



**Board of County Commissioners**

**Faye Griffin**  
District No. 1  
**Casey Tighe**  
District No. 2  
**Donald Rosier**  
District No. 3

June 26, 2013

Sheila Walth  
PO Box 430  
Evergreen, CO 80437  
Denver, CO 80209

Re: 3440/3430 Meyers Gulch Rezoning, First Submittal

Dear Ms. Walth,

This letter will serve as a response to your first submittal for a proposal to rezone the properties at 3430 and 3440 Meyers Gulch Road from Commercial-One (C-1) to Planned Development (PD) to allow residential and office commercial uses. Please find below a highlighted list of the comments received from various agencies and Planning Staff. Where discrepancies or contradictions are encountered, please contact your case manager for clarification.

**CURRENT PLANNING**

1. According to information submitted by the applicant, 3440 Meyers Gulch Road is served by Kittredge Water and Sanitation District for water and sewer, whereas 3430 Meyers Gulch Road is only provided sewer service. The applicant submitted a well permit (Well Permit 204549-A) for the property at 3426 Meyers Gulch Road that indicates a shared well agreement for two household purposes, although the property at 3430 Meyers Gulch Road is not specifically mentioned.

The applicant should be aware that the property at 3430 Meyers Gulch Road contains an existing residence on a 9,200 square foot lot, which is zoned for commercial uses. In addition, the property is (possibly) served by a shared well that allows only household purposes.

If the applicant wanted to expand or replace the existing residence, the property would be required to be rezoned to a residential zone district, and since the property is served by a well, compliance with the Mountain Groundwater Overlay District (MGWOD) is required with the rezoning application (including a Detailed Water Supply Analysis Report and aquifer test). Because this rezoning application was submitted in 2011, the MGWOD in effect at that time will have to be addressed. Due to the very small size of the lot, staff is unsure the applicant would be able to meet the requirements of the MGWOD.

If the applicant wished to utilize the property for a commercial use as allowed by the zoning, a building permit would be required for a tenant finish. Proof of water is required with this building permit, and it may be difficult or costly for the applicant to obtain a commercial well permit from the State.

2. The applicant has the following options:
  - a. Rezone only the property at 3440 Meyers Gulch Road. Staff would be able to schedule this rezoning for public hearing now, but the applicant needs to understand there would still unresolved issues with the property at 3430 Meyers Gulch Road and building permits could not be obtained until this issue is resolved.

- b. Obtain a letter from Kittredge Water and Sanitation District that public water and sewer service will be provided to the property at 3430 Meyers Gulch Road. If this letter was provided, staff would be able to schedule a rezoning including both properties for public hearing.

**LONG RANGE PLANNING**

**Land Use Recommendation:** This property is subject to the land use recommendations found in *The Evergreen Community Plan (EP)* and the County’s Comprehensive Master Plan (CMP). The subject property is within the Kittredge Activity Center and is specifically recommended for residential land uses. The applicant proposes to rezone to a Planned Development to allow for mixed use development allowing for both residential and commercial uses on both lots.

**Comprehensive Master Plan**

Section		Development Review														
Chapters	Land Use		Physical Constraints		Community Resources			Infrastructure, Water and Services								
Elements	All Development	x	General	x	Historic Resources			x		Transportation			x			
	Business and Industry	x	Geologic Hazards	x	Visual Resources			x		Water and Wastewater			x			
	Housing	x	Floodplains		Air, Light, Odor, and Noise			x		Water Storage			x			
	Mixed-Use		Wildfire	x	Open Space			x		Other Utilities						
	Community Uses	x	Radiation		Recreation and Trails			x		Services			x			
	Livestock		Landfills		Recreation and Tourism					Special Districts						
	Renewable & Alternative Energy		Mines													
	Extractive Resources		Wildlife & Vegetation	x												
	Solid Wastes and Hazardous Materials															
	Activity Centers	x														
	Site Design	x														
<b>Area Plan</b>	<b>Area</b>		<b>Plan’s Recommended Land Use</b>		<b>Complies with Area Plan</b>			<b>Plan Exception</b>			<b>Area of Nonconformance</b>					
Evergreen	Kittredge Activity Center		Residential		Ye	<b>X</b>	No		Ye		N	<b>X</b>	Ye		No	x

**Development Review  
General Comments**

- The subject property contains two adjacent parcels with the same ownership. The combined total area of about 0.42 acres. The larger parcel, 3430 Myers Gulch Road, contains 9,2411sf and 3440 Myers Gulch Road is on an 8,965sf lot. Both houses were constructed in 1925 according to County Assessor records.

- The subject property is within the Kittredge Activity Center area of the *Evergreen Community Plan* (the *Plan*). The Plan's recommended land use for this site is Residential.
- The subject property is currently zoned Commercial-One (C-1), which would allow office, retail, and/or service commercial uses.
- The applicant is requesting to rezone the subject properties to a PD to allow for two mixed use buildings.
- The ODP Written Restrictions would allow all of the standards of a Restricted Commercial-One (RC-1) zone district with the following exceptions:
  1. Three residential units are allowed within the existing buildings;
  2. Setbacks would allow for the existing houses and sheds;
  3. Any enlargements of the existing structures or new structures shall meet the RC-1 setback standards.
  4. Required parking spaces may be shared between the two lots.
- For the Kittredge Activity Center area, areas zoned for office, retail, or service commercial are encouraged to allow for residential dwellings above the ground floor level of the structure is encouraged. (EP p. 47)
- The applicant should address whether the proposed dwelling units would be above the ground floor level of the structures.
- Evergreen Metropolitan District provided a Proof of Water and Sewer Services letter for the subject properties. The property at 3430 and 3440 Myers Gulch Road are within the Kittredge Sanitation and Water District for water and sewer services. 3440 Myers Gulch Road is currently receiving both water and sewer service, 3430 is receiving sewer service only.
- Other development constraints impacting the subject property would include:
  - The subject property is within a High-Area 2 Wildlife Quality Area;
  - It is also with a Visible Area from Evergreen Parkway;
  - There appears to be a Moderate Wildfire Hazard area that may impact the western lot;
  - The subject property is also considered within a moderate risk geologic hazard area due to highly erodible and/or sensitive soils.
- The applicant provided a fire service verification letter from the Evergreen Fire Protection District for both properties confirming that the subject properties are within the Evergreen Fire Protection District service area. Response time with apparatus would be about 8 to 10 minutes. .

## **Land Use**

### **Evergreen Area Plan General Policies**

- Uses designated within each activity center should be allowed only when water and sanitation from a public district is available to the property. (EP p. 37)
- Rezoning should be handled as Planned Development except in those cases where a straight zone district can meet the recommendations in all sections of the Evergreen Community Plan. (EP p. 37)
- When rezoning for development occurs, mixed use should be encouraged, especially for workforce or senior housing. During redevelopment of a retail, office, or light industrial site, housing above these uses should be considered. (EP p. 38)

- Each development project should have a minimum of 25 percent open space, but preferably 50 percent for more, depending on the quality of the site design. Paved areas should not be counted as open space. (EP p. 38)
- Alternatives to the traditional requirements for parking include: a) Review the required number of spaces and reduce when appropriate. b) Share parking lots between peak hour and off-peak hour users. c) Use outlying parking lots, e.g., park-n-ride facilities, churches, shopping centers, etc. d) Use privately financed shuttle buses to transport people from existing outlying lots. (EP p. 39)
- Structures should have the characteristics associated with mountain communities, i.e., the use of natural building materials, such as wood and stone, exposed beams, pitched roofs, etc. (EP p. 39)
- Affordable housing should be encouraged above retail, office and light industrial uses. (EP p. 39)

*In the Kittredge Activity Center section, the following policies apply:*

- Kittredge should be a balanced activity center with a mixture of residential, office, retail, service commercial and open space uses.
- The Plan recommends Residential Use for this area.
- Most of the potential commercial development in the Kittredge Activity Center is constrained by the steep slopes and the Bear Creek floodplain. **Reconfiguration of commercial zoning would be appropriate in this area. (EP p. 46)**
- The design of buildings, parking areas, plazas, etc., should have varied setbacks, building heights, and rooflines. The height of buildings should not exceed two stories. (EP p. 47)
- Planned Developments should contain additional design requirements, e.g., no-build areas, building materials, drainage areas, road locations, possible well locations and areas of septic constraints, etc.

## **Comprehensive Master Plan Land Use**

### *General development policies*

- The CMP strongly discourages rezoning from commercial or industrial uses to non-commercial uses. Proposals that would potentially reduce the amount of Commercial or Industrial land in the County should subject documentation showing the costs and benefits to the County of the proposed zoning change. (CMP p. 30)
- New Development should strive to properly and reasonably mitigate the harmful effects, if any, on existing and currently entitled (zoned) uses on adjacent parcels.
- New Developments should be evaluated for their impacts to the health of the community. (CMP p. 30)
- Land uses that support Active Living and enhance public health are encouraged. (CMP p. 31)

### *Housing*

- The proposed residential development should ensure it is in balance with the provision of public services. (EP p. 21)
- A variety of housing, which promotes excellent community character, design and materials, should be encouraged.
- Mixed residential densities should be encouraged to create a diversity of housing types, sizes, and price ranges. (CMP p. 47)
- The proposed development should comply with the Plan's Design Guidelines, and ensure compatibility with the surrounding neighborhood.

- Housing options for the projected population growth and income levels of seniors should be provided. (CMP p. 54)

#### *Infill and redevelopment*

- We recommend reusing the existing on-site structures when possible.

#### *Compatibility*

- New development should coordinate with existing development to ensure compatibility with the surrounding existing and allowable land uses. (CMP p. 31)
- Development surrounding school properties should be compatible with the school and complement existing access patterns. (CMP p. 31)

#### *Community Uses*

- Community representation in site location and design of new and expanded community uses is encouraged.
- Community uses proposed for areas that provide primary employment opportunities, such as areas recommended for office or light industrial uses, should be at support level scale and not be a primary use of the site. (CMP p. 34)
- Joint use of a community use such as schools sharing a ball field is encouraged.

#### *Renewable Energy*

- The CMP supports the use of alternative energy through site and building design. (CMP p. 35)
- Passive and active solar access and exposure should be maximized.

#### *Site Design*

- Designs that encourage walking and bicycling to and from parks, schools, work, shopping, etc. are encouraged.
- Structures should have characteristics associated with mountain communities, i.e., the use of natural building materials such as wood and stone, exposed beams, and pitch roofs.
- Site design should ensure that it is compatible with the natural surroundings and community character.
- The rezoning documents should specify the architecture and site design, including building materials; building types; separation, massing and height; and fencing, if not addressed by the Zoning Resolution. (CMP p. 38)
- Design structures and site amenities with materials and colors that complement the natural landscape. (CMP p. 38)

#### *Drainage*

- Natural stream channels and flows should be maintained to protect the surface drainage network.
- Native vegetation along drainageways should be protected.

#### *Water Conservation*

- Water conservation techniques should be incorporated into new development projects. Landscape plantings should be designed to minimize water consumption. (CMP p. 39)

### **Physical Constraints**

#### *Community/Area Plan Physical Constraints Policies*

- If there are any man-made hazards on the property from the existing uses, they should be mitigated.

#### CMP Physical Constraints

##### *General*

- A 100-year event floodplain runs along the west side of Myers Gulch Road. It does not appear that the floodplain would affect the development of this proposal.
- Development should not aggravate, accelerate, or increase the level of risk from natural hazards.

- Where physical constraints exist, the priority should be to avoid these areas; if avoidance is not possible, apply environmentally appropriate Mitigation. Safety and environmental concerns should be balanced with aesthetic concerns. (CMP p. 40)

#### *Geologic Hazards and Constraints*

- The subject property is within a moderate risk geologic hazard risk area. This is probably due to highly erodible or highly sensitive soils. Development in a moderate geologic hazard area should adequately mitigate or eliminate the hazard.
- Landscaping and drainage plans should be designed to avoid aggravating or accelerate a geologic hazard. (EP p. 13)

#### *Wildfire*

- **The Plan's Wildfire Hazards Maps shows that the subject property is within a Severe Wildfire hazard area. Defensible space should be demonstrated to reduce the hazard to a low wildfire hazard level. The applicant should address mitigating the wildfire hazard to a low level.**
- Residential lot size restrictions in a severe wildfire hazard area should be 10 acres if mitigation is possible. When the area can be maintained to ensure the hazard remains in the low category, there are no lot size restrictions.
- A forester should be consulted and trees should be marked for removal.
- New construction should use fire-wise construction materials.
- New developments should be required to provide an adequate onsite water supply for fire-fighting purposes, as required by the fire district, prior to the issuance of a building permit. (EP p. 23)

#### *Wildlife and Vegetation*

- The Evergreen Area Community Plan's Wildlife Map shows the subject property in a secondary wildlife quality habitat area. Fence construction should allow for safe movement of wildlife.
- If fencing is to be used, CDOW suggests a three-strand smooth wire fence with a maximum height of 42 inches. Perimeter boundary fences are discouraged. Vegetation important to Wildlife should be protected. (CMP p. 44)

### **Community Resources**

#### *Historic Resources*

- Land uses that support preservation and maintenance of historic resources should be promoted. (EP p. 19)
- According to County Assessor records, the houses on this site were constructed in 1925. These structures could be considered historically significant. At the time of the formal application, the Jefferson County Historic Commission should be asked to review and comment on this rezoning request.
- At the time of the formal application or platting process, the applicant should provide the results of a records search from the State Historic Society, Office of Architecture and Historic Preservation to determine if any historic/cultural resources are within the area that could potentially be affected by the proposed development project.
- The Evergreen Plan's Historic Locations Map shows that the subject property is located adjacent to O'Fallon Park, a National or State Historic Register Site.
- If any historical or cultural resources are found on this site, please notify the Jefferson County Historical Commission and the Colorado Historical Society for information regarding the proper care for those artifacts.

#### *Visual Resources*

- Development within the visual corridors, as shown on the Visibility Analysis maps, should make maximum use of the site's topography and existing vegetation to screen development.
- The subject property is within a Visible Area from State Highway 74. Recommendations from the Visual Resources section and the Design Guidelines should be followed. (EP p. 54)
- Visual impact concerns should be addressed at the time of the formal application. Lighting, outside storage areas, and fencing that are obtrusive to surrounding areas should be avoided

- Existing and proposed vegetation should be identified so that the proposal can be evaluated to determine if any additional landscape screening is needed.

#### *Air, Light, Odor, and Noise*

- There should be adequate buffer areas provided to help offset any potential negative impacts associated with the proposed uses.
- Existing residences should be buffered and protected from adverse impacts associated with a new development project. (CMP p. 47)

#### *Air*

- A diversity of housing types and densities is encouraged so people can live and work in the Evergreen Area.

#### *Light*

- The efficient use of lighting is encouraged to reduce adverse light impacts and conserve energy while providing for public safety, utility, security. (CMP p. 48)
- To protect the night sky and glare trespass onto adjacent properties, the light impacts from new development should be minimized.
- Lighting should be reduced or turned off after business hours and security lighting should be kept to a minimum. All lighting should be directed downward. Internally illuminated signs and commercial flood lights should be prohibited. (EP p. 10)

#### *Odor*

- Odors associated with new development should be mitigated and not adversely affect the community.
- Sewage treatment facilities and Individual Sewage Disposal Systems (ID+SDS) should be located and engineered to avoid the generation of odors that will adversely affect existing or future developments.

#### *Noise*

- Noise levels should be evaluated. If the community has concerns about potential noise generated from a proposed use, the developer should conduct a noise study and identify ways to prevent the noise from adversely affecting the community.
- Outdoor speakers, amplified and/or paging systems should not be allowed.
- To mitigate and/or reduce noise generated from a proposed use, the developer should consider using berming, solid fencing, or increased landscaping between parking/loading docks/drive areas and residential areas.

#### *Open Space*

- Each development should have a minimum of 25 percent open space, but preferably 50 percent or more, depending on the quality of the site design. Paved areas should not be counted as open space. (EP p. 38)
- Please coordinate with Jefferson County Open Space to determine if there are any planned and/or existing trails on or adjacent to the subject site.

#### *Recreational Trails*

- An improved trails network is recommended throughout the area. State, regional and local trail systems should be connected when possible.

### **Infrastructure, Water and Services**

#### *Transportation*

- Developers should demonstrate that the existing road network can accommodate the traffic generated by the proposed development, or should provide, at the developers' expense, the required improvements to accommodate the traffic generated by the development. Planning Engineering should provide more detailed comments on the potential impacts to the road system.
- The proposed traffic pattern should be routed to avoid conflicts with the residential neighborhoods.

- Transportation improvements should be made in a way that strengthens the area's sense of community.

#### *Connectivity*

- Development should coordinate access points, connections, and circulation patterns with adjacent properties, where appropriate. (CMP p. 52)
- New development should be designed to encourage pedestrian and bicycle use and ensure that obstacles to such uses are not created. (CMP p. 52)

#### *Water and Wastewater*

##### *Water Resources*

- The County's water resources should be protected.
- New developments should be required to provide an adequate onsite water supply for firefighting purposes, as required by the appropriate fire district. (EP p. 23)
- The Evergreen Area Community Plan recommends that all new non-residential development be served by public water and sanitation district. (EP p. 57)

##### *Water Quantity*

- New development should ensure it has appropriate water service and wastewater treatment to serve the proposed uses.

##### *Other Utilities*

- The applicant should verify that the utility companies have the capacity to serve the proposed development while maintaining existing service levels. (CMP p. 54)
- Utility lines should be located underground in new development projects when practicable.

##### *Services*

- The applicant provided a fire service verification letter from the Evergreen Fire Protection District verifying that the subject property is within the District's jurisdiction and fire and rescue services will be provided by the District.
- Fire protection providers should review water and sanitation district plans for water lines to ensure the adequacy of the fire flow for fire fighting.

##### *CMP General Services Policies*

- New development should demonstrate how services will be provided to the site and submit related service commitment documentation.

##### *Emergency Services*

- New development proposals should consider Public safety needs. (CMP p. 55)
- New developments should demonstrate that adequate services are provided to the site, e.g., electricity, telephone, gas, fire protection, Sheriff's protection, etc. (EP p. 23)

## **ZONING ADMINISTRATION**

Zoning Administration offers the following comments on this proposal:

1. The purpose of this rezoning is to rezone from C-1 to a PD to allow for a mix of commercial and residential uses.
2. The county recently added a mixed use section to the zoning resolution. The applicant should consider rezoning to this standard zone district.
3. The minor adjustment must be complete before any building permits will be allowed.
4. Prior to the placement, erection, or construction of any new structures, signs, fences, retaining walls, etc., on this property, all required permits must be obtained from the County.

If you need further clarification or if I can be of further assistance, please let me know.

## **ADDRESSING**

Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to rezone from C-1 to PD to allow for two mixed use buildings.
2. Access needs to be determined for the parcel to the east, 3426 Myers Gulch Road. If this parcel takes access from the same private access easement as 3440 and 3430 Myers Gulch Road, the private access easement will need to be named. If the private access easement is named the addresses for all three parcels will change. Addresses will be available when the Minor Adjustment is approved and recorded.
3. If the private access easement needs to be named please contact addressing to start the road naming process.

If you need further clarification or if I can be of further assistance, please let me know.

## **PUBLIC HEALTH**

Jefferson County Public Health (JCPH) has reviewed the documents submitted by the applicant for this rezoning process. Please refer to this Department's comments dated April 5, 2011 regarding the pre-application review regarding the property located at 3440 Myers Gulch Road. We note that this rezoning expands the proposal to include the property at 3430 Myers Gulch Road.

The applicant must submit the following documents or take the following actions prior to a ruling on the proposed rezoning of this property. NOTE: Items marked with a "√" indicate that the document or action has been completed and approved based on this Department's review.

### REZONING REQUIREMENTS:

√	Date Submitted	Required Documentation/Actions	Refer to Sections
		Provide information on the water source for the property located at 3430 Myers Gulch Road.	Water
		Submit a shared well agreement if well 204549-A provides water to 3430 and 3426 Myers Gulch Road.	
		Obtain a letter from the Colorado Division of Water Resources, Office of the State Engineer that well 204549-A can be used for commercial and residential use if this is the water source for 3430 Myers Gulch Road.	Water
		Obtain a letter from the Colorado Division of Water Resources, Office of the State Engineer that the well supplying water to 3430 Myers Gulch Road can be used for commercial and residential uses.	

### WATER

The Evergreen Metropolitan District states in a letter dated May 7, 2013 that the properties located at 3440 and 3430 Myers Gulch Road are within the boundaries of the Kittredge Sanitation and Water

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District. The property located at 3440 Myers Gulch Road is receiving public water. The water source for 3430 Myers Gulch Road is unknown. The applicant provided a copy of well permit t 204549-A which is for the property located at 3426 Myers Gulch Road. Well 204549-A can be used for ordinary household use inside two single family dwelling units, watering of domestic animals, and irrigation of not more than 500 square feet of home gardens and lawns.

The applicant must provide the source of water for the property located at 3430 Myers Gulch Road.

If well 204549-A is being used for 3430 and 3426 Meyers Gulch Road properties; the applicant must:

- Submit a shared well agreement as proof of water; and,
- Obtain a letter from the Colorado Division of Water Resources, Office of the State Engineer that states this well can be used for residential and commercial use.

OR;

If a different well is providing water to 3430 Myers Gulch Road, the applicant must

- Submit a copy of this well permit to this Department for review; and
- Obtain a letter from the Colorado Division of Water Resources, Office of the State Engineer that states the well can be used for residential and commercial uses.

In order for JCPH to verify that the well can be used for the proposed use, the applicant must submit the information in the table and narrative above.

Please note that if the well serving the property will serve as a drinking water supply for 25 people or more per day for more than 60 days per year, then the water supply would meet the definition of a non-community drinking water supply as stipulated in the Colorado Primary Drinking Water Regulations. The water supply would then require a Colorado Department of Public Health and Environment (CDPHE) approved water treatment system, water quality monitoring, and a state licensed water treatment plant operator. If this well will be used in this manner, please contact the Water Quality Control Division, CDPHE at 303.692.3500 for application and monitoring requirements. This Department would inspect such a drinking water supply for compliance once in operation.

This Department advises all parties to note that the long-term dependability of any water supply in Colorado, be it surface water, ground water, or a combination of surface water and ground water, cannot be guaranteed. All ground water and surface water supplies are subject to fluctuations in precipitation. During periods of drought it will be necessary to carefully manage all uses of water so that the basic water supply needs for human health and environmental health can be met.

Water References:

1. Pump and Installation Report dated July 28, 1997
2. Copy of well permit 24549-A issued August 11, 1997
3. Well Construction and Test Report August 12, 1997
4. Pump and Installation Report dated February 4, 1998

## WASTEWATER

The Evergreen Metropolitan District states in a letter dated May 7, 2013 that the properties located at 3440 and 3430 Myers Gulch Road are within the boundaries of the Kittredge Sanitation and Water District and both properties are served with public sanitation services.

## ACTIVE LIVING

JCPH is in support of mixed use proposals which can allow residents to live, work and recreate without vehicle miles traveled. This reduces air emissions thereby improving air quality.

#### AIR

The Colorado Department of Public Health and Environment, Air Quality Control Commission Regulation No. 8, Part B, Asbestos Control requires that all buildings that are going to be remodeled, renovated, and or demolished must have a full inspection by a current Colorado-certified asbestos building inspector before conducting any work and must obtain a Demolition Permit. Based on the results of the inspection, if asbestos is detected, the applicant must obtain an Asbestos Abatement Permit from the Asbestos Section at the Colorado Department of Public Health and the Environment (303.692.3100). All building materials that will be impacted that contain asbestos that is friable or will become friable during the remodel, renovation, or demolition in quantities over the volume of a 55-gallon drum must be removed prior to any work. The asbestos removal must be done by a certified asbestos removal contractor (General Abatement Contractor) using trained and certified asbestos abatement workers prior to demolition. Asbestos information can be found at <http://www.colorado.gov/cs/Satellite/CDPHE-AP/CBON/1251594599613>.

Please contact John Moody at 303.271.5714 or Dave Volkel at 303.271.5730 for more information about this process.

#### NOISE

Since this facility is essentially surrounded by residential properties, noise levels emitted from this property are more stringent and must comply with the Colorado Revised Statutes (Sections 25-12-101 through 108) which stipulates that the maximum residential noise levels must comply with the following 25 feet from the property line: 55dB(A) between 7:00 a.m. and 7:00 p.m. and 50dB(A) at all other times.

#### **ENGINEERING GEOLOGIST**

The intent of the application is to rezone from C1 to PD to allow for residential uses and office uses. I have the following comments.

1. The site is not within a zoned or unzoned geologic hazard area and reports are not required with the rezoning process.
2. The properties are located within the MGWOD and the application was submitted prior to the revisions of the 2013 MGWOD revisions, therefore, the regulations that were in effect at the time of submittal will be referenced. The property at 3440 Meyers Gulch Road receives public water and sanitary services (EMD). The property at 3430 Meyers Gulch road receives public sanitary sewer and apparently a private water supply with a shared well (Permit No 204549-A). Evidence that the water supply for 3430 Meyers Gulch Road is from this well permit should be provided. Given the proposed uses (office and residential) and acreage (9200 square feet), the water requirement would exceed 0.067 acre feet per acre per year (calculated ~2 acre feet per acre per year) and a Detailed Water Supply Analysis Report is required. The applicant should provide data on the water supply requirements for each of the proposed uses. In addition, the well permit (204549-A) allows for household use and not commercial uses, therefore, documentation from the Division of Water Resources that this water supply can be used for commercial uses should be provided.

Be sure to review all comments. When you are ready to resubmit, please return the red marked prints with the next submittal.

Please feel free to contact me with any questions.

Thank you,



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**Notice:**

**The applicant shall submit a revised application in response to referral comments within 120 calendar days after referral comments are provided to the applicant.** *The Director of Planning & Zoning or his / her appointed designee may extend this 120day maximum response deadline for an additional 120 days if, in his or her opinion, the delay in response is beyond the applicant's control. If there is no response within the 120-day period and an extension has not been granted by the Director of Planning & Zoning or his / her appointed designee, the application will be considered withdrawn. The applicant will then have to submit a new application.*