

**POLICY FOR CALCULATING LOT SIZES FOR THE PURPOSE OF OBTAINING AN
ONSITE WASTEWATER TREATMENT SYSTEM PERMIT**

APPROVED: JUNE 1, 2004
REVIEWED: June 16, 2015
EFFECTIVE: July 16, 2015

PURPOSE:

To eliminate the need for Board of Health approval for most lots which are only slightly less than the required minimum lot sizes, and to streamline the process of obtaining onsite wastewater treatment system permits under those circumstances.

RATIONALE:

Surveying errors and lot line adjustments may result in lots that are slightly smaller than originally intended in the plat. This often occurs through no fault of the owner and may not even be discovered until many years after the survey has taken place.

Assuming all other aspects of the regulations can be met, minor deficiencies in lot size requirements rarely have an effect on public health or the environment. Forcing owners of such lots to go through the variance process can result in significant time delays as well as additional costs without a corresponding public health benefit.

STATEMENT OF POLICY

IT IS THE POLICY OF THE JEFFERSON COUNTY BOARD OF HEALTH that the following guidelines shall apply to the calculation of lot sizes:

GUIDELINES:

- When an application is received for a property less than the required minimum lot size as stated in the Regulations, the applicant may also submit supporting documentation regarding the size of the property.
- If the supporting documentation includes an ALTA survey as defined in C.R.S. 38-51-102(9) & (12), or equivalent, which documents that the lot is at least 99% (0.99) of the required minimum lot size, the lot or building site would be deemed to meet the intent of the lot size requirement and a permit could be issued by staff.
- If the documentation does not meet the above the case will be taken to the Board for approval under established variance procedures.