

# SUMMIT COUNTY PLANNING DEPARTMENT

## SUBMITTAL REQUIREMENTS FOR DEVELOPMENT AGREEMENTS



### CLASS 5 DEVELOPMENT REVIEW PROCESS

Per the provisions of Section 12003 of the Summit County Land Use and Development Code (“Code”), it is hereby acknowledged that situations will occur when all of the listed submittal requirements will not be needed, and situations will also occur when items not listed as submittal requirements will be needed in order for the County to have sufficient information to fully evaluate the impacts of an application. Accordingly, the Planning Department is authorized by the Summit County Board of County Commissioners (“BOCC”) per the provisions of Section 12003 et seq. of the Code to determine, based on the nature of an application, whether to waive BOCC adopted submittal requirements or require additional information based on the nature of each application.

The following shall be submitted to the Planning Department with a Class 5 development review application for a development agreement, except for items that may be waived, or additional items that may be required, in accordance with Section 12003 et seq. of the Code:

| Initial and date when required (Office use only) | Initial and date when submitted (Office use only) | <b>A. Written Material</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|                                                  |                                                   | <b>1. Application Form:</b> Attached to the packet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                  |                                                   | <b>2. Letter from Property Owner(s):</b> Letter from property owner indicating that such owner is applying for a development review application, or a letter from the property owner giving permission for another person or entity to apply for a development agreement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                  |                                                   | <b>3. Legal Description and Acreage:</b> If unplatted, prepared by registered land surveyor. If legally platted, the legal description can be on the application form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                  |                                                   | <b>4. Project Narrative:</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Description of development goals and key components of such development.</li> <li><input type="checkbox"/> Total development area.</li> <li><input type="checkbox"/> Land uses proposed, and total area devoted to each use.</li> <li><input type="checkbox"/> Percentage of area devoted to each use.</li> <li><input type="checkbox"/> Number of any residential units proposed.</li> <li><input type="checkbox"/> Floor area of proposed residential density (as defined by the Code).</li> <li><input type="checkbox"/> Residential densities proposed (units/acre).</li> <li><input type="checkbox"/> Floor area of non-residential uses proposed, by type of use (as defined by the Code).</li> <li><input type="checkbox"/> Number of any lodging rooms proposed.</li> <li><input type="checkbox"/> Amount of any open space proposed.</li> <li><input type="checkbox"/> Proposed phasing.</li> <li><input type="checkbox"/> Commitments for preservation of natural features and open space.</li> <li><input type="checkbox"/> Commitments for providing trails.</li> <li><input type="checkbox"/> Design criteria for development per the applicable provisions of the Code, such as Section 3505 et seq. and Section 8104 et seq.</li> </ul> |
|                                                  |                                                   | <b>5. Criteria for Decisions Statement:</b> Statement of how the required criteria for decision can be met.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                  |                                                   | <b>6. Development Agreement (in a form approved by the County):</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Refer to Sections 12805 et seq. and 12806 et seq. of the Code.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                  |                                                   | <b>7. Applicable Regulations and Conditions:</b> Statement of regulations that are applicable to the project and conditions to be met by the developer prior to the issuance of grading, building or occupancy permits.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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|  |  | <b>8. Notice of Intent:</b> An applicant shall submit a written notice of intent to request a development agreement in accordance with Section 12802 of the Code.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|  |  | <b>9. Notice of Approval:</b> A site specific development plan shall include the notation contained in Section 12805.04.B.1 of the Code.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|  |  | <b>B. Graphic Material</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|  |  | <b>1. Vicinity Map</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|  |  | <b>2. Proposed Development Plans:</b> All plans as required under the development review for which a development agreement is requested shall be submitted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|  |  | <b>C. Information Required for Public Hearing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|  |  | <input type="checkbox"/> <b>Adjacent Property Owner Notification:</b> The applicant shall provide to the Planning Department: 1) a list of the adjacent properties within 300 feet of the subject property (or other distance required by the Planning Department) for which public notice is required; and 2) either a) envelopes with postage pre-paid that are also (i) addressed to the adjacent property owner addresses and in the format obtained from the County Assessor, and (ii) listing thereon the address of the Summit County Planning Department as the return address (P.O. Box 5660, Frisco, CO 80443); or b) if approved by the Planning Department, a computer file and/or labels of the adjacent properties for which public notice is required for the Planning Department to send out notice. |
|  |  | <input type="checkbox"/> <b>Source of the Adjacent Property Owner Mailing Lists:</b> All mailing lists shall be obtained from the County Assessor's records in accordance with Section 13103.01 et seq. of the Code.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|  |  | <input type="checkbox"/> <b>Affidavit of Adjacent Property Owner List:</b> The Affidavit of Adjacent Property Owner List shall be submitted with the submission of the envelopes prepared for the mail out of the public notice.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|  |  | <input type="checkbox"/> <b>Affidavit of Posting:</b> At time of hearing, affidavit that signs advertising the public hearing were posted on the project site by the applicant at least 15 days prior to the hearing by either the Board of County Commissioners or the Planning Commission.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|  |  | <b>D. Other Materials</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|  |  | <b>1. Development Review Processing Fee:</b> Required fee and adjacent property owner notification printing & mailing cost (payable to Summit County Government).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|  |  | <b>2. Middle Park Soil Conservation District Fee (Payable to the MPSCD with separate check).</b><br><u>Subdivisions</u><br>Conceptual Plans      Flat fee of \$200<br>Preliminary Plat      Base fee of \$150 + \$10/lot for Lots 1-100*<br>Final Plat              \$175<br>Minor Subdivisions of 4 lots or less      Flat fee of \$200<br><u>Rezoning</u><br>Base Fee                  Base fee of \$150 + \$5/acre for Acres 1-100*<br>* Additional fees may apply. Please refer to the MPSCD handout.                                                                                                                                                                                                                                                                                                            |
|  |  | <b>3. Number of Copies Required:</b><br>a. <u>Initial Submittal</u><br><input type="checkbox"/> ___ copies of stapled packets of the graphic material, in the scale as outlined above at 24" x 36" in size, <b>folded to 8½"x11"</b> .<br><input type="checkbox"/> ___ copies of stapled packets of the graphic material that are scalable at 11" x 17" in size, <b>folded to 8½"x11"</b> .<br><input type="checkbox"/> ___ copies of the written materials.<br><input type="checkbox"/> Individual PDF's of each item required as part of the submittal, separated and labeled according to the submittal requirements.                                                                                                                                                                                             |
|  |  | b. <u>Planning Commission Meeting (Revised during the development review process)</u><br><input type="checkbox"/> ___ copies of scalable maps, 11" x 17" in size, <b>folded to 8½"x11"</b> , two weeks prior to the Planning Commission hearing date, if necessary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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|  |  | c. <u>Board of County Commissioners (“BOCC”) Meeting</u><br><input type="checkbox"/> ___ copies of scalable maps, 11” x 17” in size, <b>folded to 8½”x11”</b> , two weeks prior to BOCC date, if necessary. |
|  |  | <b>5. The BOCC, Planning Commission or Planning Department</b> may require an applicant to submit additional information needed for review of your application.                                             |

I, \_\_\_\_\_ understand and acknowledge the above listed submittal requirements are needed in order to make application for a Development Agreement Application. The application includes all the submittal requirements as indicated by an initial and date on the submittal requirement checklist. All applicable fees, any required plans and any other submittal documents so indicated “*When Required*” on this checklist are also included in the submittal.

Date of Pre-Submittal Meeting: \_\_\_\_\_

Planner’s Signature: \_\_\_\_\_