

North Plains Area Plan	COMMENTS	CMP COMPARISON
<b>Public Schools, Facilities, Services &amp; Utilities</b>		
The perception of the quality of life depends, in part, on the quality of the schools, utilities, fire and sheriff protection, and emergency services. The provision of services should be consistent, reliable and adequate for the development it serves.	Duplicative	The perception of the quality of life in a community depends, in part, on the quality of the schools, community facilities, fire protection, emergency and sheriff services, telecommunications, and utilities. The provision of services should be consistent, reliable and adequate for the development it serves. Jefferson County provides Sheriff's and disaster emergency services, while special districts provide fire protection, schools, or utilities services. Coordination between Jefferson County and the special district service providers is necessary to assure provision of services.
<b>GOAL</b>  Assure that adequate public services are provided to support the land use recommendations for the North Plains area.	Duplicative	<b>Services, Special Districts, Facilities and Utilities</b> Services Goal: Ensure that existing and new developments are served at an acceptable level by law enforcement, fire protection, and emergency and disaster services. Sustainability Goal: Ensure that adequate and reliable services, facilities and utilities are available for current and future generations.
<b>POLICIES</b>  <b>A. Service Facilities</b> 1. Adaptive reuse and shared use of existing structures and facilities should be considered before new facilities are constructed. For example, in Area 3, Juchem School should be considered for adaptive reuse.	Duplicative	<b>Services, Special Districts, Facilities and Utilities</b> Facilities Goal: Promote shared use and excellent site selection and design when community centers, cultural facilities, health care facilities, libraries, private clubs, recreation centers, religious assemblies, schools, solid waste disposal facilities and other facilities are planned, redeveloped or expanded. Objective: Encourage shared facilities and maintain existing facilities, when appropriate. 1. Policy: Promote cooperation between governmental entities, including sharing of services and facilities. 2. Policy: Explore adaptive reuse of existing structures prior to constructing new facilities.
2. The scale, i.e., size, height and mass of new service facilities, should be compatible with surrounding development.	Duplicative	<b>Services, Special Districts, Facilities and Utilities</b> Facilities Policy: New facilities should be of appropriate size and design for the area that they are intended to serve.
3. Locations for new service facilities should be selected in accordance with the North Plains Plan recommendations.	Add to CMP	<b>Services, Special Districts, Facilities and Utilities</b> Facilities Goal: Promote shared use and excellent site selection and design when community centers, cultural facilities, health care facilities, libraries, private clubs, recreation centers, religious assemblies, schools, solid waste disposal facilities and other facilities are planned, redeveloped or expanded. Objective: Coordinate with cities, special districts, and appropriate agencies when developing community facilities and recreation centers. Policy: New facilities should be of appropriate size and design for the area that they are intended to serve.  <b>Combine with policy "G. Community Facilities" to say:</b> Plan and design services and facilities so they are sensitive to the environment and in conformance with the Plan's policies and Design Guidelines in the applicable community/subarea plan.  <b>Add as Policy 2 under the Services, Special Districts, Facilities and Utilities chapter, General, Objective B.</b>
<b>B. Schools</b> 1. Development surrounding school properties should be compatible with the school population, i.e., neither noxious nor hazardous industrial, retail, or office activities should occur near schools.	Modify CMP	<b>Services, Special Districts, Facilities and Utilities</b> Facilities Policy: Designate school sites early in the planning process and promote adjoining uses and access patterns which are complementary.  <b>Modify existing Policy 2 under the Services, Special Districts, Facilities and Utilities chapter, Facilities, Objective F to say:</b> Designate school sites early in the planning process. <del>and Development surrounding school properties should be compatible with the school and promote adjoining uses and complement existing access patterns. which are complementary.</del>

2. Locations for new schools should consider needs for safe vehicular and pedestrian access.	Duplicative	<p><b>General Land Use</b>  Future Growth  Policy: Follow appropriate land use plans when making land use decisions.  i. Implementation: Designate sites for future public use, e.g., schools, fire stations, road maintenance shops, to ensure these essential facilities will exist in the future.</p> <p><b>Transportation</b>  General  Policy: Ensure that street and road layouts and connections support desired response requirements for emergency service and efficient school bus service.  Trail System  Policy: Coordinate with Jefferson County R-1 School District and the National Center for Safe Routes to School to identify connections that would provide opportunities for children to walk or bike to school safely.</p>
<p><b>C. Fire Protection</b>  1. The conditions relevant to fire protection are the road network, the physical conditions, type of landforms of the area, the proximity of fire stations and hydrants to development, the type of personnel (i.e. paid or volunteer), the number and training of personnel, the type of equipment, and the availability of water. Fire protection providers in the North Plains area should have the capability of serving the land uses recommended in this Plan.</p>	Duplicative	<p><b>Services, Special Districts, Facilities and Utilities</b>  Services  Goal: Ensure that existing and new developments are served at an acceptable level by law enforcement, fire protection, and emergency and disaster services.  Objective: Ensure existing services are sufficient for projected development.  Policy: Developers should get documentation from special districts ensuring that those districts commit to serve the requirements of the proposed new development and demonstrate how service needs not provided by an existing special district will be met.</p>
2. Automatic aid agreements should be formalized among the districts to ensure the quickest possible response to emergencies in the North Plains area.	Duplicative	<p><b>Services, Special Districts, Facilities and Utilities</b>  Services  Policy: Work with special districts to develop standards for critical services and decide on responsibility for implementation.</p>
3. Mutual aid agreements should be maintained by all adjacent fire protection districts.	Add to CMP	<p><b>Modify to say:</b>  Jefferson County should facilitate mutual aid agreements between adjacent fire protection districts.</p> <p><b>Add as Implementation i under the Services, Special Districts, Facilities and Utilities chapter, Facilities, Objective H, Policy 1.</b></p>
4. All fire protection districts should use the Uniform Fire Code (UFC). Jefferson County should adopt the UFC and review development applications for compliance with this code and the National Fire Protection Association Code (NFPA).	Add to CMP	<p>Jefferson County uses the IBC (International Building Code)</p> <p><b>Modify to say:</b>  The fire protection districts should adopt the same fire codes as the County.</p> <p><b>Add as Implementation i under the Services, Special Districts, Facilities and Utilities chapter, Services, Objective A, Policy 2.</b></p> <p><b>Note: Ten fire districts have already adopted the same code as the county.</b></p>
5. Fire protection providers should review water and sanitation district plans for water lines to ensure the adequacy of the fire flow for fire fighting.	Delete – county cannot require one special district to do something with another special district.	None
6. In areas where water pressure is insufficient for adequate fire flows, development should be prohibited until adequate fire flows can be provided.	Delete	Done during Site Development Plan, so development cannot occur if inadequate fire protection on site
7. All new development and exemptions from platting should be within a public fire protection district and within acceptable proximity to fire hydrants, or have adequate onsite water storage facilities. Onsite water storage facilities should be approved by the fire protection district of jurisdiction and be in compliance with the UFC.	Duplicative	<p><b>Services, Special Districts, Facilities and Utilities</b>  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: Encourage effective provision of on-site water supplies (See Appendix D II. d.) for fire suppression in residential areas not served by a centralized water system.</p>
8. Fire protection districts should continue to respond to hazardous material and waste incidents and to coordinate with the appropriate emergency response agencies. These districts should consider forming hazmat teams and collaborate on hazardous waste issues.	Delete?	Is this needed now that Rocky Flats has been decommissioned?
9. Fire district master plans and evacuation plans should be considered for inclusion in this Plan as they are developed.	Keep local	None

10. Proposed residential, retail, office, and industrial development that require expanded fire fighting resources, e.g., longer ladders or hazardous material response equipment, should provide funds to the fire district of jurisdiction for the purchase of the needed equipment.	Add to CMP	Add the language as stated as Policy 5 under the Services, Special Districts, Facilities and Utilities chapter, Services, Objective B. Renumber existing policy 3 to policy 6.
11. In order to assure compliance with fire protection district requirements, and adopted codes, fire protection districts should be given the opportunity to review construction plans and to approve the plans prior to issuance of building permits.	Delete	Building department reviews structural permits for compliance with adopted codes. Additionally, Fire departments get referrals to review Site Development Plans and Plats (subdivisions)
12. Fire district boundaries should be defined and made known to fire department personnel, residents, relevant public agencies, and private businesses.	Maps will be included in plan.	<b>Services, Special Districts, Facilities and Utilities</b> Services Implementation: Create a map showing all fire stations and roads within 5 miles of a fire station to determine the possible locations of new fire stations or district boundary adjustments.
13. Fire protection providers should continue to review development proposals and exemptions referred to them by the Jefferson County Planning Department prior to approval of new development and exemptions. This review should include an assessment of the: a. adequacy of the proposed water supply and capability of water storage facilities to deliver the required fire flow for fire protection; b. accessibility, external and internal, to the site for emergency vehicles, e.g., fire department access roads as required by the UFC; and c. capacity of the personnel and equipment to serve the size and type of development proposed.	Add to CMP	<b>Services, Special Districts, Facilities and Utilities</b> Services Policy: Serve all development in the community by an organized fire protection district to reduce potential for damage and loss from fire. Policy: Require that new developments provide adequate water supplies for fire fighting services and/or onsite storage facilities, as identified by the fire protection district.  <b>Modify to say:</b> Developers should work with the local Fire District to address: a. That the proposed water supply and water storage facilities are adequate; b. That the site is accessible (externally and internally) for emergency vehicles and personnel; c. That the fire district has the personnel and equipment capacity to serve the development; d. Wildfire mitigation when the site is in a wildfire hazard area; and e. That other measures or criteria identified/required by the fire protection agency have been met.  <b>Add as Policy 2 under the Services, Special Districts, Facilities and Utilities chapter, Services, Objective B. Renumber existing policies 2 and 3 to policies 3 and 4.</b>  <b>The portion of the policies the discuss referring development applications to the appropriate fire protection agency is covered by existing Policy 1 in the Services, Special Districts, Facilities and Utilities chapter under Sustainability, Objective A: Refer Development applications to the appropriate service agencies for review.</b>
14. Street addresses should be prominently displayed near the road to reduce response time.	Delete	Required by IBC (building code)
15. When fire district boundaries are reviewed, adjacent development without fire protection should be considered for inclusion into the expanded district. Until this occurs, fire districts adjacent to these unprotected areas are encouraged to explore contractual or other arrangements to offer fire protection.	Add to CMP	<b>Services, Special Districts, Facilities and Utilities</b> Facilities Policy: Promote cooperation between governmental entities, including sharing of services and facilities.  <b>Modify to say:</b> Properties not within a fire district should explore inclusion into a fire district or a contractual agreement with a fire district.  <b>Add as Policy 4 under the Services, Special Districts, Facilities and Utilities chapter, Services, Objective B. Renumber existing policy 3 to policy 5.</b>
<b>D. Emergency &amp; Disaster Services</b> A Flood Watch Program and flood warning system should be instituted for drainages and streams where potential flood hazards are known to exist.	Duplicative	<b>Water Resources</b> Floodplains Policy: Support the continued refinement and use of regional flood warning systems.
<b>E. Law Enforcement</b> 1. Law enforcement services provided by the Jefferson County Sheriff's Department and the cities should be maintained and expanded as new growth occurs, e.g., in the future, additional police or Sheriff's Department substations may be needed in the North Plains area.	Duplicative	<b>Services, Special Districts, Facilities and Utilities</b> Services Goal: Ensure that existing and new developments are served at an acceptable level by law enforcement, fire protection, and emergency and disaster services. Objective: Ensure existing services are sufficient for projected development. Policy: Consider all applicable public safety needs in the review of land development proposals.
2. Interagency cooperation between the Jefferson County Sheriff's Department, the cities' police departments and the Colorado State Patrol should be maintained.	Add to CMP	<b>Add the language as stated as Policy 8 under the Services, Special Districts, Facilities and Utilities chapter, Services, Objective B.</b>
3. Traffic control by the Jefferson County Sheriff's Department, city police departments and the State Highway Patrol, particularly speed limit enforcement, should be increased.		none

4. Street addresses should be prominently displayed near the road to reduce response time by law enforcement officers and emergency service personnel.	Delete	Required by IBC
5. Security in parks should be increased as development occurs. Coordination among law enforcement agencies should be considered to improve the cost-effectiveness of this protection.	Delete	Covered in Open Space Chapter
6. The role of the Jefferson County Sheriff's Department as the Designated Emergency Response Authority for unincorporated Jefferson County should be continued, and coordination with fire protection districts and city fire protection departments should be maintained.	Delete?	Is this role for the Sheriff's Department required by statute?
<b>F. Utilities</b> Public utility companies which provide electricity and natural gas should maintain or improve the level of service as development occurs.	Duplicative	<b>Services, Special Districts, Facilities and Utilities</b> General Objective: Ensure utility companies have the capacity to serve existing and proposed development. Policy: Promote the expansion of state-of-the-art utilities. (See Appendix D II. a.)
<b>G. Community Facilities</b> The demand for community facilities, e.g., libraries and community centers, increases as an area grows. When the need for these facilities has been determined, the location should be selected in accord with the Community Plan recommendations and in consultation with the residents in the North Plains area.	Add to CMP	<b>Services, Special Districts, Facilities and Utilities</b> Facilities Objective: Support and enhance library facilities and services. Policy: Cooperate with the Jefferson County Public Library to identify suitable locations for future library facilities.  <b>Combine with policy "A. Service Facilities, 3" to say:</b> Plan and design services and facilities so they are sensitive to the environment and in conformance with the Plan's policies and Design Guidelines in the applicable community/subarea plan.  <b>Add as Policy 2 under the Services, Special Districts, Facilities and Utilities chapter, General, Objective B.</b>