

Hazards

CONIFER/285 AREA CORRIDOR PLAN LANGUAGE	ACTION	REASON FOR ACTION
<p>These are the existing goals and policies in the Conifer/285 Corridor Area Community Plan.</p>	<p>Action options:</p> <ul style="list-style-type: none"> • Keep in Area Plan • Modify/Add to CMP • Remove, duplicated in CMP • Remove, covered by regulations • Remove, other reason 	<p>Why staff is proposing the specified action.</p>
<p>Introduction language</p> <p><i>Mitigation of hazards in the Conifer/285 Corridor mountain community is critical to the protection of life and property. Wildfire awareness and mitigation efforts are imperative.</i></p> <p>Protection of life and property from hazards needs to be considered in examining development locations. In addition to the possible loss of life or property, the failure to recognize hazards can have environmental consequences.</p>	<p>Keep in area plan</p>	
<p>Goal</p> <p>Protect life and property from the effects of hazardous conditions and events. Similar goal in Evergreen, but it also includes the environment.</p>	<p>Remove, duplicated in CMP</p>	<p>CMP language: Environmental Stewardship chapter, Hazards element, page 69: Goal Protect people and property from hazardous conditions and events.</p>
<p>Policies</p>		
<p>A. Geologic Hazards</p>		
<p>1. Development should not be allowed in a high <i>geologic hazard</i> area unless engineering and mitigation studies show the risk can be eliminated or sufficiently reduced. Similar policy in Evergreen Plan B. 1., but with more. Site-specific <i>geologic hazard</i> analyses should be performed by a qualified professional engineering geologist or geotechnical engineer. A third party, such as the Jefferson County Geologist, should make sure that engineering and mitigation studies are adequate. <i>Transfer of density</i>, as specified in the Glossary, may be used when all criteria are met.</p> <p>No <i>transfer of density</i> should be allowed from areas inside the Geologic Hazard Overlay Zone District. This recommendation is based on the premise that the Geologic Hazard Overlay Zone District map adopted by the county currently restricts development, and therefore, it is not reasonable to give a development transfer credit. (See Housing section, B. Housing Densities Outside Village Centers.)</p> <p>High <i>geologic hazard</i> areas include:</p>	<p>Remove, duplicated in CMP</p>	<p>CMP language: Physical Constraints chapter, Geologic Hazards & Constraints element, page 42: 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.</p> <p>Glossary, page 120: Geologic Hazards A geologic condition or geologic process which poses a significant threat to health, life, limb, or property. Major Geologic Hazard Area shall mean that area, or those areas, as shown on the Geologic Hazards and Constraint Areas Map where geologic conditions are such that extensive geotechnical problems exist and there is high risk related to intensive land uses.</p> <ul style="list-style-type: none"> • Rockfall • Landslide • Slope failure • 100-Year floodplains

Hazards

CONIFER/285 AREA CORRIDOR PLAN LANGUAGE	ACTION	REASON FOR ACTION
<p>a. Slope Failure Complex: A slope with a combination of hazardous conditions such as rockfalls, plus landslides.</p> <p>b. Highly Unstable Slopes: Slopes that could fail but have not. Construction activity on these slopes may induce failure.</p> <p>c. Subsidence: The surface collapse of ground over underground mines. (See Appendix for more detailed definition plus engineering and mitigation recommendations.)</p>		<ul style="list-style-type: none"> • Zoned geologic hazards, except Dipping Bedrock • Subsidence • Methane <p>Moderate Geologic Hazard Area shall mean that area, or those areas, as shown on the Geologic Hazards and Constraint Areas Map where geologic conditions are such that significant geotechnical problems exist and there is provisional risk related to intensive land uses.</p> <ul style="list-style-type: none"> • 40% or greater slopes • Post-wildfire flooding and mud flow areas <p>CMP language: Physical Constraints chapter, General element, page 42: A. General 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.</p>
<p>2. Various combinations of geologic conditions are found throughout the Plan area. Each site should be evaluated and the appropriate site development and design guidelines followed, depending on whether it is in a low, moderate or high hazard area. Sites should be defined as either entire subdivisions or individual lots. In many cases, mitigation is most effective if implemented on a subdivision-wide basis; this way, improvements on one lot do not adversely affect adjacent lots. The following geologic hazards and adverse conditions exist within the Plan area:</p> <p>a. Faults: Fractures or zones of fractures in rock strata together with movement that displaces the sides relative to one another.</p> <p>b. Rock Falls: The relative free-falling of a newly detached segment of bedrock of any size from a cliff or steep slope.</p> <p>c. Landslides: The sliding of a mass of loosened rocks or earth down a hillside or slope.</p> <p>d. Unstable Slopes: Slopes where there is judged to be a potential for landslides, creep or accelerated erosion.</p> <p>e. Debris Flows and Mudflows: A general designation for all types of rapid flowage following a storm event, involving mud or debris of various kinds and conditions.</p> <p>f. Shallow Bedrock: Rock that is in its original place near the surface.</p> <p>g. Swelling Soils: Clay-rich soils that expand when wet and shrink when dry.</p> <p>(See Appendix for more detailed definitions and engineering and mitigation</p>	<p>Add Faults to CMP.</p> <p>Then Remove, duplicated in CMP and Remove, duplicated in Regulations</p>	<p>CMP language: Physical Constraints chapter, General element, page 42: A. General 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.</p> <p>All geologic hazards listed are defined in the plan except Faults. Unstable slopes have been broken down in to 20%-30% slopes, 30%- 40% slopes and 40% slopes and above.</p> <p>The Land Development Regulations would require a Geologic and/or Geotechnical Report for the entire subdivision, wherever a geologic process, constraint or hazard will or could affect proposed structures or the intended uses of the site.</p> <p>List Faults in the Glossary as a Moderate Geologic Constraint.</p>

Hazards

CONIFER/285 AREA CORRIDOR PLAN LANGUAGE	ACTION	REASON FOR ACTION
recommendations.)		
<p>3. Structural and nonstructural uses should be permitted in areas where the risk of life and property is extremely low or nonexistent, or where mitigation is possible that reduces the risk to human safety and property damage.</p>	<p>Remove, duplicated in CMP</p>	<p>CMP language: Physical Constraints chapter, Geologic Hazards & Constraints element, page 42: 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.</p>
<p>4. In areas of potentially unstable slopes, structures should be designed to withstand the stress caused by slope conditions and slopes should be modified to ensure stability. A potentially unstable slope is defined as any slope with most of the physical attributes of an unstable slope but where past or present slope failure is not apparent. Similar Policy in Evergreen Plan</p>	<p>Remove, duplicated in Regulations</p>	<p>Unstable slopes in the County are mapped. If a property is located within one of these areas a Geologic and Geotechnical Report is required at the time of a Rezoning application. (Section 1, page 12 of the Zoning Resolution) This report would outline the hazards and any possible mitigation strategy.</p>
<p>5. Drainage systems on potentially unstable slopes should be designed so the flow of water improves the slope stability. Similar Policy in Evergreen Plan</p>	<p>Remove, other reasons</p>	<p>The design of the drainage system is not addressed at the time of Rezoning or Special Use, which is a stage where uses are contemplated. The design of the development and any drainage plans are addressed at the time of subdivision plat, site development plan or building permit. Therefore, it is misleading to have this policy in this plan since it is not able to be enforced when the plan is used for review.</p>
<p>6. The final landforms that result from development should be stabilized.</p>	<p>Remove, other reasons</p>	<p>As with drainage, final landforms are not addressed at the time of Rezoning or Special use. These are addressed at the time of subdivision plat, site development plan or building permit with the regulations in the Land Disturbance section of the Zoning Resolution.</p>
<p>7. Existing structures and all existing hazards in the area around a proposed project should be protected from adverse impacts caused by the project. These adverse impacts include, but are not limited to: a. The disruption of soil and rocks when road cuts are made and utilities are extended; b. Changes in drainage patterns and the erosion of soil, causing damage to property on a slope or down gradient of the project; and c. Aggravation or acceleration of an existing hazardous condition.</p>	<p>Remove, duplicated in Regulations</p>	<p>Grading is not reviewed at the time of rezoning, special use, or site approval. This is addressed with subsequent processes and there are Land Disturbance regulations that apply. These regulations state that excavations shall be constructed and or protected so that they are stable and do not endanger life or property, that no work may obstruct, impede or interfere with the flow of storm water in natural drainageways, and that land disturbance activities shall not create or aggravate unstable slopes, rockfall, landslide or subsidence hazards or increase the risk of wildfire, flooding, or dipping bedrock hazards. (Zoning Resolution, Land Disturbance Section, page 16-20)</p>
<p>B. Floodplain Hazards</p>		
<p>1. Development should be allowed only when it meets Jefferson County/Federal Emergency Management Agency (FEMA) standards. Similar policy in Evergreen Plan, Floodplains A.2. Transfer of density, as specified in the Glossary, may be used when all criteria are met. No transfer of density should be allowed from areas inside the Floodplain Hazard Overlay Zone District. This recommendation is based on the premise that the Floodplain Hazard Overlay Zone District map adopted by the county currently restricts development, and therefore, it is not reasonable to give a development transfer credit. (See Housing section, B. Housing Densities Outside Village Centers.)</p>	<p>Remove, other reason</p>	<p>Development is required to meet Jefferson County and/or Federal Standards when developing in a floodplain. If someone is developing in a floodplain without appropriate permits, it may be called in as a Zoning Violation.</p> <p>Transfer of Density will no longer be a concept in the Plan. A set density will be given for each property. That density is a gross density for the entire site. As development is reviewed constraints would be avoided through no build areas and then buildings could be clustered on another portion of the same site. No transfer of density from one property to another would be allowed.</p>

Hazards

CONIFER/285 AREA CORRIDOR PLAN LANGUAGE	ACTION	REASON FOR ACTION
2. Jefferson County should maintain its participation in the National Flood Insurance Program to benefit residents.	Add to CMP	Add to Environmental Stewardship Chapter, Hazards Element, Floodplain policies.
3. Any mitigation of the floodplain hazard should take an engineered natural design approach, such as construction of engineered wetlands, increased vegetation density, riffle and pool constructions, with natural meanders that enhance the natural environment and retain much of the original stream channel configuration, yet allow control of over-bank flow during high water. NOTE: Engineered wetlands are shown to act as natural filters for metals, sediment, and other contaminants which will help with future total maximum daily load (TMDL) issues on Bear Creek. Similar policy in Evergreen, Floodplain, A. 4. B.	Remove, duplicated in CMP	CMP language: Physical Constraints chapter, Floodplains element, page 43: A. General 3. If Floodplains are altered or reconstructed, encourage design for their natural and beneficial functions (See Appendix C II.b.) Appendix C. II. B., page 109-110: For more information about designing development in floodplains consult the information provided by the National Flood Insurance Program (NFIP). (http://www.fema.gov/national-flood-insurance-program)
4. The state should initiate a program to assess the cumulative effect of small impoundment dams along streams to determine if this presents a flood hazard.	Modify Area Plan	This plan has no influence over state agencies. Modify language to say "Small impoundments under 10 feet, not regulated for safety by the State Division of Water Resources, should be examined by the County and/or the State to determine if a potential flood hazard exists."
5. This program should provide for safety inspections of dams under 10 feet.	Modify Area Plan	This plan has no influence over state agencies. Modify language to say "Small impoundments under 10 feet, not regulated for safety by the State Division of Water Resources, should be examined by the County and/or the State to determine if a potential flood hazard exists."
6. A community floodplain hazard mitigation and alternatives study should be done for existing uses in the floodplain to find reasonable ways to reduce the hazard area. The following issues should be addressed in the study: a. Human safety, including an early-warning system and emergency planning; b. Land use options, including open space park or pasture; c. Financial options, public and private; d. Property value; and e. Community and county responsibilities including the health and safety of residents.	Keep in Area Plan	
C. Wildfire Hazards		
The major portion of land in the Conifer/285 Corridor Area Community Plan area is in <i>severe</i> or <i>moderate wildfire hazard</i> areas. Past fire control efforts, lack of grazing and forest management have resulted in dense, even-aged, closed crown forest conditions, increasingly susceptible to disease and insect attack, wind throw, and large, stand-replacing fires. It is a question of when, not if, a <i>wildfire</i> will strike any particular area.	Keep in Area Plan	
1. Jefferson County, fire districts, Colorado State Forest Service and U.S. Forest Service should work together to determine very high	Remove, other reasons	This is already being done.

Hazards

CONIFER/285 AREA CORRIDOR PLAN LANGUAGE	ACTION	REASON FOR ACTION
and extreme fire danger and post “no open fires allowed” signs.		
<p>2. Several forest fuel types warrant special attention. These fuel types, both live and dead, present serious problems for fire protection on any slope. Such fuels include, but are not limited to, scrub oak, spruce, fir, Lodgepole pine, and Ponderosa pine.</p> <p>Similar language in Evergreen Plan Wildfire intro</p>	<p>Keep in Area Plan but move</p>	<p>This is information, not a policy. Move to Intro of Wildfire hazards section.</p>
<p>3. There are severe limitations on fire protection in rural areas. Most firefighters are volunteer and not present at the fire stations, response time may be quite long, water and equipment are limited, access may be difficult or impossible. Not every home can be defended, often for some or all of the following reasons:</p> <ol style="list-style-type: none"> a. Volunteer fire protection limitations; b. Difficult and impossible topography; c. Lack of defensible space; d. Substandard and limited access roads; e. Limited water supply; and/or f. Poor forest health. <p>Similar, but much abbreviated language in Evergreen Plan Wildfire Intro</p>	<p>Keep in Area Plan but move</p>	<p>This is information, not a policy. Move to Intro of Wildfire hazards section.</p>
<p>4. Mitigation Requirements</p> <p>Development should not be allowed in wildfire hazard areas unless mitigation has been required in accordance with the Colorado State Forest Service, Jefferson County, other current authorities and local fire district recommendations. Mitigation efforts should include design and implementation. The official development plan (ODP) should contain the specific long term maintenance and inspection actions specified by the appropriate entities. (See Appendix.) Transfer of density, as specified in the Glossary, may be used when all criteria are met.</p> <p>Following are wildfire hazards mitigation requirements.</p>	<p>Remove, duplicated in CMP and Remove, other reasons</p>	<p>CMP language: Physical Constraints chapter, Wildfire element (p. 44): A. General 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.</p> <p>Transfer of Density will no longer be a concept in the Plan. A set density will be given for each property. That density is a gross density for the entire site. As development is reviewed constraints would be avoided through no build areas and then buildings could be clustered on another portion of the same site. No transfer of density from one property to another would be allowed.</p>
<p>a. Use wildfire mitigation principles in design of sites and subdivisions, including adequate access and egress, emergency water supply, and signage. All public thoroughfares, multi-home access roads, and individual driveways should be designed to provide proper access for fire protection. Develop evacuation routes in accordance with fire officials’ recommendations.</p>	<p>Remove, covered by CMP policies</p> <p>Add a new policy</p>	<p>CMP language: Physical Constraints chapter, Wildfire element (p. 44): A. General 8. Encourage effective alternative On-Site water supplies, such as ponds and cisterns, for fire protection in developments without fire hydrants.</p> <p>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.</p>

Hazards

CONIFER/285 AREA CORRIDOR PLAN LANGUAGE	ACTION	REASON FOR ACTION
		<p>Add CWPP policy.</p> <p>The Community Wildfire Protection Plans (CWPPs) address these issues. In the North Mountains Plan we added a policy to reinforce that the CWPPs should be used during a rezoning or special use process. We recommend the following similar policy be added to the Conifer/285 Corridor Plan.</p> <p>1. There are five fire districts that provide service to this area, the Inter-Canyon Fire Protection District, the Elk Creek Fire Protection District, the North Fork Fire Protection District, the Indian Hills Fire Protection District and the West Metro Fire Protection District. Each of these districts has created a Community Wildfire Protection Plan (CWPP). These Plans are a valuable resource for mitigation techniques for specific neighborhoods and specific roads. These Plans should be reviewed for mitigation strategies that can be implemented when new development is proposed. Some of the strategies especially applicable to rezonings and special uses are:</p> <ol style="list-style-type: none"> a. Thinning of vegetation along access roads. b. Completing Shaded Fuelbreaks along primary evacuation routes, main roads, and secondary evacuation routes throughout the Plan Area. c. Forest thinning d. Construction of cisterns and/or emergency water supplies. e. Evaluation of secondary evacuation or emergency access routes. Options for completing these connections should be considered when development proposals occur near these road segments. Substandard road templates should be considered when providing emergency access. f. Designation of helicopter dip sites. g. Designation of community safety zones. <p>Specific locations for each of these mitigation strategies are called out in the CWPP's.</p>
<p>b. Establish and maintain forest management plans, including fuel reduction, fuel breaks, and insect and disease management on public and private lands. Include proposed actions and an implementation schedule of the forest management plan when reviewing development proposals.</p>	<p>Remove, covered by CMP language and Remove, covered by regulations</p>	<p>CMP language: Physical Constraints chapter, Wildfire element (p. 44): A. General</p> <p>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.</p> <p>5. Setbacks from the perimeter of a New Development should accommodate Defensible Space management zone 2 requirements.</p> <p>If a property being rezoned is within the Wildfire Hazard Overlay District, a Forest Management Plan is required at the time of rezoning.</p>
<p>c. Create a defensible space around each structure that will be maintained through time. Plats should be designed to maintain the maximum possible screening around the development and between manmade structures while still meeting the defensible space requirements. (See Glossary for defensible space definition, and the Appendix for further explanation of defensible space management zones.) Homeowners Associations should be encouraged to review their subdivision covenants and modify restrictions on "tree cutting," and to work with the appropriate agency to design and implement good forest</p>	<p>Remove, covered by regulations And Remove, covered by CMP</p>	<p>Defensible space is required by the Zoning Resolution for any new residential building permits. Maintenance of that defensible space is also a requirement of the Zoning Resolution.</p> <p>Additionally the CMP takes defensible space a little further by stating in the Physical Constraints chapter, Wildfire element (p. 44):</p> <p>5. Setbacks from the perimeter of a New Development should accommodate Defensible Space management zone 2 requirements.</p>

Hazards

CONIFER/285 AREA CORRIDOR PLAN LANGUAGE	ACTION	REASON FOR ACTION
<p>management practices. Evergreen Plan also discusses defensible space.</p>		<p>This document does not have any influence on the Platting process, therefore, it is a bit misleading to have that language in this document.</p> <p>CMP language: Environmental Stewardship chapter, Hazards element (p. 69): D. Wildfire 3. Encourage property owners and HOA's to implement the recommendations of their local Community Wildfire Protection Plan (CWPP).</p>
<p>d. Design and construct homes in a fire safe manner, using appropriate construction materials and design methods. Fire-resistant construction materials are recommended, i.e., stucco, rock, brick, metal, tile or concrete roof, etc. Similar Policy in Evergreen Plan</p>	<p>Keep in Area Plan</p>	<p>Building Code requires Class A roofing materials for commercial and residential structures above 6400 feet in elevation.</p> <p>Other construction materials are not addressed.</p>
<p>e. The County should adopt the Uniform Wildland/Urban Interface Code. (See Appendix.)</p>	<p>Remove, other reasons</p>	<p>The local fire districts adopt the Fire Code and some have adopted the Uniform Wildland/Urban Interface Code. This plan is not used by the local fire districts.</p>
<p>f. The County Planning and Zoning and Emergency Management departments should continue a study to assess the status of current development, access, emergency water availability, defensible space, and other wildfire risk factors; and consider the feasibility of applying fire safety regulations to improve existing development.</p>	<p>Remove, other reasons</p>	<p>The County and all fire districts in the County have completed Community Wildfire Protection Plans (CWPPs), which lays out in detail the status of existing development in regard to access, emergency water availability, defensible space and other factors. The CMP does have a policy stating that the recommendations in the CWPPs should be followed, this recommendations can then be put into written restrictions if necessary. Additionally, there is another policy that discusses property owners and HOA's implementing the CWPPs recommendation to encourage existing development to comply.</p> <p>CMP language: Physical Constraints chapter, Wildfire element (p. 44): A. General 1. New Development should implement the Mitigation recommendations outlined in the local Fire Protection District's Community Wildfire Protection Plan (CWPP).</p> <p>Environmental Stewardship chapter, Hazards element (p. 69): D. Wildfire 3. Encourage property owners and HOA's to implement the recommendations of their local Community Wildfire Protection Plan (CWPP).</p>
<p>5. Residential Lot Sizes a. In severe wildfire hazard areas, residential lot sizes should be restricted to 1 dwelling unit per 10 to 35 acres. 1) Minimum lot size should be 10 acres when the hazard is adequately mitigated, as determined by fire officials. 2). Minimum lot size should be 35 acres if inadequate mitigation is done, as determined by fire officials. Similar language in Evergreen Plan</p>	<p>Remove, other reasons</p>	<p>Lot sizes will be incorporated into the land use map's specific recommendations. Properties that contain large portions of severe wildfire hazard areas will be designated at 1 dwelling per 10 acres because we will assume that if a property owner is going through a County process, that they will have to adequately mitigate the site through requirements of the Forest Management Plan or the Defensible Space regulations.</p>
<p>b. In moderate wildfire hazard areas, residential lot sizes should be restricted to 1 dwelling unit per 5 to 35 acres. 1) The minimum lot size should be 5 acres when the hazard is adequately mitigated, as determined by fire officials. 2) The minimum lot size should be 35 acres if inadequate mitigation is done, as determined by fire officials. Similar language in Evergreen Plan</p>	<p>Remove, other reasons</p>	<p>Lot sizes will be incorporated into the land use map's specific recommendations. Properties that contain large portions of moderate wildfire hazard areas will be designated at 1 dwelling per 5 acres because we will assume that if a property owner is going through a County process, that they will have to adequately mitigate the site through requirements of the Forest Management Plan or the Defensible Space regulations.</p>

Hazards

CONIFER/285 AREA CORRIDOR PLAN LANGUAGE	ACTION	REASON FOR ACTION
D. General Fire Protection		
Development should be required to comply with Colorado State Forest Service, Jefferson County and local fire district codes and standards. In reviewing development proposals, the <i>wildfire hazard</i> and the mitigation measures required should be determined by the Colorado State Forest Service and local fire district entities. Jefferson County Planning and Zoning Department and County Commissioners should stringently follow <i>fire officials'</i> recommendations. Colorado State Forest Service Wildfire Hazard, Jefferson County Wildfire Hazard, and Fireline Intensity maps should be used to determine hazard levels, along with site inspections. (See Appendix.)	Remove, covered by CMP	CMP language: Physical Constraints chapter, Wildfire element (p. 44): A. General 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.
1. Development should be served by a fire protection district. <i>Similar in Public Facilities, Services, and Utilities chapter of Evergreen.</i>	Remove, covered by CMP.	CMP language: Infrastructure, Water and Services chapter, Services element (p. 57): B. Emergency Services 1. All New Development should be served by fire protection and emergency services.
2. No development should be located in extreme <i>wildfire hazard</i> areas, e.g., fire chimneys and saddles, unless adequate mitigation is done, as determined by <i>fire officials</i> . <i>Fire chimneys are addressed in Evergreen</i>	Remove, covered by CMP	CMP language: Physical Constraints chapter, Wildfire element (p. 44): A. General 2. Avoid development or mitigate impacts in Severe Wildfire Hazard Areas. 3. Avoid New Development in Fire Chimneys.
3. <i>New development</i> should provide an <i>adequate water supply for fire fighting services</i> , including readily accessible storage facilities and fittings suitable for hookup to local fire service equipment. <i>Similar in Public Facilities, Services, and Utilities chapter of Evergreen.</i>	Modify CMP	CMP language: Physical Constraints chapter, Wildfire element (p. 44): A. General 8. Encourage effective alternative On-Site water supplies, such as ponds and cisterns, for fire protection in developments without fire hydrants. Modify to say, "Effective alternative On-Site water supplies, such as ponds and cisterns, for fire protection in developments without fire hydrants should be provided. "
4. Active forest insect and disease management, including the removal of affected trees, should be continuously carried out on public and private lands.	Remove, covered by CMP	CMP language: Environmental Stewardship chapter, Hazards element (p. 69): A. General 2. Work with Jefferson County Weed and Pest Management and other applicable agencies to address noxious weeds and forest pests. D. Wildfire 1. Encourage private and public landowners to manage their forests by developing and maintaining a diversity of species, ages, and stand densities to serve as a natural deterrent to pest and fire outbreaks. Environmental Stewardship chapter, Habitats element (p. 70):

Hazards

CONIFER/285 AREA CORRIDOR PLAN LANGUAGE	ACTION	REASON FOR ACTION
		B. Vegetation 1. Encourage the protection of public and private properties from noxious weeds and forest pests.
5. Jeffco Slash Collection program, FireWise Communities program, <i>wildfire</i> education, and other projects that promote mitigation and reduce the risk of loss of life and property due to <i>wildfire</i> should be continued and supported by Jefferson County.	Remove, covered by CMP	CMP language: Environmental Stewardship chapter, Hazards element (p. 69): D. Wildfire 1. Encourage private and public landowners to manage their forests by developing and maintaining a diversity of species, ages, and stand densities to serve as a natural deterrent to pest and fire outbreaks. 2. Support the Community Wildfire Protection Plans as adopted by the local fire protection districts. 3. Encourage property owners and HOA's to implement the recommendations of their local Community Wildfire Protection Plan (CWPP). 4. Explore incentives for voluntary fire Mitigation on existing properties. 5. When updating Area Plans, existing subdivisions should be evaluated for whether evacuation routes exist or if they need to be planned for in the future. 6. Work with Emergency Management when establishing priorities for roadway improvements, particularly in those areas with high Wildfire potential. 7. Support the Front Range Fuels Treatment Roundtable. 8. Encourage slash collection programs throughout the mountainous areas of the County. <i>Note:</i> The Community Wildfire Protection Plans all mention the FireWise program and increased educational programs.
6. Information programs should be established to educate the public, particularly potential residents and business owners, about fire protection limitations and <i>wildfire</i> mitigation techniques in the mountain environment.	Remove, covered generally in CMP and also covered in CWPPs	CMP language : Outreach chapter (p. 83): A. General 1. Inform the public about the risks of living and developing in identified hazardous areas. 8. Encourage all residents to register their cell phone numbers with the Sheriff's Office to ensure that they receive notification in the event of an emergency. 10. Work with appropriate agencies when developing public education programs. <i>Note:</i> The Community Wildfire Protection Plans (CWPPs) are supported and all mention public information programs.
7. Local fire departments should apply consistent and reasonable standards in issuing open burning permits for slash, which is a <i>wildfire hazard</i> . These standards should apply to all applicants, whether they are public agencies or private individuals.	Remove, other reasons	This is not anything that Planning & Zoning has jurisdiction over. Planning & Zoning does not have a role in issuing open burn permits for slash is proposed.
8. State and federal use of prescribed burning should be encouraged, when appropriate. Prescribed burning should comply with air quality regulations regarding air quality and with fire management agency policies and guidelines regarding effective resource management and public safety and welfare.	Remove, other reason	This is not anything that Planning & Zoning has jurisdiction over. Planning & Zoning does not have a role in issuing permits when a prescribed burn is proposed.
E. Airport/Heliport/Ultralight Hazards		
Effects associated with helicopters and ultralights that land on private property are not always covered by existing federal laws and	Remove, other reason	An Airport/Heliport/Ultralight use would be evaluated the same as any other rezoning application and would need to demonstrate conformance with all of the policies in the CMP and Area Plan. This includes policies related to noise, light,

Hazards

CONIFER/285 AREA CORRIDOR PLAN LANGUAGE	ACTION	REASON FOR ACTION
regulations. To ensure that these impacts are considered, Jefferson County should amend the Zoning Resolution to protect people from adverse effects related to aircraft operation on privately owned land. The following measures are recommended:		wildlife, fire protection, water, etc. Since this is not a use that is currently recommended in the Plan and likely won't be a use recommended anywhere in the Plan, a Plan exception would be required which ensures the proposal is closely reviewed.
1. Review proposed airport/heliport/ultralight locations on a site-by-site basis to ensure that noise, lighting, and other undesirable effects on the surrounding areas are minimized. Similar language in Evergreen Plan	Remove, other reason	Airports, heliports or ultralight locations would be reviewed on a site-by-site basis, as are all cases. At that time, they would be reviewed against all of the general policies in relation to noise, light, air pollution, etc.
2. Require proposed sites to meet requirements of the appropriate regulatory agencies, including the applicable fire district, to ensure adequate emergency access in the event of an accident.	Remove, other reason	If requirements of another agency is up for debate, it is up to that agency whether or not to enforce their regulations, not Planning & Zoning.
3. Ensure that noise levels from aircraft are within the acceptable decibel range set by the state of Colorado and/or Jefferson County, whichever standard is stricter. Similar language in Evergreen Plan	Remove, covered by CMP	CMP language : Community Resources chapter, Air, Light, Odor and Noise element (p. 50): E. Noise 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. 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.
4. Ensure that landing, approach and takeoff patterns do not endanger people, wildlife or property. Similar language in Evergreen Plan	Remove, other reason	An Airport/Heliport/Ultralight use would be evaluated the same as any other rezoning application and would need to demonstrate conformance with all of the policies in the CMP and Area Plan. This includes policies related to noise, light, wildlife, fire protection, water, etc. Since this is not a use that is currently recommended in the Plan and likely won't be a use recommended anywhere in the Plan, a Plan exception would be required which ensures the proposal is closely reviewed.
F. Radiation Hazards		
There is concern about health-endangering amounts of radiation in ground water and soil, which results from natural radioactive deposits and other sources, e.g., mine tailings.	Keep in Area Plan	
1. Water used for human consumption should not exceed safe levels of radioactive isotopes. The County should develop a program to encourage owners of private wells to conduct tests and apply remediation measures to achieve the same standards as public water supplies.	Keep in Area Plan	
2. If an air test shows presence of radon, mitigation measures should be taken. Following this, well tests for measurement of radioactive isotopes should be conducted to determine if mitigation is required. Similar language in Evergreen Plan	Keep in Area Plan	
3. Because of the high risk for the existence of radon gas, all new construction should incorporate passive design to prevent radon	Keep in Area Plan	

Hazards

CONIFER/285 AREA CORRIDOR PLAN LANGUAGE	ACTION	REASON FOR ACTION
infiltration into occupied areas and include provision for active mitigation when testing indicates a need. These designs should meet federal health standards and state specifications for radon gas. Similar language in Evergreen Plan		
4. The above information should be publicized so that the public can be made aware of these hazards.	Keep in Area Plan	
5. All nitrate reports returned to homeowners by the county health department should contain an information sheet on ground water radiation.	Remove, other reasons	Planning & Zoning does not have control over what the Public Health Department does when they return nitrate reports.
G. Land fill and Methane Hazards		
As the location of abandoned landfills are determined, they should be mapped by the county. Development proposed on or in the vicinity of these sites should comply with the following:	Remove, other reason	The County has mapped these areas as the information is available.
Development proposed on or in the vicinity of these sites should comply with the following:	Remove, covered by CMP	CMP language : Physical Constraints chapter, Current, Closed, & Abandoned Landfills element (p. 45): 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.
1. All structures should be inspected and mitigation measures instituted as needed, i.e., methane monitors and alarm systems. Similar policy in Evergreen.	Remove, covered by CMP	See above. The language above is more general because the oversight for this is by State or County Public Health Departments. Mitigation measures may change over time.
2. Methane from landfills should be vented or collected prior to development. Similar policy in Evergreen.	Remove, covered by CMP	See above. The language above is more general because the oversight for this is by State or County Public Health Departments. Mitigation measures may change over time.
3. A ground water quality study should be done in areas of known possible hazard sites to identify any possible contaminants.	Remove, covered by CMP	See above. The language above is more general because the oversight for this is by State or County Public Health Departments. Studies of ground water would be done to determine what type of mitigation is needed.
4. The extent of methane gas generated by abandoned landfills in the Plan area is not currently known. Development proposed on or in the vicinity of these sites should comply with the following recommendations. a. All structures on landfills should be properly vented to prevent methane build-up. Similar policy in Evergreen.	Remove, covered by CMP	See above. The language above is more general because the oversight for this is by State or County Public Health Departments. Also, this language seems a bit redundant with item 2 above.
b. The design of structures and improvements should be based on careful site design and subsurface testing before construction is permitted on landfills to prevent damage from differential settlement.	Remove, covered by CMP	See above. The language above is more general because the oversight for this is by State or County Public Health Departments. Mitigation measures may change over time.

Hazards

CONIFER/285 AREA CORRIDOR PLAN LANGUAGE	ACTION	REASON FOR ACTION
Similar language in Evergreen		
H. Toxic Waste and/or Hazardous Materials		
The generation and disposal of known and potential toxic wastes and/or hazardous materials is a serious concern. However, the extent and nature of such activities in the Conifer/285 Corridor Plan area is currently unknown.	Remove, covered by CMP	<p>CMP language : Land Use chapter, Solid Wastes & Hazardous Materials element (p. 38): 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.</p> <p>Environmental Stewardship chapter, Hazards element (p. 70): E. Hazardous Materials and Waste 1. Identify the known locations of significant amounts of hazardous wastes and materials are used, stored, or manufactured. Use that information when updating land use recommendations in Area Plans.</p>
1. The handling, storage, and transportation of all known and potential toxic waste and/or hazardous materials should comply with county, state and federal regulations. Similar language in Evergreen	Remove, covered by CMP	<p>CMP language : Land Use chapter, Solid Wastes & Hazardous Materials element (p. 38): Goal Ensure Hazardous Materials are utilized and disposed of responsibly.</p>
2. The use or creation of toxic substances by industry should comply with county, state and federal regulations. Additional recommendations are in the Village Centers section of this Plan.	Remove, covered by CMP	<p>CMP language : Land Use chapter, Solid Wastes & Hazardous Materials element (p. 38): Goal Ensure Hazardous Materials are utilized and disposed of responsibly.</p>
3. A permit should be required to demolish or bury material and buildings that may contain asbestos or other toxic wastes and/or hazardous materials . The disposal operation should be monitored to prevent the contamination of ground water and other types of contamination. Similar language in Evergreen.	Remove, other reasons	The Colorado Department of Health and Environment does require a permit to remove asbestos or other hazardous materials from a building.
4. The County should provide, encourage and expand public toxic-waste and/or hazardous materials disposal facilities, such as the Household Hazardous Waste Facility located at Rooney Road and I-70.	Remove, covered by CMP	<p>CMP language : Land Use chapter, All Development element (p. 31): C. Compatibility 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.</p> <p>Land Use chapter, Solid Wastes & Hazardous Materials element (p. 39): 1. Encourage safe and efficient solid waste disposal options.</p>
5. The US 285 corridor is used by hazardous material vehicles. Colorado Department of Transportation (CDOT), the county and fire departments should continually upgrade equipment and training to handle and contain any hazardous material spills, aid any affected residents, and develop alternative emergency evacuation routes. There should be a plan in place that is continually updated.	Remove, other reason	<p>The way this policy is written is not something that Planning & Zoning is responsible for. However, as we become aware of Hazardous material use, storage or transportation, then we can inform other agencies. See policy below for something more in line with what Planning & Zoning may be able to actually do.</p> <p>CMP language: Environmental Stewardship chapter, Hazards element (p. 70): E. Hazardous Materials and Waste 2. Inform Fire Districts and emergency management teams of chemicals, explosives, Hazardous Materials, products and their</p>

Hazards

CONIFER/285 AREA CORRIDOR PLAN LANGUAGE	ACTION	REASON FOR ACTION
		wastes stored or manufactured on sites, or transported within their districts.
I. Development Review Process		
<p>1. During the development review process, all development proposals, whether <i>new development</i>, redevelopment, or within <i>platted</i> subdivisions, should be checked to ensure that on-site and adjacent hazards affecting the proposed use are not present or that appropriate mitigation measures have been employed. The County should undertake appropriate measures such as mapping, and adopting standards and regulations to implement this approach.</p>	<p>Remove, covered by CMP And Remove, other reasons</p>	<p>CMP language: Physical Constraints chapter, General element (p. 42): A. General 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.</p> <p><i>Other reasons:</i> The County is continually updating our mapping information as new information becomes available and updating regulations to address hazardous conditions. For example, after the 2013 flood, the County re-evaluated its Floodplain regulations and made changes to it.</p>
<p>2. Development proposals should be denied when a hazard cannot be mitigated, and/or when a development cannot meet current standards.</p>	<p>Remove, other reasons</p>	<p>Covered by the policies referenced above that discuss avoiding or mitigating hazards. If a hazard is not mitigated, then this would be an area of non-conformance with the Plan and possible basis for denial.</p>
<p>3. The Hazards section concerns risk to human life, both for residents and for emergency personnel. Jefferson County Planning and Zoning Department and the Board of County Commissioners should stringently enforce current safety recommendations for all proposed development. Those plats approved before current codes and regulations were in effect should be encouraged to meet all current safety standards.</p>	<p>Keep in Area Plan and Remove, other reasons</p>	<p>Keep first and second sentence in intro.</p> <p>Remove third sentence - this Plan does not apply to subdivision plats so this statement is a moot point.</p>