

MTDAWWG SMALL CONTRACTOR'S YARD

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| 7 | Referral Comments – CDPHE Solid Waste |
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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.

PJB Mailed notice was completed on the 28 day of January, 2025.

P B 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.

PJB 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]

No mineral owners, as presented in the application

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

My application required Published notice.

____ Notice was published on the ____ day of _____, 20__.

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

My application required Posting of Notice.

____ Notice was posted on the ____ day of _____, 20__.

____ 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: Philip Berry

Signature: *Philip Berry*

Date: 1/28/2025

9589 0710 5270 1746 0202 67

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Carbondale, CO 81623

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| Extra Services & Fees (check box, add fee as appropriate) | \$0.00 | |
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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 | \$5.58 | |

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Ranch at Roaring Fork HOA Inc.
 14913 Hwy 82
 Carbondale, CO 81623

See Reverse for Instructions

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Gypsum, CO 81637

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| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 | |
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TMED Properties LLC
 PO BOX 1088
 Gypsum, CO 81637

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Kenneth Tacker
 3669 CR 100
 Carbondale, CO 81623

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TCH Investment LLC
 PO BOX 1472
 Carbondale, CO 81623

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Bentonville, AR 72712

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Anna M. White
 205 NW Yukon Trail
 Bentonville, AR 72712

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Carbondale, CO 81623

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Joseph & Nancy Maison
 Family Trust
 15452 Hwy 82
 Carbondale, CO 81623

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Postage \$0.73
 Total Postage and Fees \$5.58

0538 10
 Postmark Here
 JAN 28 2025
 01/28/2025
 GLENNWOOD SPRINGS CO 81601

Richard & Mary James
3973 CR 100
Carbondale, CO 81623

See reverse for Instructions

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 Total Postage and Fees \$5.58

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 GLENNWOOD SPRINGS CO 81601

Marcelino Holguin
3655 CR 100
Carbondale, CO 81623

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| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |

Postage \$0.73
 Total Postage and Fees \$5.58

0538 10
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 JAN 28 2025
 01/28/2025
 GLENNWOOD SPRINGS CO 81601

MTDAWWG LLC
999 Valley Rd.
Carbondale, CO 81623

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| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |

Postage \$0.73
 Total Postage and Fees \$5.58

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 GLENNWOOD SPRINGS CO 81601

Peak View Partners LLC
15450 HWY 82
Carbondale, CO 81623

See reverse for Instructions



LAND USE AND DEVELOPMENT CODE

EFFECTIVE JULY 15, 2013

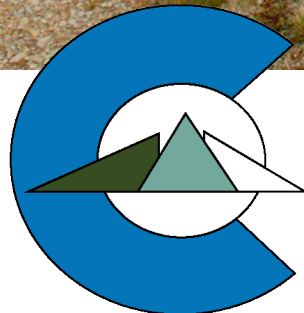


Last Amended June 19, 2023

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

MTDAWWG SMALL CONTRACTOR'S YARD

STAFF REPORT

| | |
|------------------------------|--|
| Type of Review | Administrative Review – Call Up |
| File No. | GAPA 10-24-9041 |
| Owners | MtDawwg LLC |
| Representative | Patrick Rawley |
| Practical description | 3659 CR 100 Carbondale, Co 81623 |
| Parcel Number | 239130300015 |
| Lot sizes | 5 Acres |
| Zoning | Rural |
| Comprehensive Plan | Residential low (10+ ac/du) Carbondale Area of Influence |
| Staff Planner | Philip Berry, AICP |
| Recommended Decision | Approve with Conditions |

I. DESCRIPTION OF THE SITE

The subject parcel is located approximately 3.3 miles east northeast of the Town of Carbondale. It is accessed from by a private driveway from CR 100 (Catherine Store Rd). The parcel is approximately 5 acres in size. The northern boundary of the property is the Basin Ditch. The property is about 1,300 feet by 217 feet, though it is narrower in some areas. The subject parcel is neighbored by an existing contractor's yard uses to the south, residential uses to the east and northeast, a large solar energy system to the north, and vacant pastureland to the west and southeast. Another home is approximately 200 feet south of the property's southern boundary. A vicinity map and an aerial photograph showing these neighboring uses are provided on the following page.

The property has steep slopes along its northern boundary, starting roughly near where the tree line that can be seen on the aerials. The area south of the tree line has a moderate slope, climbing to the north. There is little slope running east/west across the property. Access comes from the west via a private, shared driveway.

An existing residential structure is on the eastern portion of the parcel. There are also some residential and agricultural accessory structures. A demolition permit was issued on December

10, 2024 for the residential structure. This permit included signoff from CDPHE. A well and OWTS exist for the residential use. The parcel also has water rights to an onsite spring and rights to irrigation water from a ditch.

The application’s improvement location survey and site plans show a “Apparent Property Description Gap” on the west side of the property. Based on communications with the applicant’s representatives and additional staff research on historic deeds, this gap does not appear to represent an issue with the Subject Parcel’s legal description.



Figure 1 Vicinity Map from Application

II. DESCRIPTION OF PROPOSAL

The applicant proposes a small contractor’s yard, approximately 0.77 acres in size, to serve a landscaping business. The yard will provide an area for parking, storage, (temporary) material storage, mobilization, and (as needed) a temporary hoop house to protect sensitive plant material. The site will not provide potable water or OWTS to employees, and it will not be a site for customers or client visits. A portable toilet will be provided for crews, and the application proposes to use irrigation water from existing rights to the adjacent ditch. The site plan shows a retaining wall along the northern portion of the proposed yard.

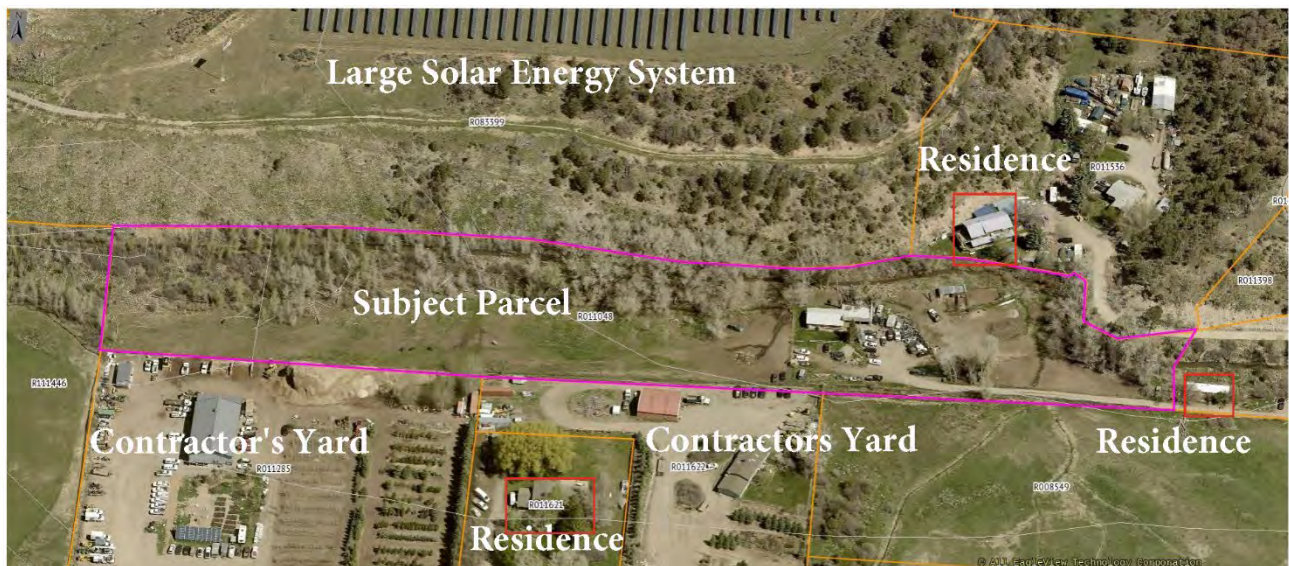


Figure 2 Aerial image of Subject Parcel and Adjacent Uses

The application also references having a residential use for workforce housing, though that is not part of this application. The property is eligible for the Rural Zone District's by-right residential uses, and the owners could apply for Workforce ADUs in compliance with Section 7-701 of the LUDC through an Administrative Review Process. Rural zone properties are allowed a single-family residence and an ADU by-right (physical constraints, such as water or suitability for OWTS, may limit these uses). Due to these regulatory conditions, this staff report will be focused on reviewing the proposed small contractor's yard, not residential uses that fall into the by-right categories or that would require another permit application.

The yard is proposed to provide a space for crews to gather at and mobilize from, storage for equipment and vehicles, and temporary material storage. Individuals will commute or carpool to the yard, gather the necessary equipment and supplies, and then go to work sites using a combination of company and private vehicles. The application does state that not all workers will gather at the proposed yard, and they are encouraged to commute directly to jobsites. Limited parking will be done throughout the day, and the application anticipates crews to be limited to 7 people in size. Occasional delivery and temporary storage of materials and supplies will be done onsite, though the application represents that most deliveries are directly to jobsites. The application proposes to store approximately 3 pick-up trucks, a dump truck, and a box truck. A temporary hoop-house will be used to protect vegetation when it is stored onsite.

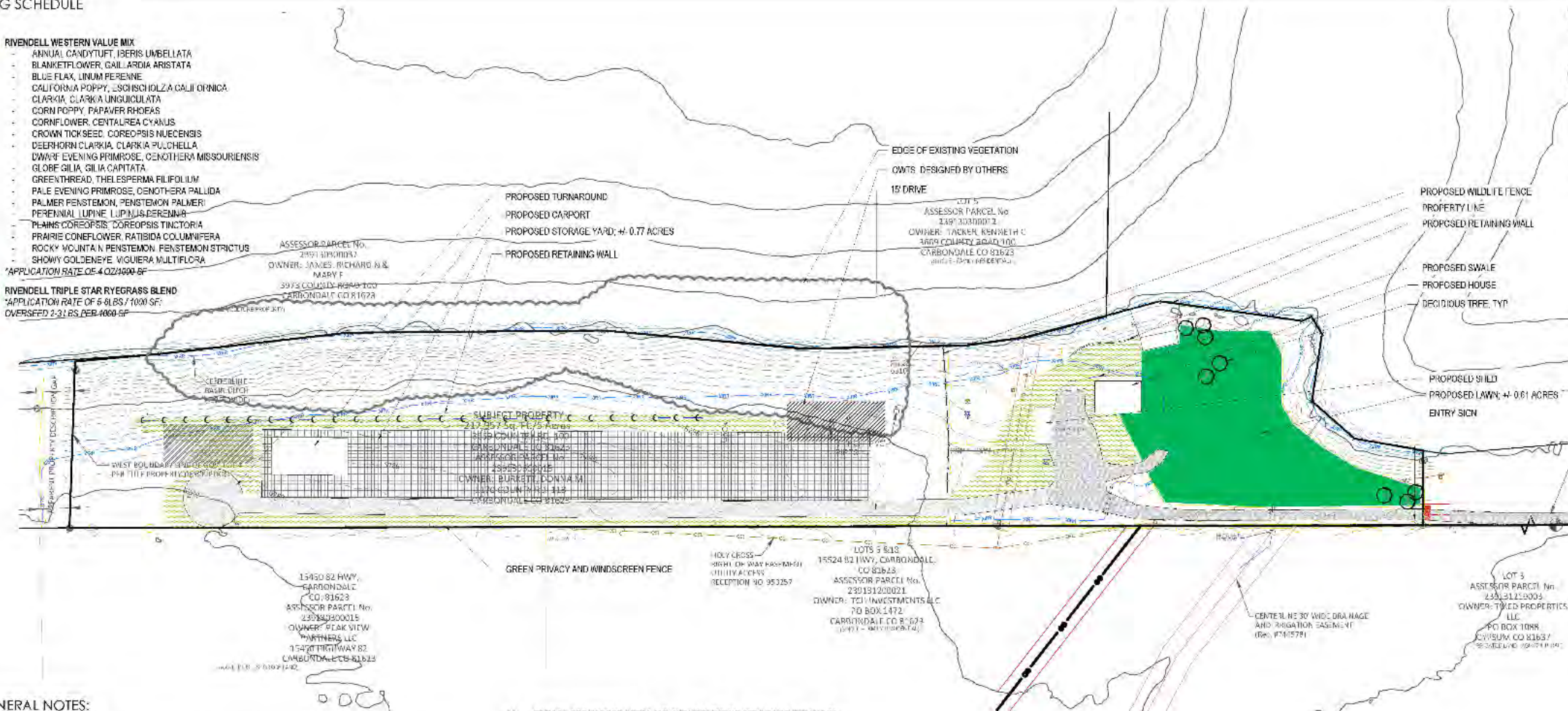
The applicant anticipates approximately one to two hours of work at the yard in the morning and half-an-hour of work in the late afternoon, early evening. Hours of operation are stated to be 7:00 AM to 7:00 PM with significant times of inactivity throughout the middle of the day.

The application does not specify what surface will be used for the yard itself, though the application's response to Article 7 Standards indicate that gravel is proposed for at least the driveway and turnaround. A green privacy fence and wind screen is proposed along the southern boundary. A copy of the site plan is provided on the following page. The yard will also have a "carport" that will be used for non-vegetative material storage and maintenance uses.

A future retaining well is shown on the proposed site plan running roughly along the tree line and what appears to be a small ditch lateral.

RESEEDING SCHEDULE

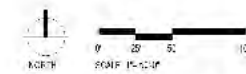
- RIVENDELL WESTERN VALUE MIX**
 - ANNUAL CANDYTUFF, IBERIS UMBELLATA
 - BLANKETFLOWER, GAILLARDIA ARISTATA
 - BLUE FLAX, LINUM PERENNE
 - CALIFORNIA POPPY, ESCHSCHOLZIA CALIFORNICA
 - CLARKIA, CLARKIA UNGUICULATA
 - CORN POPPY, PAPAVER RHOEAS
 - CORNFLOWER, CENTAUREA CYANUS
 - CROWN TICK SEED, COREOPSIS NUCENCENSIS
 - DEERHORN CLARKIA, CLARKIA PULCHELLA
 - DWARF EVENING PRIMROSE, OENOTHERA MISSOURIENSIS
 - GLOBE GILIA, GILIA CAPITATA
 - GREENTHREAD, THELESPERMA FILIFOLIUM
 - PALE EVENING PRIMROSE, OENOTHERA PALLIDA
 - PALMER PENSTEMON, PENSTEMON PALMERI
 - PERENNIAL LUPINE, LUPINUS SERICEUS
 - PLAINS COREOPSIS, COREOPSIS TINCTORIA
 - PRAIRIE CONEFLOWER, RATIBIDA COLUMNIFERA
 - ROCKY MOUNTAIN PENSTEMON, PENSTEMON STRICTUS
 - SHOWY GOLDENEYE, VIGUIERA MULTIFLORA
- RIVENDELL TRIPLE STAR RYEGRASS BLEND**
 - APPLICATION RATE OF 5-8 LBS / 1000 SF
 - OVERSEED 2-3 LBS PER 1000 SF



1. GENERAL NOTES:

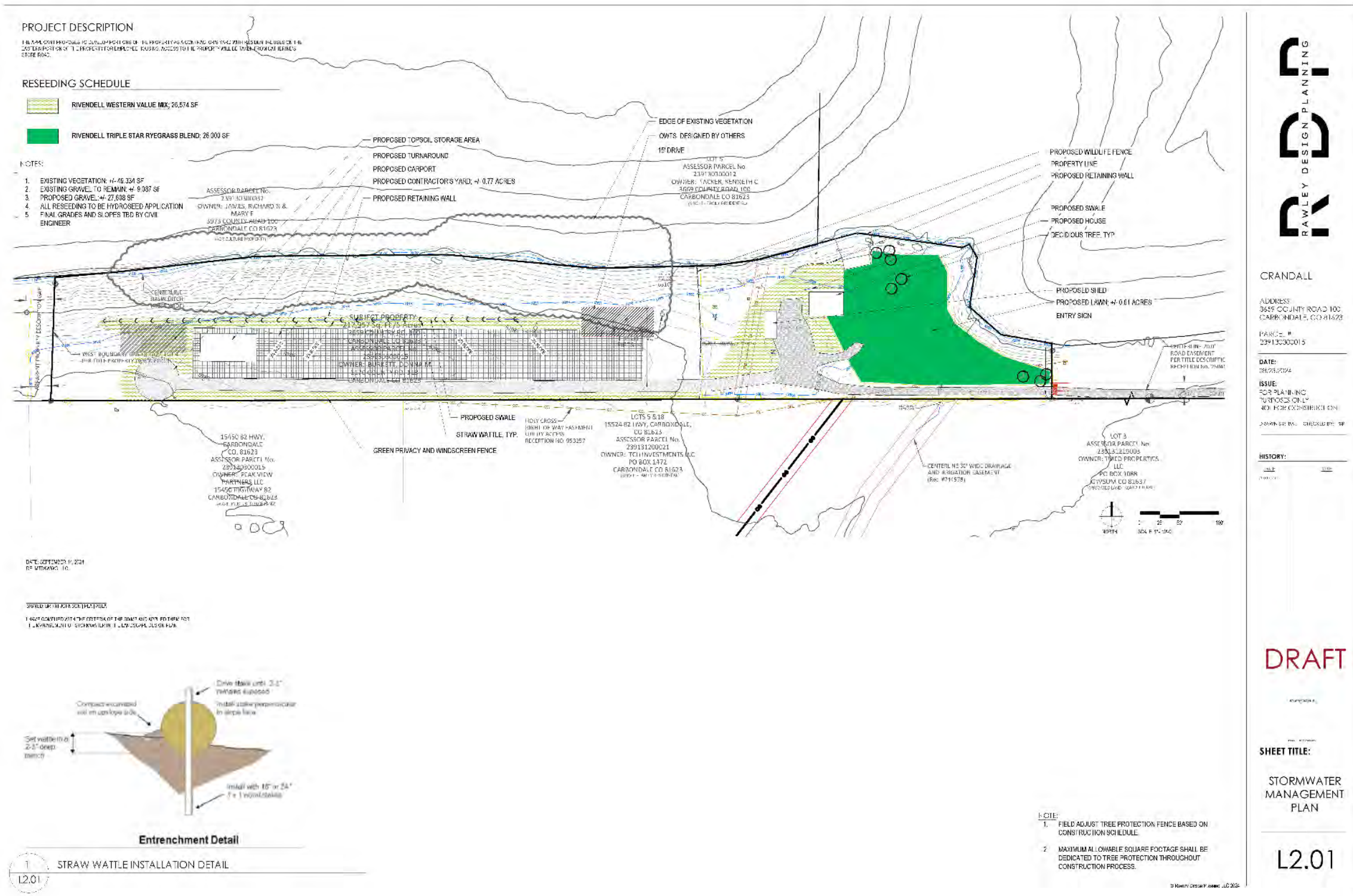
- CONTRACTOR AND SUB-CONTRACTORS MUST SUBMIT ALL NECESSARY PERMITS TO GARFIELD COUNTY PRIOR TO START OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZATION WITH ALL UTILITIES AND STRUCTURES BOTH ABOVE AND BELOW GROUND. CONTRACTOR SHALL TAKE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES AND/OR STRUCTURES. CONTACT UTILITY NOTIFICATION CENTER OF COLORADO (800-922-1867) AND THE APPROPRIATE LOCAL UTILITY AGENCIES FOR LOCATES PRIOR TO ANY CONSTRUCTION ACTIVITY.
- IF UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION NOTIFY APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURES FOR PROTECTION. COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.
- CONTRACTOR SHALL CERTIFY THAT CONSTRUCTION EQUIPMENT HAS BEEN CLEANED PRIOR TO SITE ARRIVAL. VEHICLES SHALL BE FREE OF SOIL AND DEBRIS CAPABLE OF TRANSPORTING NOXIOUS WEED SEED OR ROOTS ONTO THE SITE.
- ALL SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO PATHWAYS, PLANTING (PRIOR TO DIGGING PLANTING PITS), AND SLEDDING AREAS SHALL BE STAKED, PAINTED OR FLAGGED AND LOCATED IN THE FIELD FOR APPROVAL BY THE LANDSCAPE ARCHITECT (L.A.). (CONTACT BRITH JACOBSON @ 970-925-2323) PRIOR TO INSTALLATION. THE CONTRACTOR SHALL RELOCATE ANY PLANT OR MODIFY SEEDING AREAS AS DIRECTED BY THE L.A.
- STRIP AND REMOVE OFF SITE ALL WEED INFESTED SOILS TO A MIN. DEPTH OF 3".
- IF TOPSOIL MUST BE IMPORTED, SUBMIT ROUTINE SOIL ANALYSIS PREPARED BY APPROVED SOIL TESTING FACILITY TO L.A. FOR APPROVAL PRIOR TO DELIVERY TO SITE.
- SAWCUT LINES SHALL BE PAINTED AND LOCATED IN THE FIELD FOR APPROVAL BY THE L.A. PRIOR TO DEMOLITION. THE CONTRACTOR SHALL RELOCATE SAWCUT LINES AS DIRECTED BY THE L.A.
- CONCRETE MUST CURE TO 4500 PSI. THIS STRENGTH MUST BE ACHIEVED IN 28 DAYS OR LESS FOLLOWING PLACEMENT OF SLAB. 80% OF THIS STRENGTH (3,600 PSI) MUST BE REACHED WITHIN 7 DAYS OF PLACEMENT.
- CONCRETE SCORE LINES TO BE TOoled OR SAWCUT. REFER TO SITE PLAN FOR LAYOUT. THE DEPTH SHALL BE EQUAL TO 25% OF THE AVERAGE SLAB THICKNESS.
- DISTURBED SURFACES SHALL BE LEFT IN A ROUGHENED CONDITION BY CONSTRUCTION EQUIPMENT. SCARIFYING OR DISKING THE SURFACE ON CONTOUR WITH A 2 TO 4 INCH MINIMUM VARIATION IN SOIL SURFACE.
- PLANT MATERIAL SHALL MEET THE SPECIFICATIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERMEN. THE L.A. RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOES NOT MEET THE ABOVE MENTIONED STANDARD AT NO ADDITIONAL COST TO THE PROJECT.

- TOPSOIL FOR SODDED AREAS AND SHRUB PLANTING BEDS TO BE 4" MINIMUM.
- PLANT PIT BACK FILL: SOIL MIX- 1/3 PLANT BASED ORGANIC MATERIAL + 2/3 CLEAN TOPSOIL. ADD SLOW RELEASE FERTILIZER, MIX THOROUGHLY AND APPLY TO EACH PLANT PIT 14, 12, 14.
- PERENNIAL AND SHRUB BEDS SHALL BE DRESSED WITH EAGLE CREST GARDENERS MIX OR APPROVED EQUAL DRESSING SHALL BE A MINIMUM DEPTH OF 3". PROVIDE 1 CF SAMPLE TO L.A. FOR APPROVAL PRIOR TO DELIVERY.
- LANDSCAPE EDGING SHALL BE CURV-RITE, 2" INCH THICK ALUMINUM EDGING, 4" INCHES DEEP WITH A NATURAL ALUMINUM FINISH. AS MANUFACTURED BY CURV-RITE, INC. WAYLAND, MI; 1-800-368-2878. SIXTEEN (16) FOOT SECTIONS SHALL BE USED WITH (1) SUBSURFACE STAKE PER (36) INCHES OF EDGING. EDGING SHALL HAVE A MINIMUM OF (2) INCHES OF INTERLOCKING OVERLAP BETWEEN SECTIONS. INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH 1" OF EDGING 1/4" TO 1/2" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON EITHER SIDE OF EDGING TO MAINTAIN STABILITY.
- PROVIDE SUBMITTALS EARLY ENOUGH TO ACCOUNT FOR PROCESSING. ALLOW A MINIMUM OF 2 DAYS FOR REVIEW BY THE L.A.
- WRITTEN PERMISSION FOR SUBSTITUTIONS FOR ANY PLANT MATERIALS MUST BE OBTAINED FOR ANY SUBSTITUTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE.
- WEED INFESTATIONS SHALL BE TREATED AS DIRECTED BY THE L.A. AND SHALL BE CONSIDERED INCIDENTAL TO THE WORK.
- CONTRACTOR SHALL REPLACE OR REPAIR TO ORIGINAL CONDITION INCLUDING BUT NOT LIMITED TO BUILT STRUCTURES, ALL UTILITIES, FENCING, CONCRETE, SOD, FENCING, PLANT MATERIAL, IRRIGATION COMPONENTS, ETC. DAMAGED OR DISTURBED AS A RESULT OF CONTRACTOR OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.
- ALL INSTALLED IMPROVEMENTS TO BE WARRANTED FOR ONE YEAR AFTER FORMAL ACCEPTANCE OF WORK.
- SETTLEMENT IN BACKFILL, FILL OR IN STRUCTURES AND PAVING BUILT OVER BACKFILL OR FILL, WHICH MAY OCCUR WITHIN ONE YEAR WARRANTY PERIOD, SHALL BE CORRECTED AND BROUGHT BACK TO ORIGINAL CONDITION AT NO COST TO THE OWNER.
- CONTRACTOR AND SUBCONTRACTORS HAVE READ AND UNDERSTAND THE ABOVE GENERAL NOTES AND AGREE TO THE TERMS SET FORTH IN THE GENERAL NOTES, DRAWINGS, AND SPECIFICATIONS. DRAWINGS AND SPECIFICATIONS ARE CONSIDERED CONTRACT DOCUMENTS.
- IRRIGATION IS TO BE DESIGNED AND INSTALLED BY CONTRACTOR TO PROVIDE FOR ALL AREAS OF NEW LANDSCAPING IN A MANNER CONSISTENT WITH THE CITY OF ASPEN WATER EFFICIENT LANDSCAPE STANDARDS (WELS) AND THE DETAILED IRRIGATION NOTES PROVIDED ON SHEET L3-00.



CRANDALL
 ADDRESS: 3559 COUNTY ROAD 100, CARBONDALE, CO 81628
 PARCEL # 23913030005
 DATE: 08/28/2024
 ISSUE: FOR PLANNING PURPOSES ONLY. NOT FOR CONSTRUCTION.
 DRAWN BY: SA CHECKED BY: TB
 HISTORY:

DRAFT
 SHEET TITLE:
 LANDSCAPE SITE PLAN
 L2.00



CRANDALL
 ADDRESS: 3645 COUNTY ROAD 100, CARBONDALE, CO 61623
 PARCEL #: 23913030015
 DATE: 08/28/2024
 ISSUE: FOR PLANNING PURPOSES ONLY
 DRAWN BY: [Name] CHECKED BY: [Name]
 HISTORY:

DRAFT

SHEET TITLE:
 STORMWATER MANAGEMENT PLAN

L2.01

III. COMPREHENSIVE PLAN

The property is in an area designated Residential Low on the Future Land Use Map (FLUM), and the property is within Carbondale's Area of Influence. The proposed use is not residential in nature; therefore staff is not reviewing the subject parcel's conformance with residential density anticipated on the FLUM.

IV. AUTHORITY - APPLICABLE REGULATIONS

4-103 Administrative Review

The Land Use Table contained in *Section 3-403* of the Land Use and Development Code, designates a **Small Contractor's Yards** within the **Rural** zone district as requiring Administrative Review.

Section 4-103 of the Land Use and Development Code sets forth the Administrative Review Procedures. Submittal requirements include:

- Section 4-203.D Site Plan
- Section 4-203.E Grading and Drainage Plan
- Section 4-203.F Landscape Plan
- Section 4-203. G Impact Analysis
- Section 4-203. J Development Agreement
- Section 4-203. K Improvement Agreement
- Section 4-203. L Traffic Study
- Section 4-203. M Water Supply/Distribution Plan
- Section 4-203. N Wastewater Management Plan

Article 7 of the Land Use and Development Code sets forth General approval standards in *Division 1, General Resource Protection Standards* in *Division 2* and *Site Planning and Development Standards* in *Division 3*. The standards are addressed in the Application submittals and in the Staff Analysis section of the Staff Report.

Call-Up

The Director elected to call-up the decision for the Board of County Commissioner's consideration in accordance with Section 4-112 for the following reasons:

- Ensure compatibility with all adjacent property uses
- Ensure conformance with comprehensive plan.
- Access compliance with Article 7 Standards and Road and Bridge's driveway requirements.

- The Consulting Engineer provided extensive comments found in Exhibit 9 that require response.

These topics will be discussed further in the following sections of the staff report.

V. REFERRAL AND PUBLIC COMMENTS

Referral comments

1. Brendan Cicione, Air Pollution Control Division of CDPHE – No comments or concerns from the Air Pollution Control Division of CDPHE.
2. Solid Waste Division of CDPHE – provided comments regarding the management of the site with specific regards to hazardous chemical (or other regulated materials) spill prevention, control, and responses.
3. Ted White, PE, Garfield County Public Health – provided comments addressing asbestos removal, drinking water quality, OWTS design and maintenance, and radon.
4. Chris Hale, PE, Garfield County’s Consulting Engineer – provided comments on a range of topics, including spill prevention/protection, drinking water, and OWTS. Specific comments on traffic levels, driveway/turnaround design are provided. The consulting engineer also asked additional questions regarding the proposed retaining wall.
5. Harry Shiles, Garfield County Road and Bridge – noted that the existing access off of CR 100 needs to be brought up to current standards.
6. Peter Boyatt, CPW – Stated that the proposed contractor’s yard should not have any further impacts on wildlife.

Public comments

Public comments were received opposing the proposed yard. These comments are provided in the packet for the Commissioners’ consideration.

VI. STAFF ANALYSIS AND CRITERIA

Code Analysis

Section 4-103 Administrative Review – Notice was fulfilled as required by an Administrative Review Application.

Section 4-203.D Site Plan – A site plan with improvements, including grading and drainage is provided in the application and reproduced on the preceding pages of this report.

Section 4-203.E Grading and Drainage Plan – The consulting engineer noted that the total disturbance on the property might exceed the 1-acre threshold to require a CDPHE Stormwater Discharge Permit. The site plan also had a proposed retaining wall that appears to intersect a

ditch. The application states that the retaining wall is proposed later., but staff recommends additional information be provided on this ditch and the proposed retaining wall. The consulting engineer also noted that the proposed improvements will probably generate stormwater runoff, and full grading and drainage plan that meets the LUDC's requirements should be provided.

Section 4-203.F Landscape Plan – A landscape plan was provided as part of the site plan. Minimum disturbance of the existing tree line is proposed. Vegetative areas are proposed to manage increased runoff.

Section 4-203. G Impact Analysis – The application addresses the specific items for 4-203.G in the application. The primary impacts will be visual impacts on the neighboring residential properties, as well as the noise, dust, and traffic inherent with a contractor's yard. The limited scope of this small contractor's yard will minimize those impacts, but steps need to be taken to mitigate any impact. The small contractor's yard must work to minimize dust from stored materials, explored soil, and from the roadway through. The driveway and contractor's yard may need to be treated or surfaced with materials that prevent dust. Hours of operation are limited to 7:00 AM to 7:00 PM with minimum operations onsite during the day. These operational considerations will minimize noise, vibration, and traffic impacts on neighboring residential properties as well. The application represents that the management and operations of the facility will be done in such a way to mitigate impacts on neighboring properties.

Section 4-203. J Development Agreement - NA

Section 4-203. K Improvement Agreement - NA

Section 4-203. L Traffic Study – The application's traffic study proposes that the facility will generate 4-6 trips during peak hours daily. Additional traffic during the middle of the day will be minimal and inconsistent as few deliveries to the site are anticipated. Elsewhere in the application, a maximum of 7 crew vehicles arriving and leaving from the site were anticipated. The consulting engineer requested additional details in the traffic study. Staff recommends a formal Waiver of Standards request from Section 7-107 that addresses those details.

Section 4-203. M Water Supply/Distribution Plan – The proposed yard will use water from the irrigation ditch and onsite spring as discussed below in Section 7-104. The onsite well cannot be used to the contractor's yard unless it is permitted for commercial use. No potable water was being proposed for use by onsite workers.

Section 4-203. N Wastewater Management Plan – The application represents that no long-term wastewater management is required due to the short time workers will be onsite.

Article 7 Standards

Section 7-101 Zone District Use Regulations – With the appropriate permit, the use would be in compliance with the standard zone district requirements. No non-conforming conditions were identified at this time.

Section 7-102 Compliance with Comprehensive Plan and IGA's – The use is compliant with the comprehensive plan's residential density.

Section 7-103 Compatibility – Several similar uses exist on properties to the south and east. A large solar energy system is to the north, and residential properties also are present to the south and east. The use, while mirroring those immediately adjacent, still needs to provide appropriate mitigation to minimize negative visual impacts on those residential properties.

Section 7-104 Source of Water – The application proposes using irrigation water rights from the adjacent Basin Ditch to be used to water plants temporarily stored on site and to assist with dust mitigation. The application also proposes using water from an onsite spring for fire protection. Staff recommends additional information on the use of water fire protection and cistern sizing for irrigation/dust mitigation.

Section 7 -105 Adequate Central Water Distribution and Wastewater systems – The application states that no long term, potable water or wastewater management systems are required. Commercial uses, including contractor's yards, may be required to at least provide vault and haul wastewater management facilities for use by workers.

Section 7-106 Public Utilities – Public utilities are present onsite.

Section 7-107 Access and Roadways – Table 7-107 (reproduced below) requires specific dimensions for roadways and driveways based on the traffic volumes from all uses sharing the access, including residential uses. A Semi-Primitive roadway is one with a capacity of 21-100 ADT, and it requires a minimum of 40-foot ROW/Easement with 8-foot lanes among other features. It does not appear that the existing conditions or application fulfill these requirements, though staff anticipates that a waiver of standards request that meets Community Development's Policies may be acceptable for existing conditions of the shared access driveway. Some additional information on the proposed turnaround are requested by the Consulting Engineer to demonstrate adequate turnaround for emergency apparatus. Road and Bridge requested that the driveway's cut onto CR 100 be brought up to current standards as a part of the approval.

| Table 7-107: Roadway Standards | | | | | | | |
|--|----------------------|-------------------|---------------------|---------------------------|---------------------------|-----------------------|--------------------|
| Design Standards | Major Collector | Minor Collector | Secondary Access | Rural Access | Semi Primitive | Primitive/ Driveway | Public Land Access |
| Design Capacity (ADT) | 2501+ | 401 - 2500 | 201 – 400 | 101-200 | 21 – 100 | 0 – 20 | No Access to DU |
| Minimum ROW Width (Feet) | 80 | 60 | 50 | 50 | 40 | 15 to 30 ¹ | 30 |
| Lane Width (Feet) | 12 | 12 | 11 | 11 | 8 | Single Lane 12 | Single Lane 12 |
| Shoulder Width (Feet) | 8 6 Min. Paved | 6 4 Min. Paved | 6 4 Min. Paved | 4 2 Min. Paved | 2 | 0 | 0 |
| Ditch Width (Feet) | 10 | 10 | 6 | 6 | 4 | 3 ² | 0 |
| Cross Slope | 2% | 2% | 2% | 2% Chip/Seal 3% Gravel | 2% Chip/Seal 3% Gravel | 2% | n/a |
| Shoulder Slope | 3% | 3% | 5% | 5% | 5% | n/a | n/a |
| Design Speed | 35 mph | 35 mph | n/a | n/a | n/a | n/a | n/a |
| Minimum Radius (Feet) | 425 | 185 | 80 | 80 | 50 | 40 | n/a |
| Maximum % Grade | 8% | 8% | 10% | 12% | 12% | 12% | 12% |
| Surface | Asphalt or Chip/Seal | Chip/Seal | Chip/Seal or Gravel | Gravel | Gravel | Native Material | n/a |
| ¹ As determined adequate in an engineering review. Primitive road shall be dedicated ROW, driveway can be dedicated as either an easement or ROW. ² If determined necessary for adequate drainage. ³ Accessory Dwelling Units and Building Permits for Single Family Homes shall be exempt from these standards unless associated with a new subdivision application. | | | | | | | |

Figure 3 Table 7-107 from the LUDC

Section 7-108 Land Subject to Natural Hazards – No known natural hazards are anticipated to impact the proposed use or be exasperated by it.

Section 7-109 Fire Protection – A referral comment from the fire protection district was requested but not received by the time of this report’s writing. Staff requests that additional information on emergency ingress/egress and water capacity for fire suppression. If any hazardous/flammable materials will be stored onsite, they will need to meet CDPHE standards and the owners should work with Fire District. Fire District sign off on the final access should be provided as part of the conditions recommended in association with Section 7-107.

Section 7-201 Agricultural Lands –No impact on agricultural lands is anticipated. The use must abide by the items included in **Section 7-201.E Ditches**.

Section 7-202 Wildlife Habitat Areas – The application proposes to maintain native vegetation and minimize disturbances in an effort to protect local mule deer population. CPW had no concerns with the application.

Section 7-203 Protection of Wetlands and Waterbodies – No wetlands or waterbodies have been identified (irrigation ditches are exempt from this definition).

Section 7-204 Drainage and Erosion – The yard is less than 1 acre (0.77 acres). The application is proposing minimum changes to local topography and proposes that it will

maintain drainage away from buildings and into onsite vegetative swales. This permit will also function as a Grading Permit, additional details should be provided for the detailed review of proposed grading, resurfacing, and detention/retention areas.

Section 7-205 Environmental Quality – Limited impacts to environmental quality, outside of dust, are anticipated by the normal uses. Any storage of hazardous materials will need to meet CDHPE and fire district requirements, as well as the LUDC's standards.

Section 7-206 Wildfire Hazards – The site should be maintained to minimize wildfire risks related to the use of the Yard.

Section 7-207 Natural and Geologic Hazards – No risks from natural or geologic hazards are anticipated.

Section 7-208 Reclamation – The application is proposing reclaiming disturbed areas.

Section 7-301 Compatible Design – Appropriate buffering and screening from nearby residential uses should be done.

Section 7-302 Off Street Parking – This section of the application states that gravel will be used for the proposed driveway. The application proposes adequate parking that meets these requirements. The Yard cannot be used for long-term parking or storage of personal vehicles.

Section 7-303 Landscape Plan – The application provides a landscape plan that meets the code's requirements.

Section 7-304 Lighting – The lighting proposed will meet the requirements of this section. Operations and maintenance should ensure continued compliance and minimize impacts on neighboring properties.

Section 7-305 Snow Storage – Adequate snow storage will exist onsite.

Section 7-306 Trails and Walkways – NA

Section 7-1001 Industrial Use – The proposed yard is on a parcel that shares its boundaries with other Rural Zoned properties. The yard is located within 100 feet of the northern and southern boundaries. No residential use is in the proximity of the proposed yard on the property to the north. To the South, a residential use is on the property not immediately adjacent, but the residence is within a few hundred feet of the proposed yard. The application proposes keeping all storage, service, and repair uses within an enclosed building. All storage and activity on site must maintain compliance with this section of the LUDC with regards to screening and buffering, as is represented in the application.

Staff Further Analysis and Discussion

The application discusses improvements that will serve a new residence. Since this application's submittal and referral review, a demolition permit was issued on the existing residence. That permit addressed CDPHE's requirements regarding asbestos. The residential use is by-right in the Rural zone district; therefore, staff minimized their review of that use. Some items, such as traffic, will still include the residential uses. Staff requests additional information regarding grading and drainage requirements to help determine whether a CDPHE stormwater discharge permit is required.

The yard is 0.77 acres, and it may be occupied by 7 personal vehicles, a box truck, a dump truck, and 3 work trucks. A hoop house will be used for temporary storage of vegetation materials, and other materials may be stored at the proposed structures. The use of a structure for storage and uses will minimize many of the impacts of the uses on neighboring properties. Staff does recommend an operational summary that addresses topics such as location of temporary storage, hours of operation, traffic levels, noise limits, dust suppression, equipment storage locations, and parking locations. This document will be used to show continued compliance in the future.

The current policy is that land use change permits serve as grading permits in Garfield County. Staff recommends that all pertinent details and any necessary security be provided.

VII. RECOMMENDED FINDINGS AND CONDITIONS

Staff recommends approval with the following findings and conditions.

Recommended Findings

1. That proper public notice was provided as required for the Call-Up of the Administrative Review Application
2. Consideration of the application was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested parties were given an opportunity to provide input prior to the Board of County Commissioners decision.
3. That for the above stated and other reasons, the proposed Land Use Change for the Small Contractor's Yard is in the best interest of the health, safety, convenience, order, prosperity, and welfare of the citizens of Garfield County.
4. That the application is in general conformance with Garfield County's Comprehensive Plan 2030, as amended.

5. That with the adoption of conditions and waiver of submittal requirements for a traffic study, the application has adequately met the requirements of the Garfield County Land Use and Development Code, as amended

Suggested Conditions of Approval

1. All representations of the Applicant contained in the Application submittals shall be conditions of approval unless specifically amended or modified by the conditions contained herein.
2. The Small Contractor's Yard shall be subject to all applicable federal, state, and local laws, including CDPHE requirements related to hazardous materials and stormwater discharge and state noise statutes.
3. Prior to issuance of the Land Use Change Permit, a full grading and drainage plan that meets the requirements of Section 4-203 shall be provided for review. A more detailed waiver of submittal requirements that satisfies the requirements of 4-201 may be accepted, subject to staff review. This plan should address all proposed surfacing for the Yard and driveway, and it needs provide calculations related to total area of disturbance. This should also address whether a CDPHE Stormwater Discharge Permit is required and, if so, provide a copy. This permit will also function as a Grading Permit.
4. Prior to issuance of the Land Use Change Permit, a complete Waiver of Standards request, prepared by a license engineer, that demonstrates the adequacy and safety of the access road and internal circulation is required. This waiver request should address the requirements of applicable code sections (including both Section 7-107 and Section 7-302), and existing Garfield County policies. The waiver request will be subject to review and acceptance. A Maintenance and Operation Plan for the shared driveway that addresses normal and typical maintenance, maintaining the driving surface, dust suppression, and correction of any drainage issues shall also be included.
5. Prior to issuance of the Land Use Change Permit, an operations summary that addresses dust suppression, temporary storage of materials, noise and light compliance, traffic generation, hours of operation. This should include an updated site plan that shows parking locations, vehicle storage locations, storage locations, and other site features and dimensions. This document should comply with all representations, except as amended or modified by the conditions of approval ratified by the Board of County Commissioners.
6. Prior to issuance of the Land Use Change Permit, the applicant shall provide a response to CDPHE and the Consulting Engineer's comments regarding hazardous material storage and

spill plans. If a spill plan is required, it shall be provided to the appropriate agencies and copy provided to staff.

7. Prior to operations, the driveway cut onto CR 100 shall be brought up to current road and bridge standards. An updated driveway permit from Garfield County Road and Bridge or similar sign-off shall be provided to staff.
8. Prior to issuance of the Land Use Change Permit, information demonstrating the adequacy of the spring for fire protection purposes shall be provided, subject to staff review and acceptance by staff and the fire protection district. This should address topics such as but not limited to the necessary quantity and adequate legal source.
9. Waivers from standards related to water supply plan and wastewater management plan are approved, subject to a port-a-potty or similar vault and haul wastewater management system shall be provided for onsite workers and water will be available in individual vehicles.
10. Prior to issuance of the Land Use Change Permit, the applicant shall provide additional information on the legal use of their ditch water for dust mitigation or provide for an alternative source. The small contractor's yard shall control dust from stored materials, roadway, and drive areas through the application of water, magnesium chloride, or other practices.
11. All outside storage shall be done in compliance with specific standards from Article 7 Standards, specifically Section 7-1001.
12. Prior to issuance of the Land Use Change Permit, a written description of the property gap identified on the site plans shall be provided to staff. This area shall not be used as part of this permit without amending said permit.

From: [Cicione - CDPHE, Brendan](#)
To: [Philip Berry](#)
Subject: Re: Garfield County Referral Request GAPA 10-24-9041
Date: Thursday, December 5, 2024 12:26:23 PM

You don't often get email from brendan.cicione@state.co.us. [Learn why this is important](#)

Hi Philip,

Thank you for your email. There are no comments from the Air Pollution Control Division. Please do not hesitate to contact me with any questions.

Thanks,
Brendan Cicione (*he/him*)
Air Quality and Transportation Planner



4300 Cherry Creek Drive S. | Denver, CO 80246-1530 brendan.cicione@state.co.us
| <https://cdphe.colorado.gov/>

On Mon, Nov 25, 2024 at 8:58 AM Localreferral - CDPHE, CDPHE
<cdphe_localreferral@state.co.us> wrote:

Hello,

Please see the email below. Please add comments by 12/9.

Thank you!

----- Forwarded message -----

From: Philip Berry <pberry@garfield-county.com>
Date: Wed, Nov 20, 2024 at 3:49 PM
Subject: Garfield County Referral Request GAPA 10-24-9041
To: Philip Berry <pberry@garfield-county.com>

Please see the attached referral request for an Administrative Review Land Use Change Permit that would allow a small contractors yard in the Rural Zone District. We are requesting your comments by December 11th. Let me know if you have any questions, concerns, or need additional time to get to this review. We appreciate your time and input on all our land use and subdivision applications.

Thanks,

Philip Berry, AICP

Planner [Garfield County – Community Development Department](#)

108 8th. St., Suite 401

Glenwood Springs, CO 81601

Pberry@garfield-county.com

Office: 970-945-1377 (1580)

--



cdphe_localreferral@state.co.us | colorado.gov/cdphe

From: [Localreferral - CDPHE, CDPHE](#)
To: [Philip Berry](#)
Subject: Re: Garfield County Referral Request GAPA 10-24-9041
Date: Monday, December 2, 2024 9:59:55 AM

Hello,

CDPHE HMWMD - Solid Waste has the following comments to this proposal.

- 1) The applicant should identify what measures are to be taken to prevent spills and releases of regulated materials, such as fuels, solvents, and oils. All of these must be in compliance with applicable regulations, such as the storage tank regulations (overseen by the Division of Oil and Public Safety; contact information, 303-318-8547) and best management practices for storage of these items (for example, secondary containment).
- 2) The facility should have a written spill management plan, with information on how any wastes generated as a result of spills and releases of regulated fuels, solvents, or oils will be managed and appropriately disposed of. The plan should be provided to the county's local emergency response authority. The spill management plan must be kept on file at the site and updated at least annually.
- 3) The facility should determine whether they will have any potentially regulated chemicals on-site that may require them to notify under the SARA Title III reporting requirements. More information can be obtained on these requirements at <https://cdphe.colorado.gov/sustainability-programs/sara-title-iii-programs>. The contact person for this program is Gabe Catenacci at cdphe.ppsaratitle3@state.co.us.
- 4) If the facility generates solvents or used oil as a result of maintenance activities, these must be managed in accordance with the Colorado Hazardous Waste Regulations (6 CCR 1007-3). Information and guidance on generator requirements can be found on our website at <https://cdphe.colorado.gov/hm/hwguidance>.

Thank you,

On Wed, Nov 20, 2024 at 3:49 PM Philip Berry <pberry@garfield-county.com> wrote:

Please see the attached referral request for an Administrative Review Land Use Change Permit that would allow a small contractors yard in the Rural Zone District. We are requesting your comments by December 11th. Let me know if you have any questions, concerns, or need additional time to get to this review. We appreciate your time and input on all our land use and subdivision applications.

Thanks,

Philip Berry, AICP

Planner [Garfield County - Community Development Department](#)

108 8th. St., Suite 401

Glenwood Springs, CO 81601

Pberry@garfield-county.com

Office: 970-945-1377 (1580)

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cdphe_localreferral@state.co.us | colorado.gov/cdphe



195 W. 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, Suite 401
Glenwood Springs, CO 81601
Attention: Philip Berry
pberry@garfield-county.com

RE: MtDawwg Small Contractors Yard
Parcel No. 2391-303-00-015
3659 County Road 100
Carbondale, Colorado 81623
File # GAPA 10-24-9041

December 12, 2024

Philip,

Garfield County Public Health (GCPH) has reviewed the application for the MtDawwg Small Contractors Yard (GAPA 10-24-9041) and have the following comments. The applicant proposes to remove an existing residential structure on the property and replace it with a new residential structure and landscape contractors storage yard. The applicant indicates that there is an existing well, ditch rights, and a spring that provide water to the existing residential structure. The applicant also indicated that there is an existing Onsite Wastewater Treatment System (OWTS) located on the property.

1. **Asbestos:** The applicant intends to demolish the existing residence that is currently located on the property and replace it with a residential structure and landscape contractor's yard.

GCPH comments: As part of the demolition process, the applicant must follow the Colorado Department of Public Health and Environment's (CDPHE's) Regulation 8 (Control of Hazardous Air Pollutants), specifically relating to asbestos. A Demolition Notification Application Form should be submitted to CDPHE prior to the demolition of the existing residential structure on the property.

2. **Drinking Water:** The applicant intends to continue to utilize the existing water well, ditch, and spring to provide water for the proposed residential property. Water will neither be needed nor provided for the storage yard. The applicant stated in their application that the well water would be tested for a variety of constituents as required in the Garfield County Land Use Development Code. The applicant provided the well permit information regarding the existing well which indicates the well produces 15 gallons per minute of water and is for domestic use only.

GCPH comments: GCPH staff recommends that as a condition of approval the applicant provide the well testing report and any required mitigation measures (if required) proposed to bring specified contaminant levels below the Maximum Contaminant Levels (MCLS) as set forth by CDPHE.

3. **Wastewater:** The applicant intends to continue to utilize the existing OWTS to serve the proposed residential structure. The applicant provided the OWTS final inspection conducted by Garfield County Building and Sanitation Department, dated March 18, 2013 (under OWTS Permit No. SEPT-2753) and an inspection report of the system by Altitude Septic dated December 13, 2023. These documents indicate

the OWTS was sized for a 4-bedroom home and utilizes a 1,250-gallon two-compartment septic tank and chamber units in a trench configuration. The inspection report indicated that the septic tank is in good condition but that some regular maintenance to clean the sewer line should be considered. Employees that gather at the storage yard at the beginning and end of the day will be provided with a portable toilet for occasional use.

GCPH comments: GCPH staff recommends the applicant clean the sewer line as recommended in the inspection report. At the time of building permit issuance, the applicant must apply for an Alteration OWTS Permit and provide information that indicates the access lids of the existing septic tank have been brought to grade (currently 8" below grade) and that an effluent filter has been added to the outlet tee of the tank to bring the system into compliance with current Garfield County OWTS regulations. GCPH staff also recommends as a condition of approval that the proposed residence not exceed 4 bedrooms unless a new OWTS permit is applied for as part of the development of the property.

4. Radon: *GCPH staff recommends that any new buildings constructed on the site in the future utilize radon-resistant new construction (RRNC) practices to prevent radon gas exposure, which is the 2nd leading cause of lung cancer in Colorado. After construction, a radon test should be conducted, and a fan installed on the system if necessary. Free radon test kits are available at Garfield County Public Health offices in Rifle and Glenwood Springs and at the Clean Energy Economy for the Region (CLEER) located at the Third Street Center in Carbondale.*

Thank you,

A handwritten signature in blue ink that reads "Edward R. White, P.E." with a stylized flourish at the end.

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



December 5, 2024

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

RE: Review of the Mt Dawwg, Small Contractor's Yard: GAPA-10-24-9041

Dear Philip:

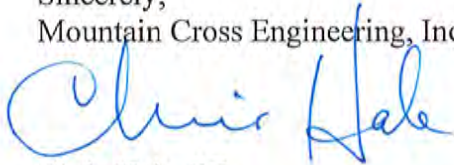
This office has performed a review of the documents provided for the Mt Dawwg Small Contractor's Yard. The submittal was found to be thorough and well organized. The Application proposes that the existing residence will be replaced/remodeled; this will need a separate building permit and that is not addressed in this letter. The review generated the following comments:

1. The Applicant should verify that they will not exceed the threshold for oil and petroleum storage and that preparation of an SPCC plan will not be necessary.
2. The Applicant should better describe the anticipated traffic. From the narrative it reads as though there would be 7 crews arriving to the yard in the mornings and returning in the evening. Per the Road Standards, one vehicle in and out of a site would be two trips. This would suggest that the 7 crews in and out in the mornings and evenings would be 28 trips. The residence trips would be additional to that.
3. The Applicant should address if the yard will be used for employee parking, where employees would meet to muster into crews and carpool in company vehicles to jobsites. This should be considered when estimating traffic.
4. The Applicant should compare the estimated traffic to the roadway classifications in the LUDC. The existing driveway dimensions should be compared to the applicable roadway design standards.
5. The Applicant states that parking is ample but should better explain what parking stalls are necessary for equipment and employee vehicles.
6. The Applicant should provide a 4-hour pump test and a water quality analysis of the well water.
7. The plans show an OWTS for the residence. When the residence is reconstructed, the size of the OWTS is likely to increase. The Applicant should verify that there is adequate space for the new OWTS. Equipment and material storage are not allowed uses over an OWTS.
8. The proposed retaining wall conflicts with an existing irrigation ditch. The Applicant should better explain what is intended for this irrigation ditch. The permission of any downstream users would also be necessary.
9. Dimensions should be provided on the turnaround. The Applicant should verify that the turnaround is adequate for fire and emergency vehicles.
10. The proposed retaining wall, driveway, turnaround, and carport are certain to require site grading and increase runoff. A grading and drainage plan should be prepared and that requirements in the LUDC are being addressed.

11. The plans show the yard is 0.77 acres and the lawn as 0.61 acres. Other areas of disturbance are also proposed. This would exceed 1 acre and a CDPHE permit for Stormwater Discharges will be necessary. The Applicant should provide a copy of the permit to Garfield County, once obtained.

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

Sincerely,
Mountain Cross Engineering, Inc.



Chris Hale, PE

From: [Harry Shiles](#)
To: [Philip Berry](#)
Subject: RE: Garfield County Referral Request GAPA 10-24-9041
Date: Monday, November 25, 2024 6:47:37 AM
Attachments: [image001.jpg](#)

The only concerns Road and Bridge has is the existing access off of CR 100 needs to be brought up to current county standards.

Thank you



HARRY SHILES

*Foreman
Road & Bridge
0298 CR 333A
Rifle, CO 81650
Phone: (970) 625-8601
Fax: (970) 625-8627
Cell: (970) 319-0301*

From: Philip Berry <pberry@garfield-county.com>
Sent: Wednesday, November 20, 2024 3:47 PM
To: Philip Berry <pberry@garfield-county.com>
Subject: Garfield County Referral Request GAPA 10-24-9041

Please see the attached referral request for an Administrative Review Land Use Change Permit that would allow a small contractors yard in the Rural Zone District. We are requesting your comments by December 11th. Let me know if you have any questions, concerns, or need additional time to get to this review. We appreciate your time and input on all our land use and subdivision applications.

Thanks,

Philip Berry, AICP

Planner [Garfield County – Community Development Department](#)
108 8th. St., Suite 401
Glenwood Springs, CO 81601
Pberry@garfield-county.com
Office: 970-945-1377 (1580)

From: [Levy Burris](#)
To: [Philip Berry](#)
Subject: RE: Garfield County Referral Request GAPA 10-24-9041
Date: Thursday, November 21, 2024 9:49:20 AM

Philip, The Garfield County Sheriff's Office has no issues or concerns regarding this application

| | |
|-----------------|---|
| GAPA-10-24-9041 | Mtdawwg, LLC – Small Contractors Yard |
|-----------------|---|

[Levy Burris](#)

From: Philip Berry <pberry@garfield-county.com>
Sent: Wednesday, November 20, 2024 3:47 PM
To: Philip Berry <pberry@garfield-county.com>
Subject: Garfield County Referral Request GAPA 10-24-9041

Please see the attached referral request for an Administrative Review Land Use Change Permit that would allow a small contractors yard in the Rural Zone District. We are requesting your comments by December 11th. Let me know if you have any questions, concerns, or need additional time to get to this review. We appreciate your time and input on all our land use and subdivision applications.

Thanks,
Philip Berry, AICP
Planner [Garfield County – Community Development Department](#)
108 8th. St., Suite 401
Glenwood Springs, CO 81601
[Pberry@garfield-county.com](mailto:pberry@garfield-county.com)
Office: 970-945-1377 (1580)

December 17, 2024

To Whom it may concern:

Last Wednesday (12-12-24) we received a letter from your office regarding a request by one of our new neighbors requesting a Land Use Change at 3659 CR 100 in Carbondale. We were not happy with the fact we received this 6 days before the decision was going to be made (12-18-24) which really did not give us much time to digest this. We found out that the Carbondale Post Office stopped delivering our mail for over 10 days due to not having available staff. This of course is not your fault – nor is it ours – this new neighbor has never even knocked on our door or tried to contact us to discuss. By the way, what about the HOA we have??

We are against this 100% as it is directly behind our backyard and where our living space is. Even with a big fence we would see all the equipment. The noise of these vehicles warming up and the dust they will create will be horrible living conditions for us. These heavy pieces of equipment are mostly diesel and the smell of diesel trucks warming up right behind my home will force us to not be able to have our windows opened (which is one of the things we love about living here.... clean cool mountain air). We have our bedroom windows open all year. When trucks drive back there the dust that comes from the motion of these vehicles will force us to have to hose down the decks and outdoor furniture daily, not to mention the dust that will come INTO the house. As it is now, we have to deal with the fact that both of our neighbors on either side, that are not compliant, cause dust and noise **and now we will be literally surrounded with this new proposed yard basically directly in my backyard.**

So, to clarify.....**WE LIVE HERE**.... when we moved in we wanted to put our business in the yard and were told we could not do that as it was **not compliant** so we found another place to do our business. **WE LIVE HERE**....we paid a lot for this house and pay a lot in taxes and feel we are being pushed out. We are totally against the Small Contactors Yard that will be our view from our backyard where we spend our time. **WE LIVE HERE.....VIEW..... NOISE.....DUST.... HOURS....WEEKEND NOISE.....**we are retiring this year (71&73 years old-finally!) and is this what we have to look forward to???

Thank you for taking the time to listen to our feelings and thoughts.

Sincerely yours,

Nancy and Joseph Maison

15452 Hwy 82

Carbondale, CO 81623

970-948-7169 Nancy cell / 970-948-6793 Joseph cell

From: [Nancy Maison](#)
To: [Philip Berry](#)
Subject: Land Use
Date: Wednesday, December 18, 2024 7:42:40 AM

Exhibit
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You don't often get email from nancy@agreatfind.net. [Learn why this is important](#)

Good Morning.....my husband and I were talking this morning and questioned what this would do to the value of our home? It will be a hard sell if that contractors yard goes in. I maybe should have mentioned this in my letter. Please pass this along with my letter-thank you.

Nancy Maison

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From: [Boyatt - DNR, Peter](#)
To: [Philip Berry](#); [Matt Yamashita - DNR](#); [Callatz - DNR, Bryce](#)
Subject: Re: Garfield County Referral Request GAPA 10-24-9041
Date: Wednesday, December 18, 2024 1:28:23 PM

Philip,

CPW has no concerns related to this proposal. The proposed additions should not create any additional impacts to wildlife.

Thank You,

On Wed, Nov 20, 2024 at 3:49 PM Philip Berry <pberry@garfield-county.com> wrote:

Please see the attached referral request for an Administrative Review Land Use Change Permit that would allow a small contractors yard in the Rural Zone District. We are requesting your comments by December 11th. Let me know if you have any questions, concerns, or need additional time to get to this review. We appreciate your time and input on all our land use and subdivision applications.

Thanks,

Philip Berry, AICP

Planner [Garfield County - Community Development Department](#)

108 8th. St., Suite 401

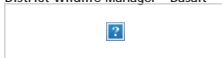
Glenwood Springs, CO 81601

pberry@garfield-county.com

Office: 970-945-1377 (1580)

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Peter Boyatt
District Wildlife Manager - Basalt



P 970.379.2861 |
0088 Wildlife Way, Glenwood Springs, CO 81601
peter.boyatt@state.co.us | cpw.state.co.us

