

Land Use Planning & Sustainable Community Design

The Environmental Health Division collaborates with local governments, Pikes Peak Area Council of Governments, other agencies, developers, and the public to incorporate public health considerations into planning and development activities. We encourage the inclusion of health-promoting policies in long range plans, and reflection of health considerations in development decisions.

This checklist provides a method to ensure long term protection of public health, and broadens the health and environment issues commented on by El Paso County Public Health during the planning process. The checklist addresses not only those topics that El Paso County Public Health has regulatory authority over, but also the many public health issues that may arise during development.

Water Quality

- ✓ What is the source of water for the project?
A public system or individual well(s)?
 - If public, does the system have adequate capacity and quality assurance?
 - If private, are wellhead protection procedures proposed? Are the well(s) completed in an area of the aquifer that is free from identified or potential sources of contamination?
 - In rural areas where gas or oil exploration is occurring, are domestic wells planned with adequate setbacks from gas or oil wells?
- ✓ Is the property in a floodplain or a groundwater (aquifer) recharge area?
- ✓ Does the proposed use have the potential to release hazardous products or wastes into the surface or groundwater? (e.g., AST/USTs; chemicals, including agricultural chemicals such as pesticides; asbestos)

Water Quantity

- ✓ Is there a sustainable water supply for the proposed use?
- ✓ Has the permitting agency (e.g., State Engineer's Office) provided written confirmation that the applicant owns sufficient water rights for the proposed development?
- ✓ Does the landscaping plan include appropriate water conservation measures?
- ✓ Are there opportunities for recycling or reuse of water and wastewater?

Waste Water

- ✓ Is the proposed wastewater treatment system adequate and effective?
Centralized service
 - If new central service is proposed, does the proposed facility have an approved utility plan with CDPHE?
 - If new central service is not proposed, is the proposed project within the service area of an existing municipal utility or wastewater treatment district, based on its approved utility plan?
 - Does the existing or proposed service provider have the capacity to serve the development in compliance with CDPHE requirements?
- On-Site Wastewater Treatment System (OWTS)
 - What type of system(s) do the soils and site conditions warrant?
 - Are there site features or areas that should be avoided as OWTS locations?
 - What are appropriate setbacks, lot sizes adequate for horizontal separation?
 - Should certain site uses be prohibited from discharging into the OWTS?

Zoonosis

- ✓ Is the site on or adjacent to an area that might involve the risk of zoonotic disease transmission such as West Nile virus? If so, have measures been taken to prevent spread of disease such as filling in pools of water or open ditches that may provide breeding grounds for mosquitoes?

Air Quality

- ✓ Will the proposed use emit air pollutants?
 - Does it require an emissions permit (APEN)?
- ✓ Are fugitive dust emissions a potential problem? During construction? Post-construction? What mitigation measures should be taken?
 - Does it require a construction activity permit (> 1 acre of land disturbance)?
- ✓ Does the proposed use generate odors?
 - If the project will emit air pollutants or odors, what measures should be employed to eliminate or mitigate the emissions?
- ✓ Is the project designed to reduce vehicle emissions? E.g. grid layout or non-circuitous street system, internal and external connectivity, mixed uses
- ✓ Is the project designed to offer and encourage the use of travel choices in addition to the automobile? E.g., Transit-friendly design, bike/pedestrian trails, etc.
- ✓ Is the project in close proximity to cell towers, power lines or other uses that emit potentially harmful electromagnetic radiation?
- ✓ Is the proposed project located in an area known to have high naturally occurring radon?

Natural and Manmade Hazards

- ✓ Is the site in a flood or landslide prone area?
- ✓ Is the proposed use appropriate for the site, given the potential hazard(s)?
- ✓ Does the proposed use present the potential for releases or spills of toxic materials? (E.g., above or underground storage tanks, drum storage, pool chemicals, etc.)
- ✓ What measures (e.g., engineering controls, design features or buffering) should be employed to eliminate or mitigate the hazard(s)?

Sustainable Construction

- ✓ Project addresses minimizing waste from construction site and using green materials during construction?
- ✓ Address energy conservation, promoting the use of renewable and waste energy?

Opportunities for Physical Fitness

- ✓ Are open spaces and trails included to provide regular opportunity for physical activities such as walking and biking?
- ✓ Are communities built with mixed-use commercial and residential purposes and with sidewalks so that people can walk to movies, restaurants, and so on?
- ✓ Are schools built within communities so that young people can walk to school?
- ✓ Are sidewalks wide enough for multiple uses (e.g., bikes and walkers)?
- ✓ Is lighting placed along trails and sidewalks to increase the comfort level of those using them?
- ✓ Is there park space and equipment for children to play with?

Transportation and Injury Prevention

- ✓ If the proposed use involves significant truck traffic, does the site plan provide adequate room for truck turnarounds and safe truck access and egress, relative to neighboring developments?
- ✓ Does the proposed project include safe routes to school with a minimum of street crossings and high visibility for children walking to school?
- ✓ Does the proposed plan include pedestrian signals and mid-street islands on busy streets, and presence of bicycle lanes and trails?
- ✓ Does the project provide adequate neighborhood access to public transportation?
- ✓ Does the proposed project include ramps, depressed curbs or periodic breaks in curbs that act as ramps for people with disabilities?

Health Equity

- ✓ Are disadvantaged populations at greater risk of exposure to environmental hazards?
- ✓ Are affected residents involved in the planning process?
 - Have they been involved in providing data about their neighborhoods?
- ✓ Are there information barriers preventing people with disabilities from participating in the planning process?