radioactivity. While private wells are not regulated, it is recommended they meet the standards.
2. Development in areas having naturally high radioactivity should be designed to avoid the build-up of radon gas.	Duplicative	Hazards 5 Radiation 2. Policy: Existing structures and new construction in areas which have been identified as having high levels of natural radioactivity should be mitigated. i. Implementation: Consider adopting International Building Code regulations that would require new construction in areas with high levels of natural radioactivity to use building techniques to prevent high radon levels.
3. If levels of plutonium exceeding State standards are found to exist on a site, the hazard should be mitigated or the hazard area should remain undisturbed.	<b>Add to CMP</b>	Hazards 5 Radiation i. Implementation: Refer development proposals near uranium deposits to the state and county public health departments to evaluate impacts from radiation. <b>Modify to say:</b> <b>If levels of radioactive materials plutonium exceeding State standards exist on a site, the hazard should be mitigated or the hazard area should remain undisturbed.</b>  <b>Add as Policy 4 under the Hazards &amp; Geologic Constraints Chapter, Radiation, Objective A</b>  <b>Change Objective A to read:</b> Protect the public from naturally occurring radioactive material, where possible.  <b>Change Objective B to read:</b> Safeguard people and property from injury or loss due to human-made electromagnetic radiation.
4. The State Office of Emergency and Disaster Services should give top priority to the development of a workable evacuation plan for the North Plains in the event of an accident at Rocky Flats. A task force should be formed to push for the establishment of this plan. The Department of Energy and EG & G Inc. should be approached for sponsorship. This task force should include representatives of affected municipalities, the County and the community.	<b>No longer needed, plant is closed.</b>	None

<p>5. Plans for retail development in the W-470 and Colorado State Highway 93 area should be referred to the Colorado Department of Health for evaluation of:</p> <ol style="list-style-type: none"> <li>ambient levels of radiation existing in the soil; and</li> <li>adequacy of emergency evacuation plans for the proposed development.</li> </ol>	<p>Local Plan</p>	<p>Hazards 5 Radiation i. Implementation: Refer development proposals near uranium deposits to the state and county public health departments to evaluate impacts from radiation.</p>
<p><b>H. Methane</b></p> <p>1. The amount of methane gas generated by abandoned landfills in the study area is not currently known. Development proposed on or near these sites should comply with the following recommendations.</p> <ol style="list-style-type: none"> <li>Methane from landfills should be vented or collected prior to development. All structures on landfills should be properly vented to prevent methane build-up.</li> <li>The design of structures and improvements should be based on careful site design and subsurface testing before construction is permitted on landfills, in order to prevent damage from differential settlement.</li> <li>A Certificate of Designation should be required to demolish or bury material and buildings that may contain asbestos or other toxic and hazardous substances. The operation should be monitored to prevent the occurrence of groundwater and other types of contamination.</li> </ol>	<p>Add highlighted text to CMP</p>	<p>Hazards 6 Current, Closed and Abandoned Landfills 1. Policy: Ensure land adjacent to landfills has protection from methane gas and differential settlement. i. Implementation: Map abandoned and current landfills. 2. Policy: Prevent methane build-up in all structures on closed and abandoned landfills by proper venting and equipping them with methane monitors and alarm systems. 3. Policy: Vent or collect methane from closed and abandoned landfills prior to development. 4. Policy: Design structures and improvements based on careful site design and subsurface testing before construction is permitted on landfills to prevent damage from differential settlement. 5. Policy: The preferred land use on landfill caps are uses such as ball fields with no irrigation, lighting, or structures. However, properly engineered structures cannot be prohibited with appropriate zoning.</p> <p>Add language as stated as Policy 4, under the Hazards &amp; Geologic Constraints Chapter, Hazardous Wastes &amp; Materials, Objective A.</p>
<p><b>I. Airport, Heliport &amp; Ultralight</b></p> <p>1. Proposed airport, heliport and ultralight locations should be reviewed on a site-by-site basis to ensure that noise, lighting and other undesirable impacts on the surrounding areas are mitigated.</p>	<p>Duplicative</p>	<p>Hazards 10 Airport / Aircraft 2. Policy: Jefferson County Planning and Zoning should review proposed aviation activities (i.e. hangars, fuel storage tanks, heliports...) on a site-by-site basis.</p>
<p>2. County zoning regulations pertaining to aircraft should be amended to provide for control over the private use of light aircraft, helicopters and ultralights. Landing sites should be located to ensure that the safety and health of residents is protected.</p>	<p>Delete</p>	<p><i>There are not current zoning regulations specifically for aircraft. Any proposed public or private airport would need to go through a Site Approval or Planned Development process, they are not allowed as a use by right in any zone district. The documents created with the Site Approval and Planned Development processes have standards created for the specific project that could address safety and health concerns.</i></p>
<p>3. Noise levels should be within the acceptable decibel range set by the State of Colorado.</p>	<p>Duplicative</p>	<p>Hazards 10 Airport / Aircraft 4. Policy: Ensure noise levels from aircraft are within the acceptable decibel range set by the state, county, and/or FAA.</p>
<p>4. Landing approaches and takeoff patterns should not endanger people or property.</p>	<p>Duplicative</p>	<p>Hazards 10 Airport / Aircraft i) Goal: Prevent life and property from being endangered by aircraft operations, landing approaches and takeoff patterns.</p>
<p>5. Land use controls to accommodate the operation of the Jefferson County Airport should be enforced.</p> <ol style="list-style-type: none"> <li>Ensure that land use within the Airport Influence Area will not result in increased demand for public expenditures to protect new development from hazards associated with aircraft.</li> <li>Ensure that the manufacturing, processing, or storing of explosive, toxic or radioactive materials does not occur in the Primary Approach and Departure Zones of the Airport.</li> <li>Ensure that noise-sensitive land uses such as schools, homes, hospitals, etc., occur outside the Primary Approach and Departure Zones.</li> <li>Provide aviation easements within the Airport Influence Area. NOTE: The definition of the Airport Influence Area is contained in the Glossary.</li> <li>Use special construction techniques or other accepted measures to reduce interior noise levels within any occupied building inside the Airport Influence Area to the safe and acceptable levels.</li> <li>Maintain the Primary Approach and Departure Zones free of excessive smoke emissions, excessive building heights, excessive exterior lighting, electrical equipment, or communication systems which interfere with airport instrumentation or communication systems, or create other impediments to safe movement of aircraft.</li> <li>Maintain the Clear Zones, defined by the Airport Master Plan, free of any structures.</li> </ol>	<p>Add highlighted text to CMP</p>	<p>Hazards 10 Airport / Aircraft (b) Objective: Accommodate the continued operation of the Rocky Mountain Metropolitan Airport. 1. Policy: Ensure that land use within the Airport Influence Area will not result in increased demand for public expenditures to protect new development from hazards associated with aircraft. 2. Policy: Ensure that noise-sensitive land uses such as schools, homes, hospitals, etc., occur outside Approach and Departure Zones. 3. Policy: Ensure that the manufacturing, processing, or storing of explosive, toxic or radioactive materials does not occur in Approach and Departure Zones. 4. Policy: Residential development should not occur within the Airport Influence Area. 5. Policy: Provide aviation easements within the Airport Influence Area. 6. Policy: Maintain the Clear Zones, defined by the Airport Master Plan, free of any structures. 7. Policy: Designate land uses within and immediately adjacent to Airport Influence Areas that are compatible with the associated hazards and noise of airports. Residential development should not occur in areas affected by 60db(A) or greater noise level.</p>
<p><b>J. Development Review Process</b></p> <p>1. During the development review process, all development proposals, whether new development or within platted subdivisions, should be checked to ensure that onsite and adjacent hazards affecting the proposed use are not present or that appropriate mitigation measures will be used.</p>	<p>Duplicative</p>	<p>Hazards 1 General i) Goal: Promote public safety and reduce loss of property due to hazards and geologic constraints. (a) Objective: Manage growth and development so as to minimize adverse social, economic, and environmental impacts in hazard and geologic constraints areas.</p>

		1. Policy: Development in hazard areas should be avoided or the effects of such development mitigated to minimize harm to the County and its' residents such that each is not subject to future safety or cost implications.
2. Development proposals should be denied when the hazard cannot be mitigated.	Duplicative	Hazards 2 Geologic Hazards and Constraints 1. Policy: Avoid development in geologic hazard areas, unless a study is conducted on the area and there is adequate mitigation or elimination of the hazards. 4. Policy: Development in geologic hazard areas should be discouraged. Development should only be allowed in these designated hazard areas when adequate mitigation or elimination of the potential hazards can be demonstrated.