

Existing Development Review Policies

Land Use

All Development

Miscellaneous

1. New non-agricultural Development in the mountains should avoid uses generally associated with high-water consumption rates.

Community Uses

General

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.

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

3. Livestock should be managed so that they do not cause damage to Riparian Areas, Wetlands, other surface waters, or On-Site Wastewater Treatment System absorption beds.

Extractive Resources

General

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.

Site Design

Water Conservation

1. Encourage incorporation of water conservation techniques.

2. Design landscape plantings to minimize water consumption. (See Appendix C I.g.)

Physical Constraints

Wildfire

General

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.

Infrastructure, Water & Services

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 On-Site Wastewater Treatment 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 On-Site Wastewater Treatment Systems (OWTSs) to ensure that the quantity and quality of water resources are sustained, and human health and the environment are protected.

Policies

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.)

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 OWTS

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 OWTS 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

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.

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.

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.

Policies

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.

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.