



**JEFFERSON**  
COUNTY COLORADO

# **DEVELOPMENT & TRANSPORTATION**

BOARD OF COUNTY COMMISSIONERS BRIEFING

Transportation & Engineering  
Road & Bridge  
Planning & Zoning  
Building Safety  
Rocky Mountain Metropolitan Airport (RMMA)

*Fourth Quarterly Update: October 22, 2024*

# DEVELOPMENT & TRANSPORTATION ORGANIZATIONAL CHART

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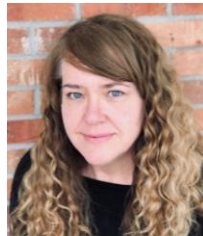
**Abel Montoya**  
*Director*



**Chris O'Keefe**  
*Planning & Zoning*



**Mike Secary**  
*Road & Bridge*



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*Building Safety*



**Mike Vanatta**  
*Transportation  
& Engineering*



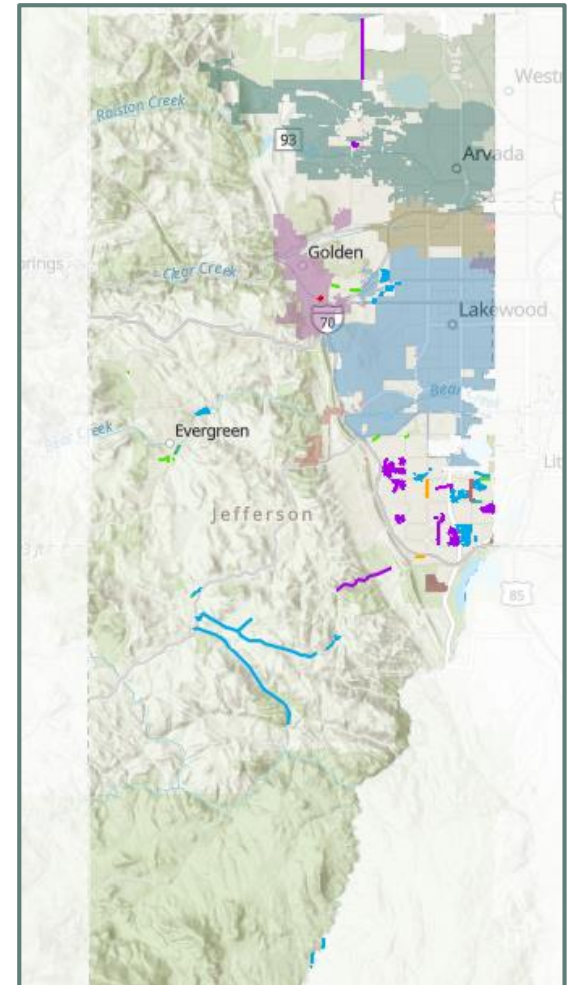
**Erick Alan  
Dahl**  
*RMMA*



**Doris Allen**  
*Executive Assistant*

# DEVELOPMENT & TRANSPORTATION HIGHLIGHTS

- **Transportation & Engineering**
  - Pierce Street construction is nearly complete
  - Safe Streets for All (SS4A) is going out for consultant proposals
- **Road & Bridge**
  - Coordinating with Open Space on 2 projects: Meyers Ranch Culvert Construction and Lookout Mountain Turnarounds
  - Completing 2024 roadway overlays
- **Planning & Zoning**
  - Together Jeffco ULUC restart.
  - CWPP/Evacuation/WUI advances
  - 100% Call return policy
- **Building Safety**
  - Process improvement activities
  - Building plan review update
  - Permit activity
- **Rocky Mountain Metropolitan Airport (RMMA)**
  - Simms St. opened October 11, 2024. Clean up continues.
  - Basin 160 begin construction this fall. Taxiway K / D in spring.
  - Part 150 Airport Noise Study and Unleaded Fuel Tank procurement underway



Right: Map of project updates and contracts, agreements, and grants to be discussed

# TRANSPORTATION & ENGINEERING UPDATES

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- JC-73 project is being re-packaged to provide a rural walkway and replace the bridge at Little Cub Creek Road
- All ARPA funded T&E projects are nearly completed
- Belleview Ave at Bergen Ditch Culvert Project (ARPA) – construction is nearly complete (below)
- Transportation & Mobility Plan (TMP) draft chapters are under review
- Lookout Mountain Alternatives Report is under review
- Preparing RFP for S Golden Road Corridor Study and Area Study of roadway network



# TRANSPORTATION & ENGINEERING

## BELLEVUE AVENUE CORRIDOR

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- Replacement of 4 total structures on Bellevue Ave – 3 of 4 are completed
- Weaver Creek and Bellevue Ave – Mile High Flood District project. Second culvert is complete (below), third culvert construction is beginning now
- Adding bike shoulders and overlaying 2 miles of Bellevue Ave in 2025. Starting prep work this Fall / Winter.



# TRANSPORTATION & ENGINEERING

## S HATCH DR & BUFFALO PARK RD

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- Evergreen Local Improvement District (ELID) project, near Wilmot Elementary and Evergreen High School.
- Road & Bridge and Contractors completed construction to add:
  - Sidewalks
  - ADA ramps
  - Enhanced crossing
  - New roadway surface
- Project completed and opened right before school started



# TRANSPORTATION & ENGINEERING

## S HATCH DR & BUFFALO PARK RD

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# TRANSPORTATION & ENGINEERING

## PIERCE STREET ROADWAY

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- Replaced existing span wire signal poles with mast arms at four intersections along Pierce St





# TRANSPORTATION & ENGINEERING

## PIERCE STREET ROADWAY

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- Roadway resurfacing on S Pierce Street from Coal Mine Ave to Bowles Ave
- SMA pavement used with new striping



# TRANSPORTATION & ENGINEERING

## PIERCE STREET ROADWAY

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- Newly completed intersections
- New sidewalks and ped improvements installed along Pierce, many near Columbine High School and Clement Park
- Project being completed and closed out now



# ROAD & BRIDGE UPDATES

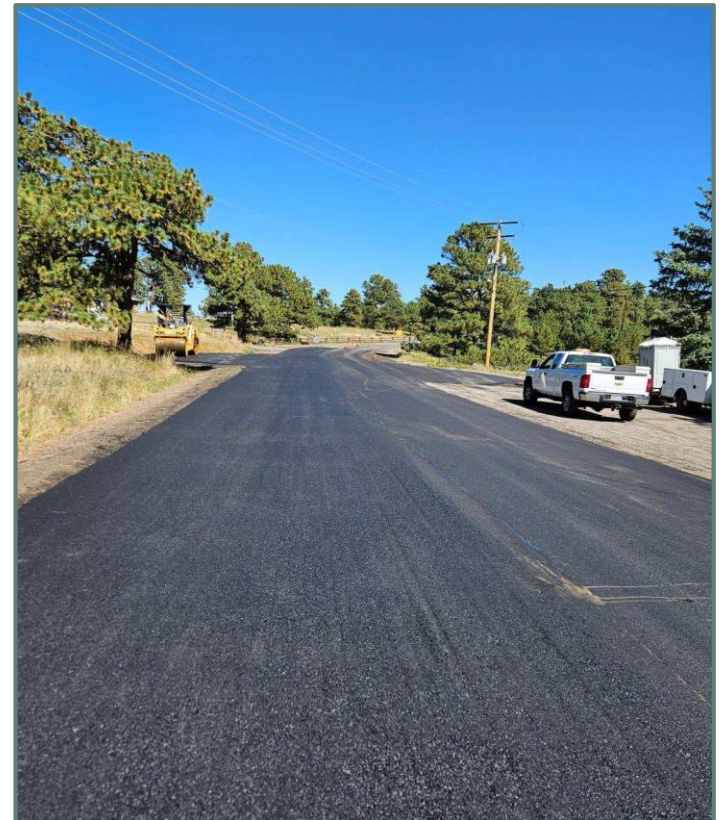
## Road and Bridge In-House Construction Projects

### Current:

- South Hatch Drive – T&E Project completed
- Central Shop Storm Sewer Lining – Construction starting in Nov
- Low-Flow Culvert Replacements – Construction of 20 structures around the County in progress

### Upcoming:

- Kerr Gulch – Slope protection upcoming
- Open Space – Meyers Ranch Culvert Replacement
- S Holland Drive – T&E Project for culvert replacement



# ROAD & BRIDGE CONTRACTS

## **2024 CONCRETE REPLACEMENT CONTRACT**

Silva Construction Contract \$4,000,000 - Completed

## **2024 MEDIAN MAINTENANCE CONTRACT**

Environmental Design \$282,947

## **2024 ASPHALT OVERLAY**

In-House (\$4,000,000)

- 50,000 tons / 78 lane miles projected for season
  - 39 local lane miles, 38 collector lane miles

Contract – R&B Fund \$1,000,000

Contract – ARPA \$10,000,000

- Martin Marietta \$8,000,000
  - Completed - W Deer Creek Canyon Rd
  - Completed - S Garrison St
  - Completed - W Toller Ave
  - Completed - Ken Caryl Ranch (N Plains)
  - Completed - Alkire Acres
  - Completed - Normandy Estates
  - In Progress - Columbine Knolls
- Old Castle \$2,000,000 –
  - Completed - Indiana St
  - Completed - Supreme Estates

Combined Contract & ARPA

- 27 arterial lane miles
- 17 collector lane miles
- 74 local lane miles

## **2024 PAVEMENT STRIPING CONTRACT**

- Contract \$800,000
- Straight Stripe \$600,000- Water based paint
- Colorado Barricade \$200,000- Epoxy paint and Thermoplastic



# PLANNING & ZONING UPDATES



FLOODPLAIN  
REGULATION



PLANNING CURRENT  
& FUTURE LAND USES



DEVELOPMENT  
PERMITTING



ENFORCEMENT

## THIRD QUARTER 2024 PLANNING & ZONING STATS (2023/2024)

**14545/12864**

TOTAL CONTACTS  
*phone | email | front counter*

**4593/4303**

TOTAL  
APPLICATIONS &  
PROCESSES

**1290/1008**

ZONING  
ENFORCEMENT  
INQUIRIES

**297/270**

DEVELOPMENT  
REVIEW  
APPLICATIONS

**160/117**

PUBLIC  
HEARING  
CASES



# PLANNING & ZONING UPDATES

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## 3rd Quarter 2024 Achievements

- Continue STR Contract
- Regulation Drafting
- 100% call return within 48 hours
- Further Reduction of Violation Backlog
- Together Jeffco CP, CWPP, EA, TMP
- Permitting Time Improvement
- Process Improvement with Building Safety
- Continued operating cost savings
- Updating website materials for ADA access
- Cross-Training with R&B and T&E
- ULUC Reboot with engagement of legal services



SHORT-TERM RENTAL  
REGULATIONS



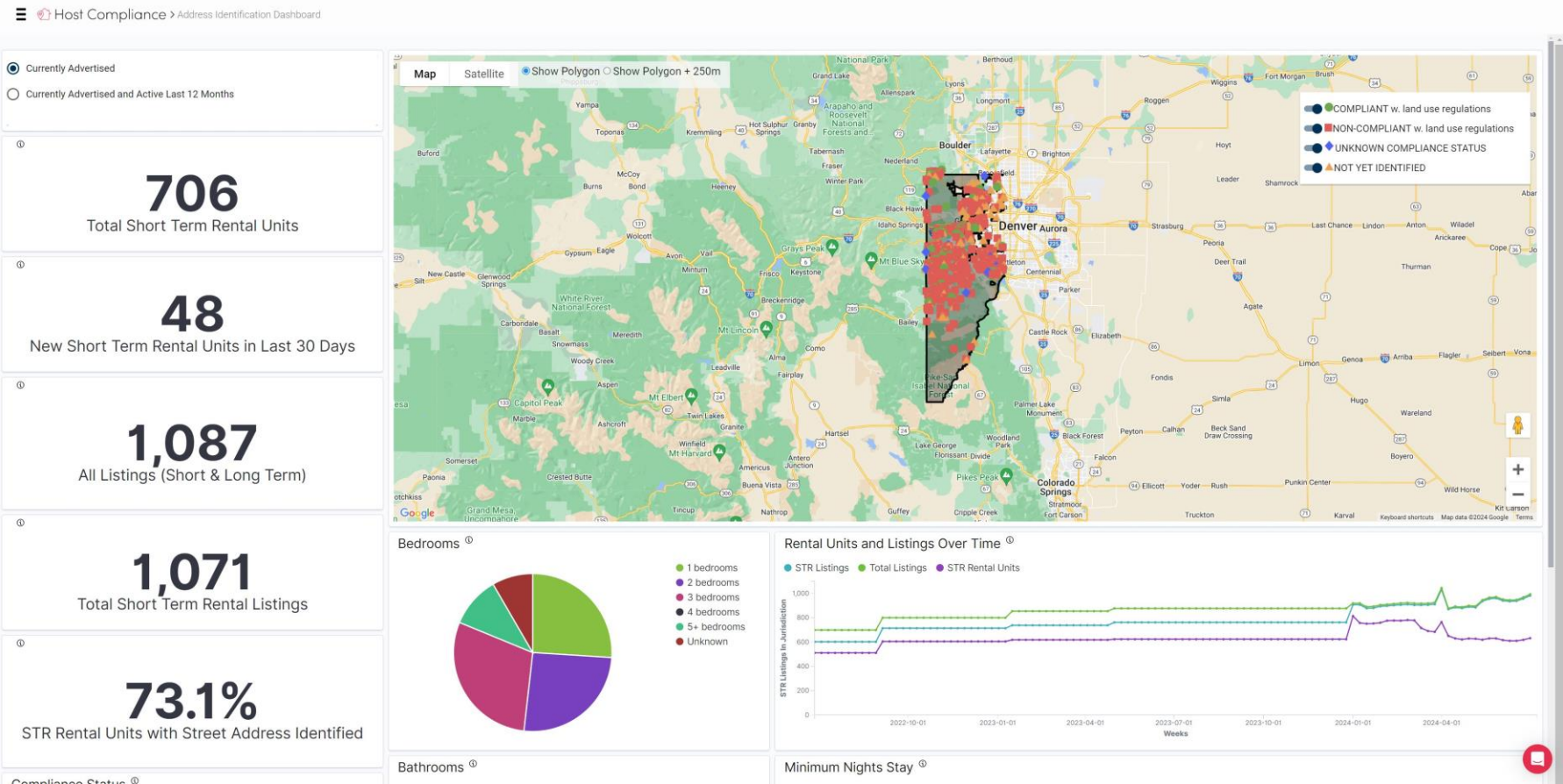
# PLANNING & ZONING UPDATES

## Short Term Rental Process

- Received data regarding STR locations from Host Compliance
- Phase 1 has been completed
  - Provided Address Identification and Host Compliance Dashboard
  - Staff has completed User Acceptance Testing to ensure dashboard is working properly
- Phase 2 contracting still underway
  - Changes to Amanda and Citizen Portal are being worked on now.
  - Developing a High-Level Estimate with BIT and IT for consultant implementation work.
  - Awaiting Scope of Work from Host Compliance once estimates have been received from IT
- Regulation update in progress

# PLANNING & ZONING UPDATES

## Short Term Rental Process



Dashboard screenshot from July 8, 2024



# TOGETHER JEFFCO UPDATE

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## Phase 1: Foundation

*Nov 2023 – March 2024*

- Existing Conditions Report (County Profile)
- CP Audit of Existing Plans
- ✓ TMP Audit of Existing Plans
- ✓ CWPP Wildfire Risk Assessment Methodology
- ✓ EA Draft Chapters

## Phase 2: Community Vision & Values

*Nov 2023 - Feb 2024*

- ✓ Draft vision statement, guiding principles, and core values

## Phase 3: Choices & Priorities

*Jan - April 2024*

- ✓ Questionnaire #2
- ✓ Key policy choices summary
- ✓ Future land use category descriptions and map
- ✓ Choices & Priorities Meetings and On-line Activities

## Phase 4: Plan Development

*May - November 2024*

- ✓ Draft Policies and Strategies
- Draft Plan\*
- Plan Management Metrics

*\* CAO review and approval*

## Phase 5: Plan Adoption

*Nov – February 2025*

- Public Review
- Adoption Drafts
- q Adoption Hearing

*\* CAO review and approval*



# TOP 10 COMPREHENSIVE PLAN HIGHLIGHTS

- 1** *Emphasizes Flexibility in Land Use and Policies.*
- 2** *Prioritizes Sustainability and Regional Goals.*
- 3** *Places Affordable Housing at the Forefront.*
- 4** *Consolidates Land Use Categories.*
- 5** *Limits Density to Protect Mountain Areas.*
- 6** *Integrates New Legislative Requirements.*
- 7** *Incorporates Water Supply and Strategic Growth Elements.*
- 8** *Focuses on Strategic Growth for Sustainability.*
- 9** *Preserves and Expands Industrial Land.*
- 10** *Provides Implementation and Monitoring for Adaptability.*

# PROCESS IMPROVEMENT WORK

## RECENT MAPPING EVENT:

- Collaborative effort to map permit review process and included:
  - Planning and Zoning Staff
  - Building Safety Staff
  - Jeffco Innovation Lab
- Mapped existing permit intake to issuance
- Discuss potential for concurrent reviews to reduce total permitting time
- Identified potential quick wins to test now

## NEXT STEPS:

- Stakeholder input
- Add details to current-state map
- Map ideal/ultimate process
- Determine technology capabilities to determine what can be implemented
- Configure, test, train, rollout





# BUILDING SAFETY PERMIT REVIEWS

	# Reviews Completed	Reviews (average, total days including resubmittals and customer response time)
Q1 - Q3 2023	1566	11.7
Q1 - Q3 2024	1567	22.2



# BUILDING SAFETY PERMIT REVIEWS

- Two key vacancies
  - Operations Manager
  - Permit Supervisor
- High permit volume and associated calls, emails, customer assistance
- Customer response time is included in total review time
  - Unable to determine if this contributing to the extended times
- Overtime authorized for Plans Examiners and Inspectors to perform reviews
- Temporary Plans Examiners
- Filling open vacancies upon budget adoption
- Determining if Amanda system can provide enhanced reporting on customer and staff activities

# BUILDING SAFETY PERMITS Q1 - Q3

	<b>Permits issued</b>	<b>Building Permits</b>	<b>Roofing Permits</b>	<b>Inspections</b>
Q1 – Q3 2023	15,802	1,387	6,394	48,326
Q1 - Q3 2024	16,244	1,495	6,654	63,415

# ROCKY MOUNTAIN METROPOLITAN AIRPORT (RMMA) UPDATES

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## Simms St. and Callender Dr. construction

- Relocated Simms St. facilitates Verve land sales and airport development
- Verve Metro District began construction of road improvements in fall of 2023
- Simms St. reopened October 11. Cleanup continues in other areas.
- Callender Dr. connection ensures connectivity from the south as "Old" Simms St. is disconnected





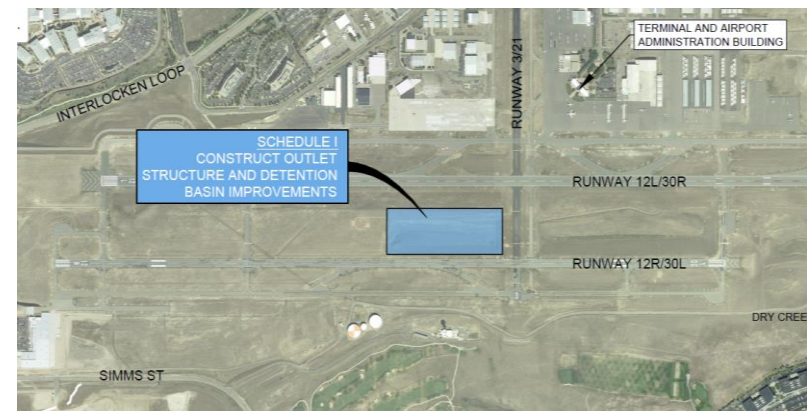
# ROCKY MOUNTAIN METROPOLITAN AIRPORT (RMMA) UPDATES

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## Taxiway Extension/Reconstruction and Basin 160 Drainage

- Extension of taxiway provides access to airport's south development area and is consistent with Airport Master Plan
- Reconstruction of Taxiway D to replace pavement in poor condition
- Basin 160 improvements provide stormwater detention capacity for southside airfield development
- Basin 160 this fall. Taxiway K / D in spring.



# ROCKY MOUNTAIN METROPOLITAN AIRPORT (RMMA) UPDATES

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## Part 150 Airport Noise Study and Unleaded Fuel Tank

- Kickoff meeting held with consultant. Data gathering, open house with public in the spring.
- Part 150 scope of work includes both noise modeling, and development of a Noise Compatibility Plan (if applicable). Public engagement as part of the process
- Statement of qualifications issued for design of a new bulk fuel tank for the purpose of purchasing unleaded aviation gasoline in large volume
- FAA and CDOT grant opportunities to assist in transition





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Q & A