

North Plains Area Plan	COMMENTS	CMP COMPARISON
Water & Sanitation		
Water supply and sewage disposal are critical elements needed to support development. While the North Plains area is served by a variety of quasi-public and municipal water and sanitation districts and utilities, portions are served by individual well and septic systems.	Duplicative	<p>Vision Jefferson County: A County that recognizes that water is an essential resource, and balances water use with physical supply, while protecting the long term quality and quantity of water resources</p> <p>Proper planning and maintaining of water quality and quantity is essential. An adequate and safe supply of water protects the health of the community's residents and its environment. The way land is developed and used affects water quality and quantity.</p> <p>The majority of residents receive public water and sanitation services. 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).</p>
GOALS 1. A balance between the availability of water and its use should exist to ensure that water resources are not depleted. 2. Development in the North Plains area should be at a scale consistent with available water resources. 3. Water quality should be maintained or improved as new development occurs.	Duplicative	Water Resources General Goal: Protect the quality and quantity of water resources in the County. Surface Water Goal: Protect the quality and quantity of surface water resources. Ground Water Goal: Protect the quality and quantity of ground water resources. Sustainability Goal: Promote a clean, reliable water supply for future generations while protecting the natural environment.
POLICIES A. General The network of ditches and canals in the North Plains area is a distinctive characteristic of the community. They serve as trails, riparian habitat, view corridors, and a source of water for subscribers. However, the ditches and canals are privately owned channels for privately owned water. The desire of the ditch companies to maximize the amount of water that flows through the ditches can run counter to the desire of the community to protect riparian habitat, vegetation and trail corridors. To find a way to meet the desires of all parties, the following actions are recommended.	Keep Local	None
1. Communication among the ditch companies and the residents should be improved.	Duplicative	Water Resources Education Policy: Irrigation ditch companies should provide information to adjacent property owners and residents with regard to management and water plans.
2. A neutral facilitator, acceptable to all participants, should be used to conduct a problem-solving process.	Add to CMP	Modify to say: Citizens and Ditch companies should utilize the Jefferson County Mediation Services to resolve conflicts. Add as Implementation i. under the Water Resources chapter, Education, Objective A, Policy 9.
3. The ditch companies should be encouraged to participate in the planning for open space, trails, and recreation for the North Plains area.	Add to CMP	Open Space, Open Land, Parks & Trails Trails Policy: Use existing natural or man-made corridors (drainage-ways, ditch corridors, utility corridors) to support connections. Coordination Policy: Involve ditch companies in planning for public and private open spaces, trails, and recreation. Modify to say: Ditch companies should be encouraged to respect private property when accessing and maintaining ditches. Add as Policy 10 under the Water Resources chapter, Education, Objective A.
4. The water quality of Standley Lake should be maintained and a comprehensive study should be considered by the interested parties to arrive at a mutually acceptable and equitable set of specific strategies.	Keep Local	None

<p>5. Jefferson County should implement a solid waste management program, with emphasis on recycling, to protect groundwater from contamination caused by the inappropriate disposal of toxic, hazardous, and medical wastes. The Appendix contains additional information.</p>	<p>Already do it – Rooney Road Recycling Center</p>	<p>Hazards & Geologic Constraints Hazardous Wastes and Materials Goal: Encourage the prevention of harmful effects to life and property from exposure to hazardous wastes and materials. Objective: Ensure hazardous wastes and/or hazardous materials are properly manufactured, handled, stored, transported, used and disposed. Policy: Handling, storage, transportation, manufacturing, use and disposal of hazardous wastes and materials should comply with applicable regulations.</p>
<p>6. All new development should be served by public water and sanitation districts whenever possible. Private wells and septic systems are permissible where public systems are unavailable and when lot sizes conform with County and State regulations. Section B. 9 also applies.</p>	<p>Duplicative</p>	<p>Water Resources Centralized Water and/or Sanitation Systems Goal: Ensure that centralized water and/or sanitation systems protect the quality and quantity of water resources. Objective: Encourage connections to centralized water and sanitation systems, when economically feasible, or necessary to protect human health or the environment. 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 fiscally viable, private wells and ISDS are permissible</p>
<p>B. Wells & Septic Systems, Groundwater Quality & Quantity 1. To facilitate well water quality monitoring by individual property owners, the Colorado Department of Health should provide information on probable contaminants in the North Plains area groundwater. A listing of known or probable contaminants in the North Plains area would decrease the guesswork and expense presently involved in testing well water.</p>		<p>None</p>
<p>2. Mining proposals should be reviewed for impacts on nearby wells. Existing wells should be protected from contamination and decreased yield caused by mining.</p>	<p>Duplicative</p>	<p>Water Resources Ground Water Policy: Mining and quarry proposals should be reviewed to evaluate for impacts on nearby wells and local ground water resources. Existing wells and ground water resources should be protected from contamination and decreased yields or lowered historical static water levels caused by mineral extraction.</p>
<p>3. The existing groundwater resource should be protected. New or expanded development should be required to provide proof of adequate potable water before lots are sold.</p>	<p>Duplicative</p>	<p>Water Resources Ground Water Goal: Protect the quality and quantity of ground water resources. Objective: Ensure new development protects ground water quality. General Land Use Sustainability Policy: Require that sufficient quantities of potable water be available to serve existing and future land uses.</p>
<p>4. Industrial material and waste storage and livestock manure piles should be managed to protect surface water and groundwater quality.</p>	<p>Duplicative</p>	<p>Water Resources Ground Water Policy: Existing wells and ground water resources should be protected from contamination caused by new development. Policy: Protect wells from manure pile pollution by employing wellhead protection practices and good manure pile management practices. Manure piles should be sited, designed and maintained so they do not pollute wells for drinking water.</p>
<p>5. Individual sewage systems should be permitted only as allowed by Jefferson County Health Department regulations.</p>	<p>Duplicative</p>	<p>Water Resources Wells & Individual Sewage Disposal Systems (ISDSs) Goal: Manage the use of wells and ISDSs to ensure that the quantity and quality of water resources are maintained, and human health and the environment are protected. Objective: Development served by well and ISDS should be limited to a scale/density consistent with sustainable water resources, and protective of human health and the environment. Densities in this section will apply unless otherwise specified in the community plan. Policy: When well and ISDS are proposed, densities should adhere to Jefferson County Public Health ISDS regulations OR the densities established by this Plan, whichever is more stringent.</p>
<p>6. The need for a hydrologic assessment for a proposed development should be determined on a case-by-case basis.</p>	<p>Duplicative</p>	<p>Water Resources Wells & Individual Sewage Disposal Systems (ISDSs) Policy: Developments served by well may be allowed an overall gross density greater than what is recommended above, if: a. The detailed water analysis described in the Mountain Ground Water Overlay Zone District (whether the property lies within or outside of the Mountain Ground Water Overlay Zone District) demonstrates: 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.</p>

7. Conversion of wells from residential to commercial use should comply with the regulations of the State Division of Water Resources.	Duplicative	<p>Water Resources Wells & Individual Sewage Disposal Systems (ISDSs) Objective: Conversion of wells and ISDS from residential to commercial uses should be carefully evaluated. 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 new commercial permits should indicate the particular proposed use or uses and should not allow unlimited, nonspecific uses. Note that the state determines well permit use conditions. Policy: Conversion of ISDS from residential to commercial use should utilize advanced treatment systems, grease trap installations and other alternatives where appropriate for improving wastewater quality and will require approval from the Jefferson County Board of Health.</p>
8. The location of aquifer recharge areas, both alluvial and bedrock, should be identified at the time of development review. Historical recharge rates and water quality should be maintained.	Modify CMP	<p>Water Resources Wells & Individual Sewage Disposal Systems (ISDSs) Policy: A reliable water supply should be proven for all new development.</p> <p>Modify to say: The County should work with the USGS, CGS, CDOWR, and other appropriate agencies to identify the location of aquifer recharge areas.</p> <p>Add as Implementation i under the Water Resources chapter, Sustainability, Objective B, Policy 2.</p>
9. When well and septic are proposed, the residential density should be 1 du/5ac.	Different density recommendations	<p>Water Resources Wells & Individual Sewage Disposal Systems (ISDSs) Policy: When well and ISDS are proposed, densities should adhere to Jefferson County Public Health ISDS regulations OR the densities established by this Plan, whichever is more stringent. 3. Policy: When well and ISDS are proposed, outside the MGWOD, the minimum lot size should be 3.5 acres, with additional engineering as required by Public Health.</p>
<p>C. Public Water & Sanitation Districts, Municipal Services 1. Expansion of public water and sanitation districts, public water districts and municipal service areas should be based on the following criteria: a. the ability to ensure adequate water supply and pressure and to meet all health standards; b. provision of suitable guarantees of an adequate physical and legal supply of water; and c. provision of suitable guarantees of economic feasibility.</p>	Duplicative	<p>Water Resources Centralized Water and/or Sanitation Systems 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. Policy: Ensure the water source for centralized water systems are both legally and physically available. Policy: Encourage the consolidation of water and/or water and sanitation providers. 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.</p>
2. Coordination among the area's fire protection, water and sanitation districts and municipal services should be maintained and improved to encourage cooperative projects and to ensure adequate water line sizing and fire flow for fire fighting needs.	Modify CMP	<p>Housing Infrastructure & Services Policy: Require new developments to provide an adequate water supply for fire fighting purposes.</p> <p>Services, Special Districts, Facilities and Utilities Services Objective: Ensure that proposed new development will be served by fire protection, law enforcement and emergency services essential for the daily needs of residents and businesses. Policy: Consider all applicable public safety needs in the review of land development proposals. Implementation: Develop a referral form that fire districts can use to evaluate development proposals. (See Appendix D II. c.)</p> <p>Modify to say: Coordination among the area's fire protection, water and sanitation districts and municipal services should be maintained and improved to encourage cooperative projects and to ensure adequate water for fire fighting needs.</p> <p>Add as Policy 5 under the Services, Special Districts, Facilities and Utilities chapter, Special Districts, Objective B.</p>
3. The present high quality of public water should be maintained.	Duplicative	<p>Water Resources General Goal: Protect the quality and quantity of water resources in the County. Objective: Verify that water supplies for new development are sufficient in terms of quality, quantity, and dependability. 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. Policy: Applications for new development, or a change in land use, must demonstrate that legal and physical water is adequate and available prior to approval of the development.</p>

4. Public water and sewage service levels should be maintained and improved, when possible, when new development occurs. Water and sewer service should be as uniform as possible throughout a water and sanitation district or municipal service area.	Duplicative	Water Resources Centralized Water and/or Sanitation Systems 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. 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.
5. All new development within a water and sanitation district or municipal service area should be encouraged to use public water and sanitation services. Existing providers should be consulted when new districts are proposed, to assure appropriate coordination.	Duplicative	Water Resources Centralized Water and/or Sanitation Systems 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. 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 fiscally viable, private wells and ISDS are permissible.
6. The North Plains Plan, upon adoption, should be distributed to water and sanitation districts and municipal service providers serving the area to facilitate their planning for future development demands.	Keep Local	None
7. Fire flow at fire hydrant locations should be increased to meet fire code requirements.	Check with FPD to see if this is a problem. If it is, leave it.	None
8. The costs of providing water and sewer service to new developments should not affect the cost of water and sewer service to existing customers. Tap fees for new development should cover the costs of extending and expanding service.	???? County has no control over pricing of tap fees. ?????	None
D. Storm Drainage & Irrigation 1. Retention and detention ponds, required as a condition of plat approval, should be maintained. A system for enforcing maintenance of these ponds should be established.	Duplicative	Water Resources Stormwater Management Policy: Retention and detention ponds should be a. Monitored regularly and maintained by property owners, tenants or associations; b. Landscaped with appropriate plants and trees to emulate the natural environment; and c. Designed with infiltrative and porous surfaces. i. Implementation: Regulations should require regular monitoring and maintenance of structural BMPs to ensure long-term function.
2. Xeriscaping and/or the planting of native and naturalized vegetation should be considered to minimize water usage and the cost of landscape irrigation.	Duplicative	Water Resources Water Resource Conservation Policy: Encourage water conservation measures such as xeriscape, native drought tolerant plants and subsurface drip irrigation.
3. Run-off from impervious surfaces, including pavement and hard-packed corrals, should be managed to protect water quality.	Duplicative	Water Resources Stormwater Management 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. Policy: Run-off from impervious surfaces, including pavement and hardpacked corrals, should be managed to protect water quality.
4. Ditch companies should be encouraged to respect private property when access to ditches is sought.	Add to CMP	Water Resources Education Policy: Irrigation ditch companies should provide information to adjacent property owners and residents with regard to management and water plans. Modify to say: Ditch companies should be encouraged to respect private property when accessing and maintaining ditches. Add as Policy 10 under the Water Resources chapter, Education, Objective A.

5. Regulations covering the disposal of wastes should be enforced strictly to protect ground and surface water from point and nonpoint sources of pollution.	Duplicative	Water Resources Surface Water Policy: Work with the Colorado Department of Transportation (CDOT) and the Colorado Department of Public Health and Environment (CDPHE) to address non-point source pollution from highway activities and CDOT construction projects, and develop mitigation measures to protect water quality. Policy: Industrial material, waste storage and livestock manure should be stored properly and managed to protect water quality. Stormwater Management Policy: Identify appropriate measures to protect water resources from effects of point and non-point sources of stormwater pollution. Wells & Individual Sewage Disposal Systems (ISDSs) Policy: Avoid non-point pollution problems by locating ISDS facilities at least 100 feet from streams and waterways, and requiring advanced treatment for ISDS facilities located 100 to 200 feet from streams and waterways.
6. Natural stream channels and flows should be maintained to protect the surface drainage network and the visual appeal of streams.	Duplicative	Water Resources Surface Water 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. Policy: Manage existing surface waters to provide for ground water recharge and maintain important ecosystems and aesthetic values.
7. In areas susceptible to erosion, such as the slopes of North Table Mountain or the hogback, preventative measures should be taken during construction to minimize erosion.	Duplicative	Water Resources Stormwater Management Policy: Development and other land use activities should avoid water quality impacts from erosion and sedimentation. Objective: Ensure new development minimizes erosion during and after construction. 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. Policy: In areas susceptible to erosion, preventative measures should be taken during construction to minimize erosion.
8. Vegetation along ditches should be maintained to minimize erosion and fugitive dust pollution, and maximize the riparian habitat. Where vegetation is removed from ditch banks, consideration should be given to revegetation at the edge of the easement. The Open Space, Trails & Recreation section contains additional information on riparian habitat.	Duplicative	Water Resources Surface Water Policy: Vegetation along drainage-ways should be protected to minimize erosion and fugitive dust pollution, and maximize the riparian habitat.
9. The use of "reuse" water for irrigation should be utilized to the maximum extent possible in nonresidential areas.	Duplicative	Water Resources Water Resource Conservation 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.