

Proposed Regulation Changes

Land Development Regulation

Section 1 - Administrative	<ul style="list-style-type: none"> ➤ Added language to the Exemption Section regarding Property Merger and Multi-family process ➤ General Housekeeping. ➤ Update the Interpretation Section to define the term “Director of Planning and Zoning”.
Section 2 – Alternative Standards/Requirements	<ul style="list-style-type: none"> ➤ Update timelines and clarification of notification requirements.
Section 3 - Notification	<ul style="list-style-type: none"> ➤ Update the Criteria Section to clarify Level 2 notification for adjacent property owners. ➤ General Housekeeping ➤ Clarify notification procedures: <ul style="list-style-type: none"> ➤ Update the Procedure Section to remove the requirement that the applicant send out notification. ➤ Clarify the length of time that signs should be posted for a process. ➤ Clarify that ‘adjoining’ includes property across roadways ➤ Add requirement for applicant to provide photo of posted sign in-situ
Section 4 – Submittal Requirements	<ul style="list-style-type: none"> ➤ General Housekeeping ➤ Update the Access Section to clarify when a Road-of Record process may be considered. ➤ Include the Public Health Minor Adjustment Onsite Wastewater Treatment System Review Form in the Wastewater Information Section. ➤ Remove traffic signals from the requirements of a Transportation Analysis. ➤ Replace Forest Management Plan with Wildfire Hazard Mitigation Plan. ➤ Update the Mylar section for further clarification on format.
Section 5 – Pre-Application	<ul style="list-style-type: none"> ➤ General Housekeeping. ➤ Include the requirement that the current property owner acknowledge that they are aware of the pre-application submittal.
Section 6 – Preliminary and Final Plat	<ul style="list-style-type: none"> ➤ Update timelines. ➤ General Housekeeping. ➤ General update to Format Section.
Section 7 – Preliminary Plat	<ul style="list-style-type: none"> ➤ Update timelines. ➤ General Housekeeping. ➤ General update to Format Section.
Section 8 – Final Plat	<ul style="list-style-type: none"> ➤ Update timelines. ➤ General Housekeeping. ➤ Update to Survey and Monumentation Section to clarify survey requirements. ➤ Update the Certificates Section to include all process requiring a plat document. ➤ Combine the onsite and offsite Utility, Drainage, and Emergency Access Easement dedication requirement. ➤ Include a list of supporting ownership documentation for LLCs, Trusts, Corporations, and Partnerships. ➤ Remove the Private Access Drive Dedication. ➤ Clarify that the Jefferson County Survey Drafting Guide is on file with Planning and Zoning. ➤ Update Notes Section to include additional notes as required.

	<ul style="list-style-type: none"> ➤ Update Restrictions Section to be general for all processes. ➤ Remove Wildfire Plat Restriction. ➤ Remove water tap and compaction report conditions of approval from the Covenant and Plat Restriction on Conveyance, Sale or Transfer.
Section 9 – Rural Cluster	<ul style="list-style-type: none"> ➤ Update timelines. ➤ General Housekeeping. ➤ Clarification to the Open Area(s) Section. ➤ Clarification of the requirements of the Open Area Management Plan.
Section 10 – Exemption	<ul style="list-style-type: none"> ➤ Update timelines. ➤ General Housekeeping. ➤ Clarification to the Pre-1972 Parcel Ownership Section.
Section 11 – Minor Adjustment	<ul style="list-style-type: none"> ➤ Update timelines. ➤ General Housekeeping.
Section 12 – Residential Structure Exclusion	<ul style="list-style-type: none"> ➤ Update timelines. ➤ General Housekeeping. ➤ Clarification to the Application Section for when a development qualifies for a Residential Structure Exclusion.
Section 13 – Vacation of Rights of Way/Public Ways	<ul style="list-style-type: none"> ➤ Update timelines. ➤ General Housekeeping. ➤ Inclusion of Public Ways in this process. ➤ Clarification of the term “right-of-way”
Section 14 – Lot and Tract Standards	<ul style="list-style-type: none"> ➤ Update to the Planning Standards Section to state that the entire property shall be subdivided into lots and tracts; no remnant parcels are permitted. ➤ Update to the Planning Standards Section to state that all lots in the mountains as required shall have adequate area for defensible space around building structures. ➤ Update to the Planning Standards Section to state that no lot shall be divided by the boundary line of a Zone District unless the other zone district(s) is labeled as non-buildable on the land development document. ➤ General Housekeeping. ➤ Update to the Tract Standards to state that Required landscape strip(s)/area(s) within a residential development (single family or two family) shall be in a separate tract(s). ➤ Remove Construction Specifications. ➤ Include multifamily and institutional zoning to the Superlot Plat process. ➤ Remove general formatting requirements for the Superlot Plat process.
Section 15 – Circulation	<ul style="list-style-type: none"> ➤ General Housekeeping. ➤ Update the requirement to provide an Offsite Utility, Drainage and Emergency Access Easement such that it is required to be dedicated for private secondary access only for developments that do not have access rights in place for means of perpetual ingress and egress. ➤ Include a figure to depict a cul-de-sac. ➤ Remove Street/Road Classification Table and radius requirements for all property line corners and street/road right-of-way/easement intersections. ➤ Include traffic calming measures for long, straight, and other local street alignments conducive to speeds in excess of 30 M.P.H. ➤ Include requirement for ADA ramps including the appropriate receiving ramp. ➤ Allow for a 6-inch vertical curb and gutter with detached sidewalks for local streets. ➤ Remove the allowance that a 4-foot concrete pan may be provided along local streets where the average lot frontage is greater than 100 feet.

	<ul style="list-style-type: none"> ➤ Added provisions that determine when traffic signal contributions are required. ➤ Clarify that streets/roads extended to the subdivision boundary as required to connect to adjacent lands shall be public. Private streets/roads may be extended to the subdivision boundary provided said private streets/roads are equivalent to public streets/roads, if approved by Planning and Zoning. ➤ Include that Planning and Zoning may approve roadside ditches in lieu of Curb and Gutter if it is determined that the curb and gutter cannot be designed to drain properly or if it will cause drainage problems in the area. ➤ Require that adjacent bus stops be upgraded to comply with current RTD bus stop requirements. ➤ Include Traffic Signal Contribution requirements.
Section 16 – Trails	<ul style="list-style-type: none"> ➤ General Housekeeping. ➤ Clarify that trails may have an alternative design depending on topographic and site constraints. ➤ Update the maximum grade table to remove the Resting Interval or Landing. ➤ Update minimum widths for trail easements.
Section 20 – Property Merger	<ul style="list-style-type: none"> ➤ New Section.
Section 21 – Water Supply	<ul style="list-style-type: none"> ➤ General Housekeeping. ➤ Clarification to Proof of Legal Water. ➤ Move the Water Supply Summary form and the Water Supply Report Summary from the content section of the Well Water Supply Report to within the heading.
Section 22 – Wastewater	<ul style="list-style-type: none"> ➤ General Housekeeping.
Section 24 – Fire Protection	<ul style="list-style-type: none"> ➤ General Housekeeping. ➤ Change Forest Management Plan to Wildfire Hazard Mitigation Plan and update plan requirements. ➤ Clarify that the Wildfire Hazard Mitigation Plan will be reviewed by the Colorado State Forest Service and the serving Fire Protection District and approved by Planning and Zoning.
Section 26 – Sensory Impact	<ul style="list-style-type: none"> ➤ General Housekeeping. ➤ Clarify that noise mitigation shall be prepared and designed by a qualified professional, such as an acoustical engineer registered in the State of Colorado.
Section 28 – Wildlife and Vegetation	<ul style="list-style-type: none"> ➤ General Housekeeping. ➤ Remove Landscaping from this section. ➤ Define who may prepare the Wildlife and Vegetation Assessment and Plan. ➤ Clarify the content required for the Wildlife and Vegetation Assessment and Plan.
Section 30 – Environmental Assessment	<ul style="list-style-type: none"> ➤ General Housekeeping. ➤ Clarify when an Environmental Questionnaire and Disclosure Statement is required. ➤ Define recognized environmental conditions. ➤ Define who may prepare the Environmental Questionnaire and Disclosure Statement.
Section 32 – Park and School Requirements	<ul style="list-style-type: none"> ➤ Clarify that park and school requirements may be satisfied by the payment of fees. ➤ Clarify that Planning and Zoning Staff will evaluate the applicant's proposal related to qualifying park land to either approve or deny the request. ➤ Clarify that the decision made by Planning and Zoning may be appealed to the Board of County Commissioners by either the applicant, the Park and Recreation District, or Open Space.

<p>Section 33 – Development Agreements, Warranties, and Guarantees</p>	<ul style="list-style-type: none"> ➤ General Housekeeping. ➤ Clarify that fees-in-lieu of construction payment will be returned to the applicant if conditions change or the improvement is no longer warranted. ➤ Include text that Transportation and Engineering may allow development improvements to be installed later than the 1-year timeline of the occupancy of the building. ➤ Remove information regarding the special escrow account for reimbursement by the developer for right-of-way acquisitions. ➤ Remove the term “Subdivision” from the Subdivision Improvements Agreement. ➤ Remove general processing information for the Improvements Agreement Section. ➤ Modified the Certificate of Compliance restrictions; eliminated compaction report, water tap restriction and wildfire mitigation restriction. ➤ General updates to the Improvements List Table; of note included wildfire mitigation measures in the table. ➤ Remove general processing information for Deposited Collateral Guarantees. ➤ Include that the county has the right to withhold building permits until the letter of credit is renewed and all fees are paid. ➤ General updates to the Field Alterations Section. ➤ Include text in the Warranty Collateral Section stating that failure to complete all warranty repairs within 1-year of the original warranty period shall result in forfeiture of all Warranty Amount. ➤ Include text in the Jefferson County Action Upon Completion of Development Improvements Section stating that Road acceptances shall be approved by the Board of County Commissioners on an annual basis in conjunction with annual road inventory.
<p>Definitions Section</p>	<ul style="list-style-type: none"> ➤ Removed and combined with the Zoning Resolution Definitions Section.