



## Together Jeffco

Board of County Commissioners Working Session

August 1, 2023

# Meeting Agenda

## **I. Project Overview Recap | 15 min.**

- Overall Schedule
- Community Outreach Update
- Module 1 Contents

## **II. Module 1 Discussion | 70 min.**

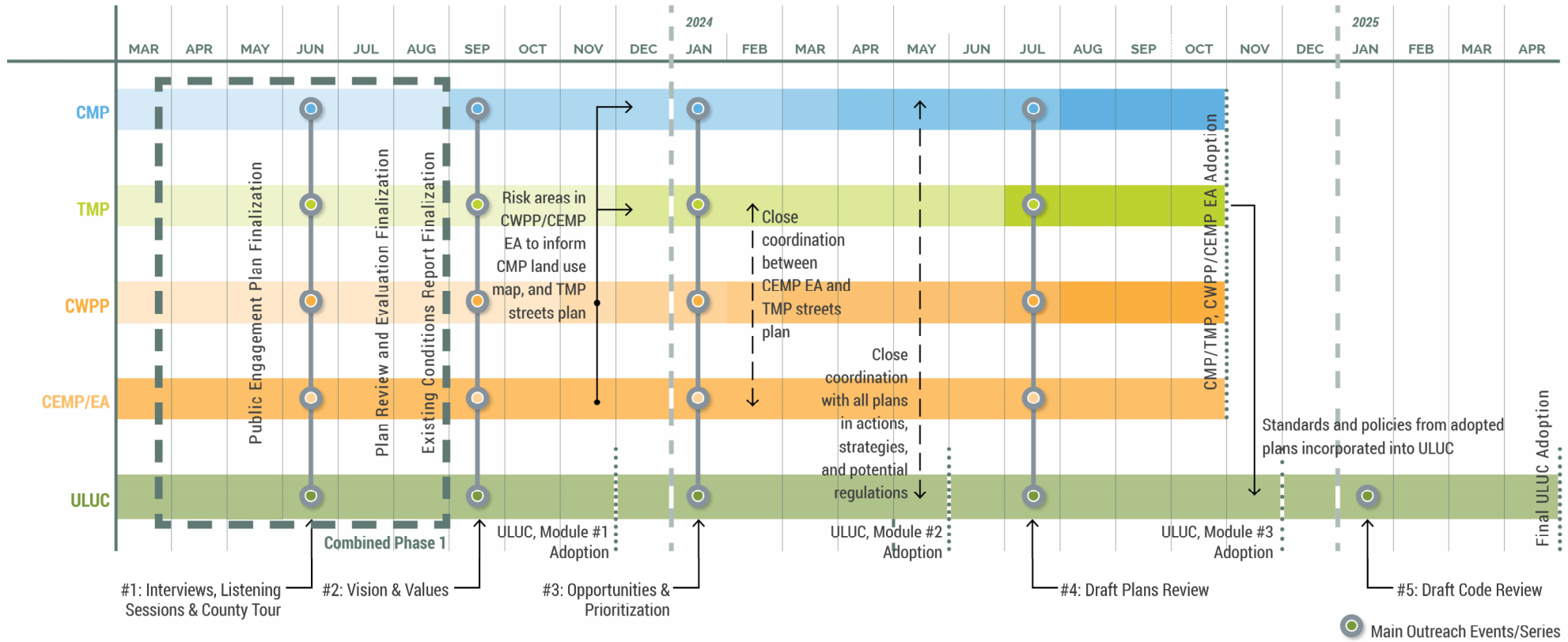
- Walk through the individual Module 1 items and preliminary recommendations
- Discuss optional approaches to the plat process including pre-application meeting and referral process

## **III. Next Steps | 5 min.**

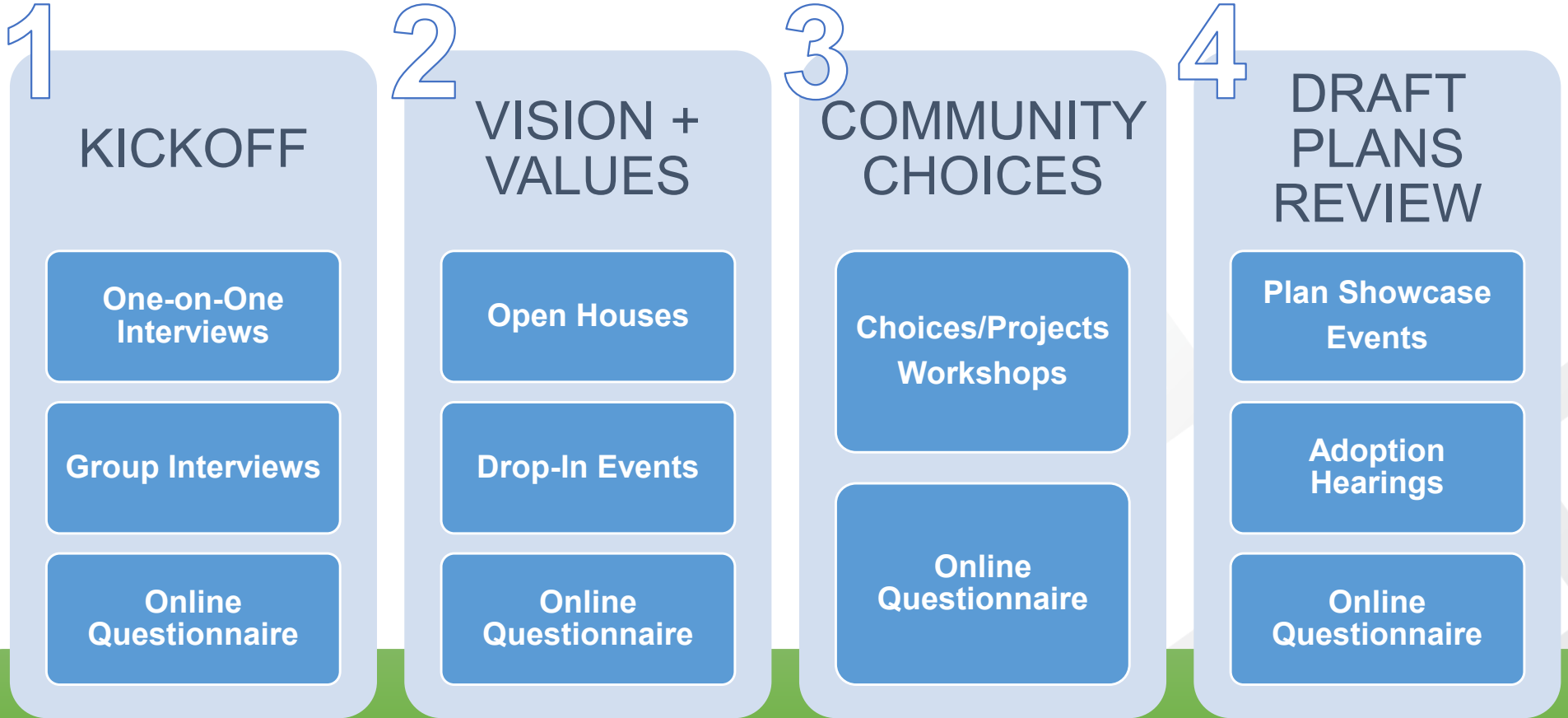


# Project Overview Recap

# Overall Schedule



# Outreach Recap



**Project Website Feedback Opportunities**  
(Tag the Map, Comment Boards, Photo Contests)

# Outreach Since May BCC Work Session

Date	Meeting/Group	Attendees/Responses
May 11	Elected Officials Personnel Board	15
June 8	Planning and Zoning Workshop	30
June 8	Ralston Valley Coalition Meeting	90
June 12 and 13	Advisory Committee Kickoff Meetings	76
June 20 and 21	Group Interviews	105
July 3	Red, White and You – Clement Park	80
July 12	Evergreen Concert Series	50
July 26	Evergreen Concert Series	TBD
August 1	National Night Out	TBD
	Running Total:	3,954

# Outreach Recap\*



**140** Questionnaire  
Responses



**18** Tag the Map  
Locations



**9** Idea Wall Posts

*\*Numbers updated 7/24/2023 10 AM*

## Module 1 Contents

<i>Document</i>	<i>Section</i>	<i>Item</i>
ALL		<i>Incorporation and reorganization of all documents</i>
LDR	17	Grading, Erosion And Sediment Control
LDR	18	Drainage
LDR	19	Subsurface Groundwater Collection Systems
LDR	20	Property Merger
LDR	23	Utilities
ZR	17	Permanent Stormwater Quality Structure Maintenance
ZR	23	Signs
LDR	5	Pre-Application
LDR	6	Preliminary And Final Plat
LDR	7	Preliminary Plat
LDR	8	Final Plat
ZR	4	Pre-Application Review Process
ZR	5	Community Meeting Process
ZR	6	Rezoning and Special Use Process
ZR	7	Site Development Plan Process



## Modules 2 – 4

### Module 2

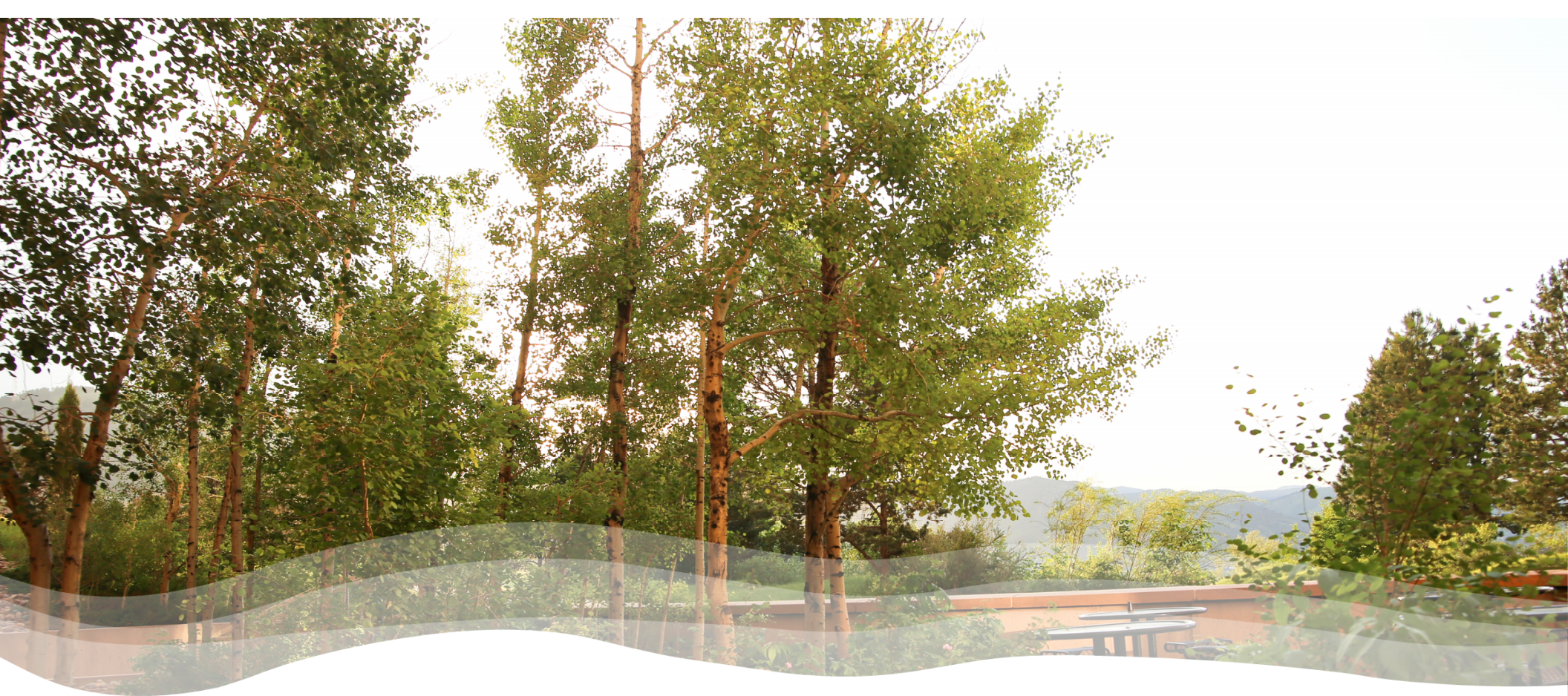
- Application Procedures (LDR and ZR)
- Subdivision Standards

### Module 3

- Use Standards
- Zone Districts
- Development Standards
- Storm Drainage Design and Technical Criteria
- Transportation Design & Construction Manual

### Module 4

- Wrap up and final codification



# Module 1 Discussion

## Module 1 Recommendations

### **Grading, Erosion and Sediment Control**

- Small technical edits for now
- Incorporate into intro of SDDPC in later module

### **Drainage**

- Incorporate into intro of SDDPC in later module

### **Surface Groundwater Collection**

- Needs to be compared with/combined with LDR  
Section 25 – Geologic and Geotechnical

## Module 1 Recommendations

### Utilities

- Review against best practices
- Minor edits as necessary

### Permanent Stormwater Quality Structure Maintenance

- Incorporate into intro of SDDPC in later module

### Signs

- Develop definitions for dancing signs and lighter than air

## Module 1 Recommendations

### **Pre-application (LDR and ZR)**

- Combine LDR and ZR standards
- Require for certain applications

### **Preliminary and Final Plat**

- Discuss a streamlined process
- Should the combined process be administrative?

### **Preliminary Plat**

- Review process and adjust as necessary

### **Final Plat**

- Engineers have comments to incorporate

# Module 1 Recommendations

## Community Meeting Process

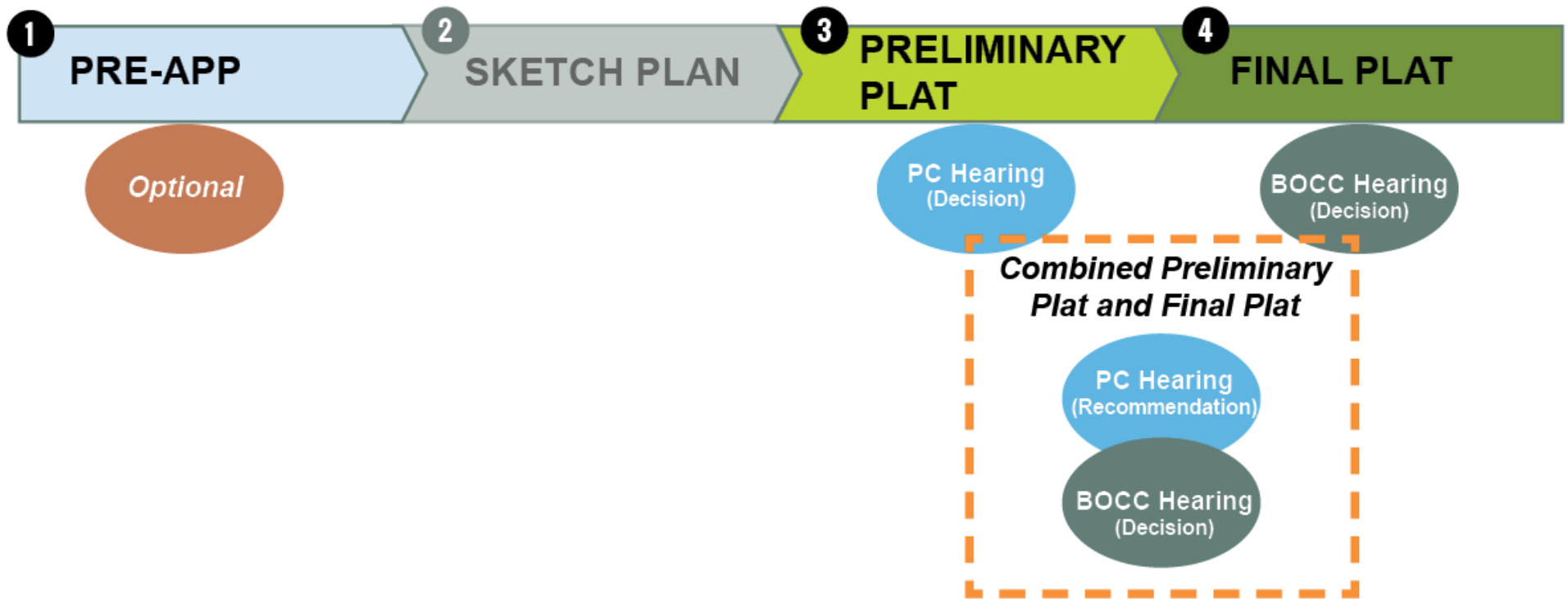
- Update to reflect change to virtual meeting format
- Check with DEI to ensure inclusive process

## Referral Process

- Increase referral periods
- Review and update overall process for clarity

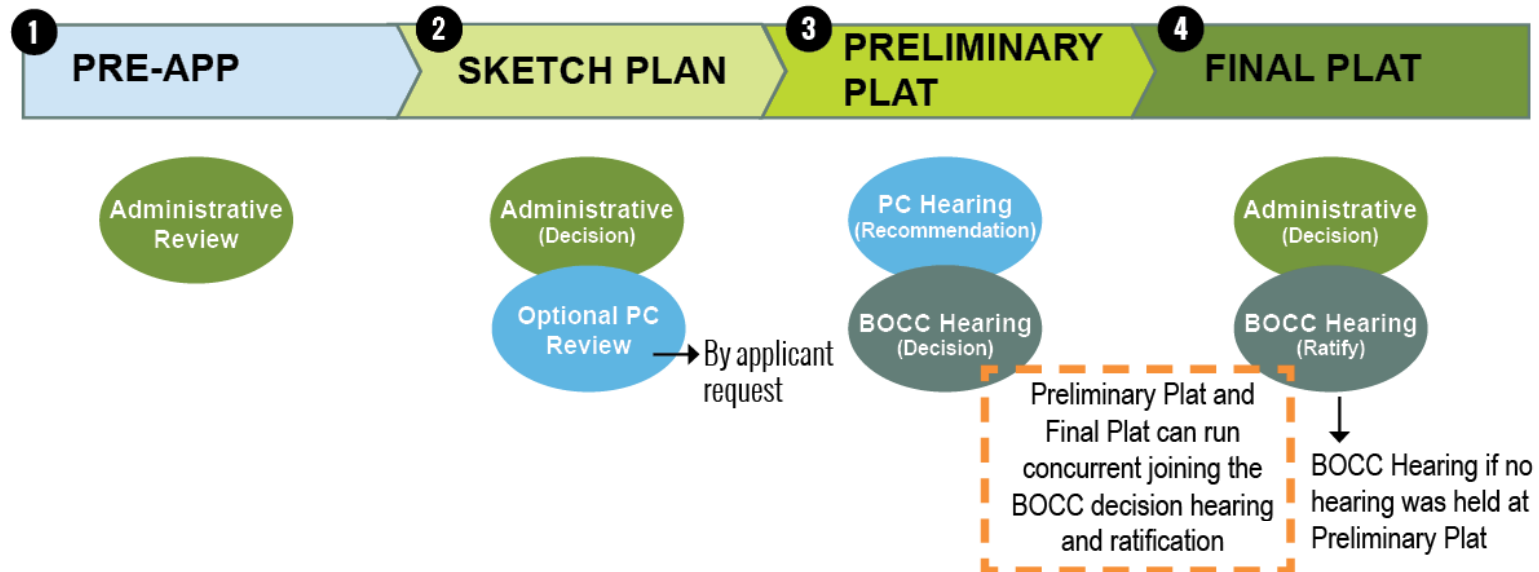
# Module 1 Recommendations

## EXISTING PLAT PROCESS

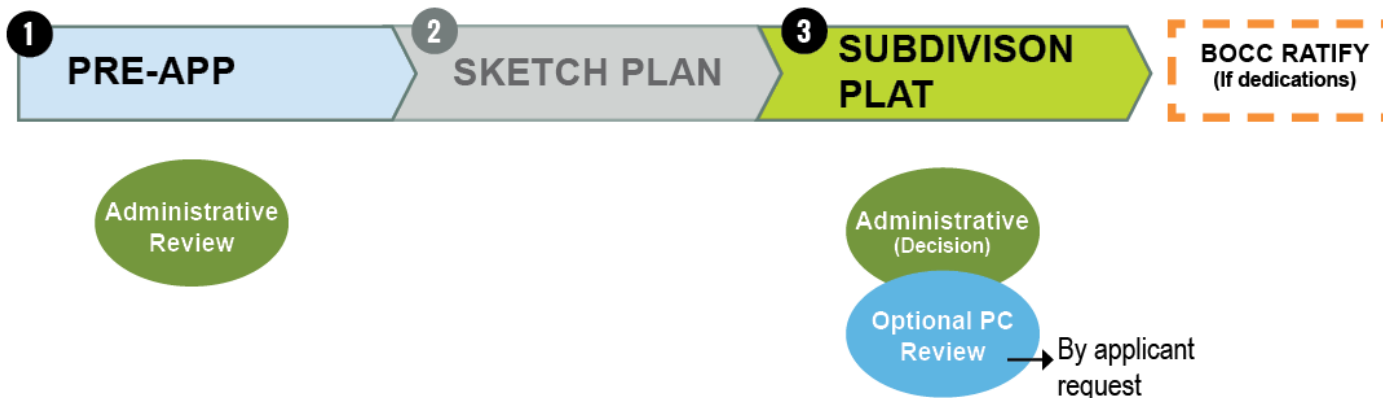


## Module 1 Recommendations

### EXAMPLE PLAT PROCESS - LARGE SUBDIVISIONS



### EXAMPLE PLAT PROCESS - SMALL SUBDIVISIONS





## Module 1 Recommendations

### Rezoning

- Clarify requirements and review criteria

### Site Development Plan Process

- Review and update thresholds (minor vs major)
- Provide clearer parameters around request for relief
- Review and update letters of credit
- General overhaul

### Property Merger

- Clarify requirements and review criteria

## Next Steps, July - September

### JULY | PUBLIC OUTREACH

One-on-Ones and  
Group Interviews

Questionnaire #1

#### **Tasks:**

Evaluation and Audit  
of Existing  
Plans/Code

Module 1 Drafting

### AUG | PUBLIC OUTREACH

Questionnaire #1

#### **Tasks:**

Internal Working Draft  
of Module 1

*\*END OF PHASE 1\**

### SEPT | VISION AND VALUES EVENTS

Vision and Values  
Combined Event

#### **Tasks:**

Code Assessment  
Complete

Module 1 and Full  
Reorganization  
Public Review