

Development Review Policies

Changes are tracked in red. Moves are tracked in green.

Land Use

Community Uses

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.

2. Support plans for the siting of additional treatment plants or modification of existing facilities to allow for more effective use of non-potable water and to promote plans for responsible aquifer recharge.

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.
- Promote the use of landscaping and site design that ensures water conservation.

Policies

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.

Water Conservation

1. Encourage incorporation of water conservation techniques.
2. Design landscape plantings to minimize water consumption. (See Appendix C I.g.)
3. Encourage development patterns, types and densities that minimize or reduce water use.
4. Evaluate existing landscaping at the time of rezoning applications for preservation at the time of site design.
5. In the Mountain Ground Water Overlay District, any new developments should use plant materials that will not require irrigation once established.
6. In the Mountain Ground Water Overlay District, existing vegetation should be evaluated for whether existing landscaping should be a substitute for the landscaping required by the zoning.
7. Follow best management practices to maximize ground water recharge, including supporting of greenway corridors, maintaining drainage ways in their natural state, avoiding large amounts of impervious cover for recharge areas, and using swales or other landscape treatments that facilitate recharge.
8. Encourage porous concrete or permeable pavers for sidewalks and parking areas, especially in important recharge areas. Efficacy of these systems should be evaluated in mountain areas due to more and longer freeze times.

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

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.

Drainages

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

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 and to conserve water. (See Appendix B I. b.)

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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.

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.

- Ensure New Development’s water demands can be met by the natural carrying capacity of the land to ensure the long-term viability of the development.
- 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.
4. Encourage land uses which accommodate the reuse of water including capture of non-consumptive water within the basin and the use of reclaimed water for irrigation. Consider legal parameters and maintenance of water quality.

~~C~~-Well and OWTS

1. Ensure that development is at a scale/density consistent with Locally Available Water Resources to safeguard the sustainability of development. There may be limited exceptions to having Locally Available Water Resources, such as when the water hauled in will be used for livestock, irrigation of plant materials, or as a function of a manufacturing process. Hauled water should not be the source of water used for sanitation or consumption if serving people.
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.
4. In areas served by an individual or community well, emphasize low water demand uses.

Definition: Locally Available Water Resources are the surface and ground water that is physically in the watershed sub-basin where the development is occurring, not including water brought in from on outside sources, such as truck, pipeline, or other means.

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.

Services

Policies

General Services

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

2. Fire protection providers should be referred New Development proposals for compliance with their standards. Their review should include an assessment of the:

- a. Adequacy of the proposed water supply and water storage facilities;
- b. Accessibility, adequate access and egress, to the site for emergency vehicles;
- c. Capacity of the personnel and equipment to serve the development; and
- d. Developer's fire reduction program when the site has a wildfire hazard.

Physical Constraints

Wildfire

Policies

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, and residential sprinkler systems 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.