



Jefferson County, Colorado
Planning & Zoning Division

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PRE-APPLICATION REVIEW RESPONSE

Case Number:	13-102783PA	Pre-Application Meeting Date:	March 7, 2013
Process:	Rezoning	Date Response Prepared:	March 7, 2013

Contacts

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Summary of Request

34708 Paiute Road, near the western terminus of Crowfoot Lane, west of S. Brook Forest Road.

Proposal to rezone from Mountain Residential One (MR-1) to Planned Development (PD) to allow onsite firewood cutting and processing operation.

Items Submitted for Pre-Application Review

X	Cover Letter		Proof of Access
	Vicinity Map		Proof of Water
	Development Plan		Proof of Sanitation
	Written Restrictions		Proof of Fire Protection
X	Current Deed or Title Commitment		Landscape Plan
	Pre May 5, 1972 Deed		

Staff Position

The information submitted for the pre-application has been reviewed by the Planning Division and other agencies on a 3-day referral. The pre-application review is not a final and all-inclusive review and comments may change based on the submittal of additional information, changes to the proposal, the discovery of new, false or incomplete information and comments from referral agencies.

Based on the limited information submitted for the pre-application review, Staff takes the following preliminary position:

	Supports the proposal
X	Generally Supports the proposal
	Does not Support the proposal

Please reference the Key Issues section of this response for specific information related to Staff's position.

Final Decision

Final decisions on land use applications are made by the Planning Commission and the Board of County Commissioners.

Key Issues

- The next step in this process is for the applicant to schedule a community meeting. Please see Current Planning's comments for specifics.
- If the applicant only intends to cut and process firewood onsite and deliver to customers offsite, staff believes this is a use we may support.
- Staff believes the most efficient way to process this rezoning is to rezone to a Planned Development that follows Agricultural One (A-1) in addition to allowing the firewood business onsite. Staff will not support a "recycling business" onsite, but the storing of a few dumpsters of precious metals onsite is something the applicant could already do on a residential property zoned A-1.
- *The applicant must contact Mindi Ramig with Public Health at 303-271-5736 to discuss his intentions for water and sanitation onsite. Please see Public Health's comments for specificity.*
- Because this rezoning is a result of a zoning violation, double fees will be required. This amounts to \$1,400 (\$800 X 2 – the \$200 cost of the pre-application fee).

Summary of Process

The applicant should refer to Section 1 of the Zoning Resolution for complete process requirements.

Rezoning

- 1. Community Meeting:** The applicant will be required to hold a community meeting for the proposed development. The property will need to be posted with the date and location of the Community Meeting and a notification letter will need to be sent to property owners and registered associations. Please contact the case manager to set up a time and place for the Community Meeting. Reference the enclosed guide for details of this requirement.
- 2. Initial Submittal:** The initial submittal documents will be reviewed by the case manager to determine if they are acceptable for the referral process. The submittal documents should be submitted to staff electronically and the review time by Staff may take up to 7 calendar days. If there are any modifications that need to be addressed, the applicant will be asked to revise the documents and resubmit. Once the documents are acceptable for the referral process, the applicant shall submit all documents electronically to the case manager.
- 3. Community Notification:** The applicant is required to send notification to surrounding property owners at the time of formal application submittal. At this time, the case manager will notify any registered Homeowners' Associations and Umbrella Groups of the formal application submittal.
- 4. Formal Submittal:** Within 3 calendar days of the formal submittal, the documents will be sent out on referral to various review agencies. The referred documents will be reviewed during a 21-calendar day period. At the conclusion of the referral process, the case manager will compile all of the comments received from the various referral entities and forward them to the applicant within 5 working days.

When the documents are sent out on the 21 day referral, the case manager will schedule the Planning Commission and Board of County Commissioners hearing dates in accordance with the process requirements. The hearing dates established at this time are tentative. These hearing dates will only be achieved if the applicant sufficiently addresses County and referral agency concerns within the allotted timeframes.

- 5. Preparation for Hearing:** Once the documents are acceptable or the applicant chooses to proceed forward without Staff support, the case will be ready to be presented to the Planning Commission and then the Board of County Commissioners. The final documents must be submitted to the case manager no later than 21 days prior to the Planning Commission hearing. Proper community notification, sign posting and publication must be completed in accordance with the process requirements.
- 6. Hearings:** The Planning Commission will review the case and testimony, and will forward a recommendation to the Board of County Commissioners. The Board of County Commissioners will review the case, the Planning Commission Recommendation and testimony, and will approve or deny the application. Any approval conditions imposed on the application by the Board of County Commissioners will need to be satisfied prior to the final document being recorded in the Clerk and Records Office.

Fees

- 1. Application Form and Fees:** A fully completed and executed application form and filing fee shall accompany the submittal. The fee is \$300/250 multiplied by the square root of the acreage or \$800/600 whichever fee is greater. This fee may be reduced by \$200 if the formal development application is made within 1 year of the date of this Pre-Application meeting.
The above application fee covers the 1st and 2nd referrals as defined in the process requirements. Developments that require additional referrals will be charged \$450 for the 3rd referral and \$800 for any subsequent referrals.
- 2. Outside Agency Review Fees:** These fees will be determined during the initial review and will need to be submitted with the formal submittal that will be referred to outside agencies.
- 3. School and Park Fees:** These fees are applicable to residential developments as required by Section 32 of the Land development Regulation and must be paid prior to recordation of the plat document.
- 4. Traffic Impact Fees:** Traffic Impact Fees are required at the time of building permit application. The fee schedule is updated

on a yearly basis. The current fee schedule is attached to this pre-application response.

Items Provided to Applicant

X	Staff Comments		Water Supply Summary Form
X	Development Application		Environmental Questionnaire
X	Process Guide		Current Traffic Impact Fee Schedule
X	Community Meeting Guide		Mineral Rights Notification Form
X	Community Notification Guide		Red Lined Written Restrictions
X	Submittal Checklist		Red Lined Graphic
	Printout of Property Owners and Associations in Notification Area		

Important Note

If a formal land use application is made within 1 year of the date of the pre-application meeting, the fee for this pre-application will be credited towards the processing fee for the land use application.

For More Information

For related information including the Zoning Resolution, Land Development Regulation, Community Plans, Roadway Design Manual, Drainage Criteria, etc..., please visit our web site at:
<http://planning.jeffco.us>

Development Services:

Current Planning:

- The first step in this rezoning process will be for the applicant to schedule a community meeting to discuss the rezoning proposal with the neighbors. Please find a nearby location to hold this community meeting, such as the nearby fire station, pick several tentative weekday evening dates and times, and then contact the case manager to schedule this. Please note this meeting should be scheduled at least 21 days in advance. When you have found a location, and there is an agreed on time and date, the case manager will send you a letter and addresses to notify the adjacent property owners of this meeting.
- If the applicant chooses to proceed with this rezoning, staff recommends a rezoning to a Planned Development that follows the Agricultural-One (A-1) zone district, and allows the additional firewood cutting use. Staff will help the applicant prepare this document.
- The subject property falls within the recommendations of the Evergreen Area Community Plan. Although this use would be defined as Medium or Heavy Industrial that is not recommended outside of Activity Centers, staff believes a limited operation to allow cutting and delivery of firewood is a use we may be able to support in this location. Staff would not support a recycling transfer station in this location. However, the applicant stated in the pre-application meeting that he merely wanted the ability to store precious metals he had stripped from junk offsite within a few dumpsters on the property. This is an accessory use that would already be allowed in the A-1 zone district.
- The Zoning Administrator has stated that because the wood cutting is an accessory use to a primarily residential use, a Site Development Plan will not be required.

Long Range Planning:

Land Use Recommendation: This property is subject to the recommendations found in *The Evergreen Community Plan (EP)* and the updated *Comprehensive Master Plan (CMP)*. The subject property is not within an activity center and does not have a specific recommended land use. The recommended residential density of this site is 1 dwelling unit per 10 to 35 acres. The applicant should explain in greater detail the proposed firewood operation. The Evergreen Community Plan allows Commercial and Light Industrial development outside of Activity Centers when the criteria list is met. If the criteria for Commercial and Light Industrial development outside of an Activity Center cannot be met, the applicant should address the Plan Exception criteria found in the Comprehensive Master Plan.

Comprehensive Master Plan (Updated as of 12/12/2012)

Section	Development Review															
	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		Radiation		Recreation and Trails	x	Services						x			
	Livestock		Landfills		Recreation and Tourism		Special Districts									
	Renewable & Alternative Energy	x	Mines													
	Extractive Resources		Wildlife & Vegetation	x												
	Solid Wastes and Hazardous Materials															
	Activity Centers	x														
	Site Design	x														
Area Plan	Area		Plan's Recommended Land Use		Complies with Area Plan			Plan Exception			Area of Nonconformance					
Evergreen	Outside of an Activity Center		Residential Density @ 1 dwelling per 10 to 35 ac		Yes		No	x	Ye s	x	No		Yes		No	

Development Review

General Comments

- Is the existing residence considered a Permitted Use and part of the proposed rezoning application?
- The Evergreen Community Plan does not have a specific land use recommendation for this site. The recommended housing density for this site is 1 dwelling unit per 10 to 35 acres.
- The subject property is currently zoned Mountain Residential-One (MR-1) and contains about 5.24 acres. The applicant proposes to rezone the subject property to a Planned Development based on Agricultural-One (A-1) zoning standards and add the allowance of the existing firewood business to the Permitted Uses.
- Within a A-1 zone district, a Special Use would allow for a limited sawmill operation used in support of defensible space, associated fuel break and forest management programs as required under the Zoning Resolution and Land Development Regulation.
- From looking at the air photo of the subject property, the applicant's firewood operation would probably be classified as a heavy industrial use. (please see Industrial Use classification in the Appendix, p. 77)
- The operation of the existing firewood operation would probably exceed the Plan's allowance for Mountain Light Industrial uses in Rural Mountain Communities.

- If the applicant chooses to pursue this rezoning, the following Plan Exception criteria found in the Comprehensive Master Plan (CMP) should be addressed.
- The purpose of the exception is to address a unique situation. The applicant should explain the reasons for the unique situation.
- Negative impacts to the surrounding community resulting from the proposed rezoning can be mitigated or eliminated or that these impacts are comparable to the recommended land use.
- The plan exception is not considered setting a precedent. (CMP p. 14)
- This information should be submitted in writing by the applicant at the time of formal application and will be evaluated by Staff before presented to the Planning Commission and the Board of County Commissioners.
- Other development constraints impacting the subject property would include:
 - The subject property is within a severe wildfire hazard area;
 - It is also within a medium to high risk geologic hazard with slopes greater than 30%.
 - The subject property is within the Brook Forest Water District area. At the time of the formal rezoning application, the applicant should provide additional details regarding, water and sanitation services, fire protection, lot sizes, setbacks, and the status of the existing structures.
- At the time of the formal rezoning application, the applicant should provide documentation of an adequate water supply and septic system available to accommodate the proposed uses.
- The applicant also should provide a fire service verification letter from the applicable fire protection agency.
- It appears that the subject property gains access off of Paiute Road.

Land Use

Evergreen Area Plan General Policies

- Rezoning should be handled as a PD except in those cases where a straight zone district can meet the recommendations in all sections of this plan. The PD should address additional design requirements including specific building locations, building materials, drainage areas, and road locations. (EP p. 36)
- All commercial or light industrial uses outside activity centers should comply with all federal, state and local standards for the production, handling, and disposal of hazardous materials and hazardous wastes and should be able to qualify as a conditionally exempt small-quantity generator (see Glossary). These uses should not result in ground and/or surface water contamination or air pollution. Noise, odors, smoke, glare, or vibration from development should not exceed state statute. Light industrial development, appropriate for mountain rural communities, is defined under 'Criteria for Mountain Light Industrial in Rural Mountain Communities' in this section. (EP p. 36)The firewood operation would probably be considered more like a heavy Industrial use.
- Zoning currently exists for more than enough commercial and industrial development to meet future market demands. Therefore, additional rezoning that would add to the current total would not be needed.
- Criteria for Mountain Light Industrial uses in Rural Mountain Communities: The following criteria should be met when mountain light industrial uses are proposed outside of an activity center:
 1. Building(s) should be designed to a scale that is compatible with a rural mountain environment, and should have the appearance of being a home or office, be limited to 35 feet in height and comply with the Design Guidelines.
 2. Rezoning should be handled as Planned Development, except in those cases where a straight zone district can meet the recommendations in all sections of this plan.
 3. Trips generated should not exceed the average trip generation as identified by the ITE Trip Generation Manual for light industrial use.
 4. Traffic movement should be on collector roads and not go through residential areas.

5. Operations should minimize pollution in a manner that assures that no effects from noise, smoke, glare, vibration, fumes, or other environmental emissions, including contamination to ground and surface water or air, exceed applicable federal, state, and local standards at the property line.
6. Emphasis should be on non-manufacturing processes, such as assembly of data processing equipment, materials testing, research and development, warehousing, service and repair.
7. Fabrication and manufacturing should be limited and all activities should be enclosed.
8. Activity should be limited to low-volume wholesale sales, repair, rental, or servicing of any commodity which is manufactured, fabricated, processed, or warehoused onsite.
9. Outside storage, including heavy vehicles, should be limited, have suitable screening, and set the use back from adjacent properties and public use areas.
10. 80% of the site should be natural open space.
11. Development should comply with applicable policies in other sections of this Plan.

Comprehensive Master Plan
Land Use
General development policies

- 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)

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)

Housing

- The applicant should verify that the existing residence is part of this rezoning request.

Density

- The recommended housing density for this site is 1 du/10 – 35 acres.

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

- Redevelopment should comply with the special design policies of the Evergreen Plan and its Design Guidelines. 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)
- Use no-build areas, clustering, and other site design techniques to minimize visual impacts and direct buildings away from environmentally and visually sensitive lands.

- Visual impact concerns should be addressed at the time of the formal application. Lighting, signs, outside storage areas, and fencing that are obtrusive to surrounding areas should be avoided.

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 also be mitigated.

CMP Physical Constraints

General

- 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 high to moderate risk geologic hazard risk area. This is probably due to more than a 30% slope of the subject property.

Wildfire

- The subject property is considered within a severe wildfire hazard area.

Wildlife and Vegetation

- The Plan's Wildlife Map shows that the subject property is within an Area 4 Secondary Wildlife quality area. Disturbance should be minimized and the remaining habitat preserved.
- Protect vegetation important to Wildlife. (CMP p. 44)

Community Resources

Historic Resources

- According to County Assessor records, the home on this site was built in the 1991 and it would not be considered historically significant.
- 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.
- 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

- The subject property is not considered within a Visible Area.
- The man-made environment, existing and future, should visually complement the natural environment. This can be achieved by making sensitive choices when doing site and building design and specifying building heights and materials, landscaping, road cuts, exterior lighting, and signage.

- The surrounding neighborhood should be buffered from impacts of new construction such as road cuts, grading, and building footprints. (CMP p. 47)
- The views should be considered when planning for the height of new structures.
- Fencing and signs should blend into the natural landscape by using natural materials or man-made materials which have a natural appearance.

Air, Light, Odor, and Noise

- There should be adequate buffer areas provided to help offset the potential negative impacts associated with the proposed uses.
- When development occurs, existing vegetation should be preserved to the maximum extent possible, and disturbed areas should be revegetated. Piles of dirt should be covered or removed to minimize fugitive dust pollution.
- Existing residences should be buffered and protected from adverse impacts associated with the development project. New development should be designed to minimize air, light, odor, and noise impacts to adjacent properties. (CMP p. 47)

Air

- New development should mitigate the impacts of dust and other pollutants resulting from construction, grading and other activities that may impact air quality.

Light

- The efficient use of lighting is encouraged to reduce adverse light impacts and conserve energy while providing for public safety, utility, security, productivity, enjoyment and commerce. (CMP p. 48)
- To protect the night sky and glare trespass onto adjacent properties, the light impacts from new development should be minimized.
- Light trespass from signs should also be minimized. (CMP p. 48)
- Security lighting should be kept to a minimum. The use of motion detector lights should be implemented for security purposes.

Odor

- Odors associated with new development should be mitigated and not adversely affect the community.

Noise

- To minimize disruptive noise levels, the hours of operation for the proposed uses should be evaluated. Appropriate construction hours should be identified.

Open Space

- 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

- The Evergreen Community Plan does not show any trails planned for this area

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.
- Would the traffic to and from this property increase as a result of this rezoning? 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 avoid significant non-residential traffic on existing and proposed residential streets. (CMP p. 52)

Water and Wastewater

Water Resources

- It appears that the subject property is within the Evergreen Water and Sanitation District area. At the time of the formal application, the applicant should verify that an adequate and available water supply and sanitation system will accommodate the proposed uses.

CMP Water Policies

- The County's water resources should be protected. New development should ensure it has appropriate water service and wastewater treatment to serve the proposed uses.

Water Quantity

- Applications for new development projects should demonstrate that water is adequate and available to accommodate the proposed uses. (CMP p. 53)
- New development should provide adequate water supplies and/or onsite storage facilities for firefighting services. (CMP p. 53)

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 should provide a fire service verification letter 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)

Planning Engineering:

These comments have been based upon the application package and the requirements of the Jefferson County Land Development Regulation (LDR), the Jefferson County Zoning Resolution (ZR), the Jefferson County Storm Drainage Design and Technical Criteria (Storm Drainage Criteria) and the Jefferson County Roadway Design Manual (Roadway Manual).

1. Official Development Plan (ODP) - Written Restrictions: The written portions of the ODP were not provided and should not conflict with the requirements of the LDR. Please provide Written Restrictions with the proposed change in use with the formal submittal.
2. Official Development Plan (ODP) - Graphic Portion: The graphic portion was not provided. Provide a graphics portion for the revised ODP. Show only a use area for the rezoned area on the property.
3. Paving Requirements: The applicant needs to be aware that LDR Section 15 A.1.b.(2) requires at the time of Platting and/or Site Development Plan full paving of the unpaved connecting (if the trips exceed 150 Trips per day) the portion on Crowfoot Lane from the applicant's driveway entrance to the county line.
4. Land Disturbance Permit: Grading and erosion control plans are required during the site Development process, if the applicant does not propose any grading activity, a letter stating there will not be any grading activities and no new grading activity has occurred since shall be submitted by the applicant. The applicant needs to be aware that prior to construction the issuance of a Land Disturbance in conformance with Section 16 of the Zoning Resolution is required.
5. Site Development Plan: The applicant needs to be aware that prior to the issuance of a building permit, and/or change in use, a Site Development Plan approval is required. Also, an adequate plan needs to be submitted that addresses whether sufficient parking exists for the contemplated uses. Please see Zoning Resolution Section 1.1 for more detail on the requirements for the Site Development Plan.

REZONING COMMENTS

1. Official Development Plan (ODP) - Written Restrictions: The written portions of the ODP were not provided and should not conflict with the requirements of the LDR. Please provide Written Restrictions with the proposed change in use with the formal submittal.
2. Official Development Plan (ODP) - Graphic Portion: The graphic portion was not provided. Provide a graphics portion for the revised ODP. Show only a use area for the rezoned area on the property.
3. Paving Requirements: The applicant needs to be aware that LDR Section 15 A.1.b.(2) requires at the time of Platting and/or Site Development Plan full paving of the unpaved connecting portion of Crowfoot Lane over 150 Trip per day.
4. Land Disturbance Permit: Grading and erosion control plans are required during the site Development process, if the applicant does not propose any grading activity, a letter stating there will not be any grading activities and no new grading activity has occurred since shall be submitted by the applicant. (Paragraph 4.2.20, Part I of the LDR)
5. Site Development Plan: The applicant needs to be aware that prior to the issuance of a building permit, and/or change in use, a Site Development Plan approval is required. Also, an adequate plan needs to be submitted that addresses whether sufficient parking exists for the contemplated uses. Please see Zoning Resolution Section 1.1 for more detail on the requirements for the Site Development Plan.

CONCLUSION

These initial case comments are based solely upon the submitted preliminary application package. They are intended to make the applicant aware of regulatory requirements. Failure by Planning Engineering to note any specific item does not relieve the applicant from conforming to all County regulations. Furthermore, if the proposed site layout and design are altered substantially during subsequent County land development processes (rezoning, platting, exemptions, additional submittals), Planning Engineering reserves the right to modify these initial comments or add appropriate additional comments.

The applicant should respond to these comments. If there are any questions please contact me at 303-271-8736.

Engineering Geologist:

1. The site is not located in a geologic hazard area and geologic and geotechnical reports are not required at the time of the rezoning.
2. The property is located within the Mountain Ground Water Overlay District, however, the proposed uses would not increase the volume of water used. Therefore, the applicant should submit a written request to waive the Detailed Water Supply Report.

Public Health:

This Department has reviewed the documents submitted by the applicant for this pre-application process and has the following comments:

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
		Submit a copy of a well permit from the Colorado Division of Water Resources (CDWR) indicating well 163056 can be used for the proposed commercial/industrial uses. Contact the CDWR at 303.866.3581.	Water
		Obtain a continued use permit from this Department. Contact Craig Sanders at csanders@jeffco.us or 303.271.5759.	Wastewater
		Submit an As-Built Drawing for the individual sewage disposal system.	Wastewater
		Obtain Board of Health approval to utilize existing individual sewage disposal system for non-residential use. Contact Craig Sanders at csanders@jeffco.us or 303.271.5759.	Wastewater
		Submit detailed information on the processing and selling of firewood. (See comments below for specific requirements)	Hazardous and Solid Waste
		Submit detailed information on the processing and storage of precious metals. (See comments below for specific requirements)	Hazardous and Solid Waste
		Recommend that a Noise Study be conducted for the proposed uses.	Noise

WATER

A copy of well permit 163056 allows the existing well to be utilized for ordinary household purposes for a single family dwelling and the watering of the users non-commercial domestic animals. The applicant must re-permit this well to commercial or industrial uses if well water will be used for the proposed processing of firewood and recycling of precious metals. This process must be done and documentation can be obtained from the Colorado Division of Water Resources.

WASTEWATER

This Department has no records of an individual sewage disposal system for the property located at 34708 Paiute Road. In order to verify that the existing individual sewage disposal system is functioning, a Use Permit For Existing Individual

Sewage Disposal System (Form 700) with the applicable fee and associated documents, must be submitted to this Department for review. In addition to the Use Permit process, an "As Built" drawing identifying all of the individual sewage disposal system components must be submitted to this Department. Contact Craig Sanders at csanders@jeffco.us or 303.271.5759 for more information on this process.

The Jefferson County Board of Health must approve the non-residential use of the individual sewage disposal system during a technical Review Hearing. The applicant must submit an application including an engineered design of the proposed sewage disposal system to Jefferson County Environmental Health Services by the first working day of any month to be scheduled for a hearing on the third Tuesday of the following month. Approval must be obtained from the Board of Health prior to a ruling on this planning case. Contact Craig Sanders at csanders@jeffco.us or 303.271.5759 for more information on this process.

PLEASE NOTE: Any hazardous materials generated from the proposed uses cannot be disposed of in the individual sewage disposal system. All hazardous waste produced from the proposed uses must be disposed of at an approved waste disposal facility.

HAZARDOUS AND SOLID WASTE

The applicant proposes to process and sell firewood from the property located at 34708 Paiute Road. In order for this Department to evaluate the proposed processing and selling of firewood, the applicant must provide the following:

- Provide detailed information on how the firewood will be processed.
- Provide detailed information on what will be done with the sawdust produced from processing the firewood.
- Provide the type, model and specifications of the equipment that will be utilized to process the firewood. (i.e. gasoline chain saw, electric chain saw, etc.)
- Provide detailed information on how the firewood will be stored and sold (i.e. bundles or cords of wood).

The applicant proposes to recycle precious metals. In order for this Department to evaluate the proposed processing and recycling of precious metals, the applicant must provide the following:

- Provide information on what precious metals will be recycled.
- Provide detailed information on how the metals will be recycled and what processes will be used (i.e. incineration, etc).
- Provide the type, model and specifications of all equipment that will be utilized to recycle the precious metals.
- Provide information on how the precious metals will be stored to prevent potential leachate into the ground.
- Provide information on what will be done with the solid waste generated from the recycling of precious metals.

PLEASE NOTE: The applicant may need to contact the Colorado Department of Public Health and Environment dependant on how firewood and precious metals are processed. This Department cannot make that determination at this time based on the limited amount of information provided.

NOISE

It is this Department's opinion that significant noise from the equipment used may be generated from the proposed uses of this property and may impact the surrounding properties and neighbors. Therefore, this Department recommends that a noise modeling analysis be conducted for the proposed uses.

Since this facility is essentially surrounded by mountain 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.

Addressing

The Addressing Section has the following comments to make:

- 1) The owner would like is to rezone and do a Site Development Plan to allow for processing fire wood.
- 2) The property has direct access off of Paiute Road.

3) The address of 34708 Paiute Road is valid and exists in Jefferson County's database. The property will retain that address.

Zoning Administration:

Zoning Administration offers the following comments on this proposal:

PERTINENT ISSUES:

- 1) The applicant should be informed that fees for all formal submittals will be doubled. This application is the result of an active Zoning Violation. Per Part 7 Chapter 4 Section 3.A.3 of the Jefferson County Policy and Procedure Manual, "Any person, firm or corporation failing to obtain the required zoning approval and/or permit(s) as required by the Zoning Resolution shall be required to pay two times the amount of any applicable fees."
- 2) A comprehensive review for the proposed project could not be made by Zoning Administration since many of the submittal requirements that would be required at formal submittal are missing or lacking. Consequently, Zoning Administration could not thoroughly comment on the proposal.
- 3) Written Restrictions were not submitted for review. Written Restrictions should be submitted in the proper format at the time of formal submittal for the rezoning.
 - a) The applicant should work closely with their case manager to ensure all requirements are addressed in the proposed rezoning written restrictions: this includes, but is not limited to, Permitted Uses, Lot and building standards, Parking, Architecture, Landscaping and others.
- 4) The property owner will have to apply for, and have approved, a Rezoning and a SDP for the change in use to the parcels.
- 5) Is the property owner proposing any new structures on site?

GENERAL:

- 6) The overall submittal requirements for a formal Rezoning are outlined in Section 1 of the *Jefferson County Zoning Resolution*.
 - a) The applicant will need to follow all format and submittal requirements set forth in Section 1 of the *Jefferson County Zoning Resolution* for the formal Rezoning submittal.
- 7) The overall format for submitting a Site Development Plan (SDP) is outlined in Section 1 of the *Jefferson County Zoning Resolution*.
 - a) The applicant will need to follow all conditions set forth in Section 1 which include, but are not limited to, architectural elevations, lighting plan including photometric data, landscape plan, parking plan, grading and erosion control, drainage and construction plans.
- 8) Once any SDP is completed and recorded, a building permit for any proposed structure will be required. As part of the building permit submittal we may need the following items per building;
 - Building Permit application app fee and application form)
 - 2 copies of the approved SDP site plan
 - 2 copies of the construction plans
 - Water and Sewer availability form (not a service letter)
 - Certificate of Compliance (usually tied to public improvements and water availability form)
 - Subsurface soils investigation, including a test boring on the subject site
 - A traffic impact fee will be due when the permit is issued.
- 9) 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.

Evergreen Fire Rescue

I have reviewed the rezoning packet and I have a few questions listed below:

1. What will the occupancy classification be from the Building Department?
2. How much firewood do they expect to store on site?
3. Will they be selling firewood on site?
4. Will they be having a recycle dropoff at this site?
5. Will they be using lumber yard like equipment to cut/trim/process the wood?
6. Will large trucks (18 wheelers) be transporting the trees to be cut to the property?

I am not approving the rezoning until I receive a letter or email with the answers to my questions listed above.