



AGENDA
HAYDEN PLANNING COMMISSION
THURSDAY, APRIL 11, 2024
6:00 P.M.
Join Zoom Meeting
<https://us02web.zoom.us/j/89548614591>
Meeting ID: 895 4861 4591
HAYDEN TOWN HALL – 178 WEST JEFFERSON AVENUE, HAYDEN

REGULAR MEETING

1. CALL TO ORDER, MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. CONSIDERATION OF MINUTES
Review and Consider Approval of November 30, 2023 Planning Commission Minutes.
5. HAYDEN CONTRACTOR SHOPS SIT PLAN – 453 Commerce Street, Lots 45-47, Valley View Business Park
 - a) Public Hearing: Hayden Contractor Shops Site Plan.
 - b) Review and Consideration for approval of the Hayden Contractor Shops Site Plan.
7. STAFF REPORT
8. ADJOURNMENT

NOTICE: Agenda is subject to change up to 24 hours before scheduled meeting. If you require special assistance in order to attend any of the Town's public meetings or events, please notify the Town of Hayden at (970) 276-3741 at least 48 hours in advance of the scheduled event so the necessary arrangements can be made.

The regular meeting of the Hayden Planning Commission was called to order by Chair Amy Williams at 6:04 p.m. Other members present were Commissioner Tim Frentress and Commissioner Carly Kelly. Community Development Director Tegan Ebbert and Project Management Specialist Kevin Corona were also present.

Pledge of Allegiance

Chair Williams led the Pledge of Allegiance.

Approval of the Minutes

Tim Frentress moved to approve the October 26, 2023 meeting minutes, Commissioner Kelly seconded; the motion was approved unanimously.

Prairie Run Subdivision Preliminary Plan

Kimball Crangle, Gorman and Company, and Elena Scott, Norris Design, presented the proposed Prairie Run Subdivision Preliminary plan, a 135 residential unit subdivision development in the Commercial (C) Zone district spread across a mixture of two-story multifamily and town home buildings and 8.2 acres of area dedicated to future commercial and mixed-use development. Ms. Crangle explained the project coincides with Hayden's Master Plan and they are in alignment with their use of the property. Gorman presented the proposed side walk improvements as well a vicinity map of the pedestrian and multi modal pathways. The proposed plan was updated and revised since the last meeting on 10/26/23 specifically to move the development south to avoid the Moon Ditch to ensure they are not interfering with the operations of the ditch. As such the layout of the building have remained the same. The future park is approximately 2.3 acres in area within the future development zone while Gorman continues to work with the Town to determine what the appropriate uses are going to be and what the Town interest will be. Proposed plan for dedicated for snow storage was also presented. It has been noted that 25% of their paved area will be dedicated for snow storage. All snow removal will be under Gorman's management and responsibility. A 60 foot right of way is included to be dedicated to the Town and will be stubbed out to allow for any future connection to Breeze Basin if additional development occurs in the vicinity. At timeline of the project was also presented, showing construction should start sometime in spring 2024

Planning Commission Questions

Commissioner Frentress questioned what the liability will be for the town concerning the open irrigation ditch running through the property. Ms. Crangle responded that Gorman worked with members of the ditch however an agreement couldn't be met so this is why this new plan was moved South to avoid the ditch entirely.

Chair Williams questioned if the ditch is left open, will the maintenances and management of the ditch remain with the owners. Ms. Crangle responded that is correct.

Commissioner Frentress inquired as to the issue that resulted in the ditch not being piped. Ms. Crangle responded that she didn't think there is difference in goals but once legal jargon came in it felt muddled with what the expectations were for cleaning and cleaning access. They just don't want to

make thing complicated and difficult as Gorman is in affordable housing business not irrigation ditches. She indicated that they are aware the ditch is very important for the users and Gorman would rather not screw it up. Commissioner Kelly requested clarification on the access. Ms. Scott responds Gorman can only control the collector street on their property and any access to US Highway 40 is subject to CDOT's conditions through an access permit.

Andrew Bowen with CPS presented and discussed parcel information, process, approved sketch plan, proposed preliminary plan, and changes between the sketch plan and the preliminary plan. Andrew states that because the design has been moved south the subdivision does not fully comply with **Sec. 10.24.20 Dimensional and Setback Standards**. For lots under 1,5 acres (Lots 1,3,6,8,9 and 10) there are no setback requirements. However, lots (2,4,5,7, and 11) must all be designed with a 25' setback as they are 1,5 acres or larger. The applicant is requesting to utilize **Sec. 10.16.130 Alternative Design** to pull all development south, which allows the Moon Ditch to remain unaffected by this phase. This allowance will ease all setbacks to 20'

Public Comment

Representing Moon Ditch owners, Mynon Woodley questioned if children will play in the ditch if it is left open. Chair Williams asked if being left open is better or worse for maintenance. Moon Ditch owners responded its better however it leaves it vulnerable for garbage and debris getting in the ditch. Moon Ditch owners stated they wanted to come to an agreement with Gorman so the ditch could be piped but felt that they weren't responsive. They involved an attorney but then Gorman stated they will not pipe the ditch.

Ms. Crangle responded that Gorman desired to come to an agreement with the Moons however the Moon's attorney started adding new things to the agreement such as annual maintenance fees, cleaning out to the ditch "to their satisfaction", and ultimately Gorman could not agree to the vague language or maintenance of the ditch that they had no ownership of. This is when Gorman decided to leave the ditch alone and redesign the site plan.

Kraig Copeland asked if this project will be built without any sidewalks to the development and expressed his concern for pedestrian safety regarding sidewalks adjacent to fast driving vehicles as well as general vehicular speeds in combination with the access proposed. Ms. Ebbert indicated that the Town is seeking grant funding for sidewalks to the development.

Ms. Ebbert clarifies that the highway alterations would be a condition of CDOT and CDOT will not provide formal comment until an access permit is submitted. The requirement for US Highway 40 improvements are in the hands of CDOT, not in the hands of Planning Commission, Town Staff, or the applicant.

Mr. Howard Stees ask if this will affect his private water line that cross through the Northwest side of the property. Ms. Scott stated it will not affect the easement of his property and no buildings will top that easement.

Kevin Copeland letter is read by Ms. Woodley. He has concerns about false promises of affordable houses and community meeting area. This only has a primary collector street access on to Highway 40. He also has concerns that there is an influx of illegal migrants flooding our state that this will house Steamboat's labor force which in turn would overwhelm our schools and police department bandwidth.

Susan Signs letter read by Ms. Karen Hughes. She has concerns about notices and not getting notified about this meeting. Susan states she lives 400' from the property therefore was not informed. She also has concerns about the danger of Prairie Run being close to highway 40.

Karen Hughes continues to ask if trails are being proposed onto adjacent properties. Ms. Ebbert confirms that all proposed trails are on the Prairie Run property and do not encroach onto adjacent properties. Tegan also clarifies that the right of way being stubbed out to the south, towards Breeze Basin, is part of the 2020 Hayden Master Plan and Future Land Use Map. The Town is asking for this stub out for future road connectivity if/when adjacent parcels are developed.

An audience member asked if traffic on CR-65 been evaluated and has it been studied. Chair Williams Responded that there is no need to do a traffic study at the moment as no access is being proposed there currently. If/when that area gets developed then it will go through that process because it is all upon development. Commissioner Tim Frentress reiterated the 60' ROW is part of the Hayden Master Plan and this is all contingent upon redevelopment.

Ms. Dana Haskins asked if the Master Plan Is legally binding. Commissioner Frentress answer it is not legal binding however, it is a guide for decision making.

Ms. JJ Pike states she asked Ms. Ebbert for a review regarding our public notice requirements. She would like to see an increase in the radius of adjacent homeowners and an increase in the amount of day of the notice. Tegan Ebbert responded consideration of public notice requirements are on the agenda for tonight and Planning Commission has work sessions leading up to this code text amendment.

Chair Williams closes public comment at 7:11 PM

Roundtable

Commissioner Frentress indicated his concerns on trash within the ditch and how cleaning mitigation will follow now that piping the ditch is no longer included this project. Chair Williams questioned if leaving it open is truly any different than the open ditches that run through town, private residential properties, and parks in the community.

Andrew Bowen with CPS: reiterates that it is a code requirement that these developments meet the Master Plan. He discussed the recommended conditions of approval:

1. Referral Agency comments shall be addressed prior of Final Plat.
2. Proof of formal submission of the Transportation Impact Study shall be required at the time of Final Plat submittal.
3. Proof of compliance with sections **7.24.140 Contribution for Publix School Sites and Dedication requirements, and 7.24.290 Conveyance of Water Rights as Part of Subdivision and/or Annexation** shall be required at the time of Final Plat submittal.
4. A Subdivision Improvement Plan shall be submitted at the time of Final Plat submittal
5. A timeline for the development of the main park on Lot 7 shall be required at the time of Final Plat submittal

Chair Williams noted she does not see a reason why not to approve. Also, we should keep in mind that the property will be owned and managed by Gorman. And she hopes that both parties can get to a workable agreement ditch.

Motion to approve

Chair Williams moved to recommend approval of the Prairie Run Preliminary Plan with five (5) conditions, based upon the following finding of fact:

The proposal meets the standards of the Town of Hayden's Development Code, is in general conformance with the intent and purpose of the Hayden Forward Master Plan and preserves the health, safety, and welfare of the citizens of the Town of Hayden.

Conditions of approval:

1. Referral agency comments shall be addressed prior to the submittal of a Final Plat.
2. Proof of formal submission of the Transportation Impact Study shall be required at the time of Final Plat submittal.
3. Proof of compliance with Sections 7.24.140 Contribution for Public School Site, 7.24.150 Public Sites and Dedication Requirements, and

7.24.290 Conveyance of Water Rights as Part of Subdivision and/or Annexation shall be required at the time of Final Plat submittal.

4. A Subdivision Improvement Plan shall be submitted at the time of Final Plat submittal.
5. A timeline for the development of the main park on Lot 7 shall be required at the time of Final Plat submittal.

Commissioner Frentress seconds the approval. The motion passed unanimously.

Code Text Amendments

Ms. Ebbert discussed proposed code amendments for:

1. Amendments to the public notice requirements (see attached) including a site signage requirement.
2. Requirement for a "public meeting" for developments of 24 or more dwelling units in which the applicant provides information to the public prior to the submittal of a formal application. This language will be included in Section 10.16.020, General Procedures and Requirements, after the Pre-Application Conference step. Suggested language is "Community Meeting: Development projects proposing to construct 24 (twenty-four) or greater dwelling units will be required to hold a community meeting to provide information regarding the public prior to the submittal of an application. This meeting is not a public hearing. Information and materials must be produced and provided by the prospective applicant and solely at their expense."
3. Reintroduction of the "Site Plan" standards in the Development Review Procedures section of the Development Code with amendments (as attached).

Ms. Ebbert indicated that some of these numbers were derived from prior work sessions with Planning Commission. She also indicated that the "Community Meeting" is not meant to be legally binding, rather it is a chance for prospective developers to have a less formal opportunity to interact with the public prior to a public hearing. It also gives the public the chance to make suggestions or ask questions.

Public Comment

Ms. JJ Pike indicated that she prefers to have the public notice area for a Site Plan application to be extended to 400' instead of 300'. Commissioner Williams indicated that the distance is being doubled and there are several other mediums in which people can find information. If it continues to be a concern after these changes are implemented, then it can be revisited.

Motion Commissioner Frentress moved to recommend approval of the Code Text Amendments. Commissioner Kelly Seconded; the motion passed unanimously.

Staff Updates Ms. Ebbert indicated that there are no upcoming scheduled Planning Commission meetings on the radar. Code Text amendments will go to Town Council on December 7th and December 14th. Prairie Run Preliminary Plan will go to Town Council on December 14th.
Town of Hayden Holiday Party for staff, elected, and appointed officials will take place at the Haven on December 15th at 4PM
Planning Commission members and their immediate families are now eligible to receive free memberships to the Hayden Center as Town Council voted to approve this benefit for all Town Board and Commission volunteers.

Adjournment The meeting was adjourned at 7:44PM

Recorded by:

Tegan Ebbert

APPROVED THIS _____ DAY OF _____, 2023

Amy J. Williams, Chair



Town of Hayden

Planning Commission Agenda Item

MEETING DATE: April 11, 2024

AGENDA ITEM TITLE: Public Hearing: Hayden Contractor Shops
Site Plan – Light Industrial work spaces
453 Commerce Street, Hayden
Lots 45-47, Valley View Business Park

AGENDA SECTION: New Business

PRESENTED BY: Tegan Ebbert
Community Development Director

APPLICANT: BWCC, Inc, property owner and Yampa Valley
Engineering, Applicant

CAN THIS ITEM BE RESCHEDULED: Not recommended.

ATTACHMENTS: Site/civil Plan
Landscaping Plan
Architectural Plans

BACKGROUND REVIEW:

The subject property is located on the corner of Commerce Street and Industrial Street in the southeast section of Valley View Business Park.

The Applicant is proposing to consolidate three (3) lots in the Valley View Business Park in order to construct six (6) structures, containing a total of fifteen (15) contractor shops. The plans include three (3) duplex buildings and three (3) triplex buildings. Each individual contractor shop unit will contain two interior parking spaces, work/storage space, a mezzanine, and either a ground floor ADA toilet/sink bathroom or a second-floor toilet/sink/shower bathroom. These units are not proposed to be used for overnight accommodations/occupancy/dwelling nor will they be permitted as such. The proposed use is for contractors, light industrial businesses, and entrepreneurs to use the spaces for activity such as equipment/material storage and maintenance, fabrication, light manufacturing, show rooms, client meetings, office space, and other business-related functions and construction trade/service activities.

The three (3) parcels contain a total of 1.126 acres. Each individual contractor shop is proposed to have 950 square feet on the main floor and a 314 square foot mezzanine. Each unit will have a double width garage door and an adjacent man door for entry. Windows will be placed on all sides of the structures and the exterior siding will consist of two different textured/colored metal materials.

Re-subdivision of the property is required if the applicant wishes to convey the units individually in the future. The current is for leased spaces.

COMPLIANCE WITH HAYDEN FORWARD MASTER PLAN:

Section 10.16.020(f)(1)(iii) of the Hayden Development Code (Code) states that “[t]he reviewing authority shall review development applications for compliance with all relevant standards and criteria as set forth in the specific procedures for the particular application in [the Code]” as well as general criteria which apply including compliance “with the goals and policies of the Comprehensive Plan” (Plan). The recently adopted Hayden Forward Master Plan 2020 serves as the Town’s Comprehensive Plan. Therefore, any proposal should be considered in light of the applicable policies of the Plan. While the Plan contains numerous policies regarding land use and development, staff has selected the following checklist to highlight the policies most directly applicable to this application. Interested parties are encouraged to review the Plan to determine if there are other policies that may be applicable to the review of this application.

I.HL3: Preserve a dark sky environment.

<input checked="" type="checkbox"/> <u> </u> <input type="checkbox"/> <u> </u>	I.HL3.1 Reduce light pollution through dark sky compliant fixtures with future development. <i>Staff comment: Plans show that exterior lighting fixtures are downcast and light will not extend beyond the property boundary.</i>
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RE.ED4: Existing Assets: Prioritize necessary community and capital infrastructure to underdeveloped areas of Town for successful development.

Complies		Action	Policies
Yes	No		
<input checked="" type="checkbox"/> <u> </u> <input type="checkbox"/> <u> </u>	RE.ED4.1	Recruit tenants to the Valley View Industrial Park and other underutilized areas of Town. <i>Staff comment: The proposal will develop three currently vacant lots within the Valley View Industrial Park.</i>	

COMPLIANCE WITH THE TOWN OF HAYDEN DEVELOPMENT CODE

While the Hayden Development Code (Code) contains numerous regulations regarding land use, staff has selected the following checklist to highlight the regulations directly applicable to this application. Interested parties are encouraged to review the Code to determine if there are other regulations that may be applicable to the review of this application.

Section 10.16.020 – General Procedures and Requirements.

Complies Yes	No	Section	Standards
<u> √ </u>	<u> </u>	(d)	Notice. Notice shall be required for all public hearings conducted by the Planning Commission and Council. <i>Staff Comment: All public notice requirements were fulfilled in order to bring this application forward to public hearing.</i>
<u> √ </u>	<u> </u>	(g)	Expiration of approval. All development approvals shall expire and become void two (2) years after the date of the approval if a building permit has not been issued prior to the expiration date. <i>Staff Comment: A recommended condition of approval has been included to reinforce this standard.</i>

Chapter 10.20 – Zone Districts and Official Zoning Map

Section 10.20.130 – I-1 Light Industrial District

Complies Yes	No	Section	Standards
<u> √ </u>	<u> </u>	(a)	Intent. This district is intended to provide locations for a variety of workplaces including light industrial uses, research and development offices and institutions. This district is also intended to accommodate secondary uses that complement and support the primary workplaces uses, such as hotels, restaurants, convenience shopping, and childcare. Additionally, this district is intended to encourage the development of planned office and business parks and to promote excellence in the design and construction of buildings, outdoor spaces, transportation facilities and streetscapes.
<u> √ </u>	<u> </u>	(D)	Principal uses. Permitted principal uses in the I-1 District that are appropriate for these units are:

Light Industrial Uses

Manufacturing: “A business which makes products by hand or by machinery”

Warehouse and Distribution: “The storage, wholesaling, and distribution of manufactured products, supplies, or equipment, including accessory offices or showrooms, including incidental retail sales, but excluding bulk storage of materials that are inflammable or explosive or that create hazardous or commonly recognized offensive conditions.”

Staff comment: The scope of use under this proposal conforms to this permitted use. Several different light industrial or commercial business type occupants can operate within these “Contractor Shops”.

Chapter 10.24 – Development Standards

10.24.020 – Dimensional and Setbacks

Complies		Section	Standards
Yes	No		
<u> √ </u>	<u> </u>	-	Dimensional Standards Table 7.24-1. I-1 – Light Industrial Zone District. Minimum structure setbacks: 20’ from front property line, 15’ from side property line, and 20’ from rear property line. Maximum structure height: 35’. <i>Staff comment: The applicant’s site plan and elevations indicate that all setbacks and height standards are met. The structures are 22’5” in height.</i>

Section 10.24.080 – Access Standards

Complies		Section	Standards
Yes	No		
<u> √ </u>	<u> </u>	B.	Industrial lot access to adjacent street. Driveway access to a local or collector street from a multi-family residential, commercial, business or industrial lot shall be greater than one hundred twenty-five (125) feet from any street intersection as measured from the intersecting right-of-way lines. <i>Staff comment: The proposed access point, located on Commerce Street, exceeds 125’ from the nearest intersection. Discussion was had as to whether a secondary access point onto Industrial</i>

Drive is possible. West Routt Fire Protection District indicated that their standards do not require the access however it is preferable. At the time of this staff report, the applicant is investigating whether the grade is appropriate for the secondary access point.

10.24.100 – Parking

Complies		Section	Standards
Yes	No		
		(B)	General Provisions. In all zone districts, off-street parking facilities for the storage of motor vehicles for the use of occupants, employees and patrons of the building or structures hereafter erected, altered or extended shall be provided and maintained as herein prescribed.
<u> √ </u>	_____	1.	Surface. All parking and driveway areas and primary access to parking facilities shall be surfaced with asphalt, concrete or similar materials. <i>Staff comment: A recommended condition of approval has been included requiring the that access and parking areas be paved prior to issuance of a Certificate of Occupancy/Completion.</i>
<u> √ </u>	_____	6.	Off-Street Parking Design. Any off-street parking area shall be designed so that vehicles may exit without backing onto a public street unless no other practical alternative is available. Off-street parking areas shall be designed so that parked vehicles do not encroach upon or extend onto public rights-of-way, sidewalks or strike against or damage any wall, vegetation, utility or other structure. <i>Staff comment: As designed on the site plan, parking will occur on the subject property, not on the public street/right of way.</i>
<u> √ </u>	_____	8.	Striping. All parking areas shall be striped to identify individual parking spaces. <i>Staff comment: A recommend condition of approval has been included requiring that the parking areas be striped prior to issuance of a Certificate of Occupancy/Completion.</i>
<u> √ </u>	_____	9.	Lighting. All parking area lighting shall be full cutoff type fixtures. Any light used to illuminate parking areas or for any other purpose shall be so arranged as to reflect the light away

from nearby residential properties, and away from the vision of passing motorists. *Staff comment: A recommended condition of approval has been included to require that exterior lighting fixtures are downcast and light will not extend beyond the property boundary in accordance with this policy.*

(c) **Paved off-street parking requirements.**

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- (1) Paved off-street parking shall be provided according to the minimum requirements as specified: Business park/industrial: 1 space each for the maximum number of employees present at any one time plus space to accommodate all trucks and other vehicles used in connection with the facility *Staff comment: Each unit contains two (2) parking spaces on its interior for unit occupants. The development contains fifteen (15) total units however twelve (12) exterior parking spaces are proposed. Staff recommend the inclusion of three (3) additional parking spaces in the development to allow for one exterior parking space to be allocated per unit. Due to the unknown final use of these spaces, it is plausible that the occupying business may require customer parking, deliver vehicle parking, or additional employee parking. A recommended condition of approval has been included to address the number of parking spaces.*

(e) **Handicap parking spaces.**

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- (4) *Number of handicap parking spaces: Total parking spaces in lot: 1-25: 1 space required. Staff Comment: One (1) accessible parking space must be provided in the development. The ADA compliant parking space is indicated on the site plan. A recommended condition of approval has been included to address this requirement.*

Section 7.24.160 – Landscape Design

Complies	Section	Standards
Yes No		
<u> √ </u> <u> </u>	(3)	Industrial Development Landscaping Standards. Landscape improvements within the I-1 and I-2 districts shall be designed to enhance the overall appearance of the development and to integrate the project with adjacent land uses and into the surrounding neighborhood. A minimum of fifteen (15) percent of

the site (gross) shall be landscaped area. **Staff Comment: The submitted landscaping plan indicates this standard will be met. The landscape plan shows 15% of the site will be landscaped.**

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- (i) **Required trees/shrubs** The developer or assigns shall provide:
 (A) Site trees – plant a minimum of one (1) tree per one thousand five hundred (1,500) square feet of landscaped area, distributed on the site. (B) Shrubs – plant a minimum of one (1) shrub per three hundred (300) square feet of landscaped area. Group shrubs and distribute throughout the site. Trees may be substituted at the discretion of the Planning Commission at site plan review. **Staff comment: Required landscape area is 7,356 sq. ft. and the landscape plan indicate five (5) trees and 25 (twenty-five) shrubs are proposed.**

Chapter 7.24.200 – Commercial and Industrial Architecture

Complies Yes No	Section	Standards
	E.	Industrial (I-1 and I-2) Architectural Standards.
	1.	Intent. Industrial uses shall provide the opportunity to develop industrial facilities and business parks. In addition, the following standards shall apply:
<u> √ </u> <u> </u>	a.	A building’s special architectural features and treatments shall not be restricted to a single façade. All sides of a building open to view by the public, when viewed from public right-of-way shall display a similar level of quality and architectural interest. Staff comment: Referencing architectural plans, the buildings will have adequate openings and windows on all sides and the façade material changes half way up the exterior structure wall therefore meets this standard.
	b.	Building massing and form.
<u> √ </u> <u> </u>	iii.	Loading areas shall not front any street or public right-of-way. Staff Comment: Loading areas are facing the interior of the development where the garage/bay doors are located.
<u> √ </u> <u> </u>	iv.	Parking requirements shall be provided to the extent possible at the rear or sides of the building. Staff Comment: The parking

areas are located to the sides of the buildings.

- √ _____
- c. Wall articulation. Walls shall not have an uninterrupted length exceeding fifty (50) feet. Pilasters, texture transitions, windows and/or stepping of the wall plane are required. ***Staff comment: The applicant is proposing a black wainscoting metal facade around the entirety of the ash gray building with several doors, windows, and lighting features on all sides.***
- iv. Siting structures.
- √ _____
- a. Structures shall be sited to avoid a “wall” affect along public rights-of-way and along adjacent property lines. This can be achieved by varying the building setbacks and clustering buildings. ***Staff comment: The structure is sited in the center of the lot and is not meeting the side of front setbacks, giving a natural buffer area between properties. Additionally, landscaping is slated for the areas on the sides and front of the structure.***

RECOMMENDATION: Move to approve the Hayden Contractor Shops site plan with the following findings of fact and conditions of approval.

Site Plan

Findings of fact:

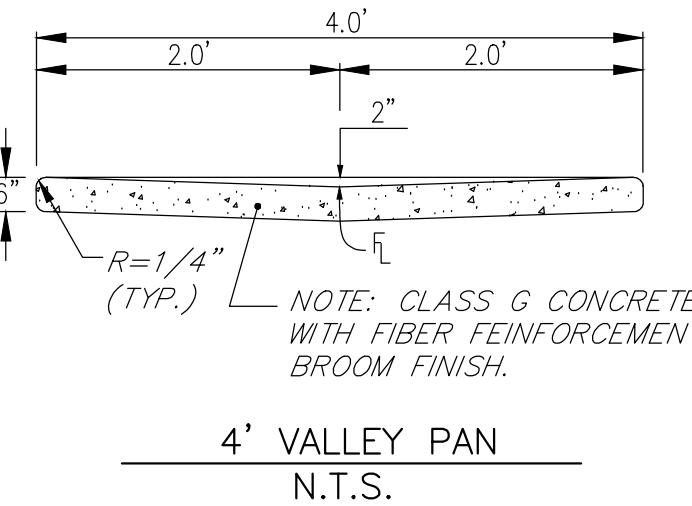
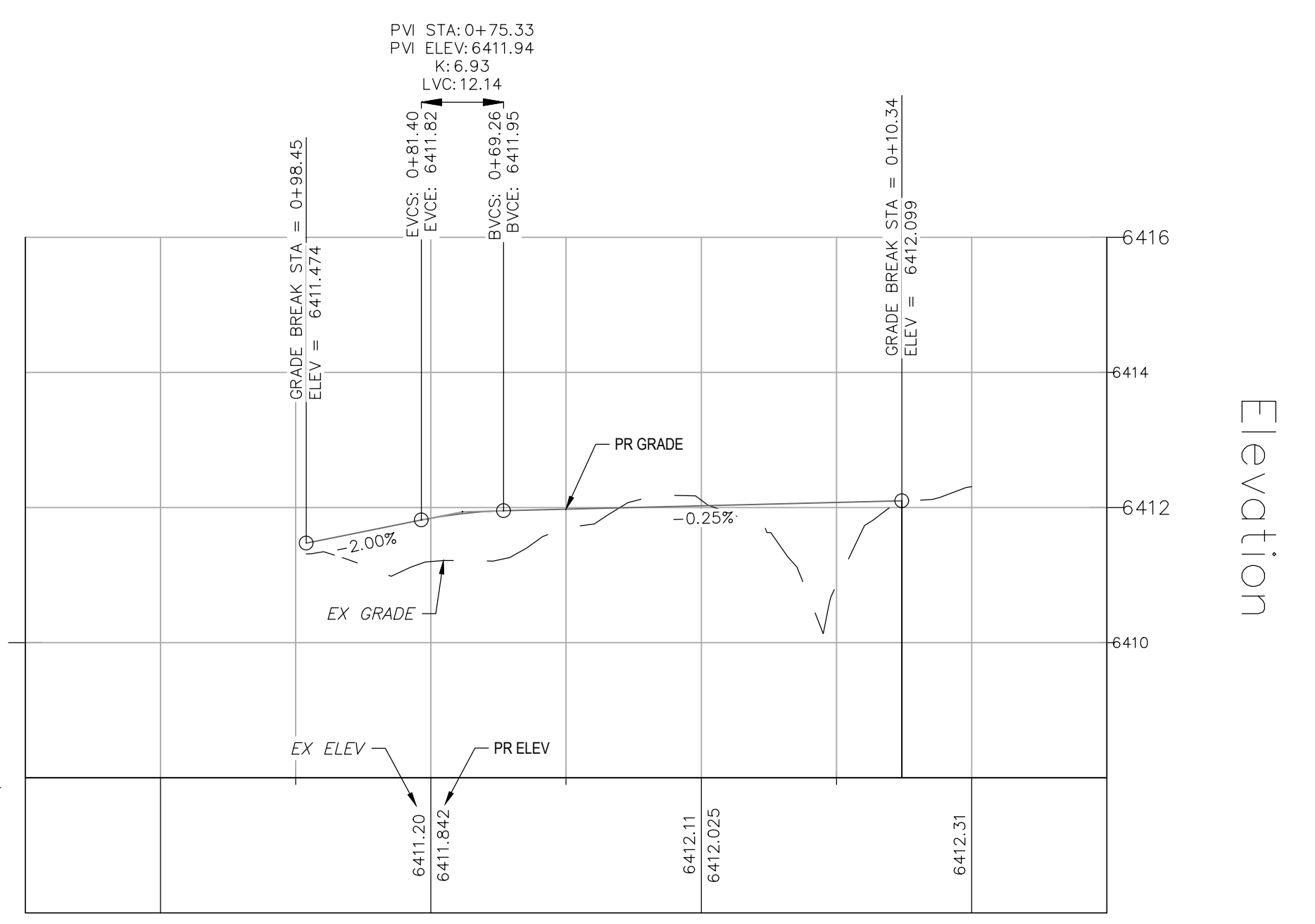
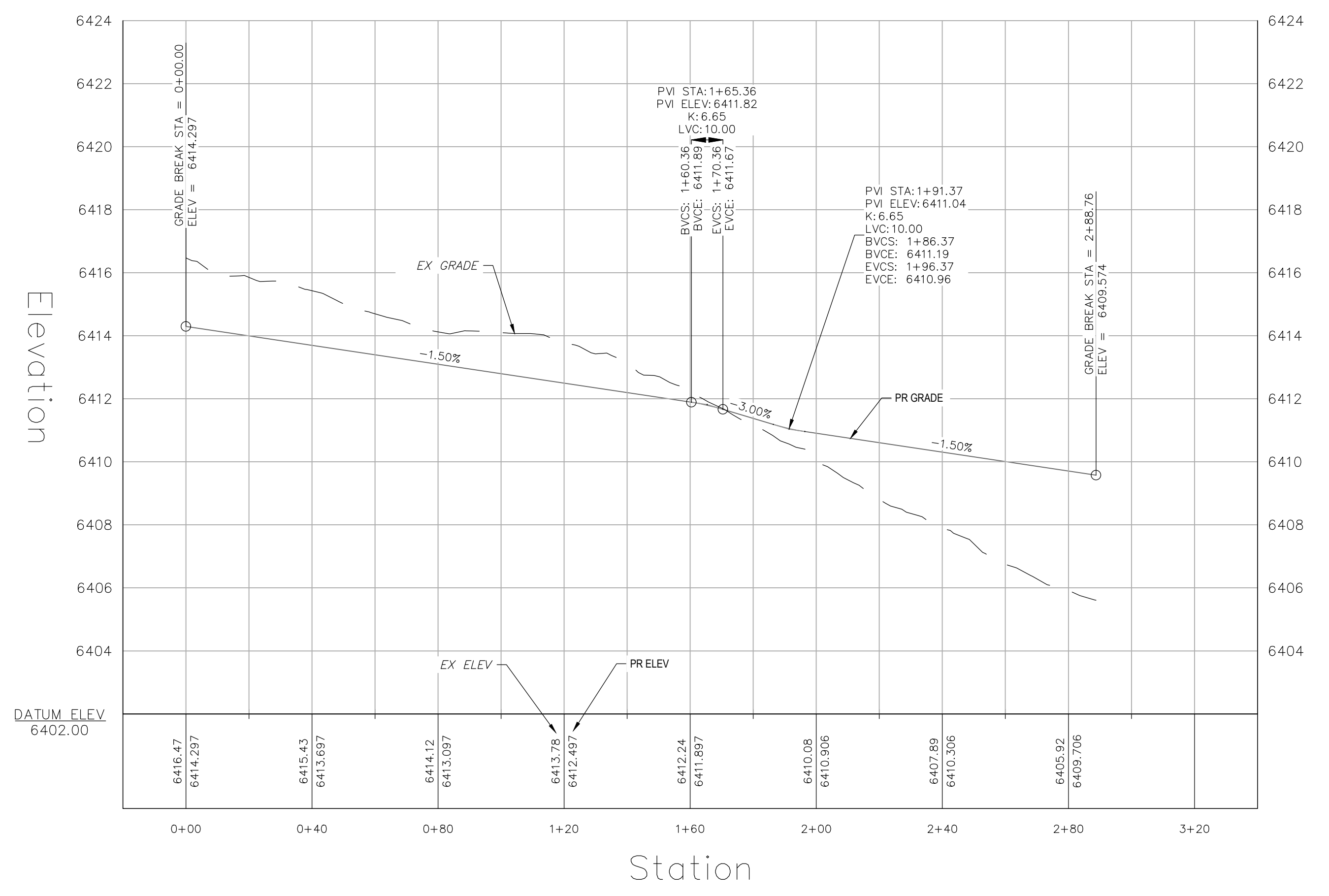
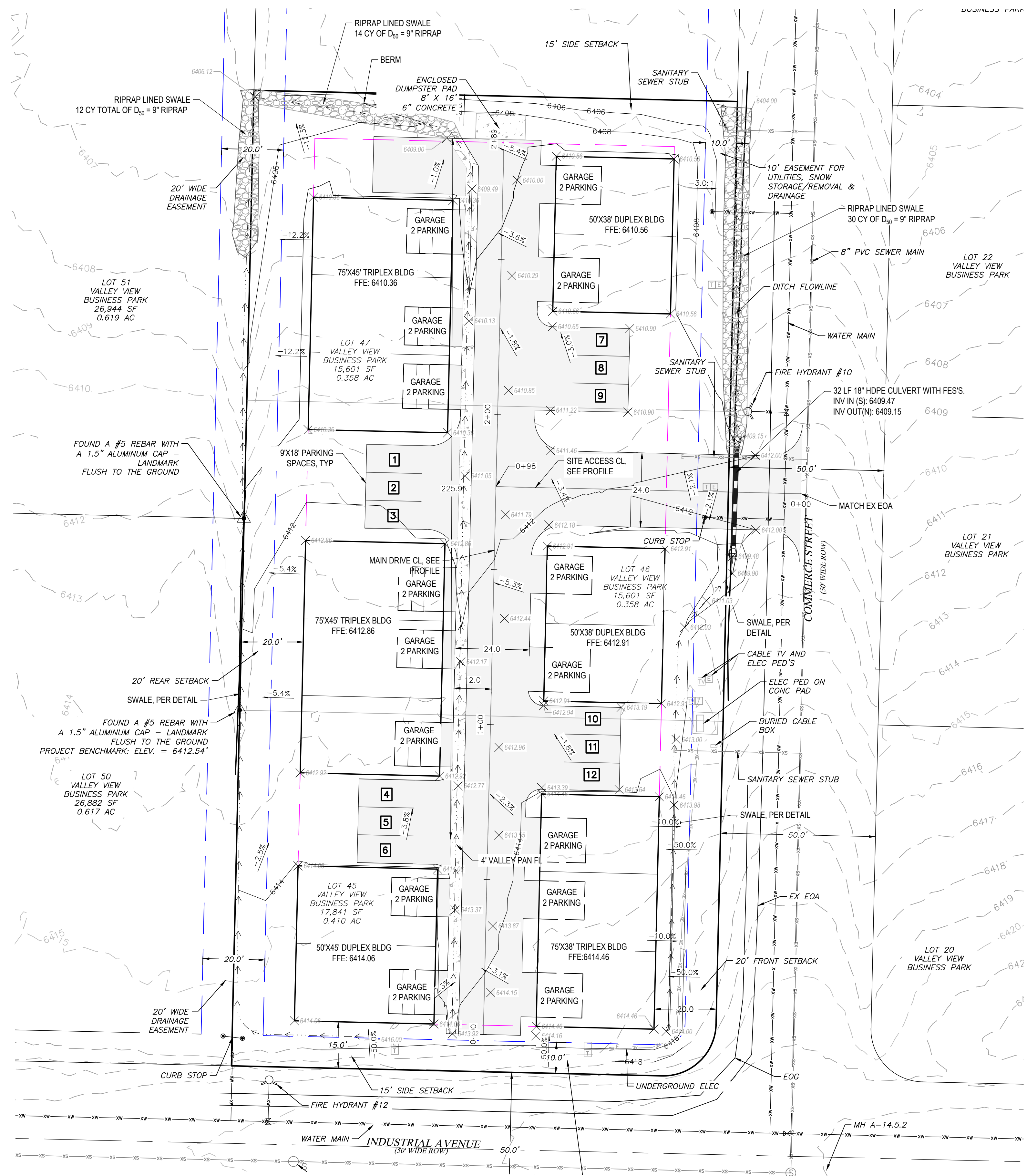
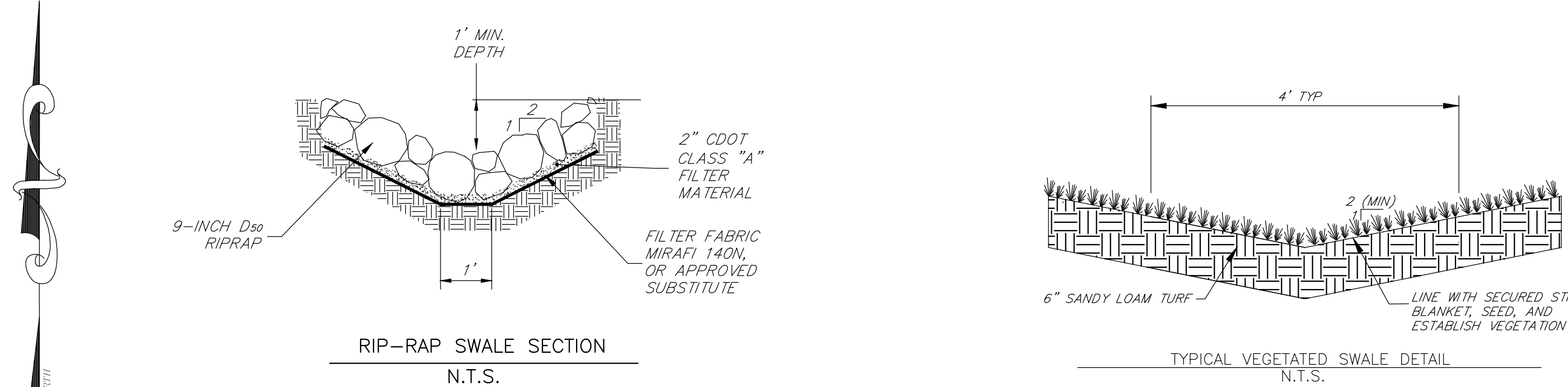
1. The proposal meets the standards of the Town of Hayden’s Development Code, is in general conformance with the intent and purpose of the Hayden Forward Master Plan and preserves the health, safety and welfare of the citizens of the Town of Hayden.
2. As sidewalks were not been required in the interior of the Valley View Business Park, the waiver of the requirement that sidewalks be constructed is appropriate.

Subject to the following conditions of approval:

1. The effective date of this approval is the date upon which the Planning Commission approves the application. The approval shall expire one (1) years from its effective date, unless a building permit has been issued or an application for renewal of the Site Plan approval is approved pursuant to Section 10.16.020, Hayden Development Code (HDC).
2. An Acknowledgement of Merger of Title or Consolidation Plat must be filed to merge the Lots 45-47, Valley View Business Park prior to the issuance of building permits.
3. Landscaping, paved access, and paved parking areas must be installed prior to issuance of a certificate of occupancy/completion.

4. Lease/Rental contract must clearly state that these structures are not permitted as dwelling units and that overnight occupancy and/or habitation are prohibited.
5. One (1) ADA accessible parking space shall be provided on the premise pursuant to 10.24.100(e)(4).
6. Fifteen (15) exterior paved, striped parking spaces must be installed onsite. A revised site plan indicating the location and dimensions of the parking spaces must be provided to Town staff for approval prior to issuance of a building permit.
7. A vehicle turn-around solution must be submitted to staff prior to issuance of a building permit that complies with Section 10.24.100(b)(6) to allow vehicles to exit the property without backing onto the public street.
8. Parking spaces must be striped pursuant to Section 10.24.100(b)(8).
9. Exterior lighting fixtures shall be downcast, opaquely shielded, and light shall not extend beyond the property boundary.
10. The signage plan is approved as presented in the architectural plans. Further Sign Permits are not required for these structures if the signage is installed in conformance with this plan.

MANAGER'S RECOMMENDATION/COMMENTS: *I concur with this recommendation.*



PROJECT TOTAL EARTHWORK QUANTITIES:

AREA OF DISTURBANCE:	46737	SQ. FT.
TOPSOIL STRIPPING:	866	CU. YDS.
TOTAL CUT:	1342	CU. YDS.
TOTAL FILL:	1173	CU. YDS.
NET (CUT):	169	CU. YDS.

- NOTES:**
1. TOPSOIL STRIPPING VOLUME ASSUMES AN AVERAGE TOPSOIL DEPTH OF 0.5 FEET PER THE GEO-TECHNICAL REPORT. ACTUAL TOPSOIL DEPTH MAY VARY ACROSS THE ENTIRE AREA OF DISTURBANCE.
 2. THE TOTAL CUT VOLUME INCLUDES TOPSOIL STRIPPING.
 3. A FILL FACTOR OF 1.10 WAS USED FOR CUT-FILL VOLUME CALCULATIONS.
 4. FILL VOLUME INCLUDES NATIVE MATERIAL AND ALL IMPORT MATERIALS. (I.E. GRAVEL, ASPHALT, CONCRETE, ETC.)

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	BUILDING SETBACKS
	EXISTING EDGE OF ASPHALT
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED 10' CONTOUR
	EXISTING DRAINAGE DITCH
	PROPOSED DRAINAGE DITCH
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SEWER MAIN
	PROPOSED SEWER SERVICE
	EXISTING WATER MAIN
	PROPOSED WATER SERVICE
	EXISTING FIRE HYDRANT
	PROPOSED ASPHALT PAVING
	PROPOSED PARKING STRIPING
	PROPOSED CONCRETE PAVING
	PROPOSED BUILDING FOOTPRINT
	SNOW STORAGE
	EXISTING LABEL
	PROPOSED LABEL

- ABBREVIATIONS:**
- | | |
|------|--------------------------|
| BOW | BOTTOM OF WALL |
| BLDG | BUILDING |
| CL | CENTERLINE |
| CMU | CONCRETE MASONRY UNITS |
| CO | CLEAN OUT |
| CONC | CONCRETE |
| ELEV | ELEVATION |
| EOC | EDGE OF CONCRETE |
| EOG | EDGE OF GRAVEL |
| EX | EXISTING |
| FFE | FINISHED FLOOR ELEVATION |
| FND | FOUNDATION |
| HP | HIGH POINT |
| INV | INVERT |
| LF | LINEAR FEET |
| PR | PROPOSED |
| SF | SQUARE FEET |
| SS | SNOW STORAGE |
| TOW | TOP OF WALL |
| TYP | TYPICAL |

FOUR POINTS SURVEYING ENGINEERING

440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointse.com

NO.	DATE	REVISIONS

LOTS 45-48 VALLEY VIEW BUSINESS PARK

TBD COMMERCE ST HAYDEN, CO 81639

Horizontal Scale

1" = 20'

Contour Interval = 1 ft

DATE: 07-11-2023
JOB #: 2030-003
DRAWN BY: CFB/RS
DESIGN BY: CFB/RS
REVIEW BY:

DRAWING: GRADING AND DRAINAGE PLAN

SHEET # C2

YVE,
YAMPA VALLEY ENGINEERING, INC.

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MECHANICAL
ENGINEERING
DESIGN
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SERVICES

JAMES STEGMAIER, P.E.
1821 KAMAR PLAZA
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80477
970-870-9229
yvengr@yvengr.com

A SITE PLAN APPLICATION FOR:
HAYDEN CONTRACTOR SHOPS

LOTS 45-47 COMMERCE STREET
HAYDEN, COLORADO

LEGAL DESCRIPTION
LOT 45-47 VALLEY VIEW BUSINESS PARK FINAL PLAT
ZONING = II

PLANS FOR:

HAYDEN CONTRACTORS SHOPS
LOTS 45-47 VALLEY VIEW BUSINESS PARK
HAYDEN, COLORADO

JOB NO.: 23-001
DRAWN: ECS
DATE: 07-07-23

REVISIONS

NO.	DATE	DRAWN

SHEET NUMBER

T-1

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE SPECIFIED AND IN ACCORDANCE WITH ALL APPLICABLE CODES, PERMITS AND LAWS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL NEW CONSTRUCTION ON THE SITE
3. THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS BEFORE STARTING WORK. IF A DISCREPANCY APPEARS BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS, NOTIFY YAMPA VALLEY ENGINEERING AT ONCE.
4. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDUCT. THE JOB SITE SHALL BE FREE OF DEBRIS AND TRASH. MATERIALS AND EQUIPMENT SHALL BE REASONABLY PLACED. EACH SUB-CONTRACTOR ON COMPLETION OF HIS/HER PHASE OF THE JOB SHALL REMOVE ALL DEBRIS, TRASH AND EQUIPMENT.
5. ALL MATERIALS AND EQUIPMENT ON THE JOB SITE SHALL BE STACKED AND PROTECTED PROPERLY TO PREVENT DAMAGES AND OR DETERIORATION.
6. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS. ALL DIMENSIONS ARE TO FACE OF FRAMING AND FACE OF CONCRETE. ALL INTERIOR STUDS ARE TO BE 2X4 UNLESS OTHERWISE NOTED. ALL EXTERIOR STUDS ARE TO BE 2X6 UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL PROVIDE ALL BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES AND ELECTRICAL EQUIPMENT.
8. PROVIDE ALL ACCESS PANELS TO ALL ENCLOSED SPACES, VOIDS AND ATTICS AS REQUIRED BY GOVERNING CODES.

APPLICABLE CODES OF 2013

- 2013 INTERNATIONAL BUILDING CODE
- 2013 INTERNATIONAL MECHANICAL CODE
- 2013 INTERNATIONAL PLUMBING CODE
- 2013 INTERNATIONAL ENERGY CONSERVATION CODE
- 2010 NATIONAL ELECTRIC CODE

SHEET INDEX

ARCHITECTURALS

- T-1 TITLE SHEET
- A-0 INFO SHEET
- A-1 PROPOSED DUPLEX ELEVATIONS
- A-2 PROPOSED DUPLEX ELEVATIONS
- A-3 PROPOSED MAIN LEVEL FLOOR PLAN
- A-4 PROPOSED MEZZANINE FLOOR PLAN
- A-5 PROPOSED TRI-FLEX ELEVATIONS
- A-6 PROPOSED TRI-FLEX ELEVATIONS
- A-7 PROPOSED MAIN LEVEL FLOOR PLAN
- A-8 PROPOSED MEZZANINE FLOOR PLAN
- A-9 PROPOSED RENDERINGS

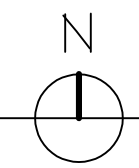
CIVIL ENGINEERING

- C-1 FOUNDATION PLAN
- C-2 GRADING & DRAINAGE PLAN
- C-3 UTILITY PLAN
- C-4 LANDSCAPE PLAN



PROPOSED PROJECT

VICINITY MAP



SYMBOLS	
	WINDOW TAB
	DOOR ID (TOP) DOOR WIDTH (BOTTOM)
	SECTION MARK
	DETAIL NUMBER W/ SHEET NUMBER
	EXHAUST FAN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	FLOOR DRAIN
	ROOF SLOPE
	TOP OF ELEVATION

LEGEND	
	NATIVE SOILS OR STRUCTURAL FILL
	GRANULAR BACKFILL
	POST
	2x4 WALL
	2x6 WALL
	8" CONCRETE WALL
	RIGID INSULATION
	BATT INSULATION

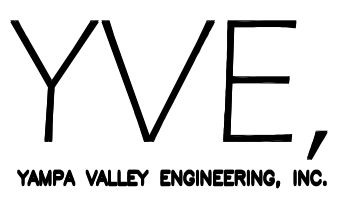
PROJECT TEAM

OWNER
 BWCC BUSINESS PARK, LLC
 617 HILLTOP PKWY
 STEAMBOAT SPRINGS, CO 80487
 ATTN: BILL WERNIG & CHRISTOPHER CALLAHAN

CIVIL ENGINEER
 FOUR POINTS SURVEYING & ENGINEERING
 440 S. LINCOLN AVE, SUITE 4A
 P.O. BOX 775966
 STEAMBOAT SPRINGS, CO 80487
 (970) 871-6772
 ATTN: WALTER MAGILL, P.E.

BUILDING DESIGNER
 YAMPA VALLEY ENGINEERING, INC.
 1794 KAMAR PLAZA
 STEAMBOAT SPRING, CO 80487
 (970) 870-9119
 ATTN: JIM STEGMAIER, P.E.

GEOTECHNICAL ENGINEER
 NORTHWEST COLORADO CONSULTANTS, INC. (NWCC)
 2580 COPPER RIDGE DRIVE
 STEAMBOAT SPRINGS, CO 80487
 (970) 879-7888
 BRIAN LEN, P.E.



**STRUCTURAL
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 SERVICES**

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 80477
 970-870-9229
 yvengr@yvengr.com

PLANS FOR:
HAYDEN CONTRACTORS SHOPS
 LOTS 45-47 VALLEY VIEW BUSINESS PARK
 HAYDEN, COLORADO

JOB NO.: 23-001
 DRAWN: ECS
 DATE: 07-07-23

REVISIONS

NO.	DATE	DRAWN
1	00-00-00	ECS

SHEET NUMBER

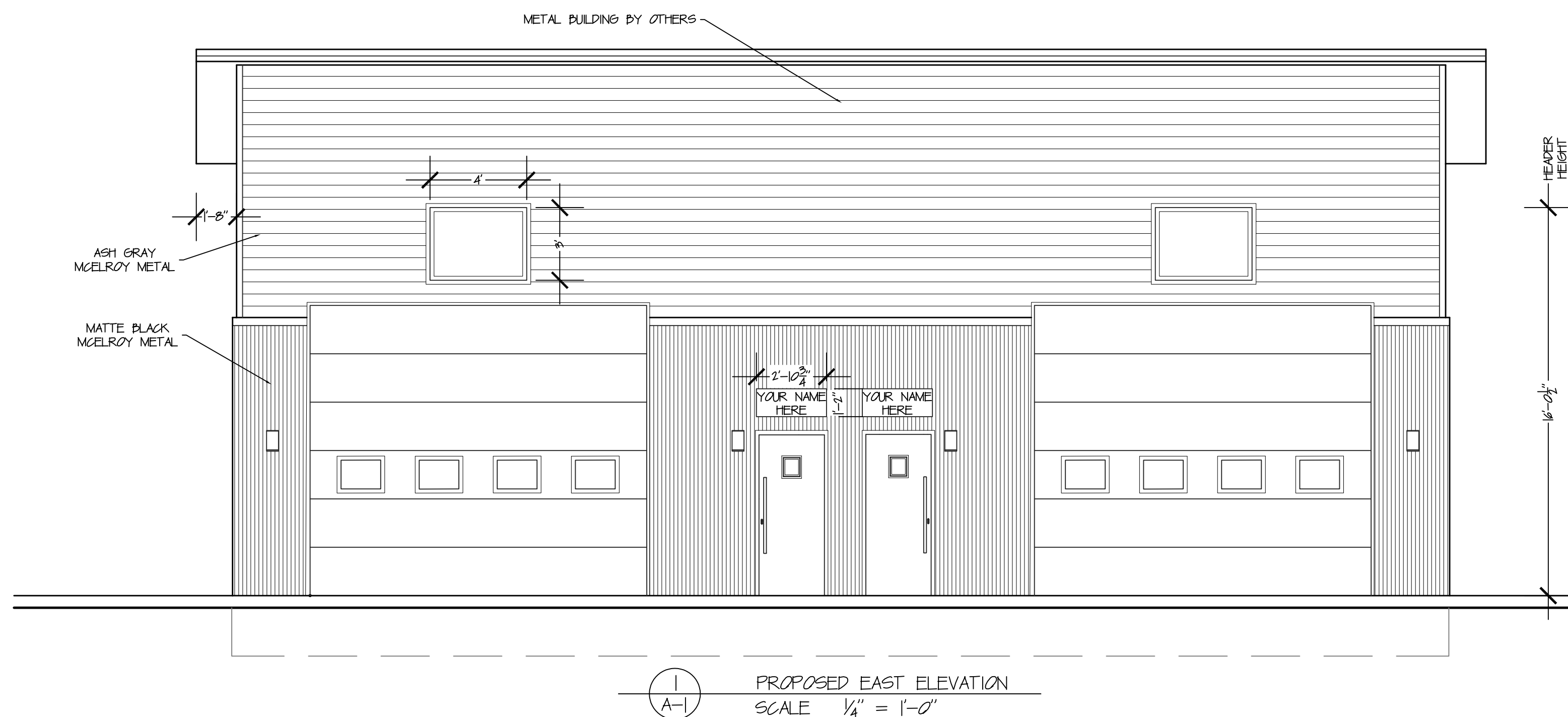
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YVE,

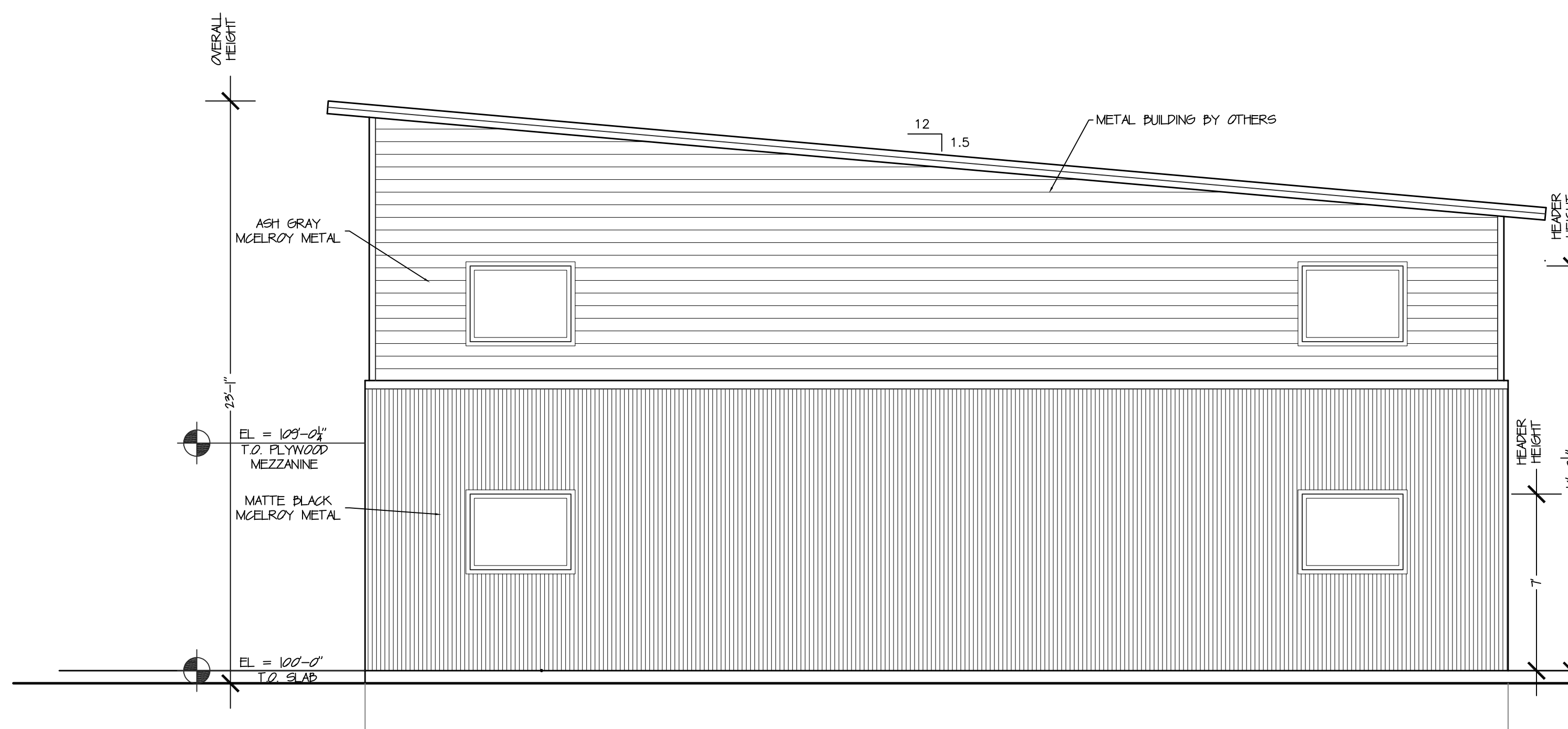
YAMPA VALLEY ENGINEERING, INC.

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yvengr@yvengr.com



1
A-1 PROPOSED EAST ELEVATION
SCALE 1/4" = 1'-0"



2
A-1 PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"

PLANS FOR:

HAYDEN CONTRACTORS SHOPS
LOTS 45-47 VALLEY VIEW BUSINESS PARK
HAYDEN, COLORADO

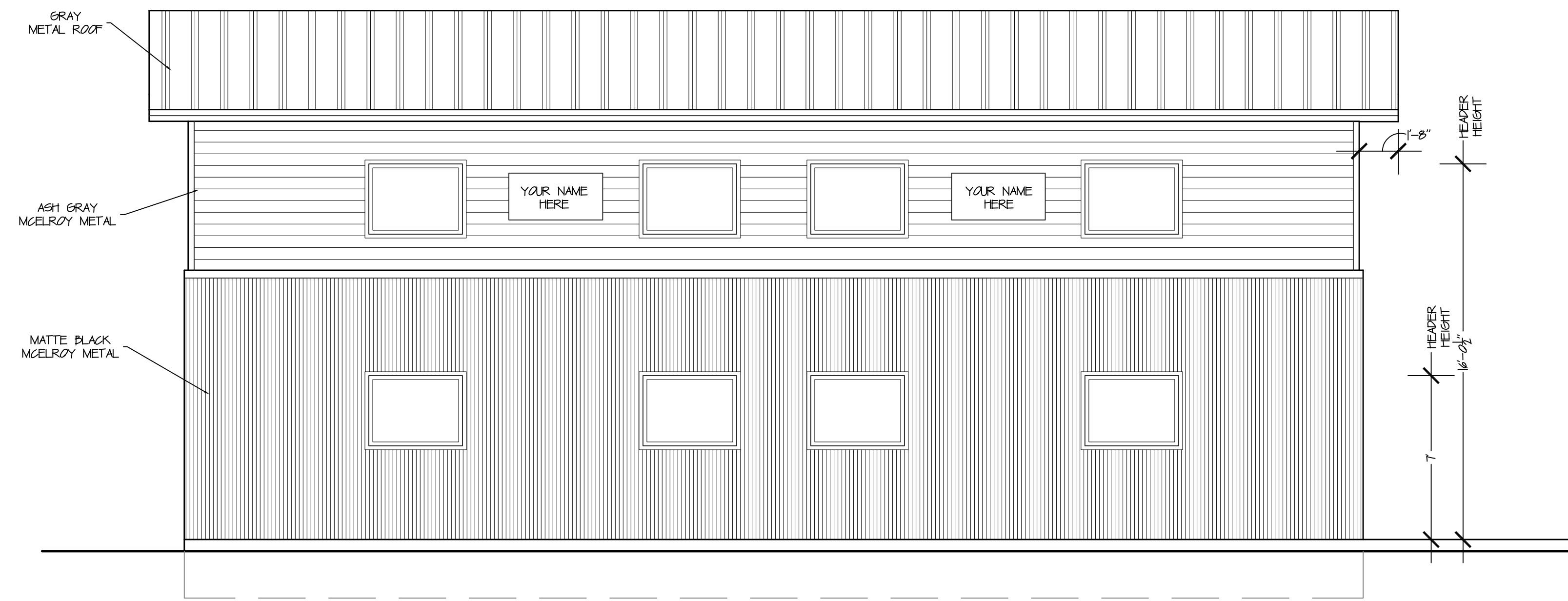
JOB NO.: 23-001
DRAWN: ECS
DATE: 07-07-23

REVISIONS

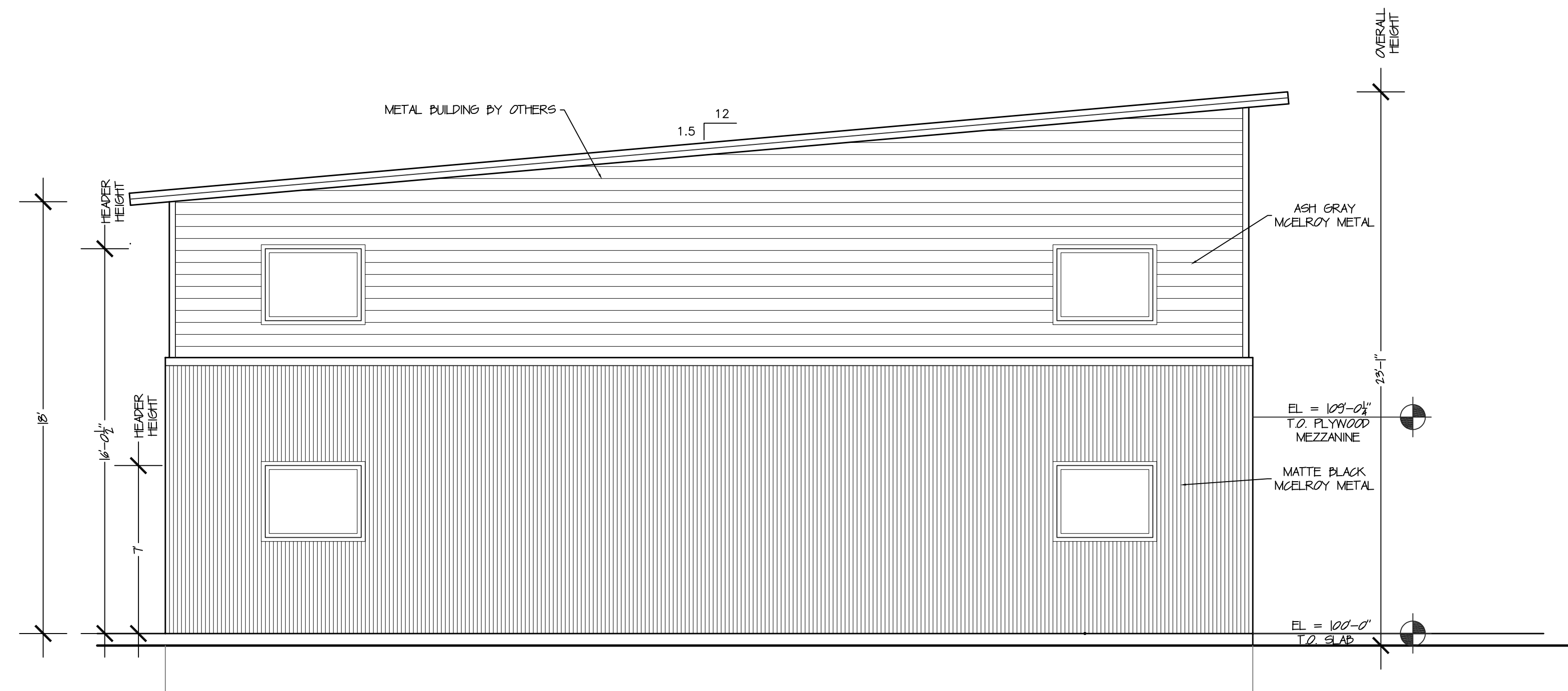
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△ 00-00-00		ECS

SHEET NUMBER

A-1



1
A-2 PROPOSED WEST ELEVATION
SCALE 1/4" = 1'-0"



2
A-2 PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"

PLANS FOR:
HAYDEN CONTRACTORS SHOPS
LOTS 45-47 VALLEY VIEW BUSINESS PARK
HAYDEN, COLORADO

JOB NO: 23-001
DRAWN: ECS
DATE: 07-07-23

REVISIONS		
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△	00-00-00	ECS

SHEET NUMBER
A-2

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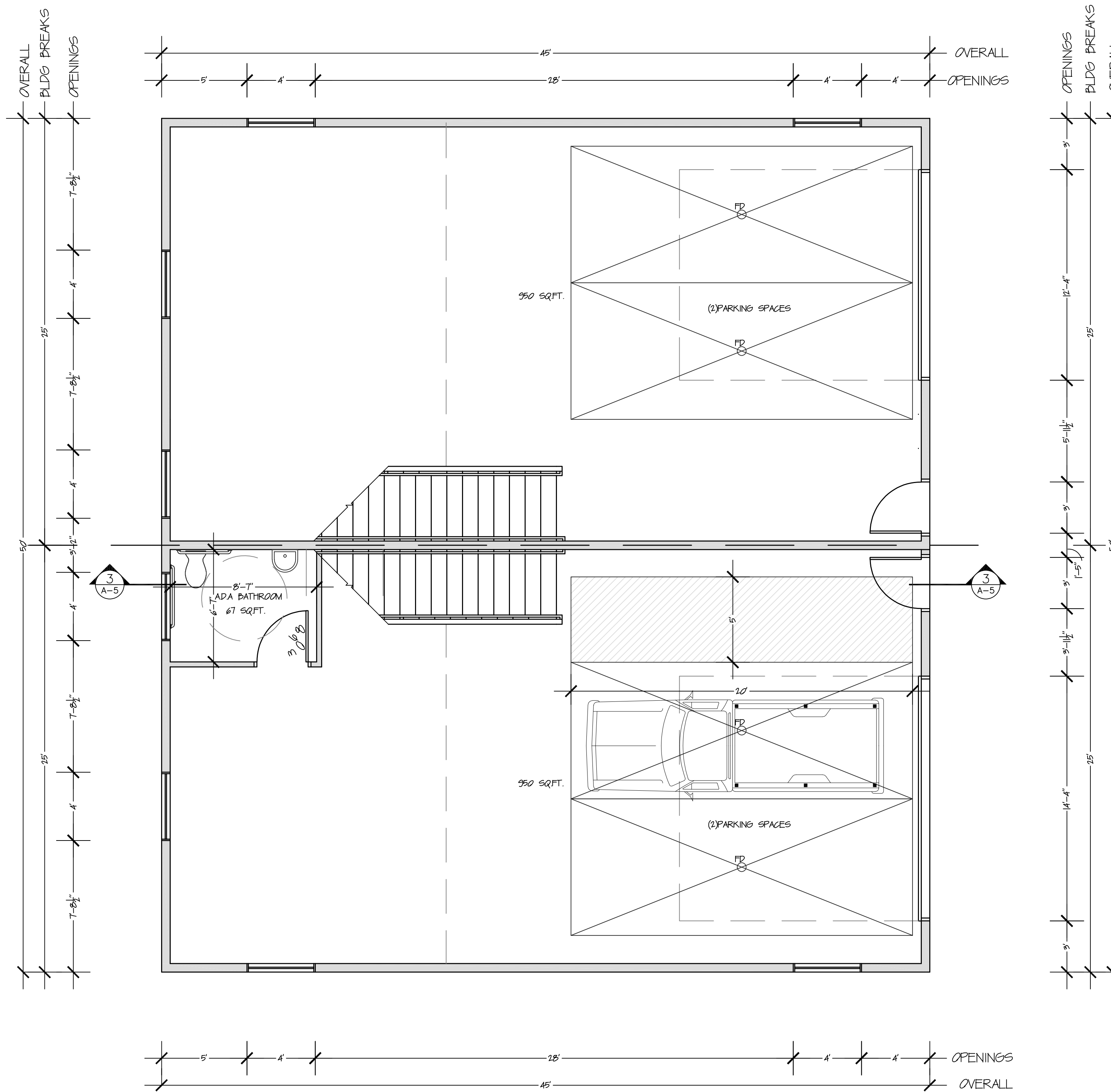
PLANS FOR:
HAYDEN CONTRACTORS SHOPS
LOTS 45-47 VALLEY VIEW BUSINESS PARK
HAYDEN, COLORADO

JOB NO.: 23-001
DRAWN: ECS
DATE: 07-07-23

REVISIONS		
NO.	DATE	DRAWN
△	00-00-00	ECS

SHEET NUMBER

A-3



1
A-3
PROPOSED MAIN LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"

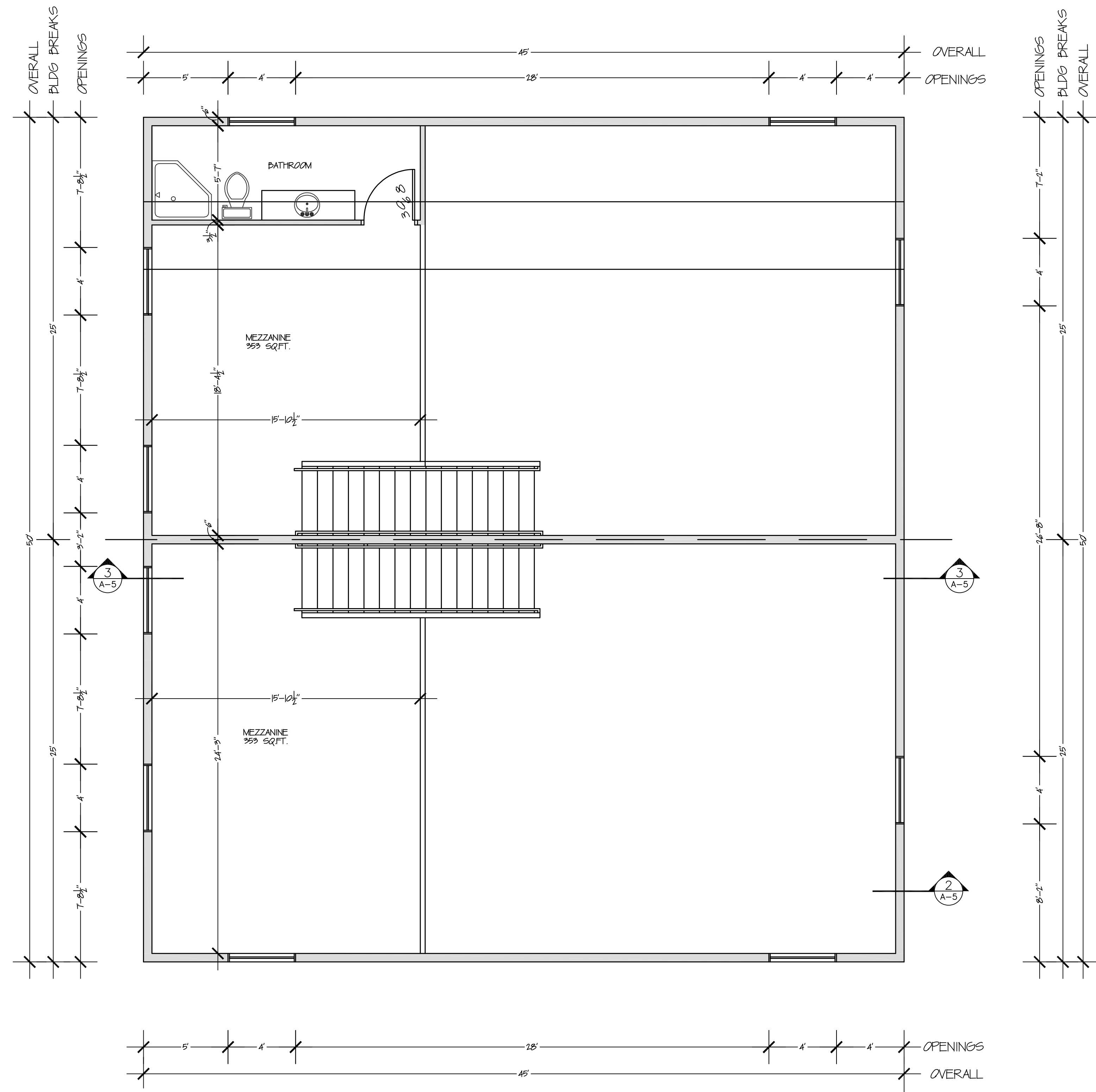
CONTRACTOR TO VERIFY
EXISTING DIMENSIONS IF
DISCREPANCIES ARISE.
NOTIFY YAMPA VALLEY ENG.
PRIOR TO CONSTRUCTION

PLANS FOR:
HAYDEN CONTRACTORS SHOPS
LOTS 45-47 VALLEY VIEW BUSINESS PARK
HAYDEN, COLORADO

JOB NO.: 23-001
DRAWN: ECS
DATE: 07-07-23

REVISIONS		
NO.	DATE	DRAWN
△	00-00-00	ECS

SHEET NUMBER
A-4

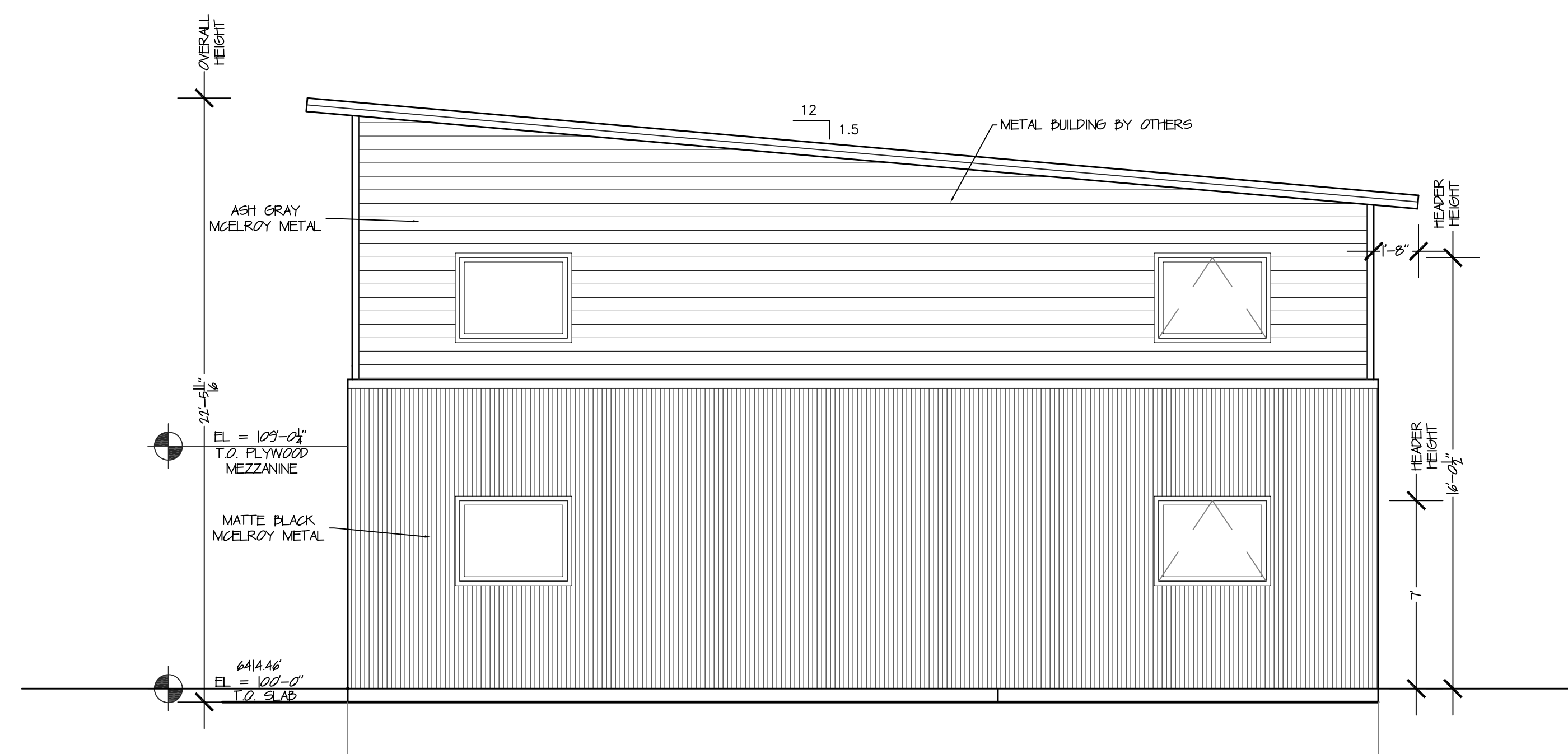


1
A-4
PROPOSED MEZZANINE LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"

CONTRACTOR TO VERIFY
EXISTING DIMENSIONS IF
DISCREPANCIES ARISE.
NOTIFY YAMPA VALLEY ENG.
PRIOR TO CONSTRUCTION



1
A-5 PROPOSED WEST ELEVATION
SCALE 1/4" = 1'-0"



2
A-5 PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"

PLANS FOR:

HAYDEN CONTRACTORS SHOPS
LOTS 45-47 VALLEY VIEW BUSINESS PARK
HAYDEN, COLORADO

JOB NO: 23-001
DRAWN: ECS
DATE: 07-07-23

REVISIONS		
NO.	DATE	DRAWN
△	00-00-00	ECS

SHEET NUMBER
A-5

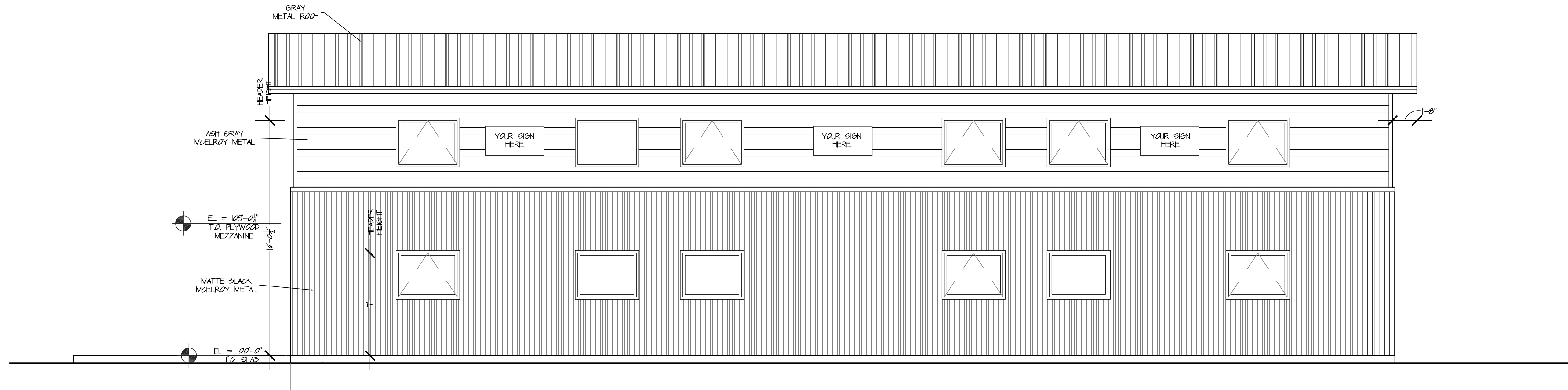
PLANS FOR:
HAYDEN CONTRACTORS SHOPS
LOTS 45-47 VALLEY VIEW BUSINESS PARK
HAYDEN, COLORADO

JOB NO.: 23-001
DRAWN: ECS
DATE: 07-07-23

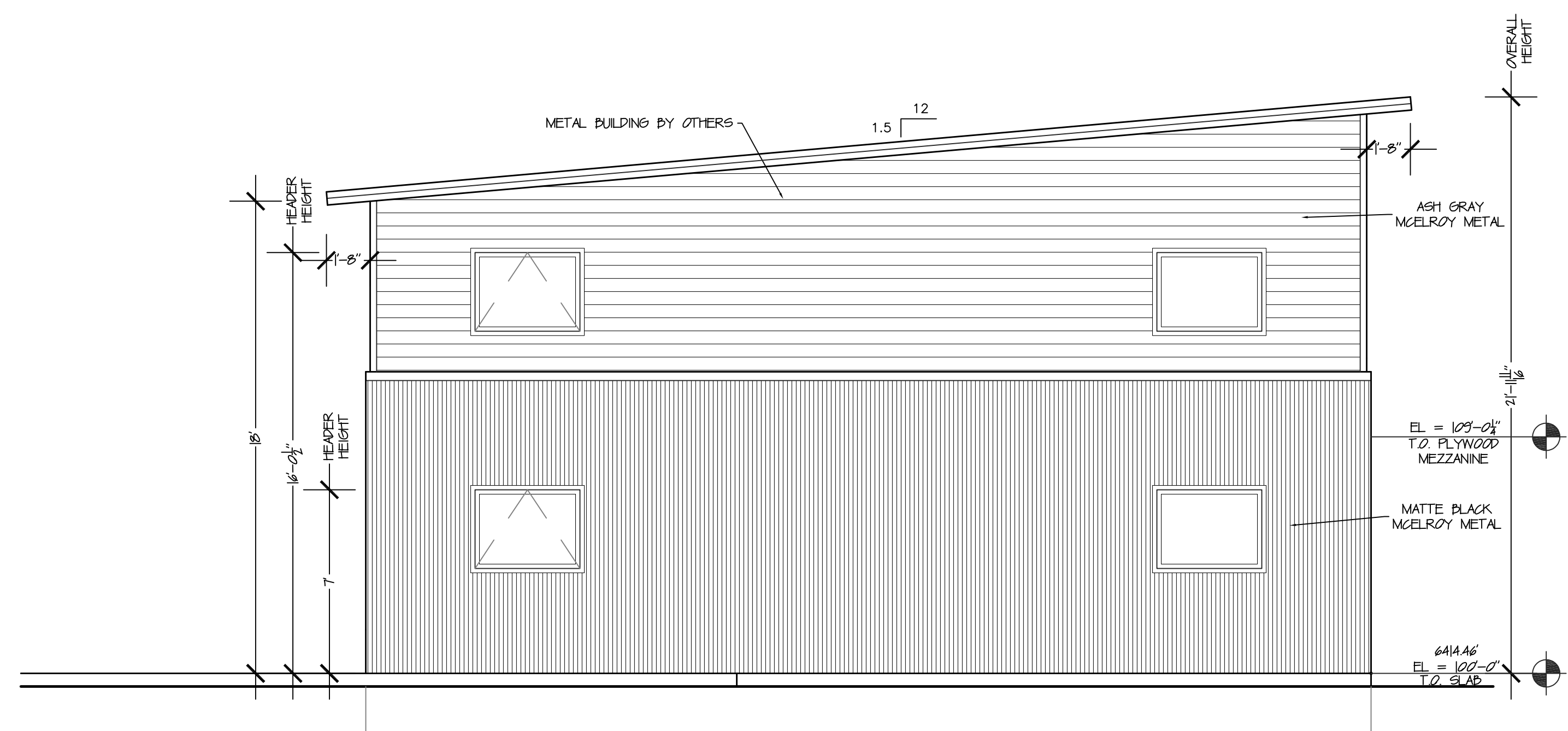
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△	00-00-00	ECS

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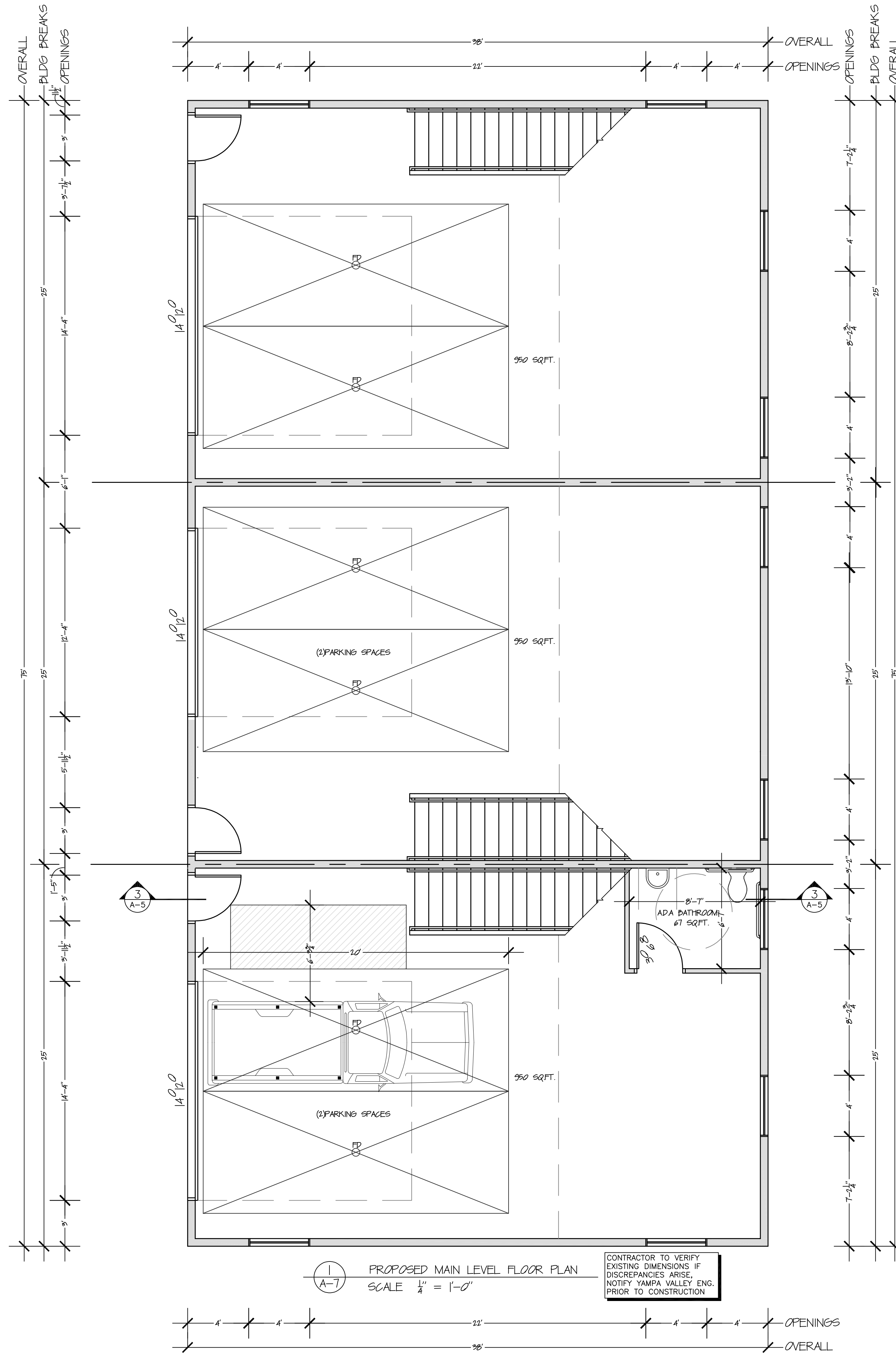
A-6



1
A-6
PROPOSED EAST ELEVATION
SCALE 1/4" = 1'-0"



2
A-6
PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"



1
A-7
PROPOSED MAIN LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"

CONTRACTOR TO VERIFY EXISTING DIMENSIONS IF DISCREPANCIES ARISE, NOTIFY YAMPA VALLEY ENG. PRIOR TO CONSTRUCTION

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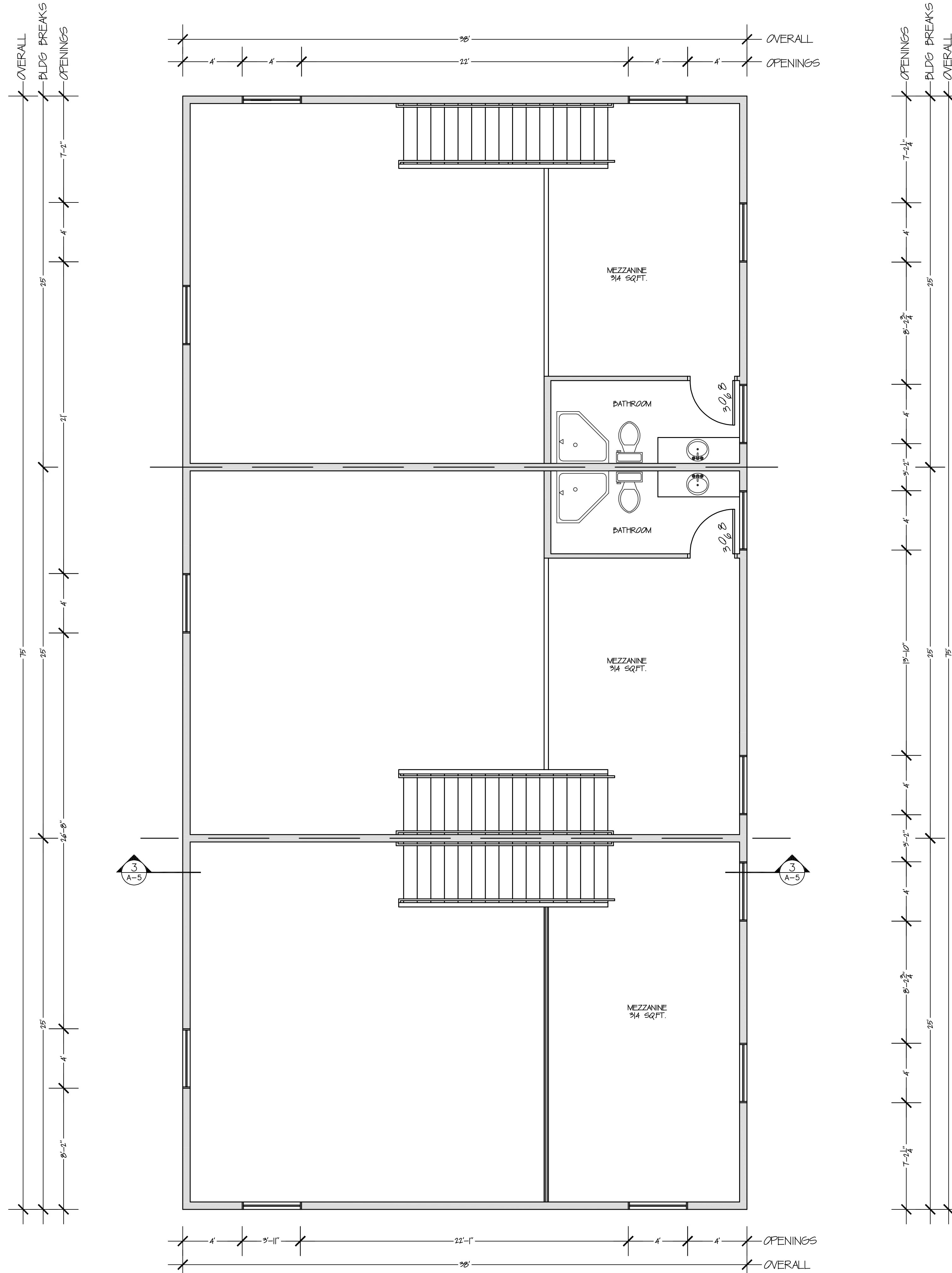
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yvengr@yvengr.com

PLANS FOR:
HAYDEN CONTRACTORS SHOPS
LOTS 45-47 VALLEY VIEW BUSINESS PARK
HAYDEN, COLORADO

JOB NO.: 23-001
DRAWN:
DATE: 06-08-23

REVISIONS		
NO.	DATE	DRAWN
△	00-00-00	ECS

SHEET NUMBER
A-7



1
A-B
PROPOSED MEZZANINE LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"

CONTRACTOR TO VERIFY EXISTING DIMENSIONS IF DISCREPANCIES ARISE, NOTIFY YAMPA VALLEY ENG. PRIOR TO CONSTRUCTION

YVE,
YAMPA VALLEY ENGINEERING, INC.

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yvengr@yvengr.com

PLANS FOR:
HAYDEN CONTRACTORS SHOPS
LOTS 45-47 VALLEY VIEW BUSINESS PARK
HAYDEN, COLORADO

JOB NO.: 23-001
DRAWN: ECS
DATE: 07-07-23

REVISIONS		
NO.	DATE	DRAWN
△	00-00-00	ECS

SHEET NUMBER
A-8



SOUTH ELEVATION



NORTH ELEVATION

YVE,
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PLANS FOR:
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SHEET NUMBER
A-9