

Community & Economic
Development Department
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Development Review Team Comments

Date: 9/12/2024

Project Number: RCU2023-00056

Project Name: Mustardseed Construction Vehicle Storage

Commenting Division: Plan Coordination 3rd Review

Name of Reviewer: David DeBoskey

Date: 09/12/2024

Email:

Resubmittal Required

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Commenting Division: Planner Review 3rd Review

Name of Reviewer: David DeBoskey

Date: 09/12/2024

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Resubmittal Required

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PLN1: Informational: Request to store 5 trailers and 3 over-sized vehicles. Storing them in a proposed warehouse (4,000 sq. ft).

PLN2:

2018 GMC Box Truck

In warehouse or jobsite

2014 Isuzu Dump Truck

In warehouse or jobsite

2005 Ford F-350 – possibly overweight

Outside behind fence

2005 Chevy Silverado 1500

Outside behind fence

2021 Sany SY16 Mini Excavator

In warehouse or jobsite

2008 Chevy Silverado 1500

Outside behind fence

2011 5550 Dodge Ram - overweight

Outside behind fence

2012 Ford Transit Connect

Outside behind fence

2010 Ford Transit Connect

Outside behind fence

2020 RCLP Diamond EDGE234 (Trailer Tilt) Trailer

Outside behind fence

2021 RCLP Diamond RCLP HDT (Mini Dump Trailer)

Outside behind fence

2017 Doolittle Trailer

Outside behind fence

1999 Peter Built Tandem

In warehouse or jobsite

1997 Load King Trailer

In warehouse or jobsite

2014 Caterpillar 420F Backhoe

Works on land – personal agricultural vehicle

2015 Bob Cat E45 Hydraulic Excavator

In warehouse or jobsite

2020 PC138 Excavator

In warehouse or jobsite

2021 PC238 Excavator

In warehouse or jobsite

2020 Takeuch TL6 Skid Steer

Words on land – personal agricultural vehicle

What does the gray mean?

2021 Ford F-150 – personal garage

2017 Ford Explorer – personal garage

2020 Toyota CHR – personal garage

2012 Ford F-550 - outside behind fence

1998 Ford F-150 - outside behind fence

2000 Dodge Challenger - outside behind fence

1990 Tioga Arrowhead RV – personal outside behind fence

Based on the vehicle count, I count 11 vehicles and trailers/excavators stored on site (at a minimum), 8 in a warehouse. So is the request for 12 vehicles/trailers on site?

Are all the trucks (Silverado, Ram, Ford) and Transit Connects personal? Are they special edition models at all? For an example, is the 2005 Ford F350 a "Super Duty" edition?

How many of these cars are personal, for the use of the house occupants? How many people are of driving age in the house?

What does the gray area mean on the list?

Commenting Division: Planner Review 3rd Review

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Comment

PLN3: Based on the regulations below, the maximum amount of vehicles that can be stored outdoors is 5, no matter the size of the lot.

This is for ALL vehicle types. You must reduce

4-03-03-02-14 STORAGE, AND PARKING OF VEHICLES

Prohibited Vehicles: No vehicle in excess of seven thousand (7,000) pounds gross vehicle weight (G.V.W.) shall be kept, stored, or parked in a residential or agricultural zone district except by Conditional Use Permit. This shall include, but is not limited to, tractor trailers, over-the-road semi-trucks, road cleaners, motor graders, tow trucks, and similar maintenance or construction equipment. This prohibition does not apply to recreational vehicles, personal non-commercial vehicles, and agricultural equipment used for agricultural purposes.

Storing and Parking Vehicles: Vehicles that are allowed to be stored or parked in agricultural and residential zone districts, include but are not limited to boats, boat trailers, trailers, campers, fifth-wheel trailers, motor homes, stock cars, ski mobiles.

The storage or parking of any vehicle in any zone district must meet the standards listed in this section.

Total Number Vehicles Stored

Lots less than 1 Acre: A total of two (2) vehicles, may be stored outdoors.

Lots of 1 Acre or More: A total of two (2) vehicles per acre, with a maximum of five (5) vehicles may be stored outdoors.

PLN4: The fence is 8ft tall. Where else do you plan putting fencing? To the west, like the site plan shows? Is that what the permit is for? Or is that for the northern fence? Will the fence be 8 feet all around? To the south? How far away from the future warehouse? Will the fence be 8 feet tall because some of the oversized vehicles are planned to be parked/stored outside? Why 8 feet? If it's just to hide the RV then it's not necessary.

What is the estimated timeline for the creation of a warehouse and fencing?

The regulation aforementioned, 4-03-03-02-14 details that there cannot be more than 5 vehicles stored outside. This includes ALL vehicles (no matter the size and use). The last review, it appears that I have given you a misrepresentation of the code. Note these three sentences:

(1.) "The storage or parking of any vehicle in any zone district must meet the standards listed in this section."

(2.) "Lots of 1 Acre or More: A total of two (2) vehicles per acre, with a maximum of five (5) vehicles may be stored outdoors."

(3.) "A vehicle is "stored" on a property when it is located on the same property for a period of seventy-two (72) hours or more."

Only 5 vehicles can be stored outside. You must select those 5 and show that on the site plan.

Commenting Division: Planner Review 3rd Review

Name of Reviewer: David DeBoskey

Date: 09/12/2024

Email:

Comment

PLN5: Have those 2 lights been replaced? Can you resubmit an updated site plan of the driveway with lights?

PLN6: Can you resubmit with an updated site plan showing the driveway and pathways with labeled material of the driveway/pathways? Are asphalt fines? Recycled asphalt?

At what hours will the lights be on? (I apologize if I've already asked this.)

PLN7: Are you the drivers for all these vehicles? Or do other people who live with drive these vehicles too?

PLN8: The site plan shall not have photographs of parking spots. All parking spots must be drawn or generated the same way as any other parts of the site plan.

What type of material will the parking surfaces be made of? If they will, then the parking spots should be demarcated in such a way that the spots stay defined. One acceptable measure for recycled asphalt surfaces are parking space stoppers.

PLN9: The site plan includes trees, do you intend to include more landscaping? County landscaping standards for bufferyards dictates all bufferyard landscaping is on the outside of the fencing. Proper visual buffering aides the applicant's proposal. It might be something that you think about. Refer to 4-19-06 of the development standards and regulations for bufferyard design guidance.

PLN10: In your 9/12 email, you mentioned a "shop". Where is this shop on the site plan? What is the shop for? What is the timeline for the construction for the warehouse?

Commenting Division: Development Engineering Review 3rd Review

Name of Reviewer: Hugo Labouriau-Lacerda

Date: 09/05/2024

Email:

Resubmittal Required

ENG1: Applicant must submit finalized site plan including all proposed improvements to site (parking pad, new buildings, fencing, etc.). Dimensions should be included and total impervious area to be added to site clearly shown.

Commenting Division: Application Intake 3rd Review

Name of Reviewer: Dominique Petramala

Date: 08/21/2024

Email:

Complete

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: David DeBoskey

Date: 05/02/2024

Email:

Resubmittal Required

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Commenting Division: Planner Review 2nd Review

Name of Reviewer: David DeBoskey

Date: 05/02/2024

Email:

Resubmittal Required

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2nd Submittal Comments

PLN1: Applicant is requesting a total of 5 trailers and 3 over-sized vehicles. They will store them in a proposed warehouse (4,000sq ft). Please confirm this is correct.

PLN2: What kind of vehicles are those? Can you be more specific as to what type of vehicle, for example:

Is an RCLP Diamond a trailer? What is the MPK? Is Peter Built a truck cab? Is Caterpillar 420F a backhoe loader? Is the Bob Cat a loader? Some of these vehicle brands can be a few types of vehicles. Some on the list are specified, which is great, but can you do that for the rest of them, please?

When we evaluate this, and take it to hearing, we need to understand the type of vehicles. Thanks For example, when you say "Ford, 2005" that doesn't tell me if it is Ford Sedan or SUV. Does that make sense?

Similarly, can you state which vehicle is a trailer, which is a truck cab, etc.,?

PLN3: How long will those vehicles and/or equipment be stored, when you say "from time to time"?

PLN4: That fence is how tall? 6 ft? 8ft? The height is measured by the tallest part of ANY part of the fence, included posts. Will any vehicles that are taller than the fence height be outside behind the fence? Or will those tall vehicles be inside the proposed warehouse? It would be advantageous to your case to have those tall vehicles inside.

Site plan with fence is confusing, is the proposed fence along the westside of the building the one that is permitted with plans included here? Or is that to be built still?

Are you proposing any landscaping around the vehicles parked outside and behind the fence?

PLN4: To be clear, the "no more than 5" vehicles parked outside are UNDER 7,000 lbs? And what are those parked vehicles outside?

PLN5: Thanks for the photo and video. The lights should not be negatively impactful, however because I was able to see that only on the video, can you submit photos of the lights and their path (from the home to the road) so that we can clearly see? The photo will be better for documentation and the presentation.

PLN6: Will you create a driveway from the warehouse to the existing driveway? Or a dedicated path? what material will that be made out of? There needs to be some sort of path. Will that have the same light set up? The pathway to the warehouse should be added onto the site plan?

PLN7: These vehicles are part of a business, right? Does the business, in any capacity (admin work included), occur on site at all? Do employees come on to the site?

Per 4-03- 03-02-07-08 of the Adams County Development Standards and Regulations, Applicants can not have on the same property, both a principal dwelling and vehicles over 7,000lbs used for a commercial purpose in conjunction with a home occupation.

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Hugo Labouriau-Lacerda

Date: 05/01/2024

Email:

Complete

Commenting Division: ROW Review 2nd Review

Name of Reviewer: David Dittmer

Date: 04/30/2024

Email:

Complete

Commenting Division: Environmental Analyst Review 2nd Review

Name of Reviewer: Megan Grant

Date: 04/15/2024

Email:

Complete

ENV1. Please provide an updated site plan that shows the proposed parking area(s)/proposed building with your building permit application. You will need to provide linear distances between the site features (buildings, property lines, proposed buildings, driveway/access roads) and setbacks for the water well and septic system (tank, leach field, piping).

Commenting Division: Application Intake 2nd Review

Name of Reviewer: Sarahi Mijares Rivas

Date: 04/11/2024

Email:

Complete

Commenting Division: Planner Review

Name of Reviewer: David DeBoskey

Date: 11/03/2023

Email:

Resubmittal Required

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PLN1: Please specify the number of trucks and trailers this request is for. The site plan shows three spots, does that mean three oversized vehicles?

PLN2: Is it just trucks and trailers? Specify what are the types of vehicles? What type of equipment is on site?

PLN3: Please provide a more detailed site plan. This site plan should be more zoomed in providing more detail about the location of structures (current and proposed), distances between parking spots and structures, well and septic, and include details on the fences (chain-link or privacy: they should be clearly differentiated).
Are structures permitted?

PLN4: Do you park vehicles under 7,000 lbs. outside as well? How many?

PLN5: When evaluating impact a proposed use might have on neighbors and neighborhood, we would like you to demonstrate that the lights along the access road are NOT impacting the neighbors or neighborhood. This can be done via submitting a photometric plan

4-16-01 LIGHTING

1.Position of Lighting Facility: Lighting facilities shall be arranged and positioned so no direct light or reflection creates a nuisance or hazard on any adjacent property or right-of-way. Exterior lighting shall be compatible with that of adjacent properties.

2.Consideration of Pilots: No lighting facility shall make it difficult for pilots to distinguish airport lights from others, result in glare in the eyes of the pilots using an aviation facility, impair visibility in the vicinity of an aviation facility or, in any way create a hazard or endanger the landing, take-off, or maneuvering of aircrafts intending to use an aviation facility.

3.Lighting Fixtures: All lighting fixtures shall be located so as to shield direct rays from adjoining properties. Luminaries shall be of a low level, indirect, diffused type and shall not exceed a height of greater than twenty (20) feet above finished grade.

4.Upward Lighting: Upward lighting for architectural, landscape or decorative purposes, shall have at least ninety percent (90%) of the total distribution pattern within the profile of the illuminated structure. Light fixtures used to illuminate flags, statues, or any other object mounted on a pole, pedestal, or platform, shall use a narrow cone beam of light not to extend beyond the illuminated object.

PLN6: How tall are these fences?
Why is there only a fence on one side?

PLN7: Do you do auto maintenance or servicing on site?

PLN8: What surface material do the vehicles park on?
What is the total square footage of all parking surfaces?

PLN9: Public comment mentioned that the subject site had "mounds of construction debris including concrete chunks." There cannot be unpermitted materials (if even allowed in the first place with a permit) on site. Does the site have inert fill? It may be required to apply for a separate permit. Please detail how much fill or material is on site, whether more is coming, and how much and how long is it going to take before completion of delivery and what square footage amount is being covered on the site?

PLN10: For raw materials and for work equipment, outdoor storage on site is NOT allowed in this zone.

PLN11: It is to your advantage to demonstrate that the immediate neighbors are supportive of this proposed request. Both the Planning Commission and the Board of County Commissioners are especially receptive to neighborhood input of requests like these.

PLN12: Is there any existing landscaping on site? To be more compatible within the neighborhood it would be recommended to have landscaping and buffer yards. If you would like landscaping guidance, please refer to section 4.19 of the Development Standards & Regulations.

Commenting Division: Development Engineering Review

Name of Reviewer: Hugo Labouriau-Lacerda

Date: 11/03/2023

Email:

Resubmittal Required

Unresolved:

ENG1: The applicant is required to complete a Trip Generation Analysis (TGA), signed and stamped by a Professional Engineer (P.E.) licensed in the State of Colorado. If the vehicle trips per day exceed twenty (20), the applicant will be required to submit a Traffic Impact Study (TIS) and may be responsible for roadway improvements within the County Right-of-Way.

The TGA must contain the following items:

1. A reference to a specific Land Use Code from the Institute of Traffic Engineers' Trip Generation Manual (TGM). If the proposed use does not have an exact Land Use Code match, then the code referenced should be one that most closely resembles the proposed use.

2. The AM Peak Hour, PM Peak Hour, and Total Daily site-generated traffic counts for the specific Land Use Code used.

3. A written description of the proposed use that provides context and any nuance necessary to most accurately describe the use.

Please refer to Section 8-02 of the Adams County Development Standards and Regulations (ACDSR) for more information regarding the TGA requirements.

Information Only:

ENG2: No new access is requested. Must use existing access to property. Any modifications to the existing driveway or adding additional driveways will require additional permitting. No additional access to be approved for this lot at this time. *Existing access permitted under: ACC2021-00110.

ENG3: If hard parking surface is required that exceeds three thousand square feet (3,000-sf) of impervious area, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Standards and Regulations (ACDSR), are required to be completed, signed, and stamped by a Professional Engineer (P.E.) licensed in the State of Colorado and submitted to Adams County for review and final approval. See Section 9-01-11 of the ACDSR for details regarding detention. Include a grading plan with the submittal to demonstrate that historic drainage will be maintained and there will be no adverse impacts on neighboring properties. Plans must also show the locations of all Erosion and Sediment Control BMPs that will be installed.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 11/02/2023

Email:

Resubmittal Required

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The following comments apply to water and septic:

ENV1. Please provide documentation for your water well and septic system, as per application requirements.

ENV2. Please provide an updated site plan demonstrating location of water well, existing buildings, existing septic system components (including tanks, piping, and leach field), and the proposed parking area(s). Please provide linear distances between these items and setbacks.

ENV3. The Colorado Division of Water Resources (DWR) is the agency that regulates well permitting. There does not appear to be a commercial well on the property. The applicant shall contact DWR to determine the needed well designation and requirements. Contact information can be found at <https://dwr.colorado.gov/>.

ENV4. OWTS – Use Permit (Commercial)

Per Adams County Health Department (ACHD) Regulation Number O-22, Section 4, an OWTS Use Permit must be obtained within 12 months prior to a change in use of the property from residential to commercial. To obtain a Use Permit, the OWTS will need to be inspected by a National Association of Wastewater Technicians (NAWT) Certified Use Permit Inspector. A list of Certified Inspectors is available here <http://www.nawt.org/search.html>. If it is determined by the inspector that the system has deficiencies that require repair, these repairs must be completed prior to ACHD issuing a Use Permit.

The following comments apply to operations:

ENV5. Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Traffic in unpaved areas may contribute to increased fugitive dust emissions. Applicant will be required to implement dust control measures to prevent off-site impacts if truck traffic into and within parcel occurs on non-paved surfaces, as well as from operational activities.

ENV6. If applicant is performing truck and equipment maintenance and repair, a description of repair and maintenance operations, locations on site, and handling of fluids, used oil, and material storage is required.

ENV7. Applicant shall perform truck and equipment repair and maintenance on a concrete pad.

ENV8. If applicable, all hydraulic fluids, oils, and other pollutant sources used for truck and equipment maintenance and repair shall be stored within a covered area and in secondary containment.

ENV9. Applicant should limit engine idling to the maximum extent feasible to mitigate off-site noise and air quality impacts to surrounding properties.

(Refer to CRS Title 42 – Vehicles and Traffic Idling Standard, Article 14 – State Idling Standard, Section 42-14-105. Idling for Colorado law.)

The following comments apply to fill material:

ENV10. What kind of disposal/fill activities are occurring on the subject parcel? Piles of material have been indicated on the property.

Concrete? Dirt? Other materials?

ENV11. Is fill in of "pond"/wetland area an approved activity? Are there concerns with habitat, animals/plants?

ENV12. An inert fill permit must be obtained prior to importing any volume of fill material onto the parcel as part of site development. The permit type will depend on the duration and total volume of fill imported to the site.

Refer to ACDSR Sections 4-04-02-02 and 4-05-02-07. A permit will need to be filed and approved for the fill material brought on the subject parcel to fill the "pond" area.

ENV13. The applicant must provide proof of clean, inert material in the form of one of the following: 1) a signed letter certifying that the material is clean from the source providing the fill material; 2) a Phase I ESA or due diligence report demonstrating there are no recognized environmental concerns (REC) associated with the source/borrow site property; 3) a complete laboratory analysis of the material to be used as fill.

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 11/02/2023

Email:

Resubmittal Required

ROW1: The Site Plan needs to provide some additional information.

- a. Within the property boundary, provide the limits and location of the leach field and septic tanks. The offset to the parking area and the relation to house needs to be provided.
- b. Width and location of ingress and egress to all structures and the proposed storage/parking area. Provide the limits of the parking area (X by X)
- c. Location of the water well
- d. All existing structures
- e. Any known easements that affect the property, location and width.
- f. A north arrow
- g. Location and limits of the leach field and septic system with offsets to the proposed parking area.

Commenting Division: Neighborhood Services Review

Name of Reviewer: Gail Moon

Date: 11/02/2023

Email: gmoon@adcogov.org

Complete

There is an OPEN violation VIO2023-03360 for: 4-03-03-02-07 (3,4,7,8) 3- Business needs to be conducted inside. 4- Employees cannot report to the house 7- No outdoor storage of business equipment 8- NO truck over 7000 pounds can be stored

3-05-01, 3-07-01, 3-10-5, 4-02-02-02 No Outdoor Storage: junk, trash and debris

4-03-03-02-14(1) Remove commercial vehicles over 7000 pounds without approved CUP.