

<b>Public Facilities, Services, &amp; Utilities</b>		
<b>South Jefferson County Community Plan</b>		<b>Comprehensive Master Plan</b>
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.	Duplicative	<b>Services, Special Districts, Facilities and Utilities</b> Vision Jefferson County: A County that ensures adequate and reliable services, facilities and utilities, for the health, safety, and welfare of its residents. 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.
Goal Ensure that adequate public facilities, services and utilities are provided to support the land use recommendations for the South Jefferson County area.	Duplicative	<b>Services, Special Districts, Facilities and Utilities</b> 3) Services i) Goal: Ensure that existing and new developments are served at an acceptable level by law enforcement, fire protection, and emergency and disaster services. (a) Objective: Ensure existing services are sufficient for projected development.
<b>Policies</b>		
A. Service Facilities 1. Adaptive reuse and shared use of existing structures and facilities should be considered before new facilities are constructed.	Duplicative	<b>Services, Special Districts, Facilities and Utilities</b> 4. Facilities 2. Policy: Explore adaptive reuse of existing structures prior to constructing new facilities.
2. New and expanded service facilities and storage lots should comply with the recommendations of this Plan. Service providers are encouraged to work with the community in the site selection and design of new and expanded service facilities. The scale, i.e., size, height and mass, of new and expanded service facilities should be compatible with surrounding development.	Duplicative	<b>Services, Special Districts, Facilities and Utilities</b> 1) Facilities 1. Policy: New facilities should be of appropriate size and design for the area that they are intended to serve. 2. Policy: Encourage developers, agencies and organizations to involve community representatives in site location and design of new and expanded service facilities.
<b>B. Community Facilities</b>		
1. When the need for community facilities, such as libraries and community centers, has been determined, the site selection and design should be in accordance with the Plan recommendations and in consultation with the community.	<b>Add to CMP</b>	<b>Combine policies 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>
2. Shared use of community facilities should be explored by community organizations. Examples of shared use include shared parking or playground use when hours are offset.	Duplicative	<b>Services, Special Districts, Facilities and Utilities</b> 4) Facilities i) 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. 2) Sustainability 2. Policy: Encourage multi-purpose use of public lands, facilities, or services to reduce duplication.
<b>C. Schools</b>		
1. The county, Jefferson County R-1 School District, and other schools, should continue to coordinate when development is proposed.	Duplicative	<b>Services, Special Districts, Facilities and Utilities</b> 4) Facilities 1. Policy: Coordinate with the R-1 School District and Jefferson County Public Library to plan schools and joint use parks and recreational facilities.
2. Locations for new schools should consider needs for safe vehicular and pedestrian access. The Jefferson County R-1 School District and other schools should be included in the planning and implementation of transportation improvements from the beginning of the planning process.	Duplicative	<b>Services, Special Districts, Facilities and Utilities</b> 2. Policy: Designate school sites early in the planning process and promote adjoining uses and access patterns which are complementary. 4) Facilities 2. Policy: Encourage developers, agencies and organizations to involve community representatives in site location and design of new and expanded service facilities.
3. The school district and other schools are encouraged to follow the county planning process and the recommendations of this Plan when constructing new facilities.	Duplicative	<b>Services, Special Districts, Facilities and Utilities</b> 6) Sustainability 3. Policy: Encourage Jefferson County R-1 School District and charter schools to follow the County process when constructing new facilities and to be sensitive to the environment and community.

4. Should area schools experience an increase or decline in enrollment, boundary adjustments should be made to maintain adequate attendance levels. The county should continue to consult with the Jefferson County R-1 School District regarding school attendance projections.	N/A – R-1 is there own elected body and makes these decisions.	<b>Services, Special Districts, Facilities and Utilities</b> 4) Facilities 6. Policy: Coordinate with partners (including Jefferson County School District, private schools, colleges, and businesses) to plan educational facilities that are distributed throughout the County, compatible with neighborhoods and provide opportunities for life-long learning.
5. There should be continued communication among the park and recreation districts, governmental agencies, the school district, other schools, and private organizations responsible for buying and managing public land in the South Jefferson County area in order to foster more efficient management of public lands.	N/A – we have no discretion over the purchases and management of public lands by any public of quasi – governmental agency other than JeffCO. .	<b>Services, Special Districts, Facilities and Utilities</b> 3) Facilities 2. Policy: Encourage developers, agencies and organizations to involve community representatives in site location and design of new and expanded service facilities 4) Facilities 1. Policy: Coordinate with the R-1 School District and Jefferson County Public Library to plan schools and joint use parks and recreational facilities. i) 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.
6. Shared use of school recreational facilities should be encouraged, especially playgrounds and multi-use fields. When new school facilities are in the planning stage, the school district and other schools should coordinate with various community organizations to design the facilities for shared use. See additional recommendations in the Open Space, Trails, Parks & Recreation section of this Plan.	Duplicative	<b>Services, Special Districts, Facilities and Utilities</b> 4) Facilities i) 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. 1. Policy: Coordinate with the R-1 School District and Jefferson County Public Library to plan schools and joint use parks and recreational facilities. 1. Policy: Promote cooperation between governmental entities, including sharing of services and facilities.
7. Development surrounding school properties should be compatible with the school use.	Duplicative	<b>Services, Special Districts, Facilities and Utilities</b> 4) Facilities 1. Policy: New facilities should be of appropriate size and design for the area that they are intended to serve. (f) Objective: Maintain a cooperative approach to planning for educational facilities. 2. Policy: Designate school sites early in the planning process and promote adjoining uses and access patterns which are complementary.
8. New development should bear the cost of the school population generated by the development by providing new public school sites or money in lieu of land.	Duplicative	This is addressed in the Land Development Regulation in the form of Parks and Schools Fees.
9. An unacceptable level of school overcrowding would exist when one or more of the following conditions occurs: a. Double sessions are required. b. The support facilities, i.e., the cafeteria, office, library, clinic, etc., will not support the students as it should in terms of square feet per student. c. The support facilities are adequate, but temporary facilities that must be used lack restrooms, running water, and proximity to support facilities.	Delete, This is a definition not a policy.	
<b>D. Fire Protection</b>		
1. All new development should be served by a public fire protection district.	Duplicative	<b>Services, Special Districts, Facilities and Utilities</b> 3) Services i) Goal: Ensure that existing and new developments are served at an acceptable level by law enforcement, fire protection, and emergency and disaster services.
2. New development should provide a study showing that water pressure and volume within the district will be adequate for fire protection purposes.	Duplicative	<b>Services, Special Districts, Facilities and Utilities</b> 3) Services 1. 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.
3. All applications for development should be referred to the appropriate fire protection agency for review of site accessibility, personnel and equipment capacity, water supply line adequacy, pressure, etc.	Duplicative	<b>Services, Special Districts, Facilities and Utilities</b> 6) Sustainability i) Goal: Ensure that adequate and reliable services, facilities and utilities are available for current and future generations. 1. Policy: Refer development applications to the appropriate service agencies for review.

<p>4. All applications for development within the severe and medium wildfire hazard areas should be referred to the Colorado State Forest Service (CSFS) and local fire protection agency for identification of appropriate mitigation measures. Best management practices and accepted methods of forestland management, as defined by CSFS, should be used to reduce severe wildfire hazard areas to a low or moderate rating.</p>	<p>Duplicative</p>	<p><b>Hazards &amp; Geologic Constraints</b>  1) Wildfire  4. Policy: Refer development proposals to the Colorado State Forest Service and applicable fire protection districts to assess hazards and determine mitigation techniques.  9. Policy: All new development in designated wildfire hazard areas shall complete and implement a wildfire mitigation plan specific to that development. Such wildfire mitigation plans shall identify the building site location, building construction and design, landscaping/defensible space/fuel management, access and water availability.</p>
<p>5. Land development applications should include an evaluation, provided by the developer, that shows:  a. The proposed water supply and water storage facilities are adequate;  b. The site is accessible (externally and internally) to emergency vehicles and personnel;  c. The fire district has the personnel and equipment capacity to serve the development;  d. A fire risk reduction plan, when the site is in a wildfire hazard area; and  e. Other measures or criteria identified/required by the fire protection agency.</p>	<p>Duplicative</p>	<p><b>Services, Special Districts, Facilities and Utilities</b>  3) Services  i) Goal: Ensure that existing and new developments are served at an acceptable level by law enforcement, fire protection, and emergency and disaster services.  1) 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.  6) Sustainability  i) Goal: Ensure that adequate and reliable services, facilities and utilities are available for current and future generations.  (1. Policy: Refer development applications to the appropriate service agencies for review.  4. 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>Hazards &amp; Geologic Constraints</b>  7. Policy: Encourage two or more access points for emergency vehicles for residential development in moderate and severe wildfire areas.  9. Policy: All new development in designated wildfire hazard areas shall complete and implement a wildfire mitigation plan specific to that development.  <b>Transportation</b>  2. Policy: Ensure that street and road layouts and connections support desired response requirements for emergency service and efficient school bus service.  <b>Water Resources</b>  (a) Objective: Verify that water supplies for new development are sufficient in terms of quality, quantity, and dependability.</p>
<p>6. Street addresses should be prominently displayed.</p>	<p>Delete. Req'd by Building Department and Fire Districts</p>	
<p>7. Intergovernmental agreements (automatic aid and mutual aid agreements) clarifying responsibilities between fire protection districts for outlying areas should be negotiated to ensure that fire emergency responses are made in the shortest possible time, regardless of district boundaries. Fire protection districts adjacent to unprotected areas are encouraged to explore contractual or other arrangements to offer fire protection.</p>	<p><b>Add to CMP</b></p>	<p><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></p>
<p>8. Fire district boundaries should be defined and made known to fire department personnel, residents, relevant public agencies, and private businesses.</p>	<p>Delete</p>	<p>Maps and GIS exist and are available</p>
<p>9. Residents should be aware that there are "No Man's Land" areas not located within a fire protection district. These areas may have contractual coverage or agreements, as indicated on the Fire Protection District map; however, since these may change, the district should be contacted for the current status.</p>	<p><b>Add to CMP</b></p>	<p><b>Add to the Introduction of the Services, Special Districts, Facilities and Utilities chapter as the second paragraph.</b></p>
<p>10. Traffic control devices, such as speed bumps, that slow down fire and emergency vehicles, should be evaluated by the Jefferson County Highways and Transportation Division, in concert with the Fire Protection District, prior to installation. (Also see the Transportation section.)</p>	<p>Delete</p>	<p><b>Traffic control devices are evaluated by T&amp;E already. One criteria of installing speed bumps is that fire district provide letter stating that the requested speed bump does not interfere with the District's emergency response criteria.</b></p>

<b>E. Emergency &amp; Disaster Services</b>		
1. Emergency service levels should be maintained and improved as new development occurs. Expanded funding sources, intergovernmental service agreements, equipment and training should be sought to meet the increased demands.	Duplicative	<b>Services, Special Districts, Facilities and Utilities</b> 3) Services i) Goal: Ensure that existing and new developments are served at an acceptable level by law enforcement, fire protection, and emergency and disaster services. (a) Objective: Ensure existing services are sufficient for projected development.
<b>F. Law Enforcement</b>		
1. Sheriffs' services should be maintained and expanded as new development occurs.	Duplicative – but these issues are determined by the Sheriff's Office, under an elected Sheriff.	<b>Services, Special Districts, Facilities and Utilities</b> 3) Services (b) 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. 3. Policy: Consider police protection issues as part of the development review process. (See Appendix D II. e.)
2. Interagency cooperation between the Jefferson County Sheriffs' Office, Colorado State Patrol, and the cities' police departments should be maintained.	<b>Add to CMP</b>	<b>Add the language as stated as Policy 8 under the Services, Special Districts, Facilities and Utilities chapter, Services, Objective B.</b>
3. The county and Sheriff's Office should consider implementing a public awareness and education campaign about safe driving, including restoration of driver education at schools and refresher courses for the general public.	Delete – this is not a land issue, and is under the control of the Sheriff's Office	
<b>G. Telecommunications</b>		
1. New development, and existing development, to the extent feasible, should have universal broadband internet access. All state-of-the-art options, including fiber optic cable, fixed and mobile wireless internet access, Wireless Fidelity (WiFi) applications, as well as new technologies that may become available, should be examined and the most feasible service should be provided.	Duplicative	<b>Services, Special Districts, Facilities and Utilities</b> 1. Policy: Promote the expansion of state-of-the-art utilities. (See Appendix D II. a.) Appendix D II II. Services, Special Districts, Facilities & Utilities: a. State-of-the-art utilities Including but not limited to universal broadband internet access, fiber optic cable, fixed and mobile wireless internet access, Wireless Fidelity (WiFi) applications, green building applications, geo-thermal, and new technologies that may become available.
2. Telecommunications facilities should be sited in accordance with the <i>Jefferson County Telecommunications Land Use Plan</i> and any appropriate recommendations of this Plan. These facilities should not dominate the site. For new development, communication and power lines should be underground, where feasible.	Duplicative	<b>Services, Special Districts, Facilities and Utilities</b> 1) Utilities 2. Policy: Require the undergrounding of utility lines in new development, where possible. 3. Policy: Telecommunications facilities should be sited in accordance with the Jefferson County Telecommunications Land Use Plan and Zoning Resolution's Highest Design standards.
<b>H. Utilities</b>		
1. Utility service providers should review development proposals prior to approval. Developers should ensure the availability of an adequate and timely level of service. If the provider is unable to support the proposal, or if current service levels of existing customers would be lessened, the developer should work with the agency or revise the proposal.	Duplicative	<b>Services, Special Districts, Facilities and Utilities</b> 1. 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. 1. Policy: Refer development applications to the appropriate service agencies for review. 2. Policy: Consult with utility companies to ensure existing service levels will be maintained if new development is proposed. (b) Objective: Coordinate with special districts on such issues as land use, transportation and community character. 2. Policy: Ensure that special districts are part of the land development process. i. Implementation: Refer development proposals to appropriate special districts for their review and comments.
2. Utilities should be planned and designed to follow the recommendations in this Plan, and the utility providers should work with the community in site selection and facility design. For new development, communication and power lines should be underground, where feasible.	<b>Add to CMP</b>	<b>Modify to say:</b> <del>Utilities should be planned and designed to follow the recommendations in this Plan, and the Utility providers should work with the community in site selection and facility design. For new development, communication and power lines should be underground, where feasible.</del> <b>Add as Policy 6 under the Services, Special Districts, Facilities and Utilities chapter, Utilities, Objective A. Renumber existing policies 6-9 to policies 7-10.</b>