

Garfield County Board of County Commissioners

Public Hearing

Outdoor Recreation Facility for Temporary Youth Hockey Ice Rink Limited Impact Land Use Change Permit (LIPA-11-24-9043)

Applicant: Blue Mind LLC, Sheldon Wolitski – Colorado Extreme
February 18, 2025

Exhibit Number	Exhibit Description
1	Public Hearing Notice Information Form & Attachments
2	Garfield County Land Use and Development Code, as amended
3	Garfield County Comprehensive Plan of 2030
4	Application
5	Staff Report and Staff Presentation
6	Referral Comments from County Consulting Engineer, Mountain Cross Engineering, Chris Hale
7	Referral Comments from CDOT
8	Referral Comments from Colorado Division of Water Resources
9	Referral Comments from County Road & Bridge
10	Referral Comments from Carbondale & Fire Protection District
11	Referral Comments from County Vegetation Management
12	Referral Comments from County Environmental Health
13	Previous Referral Comments from County Sheriff
14	Referral Comments from Roaring Fork Transit Authority, RTFA
15	Referral Comments from County Chief Building Official
16	Memorandum from Fire Protection District on Long Span Structure
17	Resolution No. 2022-37 (previous approval)
18	Resolution No. 2023-38 (previous approval)
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PUBLIC HEARING NOTICE INFORMATION

Please check the appropriate boxes below based upon the notice that was conducted for your public hearing. In addition, please initial on the blank line next to the statements if they accurately reflect the described action.

My application required written/mailed notice to adjacent property owners and mineral owners.

X Mailed notice was completed on the 17th day of January, 2025.

X All owners of record within a 200 foot radius of the subject parcel were identified as shown in the Clerk and Recorder's office at least 15 calendar days prior to sending notice.

X All owners of mineral interest in the subject property were identified through records in the Clerk and Recorder or Assessor, or through other means [list] _____

- Please attach proof of certified, return receipt requested mailed notice.

My application required Published notice.

X Notice was published on the 16th day of January, 2025.

- Please attach proof of publication in the Rifle Citizen Telegram.

My application required Posting of Notice.

X Notice was posted on the 17th day of January, 2025.

X Notice was posted so that at least one sign faced each adjacent road right of way generally used by the public.

I testify that the above information is true and accurate.

Name: Jason Jaynes
Signature: [Handwritten Signature]
Date: January 17th, 2025

PUBLIC NOTICE

TAKE NOTICE that Blue Mind LLC c/o Sheldon Wolitski aka Colorado Extreme has applied to the Board of County Commissioners, Garfield County, State of Colorado, for a Substantial Modification to a Limited Impact Land Use Change Permit for Outdoor Recreation, for a temporary outdoor youth hockey facility - ice rinks and summer training area (File No. LIPA-11-24-9043), on property located in the County of Garfield, State of Colorado; to-wit:

Legal Description: Section: 36 Township: 7 Range: 88 A PARCEL OF LAND SITUATE IN SECTION 36, T7S, R88W AND SECTION 1, T8S, R88W, BEING MORE PARTICULARLY DESCRIBED PER BOUNDARY LINE ADJUSTMENT MAP RECEPTION NO. 998531. 69.749 ACRES

Practical Description: The site is located at 2340 County Road 100 approximately 2 miles east of the Town of Carbondale. The site is approximately 69.75 acres and is known by Parcel No. 2393-364-00-278

Project Description: The Applicant is seeking approval for a Substantial Modification to an existing Land Use Change Permit for a temporary outdoor youth hockey facility. The proposed updates include the addition of a second temporary, full-size ice rink with supporting facilities, a membrane-covered frame structure (Long-Span Structure) to serve as an indoor turf or multi-sport training area, a canopied frame tent (Warming Hut) to provide a warming area, ADA-accessible viewing, and spectator facilities for special events at the existing rink. The project will feature expanded parking near each proposed structure, with a minimum of three ADA-accessible spaces per new facility. The second rink will include two changing rooms (one standard and one ADA-accessible) and an ADA-compliant bathroom. Expanded programming will accommodate up to 480 participants daily during the winter and 160 participants during the summer, with coaches and staff overseeing all operations. Subleases or subtenant arrangements will not be permitted. The site will have direct access from County Road 100. Water service will be provided by an on-site well, and temporary toilet facilities will be utilized. Additional features include four portable ice chiller units to support the second rink and lighting for both rinks to enable evening operations. The site is zoned Rural (R).

All persons affected by the proposed Substantial Modification to the Limited Impact Land Use Change Permit Application are invited to appear and state their views, protest or support. If you cannot appear personally at such hearing, then you are urged to state your views by letter or email (submit to ghartmann@garfield-county.com), as the Board of County Commissioners will give consideration to the comments of surrounding property owners, and others affected, in deciding whether to approve, approve with conditions or deny the request. The application may be reviewed at the office of the Community Development Department located at 108 8th Street, Suite 401, Garfield County Administration Building, Glenwood Springs, Colorado between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday. The Community Development Office contact number is 970-945-8212. Please call or email to make an appointment or for instructions on how to view the application online. The application can be viewed at:

9589 0710 5270 1890 2756 43

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For delivery information, visit our website at www.usps.com.

Carbondale, CO 81623

Certified Mail Fee	\$4.85	0531
Extra Services & Fees (check box, add fee as appropriate)	\$4.10	99
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

Sent To: Coffman Ranch LLC
 Street and Apt. No., or PO Box No.: 170 Coffman Overlook Dr.
 City, State, ZIP+4®: Carbondale, CO 81623

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1890 2756 36

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
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Sent To: Darlas A. Julia D Coffman
 Street and Apt. No., or PO Box No.: 77 Meadow Point
 City, State, ZIP+4®: Carbondale, CO 81623

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

Sent To: Eric Smith
 Street and Apt. No., or PO Box No.: 2575 County Rd. 100
 City, State, ZIP+4®: Carbondale, CO 81623

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

Sent To: Aspen Valley Land Trust
 Street and Apt. No., or PO Box No.: 300 Main St. Suite 204
 City, State, ZIP+4®: Carbondale, CO 81623

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Carbondale, CO 81623

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Postage	\$0.73	
Total Postage and Fees	\$9.68	

Sent To: Boring Fork Transportation Authority
 Street and Apt. No., or PO Box No.: 1340 Main St.
 City, State, ZIP+4®: Carbondale, CO 81623

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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For delivery information, visit our website at www.usps.com.

Denver, CO 80237

Certified Mail Fee	\$4.85	0531
Extra Services & Fees (check box, add fee as appropriate)	\$4.10	99
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

Sent To: T2 Carbondale LLC
 Street and Apt. No., or PO Box No.: 4582 S. Dister St. Ste 405
 City, State, ZIP+4®: Denver, CO 80237

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

First-Class Mail® 1 \$0.73
 Letter
 Carbondale, CO 81623
 Weight: 0 lb 0.80 oz
 Estimated Delivery Date
 Tue 01/21/2025
 Certified Mail® \$4.85
 Tracking #: 9589 0710 5270 1890 2756 29
 Return Receipt \$4.10
 Tracking #: 9590 9402 9172 4225 9342 08
 Total \$9.68

First-Class Mail® 1 \$0.73
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 Carbondale, CO 81623
 Weight: 0 lb 0.80 oz
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 Tue 01/21/2025
 Certified Mail® \$4.85
 Tracking #: 9589 0710 5270 1890 2756 36
 Return Receipt \$4.10
 Tracking #: 9590 9402 9172 4225 9342 15
 Total \$9.68

Grand Total: \$58.08
 Credit Card Remit \$58.08

Card Name: MasterCard
 Account #: XXXXXXXXXX7677
 Approval #: 059048
 Transaction #: 907
 AID: A0000000041010 Contactless
 AL: Mastercard
 Mastercard

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 Clerk: 99



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 655 MAIN ST
 CARBONDALE, CO 81623-3600
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01/17/2025 10:55 AM
 Product Qty Unit Price

First-Class Mail® 1 \$0.73
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 Carbondale, CO 81623
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 Tue 01/21/2025
 Certified Mail® \$4.85
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 Tracking #: 9590 9402 9172 4225 9342 22
 Total \$9.68

First-Class Mail® 1 \$0.73
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 Return Receipt \$4.10
 Tracking #: 9590 9402 9172 4225 9341 85
 Total \$9.68

First-Class Mail® 1 \$0.73
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 Weight: 0 lb 0.80 oz
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 Return Receipt \$4.10
 Tracking #: 9590 9402 9172 4225 9341 92
 Total \$9.68

Ad #: 8y6SwiCb6Ojr7GAdOZNQ
Customer: Katie Johnson

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Kevin Richman, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Rifle Citizen Telegram, that the same weekly newspaper printed, in whole or in part and published in the County of Garfield, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Garfield for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 insertion; and that the first publication of said notice was in the issue of said newspaper dated 16 Jan 2025 in the issue of said newspaper. That said newspaper was regularly issued and circulated on those dates.

Total cost for publication: \$89.32

Kevin Richman

(Signed) _____



VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 01/16/2025

J. Thompson

Notary Public
Notarized remotely online using communication technology via Proof.



OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Rifle Citizen Telegram** on the dates indicated below.
If changes are needed, please contact us prior to deadline at **(970) 625-3245**.

Notice ID: 8y6SwiCb6Ojr7GAdOZnQ | **Proof Updated: Jan. 13, 2025 at 09:28am MST**
Notice Name: 8CD09 Colorado Extreme Public Notice

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Katie Johnson	Rifle Citizen Telegram
kjohnson@dhmdesign.com	
(970) 963-6520	

Columns Wide:	1	Ad Class: Legals
Total Column Inches:	7.41	
Number of Lines:	89	

01/16/2025: Other Notice	71.20
Affidavit Fee	10.00

Subtotal	\$81.20
Tax	\$0.00
Processing Fee	\$8.12
Total	\$89.32

See Proof on Next Page

PUBLIC NOTICE

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Legal Description: Section: 36 Township: 7 Range: 88 A PARCEL OF LAND SITUATE IN SECTION 36, T7S, R88W AND SECTION 1, T8S, R88W, BEING MORE PARTICULARLY DESCRIBED PER BOUNDARY LINE ADJUSTMENT MAP RECEPTION NO. 998531, 69.749 ACRES

Practical Description: The site is located at 2340 County Road 100 approximately 2 miles east of the Town of Carbondale. The site is approximately 69.75 acres and is known by Parcel No. 2393-364-00-278

Project Description: The Applicant is seeking approval for a Substantial Modification to an existing Land Use Change Permit for a temporary outdoor youth hockey facility. The proposed updates include the addition of a second temporary, full-size ice rink with supporting facilities, a membrane-covered frame structure (Long-Span Structure) to serve as an indoor turf or multi-sport training area, a canopied frame tent (Warming Hut) to provide a warming area, ADA-accessible viewing, and spectator facilities for special events at the existing rink. The project will feature expanded parking near each proposed structure, with a minimum of three ADA-accessible spaces per new facility. The second rink will include two changing rooms (one standard and one ADA-accessible) and an ADA-compliant bathroom. Expanded programming will accommodate up to 480 participants daily during the winter and 160 participants during the summer, with coaches and staff overseeing all operations. Subleases or subtenant arrangements will not be permitted. The site will have direct access from County Road 100. Water service will be provided by an on-site well, and temporary toilet facilities will be utilized. Additional features include four portable ice chiller units to support the second rink and lighting for both rinks to enable evening operations. The site is zoned Rural (R).

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A public hearing on the application has been scheduled for Tuesday, February 18, 2025 at 1:00 P.M. in the County Commissioners Meeting Room, Garfield County Administration Building, 108 8th Street, Glenwood Springs, Colorado.

Community Development Department Garfield County

PUBLISHED IN THE RIFLE CITIZEN TELEGRAM ON THURSDAY, JANUARY 16, 2025.



Column Software PBC
PO Box 208098
Dallas, TX 75320-8098
help.column.us

Bill to
DHM Design

Invoice number ED73716D-0001
Notice ID 8y6SwiCb6Ojr7GAdOZnQ
Order Number
Publisher Rifle Citizen Telegram
Date of issue Jan 13, 2025
Date due Jan 13, 2025
Amount due \$89.32

Description	Qty	Unit price	Amount
01/16/2025: Other Notice	1	71.20	71.20
Affidavit Fee	1	10.00	10.00

=== Notes ===

Notice Name: 8CD09 Colorado Extreme Public Notice

=== How to pay this Invoice ===

Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:

<https://www.column.us/invoices/gBRSS1bZX5KWhnhUrzEP/pay>

Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number ED73716D-0001 on the memo, include a printed copy of your Invoice PDF, make the check payable to Column Software PBC, and mail to the address above.

Net Subtotal	\$81.20
Tax	0.00
Processing Fee	8.12
Amount due	\$89.32

Pay here: <https://www.column.us/invoices/gBRSS1bZX5KWhnhUrzEP/pay>



January 17, 2025



January 17, 2025



LAND USE AND DEVELOPMENT CODE

EFFECTIVE JULY 15, 2013



Full Version of Land Use and Development Code can be found here:

<https://www.garfield-county.com/community-development/land-use-code/>

Last Amended March 7, 2023

COMPREHENSIVE PLAN 2030

2020 UPDATE

Full Version of the Comprehensive Plan is available here: <https://www.garfield-county.com/community-development/comprehensive-plan-2030/>



GARFIELD COUNTY

Adopted: November 10, 2010

Last Amended: February 26, 2020



BOCC 2/18/25
LIPA-11-24-9043
GH

PROJECT INFORMATION AND STAFF COMMENTS

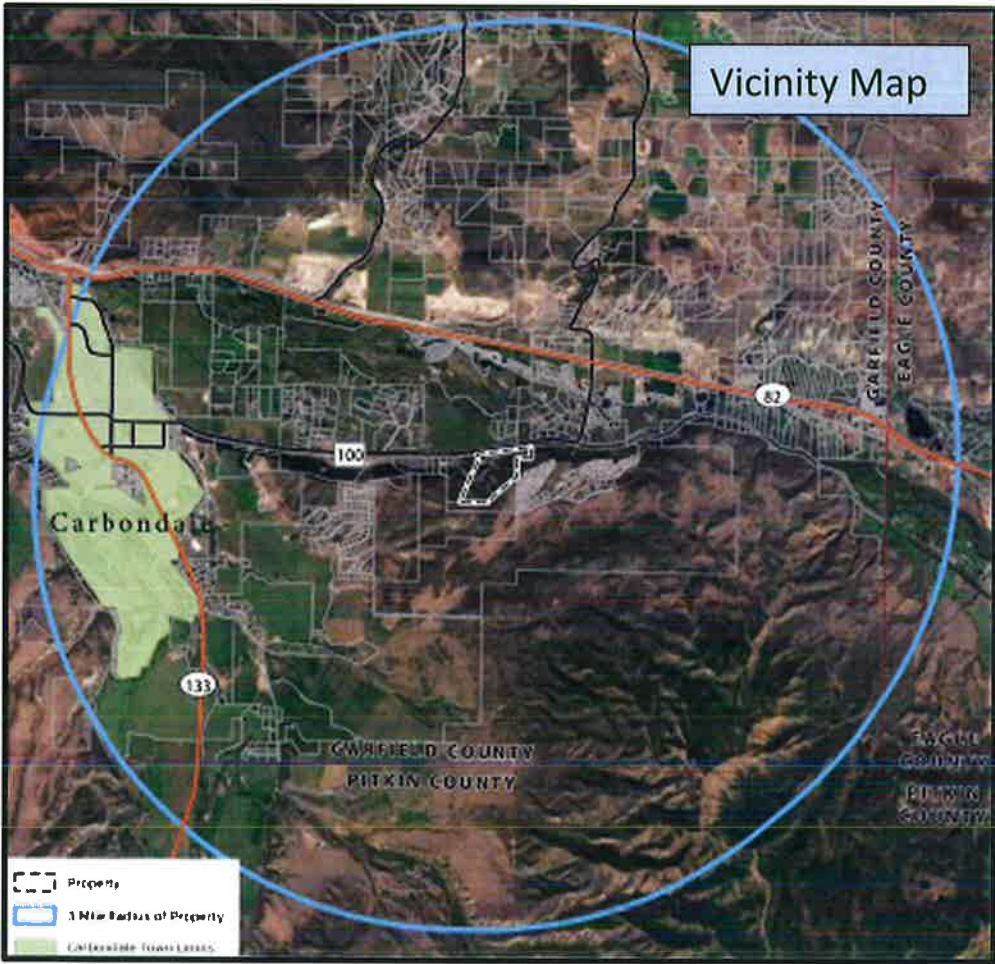
<u>REQUEST</u>	Limited Impact Review Land Use Change Permit – Substantial Modification for an Outdoor Recreational Facility – Temporary Outdoor Youth Hockey Ice Rink and Summer Training Area
<u>APPLICANT/PROPERTY OWNER</u>	Blue Mind LLC c/o Sheldon Wolitski, also known as Colorado Extreme Hockey
<u>REPRESENTATIVE/PLANNER</u>	DHM Design, Jason Jaynes
<u>ASSESSOR'S PARCEL #</u>	2393-364-00-278
<u>PROPERTY SIZE</u>	69.75 acres (increased from 34.67 acres) overall site, with approximately 4.4 acres for used for the facility (increased from 2.43 acres)
<u>LOCATION</u>	The site is located at 2340 County Road 100 approximately 2 miles east of the Town of Carbondale.
<u>LEGAL DESCRIPTION</u>	Property is located in Section 36 T7S R88W, Section 31, T7S, R87W and Section 1, T8S, R88W of the 6 th P.M.
<u>ACCESS</u>	Existing private driveway off of County Road 100.
<u>EXISTING ZONING</u>	The property is zoned (R) Rural
<u>RECOMMENDATION</u>	Approval with Conditions

I. DESCRIPTION OF PROPOSAL - BACKGROUND

The Applicant received initial approval in the Fall of 2022 for the Temporary Youth Ice Hockey Outdoor Recreational Facility. The approvals included one ice rink and extensive related infrastructure including access, parking, portable bathrooms, chiller

units and lighting. The approvals were for seasonal use and included the 2022-23 and 2023-24 seasons with the potential to request extensions. The original Resolution 2022-37 is attached as an Exhibit.

In the Fall of 2023, the Applicant obtained approval for a Substantial Modification to the facility to update the facility and site plan to include new access/entry improvements, relocated and piped irrigation ditch, inclusion of an additional skills rink, addition of summer fitness/clinic programming and related operational updates. A copy of the approval Resolution 2023-38 is attached as an Exhibit. The 2023 approvals included a maximum of 125 program participants for daily attendance during the hockey season and a maximum of 40 participants daily for summer programming. The approval included detailed operational plans, opportunities for special events, and maintained the existing well and portable toilets facilities service for the use.



KEY UPGRADES - CHANGES APPROVED IN 2023

- The main access driveway was paved between the County Road and site.
- Acceleration and deceleration lanes were added to County Road 100 at the access.
- The RFTA trail was realigned to create additional stacking at the intersection.
- The RFTA trail crossing of the access road was upgraded to include an a pedestrian crossing table.
- The second training rink was approved.
- 30 additional parking spaces were added increasing the total parking to 71 spaces.
- The irrigation ditch crossing the site was realigned and piped across existing site.
- Additional programming for summer fitness training was added.
- Approvals included operation through the 2024 – 2025 season.



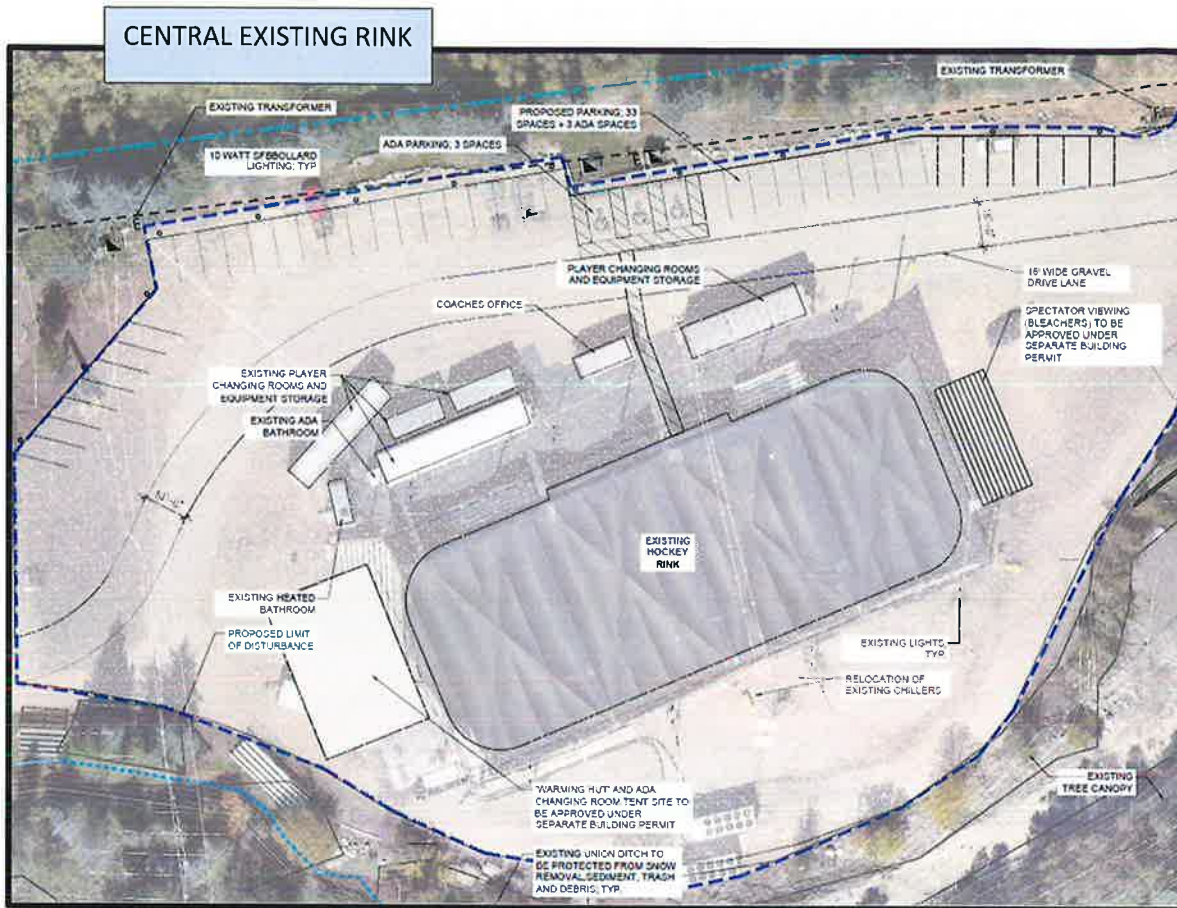
II. CURRENT PROPOSAL – MODIFICATION REQUEST

As a Substantial Modification a new submittal is required by the Land Use and Development Code. The Applicant's narrative and supporting reports reflect the following revisions to the approvals.

- Inclusion of an additional 35 acres for the facility.
- The second rink was expanded to a full size and relocated on the newly acquired property west of the existing facility.
- Additional parking, changing rooms, bathrooms, lighting, chillers and related infrastructure are proposed.
- Addition of a large tent/fabric storage structure referred to as a “Long Span Structure” approximately 11,520 sq.ft. in size on the eastern portion of the site. Initial plans are for no new programming with the use of the structure limited to use during inclement weather or to supplement off-ice training. A future Phase for the structure is represented to include expanded programming for an additional 20- 30 athletes per session. This portion of the site includes additional parking.
- Additional refinements to the site plans including adjustments to locations for features such as viewing areas, bleachers and warming tents.
- Revised site plans have been provided with adjustments to comply with setbacks, remove conflicts with utility easement, and preserve extensive trees/vegetation.
- The narrative details include expanded numbers of participants for the hockey season increasing to 145 – 150 per rink (total of 290 daily participants) and for summer programming.
- The Application includes additional details and descriptions of special events and some public and unprogrammed time activities.
- The Operational Summary (see below) includes additional representations for daily user numbers.

Operations Schedule			
Season	Days of Operation	Hours of Operation	Average Total Daily Users
Ongoing Maintenance Procedures	Mon. - Sat.	9:00 AM- 3:00 PM	1-3
Winter	Mon. - Sat.	4:30-8:45 PM	480-500
Summer	Mon. - Sat.	4:30-8:45 PM	100-250

- Site Plan excerpts from the Application are included below for each of the three zones, including the eastern portion - Long Span Structure, Central/Existing Rink, new Rink on the west end of the site.



III. LOCATION – SITE DESCRIPTION

The use is proposed on the lower portion of the overall site adjacent to the County Road. The facilities will occupy approximately 4.4 acres of the site with approximately 60+ acres of steep wooded hillside on the upper portion of the site remaining undisturbed. An irrigation ditch runs through the site.

The property has extensive existing vegetation at the perimeter of the site including evergreen and deciduous trees. Some of these trees were relocated to provide additional screening for the original rink while a majority of other existing vegetation is to be preserved to provide screening for the additional rink and Long Span Structure. The area proposed for the facility has moderate to level slopes general 2% - 4%. Steep slopes above the developed portion of the site are not proposed to be disturbed.

IV. PUBLIC COMMENTS & REFERRAL AGENCY COMMENTS

The Applicant has completed the required public notice and provided documentation to the County for review. No public comments have been received at this time. Referral

comments received are summarized below and are addressed in the appropriate sections of the Staff Analysis.

1. Garfield County Consulting Engineer, Chris Hale, Mountain Cross Engineering:
 - Indicated the need to preserve adequate areas for future OWTS installation.
 - Noted the need to complete the updated traffic study.
 - Noted the need to update the site grading and drainage report.
 - Identified the need to update the firetruck turnaround area on the site plans.
2. Colorado Department of Transportation (CDOT): Indicated no comment.
3. Colorado Division of Water Resources:
 - Identified Well Permit No. 87598-F as the new well permitted pursuant to a contract with the Basalt Water Conservancy District to serve the facility and indicating that "So long as the well operates pursuant the terms and conditions of well permit No. 87598-F, our office has not objection to the use of the well for the expanded outdoor recreation facility.
 - Indicated that the use of the new well on the newly acquired property cannot be used for the facility unless re-permitted pursuant to an augmentation plan.
4. Town of Carbondale: No new comments received.
5. Colorado Parks and Wildlife: No new comments received. A condition of approval was previously required for wildlife compatibility.
6. Garfield County Road and Bridge: Indicated no issues or concerns with this permit.
 - Staff Note: An Access Permit has been issued and is included in the submittals.
7. Carbondale & Rural Fire Protection District: Indicated that the proposed emergency access for the facility is acceptable.
8. Garfield County Vegetation Manager, Sarah LaRose: Indicated no comments:
 - Staff Note: Compliance with the Applicant's Weed Management Plan will be required.
9. Garfield County Environmental Health, Ted White, Environmental Health Specialist:
 - Addressed that the potential use of the second well would require additional water quality testing.
 - Indicated concern over the ongoing use of portable toilets and recommended a condition that the applicant apply for an appropriate OWTS permit during the temporary use Permit timeframe.
 - Staff Note: The existing well is limited to serving the Office, which has an in home treatment system and for filling the Zamboni machine for ice creation and

surfacing. The Applicant needs to confirm that the system is not utilized for potable water for hockey participants. Bottled drinking water is brought to the site by coaches and parents. Changes to operations and/or proposals for a permanent facility will likely require compliance with CDPHE public water system licensing in accordance with previous County Environmental Health referral comments.

10. Garfield County Sheriff's Department: Previous comments noted no major concerns or issues but that if the use keeps expanding there may become parking and traffic issues on this section of County Road 100 and continued monitoring was appropriate.

11. Union Ditch Representative, Mike Kennedy: Verbal comments received indicated no issues with the recently piped ditch during the irrigation season. A condition of approval shall require finalization of all ditch relocation and easement documentation details.

12. RFTA, Jason White, Assistant Planner:

- Indicated they did not foresee any negative impact on Transit Operations as they do not currently run buses on County Road 100.
- Provided an update on the status of license agreements, additional information on past improvements that are anticipated, and issuance of an updated license agreement.

13. Garfield County Building Department: John Plan, Chief Building Official

- Provided comments and summary of key issues for the Long Span Structure include building code requirements, occupancy limits, fire resistivity, wind and snow load, and related technical issues.
- Comments include previous memo from the Fire Protection District on the Structure requirements.

V. STAFF COMMENTS AND ANALYSIS


In accordance with the Land Use and Development Code, the Applicant has provided new Application submittals including detailed responses to the Submittal Requirements and applicable sections of Article 7, Divisions 1, 2, and 3. Staff analysis on key sections relevant to the modification request are noted below.

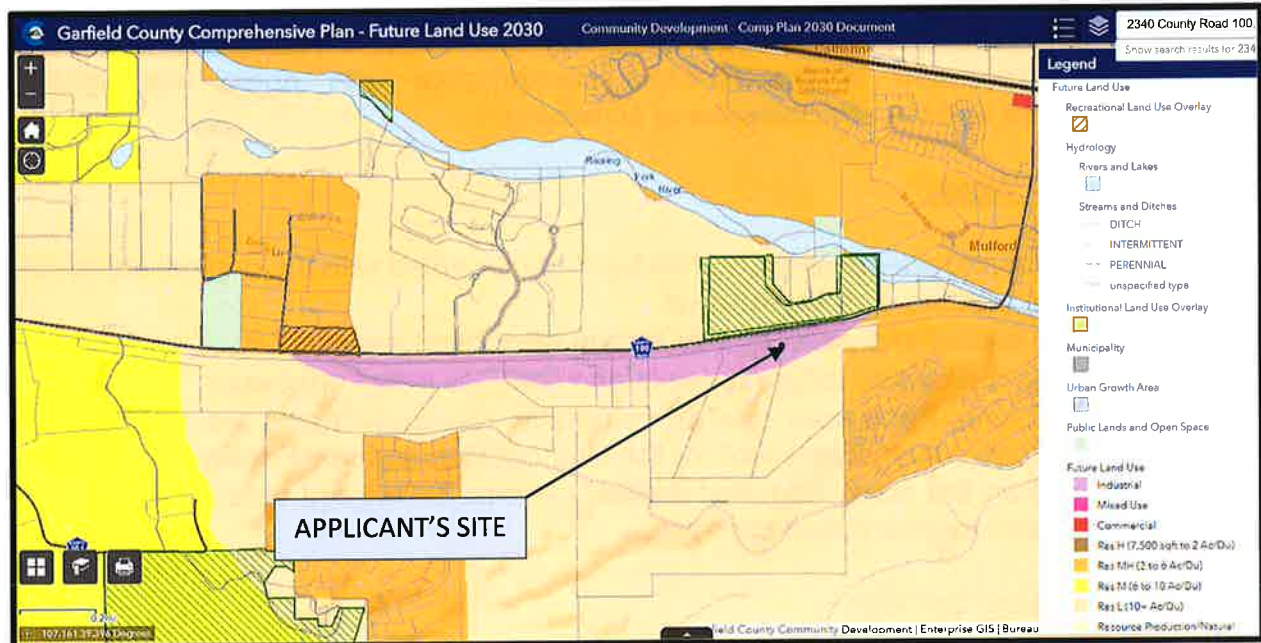
7-101: Zone District Regulations

- The Applicant's proposal including revisions to the building footprint for the proposed "Long Span Structure" reflect general compliance with setbacks and dimensional requirements of the Rural Zone District.

7-102: Comprehensive Plan

- The property is designated by the Comprehensive Plan as Industrial in the area of the proposed facility and Residential Low (RL) on the southern portion upper slopes of the site. It is also located within the Town of Carbondale Three Mile Area of Influence.

Future Land Use Designation	 Industrial (I)
Description	Indoor manufacturing, outdoor equipment storage, business parks, energy processing and uses that produce odor, noise, light, and /or emissions. May include residential uses for employees of the business, such as live/work, where uses are light industrial.



- Review of the original application included a finding that the Outdoor Recreation proposal was in general conformance with the County Comprehensive Plan and included consideration of elements of the Carbondale Comprehensive Plan. No comments from the Town on the current Application have been received at this time.
- Key excerpts from the County Comprehensive Plan are outlined below.

Section 1: Urban Growth Areas and Intergovernmental Coordination

Policy #6: *The county will continue to look for creative ways to address regional issues and support projects within or adjacent to municipalities that transcend political boundaries and those projects that provide services for all county residents including those in unincorporated areas.*

Section #5: Recreation, Open Space, Trails

Policy #5: Promote public health and well-being through the promotion of support of recreational facilities.

7-103: Compatibility

- Neighboring uses north of County Road 100 are generally residential, agricultural, and ranching. Uses south of County Road 100 range from residential to storage/industrial to open space.
- Visibility of the site is mitigated by vegetation/trees on the site and adjacent to the property on the adjoining RFTA right-of-way. Lighting and visibility of the proposed Long Span Structure are concerns.
- Past performance and the temporary (now proposed for 5 years) use allows for ongoing assessment of the facility's conformance with noise and lighting representation and the effectiveness of screening.

7-104 Source of Water

- Legal physical and adequate Water has been documented with the original approvals and included with the current proposal.
- Water pump testing and water quality testing have been provided.
- Bottled water is provided for participants and coaches in the program.
- Division of Water Resources referral comments have confirmed the ability of the Applicant to utilize the primary well for the Outdoor Recreational Facility, while noting that the well on the newly acquired property cannot be utilized unless re-permitted associated with augmentation contracts.

7-105: Wastewater Systems

- The Portable Toilet proposal and the Applicant's implementation of heated facilities will be expanded to include the second rink.
- Proximity of bathrooms to the Long Span Structure will be addressed as a condition of approval.
- Referral comments from County Environmental Health addressed concerns regarding ongoing use of portable facilities for 5 years and the County Consulting Engineer noted the need to preserve locations on the site plan for future OWTS.

7-106: Public Utilities

- All necessary utilities have been extended to the site.
- Potential conflicts with existing utility easement have been eliminated with revised site plans.

7-107: Access & Roadways

- The access connection to the County Road have been completed with widening to 24 ft. with two ft. shoulders and paved.
- Additional engineering assessment of the updated and expanded access plans (including the new west portion of the site) are need including confirmation of compliance with emergency vehicle access requirements. Signage as necessary to ensure no conflicts with fire lanes and access shall be required.
- Current Traffic Study submittals outlined in a July 2024 update by Fox Tuttle Consultants while labelled "Draft" did not identify additional requirements/improvements for a second rink indicating "It is anticipated that the improved access, existing roadway network, and existing intersections can accommodate the project trips without the need for additional analysis or mitigation measures." However, the current proposal includes significant increases in daily use and additional programming associated with the Long Span Structure. This warrants a detailed update of the Traffic Study including all proposed new uses and traffic generators. Conditions of approval can address phasing and timing subject to completion of the updated Traffic Study.

7-108: Natural Hazards

- No new issues regarding natural hazard have been noted and no areas of encroachment into steep slopes are proposed.
- Updated grading and drainage plans should address off-site drainage from the steeper slopes above the site.

7-109: Fire Protection

- Carbondale and Rural Fire Protection District noted that Emergency Vehicle access was acceptable.
- Compliance with access improvements and additional modelling for new sections of access roadways will be required as a condition.

7-201: Agricultural Lands

- Ditch relocation on the eastern portion of the site has been completed.
- Safety for summer programming in light of the western portion of the ditch remaining open (not piped) needs consideration.

7-202: Wildlife Habitat Areas

- No new wildlife impacts are anticipated.
- An existing condition addresses best management practices and use of bear resistant trash containers.

7-203: Protection of Water Bodies and 7-204: Drainage and Erosion (Stormwater)

- Updated engineering with a detailed grading and drainage plan for the expanded site need to be provided including the area of the Long Span Structure.
- The Applicant needs to provide responses to County Consulting Engineer's referral comments on engineering issues, dated 2/3/25.

7-205 Environmental Quality

- The Applicant is proposing to continue utilizing vault and haul portable toilet systems for the temporary use. No additional OWTS infrastructure is proposed at this time.
- The Applicant needs continue to ensure proper maintenance and operation of the existing OWTS for the office.

7-206: Wildfire Hazards

- The proposed location for the facility is located in an area designated on the County GIS Mapping and Wildfire Risk Mapping as having a low or moderate wildfire hazard rating.

7-207 Natural and Geologic Hazards

- Natural and Geologic Hazards are addressed in Section 7-108 above.

7-208: Reclamation

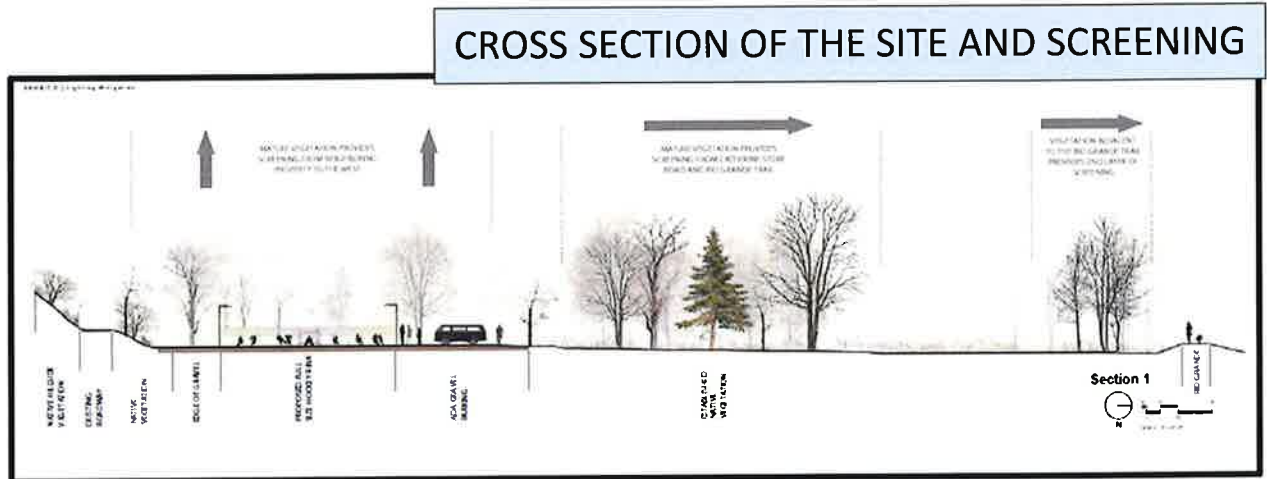
- The long term proposed uses of the property are anticipated to be Outdoor Recreation. Provided the Applicant complies with all conditions of approval no reclamation issues have been noted.

7-301 & 302: Compatible Design, Parking, and Loading

- Parking shall continue to be prohibited along access roadways to preserve emergency vehicle access.
- Updated site plans and engineering need to confirm ongoing compliance with parking lots standards for minimum width of 20 ft. for two way traffic and 12 ft. for one-way traffic.
- Parking lot size for unlisted uses is subject to Director's or in this case BOCC determination. The Applicant's site plan proposal includes a total of 100 parking spaces (including ADA spaces) increased from 71 spaces. An updated parking assessment based the expanded uses and facilities needs to be provided supporting the current proposal.

7-303: Landscaping

- Landscaping improvements including tree location and preservation of existing tree/vegetative screening have been implemented or proposed.



7-304: Lighting

- Compliance with code provisions for shielded and down directed fixtures are required. Additional upgrades are recommended to further mitigate visibility of light sources including adjustment of future light standard locations/lighting configurations, closer to the rink surface to avoid off-site visibility of the light sources.

7-305 Snow Storage

- The Applicant has documented code compliant snow storage areas.

7-306 Trails

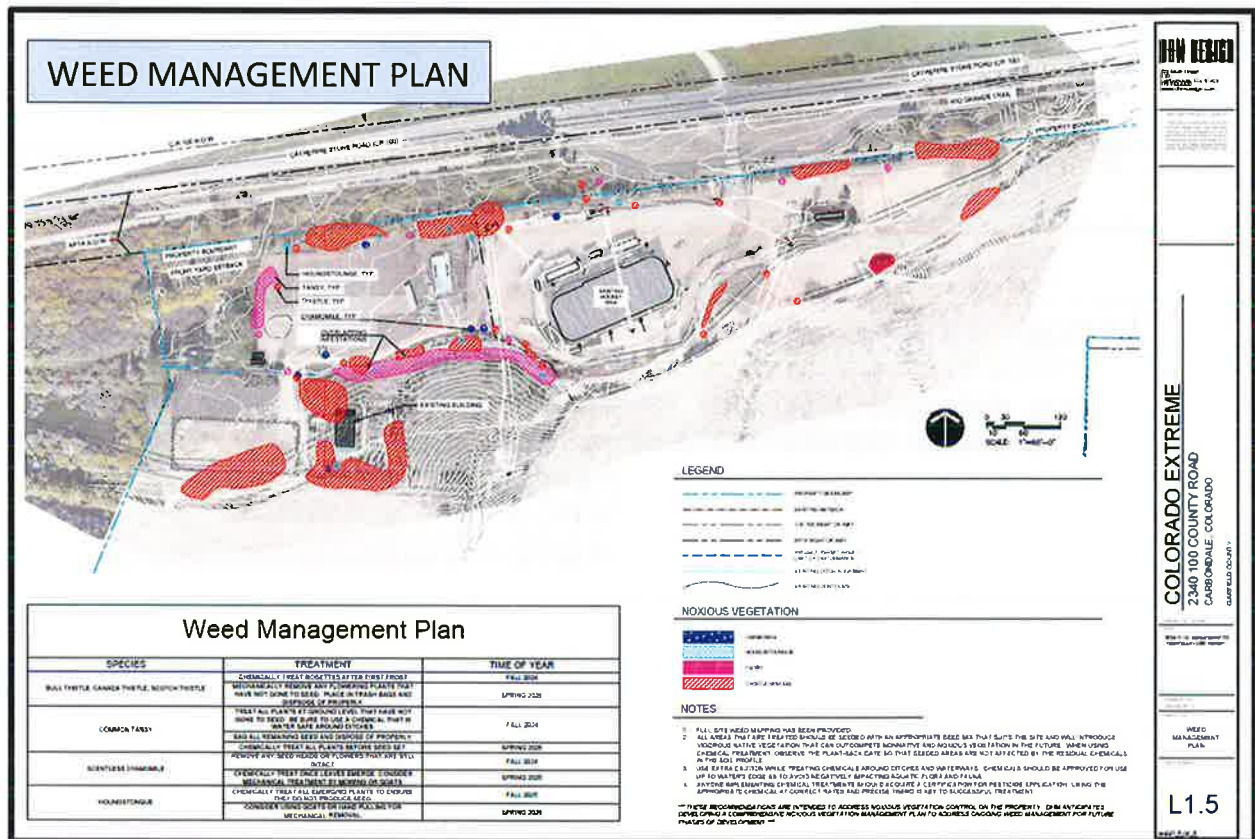
- The RFTA Rio Grande Trail is located immediately adjacent to the site. RFTA approvals for trail improvements including details on signage have previously been approved.

VI. SUPPLEMENTAL STAFF ANALYSIS

1. Existing Conditions of Approval contained in Resolution No. 2022-37 and 2023-38 as appropriate or still applicable have been included in the Staff Recommendation. Current approvals shall supersede and replace previous approvals.

2. The Applicant's ability to periodically have special events at the site such as end of season gatherings for larger groups shall remain in place. Attendance by more than 350 people for more than an 8-hour period will require a Land Use Change Permit for a 'Public Gathering'.

3. Staff site visits have identified weed management on the site as a key concern. The Application submittals include a detailed plan and schedule for weed mitigation and control. Ongoing compliance with the plan shall be required and include coordination with the Garfield County Vegetation Manage, Sarah LaRose.



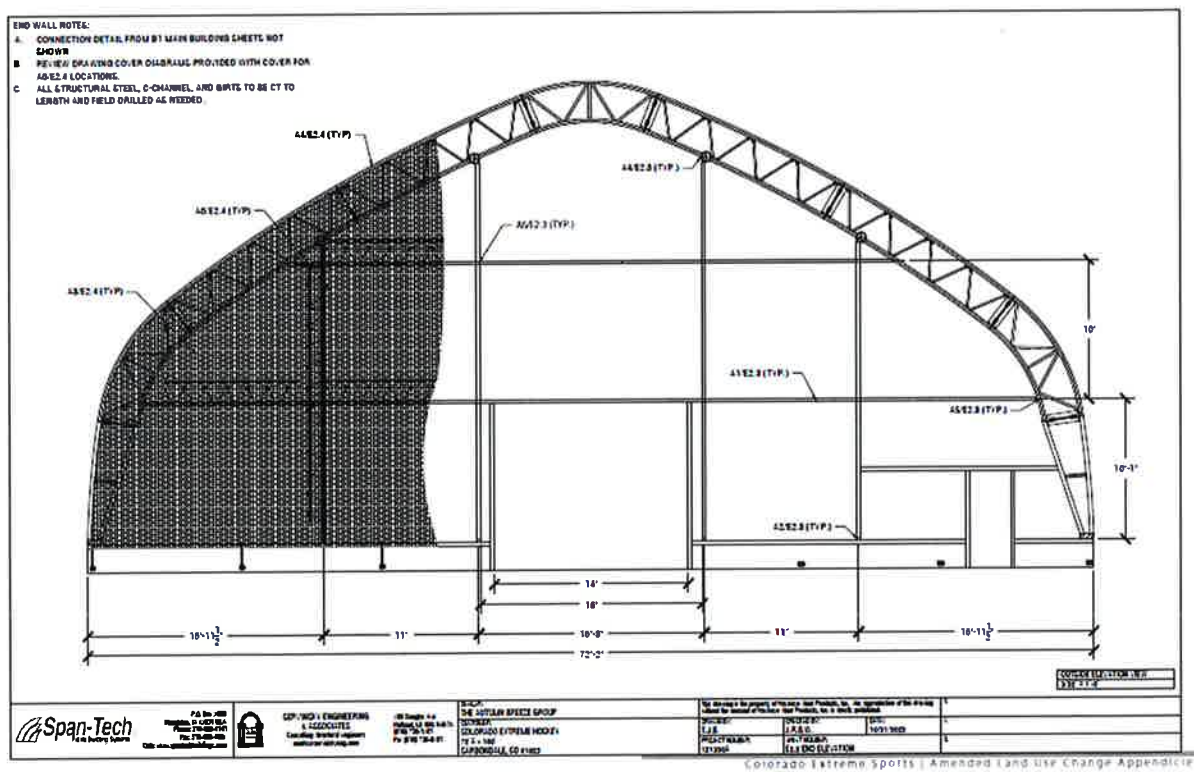
4. Staff is supportive of the Applicant's request for approval for a 5-year time period, provided that an annual review by Staff be required to confirm ongoing compliance with operational limitations and implementation of mitigation provisions including but not limited to lighting, traffic, parking and special events.

5. Updates to the Applicant's site plans including provision of an updated overall plan. The plan needs to identify an area for an appropriately sized future OWTS. Conditions of approval shall recommend that the Applicant pursue planning and

engineering for the OWTS prior to the expiration of the 5-year time frame for the current approvals.

6. The Long Span Structure programming needs to be limited as reflected in the Application's Phase I plan for support of existing programming only. Expanded use of the structure may include a wide range of programs that warrant additional traffic and parking analysis. These appear to include training for different sports and uses with a wide range of potential impacts including building code provisions. Staff recommends that those changes warrant further review by the Board of County Commissioners through an Amended Land Use Change Permit process.

Staff will further recommend conditions of approval requiring compliance with all building code and fire code provisions for the structure including foundation, grading and drainage plans.



7. In accordance with direction from the County Attorney's Office the Applicant has completed a merger of their original property with the newly acquired 35 acre western portion of the site. This merger ensures proper legal descriptions and documentation of the current proposal and related approval documents.

5. That with the adoptions of conditions and granting of waivers the application has adequately met the requirements of the Garfield County Land Use and Development Code, as amended.

VIII. RECOMMENDATION

Staff Recommendation is for Approval of the Land Use Change Permit subject to the following conditions of approval:

1. That all representations made by the Applicant in the application shall be conditions of approval unless specifically altered by the conditions of approval and the Operation of the facility shall be in accordance with all Federal, State, and local regulations and permits governing operation of the facility.
2. The Applicant shall comply with all provisions and requirements of the RFTA licenses and engineered plans for the RFTA trail modifications including safety signage and shall comply with all provisions of the Union Ditch Relocation Agreement including engineered plans and grant of easement provisions. The Applicant shall finalize all required documentation and licenses prior to issuance of the Land Use Change Permit.
3. The Applicant shall maintain compliance with all provisions and requirements of the County Road Access Permit.
4. Prior to issuance of the Land Use Change Permit the Applicant shall provide acceptable responses to the County Consulting Engineer's referral comments dated 2/3/25 regarding engineering issues and concerns.
5. That the Applicant will maintain all required water and wastewater facilities and representations including provision of bottled water to participants and provision of the upgraded and heated restroom facilities. Proposals for permanent facilities may require additional licensing through CDPHE for a public water system. The Applicant shall provide ongoing maintenance of the existing OWTS system serving the office use.
6. In accordance with the Application representations in the submittals, the facility shall be limited to a maximum of 480 – 500 participants per day during the hockey season, rated at 145 – 150 participants per rink. Prior to the issuance of the Land Use Change Permit, the Applicant shall provide updated estimates of summer and off-season usage consistent with the Applicant representations for inclusion in the final permit documentation/restrictions.
7. Prior to issuance of the Land Use Change Permit the Applicant shall provide an updated parking assessment for review and acceptance by Staff confirming the adequacy of the proposed 100 off-street parking spaces.

8. New lighting installations shall comply with Section 7-304 and include light pole placements that ensure that the down directed and fully shielded light sources will not be visible off-site. Prior to the issuance of the Land Use Change Permit, the Applicant shall provide a lighting assessment for impacts from the Long Span Structure to include appropriate mitigation measures.

9. Strict adherence to hours of operation limits shall be maintained including ending training sessions by 8:30 p.m. with lighting to be turned off no later than 9:00 p.m. This includes all site activity including within the Long Span Structure.

10. Special events accessory to the Outdoor Hockey Facility and serving the Colorado Extreme participants are permitted subject to the Applicant providing additional parking and traffic control and coordination with the County Sheriff's Office as appropriate along with compliance with conditions of approval including hours of operation. Events that meet the definition of a public gathering may require additional land use permitting.

11. Prior to issuance of the Land Use Change Permit the Applicant shall provide an updated Operations Plan to include all restrictions on hours of operation, maximum attendance, noise restrictions, lighting, staffing, bathroom provisions/details, no sublease allowances, parking including ADA Parking, special events, program phasing and limitations on the Long Span Structure, weed management, and site/safety limitations when Union Ditch is operational.

12. Prior to issuance of the Land Use Change Permit, the Applicant shall provide an updated maintenance and operation plan for the access driveway addressing normal and typical maintenance, maintaining an all-weather driving surface, dust suppression, snow removal and correction of any drainage issues.

13. Prior to the issuance of the Land Use Change Permit the Applicant shall update the site plans as follows:

- a. The site plan shall indicate no parking along the access roadway, to ensure safe emergency vehicle access.
- b. Show upgraded entrance driveway and required width for all internal parking access.
- c. Document/model emergency vehicle access for all three portions of the site plan.
- d. Document sight triangle compliance including vegetation removal if necessary.
- e. A site plan note on protection of the Union Ditch shall be required to include specific protection to be provided, including possible fencing and signage. Protection from snow removal, trash, and debris shall be specified.

- f. Irrigation ditch easements, including new alignments shall be clearly delineated on the plan.
- g. An overall site plan document including all three portions of the site and access to the County Road shall be provided.

14. All access and parking improvements shall be installed and completed prior to issuance of the Land use Change Permit. Grading permits may be required.

15. The Applicant shall maintain in effect and comply with all provisions of the updated contract with the Basalt Water Conservation District. The new well on the west end of the site shall not be utilized to serve the facility until re-permitted with the Division of Water Resources.

16. Noise generated from the facility shall comply with the State noise standards for residential properties pursuant to Colorado Revised Statutes, Article 12, Title 25, with a maximum decibel level of 50 dBa from 7:00 p.m. to 7:00 a.m. and 55 dBa from 7 a.m. to 7 p.m. Should violation of noise standards be identified the Applicant shall implement additional noise mitigation and/or operational changes to bring the use into compliance.

17. The Applicant shall comply with best management practices for wildlife compatibility including use of bear resistant trash containers.

18. The Applicant shall maintain compliance with County Weed Management regulations and the proposed Weed Management Plan and shall coordinate with the County Vegetation Manager regarding ongoing weed mitigation.

19. Prior to issuance of the Land Use Change Permit, the Applicant shall update all engineering documents including grading and drainage details to include new areas of disturbance and new rink and Long Span Structure proposals. State Stormwater Management Permit if required shall be obtained with documentation of said permit provided to the County.

20. Use of the Long Span Structure shall be limited to uses in support of the other existing hockey and training programs as reflected in the Phase I representations in the current Application. Expansion of the uses to include other programming elements as reflected in the Phase II proposal for the structure shall require application for an Amended Land Use Change Permit including but not limited to submission of updated traffic and parking plans.

21. The proposed use shall be permitted for a 5-year period beginning upon issuance of the Land Use Change Permit subject to ongoing compliance with all conditions of

approval and a requirement for an annual review with County Staff prior to each Hockey Season confirming said compliance and the effectiveness of mitigation measures.

22. Upon discontinuation of the Temporary Outdoor Recreation Facility, and the expiration of approvals and any extension thereof, the Applicant shall remove the Ice Rink improvements and equipment within 90 days and return the site to a safe and stable condition including but not limited to access and drainage. Improvement to serve future permitted uses on the property may remain in place.



MOUNTAIN CROSS ENGINEERING, INC.

Civil and Environmental Consulting and Design

February 3, 2025

Mr. Glenn Hartmann
Garfield County Planning
108 8th Street, Suite 401
Glenwood Springs, CO 81601



RE: Review of the Substantial Modification for Colorado Extreme: LIPA-11-24-9043

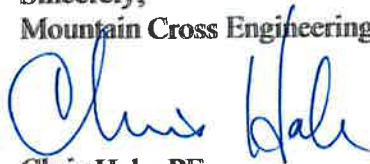
Dear Glenn:

This office has performed a review of the documents provided for the Substantial Modification to the Colorado Extreme Outdoor Recreation. The submittal was found to be thorough and well organized. The review generated the following comments:

1. The Applicant proposes temporary restrooms and that an OWTS will be developed with permanent facilities. However, the site is being filled with more and more temporary facilities and structures that appear to be of a more permanent time horizon than temporary. The location and size of an OWTS should be considered since there are minimum size requirements and required setbacks. An OWTS location should be preserved for future needs.
2. The Applicant should provide the updated traffic analysis once received.
3. The Applicant should update the drainage report. The proposed expansion will include additional parking and traffic circulation and the long-span structure will provide impervious area. Detention and storm water mitigation may be necessary.
4. The site grading and drainage plans should be updated to reflect the proposed expansion.
5. The long-span structure is proposed in the area that was designated as a firetruck/semi-truck turnaround area. The Applicant should demonstrate another suitable turnaround area is provided.

Feel free to call if you have any questions or comments.

Sincerely,
Mountain Cross Engineering, Inc.


Chris Hale, PE



Glenn Hartmann

From: Killian - CDOT, Brian <brian.killian@state.co.us>
Sent: Wednesday, January 15, 2025 11:11 AM
To: Glenn Hartmann
Cc: Kandis Aggen - CDOT
Subject: Re: Colorado Extreme Referral Request for Outdoor Recreational Facility - Substantial Modification/New Submittals

Glenn,

CDOT has no comment.

Thanks,

Disclaimer: CDOT's review is cursory only. Due to the amount of referrals CDOT receives daily, CDOT will not do a thorough review of the traffic studies or any other referral documents until they are formally submitted directly to CDOT. If CDOT doesn't respond to a referral, it does not constitute approval of the referred development.

Brian Killian
Region 3 Access Program Manager
Traffic & Safety



P 970-683-6284 | C 970-210-1101 | F 970-683-6290
222 S. 6th St, Room 100 Grand Junction, CO 81501
brian.killian@state.co.us | www.codot.gov | www.cotrip.org

On Mon, Jan 13, 2025 at 12:41 PM Glenn Hartmann <ghartmann@garfield-county.com> wrote:

REFERRAL AGENCIES

Attached is a referral request for a new Land Use Change Permit – for a substantial amendment to the existing Colorado Extreme Outdoor Recreation Limited Impact Land Use Change Permit. The referral request form includes information on the Application and how to access the application for review.

The Application includes expansion of the acreage of the permit/facility, adds a second hockey rink with parking and access driveways, adds a significant storage structure and updates associated support elements such as bleachers and warming tents.

Your review and comments are an important part of our review process and much appreciated.

The Application including supplements can be accessed at the following link:

<https://records.garfield-county.com/WebLink/browse.aspx?id=4060208&dbid=0&repo=GarfieldCounty>

Please submit your comments to my email ghartmann@garfield-county.com . We request you provide comments by February 3rd or sooner if possible to facilitate the review schedule.

Please contact me with any questions and/or if you have difficulty accessing the Application. Thanks again for your review and assistance.

Sincerely,

Glenn Hartmann

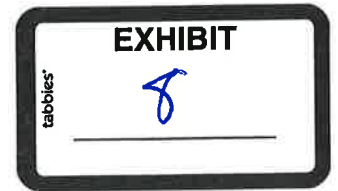
Community Development Director

970-945-1377 x1570

ghartmann@garfield.county.com



COLORADO
Division of Water Resources
Department of Natural Resources



February 4, 2025

Glenn Hartmann
Garfield County Community Development Department
Transmission via email: ghartmann@garfield-county.com

RE: Colorado Extreme Outdoor Recreational Facility - Youth Hockey
Project File No. LIPA-11-24-9043
Part of the SE ¼, Sec. 36, T7S, R88W, 6th P.M. and part of the NE ¼ Sec. 1, T8S,
R88W, 6th P.M.
Water Division 5, Water District 38

Dear Glenn Hartmann:

We have reviewed the information received January 13, 2025 regarding the above referenced proposal for an expansion of the acreage/size of the outdoor recreational facility, adding a second hockey rink, a substantial storage structure and update supporting features including bleachers and warming tents.

This referral does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The referral information states the existing well under permit no. 86473-F will continue to be used at the facility and the well located on the expanded acreage under permit no. 245825 will be used.

Well permit no. 86473-F was canceled by well permit no. 87598-F. Well permit no. 87598-F was issued pursuant to 37-90-137(2), C.R.S. and the augmentation approved by the Division 5 Water Court for the Basalt Water Conservancy District and BWCD contract #775a. The well is permitted to withdraw 1.866 acre-feet per year for maintenance on an outdoor ice rink, commercial use (105 gallons per day) and the irrigation of not more than 22,000 square-feet of home gardens and lawns. So long as the well operates pursuant to the terms and conditions of well permit no. 87598-F, our office has no objections to the use of the well for the expanded outdoor recreation facility.



Well permit no. 245825 was issued pursuant to section 37-92-602(3)(b)(II)(A), C.R.S. as the only well on 35.03 acres described as that portion of Sec. 36, Twp. 7 S, Rng. 88 W, 6th P.M. to be used for fire protection, ordinary household purposes inside three (3) single family dwellings, the watering of domestic animals and the irrigation of not more than one (1) acre of home lawn and garden. The well, as permitted, cannot be used for the outdoor recreational facility. Should the well be used for the outdoor recreational facility, the well must be re-permitted pursuant to a water court approved augmentation plan for use in the outdoor recreational facility.

The ability for the Applicant to obtain a new well permit for well no. 245825 and the allowed use will be determined at the time a permit application is submitted to and reviewed by the State Engineer's Office.

If you, or the Applicant, have any questions please contact Ailis Thyne at 303-866-3581 x8216.

Sincerely,



Ailis Thyne, P.E.
Water Resource Engineer

Ec: Referral No. 32661
File for Well Permit No. 87598-F and 245825

Glenn Hartmann



From: Dale Stephens
Sent: Tuesday, January 14, 2025 2:12 PM
To: Glenn Hartmann
Subject: RE: Colorado Extreme Referral Request for Outdoor Recreational Facility - Substantial Modification/New Submittals

Road and Bridge has no issues or concerns with this permit.
Thanks,Dale

From: Glenn Hartmann <ghartmann@garfield-county.com>
Sent: Monday, January 13, 2025 12:38 PM
To: Kelly Cave <kcave@garfield-county.com>; Casey Lawrence <clawrence@garfield-county.com>; Chris Hale <Chris@mountaincross-eng.com>; Dale Stephens <dstephens@garfield-county.com>; Harry Shiles <hshiles@garfield-county.com>; Dustin Decrow <ddecrow@garfield-county.com>; Tyler Terry <tterry@garfield-county.com>; Ted White <twhite@garfield-county.com>; Jannette Whitcomb <jwhitcomb@garfield-county.com>; Sarah LaRose <slarose@garfield-county.com>; Brian Killian - CDOT <brian.killian@state.co.us>; Sullivan - DNR, Megan <megan.sullivan@state.co.us>; Ailis Thyne - DNR <ailis.thyne@state.co.us>; Matt Yamashita <matt.yamashita@state.co.us>; John Groves (John.Groves@State.co.us) <John.Groves@State.co.us>; Boyatt - DNR, Peter <peter.boyatt@state.co.us>; Canetti - DNR, Samantha <samantha.canetti@state.co.us>; Stanton - DNR, Jake <jake.stanton@state.co.us>; jbarnes@carbondaleco.net; Eric Mangeot <eric.mangeot@lrewater.com>; rwinder@holycross.com; Karl Oliver <koliver@carbondalefire.org>; djohnson@rfta.com; jwhite@rfta.com; Suzanne Stephens <suzanne@avlt.org>; Bud Tymczyszyn <bud@avlt.org>
Subject: Colorado Extreme Referral Request for Outdoor Recreational Facility - Substantial Modification/New Submittals

REFERRAL AGENCIES

Attached is a referral request for a new Land Use Change Permit – for a substantial amendment to the existing Colorado Extreme Outdoor Recreation Limited Impact Land Use Change Permit. The referral request form includes information on the Application and how to access the application for review.

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Please submit your comments to my email ghartmann@garfield-county.com . We request you provide comments by February 3rd or sooner if possible to facilitate the review schedule.

Please contact me with any questions and/or if you have difficulty accessing the Application. Thanks again for your review and assistance.

Sincerely,

Glenn Hartmann
Community Development Director
970-945-1377 x1570
ghartmann@garfield.county.com

Glenn Hartmann

EXHIBIT
tabbles
10

From: Bill Gavette <gavette@carbondalearfire.org>
Sent: Friday, January 17, 2025 10:48 AM
To: Glenn Hartmann
Cc: Karl Oliver
Subject: Colorado Extreme Outdoor Recreational Facility – Youth Hockey (Substantial Modification), LIPA-11-24-9043

Glenn,

I have reviewed the modified submittal for the Colorado Extreme Outdoor Recreational Facility. The revisions include the relocation of the proposed second ice rink and the relocation of the proposed long span structure. The proposed emergency access for the facility is acceptable.

Best Regards,

Bill Gavette
Plan Reviewer
Carbondale & Rural Fire Protection District
www.carbondalearfire.org
970-963-2491





Glenn Hartmann

From: Sarah LaRose
Sent: Wednesday, January 15, 2025 9:04 AM
To: Glenn Hartmann
Subject: Re: Colorado Extreme Referral Request for Outdoor Recreational Facility - Substantial Modification/New Submittals

Hi Glenn,

I have no comments on this one - thank you!

Sarah LaRose

Vegetation Manager
Garfield County Vegetation Management
195 W. 14th Street, Bldg. D, Suite 310
Rifle, CO 81650

Direct: 970-945-1377 x 4315
Cell: 970-319-5547
Email: slarose@garfield-county.com

From: Glenn Hartmann <ghartmann@garfield-county.com>
Sent: Monday, January 13, 2025 12:38 PM
To: Kelly Cave <kcave@garfield-county.com>; Casey Lawrence <clawrence@garfield-county.com>; Chris Hale <Chris@mountaincross-eng.com>; Dale Stephens <dstephens@garfield-county.com>; Harry Shiles <hshiles@garfield-county.com>; Dustin Decrow <ddecrow@garfield-county.com>; Tyler Terry <tterry@garfield-county.com>; Ted White <twhite@garfield-county.com>; Jannette Whitcomb <jwhitcomb@garfield-county.com>; Sarah LaRose <slarose@garfield-county.com>; Brian Killian - CDOT <brian.killian@state.co.us>; Sullivan - DNR, Megan <megan.sullivan@state.co.us>; Ailis Thyne - DNR <ailis.thyne@state.co.us>; Matt Yamashita <matt.yamashita@state.co.us>; John Groves (John.Groves@State.co.us) <John.Groves@State.co.us>; Boyatt - DNR, Peter <peter.boyatt@state.co.us>; Canetti - DNR, Samantha <samantha.canetti@state.co.us>; Stanton - DNR, Jake <jake.stanton@state.co.us>; jbarnes@carbondaleco.net <jbarnes@carbondaleco.net>; Eric Mangeot <eric.mangeot@lrewater.com>; rwinder@holycross.com <rwinder@holycross.com>; Karl Oliver <koliver@carbondalefire.org>; djohnson@rfta.com <djohnson@rfta.com>; jwhite@rfta.com <jwhite@rfta.com>; Suzanne Stephens <suzanne@avlt.org>; Bud Tymczyszyn <bud@avlt.org>
Subject: Colorado Extreme Referral Request for Outdoor Recreational Facility - Substantial Modification/New Submittals

REFERRAL AGENCIES

Attached is a referral request for a new Land Use Change Permit – for a substantial amendment to the existing Colorado Extreme Outdoor Recreation Limited Impact Land Use Change Permit. The referral request form includes information on the Application and how to access the application for review.

The Application includes expansion of the acreage of the permit/facility, adds a second hockey rink with parking and access driveways, adds a significant storage structure and updates associated support elements such as bleachers and warming tents.

Your review and comments are an important part of our review process and much appreciated.

The Application including supplements can be accessed at the following link:

<https://records.garfield-county.com/WebLink/browse.aspx?id=4060208&dbid=0&repo=GarfieldCounty>

Please submit your comments to my email ghartmann@garfield-county.com . We request you provide comments by February 3rd or sooner if possible to facilitate the review schedule.

Please contact me with any questions and/or if you have difficulty accessing the Application. Thanks again for your review and assistance.

Sincerely,
Glenn Hartmann
Community Development Director
970-945-1377 x1570
ghartmann@garfield.county.com



195 West 14th Street
Rifle, CO 81650
(970) 625-5200

2014 Blake Avenue
Glenwood Springs, CO 81601
(970) 945-6614

Garfield County Community Development
108 8th Street
Glenwood Springs, CO 81601
Attn: Glenn Hartmann
ghartmann@garfield-county.com

RE: Colorado Extreme Outdoor Recreation Facility
Parcel No. 239336400278
2340 County Road 100
Carbondale, Colorado 81623
File # LIPA-11-24-9043

January 31, 2025

Glenn,

Garfield County Public Health (GCPH) has reviewed the application for the Colorado Extreme Outdoor Recreation Facility and has the following comments.

1. **Drinking water:** The applicant proposes to continue providing drinking water to the site from an existing well on the property. The applicant provided a report with water quantity and quality testing that indicated the untreated well water met all Colorado Primary Drinking Water Standards but was above the Secondary Drinking Water Standards for Aluminum and Iron. The report indicated adequate water supply (quantity) for the proposed uses at the site from the existing well.

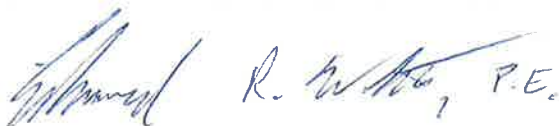
GCPH staff comments: The expanded parcel has an additional well on it. If this well will provide water for uses at the site, we recommend that as a condition of approval for this application the applicant provide water quality and quantity tests to indicate if this water source is suitable for the proposed uses.

2. **Wastewater Treatment:** The applicant proposes to continue utilizing portable toilets with hand-washing capabilities for the existing rink and proposed rink. The applicants' engineer provided a statement that the existing bathroom facilities plus the proposed additional facility at the additional rink will be sufficient for the proposed uses and the anticipated number of visitors to the site during the proposed 5-year period of the requested Temporary Use Permit.

GCPH staff comments: GCPH is concerned about the continued use of these "temporary" bathroom facilities for a period of 5-years. These facilities are not intended as a permanent solution to handle wastewater at a property. While GCPH has not received complaints about

these bathroom facilities in the past two years, the applicant should provide a permanent solution to handle wastewater at the facility (Onsite Wastewater Treatment Systems). The proposed bathroom facilities are acceptable to GCPH for the proposed 5-year Temporary Use Permit (TUP), but not beyond that timeframe. GCPH recommends that as a condition of approval for this application the applicant shall apply for an appropriate OWTS permit during this TUP timeframe.

Thank you,

A handwritten signature in black ink, appearing to read "Edward R. White, P.E.", written in a cursive style.

Edward R. "Ted" White, P.E.
Environmental Health Specialist III
Garfield County Public Health
2014 Blake Avenue
Glenwood Springs, CO 81601
(970) 665-6383
twhite@garfield-county.com



Glenn Hartmann

From: Levy Burris <lburris@garcosheriff.com>
Sent: Thursday, September 21, 2023 12:50 PM
To: Glenn Hartmann
Subject: RE: Colorado Extreme Substantial Modification Referral Request

There are no major concerns or issues with this application at this time, but if it keeps expanding and developing there may become parking and traffic issues on this section of county road 100. Will continue to monitor for additional use. Levy

From: Glenn Hartmann <ghartmann@garfield-county.com>
Sent: Friday, September 8, 2023 11:49 AM
To: Kelly Cave <kcave@garfield-county.com>; Ted White <twhite@garfield-county.com>; DJ Ridgeway <djridgeway@garfield-county.com>; Dan Goin <dgoi@garfield-county.com>; Harry Shiles <hshiles@garfield-county.com>; Dale Stephens <dstephens@garfield-county.com>; Levy Burris <lburris@garcosheriff.com>; Steve Anthony <santhony@garfield-county.com>; Brian Killian - CDOT <brian.killian@state.co.us>; Sullivan - DNR, Megan <megan.sullivan@state.co.us>; Matt Yamashita <matt.yamashita@state.co.us>; John Groves (John.Groves@State.co.us) <John.Groves@State.co.us>; Boyatt - DNR, Peter <peter.boyatt@state.co.us>; dan.cacho@state.co.us; jbarne@carbondaleco.net; Chris Hale <Chris@mountaincross-eng.com>; Karl Oliver <koliver@carbondalefire.org>; melody.morris@LREwater.com; Mike Kennedy <mikekennedy@sopris.net>; djohnson@rfta.com; jwhite@rfta.com; bmeredith@rfta.com; rwind@holycross.com; Canetti - DNR, Samantha <samantha.canetti@state.co.us>; RLSnyder@blm.gov; Larry Sandoval <lsandoval@blm.gov>
Subject: Colorado Extreme Substantial Modification Referral Request

Referral Agencies: Attached is a referral request form for the Colorado Extreme Substantial Modification Request for their existing Land Use Change Permit. The Application is proposing upgrades to access, piping and relocating an irrigation ditch, adding an additional rink and adding summer training/clinic programming. The form includes additional information on the submittal and on how to access the Application electronically. Please let us know if you have any difficulty in accessing the files.

Your comments and review is an important part of our process and are much appreciated. Please submit your comment to my email, ghartmann@garfield-county.com by September 29th or earlier if possible.

The link to the file is also noted below:

<https://records.garfield-county.com/WebLink/browse.aspx?id=4006066&dbid=0&repo=GarfieldCounty&cr=1>

Thanks very much for your assistance.

Sincerely,
Glenn Hartmann
Interim Director
970-945-1377 x1570
Ghartmann@garfield-county.com



Glenn Hartmann

From: Jason White <jwhite@rfta.com>
Sent: Friday, January 24, 2025 11:53 AM
To: Glenn Hartmann; Angela Henderson; Abbey Pascoe; Brett Meredith
Cc: David Johnson
Subject: RE: Colorado Extreme Referral Request for Outdoor Recreational Facility - Substantial Modification/New Submittals

Hi Glenn,

For Phase 2 of COEX, RFTA does not foresee any negative impacts to our transit operations, as we do not currently run buses on CR 100.

Here is some feedback from our Rio Grande Railroad Corridor Staff, Angela, Abbey and Brett; copied here.

RFTA is working with COEX on compliance for the 2023 improvements to the access within the RFTA Rail Corridor. Upon receipt of test results and a final approved as-built, RFTA will issue an updated license agreement for the access. Phase 2 of this project will have traffic impacts to the Right-of-Way and trail safety needs to be a top priority. Our primary concerns are with the trail users' safety and the impacts the increase in daily traffic from 145 trips to 235, and weekend trips from 190 to 305, will have on them.

Thank you and please let any of us know if you need anything else for the referral process.

Jason White
RFTA Assistant Planner
970-384-4968 office
970-379-4303 cell
jwhite@rfta.com

From: Glenn Hartmann <ghartmann@garfield-county.com>
Sent: Monday, January 13, 2025 12:38 PM
To: Kelly Cave <kcave@garfield-county.com>; Casey Lawrence <clawrence@garfield-county.com>; Chris Hale <Chris@mountaincross-eng.com>; Dale Stephens <dstephens@garfield-county.com>; Harry Shiles <hshiles@garfield-county.com>; Dustin Decrow <ddecrow@garfield-county.com>; Tyler Terry <tterry@garfield-county.com>; Ted White <twhite@garfield-county.com>; Jannette Whitcomb <jwhitcomb@garfield-county.com>; Sarah LaRose <slarose@garfield-county.com>; Brian Killian - CDOT <brian.killian@state.co.us>; Sullivan - DNR, Megan <megan.sullivan@state.co.us>; Ailis Thyne - DNR <ailis.thyne@state.co.us>; Matt Yamashita <matt.yamashita@state.co.us>; John Groves (John.Groves@State.co.us) <John.Groves@State.co.us>; Boyatt - DNR, Peter <peter.boyatt@state.co.us>; Canetti - DNR, Samantha <samantha.canetti@state.co.us>; Stanton - DNR, Jake <jake.stanton@state.co.us>; jbarnes@carbondaleco.net; Eric Mangeot <eric.mangeot@lrewater.com>; rwinder@holycross.com; Karl Oliver <koliver@carbondalefire.org>; David Johnson <djohnson@rfta.com>; Jason White <jwhite@rfta.com>; Suzanne Stephens <suzanne@avlt.org>; Bud Tymczynszyn <bud@avlt.org>
Subject: Colorado Extreme Referral Request for Outdoor Recreational Facility - Substantial Modification/New Submittals

This sender is trusted.

REFERRAL AGENCIES

Attached is a referral request for a new Land Use Change Permit – for a substantial amendment to the existing Colorado Extreme Outdoor Recreation Limited Impact Land Use Change Permit. The referral request form includes information on the Application and how to access the application for review.

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Your review and comments are an important part of our review process and much appreciated.

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Please submit your comments to my email ghartmann@garfield-county.com . We request you provide comments by February 3rd or sooner if possible to facilitate the review schedule.

Please contact me with any questions and/or if you have difficulty accessing the Application. Thanks again for your review and assistance.

Sincerely,
Glenn Hartmann
Community Development Director
970-945-1377 x1570
ghartmann@garfield.county.com

The information contained in this e-mail message is intended only for the personal and confidential use of the recipient(s) named above. This message may be an attorney-client communication and/or work product and as such is privileged and confidential. If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail, and delete the original message.



Glenn Hartmann

From: John Plano
Sent: Thursday, February 13, 2025 11:47 AM
To: Glenn Hartmann
Subject: Tent Structure

Tent structures are regulated by 2015 International Building Code (IBC) section 3102, compliance with this section is required. This type of structure is regulated as a Type IIB building. The membrane structure being proposed is over the allowed fire-code amendment regarding fire-protection. The Carbondale Fire District has provided a correspondence allowing the structure without being protected with fire-suppression, based on the limited fuel loading being planned within the structure. The membrane structure is not to be permanently heated, as it cannot comply with the 2015 International Energy Conservation Code (IECC). Temporary heating for occasional events is a consideration. This is to be employed with temporary heaters with no permanently installed heating system. A building Permit will be required to be approved prior to erecting the structure.

John Plano
Chief Building Official
Garfield County Building Department
108 8th Street #401
Glenwood Springs, CO 81601
(970) 945-1377 Ext. 1560



**Colorado Extreme - covered rink and spectator plan review.
2340 100 County Rd.**

Attn: John Plano
Chief Building Official
Garfield County Community Development.

Garfield County Ordinance NO. 2018-02:

- Section 903 Automatic Sprinklers systems where required (903.2 (2)).
 - Covered rink + 2-B building with maximum floor area \leq 9,000 sq/ft total floor area will be exempt from needing a sprinkler system.
- Occupancy (sec 903.2.1.3, Group A-3 (2)) a sprinkler system will be provided if the occupant load in a fire area is greater the 300 or more persons. Occupant Load must be posted at entrance door(s).

2015 International Fire Code – Temporary and Permeant Tents and Membrane Structures

- Sec 3104.2 flame propagation performance treatment for permanent tents and membrane structures must be met before a permit is granted. The owner or agent shall file with the fire code official a certificate executed by an approved testing laboratory certifying that the tents and membrane structures and their appurtenances; sidewalls, drops and tarpaulins; floor coverings, bunting and combustible decorative materials and effects, including sawdust (other combustible materials (CRFPD) where used on floors or passageways, are composed of material meeting the flame propagation performance criteria of Test Method 1 or Test Method 2 as appropriate , of NFPA 701, and that such flame propagation performance criteria are effective for the period specified by the permit. NOTE: Some times noted on a UL label.
- 3104.3 Label. Membrane structures or tents shall have a permanently affixed label bearing the identification of size and fabric or material type.
- 3104.4 Certification. An affidavit or affirmation shall be submitted to the *fire code official* and a copy retained on the premises on which the tent or air-supported structure is located. The affidavit shall attest to all of the following information relative to the flame propagation performance criteria of the fabric:
 - 1.Names and address of the *owners* of the tent or air-supported structure.
 - 2.Date the fabric was last treated with flame-retardant solution.
 - 3.Trade name or kind of chemical used in treatment.
 - 4.Name of person or firm treating the material.
 - 5.Name of testing agency and test standard by which the fabric was tested.



- 3104.5 Combustible materials. Hay, straw, shavings or similar combustible materials shall not be located within any tent or membrane structure containing an assembly occupancy, except the materials necessary for the daily feeding and care of animals. Sawdust and shavings utilized for a public performance or exhibit shall not be prohibited provided the sawdust and shavings are kept damp. Combustible materials shall not be permitted under stands or seats at any time.
- 3104.9 Spot lighting. Spot or effect lighting shall only be by electricity, and all combustible construction located within 6 feet (1829 mm) of such equipment shall be protected with *approved* noncombustible insulation not less than 9¹/₄ inches (235 mm) thick.
- 3104.11 Clearance. There shall be a minimum clearance of at least 3 feet (914 mm) between the fabric envelope and all contents located inside membrane structures.
- 3104.12 Portable fire extinguishers. Portable fire extinguishers shall be provided as required by [Section 906](#).
- 3104.17.2 Flammable and combustible liquid storage. Flammable and *combustible liquids* shall be stored outside in an *approved* manner not less than 50 feet (15 240 mm) from tents or membrane structures. Storage shall be in accordance with [Chapter 57](#).
- 3104.18.2 Fuel. Vehicles or equipment shall not be fueled or defueled within the tent or membrane structure.
- 3104.18.3 Location. The location of vehicles or equipment shall not obstruct *means of egress*.
- 3104.18.4 Places of assembly. When a compressed natural gas (CNG) or liquefied petroleum gas (LP-gas) powered vehicle is parked inside a place of assembly, all the following conditions shall be met:
 1. The quarter-turn shutoff valve or other shutoff valve on the outlet of the CNG or LP-gas container shall be closed and the engine shall be operated until it stops. Valves shall remain closed while the vehicle is indoors.
 2. The hot lead of the battery shall be disconnected.
 3. Dual-fuel vehicles equipped to operate on gasoline and CNG or LP-gas shall comply with this section and [Sections 3104.18.1](#) through [3104.18.5.3](#) for gasoline-powered vehicles.
- 3104.20 Standby personnel. Where, in the opinion of the *fire code official*, it is essential for public safety in a tent or membrane structure used as a place of assembly or any other use where people congregate, because of the number of persons, or the nature of the performance, exhibition, display, contest or activity, the *owner*, agent or lessee shall employ one or more qualified persons, as required and *approved*, to remain on duty



during the times such places are open to the public, or when such activity is being conducted.

Carbondale and Rural Fire Protection District will approve based on the code as listed above. It is the owner or agent responsibility to know and understand the code and regulations governing the life safety of assembly occupancies and that would include items not listed above.

Thanks,

Karl Oliver
Prevention Division Chief
Fire Marshal

Carbondale & Rural Fire Protection District
300 Meadowood Drive
Carbondale, CO 81623
Office - (970) 963-2491
Cell - (970) 379-8991
www.carbondalefire.org



STATE OF COLORADO)
)ss
County of Garfield)

At a regular meeting of the Board of County Commissioners for Garfield County, Colorado, held in the Commissioners' Meeting Room, Garfield County Administration Building in Glenwood Springs on Monday, the 10th day of October A.D. 2022, there were present:

- John Martin , Commissioner Chairman
- Mike Samson , Commissioner
- Tom Jankovsky , Commissioner
- Kelly Cave , Assistant County Attorney
- Jean Alberico (absent) , Clerk of the Board
- Fred Jarman , County Manager

when the following proceedings, among others were had and done, to-wit:

RESOLUTION NO. 2022-37

A RESOLUTION OF APPROVAL FOR A LIMITED IMPACT LAND USE CHANGE PERMIT FOR AN OUTDOOR RECREATION FACILITY, FOR A TEMPORARY YOUTH ICE HOCKEY RINK, ON APPROXIMATELY 1.78 ACRES OF AN OVERALL 34.67 ACRE PROPERTY OWNED BY BLUE MIND LLC, SHELDON WOLITSKI, ALSO KNOWN AS COLORADO EXTREME, LOCATED AT 2340 COUNTY ROAD 100, APPROXIMATELY 2 MILES EAST OF THE TOWN OF CARBONDALE IN SECTIONS 36, T7S, R88W, SECTION 31, T7S, R87W AND SECTION 1, T8S, R88W OF THE 6TH P.M., GARFIELD COUNTY

PARCEL NO# 2393-364-00-267

Recitals

A. The Board of County Commissioners of Garfield County, Colorado, (Board) received a request for a Limited Impact Land Use Change Permit to allow for an Outdoor Recreation Facility for a Temporary Youth Ice Hockey Rink, submitted by the Blue Mind LLC, Sheldon Wolitski also known as Colorado Extreme, as further described in Exhibit A, Site Plan. (File No. LIPA-02-22-8917)

B. The Outdoor Recreation Facility is to be located on approximately 1.78 acres of an overall 34.67 acre property, owned by the Blue Mind LLC. The property is further described in Exhibit B, Legal Description.

C. The subject property is located within unincorporated Garfield County in the Rural Zone District, approximately 2 miles east of the Town of Carbondale, at 2340 County Road 100.

D. Outdoor Recreation Facilities may be permitted in the Rural zone district with a Limited Impact Review Land Use Change Permit.

E. The Board is authorized to approve, deny or approve with conditions a Limited Impact Review application resulting in issuance of a Land Use Change Permit pursuant to the Garfield County Land Use and Development Code, as amended.

F. The Board of County Commissioners opened a public hearing on the 10th day of October, 2022 for consideration of whether the proposed Land Use Change Permit should be granted or denied, during which hearing the public and interested persons were given the opportunity to express their opinions regarding the request.

G. The Board of County Commissioners closed the public hearing on the 10th day of October, 2022 to make a final decision.

H. The Board on the basis of substantial competent evidence produced at the aforementioned hearing, has made the following determinations of fact:

1. That proper public notice was provided as required for the hearing before the Board of County Commissioners.
2. The hearing before the Board of County Commissioners was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at that meeting.
3. That for the above stated and other reasons the proposed Outdoor Recreational Facility – Temporary Youth Ice Hockey Rink submitted by Blue Mind LLC – Sheldon Wolitski, also known as Colorado Extreme is in the best interest of the health, safety, convenience, order, prosperity and welfare of the citizens of Garfield County.
4. That with the adoption of conditions, the application is in general conformance with the 2030 Comprehensive Plan, as amended.
5. That with the adoption of conditions and granting of waivers the application has adequately met the requirements of the Garfield County Land Use and Development Code, as amended.

RESOLUTION

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Garfield County, Colorado, that:

- A. The forgoing Recitals are incorporated by this reference as part of the resolution.
- B. The Land Use Change Permit for an Outdoor Recreation Facility, for a Temporary Youth Hockey Rink, also known as Colorado Extreme is hereby approved subject to compliance with the following conditions:
 1. That all representations made by the Applicant in the application shall be conditions of approval unless specifically altered by the conditions of approval.
 2. Prior to the issuance of the Land Use Change Permit the Applicant shall update the site plans as follows:
 - a. The site plan shall indicate no parking along the access roadway, to ensure safe emergency vehicle access.
 - b. Entrance driveway is properly labelled as a paved access road and shall have its improved width of 20 ft. (16 ft. with 2 ft. shoulders) shown or indicated by note.
 - c. Driveway width dimensions on the looped roadway and within the parking area shall be added to the site plan.
 - d. The Sight Triangle notation shall be upgraded to reflect required removal of any vegetation obstructing the Sight Triangle.
 - e. The site plan note on protection of the Union Ditch shall be upgraded to include specific protection to be provided, including possible fencing and signage. Protection from snow removal, trash, and debris shall be specified.
 - f. The site plan shall be upgraded to include pedestrian circulation, staging and sitting areas to include safe separation between the portable bathrooms and the parking driveway. Locations for potential future warming and or weather shelters may be included on the plan.
 - g. The access easement and irrigation ditch easement shall be more clearly delineated on the plan.
 - h. The Applicant shall provide an updated site plan with information on existing vegetation (including height and type) and indication of trees to be relocated to the perimeter screening area.
 3. Prior to the issuance of the Land Use Change Permit the Applicant shall provide additional confirmation from the Applicant's Engineer that the proposed access is adequate to serve the proposed use consistent with the County Roadway Waiver Policy. Said confirmation shall address minor roadway waivers including but not limited to right-of-way width.

4. All access and parking improvements shall be installed and completed prior to issuance of the Land use Change Permit. Grading permits may be required.
5. Prior to the issuance of the Land Use Change Permit the Applicant shall provide the following additional documentation and comply with conditions on the proposed Water Supply Plan:
 - a. Provide a copy of the updated commercial well permit from the Division of Water Resources or confirmation from the Division that the current well permit is acceptable to serve the proposed use. The Applicant shall comply with all conditions of said well permit and any supplemental referral comments that may be received from the Division.
 - b. The Applicant shall maintain in effect and comply with all provisions of the updated contract with the Basalt Water Conservation District.
 - c. The applicant shall provide documentation from a qualified professional on an appropriate Water Treatment plan to address the water quality issues. Said treatment shall be implemented or installed with follow-up testing to document compliance with State Drinking Water Standards including that Coliform Bacteria is no longer present.
6. Prior to issuance of the Land Use Change Permit, the Applicant shall provide a maintenance and operation plan for the access driveway addressing normal and typical maintenance, maintaining the driving surface, dust suppression, snow removal and correction of any drainage issues.
7. Lighting on the property shall comply with Section 7-304 and shall be shielded, down directed, and internally oriented to the site. Prior to issuance of the Land Use Change Permit, the Applicant shall provide additional documentation on screening height on the site plan relative to light fixture height and copies of the latest photometric study. Lights shall be turned off by 9:00 p.m.
8. Noise generated from the facility shall comply with the State noise standards for residential properties pursuant to Colorado Revised Statutes, Article 12, Title 25. Should violation of noise standards be identified the Applicant shall implement additional noise mitigation and/or operational changes to bring the use into compliance.
9. The Applicant shall comply with best management practices for wildlife compatibility including use of bear resistant trash containers.
10. The Applicant shall maintain compliance with County Weed Management regulations and shall coordinate with the County Vegetation Manager prior to weed mitigation including application of herbicides.

11. Prior to issuance of the Land Use Change Permit the Applicant shall complete all electrical upgrades and extension to serve the proposed use. Any State Electrical permitting required shall be obtained.

12. Prior to issuance of the Land Use Change Permit, the Applicant's Engineer shall confirm that a State Stormwater Management Permit is not required or if required submit documentation of said permit to the County.

13. The Temporary Use is approved for two years to encompass the 2022 – 2023 and 2023-2024 winter seasons. Additional years of operation may be approved by the Board of County Commissions at a public meeting, upon request by the Applicant. Said request shall include documentation of ongoing compliance with conditions of approval and successful mitigation of impacts.

14. Current conditional approval for a Small Contractor's Yard shall become withdrawn with the issuance of the Outdoor Recreation Land Use Change Permit. Reinstating those approvals if the Outdoor Recreation Facility is discontinued would require reapplication to the County.

15. Consistent with the Applicant's Engineering Report, no changes to historic drainage on the site are proposed or approved and no off-site drainage impacts from the project will result or were noted in said report.

16. Prior to issuance of the Land Use Change Permit, the Applicant shall provide the County with an outline of their Safety Operations including ensuring adequate telephone/cell phone communication with emergency service providers.

17. Prior to issuance of the Land Use Change Permit the Applicant shall provide confirmation from RFTA that the proposed access improvements are consistent with their updated Private Road Crossing License (dated 8/9/22) and have been approved by RFTA.

18. Upon discontinuation of the Temporary Outdoor Recreation Facility, and the expiration of approvals and any extension thereof, the Applicant shall remove the Ice Rink improvements and equipment within 90 days and return the site to a safe and stable condition including but not limited to access and drainage. Improvement to serve future permitted uses on the property may remain in place.

19. Operation of the facility shall be in accordance with all Federal, State, and local regulations and permits governing operation of the facility.



Reception#: 990534
10/17/2023 03:29:20 PM Jacklyn K. Harmon
1 of 8 Rec Fee:\$0.00 Doc Fee:0.00 GARFIELD COUNTY CO

STATE OF COLORADO)
)ss
County of Garfield)

At a regular meeting of the Board of County Commissioners for Garfield County, Colorado, held in the Commissioners' Meeting Room, Garfield County Administration Building in Glenwood Springs on Monday, the 9th day of October A.D. 2023, there were present:

- John Martin, Commissioner Chairman
- Mike Samson (absent), Commissioner
- Tom Jankovsky, Commissioner
- Heather Beattie, County Attorney
- Jacklyn K. Harmon (absent), Clerk of the Board
- Fred Jarman, County Manager

when the following proceedings, among others were had and done, to-wit:

RESOLUTION NO. 2023-38

A RESOLUTION OF APPROVAL FOR A SUBSTANTIAL MODIFICATION TO A LIMITED IMPACT LAND USE CHANGE PERMIT FOR AN OUTDOOR RECREATION FACILITY, FOR A TEMPORARY YOUTH ICE HOCKEY RINK, ON APPROXIMATELY 2.43 ACRES OF AN OVERALL 34.67 ACRE PROPERTY OWNED BY BLUE MIND LLC, SHELDON WOLITSKI, ALSO KNOWN AS COLORADO EXTREME, LOCATED AT 2340 COUNTY ROAD 100, APPROXIMATELY 2 MILES EAST OF THE TOWN OF CARBONDALE IN SECTIONS 36, T7S, R88W, SECTION 31, T7S, R87W AND SECTION 1, T8S, R88W OF THE 6TH P.M., GARFIELD COUNTY

PARCEL NO# 2393-364-00-267

Recitals

A. The Board of County Commissioners of Garfield County, Colorado, (Board) received a request for a Substantial Modification to a Limited Impact Land Use Change Permit for an Outdoor Recreation Facility for a Temporary Youth Ice Hockey Rink, submitted by the Blue Mind LLC, Sheldon Wolitski also known as Colorado Extreme, as further described in Exhibit A, Site Plan. (File No. LIPA-08-23-8978)

B. The Outdoor Recreation Facility is to be located on approximately 2.43 acres of an overall 34.67 acre property, owned by the Blue Mind LLC. The property is further described in Exhibit B, Legal Description.

C. The subject property is located within unincorporated Garfield County in the Rural Zone District, approximately 2 miles east of the Town of Carbondale, at 2340 County Road 100.

D. Outdoor Recreation Facilities may be permitted in the Rural Zone District with a Limited Impact Review Land Use Change Permit.

E. The Board is authorized to approve, deny or approve with conditions a Substantial Modification to a Limited Impact Review application resulting in issuance of an Amended Land Use Change Permit pursuant to the Garfield County Land Use and Development Code, as amended.

F. The Board of County Commissioners opened a public hearing on the 9th day of October, 2023 for consideration of whether the proposed Substantial Modification to the Land Use Change Permit should be granted or denied, during which hearing the public and interested persons were given the opportunity to express their opinions regarding the request.

G. The Board of County Commissioners closed the public hearing on the 9th day of October, 2023 to make a final decision.

H. The Board on the basis of substantial competent evidence produced at the aforementioned hearing, has made the following determinations of fact:

1. That proper public notice was provided as required for the hearing before the Board of County Commissioners.
2. The hearing before the Board of County Commissioners was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at that meeting.
3. That for the above stated and other reasons the proposed Substantial Modification to the Outdoor Recreational Facility – Temporary Youth Ice Hockey Rink submitted by Blue Mind LLC – Sheldon Wolitski, also known as Colorado Extreme, is in the best interest of the health, safety, convenience, order, prosperity and welfare of the citizens of Garfield County.
4. That with the adoption of conditions, the application is in general conformance with the 2030 Comprehensive Plan, as amended.
5. That with the adoptions of conditions and granting of waivers the application has adequately met the requirements of the Garfield County Land Use and Development Code, as amended.

RESOLUTION

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Garfield County, Colorado, that:

- A. The forgoing Recitals are incorporated by this reference as part of the resolution.
- B. The Substantial Modification to the Land Use Change Permit for an Outdoor Recreation Facility, for a Temporary Youth Hockey Rink, also known as Colorado Extreme is hereby approved subject to compliance with the following conditions:
 1. That all representations made by the Applicant in the application shall be conditions of approval unless specifically altered by the conditions of approval.
 2. That all conditions of approval as contained in Resolution No. 2022 - 37 shall remain in effect except as modified herein including an amendment to Condition #13 to allow the Temporary use to include the 2024 – 2025 season.
 3. The Applicant shall comply with all provisions and requirements of the RFTA licenses and engineered plans for the RFTA trail modifications, and the Union Ditch Relocation Agreement including engineered plans and grant of easement provision.
 4. The Applicant shall comply with all provisions and requirements of the County Road Access Permit and shall coordinate with the Road and Bridge Department regarding any additional engineering details and traffic control requirements.
 5. Prior to initiating construction, the Applicant shall provide acceptable responses to the County Consulting Engineer's referral comments including any final revisions to culvert and drainage details.
 6. That the Applicant will maintain all required water and wastewater facilities and representations including provision of bottled water to participants and provision of the upgraded and heated restroom facilities. Proposals for permanent facilities may require additional licensing through CDPHE for a public water system. An evaluation and confirmation of proper operation of the existing OWTS system including alarm systems, for the office structure shall be provided within 30 days of issuance of the Land Use Change Permit.
 7. That the facility shall be limited to a maximum of 125 participants per day during the hockey season and 40 participants per day during the summer and off seasons as represented in the Application and traffic/parking analyses.
 8. That updated lighting including improved shielding and orientation of light fixtures shall

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Jacklyn K Harmon, County Clerk and ex-officio Clerk of the Board of County Commissioners, in and for the County and State aforesaid, do hereby certify that the annexed and foregoing Resolution is truly copied from the Records of the Proceeding of the Board of County Commissioners for said Garfield County, now in my office.

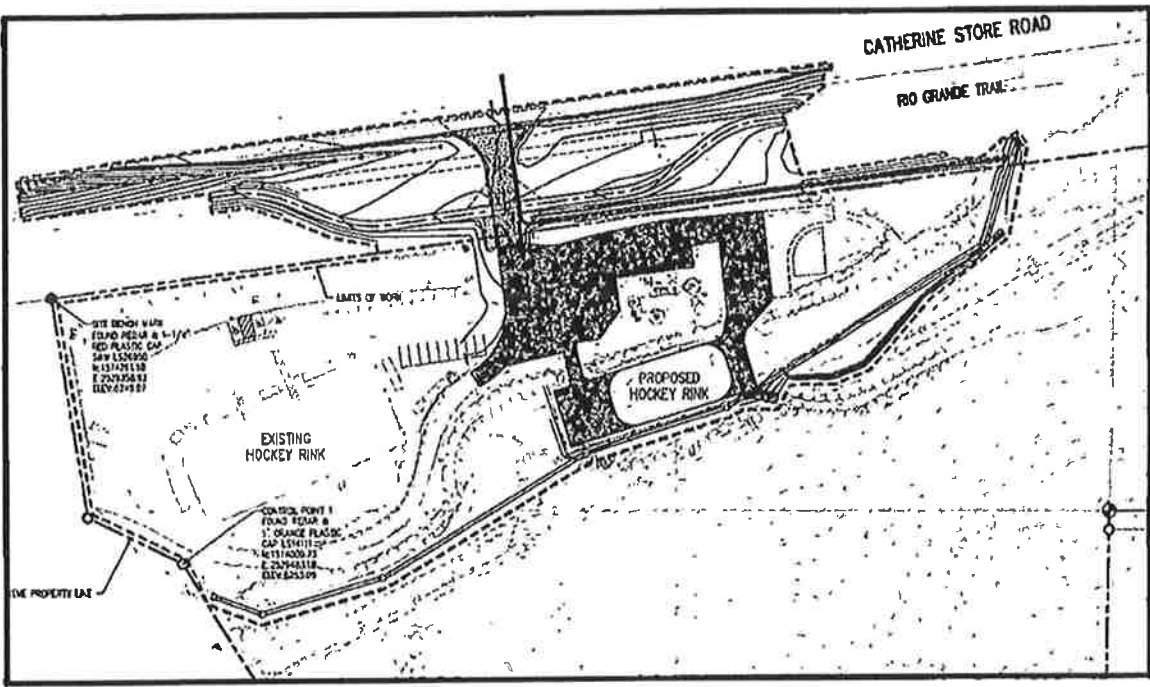
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Glenwood Springs, this ____ day of _____, A.D. 20____.

County Clerk and ex-officio Clerk of the Board of County Commissioners
Jacklyn K Harmon



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EXHIBIT A
SITE PLAN (pg. 2 of 2)



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EXHIBIT B
LEGAL DESCRIPTION

PROPERTY DESCRIPTION:

WARRANTY DEED RECEPTION NO. 720212

A PARCEL OF LAND SITUATED IN GOVERNMENT LOTS 17 AND 21, SECTION 36, TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN, A PORTION OF GOVERNMENT LOT 14, SECTION 31, TOWNSHIP 7 SOUTH, RANGE 87 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND IN GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 8 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 1 ALSO BEING THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1 AND BEING THE SOUTHEAST CORNER OF SAID LOT 21; THENCE S. 49 DEGREES 35' 00" W. A DISTANCE OF 1440.63 FEET;
THENCE N. 11 DEGREES 15' 19" E. A DISTANCE OF 1518.13 FEET;
THENCE N. 32 DEGREES 24' 47" W. A DISTANCE OF 144.17 FEET;
THENCE N. 65 DEGREES 19' 05" W, A DISTANCE OF 101.49 FEET;
THENCE N. 10 DEGREES 13' 55" W, A DISTANCE OF 210.22 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY N. 81 DEGREES 22' 43" E. A DISTANCE OF 1533.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 14; THENCE ALONG SAID EAST LINE S. 00 DEGREES 30' 00" E. A DISTANCE OF 431.39 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE ALONG THE SOUTH LINE OF SAID LOT 14 S, 89 DEGREES 10' 00" W. A DISTANCE OF 512.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14 ALSO BEING THE NORTHEAST CORNER OF SAID LOT 21 AND A POINT ON THE EAST LINE OF SAID SECTION 36; THENCE S. 00 DEGREES 00' 33" W, ALONG SAID EAST LINE A DISTANCE OF 716.86 FEET TO THE POINT OF BEGINNING,

COUNTY OF GARFIELD
STATE OF COLORADO