

Existing Long Range Planning Policies

Future Development

All Development

General

12. Encourage development to conserve water resources.

Density Issues

1. Plan for higher Intensity development where public water, sanitation, fire protection, law enforcement, and public transportation exist.

Agriculture

Over time, many of the existing farms and ranches in the County have been converted to residential subdivisions and Commercial centers. However, there are still areas of the County that strongly identify with their agricultural heritage. There is also a renewed interest in small scale agriculture in more urbanized areas. These agricultural uses should be acknowledged as important resources in our community.

Goal

Support agricultural uses and businesses in the County.

Policies

3. Avoid overuse by livestock to reduce water pollution and soil/vegetation degradation.

Environmental Stewardship

Habitats

Policies

Protection of Wildlife

1. Protect Wildlife's access to forage areas, water, and cover.

Water

1. Proper planning and maintaining of water quality and quantity is essential. An adequate and safe supply of water protects the health of the community's residents and the environment. Land development affects both the quality and

the quantity of Ground Water and surface water. Because of this direct link, the adverse impacts of existing and future development on this necessary resource should be studied and mitigated.

Goals

- Promote a sustainable, adequate, reliable, and safe water supply.
- Protect the quality and quantity of surface and Ground Water resources.
- Protect water resources through stormwater management.
- Promote water conservation practices.

Policies

General

1. Endorse efforts to better define and protect Ground Water Recharge areas.
2. Encourage Best Management Practices to limit the spread of vector- and water-borne diseases.
3. Encourage connections to Centralized Water and Sewer Systems, when economically feasible, or necessary to protect human health or the environment.
4. If drainage modifications are necessary, they should be natural in appearance.

Ground Water

1. When an area has been identified by the County or Colorado Department of Public Health and Environment as having a Ground Water quality problem, proper Mitigation of the problem should be implemented before zoning, health variances or changes are approved that would aggravate the problem.
2. Encourage collection and analysis of data to evaluate the extent, availability, and quality of Ground Water resources in the Mountain Ground Water Overlay District.

Water Quality

1. Identify existing water contamination sources and mitigate or eliminate them.
2. Identify appropriate measures to protect water resources from effects of point and non-point sources of stormwater pollution.
3. Stormwater from New Developments should not discharge into a drinking water supply reservoir unless it can be demonstrated that water quality will not be impaired.
4. Runoff from fertilized landscaped areas and impervious surfaces, including pavement, hard-packed corrals, etc., should be filtered through vegetated buffers and grass swales or other Infiltration structures to reduce pollutants before the runoff leaves the property. (See Appendix C I. d.)
5. Development and other land use activities should avoid water quality impacts from erosion and sedimentation.

6. Utilize Low Impact Development (LID) as a stormwater management approach and set of practices that can be used to reduce runoff and pollutant loadings by managing the runoff as close to its source(s) as possible.

7. Existing development should be encouraged to implement stormwater quality Best Management Practices. (See Appendix C I. a.)

On-Site Wastewater Treatment Systems (OWTS)

1. Protect the quality of surface and Ground Water from pollution caused by OWTS.

2. Encourage advanced treatment system OWTSs when replacing OWTSs.

3. Encourage the State to evaluate separation requirements between wells and leach fields.

Conservation

1. Encourage development and implementation of water conservation plans and programs.

2. Promote water conservation techniques which provide large water use reductions and have relatively low cost. (See Appendix C I. e.)

3. Encourage site designs that make efficient use of water.

4. Design landscaping to conserve water.

5. Support gray-water reuse, when not in conflict with local, state and district rules.

Coordination

1. The County should protect the region's water resources, in part by supporting the Denver Regional Council of Government's Plans.

2. Coordinate surface water planning on a Watershed level.

3. Coordinate with neighboring communities and with regional planning forums to develop and implement effective Watershed management strategies.

4. The County should work with appropriate parties to develop new, innovative standards for stormwater management.

Services, Utilities & Transportation

Policies

General

4. All Centralized Water Systems should be overseen by an Operational Agency, inspected annually and have their water quality checked for Potability, regardless of the number of structures served.

Outreach

Water

The quality and quantity of water is a very important issue in Jefferson County, especially in the Mountain Areas where a large number of properties, both Commercial and residential, are served by Ground Water. Education about water issues should include issues related to wells, On-Site Wastewater Treatment Systems and water conservation.

Goal

Promote the education of residents, businesses, and appropriate agencies about water issues affecting the County.

Policies

General

1. Distribute information, such as the Water Smarts brochure, to inform residents about water quantity, quality and sanitation issues.
2. Inform developers and residents about stormwater Best Management Practices.
3. Educate the citizenry on the importance of maintaining On-Site Wastewater Treatment Systems.
4. Support educational programs that teach ways to reduce overall water use without adversely affecting quality of life.
5. Encourage homeowners to regularly test their well water for Potability.
6. Encourage well owners to regularly measure the static water level in their well to establish a baseline level.