



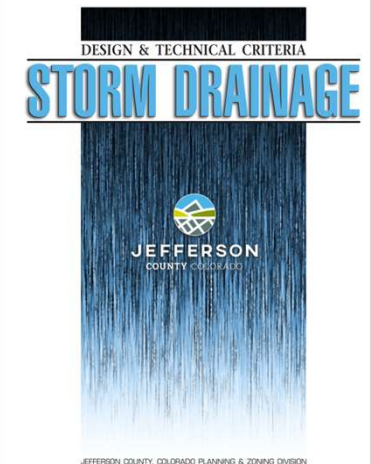
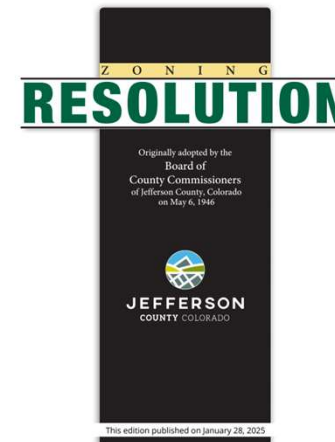
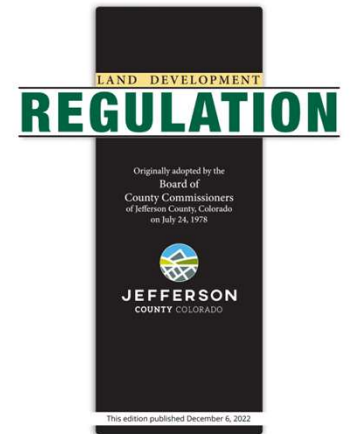
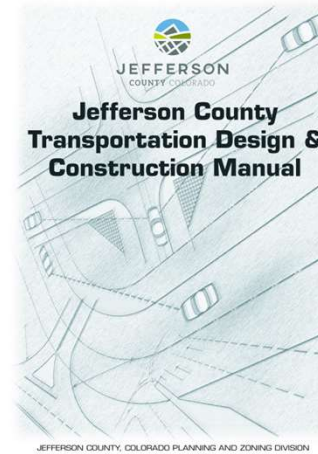
22-122945AM Regulation Amendments

Transportation and Access Standards

April 29, 2025

Purpose

- To amend the following County Regulations:
 - Transportation Design and Construction Manual (TDCM)
 - Zoning Resolution (ZR)
 - Land Development Regulation (LDR)
 - Storm Drainage Design and Technical Criteria (SDD&TC)



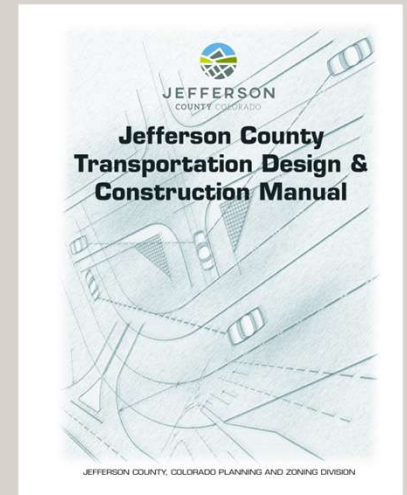
Background

- The proposed revisions are necessary to provide clarity and align County requirements with industry standards.
- These proposed amendments are moving forward at this time as they have been in process for several years. If adopted, they will be carried forward and incorporated into the Unified Land Use Code, as appropriate.



Content

- TDCM Chapter 3: Design and Technical Criteria
 - Update Standard Templates for Streets/Roads
 - Update Section 3.7.1 to clarify intersection spacing requirements.
 - Update Section 3.7.2 to provide additional clarity on Vision Clearance Triangle and Site Distance requirements
 - Update Section 3.10 to add a reference to Colorado Department of Transportation criteria



Content

- Update Section 3.7.8 to:
 - Remove the statement that the appropriate Fire Protection District may approve alternate standards.
 - Define a new process for requesting relief of the requirements within this section, which must be approved by the County.
 - Allow up to 15% grade for driveways and private roads provided specific requirements are met.
 - Define minimum distance from a structure for a hammerhead turnaround.
 - Define loading requirements for bridges and other structures.
 - Clarify that the rules and regulations of the applicable Fire Protection District shall govern unless less restrictive than County requirements.



Content

- TDCM Chapter 4: Pavement Design and Technical Criteria
 - Update Section 4.2 to clarify that edge drains are required with the Construction Plans and may be omitted if final pavement design shows they are not necessary.
 - Add Section 4.6.3.2 to specify when Stone Mastic Asphalt is required.
- TDCM Chapter 5: Construction Specifications and Standards
 - Update Construction Specifications and Standards to meet industry standards.



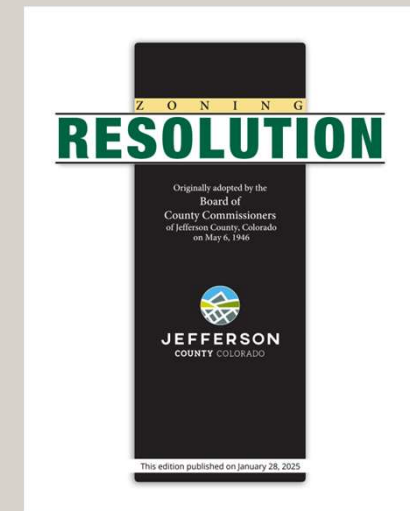
Content

- Transportation Studies Appendix
 - Relocate to Chapter 6 of the TDCM
 - Create four types: Trip Generation Memoranda, Transportation Analysis, Transportation Impact Studies, and Letter of Conformance with an Approved TIS
 - For each type, provide an example template.
- Definitions
 - Add a definition for All Weather Travel Surface
 - Add definition for Dip of Natural Terrain
 - Add definition for Sidewalk
 - Add definition for Vulnerable Roadway User



Content

- ZR Section 2: General Provisions and Regulations
 - Update Section 2.D.1.j.(4), to clarify how the physical standard of access will be evaluated for different Building Permit types (ie habitable vs non-habitable structures and additions)
 - Clarify that the Fire Protection District may still provide a letter for offsite streets/roads associated with an addition.



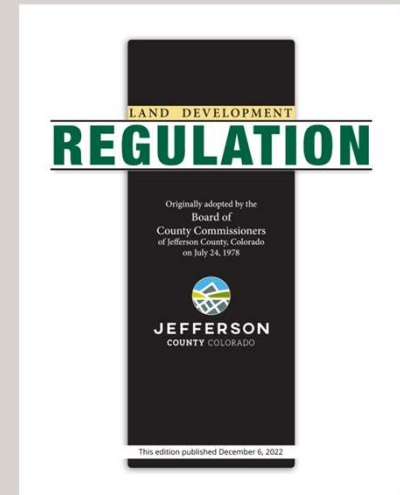
Content

- ZR Section 16: Land Disturbance
 - Clarify that land disturbance activities with or in advance of a building permit with less than 0.5 acres of land disturbance where the applicant is requesting relief of a regulatory requirement requires a Grading Permit.
 - Add the requirement that land disturbance associated with access to detached living space where either the access does not exist or has not previously been approved as access to living space requires a Notice of Intent Permit.
 - Update the Notice of Intent process to allow modifications to previously accepted plans when construction does not occur per the plans.
 - To allow modifications to the Jefferson County Standards and Regulations for Notice of Intent permits to be processed as an Administrative Review rather than a Grading Permit.



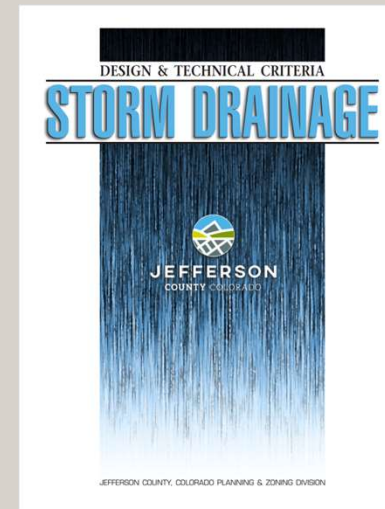
Content

- Land Development Regulation Section 15: Circulation
 - Clarify that adjoining street improvements are required for all Arterial Streets/Roads.
 - Remove the statement that the appropriate Fire Protection District may approve alternate standards for cul-de-sacs and clarify that any relief would be processed by Planning and Zoning.



Content

- Storm Drainage Design and Technical Criteria (Chapter 10 Streets/Roads)
 - Remove the statement that the appropriate Fire Protection District may approve alternate standards for overtopping depth for the 100-year storm event that exceeds 12" and clarify that any relief would be processed by Planning and Zoning.



Recommendation

- Adoption of these amendments at a public hearing
- Planning Commission Hearing: May 14, 2025
- Board of County Commissioners Hearing: June 10, 2025





JEFFERSON
COUNTY COLORADO

Thank you for
your time!

