

# Development Review

## Intent

The policies in the Development Review section, while not mandatory, are to be used when reviewing a proposed rezoning or site approval case.

## Land Use



## All Development

A variety of uses is needed to create a vibrant, enduring community. The availability of Services such as schools, Commercial services, Recreational opportunities, and employment opportunities is a factor in quality of life. Well-planned retail, employment, and Service uses, balanced by sufficient residential development, provide a source of community identity within convenient walking or short driving distances. Infill and redevelopment opportunities should be seen as valuable as greenfield development to both the community and County. Infill and redevelopment projects improve the vitality of the community, reduce sprawl, maximize existing Infrastructure, and increase tax benefits to the County.

When an owner wants to change the allowed use, or zoning, on their property a rezoning process is required through the County. While this section of the Plan also applies to site approval, special district and outside agency referral cases, it will primarily be used to evaluate rezoning proposals. If a rezoning is approved, subsequent processes may be required to develop the property.

## Goals

- Encourage development that is appropriate to the area, promotes healthy, active lifestyles, and ensures that there are unique and diverse communities in which to live, work, and enjoy outdoor Recreation.
- Encourage economic development by promoting a variety of land uses.
- Encourage infill and redevelopment projects.

## Policies

### A. General

1. Accommodate the development and redevelopment of a balance of land uses.
2. Rezoning from commercial or Industrial uses to non-commercial uses should be strongly discouraged. Proposals that potentially reduce the amount of Commercial or Industrial land in the County should submit documentation showing the costs and benefits to the County of the proposed zoning change.
3. An analysis of the benefits of a New Commercial or Industrial Development project, such as potential job creation or economic benefit, may be considered in the evaluation of a project.
4. New Development should strive to properly and reasonably mitigate the harmful effects, if any, on existing and currently entitled (zoned) uses on adjacent parcels.
5. New Developments should be evaluated for their impacts to the health of the community.
6. Consider regional impacts when evaluating development (air quality, transportation, etc).

7. Urban development should be consistent with the Jefferson County Self-Certified Urban Growth Boundary/Area (UGB/A).
8. Encourage multiple parcels in different ownerships to develop jointly with an overall site design rather than several piecemeal developments. (See Appendix B I. a.)
9. Encourage land uses that support Active Living and enhance public health.
10. Encourage community gardens, community farms and/or rooftop gardens, where properly sited.

## **B. Infill and Redevelopment**

1. Encourage the Adaptive Reuse of sites and structures.
2. When a non-tax-generating land use is being abandoned:
  - a) Office or Light Industrial uses are encouraged where the property abuts an Arterial or higher road.
  - b) Community Uses are encouraged where the property abuts a Collector or lower road.
  - c) If these uses are not feasible, then the site should be redeveloped with uses that are most compatible with the surrounding land uses.

## **C. Compatibility**

1. Ensure compatibility of New Development with the surrounding existing and allowable land uses.
2. Special care should be taken to ensure compatibility while transitioning from lower Intensity uses to higher Intensity uses.
3. Coordinate New Development with existing development to avoid or mitigate negative impacts on adjacent land uses.
4. Redevelopment should strive to maintain or enhance existing buffers, separations, and screening if compatibility cannot be achieved through other methods.
5. Maintain the viability of necessary, less desirable, land uses, such as landfills and sewage treatment plants, by ensuring that land uses proposed adjacent to these properties are compatible.

## **D. Miscellaneous**

1. New non-agricultural Development in the mountains should avoid uses generally associated with high-water consumption rates.
2. Development surrounding school properties should be compatible with the school and complement existing access patterns.
3. Rezoning to allow billboards should be strongly discouraged.

# **Business and Industry**

Retail, Office, and Industrial uses are an essential part of a balanced community, and they assure convenience and jobs for residents. In order to maintain a vibrant local economy, these uses need to be maintained in an appropriate balance. The more diverse the economic base of the County, the more resilient the County will be to economic cycles.

## Goal

Promote land uses that expand and diversify the County's economic base and create Primary Jobs.

## Policies

### A. General

1. When Commercial zoning is proposed, Office and Light Industrial, as well as uses that support small businesses are generally desirable. (See Appendix A, Efficient use of Land)
2. Discourage Commercial Strip Development that is inconsistent with the character of the area.
3. Support home-based businesses that are compatible with surrounding residential communities.
4. Encourage a full range of health care facilities.

### B. Other Potential Uses within Residential Areas

1. In addition to Home Occupations allowed by the Jefferson County Zoning Resolution, the following list of uses that may be allowed in areas that are designated for Residential Uses. Criteria for each use follow this list.
  - a) Bed and Breakfast
  - b) Equestrian Center
  - c) Rental Cabins
  - d) Cottage Industry
  - e) Destination Resort
  - f) Event Center
2. Criteria for all uses:
  - a) The massing and scale of the building should be compatible with the area.
  - b) The building height should not exceed 35 feet.
  - c) Mountain Site Design should be followed if the property is in one of the Mountain Area Plans.
  - d) New buildings should be located on slopes of less than 30%.
  - e) Signage should be comparable to surrounding uses.
  - f) The use should address impacts and other applicable goals and policies in this Plan.
3. Bed and Breakfasts Additional Criteria:
  - a) Buildings should have a residential appearance.
  - b) The lot size should be sufficient to mitigate negative impacts.
  - c) Traffic impacts are similar to those of surrounding allowed land uses or can be mitigated.
4. Equestrian Centers Additional Criteria:
  - a) Buildings should utilize quality architectural design.
  - b) The lot size should be sufficient to mitigate negative impacts.
  - c) Traffic impacts are similar to those of surrounding allowed land uses or can be mitigated.

5. Rental Cabins Additional Criteria:
  - a) This use should only be allowed in the Mountain Plan Areas.
  - b) Buildings should have a residential appearance.
  - c) The lot size should be sufficient to mitigate negative impacts.
  - d) Traffic impacts are similar to those of surrounding allowed land uses or can be mitigated.
6. Cottage Industry Light Additional Criteria:
  - a) Buildings should have a residential appearance.
  - b) The percent of site coverage should not exceed neighboring residential development.
  - c) The lot size should be sufficient to mitigate negative impacts.
  - d) The owner of the business should live on the property.
  - e) No employees beyond the residents of the property are allowed.
  - f) Traffic impacts are similar to those of surrounding allowed land uses or can be mitigated.
  - g) Fabrication or manufacturing uses must be located within a building.
  - h) Outdoor storage is not allowed.
7. Cottage Industry Medium Additional Criteria:
  - a) This use should only be allowed in the Mountain Area Plans.
  - b) Buildings should have a residential appearance.
  - c) The percent of site coverage should not exceed neighboring residential development.
  - d) The lot size should be sufficient to mitigate negative impacts.
  - e) No more than 3 staff should be allowed as part of the daily work routine.
  - f) Traffic impacts are similar to those of light industrial land uses as outlined in the ITE Manual or can be mitigated.
  - g) Traffic should access the site from a collector road and should not go through residential streets.
  - h) Fabrication or manufacturing uses must be located within a building.
  - i) Outdoor storage is not allowed.
8. Cottage Industry Heavy Additional Criteria:
  - a) This use should only be allowed in the Mountain Area Plans.
  - b) Buildings should utilize quality architectural design.
  - c) Uses should be located on slopes of less than 20%.
  - d) The lot size should be sufficient to mitigate negative impacts.
  - e) No more than 3 employees should be allowed.
  - f) Traffic impacts are similar to those of light industrial land uses as outlined in the ITE Manual or can be mitigated.
  - g) Traffic should access the site from a collector road and should not go through residential streets.
  - h) Fabrication or manufacturing uses must be located within a building.
  - i) Outdoor storage is allowed, if screened.
  - j) The site should contain 80% open area.

- k) A buffer should be designated on all sides to mitigate impacts to surrounding properties.
  - l) The visual resource corridors along roads should be preserved.
  - m) Adverse Noise and air quality impacts should be mitigated.
9. Destination Resorts Additional Criteria:
- a) This use should only be allowed in the Mountain Area Plans.
  - b) Buildings should utilize quality architectural design.
  - c) Lot size should be at least 10 acres or large enough to mitigate negative impacts.
  - d) Traffic should access the site from a collector road and should not go through residential streets.
  - e) The site should contain 80% open area.
  - f) A buffer should be designated on all sides to mitigate impacts to surrounding properties.
  - g) The visual resource corridors along roads should be preserved.
  - h) Access to open space should be maintained or improved.
10. Event Centers Additional Criteria:
- a) This use should only be allowed in the Mountain Area Plans.
  - b) Buildings should utilize quality architectural design.
  - c) The lot size should be sufficient to mitigate negative impacts.
  - d) Traffic should access the site from a collector road and should not go through residential streets.
  - e) No outdoor amplification should be permitted. To minimize noise impacts, outdoor receptions/events should be allowed only during daylight hours.
  - f) Only security lighting should be permitted. No additional lighting during events that negatively impact the neighbors or produce excessive sky glow should be allowed.

## Housing

Jefferson County offers residents a wide variety of housing options. The Plains Areas offers everything from high density residential living to pockets of rural, large-lot development, all in close proximity to downtown Denver, the foothills, and the mountains. In the Mountain Areas, residents can choose from multifamily units to 35+ acre lots and most areas are a short drive into the Denver Metro Area. The plan recommends different housing types because a variety of housing is important to ensure economic and social diversity in the County.

## Goal

- Provide a variety of housing options, which complement the existing community character and utilize excellent design and materials.
- Promote well-planned sustainable residential neighborhoods that create a sense of place.

## Policies

### A. Density

1. When there is a variety of surrounding densities and types, density should be carefully planned using transitional lot sizes or graduating density that also incorporates setbacks and buffers. An average of the

surrounding densities should not be used solely as the basis for a specific density recommendation.

2. As quality of site design increases, the density may increase as well.
3. Where appropriate and reasonable, encourage applicants to incorporate accessory dwelling units into their rezoning application.
4. Ensure that the School District has adequate facilities to serve a development.

### **C. Affordable Housing**

1. Affordable Housing developments should provide a diversity of housing types and sizes.
2. The preferred location for Affordable Housing should be located near major transportation corridors, schools, and Services.
3. It is preferable that Affordable Housing be integrated into market rate housing and not segregated from it.

### **D. Senior Housing**

1. Provide housing options to accommodate the growing aging population, including independent living, Co-Housing, accessory dwelling units, assisted living, and nursing care options and Visitability and Universal Design tenets.
2. The preferable location for senior housing is near transit and Services that provide for everyday needs.

## **Mixed-Use**

Mixed-Use Development can either be a variety of residential, Commercial or Industrial uses on one property, or it can be a mix of those uses with a single building. Mixed-use does need to contain a residential element and a Commercial or Industrial element to be considered mixed-use. Many communities are encouraging mixed-use neighborhoods to maximize the potential of land and to create neighborhoods that promote multiple options of transportation such as, walking, bicycling and mass transit use which improves health and air quality by reducing vehicle trips and emissions.

## **Goal**

Promote development of economically sustainable mixed-use neighborhoods.

### **A. General**

1. Mixed-Use Developments should be designed with an appropriate scale and pattern of uses that supports a variety of travel options and connects Community Uses and destinations.
2. Unless otherwise specified by an Area Plan, when a Mixed-Use Development is proposed, encourage a vertical mix of uses, i.e. residential above retail and Office space.
3. The height of Mixed-Use Developments should not significantly alter the character of the neighborhood.
4. Encourage Mixed-Use Developments to design for public transportation, pedestrians, and bicyclists.
5. Mixed-uses should demonstrate that Infrastructure and Services, including public transportation, exist or can be provided.

# Community Uses

Community Uses include art centers, cultural centers, community centers, fire stations, golf courses, government offices, libraries, community halls, post offices, private clubs, religious and non-religious assemblies and institutions, recreation center, schools, and senior centers. They are typically operated by not-for-profit or governmental organizations and provide important community Services. For example, educational institutions are a means to maintain a highly educated workforce to compete for high quality jobs.

## Goal

Promote shared use, compatibility, and excellent site selection and design when Community Uses are planned, redeveloped or expanded.

## Policies

### A. General

1. Encourage community representation in site location and design of new and expanded Community Uses.
2. Ensure Community Uses are appropriately located. Community Uses may be located throughout the County, regardless of the land use recommendations in this Plan, so long as the following are met:
  - a) Evaluate Community Uses based upon their impacts. Such evaluation should be consistent with the evaluation of any other new development proposal.
  - b) Community Uses proposed for areas that provide primary employment opportunities, such as areas recommended for Office or Light Industrial uses should be at support level scale and not be a primary use of the site.
  - c) Ensure traffic during peak hours for the use will not cause the roads serving the site to exceed their capacity.
  - d) Evaluate and mitigate impacts to the surrounding neighborhood.
  - e) Require that Services to the site are adequate for the proposed use, including the provision of water and sanitation.
3. Explore Adaptive Reuse of existing structures prior to constructing new Facilities.
4. Encourage joint use of community facilities, such as private schools and religious assemblies sharing a building.
5. Distribute community facilities and Services throughout the community to provide citizens with easy access to these amenities.

### B. Schools

1. Designate school sites and associated pedestrian connections early in the planning process.
2. Encourage Jefferson County R-1 School District and charter schools to follow the County process when constructing new Facilities in order to be sensitive to the environment and community.

### C. Water and Wastewater Facilities

1. Site and design water and wastewater infrastructure projects in a manner that promotes compatibility with

adjoining uses, accounts for site security, and mitigates adverse visual, olfactory, and environmental impacts.

## Livestock

The keeping of Livestock has played a key role in the history of the County and how the County was shaped and developed. Livestock is allowed in a large portion of the County. In addition to the Policies below, many Area Plans contain Livestock Policies specific to a geographic location.

### Goal

Allow Livestock in appropriate areas.

### Policies

#### A. Livestock

1. Ensure that properties allowing Livestock are sized appropriately, as described in the Area Plans.
2. Livestock and manure from Livestock should be managed utilizing Best Management Practices. (See Appendix C I.c.)
3. Livestock should be managed so that they do not cause damage to Riparian Areas, Wetlands, other surface waters, or Individual Sewage Disposal System absorption beds.

## Renewable & Alternative Energy

Cutting-edge research in the renewable and alternative energy fields is being done in the County by the National Renewable Energy Laboratory (NREL), the Colorado School of Mines, and private enterprise.

### Goal

- Encourage the development and expansion of renewable and alternative energy.
- Encourage the use of renewable energy resources.

### Policies

#### A. General

1. Promote the development and production of renewable energy sources, as long as negative impacts are mitigated.
2. Support opportunities for alternative energy utilization through site and building design.
3. Encourage community- and neighborhood-scale renewable energy sources, such as solar gardens, where appropriate.

## Extractive Resources

Many extractive resources are found in the County, including minerals, aggregate, gas, oil and timber. The preservation of commercial minerals for extraction is governed by C.R.S. 34-1-305. Mineral rights in many cases are severed from surface rights and may impact future development.

### Goal

Provide for extraction of mineral and non-mineral resources, while considering environmental issues, beneficial after-uses, and reclamation.

### Policies

#### A. General

1. Support the responsible extraction of minerals, gas & oil deposits, that includes appropriate reclamation and after uses.
2. In cases where commercial mineral deposits exist, state statute restricts land uses (CRS 34-1-305). The Mineral Resources map and the Mineral Extraction Policy Plan specifically address good quality sand, gravel and quarry aggregate resources. These documents should be evaluated for mineral resources at the time of rezoning. If good quality mineral resources are found, the applicant should be made aware of the statute and possible restrictions.
3. Encourage the responsible harvesting of timber.
4. Support the responsible harvest or extraction of other resources.
5. Support Industrial type uses specific to resource extraction/harvesting/processing, such as wood product processing facilities, where appropriate Infrastructure can be provided and adverse impacts to the environment and local community can be avoided or mitigated.
6. Proposals for extraction 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 static water levels caused by extraction.
7. Consider water storage as a beneficial land use after resources are extracted from a quarry or mine.

## Solid Wastes & Hazardous Materials

Solid waste is a byproduct of society. Hazardous Materials are sometimes associated with businesses that provide essential Services to the citizens. These items need to be recognized and dealt with in a responsible manner. In addition to traditional landfills, recycling and composting are considered solid waste disposal options.

### Goals

- Ensure waste is properly disposed of in an appropriate area.
- Ensure Hazardous Materials are utilized and disposed of responsibly.

## Policies

### A. General

1. Encourage safe and efficient solid waste disposal options.
2. Residential development should not occur adjacent to hazardous current or past land uses, such as Superfund Sites, unless the site has been remediated in accordance with state and federal law.
3. Evaluate and mitigate the impacts to existing adjacent uses from a proposed business whose primary operation involves the use or storage of paints, solvents, other substances that contain volatile organic compounds, or other Hazardous Materials.

## Activity Centers

Activity Centers are areas where a mix of more intense land uses should occur. These areas are typically served by roads adequate for increased land use intensities, have easy access to Services, such as water and sanitation, and contain fewer hazard areas.

### Goal

Ensure the viability of designated Activity Centers.

## Policies

### A. General

1. Ensure that development proposals in Activity Centers maximize the Intensity of development, while maintaining community character.
2. Provide for each Activity Center to work as a unit by:
  - a) Coordinating vehicular and bicycle circulation between and within developments;
  - b) Constructing pedestrian connections between all buildings, and all uses; and
  - c) Integrating development into the surrounding community through design and appropriate uses.
3. When Activity Center boundaries are adjacent to residential neighborhoods, locate lower Intensity uses, such as multi-family or office, at the boundary, with more intense uses in the center of the site.
4. Carefully evaluate land uses within the Activity Centers that result in removal of property from the tax rolls based on the supply, location, and feasibility of alternative sites located outside of the Activity Center. These uses may include Public Open Spaces, public parks, schools, government and religious facilities. These uses should be discouraged from occupying critical frontage locations along major Arterials. Each tax-exempt land use proposal should:
  - a) Be evaluated against the pattern of existing uses and the zoning of undeveloped uses in the entire center;
  - b) Demonstrate that its presence, specific location, and scale and range of activities will not compromise the fundamental purposes of the center;
  - c) Assess the impact of the tax-exempt use on the specific parcel, as well as the cumulative effect it might have when taken together with any other similar existing or zoned uses in the center; and
  - d) Assess the possibilities to locate on a redevelopment site, which was previously used as a tax-exempt use.

# Site Design

The design of a development includes where specific uses are located on a property, the location and width of buffers, landscaping requirements and architectural requirements. Site design can integrate a project into a community or separate it from the area.

## Goal

Ensure design is compatible with community character and natural surroundings.

## Policies

### A. General

1. Integrate the project into the existing community development pattern and prevailing topography.
2. Provide a transition into the surrounding development through appropriate land uses and design features.
3. Encourage design that promotes walking and bicycling to and from parks, schools, work, shopping, places of worship, and transit stops. This may be accomplished through appropriate arrangement of land uses and utilization of Complete Streets.
4. Encourage redevelopment and infill to protect existing significant landscape features to the extent possible.
5. Specify architecture and site design, including building materials; building types; separation, massing and height; and fencing in the rezoning documents, if not addressed by the Zoning Resolution.
6. Encourage developers to include Usable Outdoor Spaces and small-scale cultural and recreational facilities such as outdoor theatres or gazebos. The provision of adequate shade should be considered in the design of these spaces.
7. Request that the Sheriff's Department review proposals for site design that is consistent with Crime Prevention through Environmental Design (CPTED). (See Appendix D II. b.)
8. Discourage Commercial uses from exceeding parking standards in the Zoning Resolution.
9. Encourage developers to orient the businesses on the street to provide a more pleasant streetscape and promote economic viability.

### B. Energy Efficient Design

1. Evaluate the potential impacts to solar access and exposure on neighboring properties.
2. Maximize passive and active solar access and exposure.
3. Encourage new development to comply with LEED for Neighborhood Development or similar set of standards

### C. Housing Design

1. Design structures and site amenities with materials and colors that complement the natural landscape.
2. Provide transition, through appropriate design techniques, from residential development to open space areas, and to adjacent non-urban areas.
3. In the Plains, and in Mountain Activity Centers, a Neighborhood Park or Greenbelt with trail should be within convenient walking distance of all homes within a neighborhood.

4. Encourage a variety of architectural treatments, such as different façade treatments on buildings with similar floor plans.
5. Encourage residential development to be placed away from high tension power lines, high-capacity gas lines, and electrical substations.

#### **D. Drainages**

1. Natural stream channels and flows should be maintained to protect the surface drainage network.
2. Native vegetation along drainageways should be protected.

#### **E. Clustering**

1. Use no build areas, Clustering, and other site design techniques, where appropriate, to minimize visual impacts and direct buildings away from environmentally and visually sensitive lands. (See Appendix C V. c.)
2. Promote Clustering of development where appropriate, to provide for more efficient distribution of public facilities and Services. (See Appendix B I. b.)

#### **F. Water Conservation**

1. Encourage incorporation of water conservation techniques.
2. Design landscape plantings to minimize water consumption. (See Appendix C I.g.)

#### **G. Agricultural Heritage Protection**

1. New Development should be responsible for buffering and/or screening the noise, odor, and visual impacts of existing agricultural and ranching uses.

# Physical Constraints



## General

Physical Constraints are those physical features that due to safety or cost concerns may potentially restrict where and how development occurs. For purposes of this Plan, physical constraints include Geologic Hazards and constraints, Floodplains, Wetlands, Wildfire, radiation, landfills, abandoned mines, and Wildlife.

## Goal

Ensure New Developments properly address physical constraints.

## Policies

### A. General

1. Development should not aggravate, accelerate, or increase the level of risk from natural hazards.
2. Identify physical constraints in the general proximity of proposed developments to ensure the Intensity of development is appropriate when weighed against these conditions.
3. Where physical constraints exist, the priority should be to avoid these areas; if avoidance is not possible, apply environmentally appropriate Mitigation. Safety and environmental concerns should be balanced with aesthetic concerns.
4. Where site design avoids physical constraints, the density that would have been allowed in that area may be transferred to another portion of the site, if not in conflict with other Policies in this Plan.

## Geologic Hazards & Constraints

Geologic Hazards are geologic conditions or processes that pose a significant threat to health, life, limb, or property.

Geologic Constraints are geologic conditions that do not pose a significant threat to life or limb, but which can cause intolerable damage to structures.

## Goal

Promote public safety and reduce loss of property due to Geologic Hazards and Constraints.

## Policies

### A. General

1. Discourage development in Geologic Hazard areas. Development should only be allowed in these designated hazard areas when adequate Mitigation can be demonstrated.
2. Development proposals should address how Geologic Constraint areas will be mitigated. Mitigation for Geologic Constraints should take into account aesthetics.
3. Mitigation measures should meet other Goals and Policies of this Plan, where practicable.

# Floodplains

Alteration of Floodplains is regulated by the Federal Emergency Management Agency (FEMA), Jefferson County, and Urban Drainage and Flood Control District depending upon the Floodplain's classification.

## Goal

Ensure development activities in or around Floodplains mitigate impacts to life and property.

## Policies

### A. General

1. Identify 100-year Floodplains on Official Development Plans (ODPs).
2. Floodplains should be Preserved, to the extent possible.
3. If Floodplains are altered or reconstructed, encourage design for their natural and beneficial functions (See Appendix C II.b.)
4. Strongly discourage development in areas below dams, spillways, and levees that would require the State Engineer to upgrade the classification of these structures.
5. Schools, fire stations, hospitals and similar facilities essential to public safety should be located outside of 500-year Floodplains.

# Wetlands

Wetlands are areas that are inundated or saturated by water for enough time during the year that they support vegetation that lives in saturated soil conditions. Wetlands provide natural filters for water and provide vegetation, cover and water for a variety of Wildlife species.

## Goal

Protect Wetlands.

## Policies

### A. General

1. Encourage the protection of Wetlands, including those not under the jurisdiction of the US Army Corps of Engineers, Riparian Areas, natural springs, ponds, and drainages through innovative planning and Best Management Practices.
2. Where impacts to Wetlands are unavoidable, appropriate Mitigation should be provided.
3. New Development should not adversely affect the Recharge of nearby Wetlands.
4. Wildlife access to Wetlands should be protected and, where possible, enhanced.

# Wildfire

Wildfire is the uncontrolled burning of trees, grass and brush whose rate of spread or movement is unchecked. It can be caused by human activity or natural means. Wildfires may present a hazard to development and/or development may present an ignition risk to the forest. Jefferson County has implemented a Defensible Space

program to address development in Wildfire hazard areas.

## Goal

Ensure that proposed land uses are managed to decrease Wildfire hazards.

## Policies

### A. General

1. New Development should implement the Mitigation recommendations outlined in the local Fire Protection District's Community Wildfire Protection Plan (CWPP).
2. Avoid development or mitigate impacts in Severe Wildfire Hazard Areas.
3. Avoid New Development in Fire Chimneys.
4. Use accepted methods of forest management to reduce Severe Wildfire Hazard Areas to a low or medium rating for proposed developments. (See Appendix C II.a.) The entire site should be mitigated, not just the building site. Mitigation should be performed in accordance with the Colorado State Forest Service, other current authorities and local fire district recommendations.
5. Setbacks from the perimeter of a New Development should accommodate Defensible Space management zone 2 requirements.
6. Decrease densities as Wildfire hazards become more severe.
7. Locate Facilities with high concentrations of people away from Severe Wildfire Hazard Areas.
8. Encourage effective alternative On-Site water supplies, such as ponds and cisterns, for fire protection in developments without fire hydrants.
9. Development in moderate or Severe Wildfire Hazard Areas should identify "no build" areas, building construction and design, landscaping/Defensible Space/fuel management, access and water availability.
10. New Development in the Wildfire Hazard Overlay District should employ underground utility lines.

### B. Access

1. Consider the risk of Wildfire hazards along roadways leading to proposed developments, especially when served by a cul-de-sac. Where appropriate, create shaded fuel breaks as recommended in the CWPPs.
2. In the Wildfire Hazard Overlay District, New Development on a cul-de-sac longer than 1 mile should demonstrate how emergency access will be obtained.
3. Link existing development to New Development to provide multiple access points.

## Radiation

Rocks in the Front Range have minor amounts of background radiation. Isolated uranium deposits are known to exist in the County. Radiation can also occur due to human causes, such as telecommunication towers or disposal of radioactive materials.

## Goal

Evaluate new development for impacts from radiation.

## Policies

### A. General

1. When potential radiation hazards (including radon) are suspected, Jefferson County Public Health should be consulted to determine appropriate Mitigation measures.
2. Measure for soil contamination prior to ground disturbances near Rocky Flats, as identified on the map in Radiation section of the Land Development Regulation. Consider appropriate actions based on this information.

## Current, Closed, & Abandoned Landfills

Landfill operations are regulated by the Colorado Department of Public Health and Environment. After closure, landfills need to be monitored for hazardous conditions, such as Methane Gas and Differential Settlement.

### Goal

Protect life and property from harm or loss due to toxic fumes, explosion, and ground settlement due to current, closed, and abandoned landfills.

## Policies

### A. General

1. The preferred land use on landfill caps are uses such as ball fields with no irrigation, lighting, or structures.
2. Ensure development on or adjacent to landfills mitigates the hazards of Methane Gas and Differential Settlement.

## Abandoned Mines

Current and closed mines are regulated by the Colorado Mined Land Reclamation Act. Abandoned mines ceased operation prior to regulation by the State.

Subsidence is a Geologic Hazard related to mining activities. For the purpose of this document, Subsidence is categorized as a Major Geologic Hazard and Policies under the Geologic Hazards & Constraints element apply.

### Goal

Evaluate new development for the existence of abandoned mines.

## Policy

### A. General

1. Ensure that New Development proposals secure mine openings and mitigate any un-reclaimed areas when development is proposed for a site that has un-reclaimed mining activity predating the Colorado Mined Land Reclamation Act.

# Wildlife

A wide variety of Wildlife and vegetation exist in the County. Wildlife requires habitats in which to live. The quality of Wildlife Habitat is determined by the environment's ability to support life by providing food, cover, water, and space. As development increases, there is increased competition between Wildlife and humans for habitat.

## Goal

Minimize and/or mitigate impacts to Wildlife and their habitats as development occurs.

## Policies

### A. General

1. Evaluate development proposals for proximity to Wildlife Habitats, ranges, and migration routes.
2. Avoid development in Maximum/Critical Quality Wildlife Areas. Transfer the density that would have been allowed in these areas to other portions of the site.
3. If development cannot be avoided in Maximum/Critical Quality Wildlife Areas, disturbances should be minimized and the remaining habitat Preserved.
4. New Development in moderate and High Quality Wildlife Areas should provide for Wildlife movement and access to critical habitat and feeding areas.
5. New Development within mapped Maximum/Critical or High Quality Wildlife Areas should contact the Colorado Division of Wildlife for verification of habitat status and suggestions for Mitigation. If habitat is verified, recommendations for Mitigation from the Colorado Division of Wildlife should be addressed.
6. Minimize the use of fencing that is exclusionary or dangerous to Wildlife, except when required for human safety, for protection of at-risk crops, or for domestic animal containment. All other fencing in High and Moderate Quality Wildlife Areas should be Wildlife-Friendly.
7. Protect vegetation important to Wildlife.

# Community Resources



## Historic Resources

For purposes of this document “Historic Resources” encompasses historic, Cultural, Archaeological, and Paleontological Resources and Historic Districts.

The County contains numerous Historic Resources that provide links to the County’s history, influence community character, chronicle change, and mark growth. These resources are often fragile, limited, and irreplaceable.

In 2003, the County’s Historic Landmark Designation Program was established. This is a voluntary program that identifies historic and architecturally significant structures, buildings, and sites and awards those properties with a Certificate of Landmark Designation. Currently there are 35 Landmark Designated properties in the County.

Jefferson County also contains many significant Archaeological and Paleontological Resources. Dinosaur Ridge is part of the Morrison-Golden Fossil Areas National Natural Landmark. Fewer than 600 National Natural Landmarks are designated in the United States. (See Appendix C IV.d.)

## Goals

- Balance development with the preservation and integration of significant Historic Resources.
- Recognize the particular importance of Historic Districts.

## Policies

### A. Developing with Resources

1. Promote the County’s heritage by encouraging New Development to integrate significant Historic Resources into development plans, site designs, and architectural details. (See Appendix C IV.a.&b.) When it is not feasible to integrate the Historic Resource without it being altered beyond its historic significance, the following recommendations are listed in order of preference:
  - a) Notify the Jefferson County Historic Commission and other State and local historic preservation agencies for proper care and handling of the Historic Resource.
  - b) Provide documentation of the significant Historic Resource before alteration or demolishing the resource.
  - c) When possible, relocate the significant Historic Resource on or off of the site.
  - d) Integrate the historic context of the on-site resource into the new development, even if the historic significance is altered.
2. If evidence of Historic Resources exist on a site, applicants should do a visual survey of their site and obtain a cultural resource survey from the State, then work with appropriate agencies to assess the findings.
3. Evaluate and mitigate negative impacts of New Development on the area’s Historic Resources.
4. Enhance significant Historic Resources with improvements such as landscaping, social gathering places, benches, signage, etc. when practicable.

### B. Historic Districts

1. Protect the character of established Historic Districts through site preservation, Adaptive Reuse, or

integration of the Historic Resource into the development.

2. Encourage new building architecture and site design to incorporate and complement the unique features of the Historic District.

## Visual Resources

As a County with both plains and mountains, Jefferson County has many stunning views and vistas. Visual Resources include the hogback, North and South Table Mountains, the Front Range Mountain Backdrop/Foreground, lakes, rock outcrops, mountain meadows, and views of both the city skyline and mountain peaks. In 1996, the Front Range Mountain Backdrop Technical Report was completed for Boulder, Douglas, El Paso, Jefferson and Larimer Counties. This report identified significant views of the mountains from these five counties. In 1998, the Board of County Commissioners adopted a resolution (CC98-700) allowing Open Space to seek preservation of the Front Range Mountain Backdrop/Foreground.

Area Plans also contain descriptions of Visual Resources unique to those areas.

## Goals

- Protect the Visual Resources and unique natural features of the County.
- Mitigate the visual impact of New Development in visually sensitive areas.

## Policies

### A. General

1. New Development in areas with Visual Resources should attempt to integrate development into the natural environment.
2. Visually sensitive areas should be identified, and proposed Mitigation should be determined at the time of rezoning.
3. Protect Visual Resources by making use of the site's existing vegetation and topography to screen development.

### B. Scenic Corridors

1. Maintain key views to the mountains and other significant scenic vistas.
2. In mountainous and other scenic areas, roads, bridges, and other transportation improvements should be designed to protect or enhance Visual Resources.
3. A visual buffer strip should be considered along I-70 and US Highway 285 in the mountains, C-470, and Colorado Highway 93.

### C. Natural Features

1. Protect views of significant natural features.
2. Protect unique natural features from alteration or destruction.
3. Preserve significant trees, where practicable, while allowing for forest management practices necessary for forest health and Wildfire prevention.

## D. Site Design

1. Use color, form, and placement to minimize visual impacts.
2. Transfer density from scenic corridors to other portions of the site, where practicable.
3. Promote site design and Intensity that is compatible with Visual Resources and the natural environment.
4. Retain the open character of meadows by Clustering development toward the edge of meadows.
5. Buildings that must be located in meadows should be designed to blend into their surroundings to the maximum extent possible.
6. Minimize the impacts of road cuts, building footprints, and other grading activities on their surroundings.
7. Building siting and height should respect the views of the Front Range Mountain Backdrop/Foreground.
8. Avoid or minimize development impacts on ridgelines and steep hillsides.
9. Encourage buildings to be stepped to fit with the natural terrain, rather than creating large flat building pads.
10. Fencing and signs should blend with the natural landscape by using natural material or man-made materials which have a natural appearance. Discourage illuminated signs that negatively impact the community character within Visual Resource areas.

## Air, Light, Odor, and Noise

Good air quality, unobtrusive light, odor, and noise impacts are elements of the environment that contribute to quality of life. Jefferson County works with the Regional Air Quality Council (RAQC) and the Denver Regional Council of Governments (DRCOG) to address regional air-quality issues. Lighting is regulated by the Jefferson County Zoning Resolution. Odor is regulated by Jefferson County Public Health and the Colorado Department of Health and Environment (CDPHE). Jefferson County Public Health also evaluates proposed noise sources and impacts to development from an existing noise source, while the Jefferson County Sheriff's office is responsible for enforcing the current Noise Ordinance.

## Goal

Encourage the effective management of air quality and the impacts of light, odor, and noise.

## Policies

### A. General

1. Site and design New Development to minimize air, light, odor, and noise impacts to adjacent properties.
2. Keep the impacts of noise, smoke, Glare, fumes, vibration, and other environmental impacts to levels associated with adjacent land uses.
3. Require a sensory impact report, as defined in the Land Development Regulation, when development may cause significant impacts to air, light, odor, or noise.
4. Promote disclosure of possible sensory impacts to new residents when developments locate next to existing agricultural, Commercial, or Industrial uses.

### B. Air Quality

1. Evaluate development proposals relative to their cumulative impacts and compliance with air quality standards.
2. New Development should mitigate dust and other pollutants resulting from construction, mining, travel on

unpaved roads, and other activities that may impact air quality.

3. New non-residential land uses should consult with the CDPHE Pollution Prevention team to identify cost-effective and environmentally-preferable approaches to reducing air pollution.
4. Storage of materials that can be airborne should be screened on all sides, including the top.

### **C. Light**

1. Encourage the efficient use of lighting to reduce adverse light impacts and conserve energy while providing for public safety, utility, security, productivity, enjoyment, and commerce.
2. Minimize light impacts of New Development to protect the night sky and to avoid light or Glare trespass on adjacent properties and Wildlife Habitat.
3. Discourage abrupt changes in light levels, e.g., a bright service station canopy next to dark streets.
4. Minimize the amount of light trespass associated with signs.
5. Electronic Signs and billboards should not be allowed, except for time and/or temperature devices.
6. Keep security lighting at a minimum. Use motion detector lights for security purposes.
7. Encourage lighting studies provided at a future process to evaluate the project's potential backlight, uplight, and glare characteristics.

### **D. Odor**

1. Promote the prevention and/or Mitigation of adverse impacts of noxious and offensive odors.
2. Odors associated with New Development should not adversely affect the community.
3. New Development that produces odor should provide a detailed description of how they will address odor.

### **E. Noise**

1. Evaluate the potential noise impacts of hours of operation.
2. Identify appropriate construction hours with zoning restrictions.
3. Assess and mitigate the use of outdoor speakers, amplified music, and/or paging systems where residential uses could be impacted.
4. Minimize noise generated from development, when located near Maximum/Critical Wildlife Habitat areas.
5. Ensure noise, to and from adjacent land uses, is reviewed and, if necessary, mitigated.
6. Land uses that generate levels of noise at the property line that are higher than noise levels permitted by state statute on adjacent properties should be considered incompatible.
7. Mitigate the adverse impact of noises that do not exceed State noise standards, but are an annoyance.
8. In the vicinity of areas with existing significant noise issues, encourage the use of sound-dampening construction materials and design techniques to reduce outside and/or inside noise levels.

## **Open Space and Open Land**

Unincorporated Jefferson County has approximately 260 square miles of parks, open space, and Open Lands. This equals approximately 40 percent of the County's land area. These include Jefferson County Open Space Parks, Denver Mountain Parks, United States Forest Service land, Colorado State Parks, and parkland owned by a variety of cities, and park and recreation districts.

The Jefferson County Open Space Program began in 1972 by a vote of the Jefferson County citizens. Since that time the one-half cent sales tax has protected approximately 53,000 acres and created 28 regional parks and 210 miles of trails throughout the County. The Jefferson County Open Space 5-year Master Plan identifies

goals, objectives, and acquisition values.

In general, Open Space refers to land managed by Jefferson County Open Space. Open Land is land managed as open space, but by other public or private entities. See the Glossary for more details on these terms.

## Goals

- Protect and enhance unique or distinctive areas of Jefferson County.
- Ensure that the design and layout of New Development is compatible with adjacent open spaces, Open Lands, parks, and trails.

## Policies

### A. Preservation Interests

1. If a New Development is proposed on a site with the following attributes, the portion of the property with the attributes should be considered for preservation:
  - a) Scenic vistas/corridors
  - b) Maximum/Critical Quality Wildlife Areas
  - c) Riparian zones
  - d) Surface waters
  - e) Significant rock outcrops
  - f) Ridges and peaks
  - g) Historic Resources
  - h) Geologic hazards
  - i) Unique vegetation
2. Continue to protect the Front Range Mountain Backdrop/Foreground Area. (See Appendix C, V.a.)

### B. Development near Open Space or Open Land

1. Review developments adjacent to open space and Open Land for compatibility with those areas. (See Appendix B III. b.)
2. Maintain access to public and private open space and Open Land, trail corridors and Recreational facilities.
3. Evaluate New Development in terms of its impact on existing and proposed open space, Open Land, parks, and trails.
4. New Developments should evaluate existing Social Trails to determine whether the connection provided by the trail should be maintained.

### C. Open Land in Developments

1. Use Open Land as a community shaping tool and as a means of separating or buffering developments.
2. Open Land should be an integral element in New Development.
3. Encourage developers to create parks that are owned and maintained by the local Homeowners Association (HOA).
4. Request management plans for lands conserved in separate tracts or easements, if not publicly maintained.
5. Encourage appropriate active and Passive Recreation to be provided in New Developments.

6. Utilize Floodplains, stormwater facilities, and drainages for parks and trails, where practicable.

#### **D. Conversion of Private Land to Open Space**

1. Consider land use recommendations in this Plan when a property is proposed for acquisition as open space. Acquisition of land recommended for Commercial or Industrial uses should be discouraged.

## **Recreational Trails**

Many trails are used for transportation purposes, such as commuting to and from work. Other trails are used solely for Recreational purposes. An example of those would be most trails within Open Space parks. Many trails are used both for transportation and Recreation. This element addresses specifically trails for Recreational because they serve a different purpose than those trails that are used for transportation, which are addressed in the Infrastructure, Water & Services chapter.

### **Goal**

Provide extensive trail systems throughout the County.

### **Policies**

#### **A. General**

1. Connect state, regional, and Local Trails.
2. Create trails that provide connections between Recreational facilities, parks, amenities and neighborhoods.
3. Evaluate New Development proposals for potential trail corridors linking Jefferson County Open Space parks as shown in the Jefferson County Open Space 5-Year Master Plan.
4. Plan, design, and construct trails to avoid or minimize the degradation of natural and Cultural Resources.
5. Encourage trail networks that allow Wildlife watching without disturbing the Wildlife.
6. Use existing natural or man-made corridors (drainageways, ditch corridors, utility corridors) to support connections.
7. Ensure that amenities such as benches, tables, signage, and trash receptacles are provided where appropriate.
8. Ensure trails accommodate pedestrians, bicyclists, and equestrians, where appropriate.

## **Recreation and Tourism**

Recreation and tourism is a strong economic force in Colorado. Outdoor Recreation contributes over \$10 billion annually to the economy and supports over 107,000 jobs statewide. The four most popular outdoor Recreation activities include trail use, bicycling, Wildlife viewing, and camping. Jefferson County's excellent positioning along the Front Range and close proximity to downtown Denver give it great potential for attracting people interested in Recreation and tourism. Of the top popular paid attractions in the Denver Metro region, four are located in Jefferson County – Dinosaur Ridge, Red Rocks Amphitheatre, Buffalo Bill's Grave and Museum, and the Colorado Railroad Museum.

## Goal

Encourage appropriately sited Recreation and tourism uses in Jefferson County.

## Policies

### A. General

1. Encourage Services and Facilities necessary for the expansion of Recreation and tourism.
2. Protect the viability of existing Recreational sites by mitigating impacts associated with development.
3. Mitigate the potential impacts created by Recreational activities on existing land uses.
4. Tourist-related land uses should be compatible with the surrounding area.

# Infrastructure, Water & Services



## Transportation

The quality of life of a community depends, in part, on the quality of the Infrastructure and Services that are provided to citizens. Infrastructure and Service include roads, heavy and light rail lines, trails, emergency services, and Utilities.

Transportation Systems, such as highways, streets and trails, are provided and maintained by the Colorado Department of Transportation, the County and other jurisdictions. Transportation Plans developed by the County include the Major Thoroughfare Plan, the Countywide Transportation Plan, and the Bicycle/Pedestrian Plan.

## Goal

Ensure that the Transportation System will have the capacity to support future population growth while maintaining an acceptable level of service.

## Policies

### A. General

1. Ensure that New Development has adequate transportation infrastructure to serve it, including Facilities for safe pedestrian, bicycle and transit use, as appropriate. (See Appendix D I. b.)
2. Utilize the Countywide Transportation Plan, the Major Thoroughfare Plan, and the Bicycle/Pedestrian Plan when reviewing New Development proposals.
3. Development proposals should demonstrate how Transportation Systems can accommodate the traffic generated by the proposed development, or how the system will be improved to accommodate the traffic generated by the development.
4. New Developments should mitigate negative impacts to Transportation Facilities.
5. Development should not degrade the Level of Service (LOS) below level D during peak periods.
6. Transportation infrastructure and parking areas should balance safety, neighborhood character, and environmental impacts.

### B. Connectivity

1. New Development should accommodate future street and trail connectivity.
2. Developments should coordinate access points, connections, and circulation patterns with adjacent properties, where appropriate.
3. Connectivity should be provided within and between neighborhoods, local Activity Centers, schools, public places, bus stops and transit.
4. New Development should avoid significant non-residential traffic on existing and proposed residential streets.
5. Major trail systems should accommodate pedestrians, bicyclists, and equestrians, where appropriate.
6. New Development should be designed to encourage pedestrian and bicycle use and ensure that obstacles to such use are not created.

### C. Multi-Modal

1. Protect rail corridors by considering the compatibility of land uses around rail corridors.
2. Encourage additional Regional Transportation District (RTD) park-n-Ride sites as demand increases.
3. Consider the need for access to transit services when reviewing development applications.

## Water & Wastewater

The County does not provide any water or wastewater services. These services are provided by municipalities, Special Districts, and private companies. If water and/or wastewater service is unavailable, then water is provided by wells and wastewater is handled by Individual Sewage Disposal Systems owned and maintained by the property owner. Reservoirs are utilized by many water providers to store water until it is needed. Water rights, necessary to provide water, fill reservoirs, and drill wells, are governed by the State. Water quality is regulated by both state and federal agencies. The adequacy of water supplies is determined by the County.

### Goals

- Protect the quality and quantity of water resources in the County.
- Ensure that New Development has appropriate water service and wastewater treatment.
- Manage the use of wells and Individual Sewage Disposal Systems (ISDSs) to ensure that the quantity and quality of water resources are sustained, and human health and the environment are protected.

## Policies

### A. Water Quality

1. Ensure New Development protects existing wells and Ground Water resources from contamination.
2. Protect surface water quality through appropriate water treatment, buffers or management practices. (See Appendix C I.c.)

### B. Water Quantity

1. Applications for New Development should demonstrate that water is adequate and available for the use proposed, including any watering for outside uses such as landscaping or livestock.
2. New Development should provide Adequate Water Supplies and/or onsite storage facilities for firefighting services. (See Appendix D II. a.)
3. Ground Water Recharge from sewage treatment systems should occur in the same general area from where water is withdrawn.

### C. Well and ISDS

1. Ensure that development is at a scale/density consistent with Locally Available Water Resources.
2. New Development should conform to the minimum lot size requirements established by Jefferson County Public Health.
3. Require advance treatment ISDS in areas of known Ground Water quality problems.

# Water Storage

Water utilized by water providers and fire districts may be stored either in tanks or in reservoirs.

## Goal

Encourage new water storage systems, while considering visual and environmental impacts.

## Policies

### A. Water Tanks

1. Design and site new water storage tanks to blend with the environment.
2. Water tanks should be fully or partially buried, where feasible.
3. Where water tanks are visible above ground, visual impacts should be mitigated.

### B. Reservoirs

1. Ensure that adequate Mitigation is provided to offset adverse impacts associated with reservoirs.
2. Encourage reservoirs to be used for not only water storage, but also for Recreational and economic opportunities, where appropriate.

# Other Utilities

Utilities, other than water and sanitation, include oil, gas, electricity, information, and telecommunication.

## Goals

- Ensure that Utilities are adequate for existing and future development.
- Ensure that Utilities are located and designed so they are sensitive to the environment and compatible with the surrounding area.

## Policies

### A. Provision of Utilities

1. Verify that utility companies have the capacity to serve the proposed development while maintaining existing service levels.
2. Locate utility lines underground in New Development, where practicable.

### B. Location and Extent of Utilities

1. Construct Utilities and communication equipment to minimize visual obtrusiveness by utilizing Stealth Technology, burying lines, coloring equipment, and/or screening to blend with the background.
2. Acknowledge the technological, operational, maintenance and safety constraints of Utilities may impact the ability to mitigate impacts to the natural and built environment.
3. Locate high-tension power lines and electrical substations away from residential and visually significant

areas, where feasible.

4. Encourage the joint use of Facilities between utility providers. (See Appendix D II. e.)

## Services

The County provides Sheriff and disaster emergency services, while other agencies or districts provide fire protection and Utilities. Coordination between Jefferson County and the Special District service providers is necessary to assure provision of Services.

### Goals

- Ensure existing Services are sufficient for proposed New Development.
- Ensure that existing and New Developments are served at an acceptable level by law enforcement, fire protection, and emergency and disaster services.

#### A. General Services

1. New Development should demonstrate how Services will be provided and submit related service commitment documentation.

#### B. Emergency Services

1. All New Development should be served by fire protection and emergency services.
2. Consider applicable public safety needs in the review of New Development proposals.
3. If a development is likely to have a significant impact on an emergency service provider, then request that the provider evaluate and comment on how their Services will be affected by the development proposal.

## Formation of New Special Districts

Special Districts provide a wide variety of Services in Jefferson County. In unincorporated Jefferson County they provide many Services typically provided by a city, such as fire protection, park and recreation services, and water and sanitation services.

### Goal

Special Districts should be well planned, fiscally responsible, and provide a satisfactory level of service.

#### A. General

1. Recommend that the Board of County Commissioners request any Special District located wholly or partially within the County file annual public reports with the County demonstrating the district's debt issuance and authorization activities, as specified and allowed by Section 32-1-207(3)(c) and Section 32-1-207(3)(d), CRS.
2. Evaluate the cumulative impact of the requested mill levy by reviewing the mill levy for similar developments within a three mile radius or such larger area as needed to provide a comparative basis for review.
3. All new special districts should record with the County a notice to purchasers within the service area that lists the services provided by the district and a sample calculation of the anticipated taxes a property owner

within the service area may pay based on the projected mill levies and tax assessments.

**B. Water and Sanitation Districts**

1. The formation of water and sanitation districts in the Mountain Ground Water Overlay District (M-G) should either facilitate Activity Center recommendations or address existing water quality or quantity concerns.
2. New water and/or sanitation districts should not be formed for the sole purpose of developing existing Platted lots that do not qualify for a well and septic system based upon the size of the lot(s).
3. Encourage water and sanitation districts to provide service to a broad area, such as an entire Activity Center, rather than just one development.
4. Centralized water and/or sanitation providers should have the capacity to serve their proposed service area with adequate water quality, quantity, and effluent treatment.
5. Surface water is the preferred water source for Centralized Water Systems. Centralized Water Systems utilizing Ground Water as the primary water source should demonstrate hydrologic evidence that an adequate and dependable water supply exists.