



Community Planning & Permitting

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PLANNING COMMISSION PUBLIC HEARING

April 20, 2022 at 1:30 p.m.
Hearing to be Held Virtually due to COVID-19

STAFF RECOMMENDATION

STAFF PLANNER: Sam Walker

Docket SU-21-0008: Allenspark Waste Transfer Station Expansion

Proposal: Special Use Review for the expansion of an existing 7,800-square-foot waste transfer station by 8,537 square feet on an approximately 1-acre portion of a 440-acre parcel. The waste transfer station proposal includes the addition of multiple supporting waste structures, the construction of a vault restroom and an office/storage building, and ADA accessibility improvements.

Location: 14857 State Highway 7 located at the intersection of State Highway 7 and County Road 84W, Section 26, Township 3N, Range 73W.

Zoning: Forestry (F) Zoning District

Applicant: Seth Jacobs, Boulder County Public Works

Owner: US Forest Service

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SUMMARY

The applicant requests a Special Review and Site-Specific Development Plan to expand the facilities of the existing Allenspark Waste Transfer Station on a portion of a 508-acre US Forest Service-owned property within the Forestry (F) Zoning District. With the recommended conditions, staff finds the request can meet the Special Review Criteria in Article 4-601 of the Boulder County Land Use Code (the Code) and recommends the Planning Commission recommend conditional approval to the Board of County Commissioners.

DISCUSSION

The subject property is an approximately 508-acre unsubdivided Building Lot located along the Peak to Peak Scenic Highway (referred to hereafter as SH7) immediately west and northwest of Allenspark. It is largely undeveloped except for a small ~1-acre portion located at the corner of SH7 and County Road 84W (CR 84W), which houses the existing Allenspark Waste Transfer Station, as shown in Figure 1 below. The waste transfer station is accessed via both the SH7 and CR 84W rights-of-way.



Figure 1: Aerial view of the waste transfer station

The waste transfer station was originally installed on the parcel after a successful Location and Extent application in 1982. This approval was subsequently amended under SU-85-0018 to allow the installation of a trash compactor in addition to existing “green box” collectors. Based on a photo included in the file for SU-85-0018 (see Figure 2, below) as well as aerial photos ranging from 2000-2020, it appears that the station has remained largely unchanged since the 1985 approval.

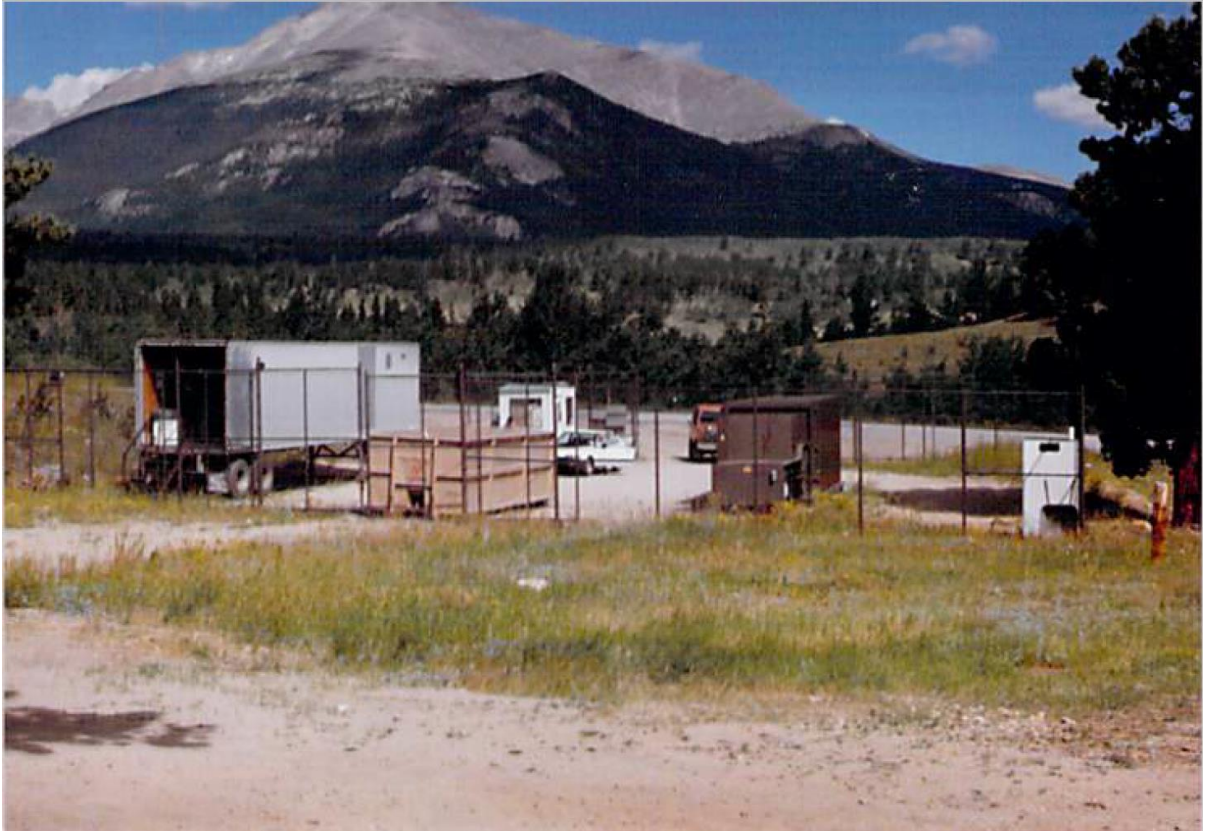


Figure 2: File photo from SU-85-0018

The waste transfer station currently covers an area of approximately 7,800 square feet with a large dirt and gravel pad enclosed by a 10-foot tall chain-link fence. On top of the pad are the facilities themselves, including a small single-room office building, a chemical toilet, a trash compactor (on top of a small concrete pad), three roll-off dumpsters, and a 40-foot haul trailer.

As shown in Figure 3 below, the Boulder County Comprehensive Plan identifies important resources in the area of the transfer station including significant natural communities and wetlands. The parcel section is also located within the Peak to Peak Scenic Corridor, and view protection scores have been assigned to SH7 (scoring 5) and CR 84W (scoring 1.08) adjacent to the transfer station.

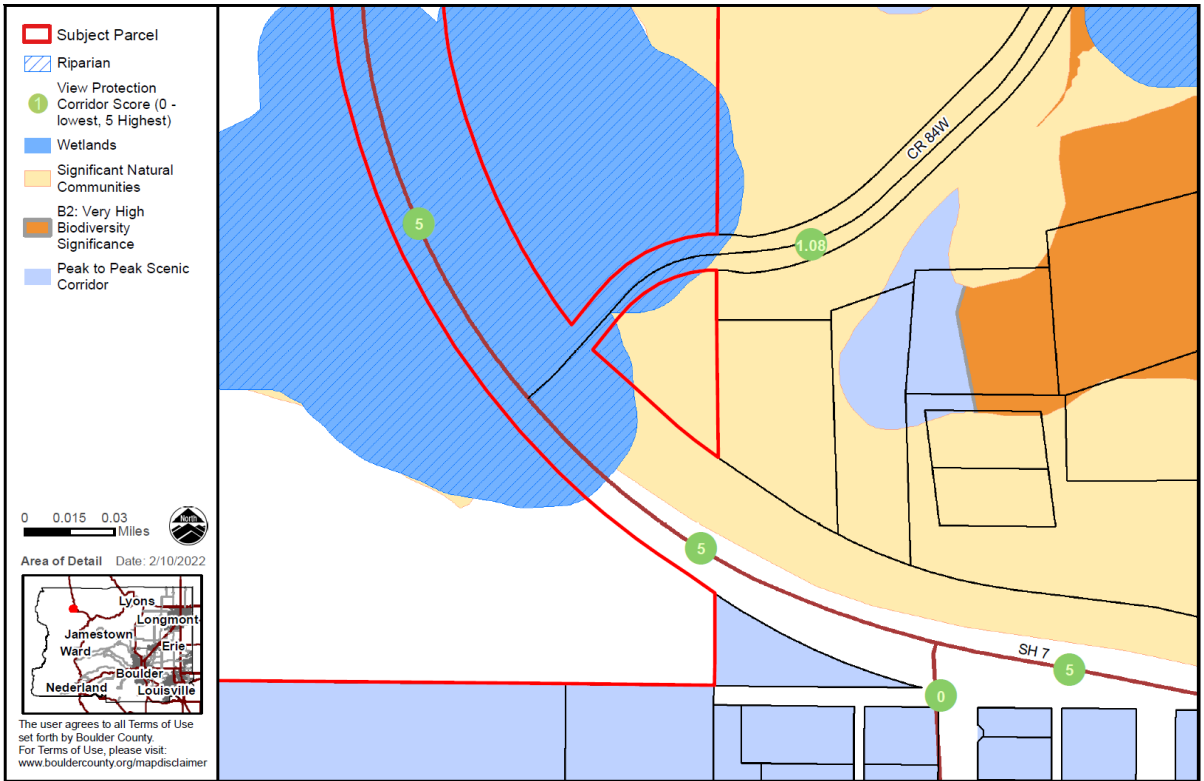


Figure 3: Comprehensive Plan map

This application proposes to expand the footprint of the waste transfer station by 8,537 square feet such that the edge fencing will encompass a total area of approximately 16,337 square feet as shown in Figure 4, below.



Figure 4: Proposed footprint expansion

The footprint expansion will allow Boulder County Public Works to improve and expand the transfer station facilities through the replacement of the existing office building with a new 240-square-foot permanent office, a new 96-square-foot vault toilet structure, two new 40-yard compactors, three 30-yard roll-off containers, one 15-yard enclosed composting container, one conex structure, and several drop-off boxes for textiles. The footprint expansion will also allow the installation of ADA access improvements for the facility, namely an aluminum ramp and raised platforms to allow access to the roll-off containers as well as an ADA-van-accessible parking spot. Two areas of the expanded facility will be improved with concrete slabs on grade to provide a stable area for the office, restroom, compactors, roll-offs, conex, raised platforms, and parking area (as shown in Figure 5, below). The rest of the facility will be graded flat.

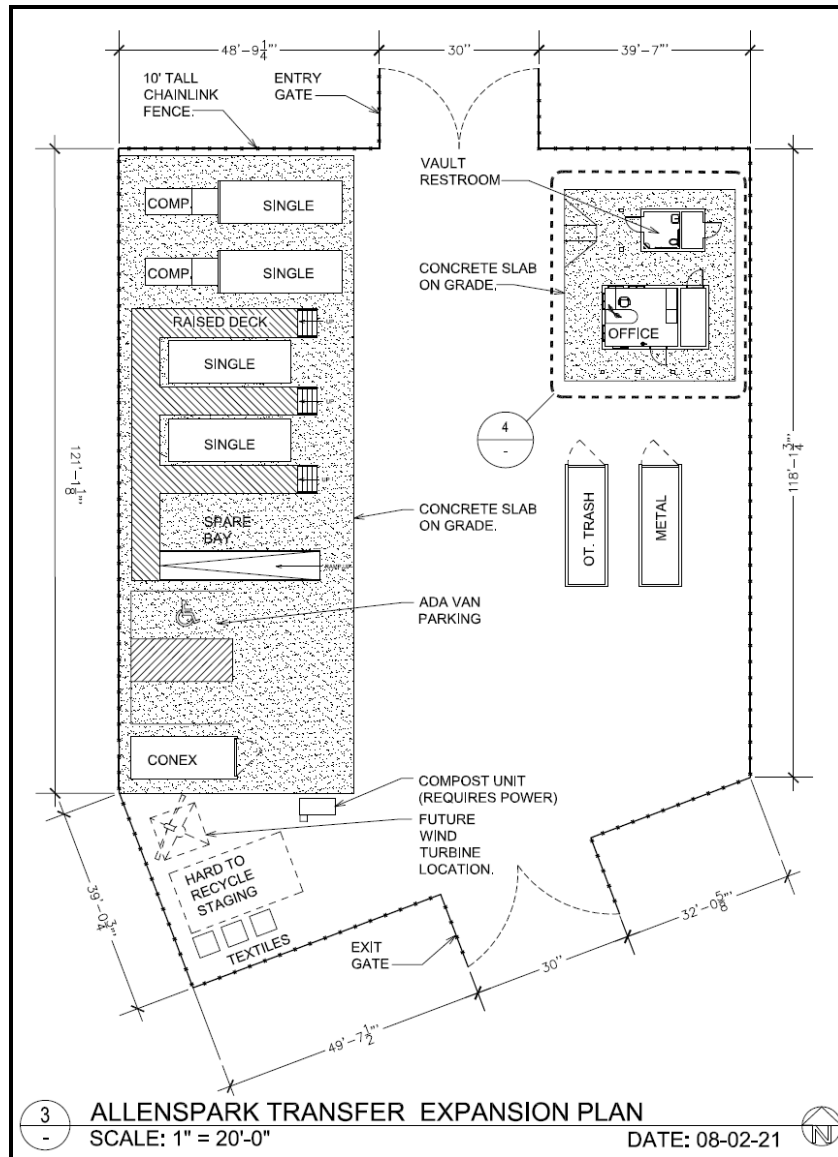


Figure 5: Proposed site plan

The submitted site plan includes provision for a future wind turbine although no turbine plans or elevations were submitted and it was not included as part of the original project narrative. A supplemental narrative submitted by the applicant on April 04, 2022 (see Attachment E) indicates that the turbine was a placeholder and is not considered a part of the current application.

As detailed in the criteria review below, staff finds that the proposed waste transfer station expansion can meet the Special Review Criteria in Article 4-601 of the Code, with the recommended conditions of approval.

REFERRALS

This application was referred to the typical agencies, departments, and adjacent property owners. All responses received are attached and summarized below.

County Development Review Team – Access & Engineering (DRT-A&E): This team reviewed the proposal and responded that legal access to the parcel had been demonstrated via adjacency to both SH7 and CR 84W, which are public rights-of-way (ROW). It found that the proposed expansion

of the facility is unlikely to significantly increase generated trips to the property, and noted that both a CDOT and Boulder County Access Permit would be required at the time of permitting.

County Public Health Department: This department reviewed the proposal and responded that an onsite wastewater treatment system (OWTS) permit is required for the vaulted restroom including a toilet and hand sink with running warm water. The permit must be issued prior to installation and before a building permit can be obtained. It also advised that the applicant confer with CDPHE's industrial stormwater permitting department to ascertain whether or not industrial stormwater coverage is needed for a waste transfer station.

County Building Safety & Inspection Services Team: This team reviewed the proposal and stated that separate building permits will be required for the office, vault restroom, accessibility ramps, and fencing. It also noted the minimum plumbing, accessibility, and wind and snow loading requirements. Finally, the Building Team indicated that ignition-resistant materials and defensible space would be required, and that written documentation must be provided indicating approval of the building permit plans and specifications by the Allenspark Fire Protection District.

Wildfire Mitigation Team: This team reviewed the request and responded that wildfire mitigation would be required for the site expansion, and mitigation requirements will include site location, ignition-resistant materials and construction, defensible space, emergency water supply, and emergency vehicle access.

County Parks & Open Space: This department responded to the referral with significant concerns regarding visual impacts to SH7 and the Peak to Peak Scenic Corridor, noting that the proposed vegetative screening would likely be inadequate and difficult to maintain. BCPOS also expressed concerns regarding the preservation of existing Ponderosa Pine trees on the property and the lack of specificity in the proposed earthwork, but indicated that neither the aspen on the property nor the riparian/wetland area indicated by the Comprehensive Plan on the parcel would be impacted by the proposed development. Finally, BCPOS recommended the requirement of a revegetation plan.

Boulder Valley and Longmont Conservation Districts: This agency expressed no conflicts with the expansion of transfer stations in general, but noted that the Allenspark community had expressed concerns regarding visual impacts of the transfer station when it was originally approved and suggested landscaping along the west side of the site to mitigate increased visual impacts.

Adjacent Property Owners: Notices were sent to 249 adjacent property owners, and staff received two public comments in response. One comment expressed support for the expansion, while the second indicated several issues with the proposal (including visual impact to SH7, proximity of the transfer station to Rocky Mountain National Park, use of the facility by Larimer County residents, improper siting of the station with relation to wind increasing pollution, increased cost to taxpayers, and lack of compatibility with the surroundings).

Agencies that responded with no conflict: County Historic Preservation Team, County Floodplain Program, Colorado Department of Transportation, Colorado Parks & Wildlife, Larimer County Planning, XCEL Energy.

Agencies that did not respond: Boulder County Long Range Planning, Boulder County Code Compliance, Boulder County Assessor, Boulder County Attorney, Allenspark Area Landowners, Allenspark Concerned Citizens, Boulder County Mountain Cabin Alliance, Greater Allenspark Alliance/MOST, Allenspark Water & Sanitation District, St. Vrain & Lefthand Water Conservancy District, Estes Park Power & Light, Colorado Department of Public Health & Environment, History Colorado, Rocky Mountain National Park, the US Forest Service, and the Allenspark Fire Protection District.

SPECIAL REVIEW CRITERIA

The Community Planning & Permitting staff has reviewed the standards for approval of a Special Review for the expansion of an existing solid waste transfer facility in the Forestry Zoning District, per Article 4-601 of the Code, and finds the following:

- (1) ***Complies with the minimum zoning requirements of the zoning district in which the use is to be established, and will also comply with all other applicable requirements;***

Solid Waste Transfer Facilities are an allowed use through the Special Review process in the Forestry Zoning District where the subject property is located. Boulder County Public Works proposes to modify the existing Special Review approval (SU-85-0018) of the property to expand the footprint of the facility to add a second compactor, additional waste collection facilities, and ADA accessibility improvements.

Article 4-506.J of the Land Use Code defines a Solid Waste Transfer Facility as “A facility at which wastes, awaiting transportation to a disposal site and facility, are transferred from one collection vehicle to another” and includes additional provisions for Solid Waste Transfer Facilities in 4-506.J.5, including:

- a. *This use shall also be granted and maintain all applicable local, state, and federal permits.*
- b. *This use is not required to be located on a building lot, or comply with the minimum lot size requirements for the district in which it is located.*

Staff finds that the proposal is consistent with the definition of a Solid Waste Transfer Facility as described in the Code, because the Allenspark Waste Transfer facility collects waste from individual collection vehicles of Boulder County residents before transferring them to a larger collection vehicle for disposal elsewhere.

To ensure that the proposal can meet the additional provisions outlined in Art. 4-506.J.5, staff recommend a condition of approval requiring that the applicant or their agent be granted and maintain all applicable local, state, and federal permits.

Although the use is not required to be located on a legal building lot or comply with the minimum lot size requirements, it is located on a section of a 508-acre-parcel which exceeds the minimum 35-acre lot size in the Forestry Zoning District.

The site plan submitted with the application materials appears to show a portion of the 10-foot fence extending into the required 25-foot side yard setback along the eastern boundary of the parcel. Article 17-300.A.1.b of the Land Use Code allows the construction of a fence not over six feet high without a building permit. Conversely, fences more than 6 feet in height require a building permit, and are considered structures that must meet setbacks. Staff recommends conditions of approval requiring that a revised site plan be submitted for permitting showing the fence meeting the applicable setbacks, and that all structures including the fence be issued a building permit.

Therefore, as conditioned, staff finds this criterion can be met.

- (2) ***Will be compatible with the surrounding area. In determining compatibility, the Board should consider the location of structures and other improvements on the site; the size, height and massing of the structures; the number and arrangement of structures; the design of structures and other site features; the proposed removal or addition of vegetation; the extent of site disturbance, including, but not limited to, any grading and changes to natural topography; and the nature and intensity of the activities that will take***

place on the site. In determining the surrounding area, the Board should consider the unique location and environment of the proposed use; assess the relevant area that the use is expected to impact; and take note of important features in the area including, but not limited to, scenic vistas, historic townsites and rural communities, mountainous terrain, agricultural lands and activities, sensitive environmental areas, and the characteristics of nearby development and neighborhoods;

The proposed use is located along SH7, adjacent to the Allenspark Fire Protection District station located at 14861 SH7. The parcel immediately adjacent across SH7 is residential in nature. The transfer station is also located immediately northwest of the historic Allenspark townsite, which houses a mixture of residential and commercial uses.

Staff finds that the proposed expansion of the transfer station will be compatible with the surrounding area. The transfer station has served residents of Allenspark and the surrounding area since 1982, and the proposed expansion will allow the station to better meet the needs of those residents through increased capacity, improved sanitary facilities, and better ADA accommodations. It will also make use of an existing disturbed area rather than creating an expanded footprint on a vacant parcel, and is located at an advantageous location for traffic flow using the intersection of SH7 and CR 84W.

Therefore, staff finds this criterion can be met.

(3) *Will be in accordance with the Boulder County Comprehensive Plan;*

The Comprehensive Plan indicates that SH7 has an associated View Protection Score of 5 in the area of the subject parcel. View Protection Scores can range from 0 to 5 (with higher numbers indicating more scenic roadways), and are intended to act as a tool for planning staff to use when assessing the potential visual impacts of a development on nearby public rights-of-way. Staff do not find that the proposed use is likely to negatively impact the view from SH7 as long as the recommended condition of approval for vegetative screening (described under criteria 9, below) is met.

The Comprehensive plan also identifies the parcel as having Significant Natural Communities and Riparian Areas, but the Parks & Open Space referral response indicates that the identified natural community of Aspen will not be impacted by the proposed facility expansion, and that the identified riparian area is not present. Therefore, staff does not have any concerns that the proposed use will negatively impact these resources.

Therefore, staff finds this criterion can be met.

(4) *Will not result in an over-intensive use of land or excessive depletion of natural resources. In evaluating the intensity of the use, the Board should consider the extent of the proposed development in relation to parcel size and the natural landscape/topography; the area of impermeable surface; the amount of blasting, grading or other alteration of the natural topography; the elimination or disruption of agricultural lands; the effect on significant natural areas and environmental resources; the disturbance of plant and animal habitat, and wildlife migration corridors; the relationship of the proposed development to natural hazards; and available mitigation measures such as the preservation of open lands, the addition or restoration of natural features and screening, the reduction or arrangement of structures and land disturbance, and the use of sustainable construction techniques, resource use, and transportation management.*

Staff finds that the proposed expansion of the waste transfer facility will not result in an over-intensive use of land or the excessive depletion of natural resources. Although the facility footprint will more than double, the majority of the footprint will remain pervious surface rather than being taken up by structures or concrete pad. Staff have also not identified significant negative impacts to natural areas, environmental resources, plant or animal habitat, or wildlife migration corridors.

A letter included with the application materials (from Scott, Cox & Associates, Inc., dated July 28, 2021) indicates that the proposed facility expansion will require approximately 250 cubic yards of cut and 230 cubic yards of fill for site leveling as shown on the Preliminary Grading, Drainage, and Revegetation Plan submitted with the application materials (Attachment A, page A22). The letter also indicates that the structural foundation excavation and associated incidental backfill will require approximately 200 cubic yards of fill.

Staff finds that the proposed earthwork is necessary for the expansion of the existing facility to allow for the proposed increase in capacity and accessibility, and therefore that it does not constitute over-intensive use of the land.

To ensure that the expansion of the waste transfer facility does not result in negative impacts via runoff during or after construction, staff recommends conditions of approval requiring the installation of silt fencing or other appropriate erosion control measures downslope of construction areas, and the submittal of a revegetation plan to be implemented after construction is complete.

Therefore, as conditioned, staff finds this criterion can be met.

(5) *Will not have a material adverse effect on community capital improvement programs;*

There is no indication the proposal will have an adverse effect on community capital improvement programs, and no referral agency has responded with such a concern.

Therefore, staff finds this criterion is met.

(6) *Will not require a level of community facilities and services greater than that which is available;*

Staff does not anticipate the proposal will have an adverse effect on community facilities and services, and the Allenspark Fire Protection District did not submit a response voicing any concerns about the request.

Per the referral response from Public Health, an OWTS permit is required for the proposed vault toilet with sink. Staff recommends a condition of approval requiring that the OWTS permit be obtained as required by Public Health prior to the issuance of any building or grading permits.

Therefore, as conditioned, staff finds this criterion can be met.

(7) *Will support a multimodal transportation system and not result in significant negative impacts to the transportation system or traffic hazards;*

There are two points of access to the subject property. The first is via State Highway 7 (SH 7), also known as Peak to Peak Highway, a Colorado Department of Transportation (CDOT)-owned and maintained right-of-way (ROW). The second is from County Road

84W which, in this location, is a paved county-owned and maintained ROW with the Functional Classification of Local. Legal access is demonstrated via adjacency to these public ROW.

Although the applicant proposes to expand services on site, which includes adding composting as a new service, staff does not anticipate the addition of composting to existing services will significantly increase trip generation to and from the site or cause significant negative impacts to the surrounding transportation network. Similarly, per the attached email from Tim Bilobran dated March 29, 2022 (Attachment B, page B3), CDOT has no concerns with traffic impacts that may result from the expansion of uses on the site.

The supplemental narrative submitted by the applicant (Attachment E) indicates that the predominant flow of traffic on the parcel is from north-to-south, with patrons entering the property through the gate that fronts CR 84W and exiting via the south gate that opens onto CDOT ROW. To ensure that this traffic pattern is acceptable to CDOT, staff recommends a condition of approval requiring the submittal of a CDOT Access Permit for the SH7 access at the time of County permit submittal.

There is no evidence of an existing Access Permit. An Access Permit will be issued for the point of access to County Road 84W at the time of building Permit review. No special application procedure is necessary, the Access Permit will be issued concurrently with the Building Permit.

With the recommended condition, staff finds the proposal does not conflict with the multimodal transportation system and does not anticipate that the request will have a negative impact on the transportation system.

Therefore, as conditioned, staff finds this criterion can be met.

(8) *Will not cause significant air, odor, water, or noise pollution;*

The project narrative submitted with the application materials indicates that the new composting unit will be wildlife-resistant and will have a tight-fitting lid to reduce smells. The supplemental narrative notes that the 10-foot fence which will surround the station exterior also serves to keep debris from blowing away. These mitigating factors will limit the creation of any significant air, odor, water, or noise pollution, and no referral agencies provided a response to the contrary.

Therefore, staff finds this criterion can be met.

(9) *Will be adequately buffered or screened to mitigate any undue visual impacts of the use;*

The County Parks & Open Space Department noted that the View Protection Corridor associated with SH7 in the area of the subject site is the most important view corridor in the county, and that the seven trees proposed to be planted as vegetative screening would be unlikely to provide an adequate visual buffer. Similar concerns were expressed in the comments submitted by the Boulder Valley and Longmont Conservation Districts and a nearby property owner. Issues were also raised regarding the 10-foot fence which currently exists on the property and is proposed to be expanded to match the new facility boundaries.

The supplemental narrative submitted to staff indicates that the 10-foot fence is necessary not only to prevent debris from being blown out of the facility in high winds, but also to limit the ability of wildlife to enter the facility. Furthermore, the narrative states that chain-link fencing

is preferable in areas regularly subject to high winds because the wind can pass through it more easily.

Staff find that the chain-link fencing is a necessity to limit the pollution and impacts on wildlife that would otherwise be imposed by the facility expansion. However, the proposed vegetative screening is not adequate to shield the fencing from view and protect the visual character of the View Protection Corridor. As noted in the Parks & Open Space referral response, the seven trees indicated on the Preliminary Grading, Drainage, and Revegetation Plan will not provide enough visual screening and could likely be replaced with tall shrubs for better mitigation, and no screening is proposed along the northern or southern facility boundaries despite both being visible from SH7.

Staff recommends a condition of approval requiring the submittal of a revised vegetative screening plan that provides screening along the northern and southern boundaries of the facility, and includes increased density of vegetation along the western boundary.

To further mitigate potential visual impacts of the facility expansion, staff recommends a condition of approval requiring the submittal of a lighting plan as part of the permitting submittal.

Therefore, as conditioned, staff finds this criterion is met.

(10) *Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of Boulder County;*

There is no indication the proposal will have detrimental effects on the health, safety, or welfare of the present or future inhabitants of Boulder County, and no referral agency has responded with such a concern. On the contrary, the proposed expansion of the waste transfer facility will improve the welfare of present and future inhabitants of the County by improving the accessibility and function of the existing transfer station.

Therefore, staff finds this criterion is met.

(11) *Will establish an appropriate balance between current and future economic, environmental, and societal needs by minimizing the consumption and inefficient use of energy, materials, minerals, water, land, and other finite resources;*

With the recommended conditions of approval, allowing the applicants to expand the existing transfer station would accommodate societal needs for improved waste management while utilizing an existing area of development, avoiding inefficient use of common resources.

Therefore, staff finds this criterion can be met.

(12) *Will not result in unreasonable risk of harm to people or property – both onsite and in the surrounding area – from natural hazards. Development or activity associated with the use must avoid natural hazards, including those on the subject property and those originating off-site with a reasonable likelihood of affecting the subject property. Natural hazards include, without limitation, expansive soils or claystone, subsiding soils, soil creep areas, or questionable soils where the safe-sustaining power of the soils is in doubt; landslides, mudslides, mudfalls, debris fans, unstable slopes, and rockfalls; flash flooding corridors, alluvial fans, floodways, floodplains, and flood-prone areas; and avalanche corridors; all as identified in the Comprehensive Plan Geologic Hazard and Constraint Areas Map or through the Special Review or Limited Impact Special Review process using the best*

available information. Best available information includes, without limitation, updated topographic or geologic data, Colorado Geologic Survey landslide or earth/debris flow data, interim floodplain mapping data, and creek planning studies.

The Comprehensive Plan does not identify any areas of geologic hazard on the subject parcel in the area where the facility will be expanded, and the County Floodplain Management Team indicated that they had no concerns with the proposal.

However, the proposal is located within Wildfire Zone 1, and therefore wildfire mitigation is required. Staff recommends a condition of approval requiring that the expanded facility undergo wildfire mitigation, to be performed in conjunction with successive stages of the permit process.

Therefore, as conditioned, staff finds this criterion is met.

- (13) *The proposed use shall not alter historic drainage patterns and/or flow rates unless the associated development includes acceptable mitigation measures to compensate for anticipated drainage impacts. The best available information should be used to evaluate these impacts, including without limitation the Boulder County Storm Drainage Criteria Manual, hydrologic evaluations to determine peak flows, floodplain mapping studies, updated topographic data, Colorado Geologic Survey landslide, earth/debris flow data, and creek planning studies, all as applicable given the context of the subject property and the application.*

Staff find that the Preliminary Grading, Drainage, and Revegetation Plan adequately addresses the drainage impacts created by the proposed facility expansion, and recommend that it be approved as proposed subject to the additional vegetative screening outlined under criteria 9 above.

Therefore, as conditioned, staff finds this criterion is met.

RECOMMENDATION

Staff has determined that the proposal can meet all the applicable criteria of the Boulder County Land Use Code for Special Review. Therefore, staff recommends that the Planning Commission recommend that the Board of County Commissioners *conditionally approve docket SU-21-0008 Boulder County - Allenspark Waste Transfer Station Expansion* with the following conditions:

1. The applicants shall provide a Development Agreement, for review and approval by County staff, prior to the issuance of a license or permits by the Boulder County Community Planning & Permitting Department and prior to the recordation of said agreement within one year of approval.
2. *Prior to the final inspection*, the owner or their agent must submit evidence that the waste transfer station has obtained all applicable local, state, and federal permits.
3. At building or grading permit submittal, a revised site plan is required that shows the proposed fencing will meet all applicable parcel boundary setbacks.
4. The development must meet all requirements outlined in the Building Safety and Inspection Services Team referral response and the Building Code, including but not limited to:
 - a. Building Permits;
 - b. Minimum Plumbing Fixtures;

- c. Accessibility;
 - d. Design Wind and Snow Loads; and
 - e. Plan Review
5. ***Prior to issuance of building or grading permits***, details regarding the placement and construction of silt fencing or other appropriate erosion control measures must be submitted to, and approved by, the Community Planning & Permitting Department. The silt fence must be installed before construction commences and remain in place until vegetation is sufficiently established on the disturbed soil.

Prior to any grading or site disturbance, the silt barrier location and materials must be installed as required per the approved plans.

At the time of the footing foundation inspection and all subsequent inspections, the Community Planning & Permitting Department must confirm the silt barrier location and materials have been installed as required per the approved plans. Any other areas on site are subject to installation of silt fences, if needed.

6. ***At building or grading permit submittal***, a Revegetation Plan must be submitted for approval. This plan should include native grass species to be used, an explanation of how topsoils will be stockpiled and reused, mapped delineation of all disturbance areas (this includes construction staging areas, driveway, utility lines, and septic system), and locations of silt fences or erosion control measures downslope of disturbed areas.

Prior to any grading or site disturbance, the silt barrier location and materials must be installed as required per the approved plans.

Prior to issuance of a final inspection, the full installation of the approved Revegetation Plan must be inspected and approved by the Community Planning & Permitting Department. If weather is not conducive to seeding or if adequate revegetation efforts have not occurred and vegetation is not adequately established at the time of final inspection request, an irrevocable letter of credit or monies deposited into a County Treasurer account will be required to assure the success of revegetation. You should consider the following well in advance of your revegetation inspection:

- a. Whether you are applying for a Certificate of Occupancy, final inspection, or the return of funds held in escrow for completion of revegetation, some level of germination and growth of grass seed is required.
- b. Keep in mind that the steeper the slopes and dryer the soil, the greater the attention needed to establish a level of germination adequate to obtain revegetation approval.
- c. Areas of disturbance found at inspection not included on the revegetation plan are still subject to reseeding and matting.

Incomplete revegetation is the leading cause for delays in obtaining a Certificate of Occupancy.

7. ***Prior to the issuance of any building or grading permits***, the owner or their agent must apply for an OWTS permit. The permit must be issued prior to installation and before a building permit can be obtained.

Prior to the final inspection, the vaulted restroom must be installed, inspected, and approved.

8. ***At the time of permitting***, a copy of the CDOT Access Permit for the point of access to SH7 must be submitted.

A Boulder County Access Permit is also required for the point of access to County Road 84W. The Access Permit will be issued concurrently with the Building Permit.

9. ***Prior to the issuance of any building or grading permits***, the applicant must submit a revised vegetative screening plan for staff approval. The plan must include screening along the northern and southern boundaries of the facility as well as an increased density of vegetation along the western boundary.

Prior to the final inspection, the full installation of the approved vegetative screening plan must be verified by Community Planning & Permitting.

10. ***Prior to issuance of building permits***, one copy of a proposed lighting plan must be submitted to the Community Planning & Permitting Department for review and approval. [Down lighting](#) is required, meaning that all bulbs must be fully shielded to prevent light emissions above a horizontal plane drawn from the bottom of the fixture. The lighting plan must indicate the location of all exterior fixtures on the site and structures, and must include cut sheets (manufacturer's specifications with picture or diagram) of all proposed fixtures. The lighting plan shall be included as part of the building plan set required at the time of permit application.

At the final inspection, the full installation of the approved lighting plan must be inspected and approved by the Community Planning & Permitting Department.

11. The Preliminary Grading, Drainage, and Revegetation Plan is approved as proposed, subject to the additional requirements approved by staff as part of Conditions 6 and 9.
12. The applicants shall be subject to the terms, conditions, and commitments of record and in the file for docket ***SU-21-0008 Boulder County – Allenspark Waste Transfer Station Expansion***.



Boulder County Land Use Department

Courthouse Annex Building
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Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
Tuesday 10 a.m. to 4:30 p.m.

Shaded Areas for Staff Use Only

Intake Stamp

Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by appointment only. Please call 303-441-3930 to schedule a submittal appointment.

Project Number		Project Name		
<input type="checkbox"/> Appeal <input type="checkbox"/> Correction Plat <input type="checkbox"/> Exemption Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Location and Extent		<input type="checkbox"/> Modification of Site Plan Review <input checked="" type="checkbox"/> Modification of Special Use <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Rezoning	<input type="checkbox"/> Road Name Change <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Special Use/SSDP	<input type="checkbox"/> Special Use (Oil & Gas development) <input type="checkbox"/> State Interest Review (1041) <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Variance <input type="checkbox"/> Other:
Location(s)/Street Address(es) 14857 State Highway 7				
Subdivision Name TR, NBR 960 Allenspark area				
Lot(s)	Block(s)	Section(s) 35	Township(s) 3N	Range(s) 73
Area in Acres 508	Existing Zoning F -Forestry	Existing Use of Property Waste/ Recycle transfer		Number of Proposed Lots
Proposed Water Supply Transport		Proposed Sewage Disposal Method Vault/ Transport		

Applicants:


Applicant/Property Owner Seth Jacobs/ Boulder County		Email sjacobs@bouldercounty.org		
Mailing Address P.O. Box 471				
City Boulder	State CO	Zip Code 80306	Phone 303-441-3905	
Applicant/Property Owner/Agent/Consultant			Email	
Mailing Address				
City	State	Zip Code	Phone	
Agent/Consultant			Email	
Mailing Address				
City	State	Zip Code	Phone	

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner 	Printed Name Seth Jacobs /Boulder County	Date 07-26-21
Signature of Property Owner	Printed Name	Date

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.



Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

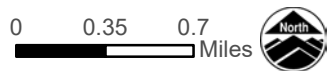
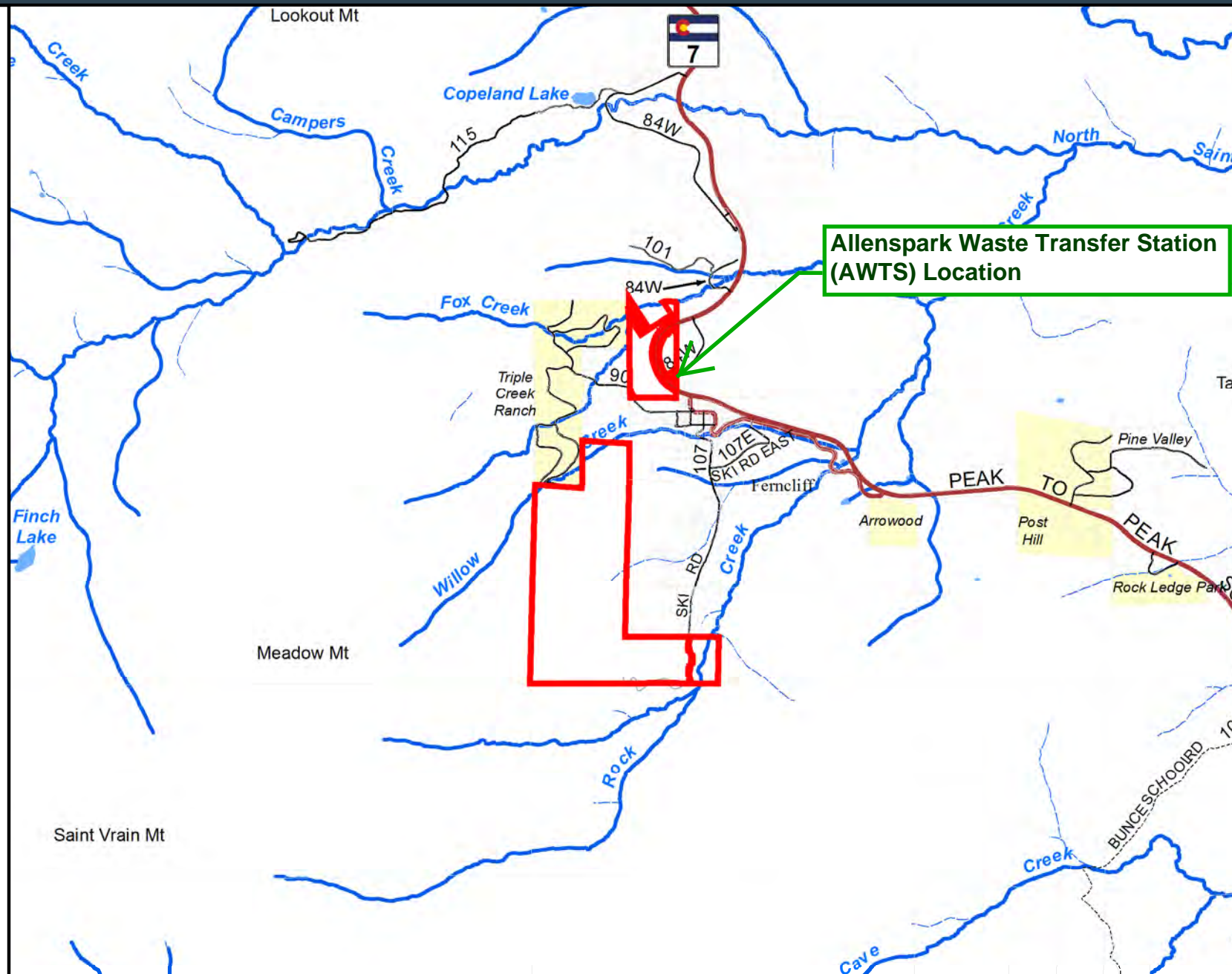
Vicinity

14857 State Hwy 7

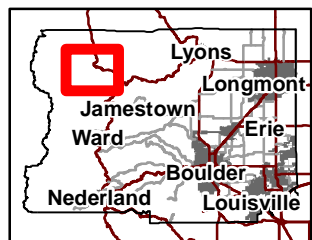
Subject Parcel

Subdivisions

Subdivisions



Area of Detail Date: 2/11/2021



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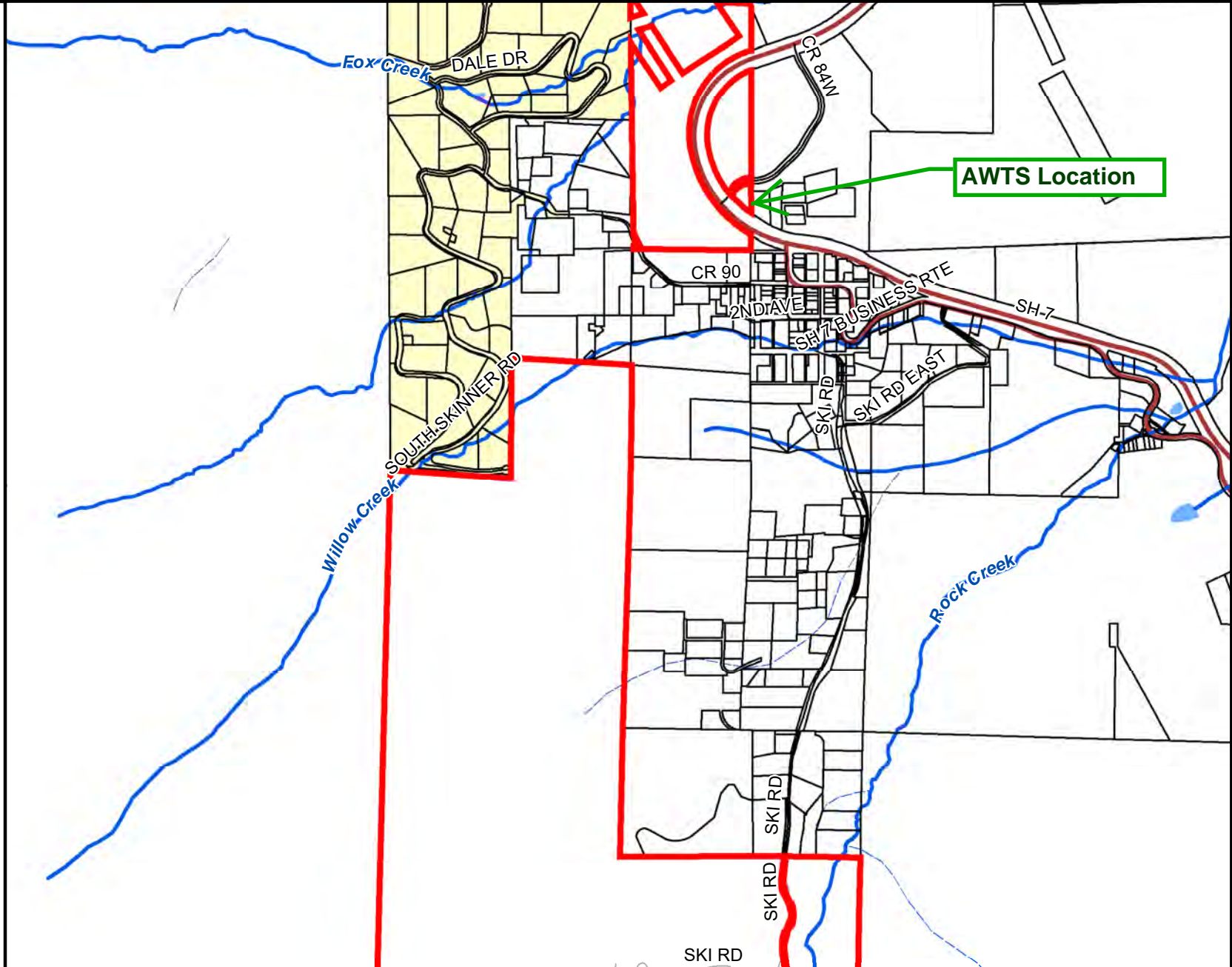
Location

14857 State Hwy 7

Subject Parcel

Subdivisions

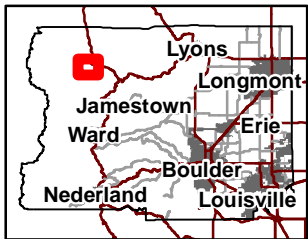
Subdivisions



0 0.1 0.2 Miles



Area of Detail Date: 2/11/2021



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Community Planning & Permitting

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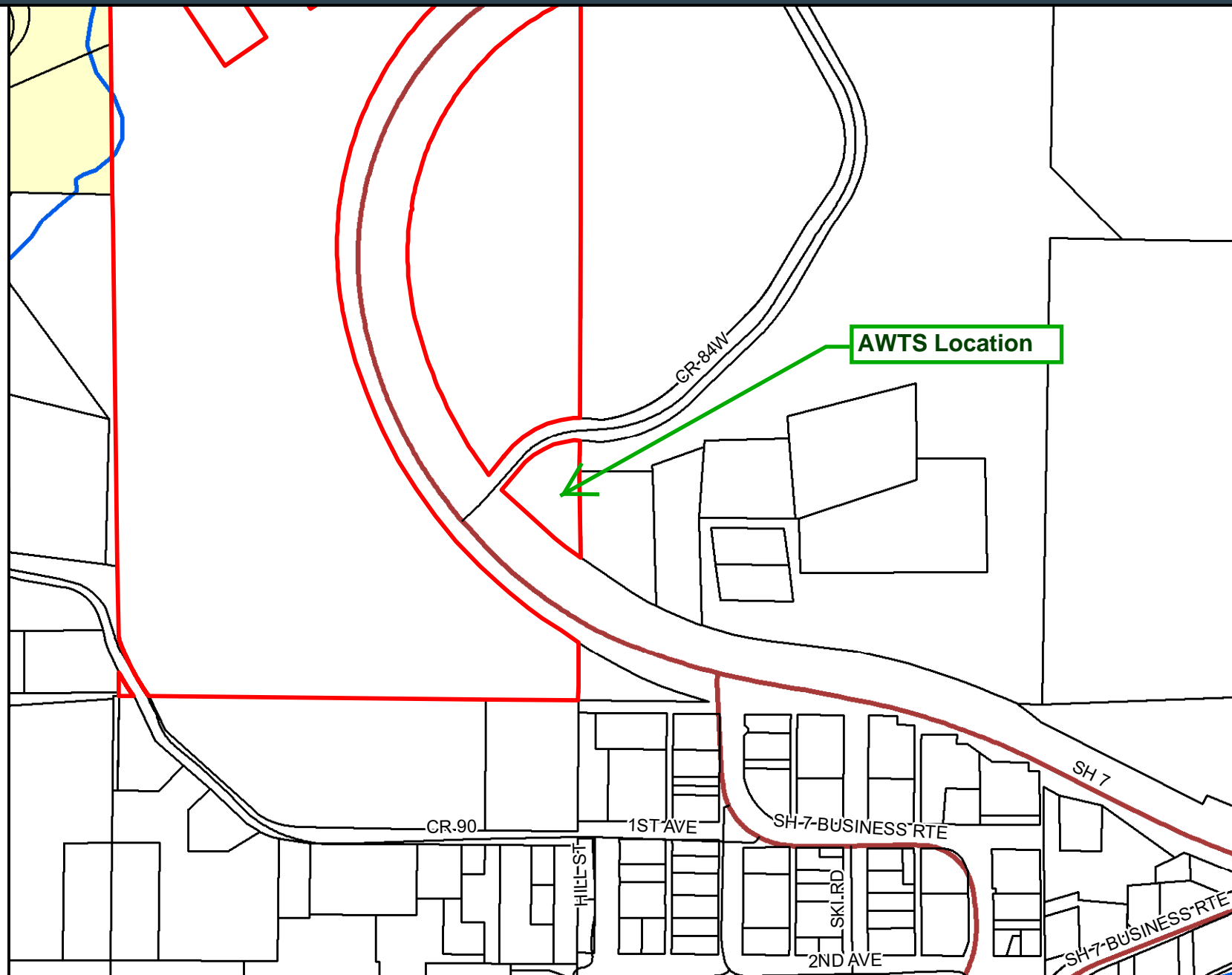
Location

14857 State Hwy 7 (AWTS Location)

Subject Parcel

Subdivisions

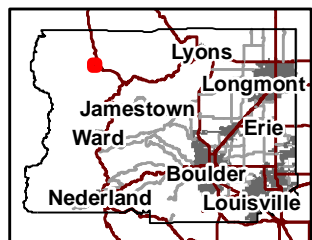
Subdivisions



0 0.03 0.06 Miles



Area of Detail Date: 2/10/2022



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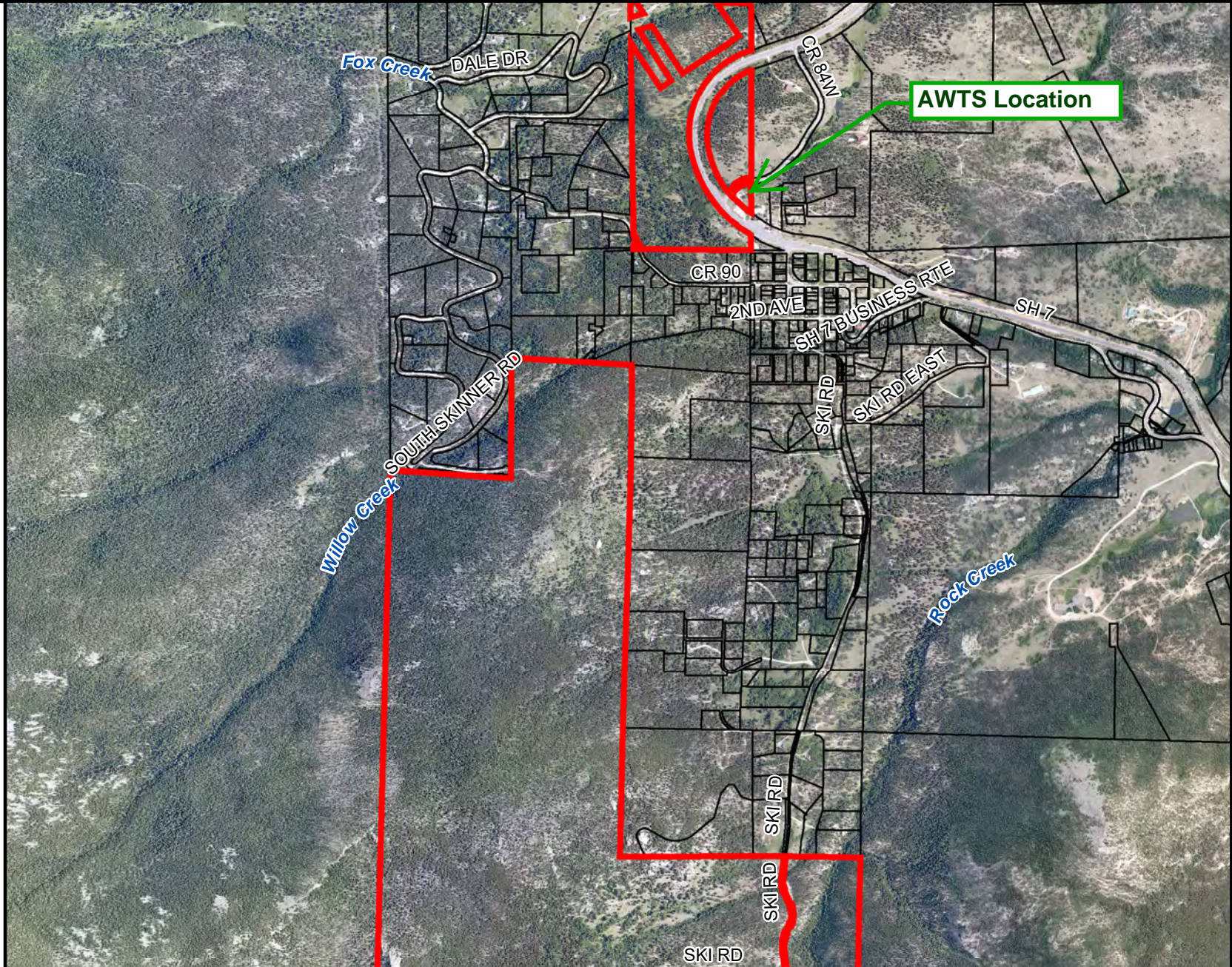
Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Aerial

14857 State Hwy 7

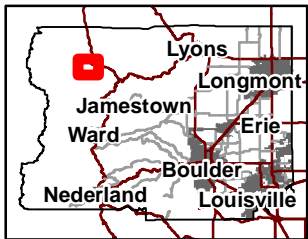
Subject Parcel



0 0.1 0.2 Miles



Area of Detail Date: 2/11/2021



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Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Aerial

14857 State Highway 7 (AWTS Location)

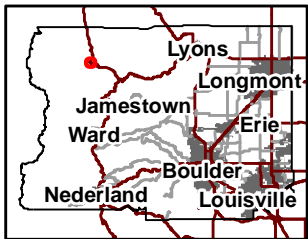
 Subject Parcel



0 0.015 0.03 Miles



Area of Detail Date: 2/10/2022



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Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Comprehensive Plan

14857 State Hwy 7

- Subject Parcel
- NLNA Buffer
- Critical Wildlife Habitats
- Environmental Conservation Areas
- Riparian Areas

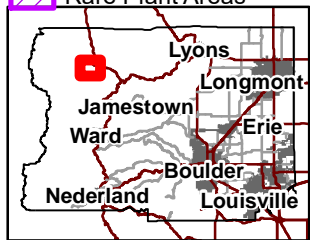
Archaeologically Sensitive Areas

- Archeologically Sensitive Areas
- Wetlands
- Significant Natural Communities
- Riparian Habitat Connectors

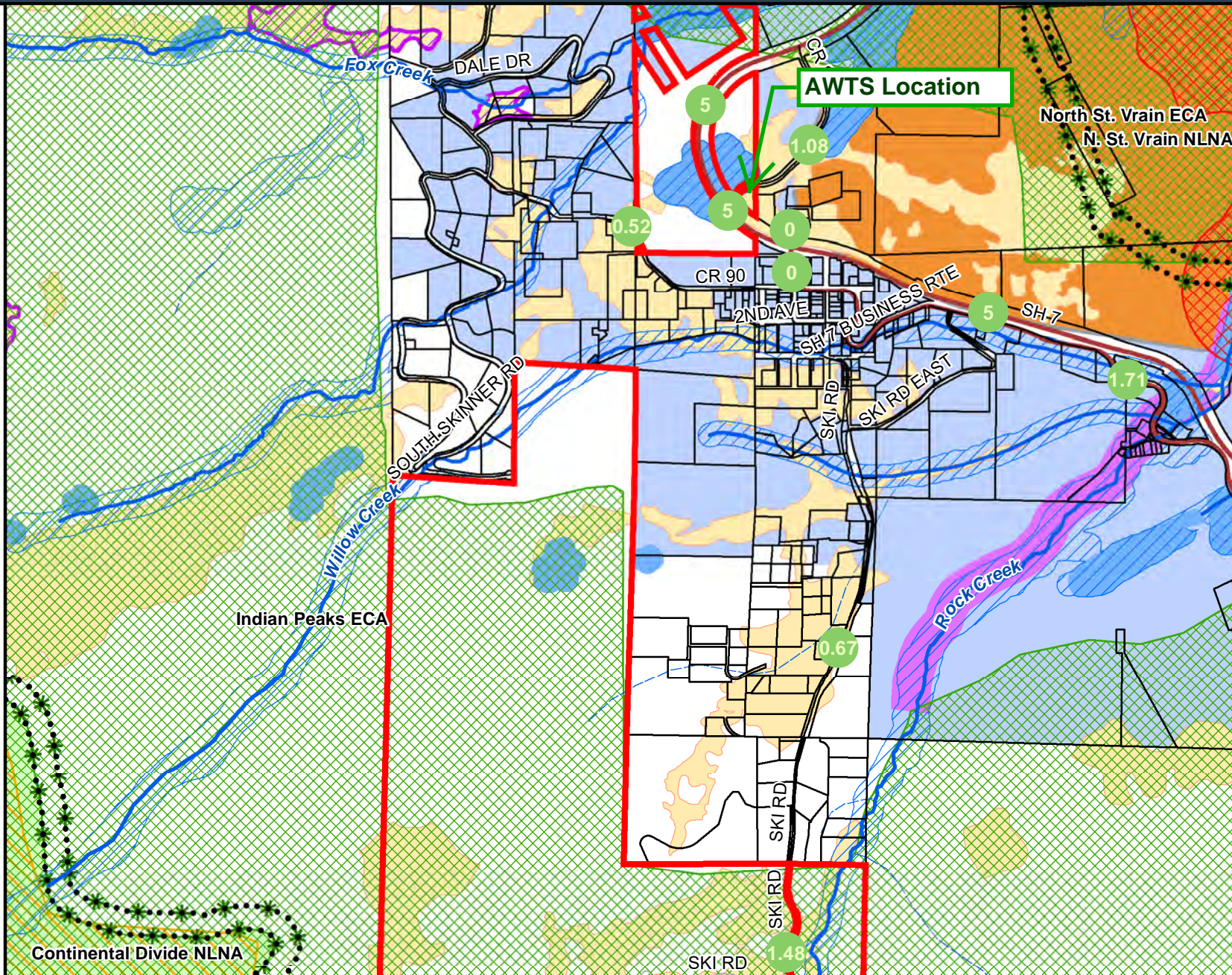
High Biodiversity Areas

- B2: Very High Biodiversity Significance
- Natural Landmarks
- Natural Areas
- Peak to Peak Scenic Corridor

Area of Detail Date: 2/11/2021



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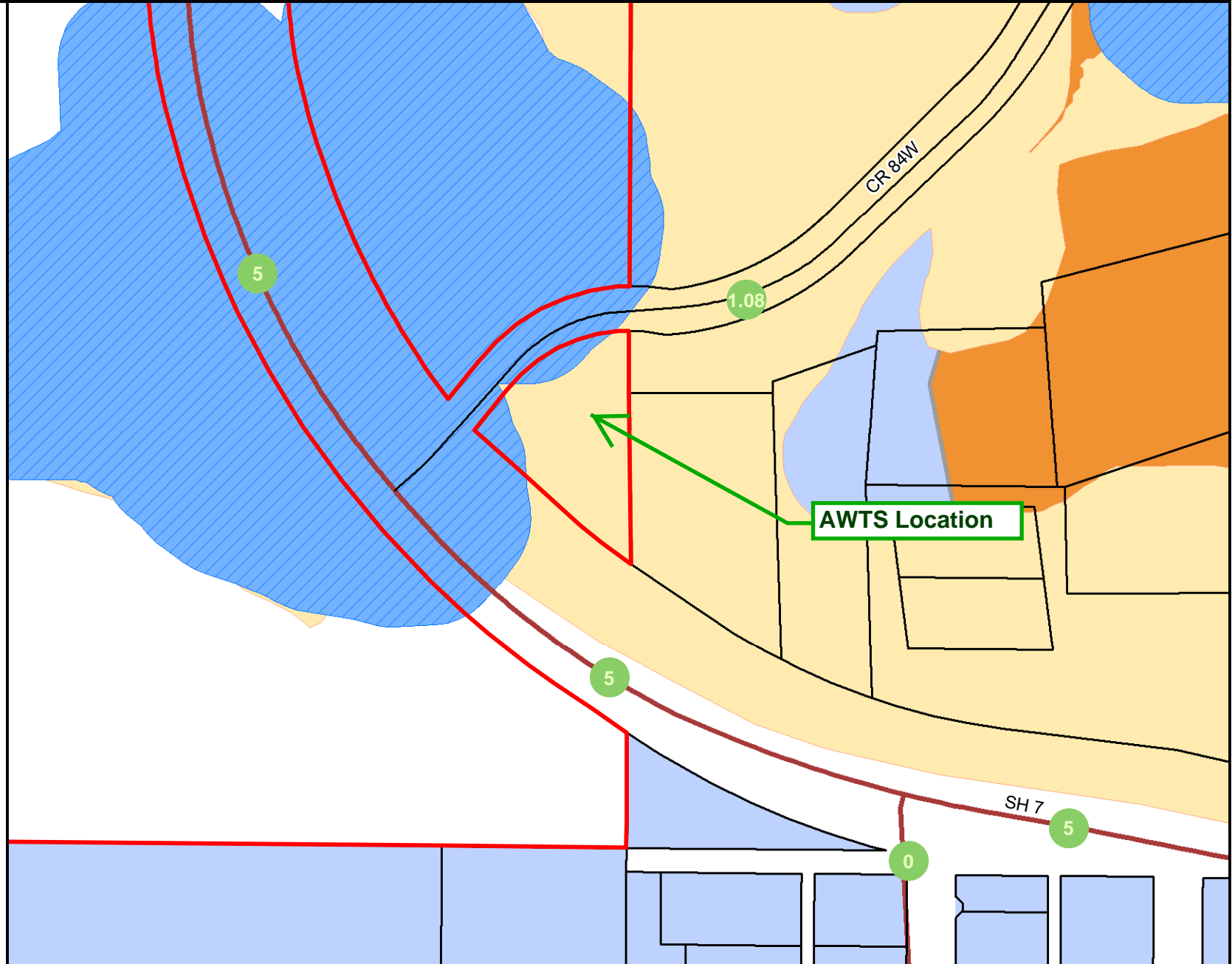
Community Planning & Permitting

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Comprehensive Plan

14857 State Hwy 7 (AWTS Location)

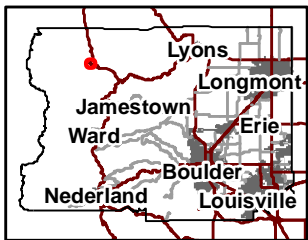
- Subject Parcel
- Riparian
- View Protection Corridor Score (0 - lowest, 5 Highest)
- Wetlands
- Significant Natural Communities
- B2: Very High Biodiversity Significance
- Peak to Peak Scenic Corridor



0 0.015 0.03 Miles



Area of Detail Date: 2/10/2022



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Community Planning & Permitting

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Zoning

14857 State Hwy 7

Subject Parcel

Major Road Setbacks

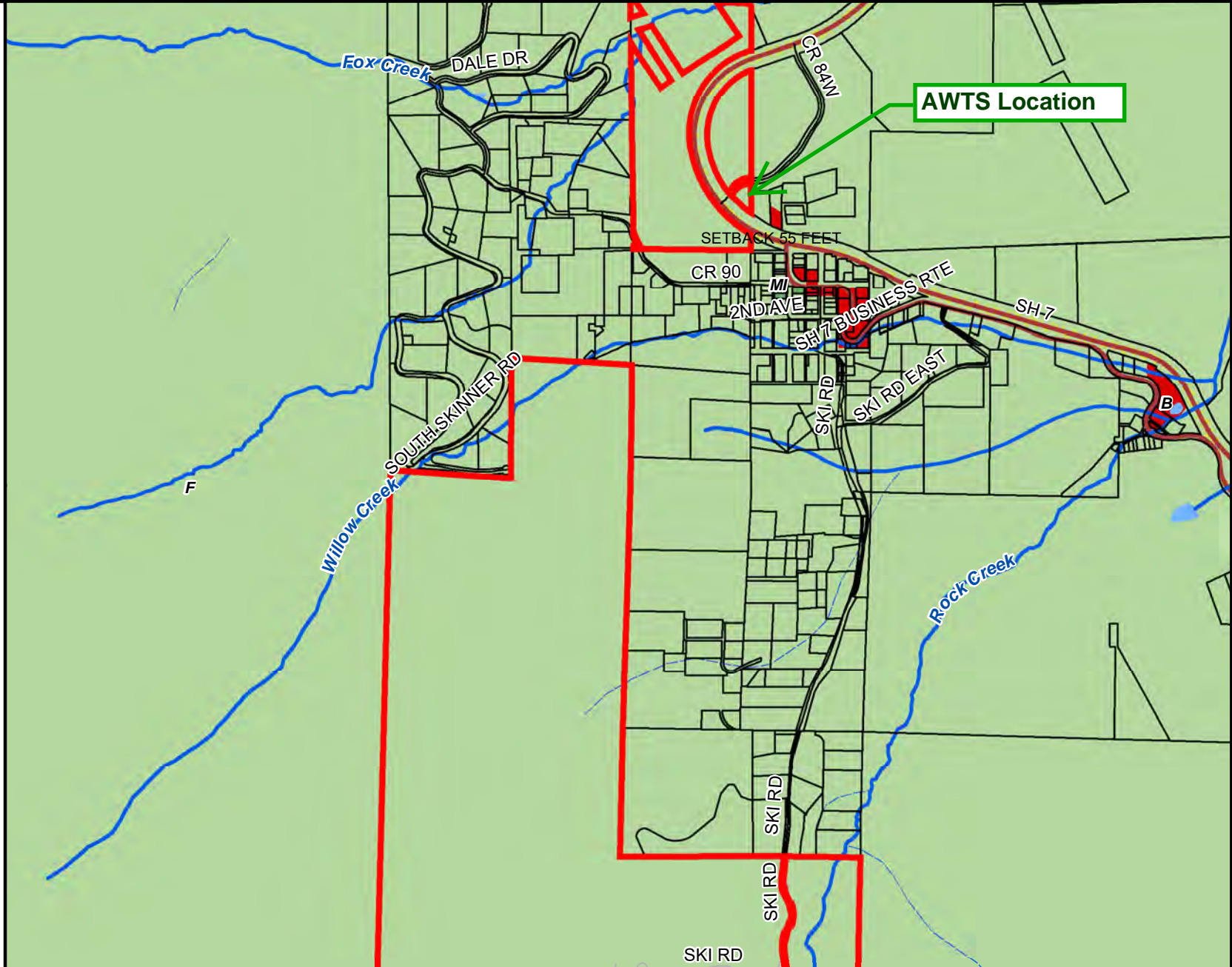
55 feet

Zoning Districts

Business

Forestry

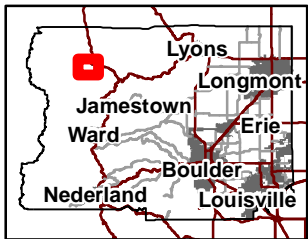
Mountain Institutional



0 0.1 0.2 Miles



Area of Detail Date: 2/11/2021



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Community Planning & Permitting

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Zoning

14857 State Highway 7 (AWTS Location)

Subject Parcel

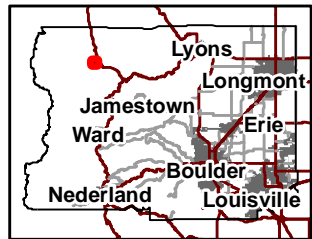
Major Road Setbacks

- 55 feet
- 90 feet
- 110 feet
- 160 feet

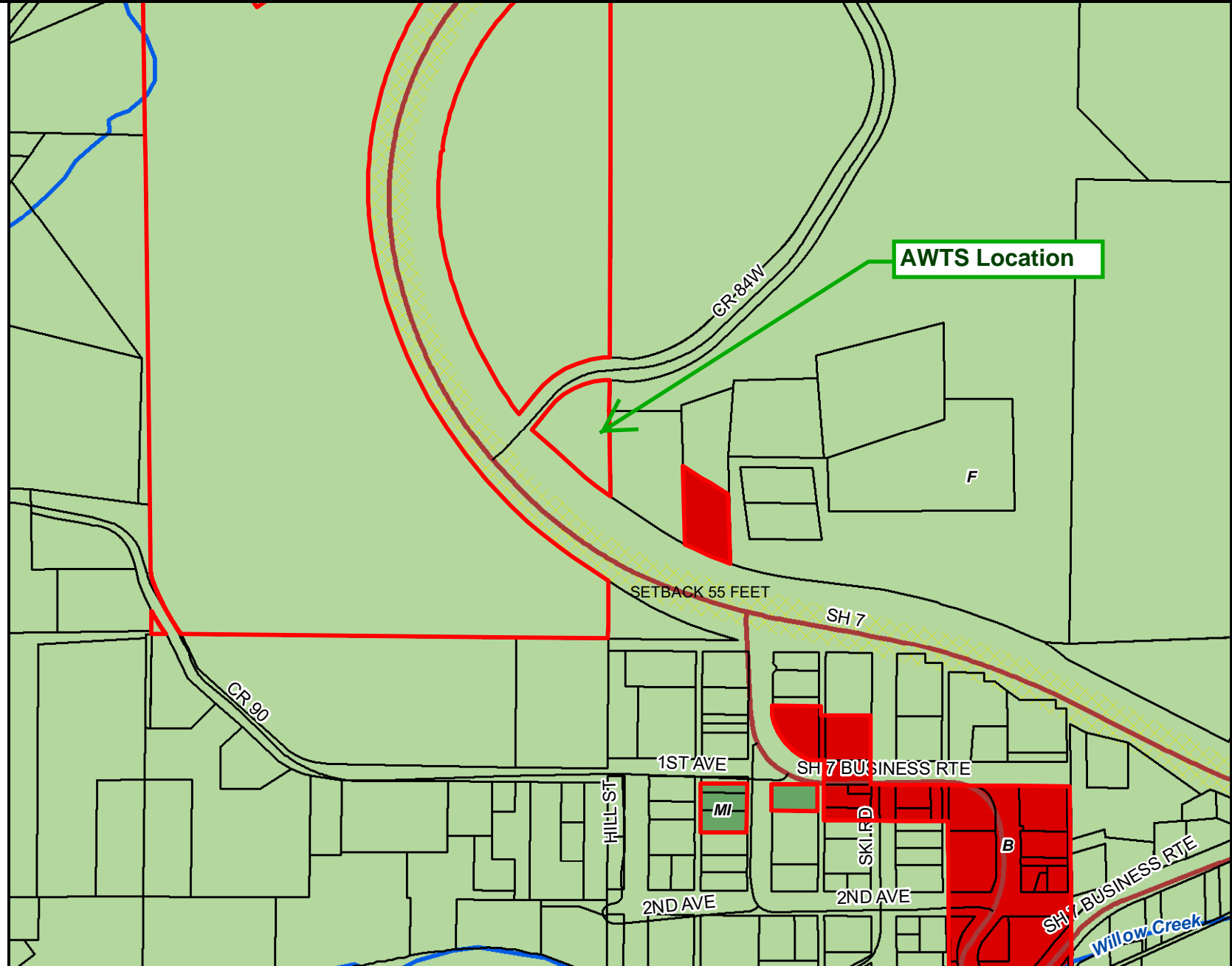
0 0.03 0.06 Miles



Area of Detail Date: 2/10/2022



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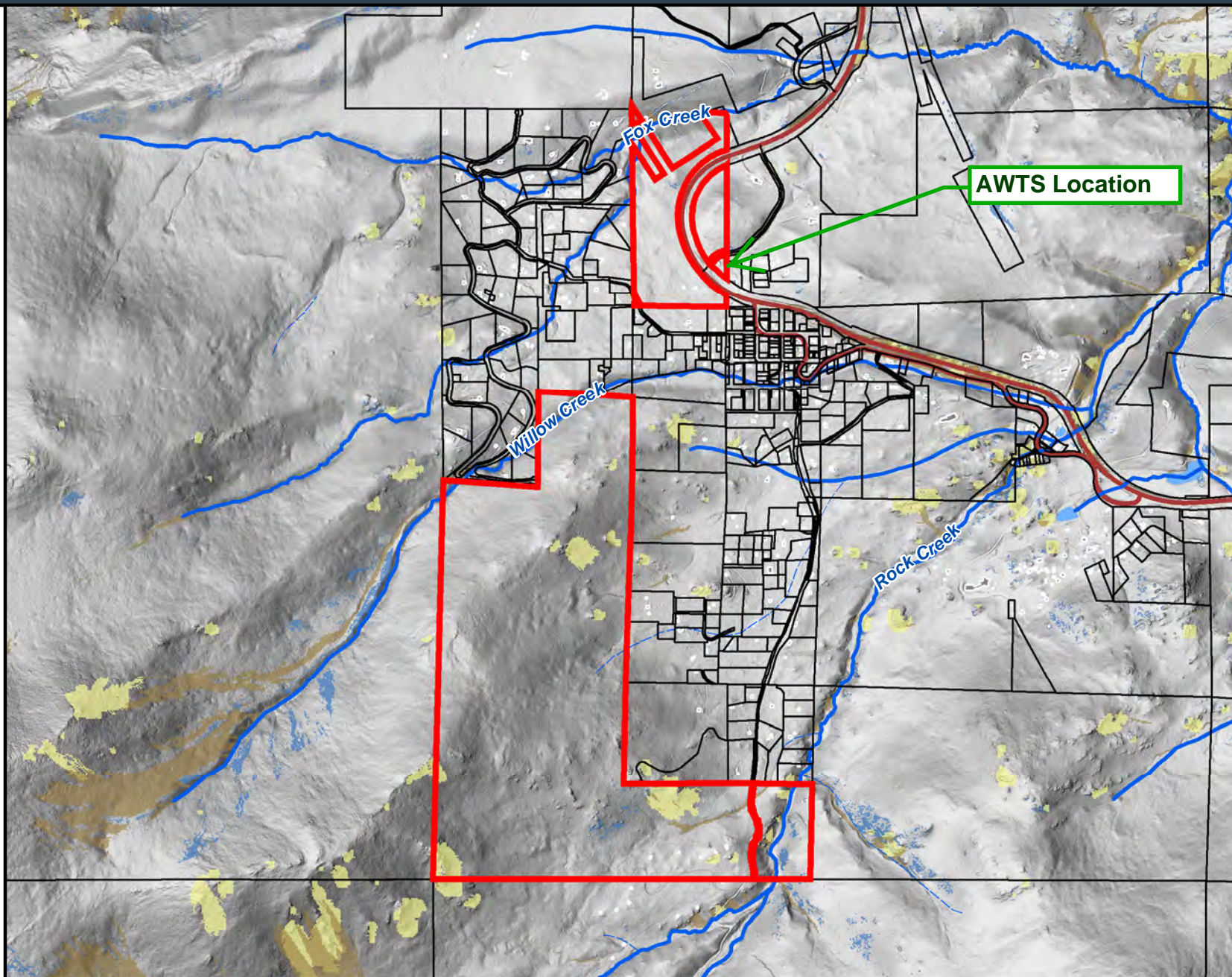
Community Planning & Permitting

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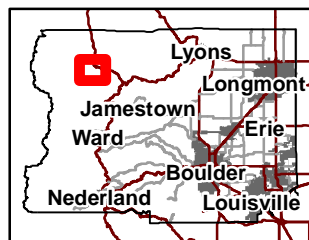
Geologic Hazards

14857 State Hwy 7

-  Subject Parcel
-  Debris flow susceptibility area
-  Rockfall susceptibility area
-  Landslide high susceptibility area



Area of Detail Date: 2/11/2021



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Community Planning & Permitting

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Public Lands & CEs

14857 State Hwy 7 (AWTS Location)

Subject Parcel

Boulder County Open Space

- County Open Space
- Joint County/Municipal Open Space
- County Conservation Easement

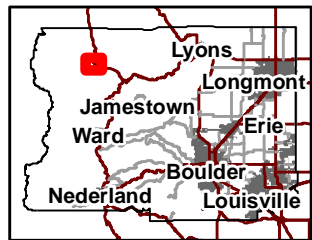
Federal Lands

- Indian Peaks Wilderness
- USFS Land
- BLM Land
- Rocky Mountain National Park
- Other Public Lands

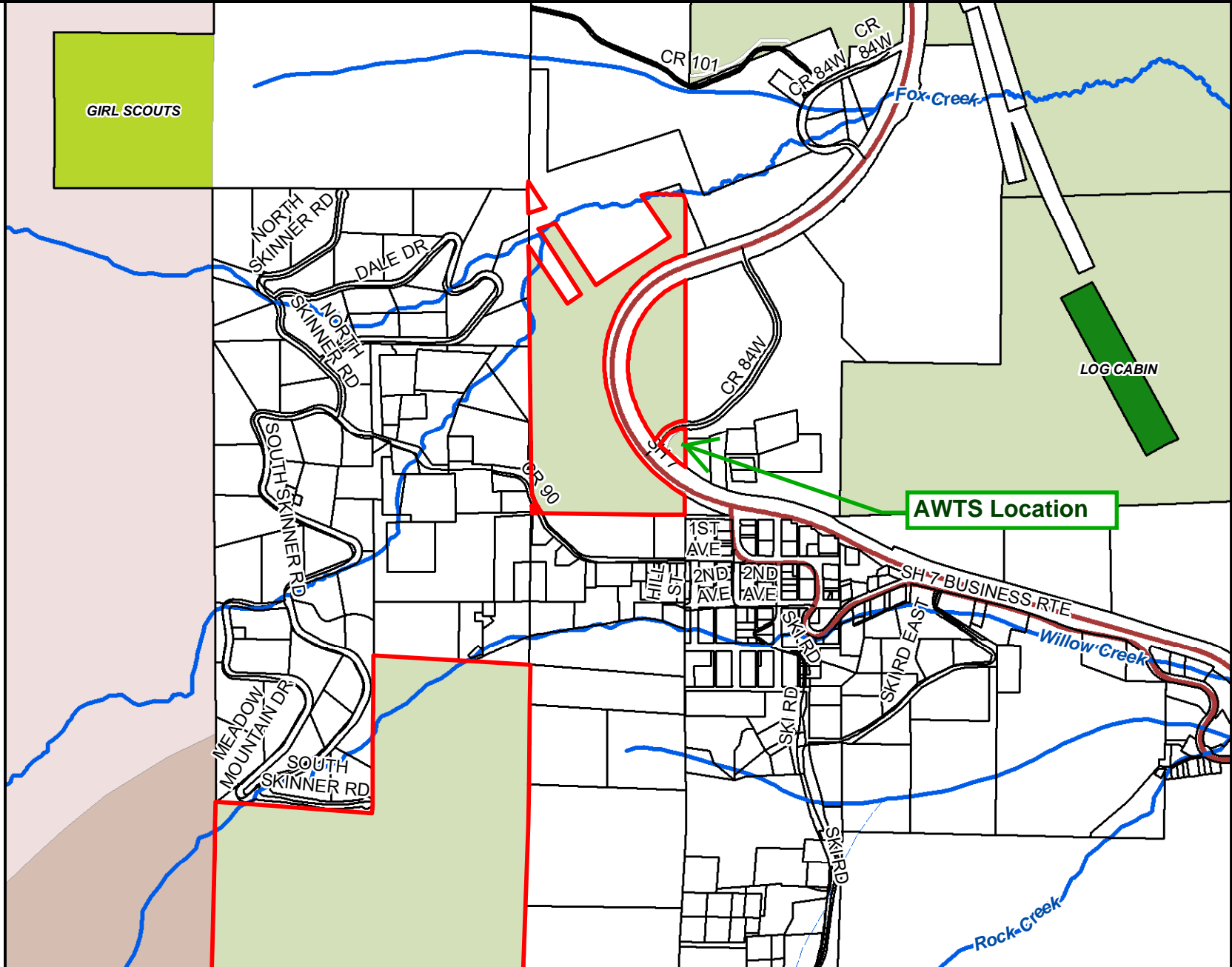
0 0.1 0.2 Miles



Area of Detail Date: 2/10/2022



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Public Works - Building Services

2525 13th Street • Boulder, Colorado 80304 • Tel: 303-441-3900

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.BoulderCounty.org

Job Site Address: 14857 State Hwy 7, Allenspark, CO 80510.

Property description: 1/4 mile west of Highway 7 at County road 84-W in section 26, T3N, R73W

Narrative for Allenspark Transfer Site Expansion.

Boulder County Building Services (BCBS) is pursuing the expansion of the Allenspark Waste Transfer Station (AWTS). This project was approved by the BOCC in the 2020 CEF process and funded by the sustainability tax.

Boulder County has operated the AWTS since 1980 on leased federal land administered by the United States Forest Service (USFS).

In 2010 the county adopted the zero waste action plan, also known as resolution 2005-138. Goals outlined in the action plan target specific dates to divert compost, single stream recycling and construction materials from the land fill. This project is an important part in achieving our short term and long term diversion goals.

The current facility covers an area of approximately 7,800 square feet and is enclosed by a 10 foot tall fence and gate. Inside the fence is a small office shed, a chemical toilet, a trash compactor, and three additional roll offs for mixed stream recyclables and household trash, and a 40-foot trailer for cardboard only. Currently there is **not** an ADA accessible toilet or ADA ramp to access the roll offs.

BCBS was recently granted a permit by USFS to expand the AWTS to 16,337 square feet. The proposed permitted area will include a 12'x20' office/storage, 8x12 vault type restroom, (2)-40-yard compactors, (2)-30 yard covered roll off for mixed recyclables, (1)-30-yard roll-off for metals, (1)-15-yard enclosed wildlife resistant container for composting, (1) conex for mattress storage, and additional drop-off boxes for textiles.

Roll-offs and compactors and will be placed on a concrete slab on grade, and building structures will be placed on engineered foundations. ADA access will be improved with prefabricated aluminum raised platforms and an ADA accessible ramp. The site would be fully fenced with two gates, at opposite ends. Additional Landscape screening will be provided for the expansion.

Intensity of Use:

The number of vehicles utilizing the transfer site per day, average 46 on peak months: June- August and about 24 on off peak months: December – February. If population increased in the mountain communities this may affect amount of use of the site, but RCD does not anticipate an increase in patron traffic with the expansion. The facility is open for business 10 a.m. -4 p.m. Sunday through Saturday and closed on Tuesdays and Thursdays. Each day the site is run by one RCD employee.

It is anticipated that the expansion of site will not increase noise or odors. There will be a new composting unit that is wildlife resistant with a tight fitting lid to reduce smells. The RCD employee will require a 12' x 15' office to carry out daily business with a 12' x 5' storage room for tools to maintain the site.

In addition to the office/storage an 8' x 12' accessible vault type restroom will be needed for the staff and patrons.

Services:

The site is not served by a well and septic or public water and sewer. All water will be transported to the site and waste transported away from the site. The transfer site will require a minimal degree of emergency service. It is conveniently located next to the Allenspark Fire station and has well maintained access for emergency vehicles at the north and south end of the site.

Mitigation:

The expansion will utilize the existing access to the site to reduce any impacts caused by redirecting traffic flow. Currently RCD has had no zoning violations or concerns from the neighbors. They will be notified of the proposed project during site review process to give them an opportunity to voice any concerns.

Additional landscaping is proposed on the western edge of the site to help screen the AWTS from State highway 7. A revegetation plan will be included in the site review drawings.

The office and restroom buildings will be designed to fit the mountain vernacular with gabled metal roofs and constructed of fire-resistant materials to meet building codes in Fire Zone 1.

Furthermore, this expansion of Allenspark Transfer site supports CDPHE's "hub and spoke" model for providing recycling to rural residents of Colorado, the Commissioners' Climate Action strategic priority, and as mentioned earlier, the Zero Waste diversion goals outlined in Resolution 2005-138.

Sincerely,

A handwritten signature in blue ink, appearing to read "Seth M. Jacobs". The signature is fluid and cursive, with a large initial "S" and a distinct "J" at the end.

Seth M. Jacobs
Project Architect
Boulder County Public Works

**Allenspark Transfer Station Average Traffic Counts by Day of Week for
Peak and Off-Peak Months**

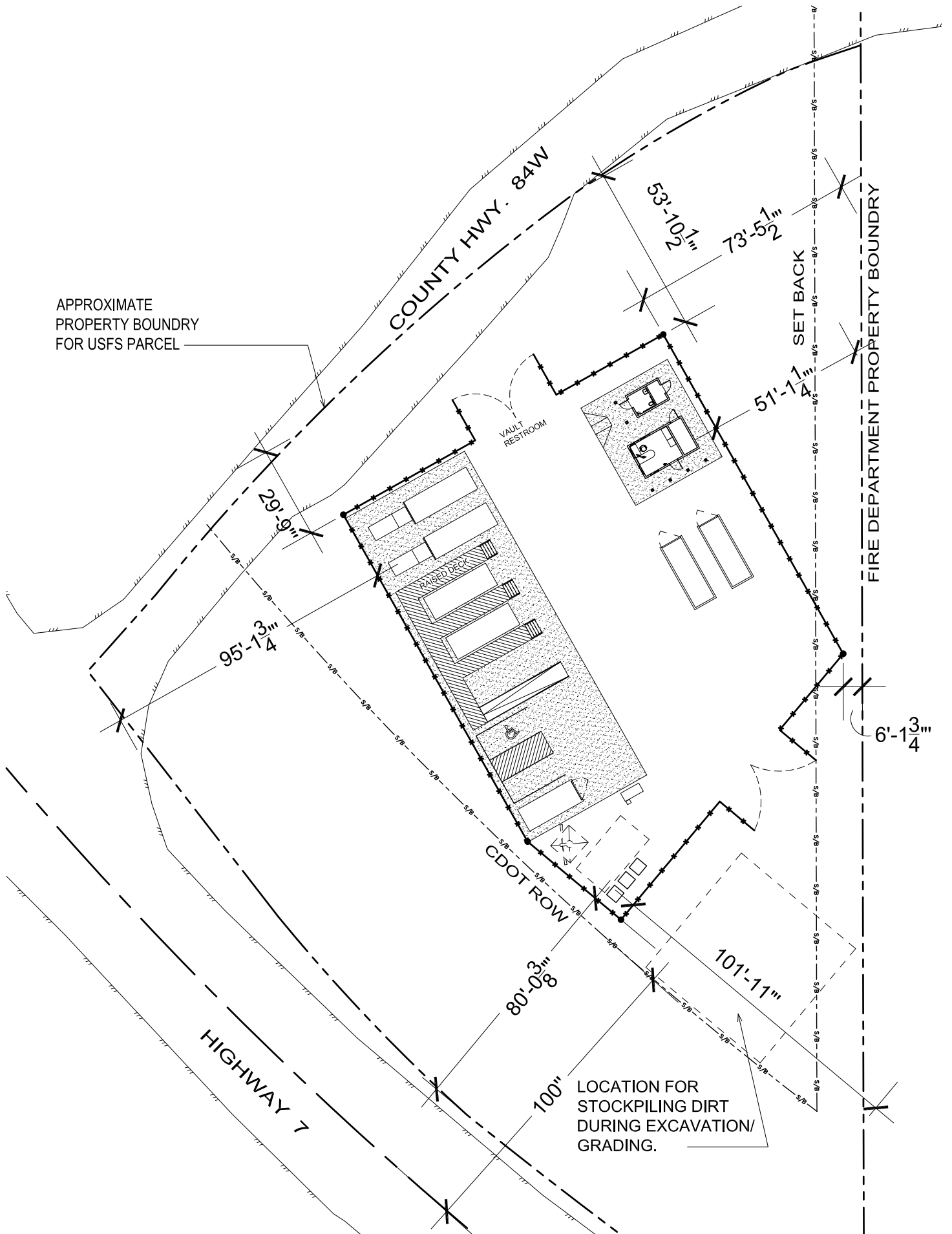
Month	June	July	August	December	January	February
Monday	39	50	37	37	17	16
Wednesday	46	57	53	28	23	19
Friday	45	58	52	29	22	16
Saturday	39	44	45	31	23	22
Sunday	40	43	41	34	19	20
Daily Average by Month	42	50	46	32	21	18



1
-

ALLENSPARK TRANSFER PROPOSED SITE EXPANSION
SCALE: 1" = 40'-0" DATE: 08-02-21

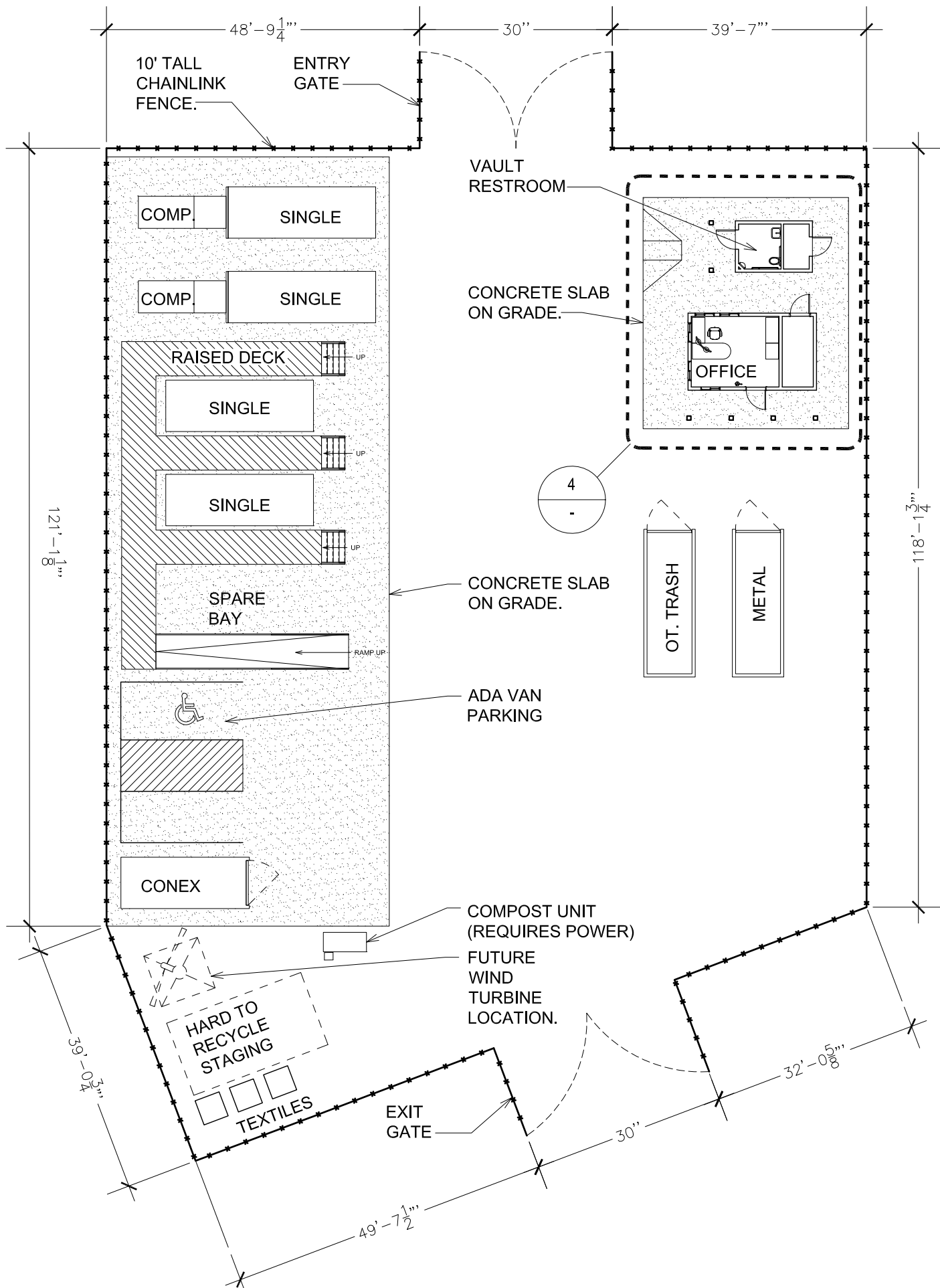




2
-

ALLENSPARK TRANSFER PROPOSED SITE EXPANSION
 SCALE: 1" = 40'-0" DATE: 08-02-21





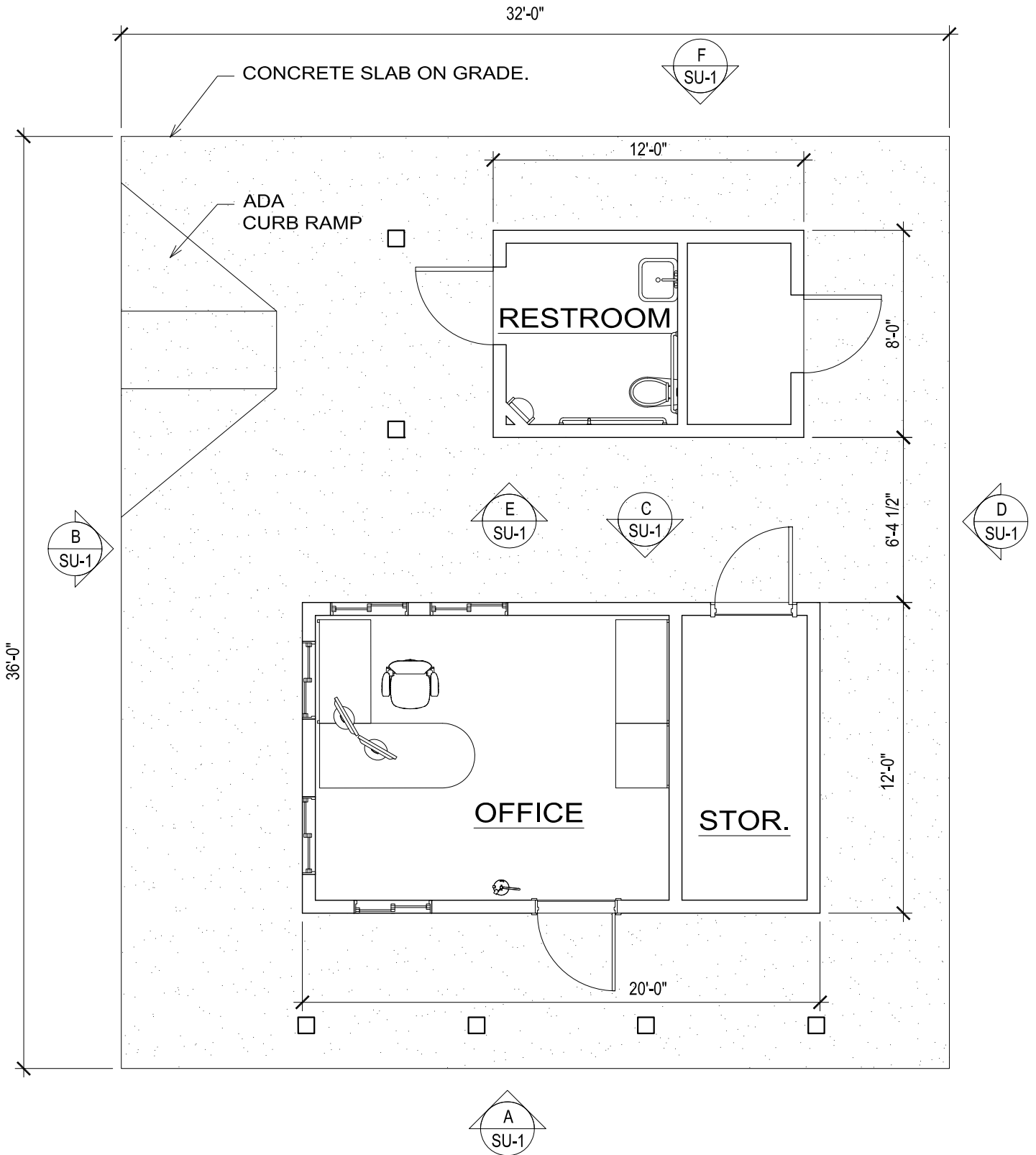
3
-

ALLENSPARK TRANSFER EXPANSION PLAN

SCALE: 1" = 20'-0"

DATE: 08-02-21





4
-

ALLENSPARK TRANSFER - RESTROOM & OFFICE PLAN
SCALE: 3/16" = 1'-0"

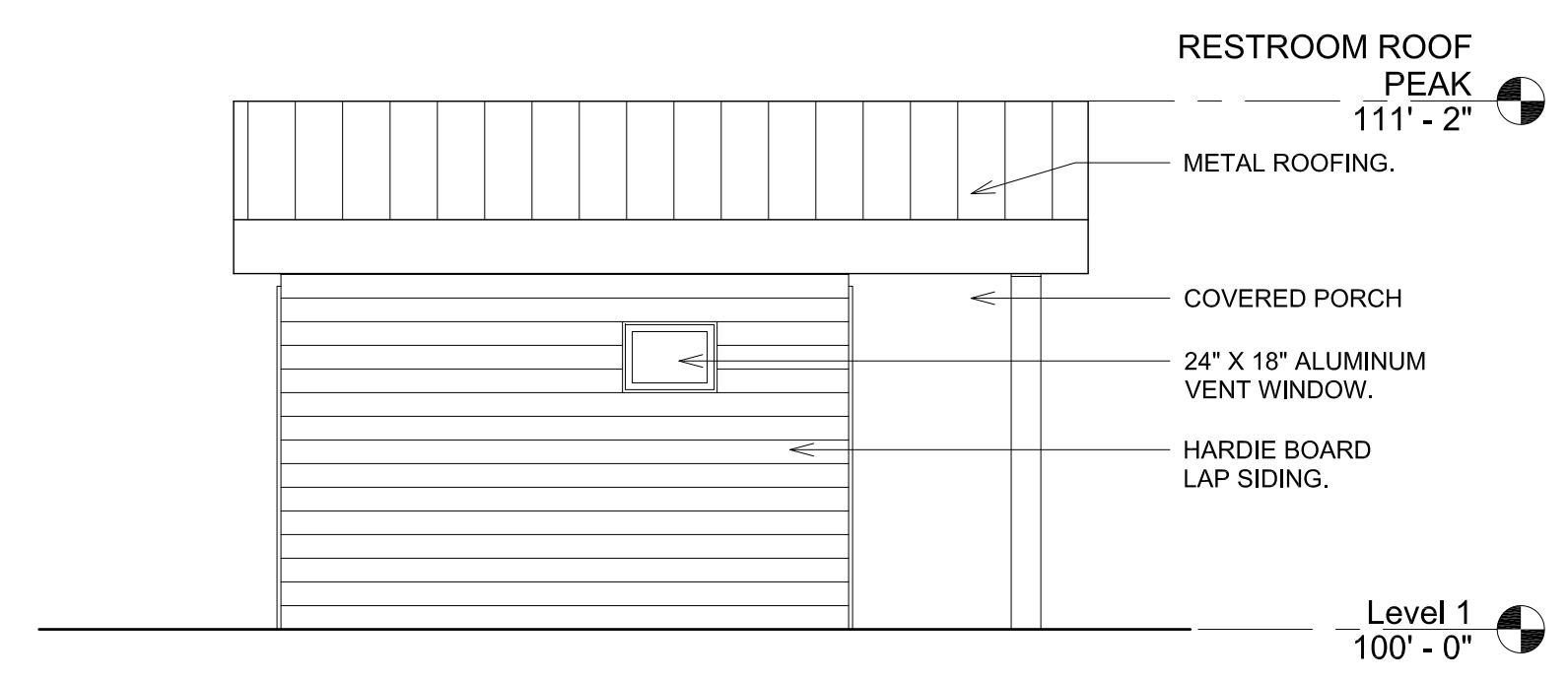
DATE: 08-02-21



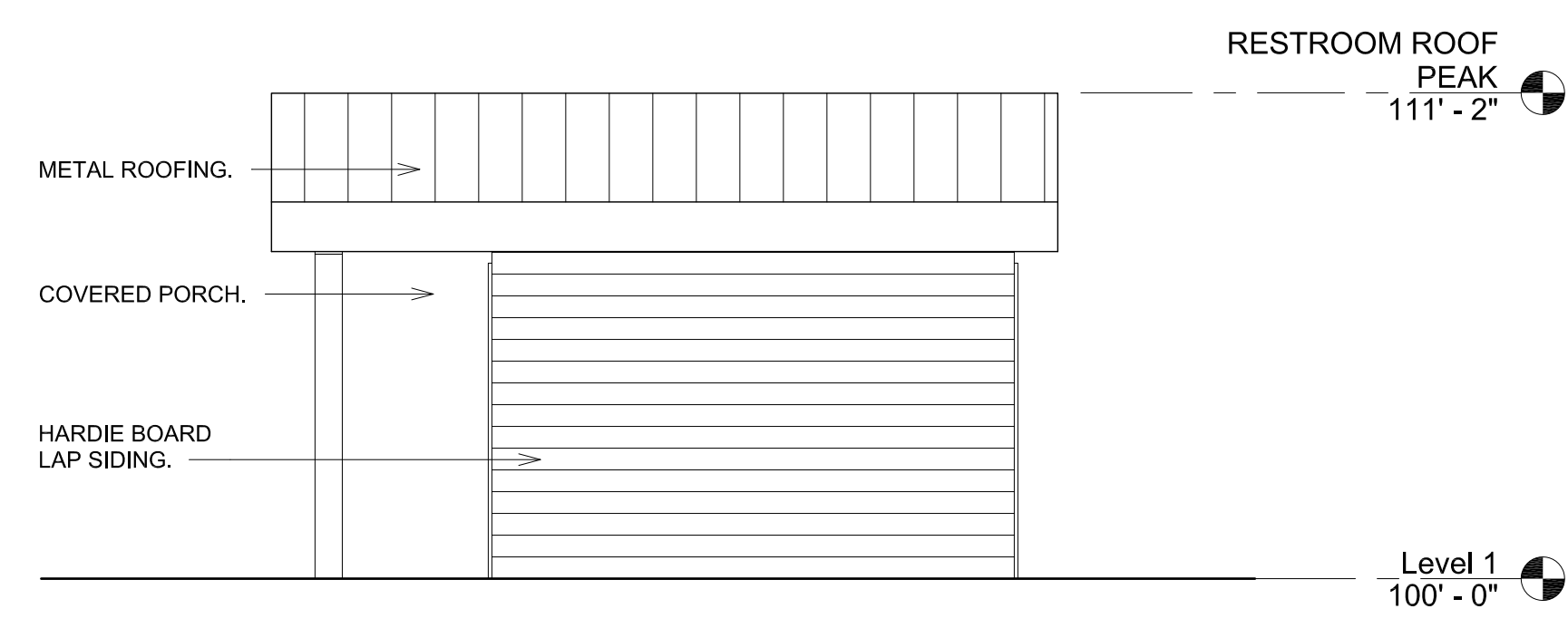


PUBLIC WORKS
BUILDING SERVICES
DIVISION
2525 13TH ST.
BOULDER, CO 80304
P.O. BOX 471 BOULDER, CO
80306
PHONE: 303.444.1859
sjacobs@bouldercounty.org

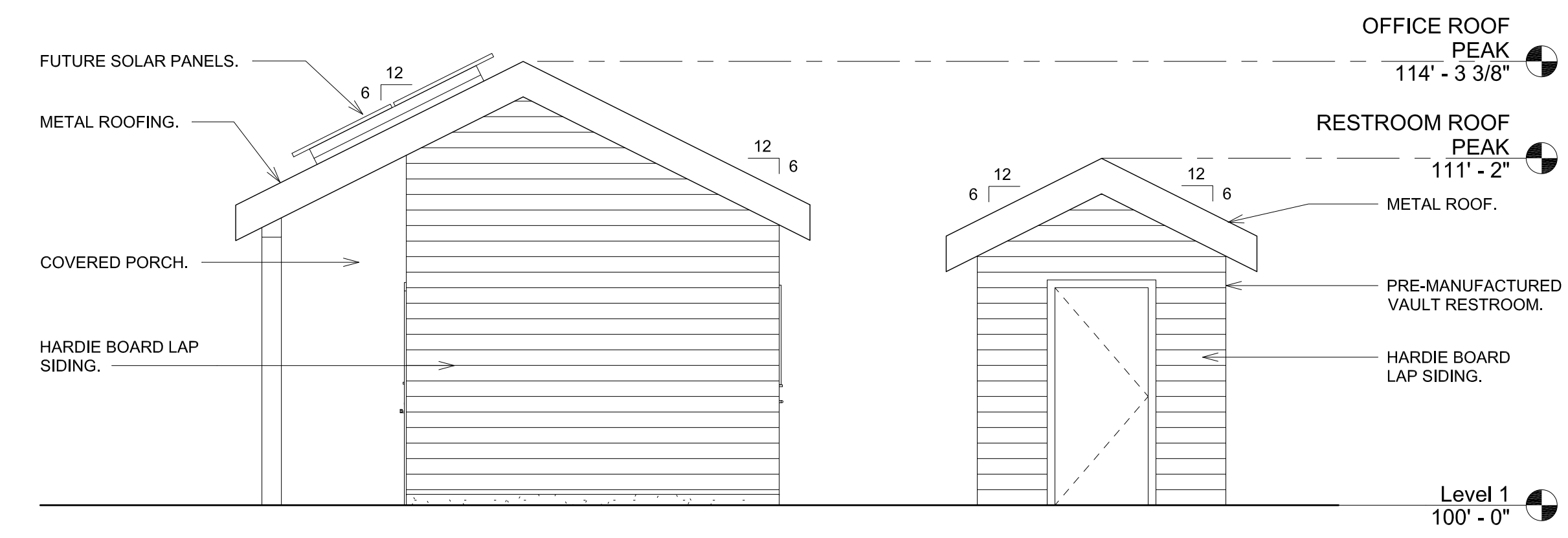
BOULDER COUNTY
ALLENSPARK TRANSFER SITE EXPANSION



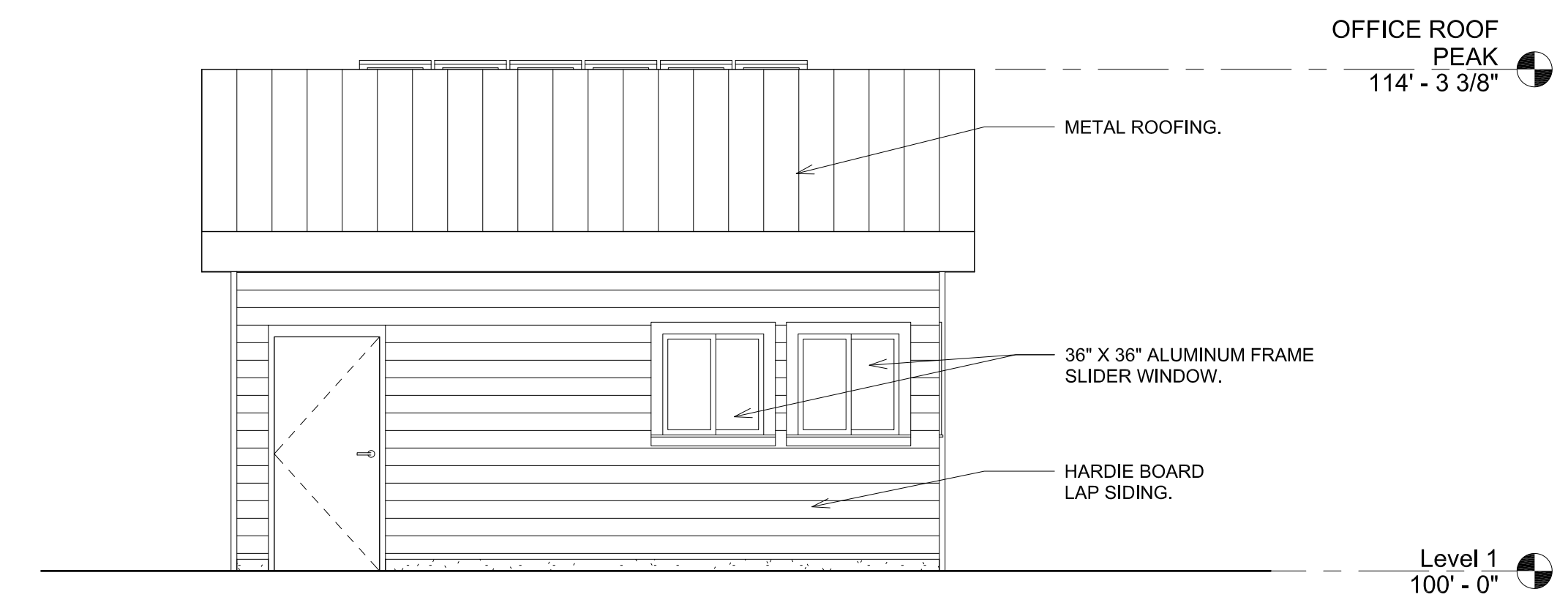
F RESTROOM NORTH ELEVATION
1/4" = 1'-0"



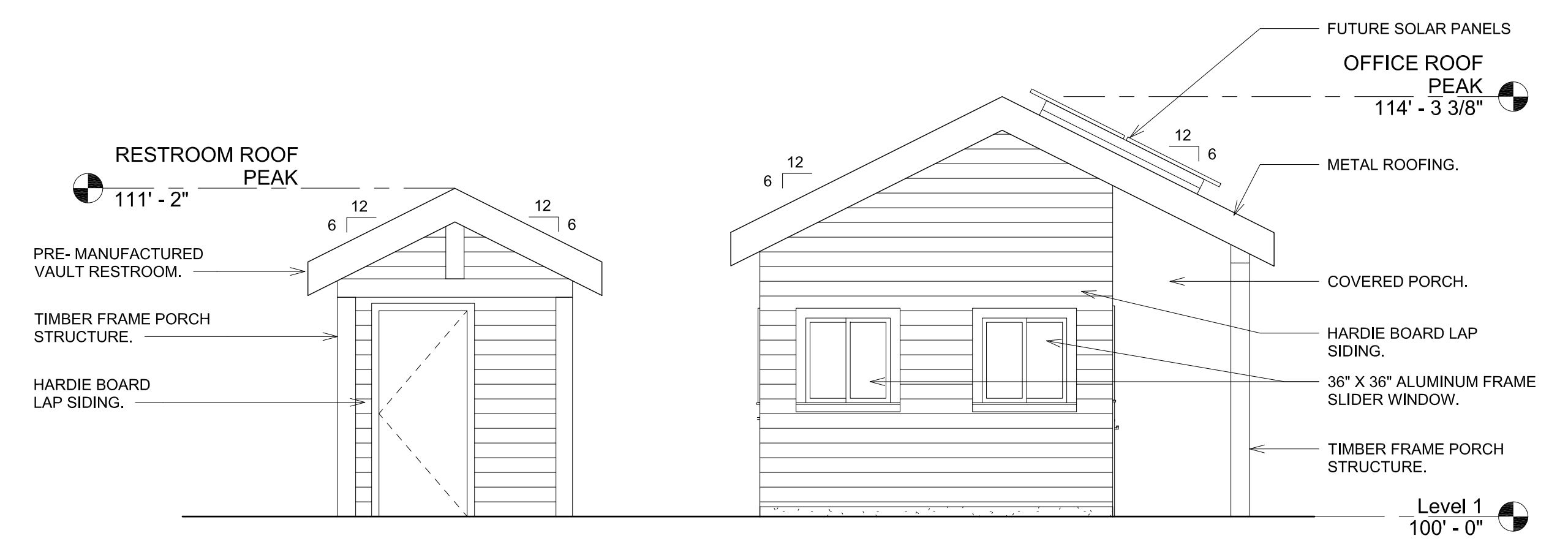
E RESTROOM SOUTH ELEVATION
1/4" = 1'-0"



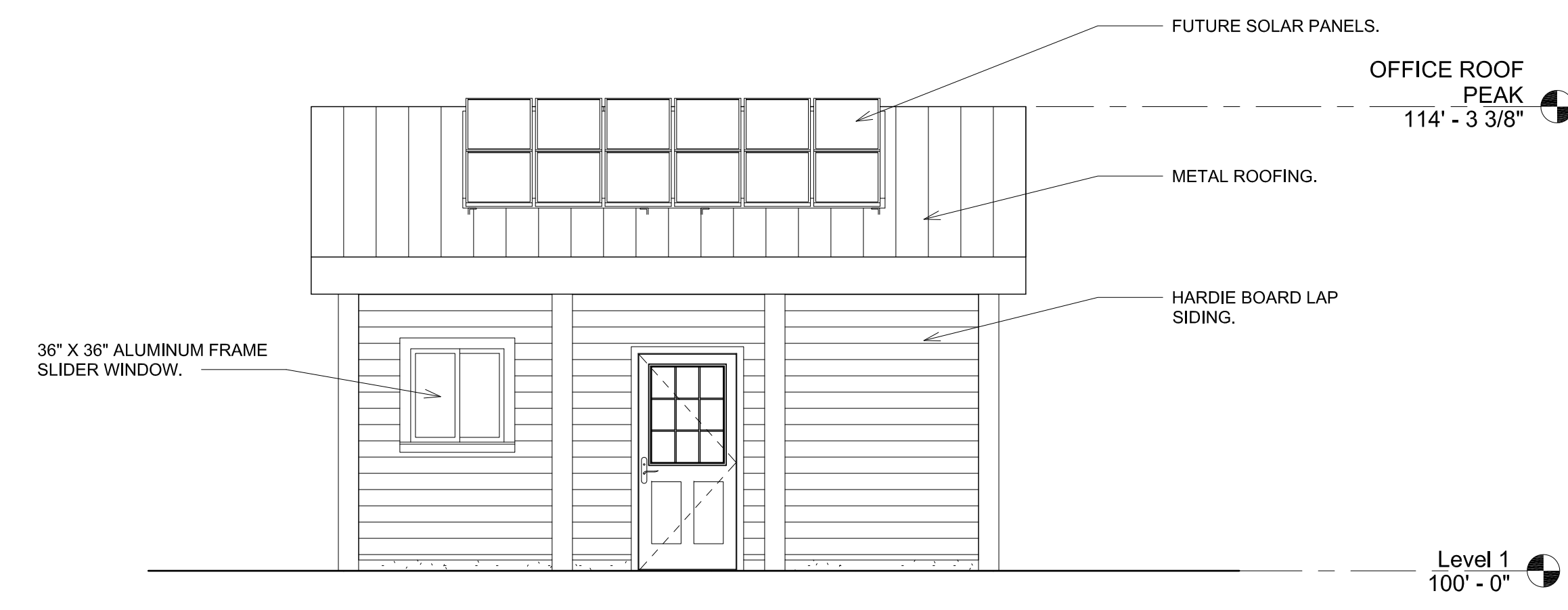
D OFFICE AND RESTROOM EAST ELEVATION
1/4" = 1'-0"



C OFFICE NORTH ELEVATION
1/4" = 1'-0"



B OFFICE AND RESTROOM WEST ELEVATION
1/4" = 1'-0"



A OFFICE SOUTH ELEVATION
1/4" = 1'-0"

PROJECT
ALLENSPARK TRANSFER
SITE EXPANSION
LOCATION
14857 STATE
HIGHWAY 7
ALLENSPARK, CO
80510
SHEET
OFFICE AND RESTROOM
ELEVATIONS
CLIENT MANAGEMENT 1059-
ALLENSPARK PROJECTS 101819 - ALLENSPARK
TRANSFER
EXPANSION SITE EXPANSION ALLENSPARK
TRANSFER SITE EXP 14
ACCT
DATE: 101819
DRAWN BY: 08-02-21
CHECKED BY: SMJ
JBB

REVISIONS

SPECIAL USE MOD.	08.02.21

SHEET
SU-1
OF 16



LEGEND

- EXISTING PINE TREE
- TREE LINE
- EXISTING CONTOUR
- FOUND MONUMENT AS NOTED
- EXISTING ELECTRIC METER
- EXISTING POWER POLE
- EXISTING SIGN
- EXISTING FENCE
- EXISTING OVERHEAD POWER LINE
- PROPOSED CONTOUR
ADD 5400 TO ALL CONTOURS
- PROPOSED SPOT ELEVATION
ADD 5400 TO ALL SPOT ELEVATIONS
- HISTORIC SHEET FLOW
- PROPOSED FLOW DIRECTION
- SILT FENCE (SF)
- VEHICLE TRACKING CONTROL (VTC)
- PERMANENT SEEDING (PS)

LEGAL DESCRIPTION

UNPLATTED AREA, NO LEGAL DESCRIPTION FOUND OR PROVIDED FOR THIS MAP, LOCATED IN THE SW 1/4, NE 1/4, SECTION 26, T3N, R73W, 6th P.M., COUNTY OF BOULDER, STATE OF COLORADO.

KEYED NOTES

1. EXISTING ASPHALT ROADWAY TO REMAIN.
2. EXISTING CONCRETE PADS AND RECYCLING MATERIALS TO BE REMOVED.
3. PROPOSED GRAVEL DRIVE ENTRANCE.
4. PROPOSED GRAVEL PARKING AREA.
5. PROPOSED FENCE.
6. PROPOSED GATE.
7. PROPOSED CONCRETE VAN ACCESSIBLE ADA PARKING SPACE WITH ADA SIGNAGE.
8. PROPOSED TREES FOR SCREENING.

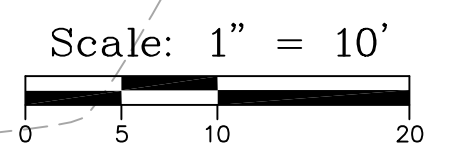
GRADING NOTES

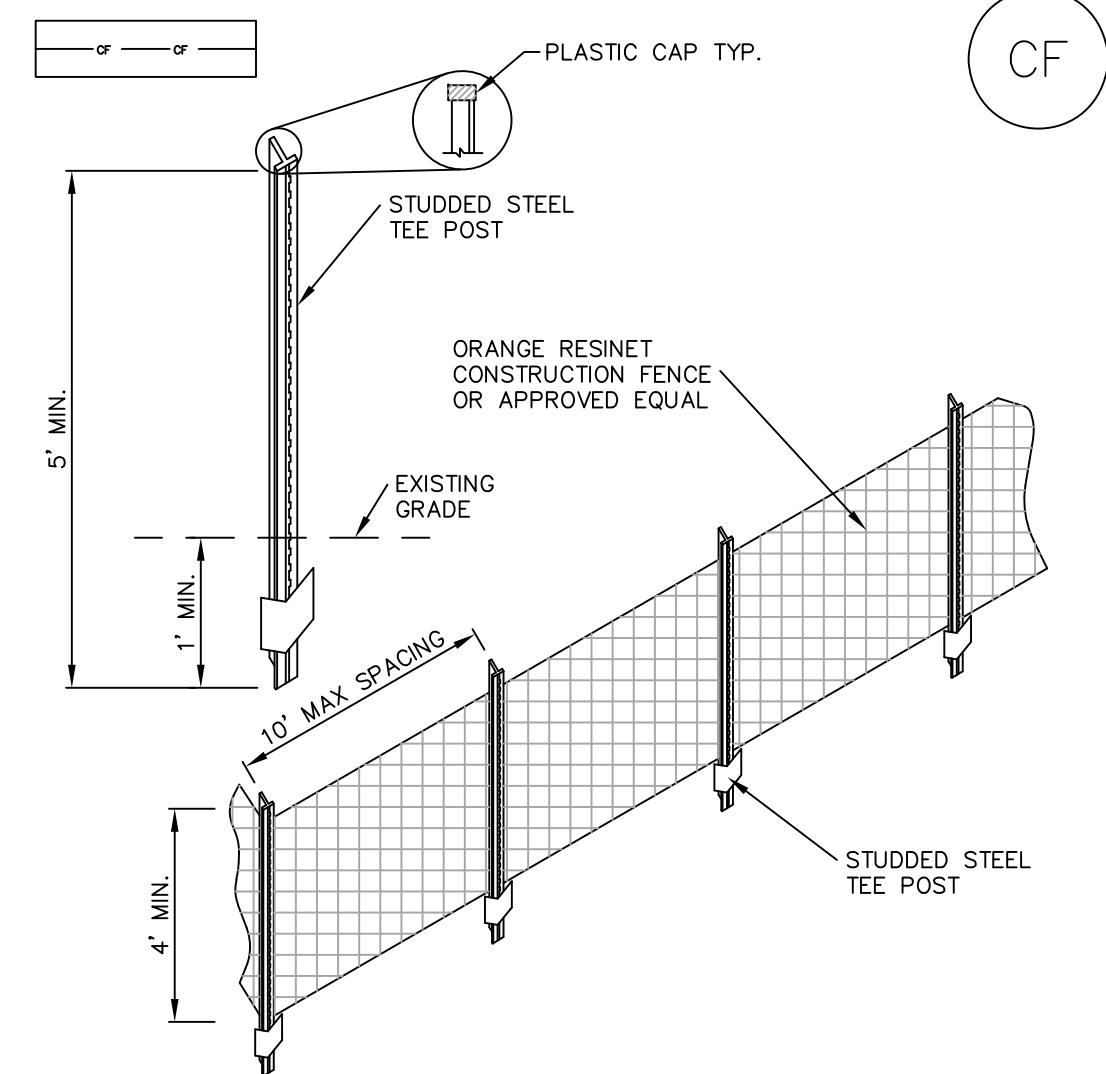
1. GRADE AWAY FROM BUILDINGS AT A MINIMUM 10% SLOPE IN THE FIRST 10 FEET AT LANDSCAPE AREAS AND AT A MINIMUM 2% SLOPE IN THE FIRST 10 FEET AT IMPERVIOUS AREAS, EXCEPT AS NOTED.
2. TOP OF FOUNDATION ELEVATION SHALL BE SET AT LEAST 8" ABOVE THE PROPOSED GRADING AT THE EXTERIOR OF THE FOUNDATION AT LANDSCAPE AREAS.
3. FLOOD PLAIN DESIGNATION OF THE SURVEYED PROPERTY PER FIRM MAP NUMBER 08013C0525J, MAP REVISED DECEMBER 18, 2012 (NOT PRINTED) IS ZONE X, BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE TOPOGRAPHIC SURVEY BY SCOTT, COX & ASSOCIATES, INC. ON 04/12/21. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
5. BENCH MARK: FOUND ORANGE PIN AND CAP LS 26974 "VAN HORN" (SCOTT COX POINT 100, SE PROPERTY CORNER OF 14863 SH 7, ESTABLISHED USING OPUS SOLUTION. ELEVATION=8524.18' (NAVD88). SITE BENCH MARK AS SHOWN

**PRELIMINARY
GRADING, DRAINAGE AND
REVEGETATION PLAN
14657 STATE HIGHWAY 7
BOULDER COUNTY, COLORADO**

SCOTT, COX & ASSOCIATES, INC.
consulting engineers • surveyors
1530 55th Street • Boulder, Colorado 80303
(303) 444 - 3051

Designed by	DRS	Date	05/28/21	Scale	1"=10'	Drawing no.	19423B-1	Sheet	C101
Drawn by	DRS	Revision		Description		Date		Project no.	19423B
Checked by	DPA								





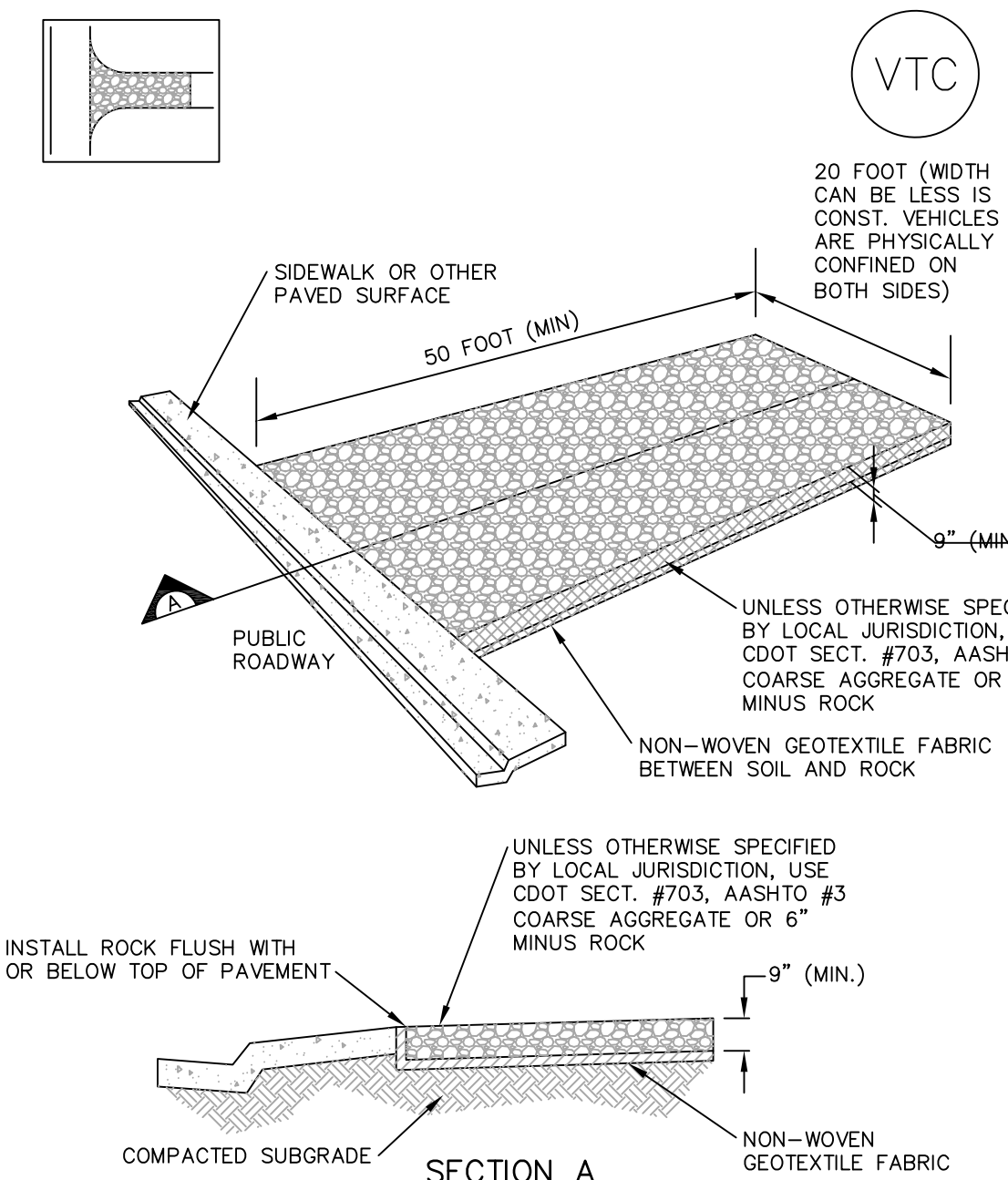
CF-1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES

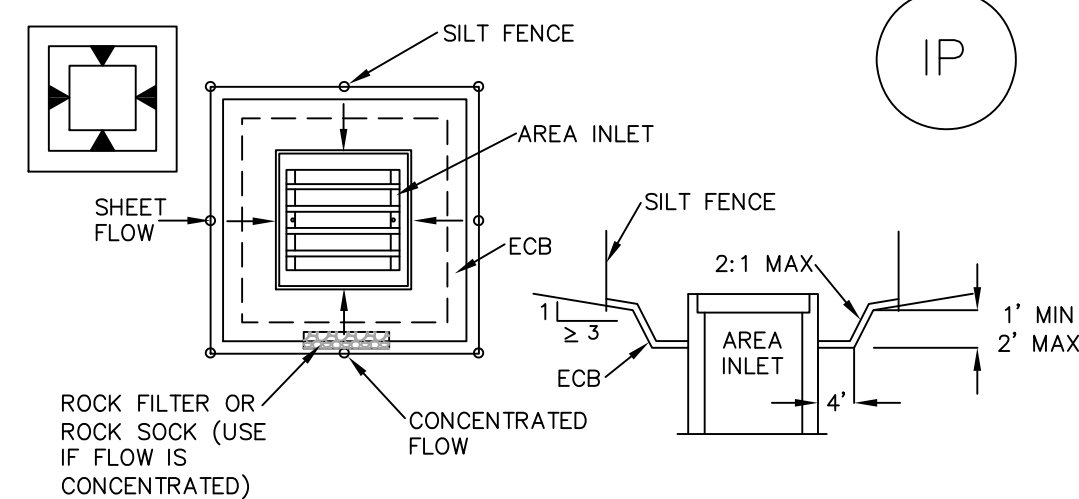
- SEE PLAN VIEW FOR: -LOCATION OF CONSTRUCTION FENCE.
- CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
- STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
- CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

CONSTRUCTION FENCE MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.



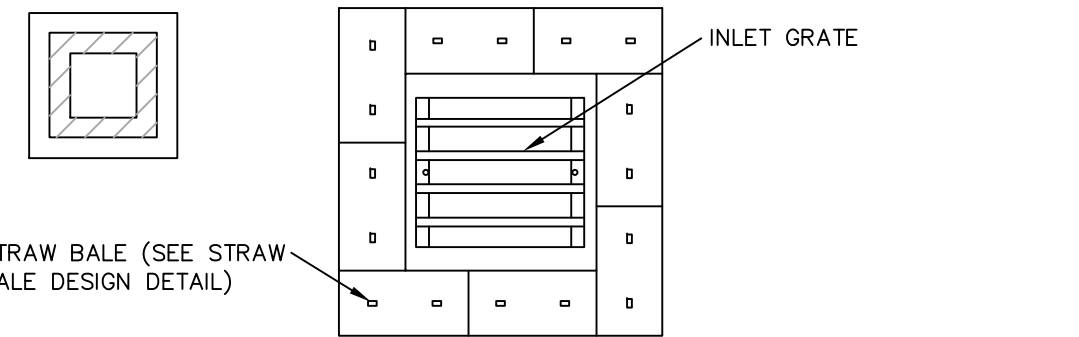
VTC-1. AGGREGATE VEHICLE TRACKING CONTROL



IP-5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

- THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.
- WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.
- SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.



IP-6. STRAW BALE FOR SUMP INLET PROTECTION

STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

- SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.

GENERAL INLET PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR: -LOCATION OF INLET PROTECTION. -TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6)
- INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
- MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES

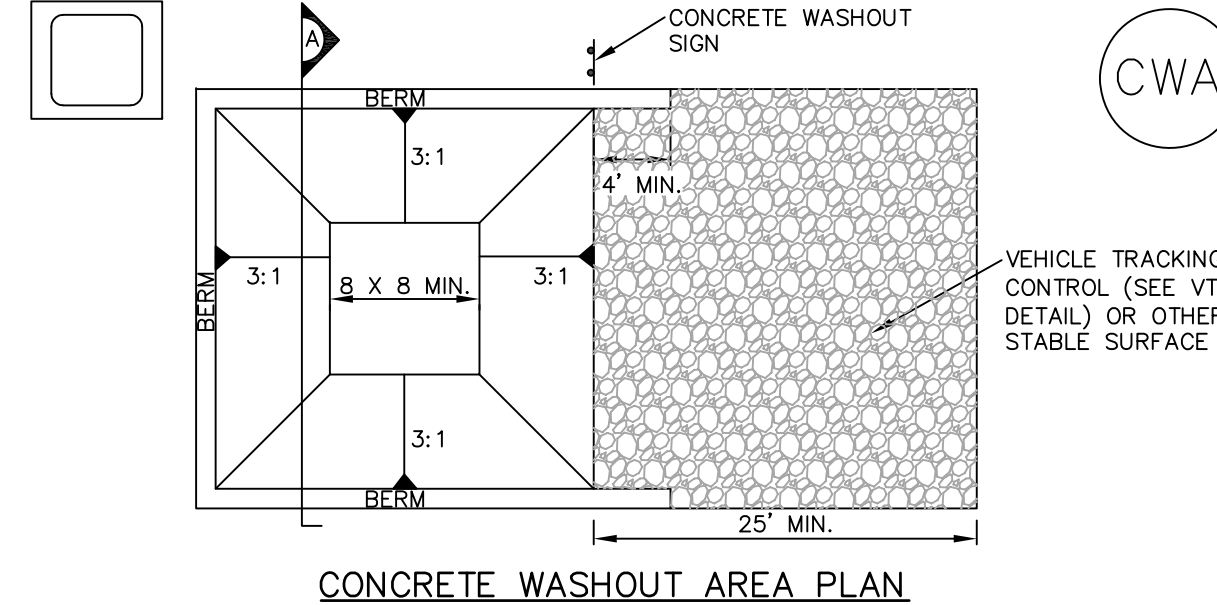
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS. TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/4 OF THE HEIGHT FOR STRAW BALES.
- INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
- WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

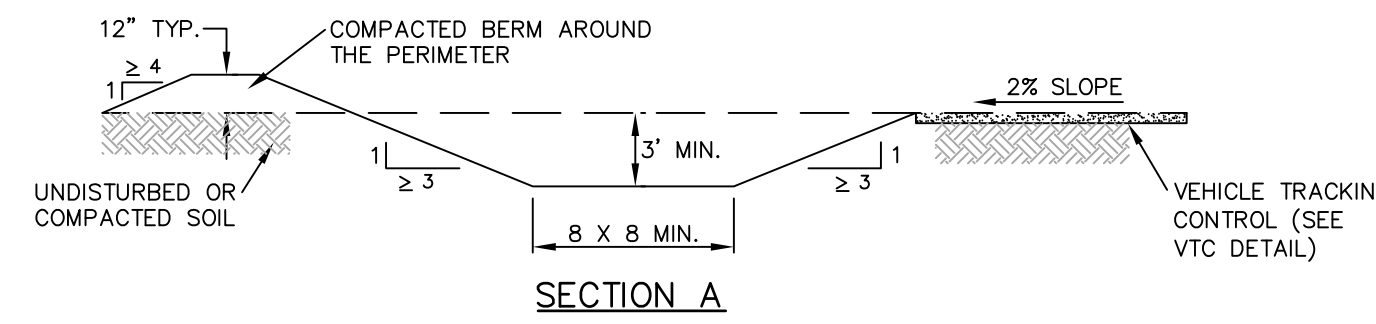
- SEE PLAN VIEW FOR: - LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S). - TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
- CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.



CONCRETE WASHOUT AREA PLAN



SECTION A

CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

- SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION.
- DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE AREA SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

CWA MAINTENANCE NOTES

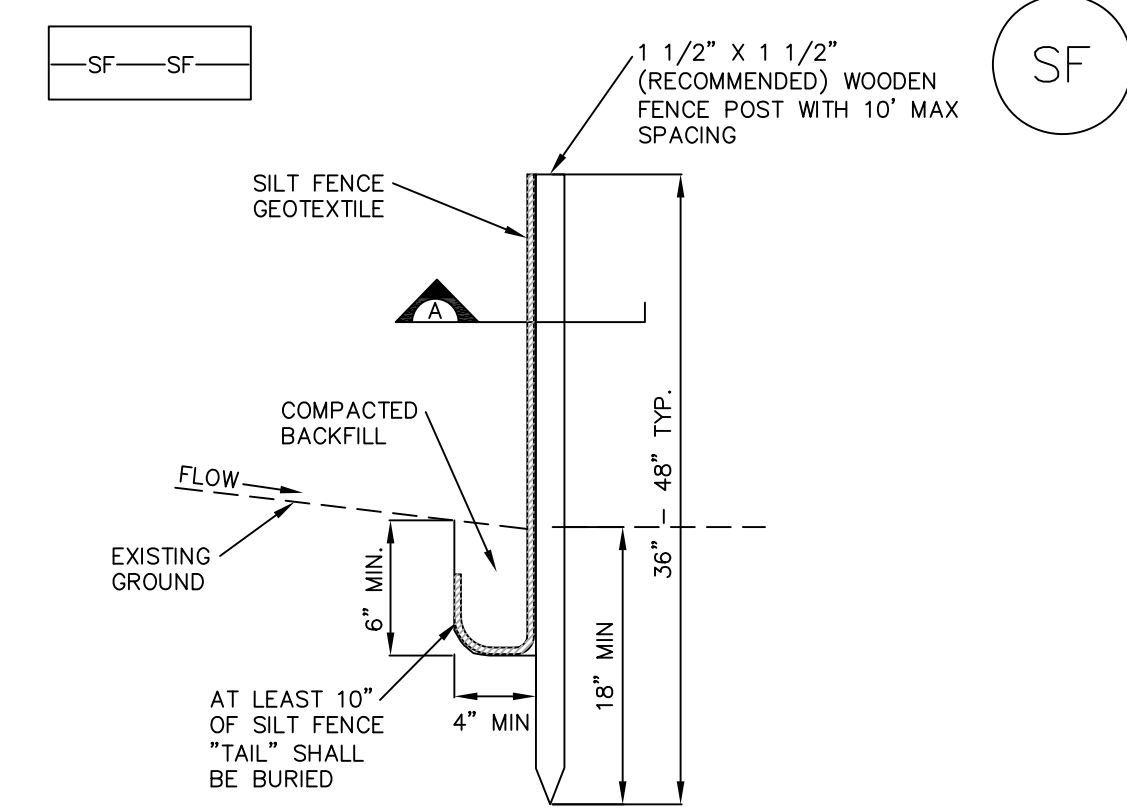
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
- CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
- THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

SILT FENCE INSTALLATION NOTES

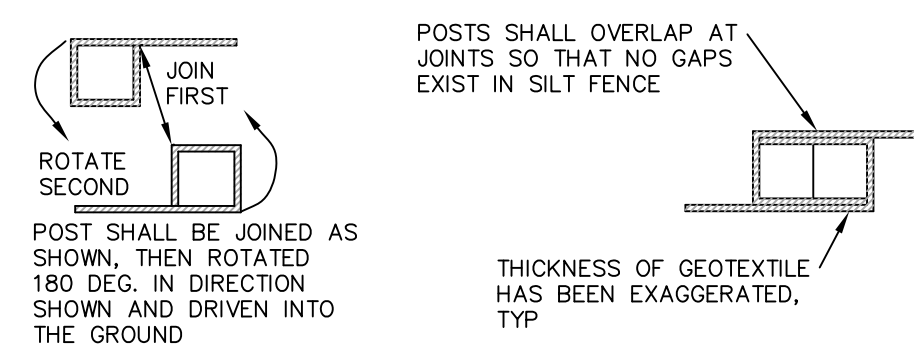
- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
- A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
- COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
- SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
- SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
- AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
- SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
- REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
- SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
- WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.



SILT FENCE



SECTION A

SF-1. SILT FENCE

REVEGETATION NOTES

- TO THE EXTENT PRACTICABLE, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING ACTIVITIES. AT ALL TIMES DURING PROJECT CONSTRUCTION, ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO PREVENT ACCELERATED EROSION ON THE SITE AND ANY ADJACENT PROPERTIES.
- SILT FENCE SHALL BE INSTALLED PRIOR TO ANY EARTHWORK OPERATIONS.
- ALL TOPSOIL, WHERE PHYSICALLY PRACTICABLE, SHALL BE SALVAGED AND NO TOPSOIL SHALL BE REMOVED FROM THE SITE. TOPSOIL AND OVERBURDEN SHALL BE SEGREGATED AND STOCKPILED SEPARATELY. TOPSOIL AND OVERBURDEN SHALL BE REDISTRIBUTED WITHIN THE GRADED AREA AFTER ROUGH GRADING TO PROVIDE A SUITABLE BASE FOR AREAS WHICH WILL BE SEEDED AND PLANTED. RUNOFF FROM STOCKPILED AREA SHALL BE CONTROLLED TO PREVENT EROSION AND RESULTANT SEDIMENTATION OF RECEIVING WATER.
- PERMANENT SOIL STABILIZATION MEASURES SHALL BE APPLIED TO DISTURBED AREAS AND STOCKPILES WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED WITHIN 14 DAYS TO DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL BE LEFT DORMANT FOR LONGER THAN 60 DAYS.

TEMPORARY SOIL STABILIZATION SHALL CONSIST OF SEEDING WITH ANNUAL RYEGRASS AT 40 LBS PLS/ACRE AND SHALL BE HYDROMULCHED WITH A WOOD FIBER AND TACKIFIER AT 1 TON/ACRE.

PERMANENT SOIL STABILIZATION CONSISTING OF THE MIX NOTED BELOW SHALL BE BROADCAST SEEDED AT THE SEEDING RATES SHOWN BELOW.

BOULDER COUNTY MOUNTAIN SEED MIX

COMMON NAME	SPECIES NAME	VARIETY	% OF MIX	# PLS/AC
BLUE GRAMA	BOUTELOUA GRACILIS	NATIVE ALMA, OR HACHITA	20%	0.84
CANADA WILDRYE	ELYMUS CANADENSIS	NATIVE	10%	3.03
THICKSPIKE WHEATGRASS	ELYMUS LANCEOLATUS	CRITANA	25%	5.58
SLENDER WHEATGRASS	ELYMUS TRACHYCALLOSUS	SAN LUIS	25%	5.58
JUNEGRASS	KOELERIA MACRANTHA	NATIVE	10%	0.15
SANDBERG'S BLUEGRASS	POA SECUNDA	NATIVE	10%	0.38
TOTALS:			100%	15.46

THE SEEDED AREA SHALL THEN BE LIGHTLY RAKED TO DEPOSIT THE SEEDS APPROXIMATELY 1/4" - 1/2" BELOW THE SURFACE IMMEDIATELY FOLLOWING SEEDING. ALL SEEDED AREAS SHALL BE MULCHED WITH 1 - 1/2 TONS OF WEED-FREE STRAW PER ACRE, MECHANICALLY OR HAND CRIMPED INTO TOPSOIL.

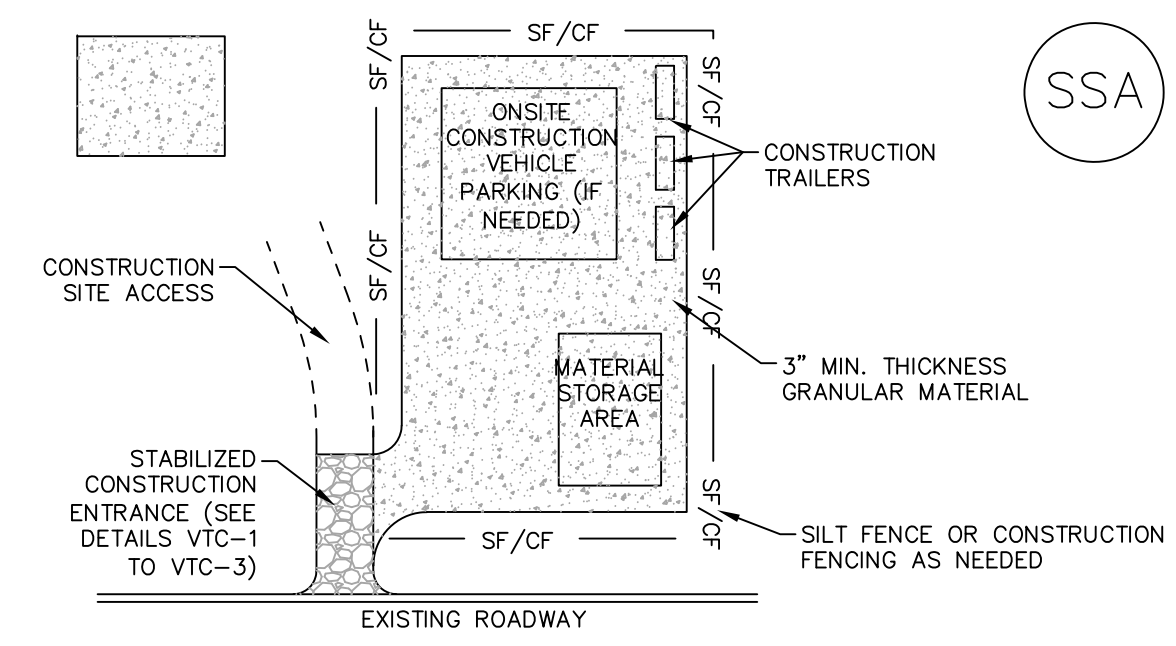
FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED USING THE BEST AVAILABLE CONTROL TECHNOLOGY AS DEFINED BY THE COLORADO DEPARTMENT OF HEALTH AT THE TIME OF GRADING.

- MINIMIZE THE AREA OF DISTURBANCE TO PROTECT EXISTING VEGETATION.
- ALL CUT SLOPES SHALL BE A MAXIMUM OF 1.5:1. ALL FILL SLOPES SHALL BE A MAXIMUM OF 1.5:1.
- ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER ALL STORM EVENTS. ANY EROSION CONTROL MEASURES WHICH ARE DAMAGED PRIOR TO RE-ESTABLISHMENT OF VEGETATIVE COVER SHALL BE REPLACED IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES AFTER THE ESTABLISHMENT OF FULL VEGETATION, INCLUDING BUT NOT LIMITED TO SILT FENCE AND POSTS, STRAW BALES, AND REGRADED TEMPORARY SEDIMENT BASINS.

CIVIL DETAILS
14657 STATE HIGHWAY 7
BOULDER COUNTY, COLORADO

SCOTT, COX & ASSOCIATES, INC.
consulting engineers • surveyors
1530 55th Street • Boulder, Colorado 80303
(303) 444 - 3051

Designed by	DRS	Date	Scale	Drawing no.	Sheet
Drawn by	DRS	05/28/21	AS SHOWN	19423B-1	C2.01
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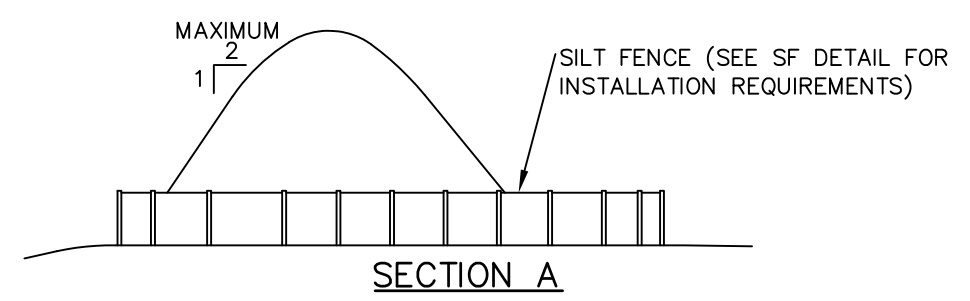
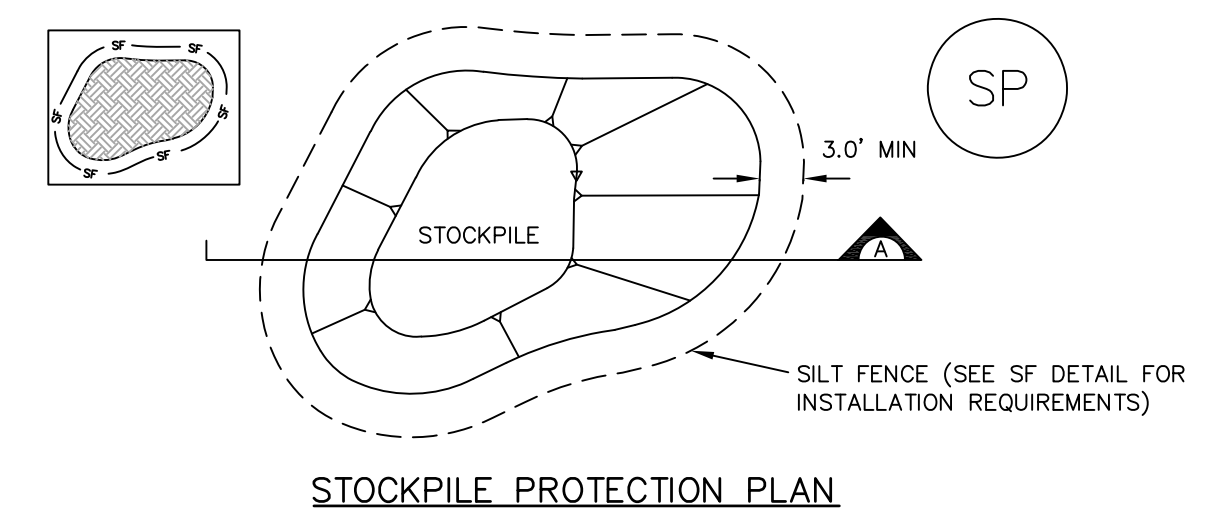
SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF STAGING AREA(S).
 - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.
- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
- THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.



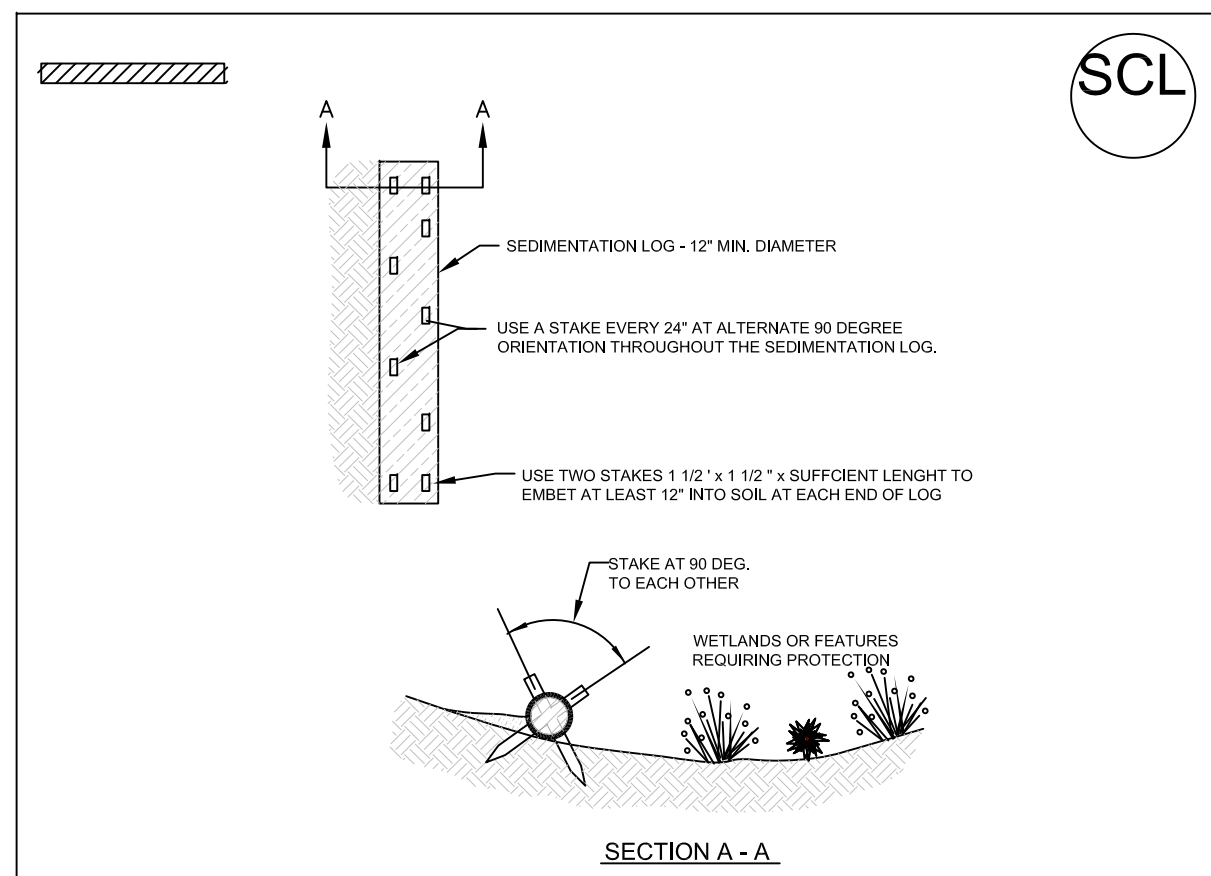
SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF STOCKPILES.
 - TYPE OF STOCKPILE PROTECTION.
- INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
- STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
- FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADEMENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

STOCKPILE PROTECTION MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
- STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.



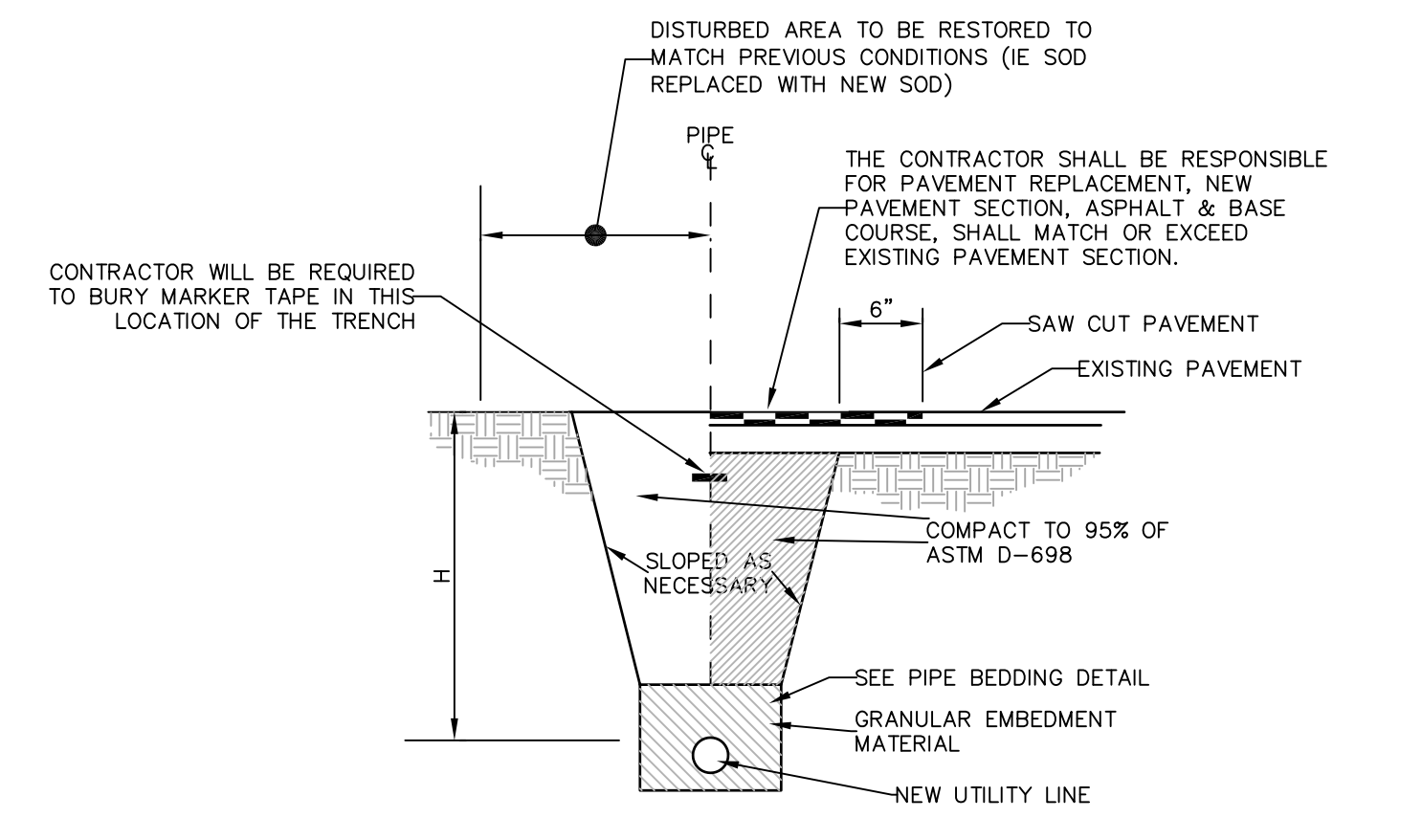
SEDIMENT CONTROL LOG INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION AND LENGTH OF SEDIMENT CONTROL LOG.
- SEDIMENT CONTROL LOGS INDICATED ON INITIAL SWAMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
- SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELLESOR, OR COCONUT FIBER.
- NOT FOR USE IN CONCENTRATED FLOW AREAS.
- THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 2".

SEDIMENT CONTROL LOG MAINTENANCE NOTES

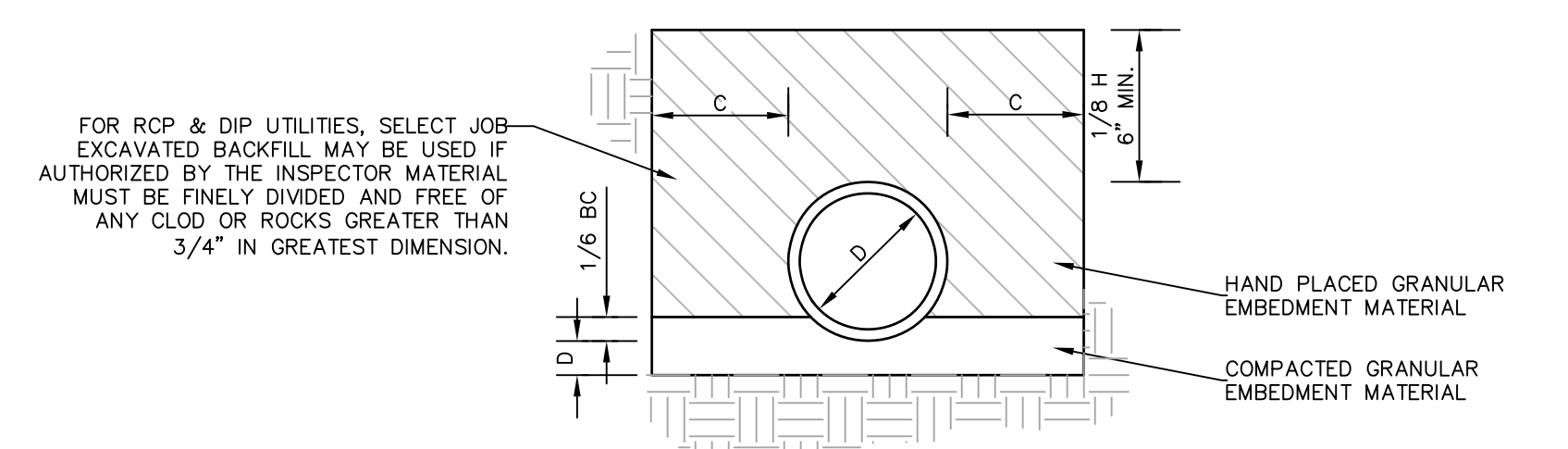
- THE SWAMP MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
- SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN 1/2 THE HEIGHT OF THE CREST OF LOG.
- SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE COVERED WITH TOP SOIL, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

DETAIL BASED ON DETAILS PROVIDED BY DOUGLAS COUNTY AND CDOT
 Digit Drainage and Flood Control District
 Drainage Criteria Manual (V.3)
 Figure C5-8
 SEDIMENT CONTROL LOG



UTILITY TRENCH DETAIL

N.T.S.



TRENCH WIDTH SPECIFICATIONS

D	C	
	MIN.	MAX.
0 - 18"	6"	12"
20 - 28"	9"	12"
30" & LARGER	12"	18"

LEGEND
 Bc = OUTSIDE DIAMETER
 H = BACKFILL COVER ABOVE TOP OF PIPE
 D = INSIDE DIAMETER
 d = DEPTH OF BEDDING MATERIAL BELOW PIPE

DEPTH OF BEDDING MATERIAL BELOW PIPE

D	IN SOIL		IN ROCK	
	d (MIN.)	d (MIN.)	d (MIN.)	d (MIN.)
27" & SMALLER	3"	6"		
30" TO 60"	4"	9"		
66" & LARGER	6"	12"		

PIPE BEDDING DETAIL

N.T.S.

CIVIL DETAILS
 14657 STATE HIGHWAY 7
 BOULDER COUNTY, COLORADO

SCOTT, COX & ASSOCIATES, INC.
 consulting engineers • surveyors
 1530 55th Street • Boulder, Colorado 80303
 (303) 444 - 3051

Designed by	DRS	Date	Scale	Drawing no.	Sheet
Drawn by	DRS	05/28/21	AS SHOWN	19423B-1	C2.02
Checked by	DPA				Project no. 19423B



SCOTT, COX & ASSOCIATES, INC. consulting engineers • surveyors

July 28, 2021

Mr. Seth Jacobs
Boulder County
PO Box 471
Boulder, CO 80306

Reference: Earthwork Calculations – Allenspark Waste Transfer Station
14567 Hwy 7 - Boulder County, Colorado
Scott, Cox & Associates Inc. Project No. 19423B

Dear Mr. Jacobs:

Scott, Cox & Associates, Inc. (SCA) performed cut and fill volume calculations for the Waste Transfer Station, located at 14567 Hwy 7, in Boulder County, Colorado. These calculations are based on the grading plan prepared by Scott, Cox & Associates, Inc. dated May 28, 2021.

Our calculations show the proposed site improvements will require approximately 250 cubic yards of cut and 230 cubic yards of fill. This earthwork volume does not include the exempt earthwork up to ten feet around the perimeter of the building foundations or the road base material for the proposed driveway. In accordance with Boulder County's "Earthwork and Grading" Standards, the total estimated quantity of qualified material to be moved is 480 cubic yards.

Our calculations show the structural foundation excavation and associated incidental backfill will require approximately 0 cubic yards of cut and 200 cubic yards of fill. This earthwork volume includes the exempt earthwork up to ten feet around the perimeter of the building foundations. Based on the County's "Earthwork and Grading" Standards, the total estimated quantity of foundation material to be moved is 200 cubic yards.

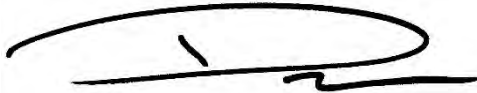
Autodesk Civil 3D 2021 computer software was utilized to perform the cut and fill calculations.

Mr. Seth Jacobs
Boulder County
July 28, 2021
Page 2 of 2

Should you have any questions or comments, kindly give us a call.

Sincerely,

SCOTT, COX & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Donald P. Ash', with a large, sweeping flourish above the name.

Donald P. Ash, P.E.
Chief Civil Engineer

Enclosures: Boulder County SPR Fact Sheet



**Boulder County
Land Use Department
Publications**

Historic Preservation Referral Requirement

Land Use Department
Courthouse Annex Building
2045 13th Street
PO Box 471
Boulder, CO 80302

Planning Division:
303-441-3930
planner@bouldercounty.org
www.bouldercounty.org/lu

Office Hours:
8 a.m.-4:30 p.m. Mon., Wed., Thurs., Fri.
10 a.m.-4:30 p.m. Tuesday

Historic Preservation Referral Requirement

Boulder County is committed to identifying and preserving the rich history of the unincorporated areas of the county. Through our Comprehensive Plan, Land Use Code, and other policies we have created a program to document, protect, and preserve the varying historic resources in our jurisdiction. County Land Use staff and the Historic Preservation Advisory Board (HPAB) are available to assist property owners in researching their property history, determining whether it is eligible for landmark designation, identifying ways to preserve the property and finding financial incentives for preservation.

The Historic Preservation Advisory Board (HPAB) serves as a referral body to review and comment on development proposals which would affect historic properties (any property with structures 50 years of age or older). Development review applications may require review by the full Historic Preservation Advisory Board, however, this depends on the nature of the historic resource and specific development proposal. A Boulder County Historic Preservation Planner in coordination with the members of HPAB determines the appropriate level of review for each development project.

Please contact a Boulder County Land Use Historic Preservation Planner at historic@bouldercounty.org or 303-441-3930 to discuss your project, and complete this form prior to submitting an application. Contact staff as soon as possible, since historic property research can take time. To avoid delays, contact the staff to begin this research well in advance of your submittal.

Applicant - Please complete this section:

Applicant(s): Seth Jacobs/ Boulder County		
Project Address: 14857 State Highway 7		
City: Allenspark	State: CO	Zip Code: 80510
Parcel Information: 119735000075		

The following is required to be completed by a Boulder County Historic Preservation Planner:

Land Use Staff in cooperation with HPAB has considered an application for:

Expansion of transfer station.

at the property listed above and has determined that the Application:

<input type="checkbox"/>	Does not require a referral
<input checked="" type="checkbox"/>	Requires a referral only to the Boulder County Historic Preservation Planner No concerns about adverse effects.
<input type="checkbox"/>	Requires a review by the Historic Preservation Advisory Board
Historic Preservation Planner Signature: 	Date: 7/14/2021

SEC. 26, T. 3N, R. 73W.



MAPPING DEPARTMENT

DRAWN BY C. LEITHOLD MARCH 1978

DATE	BY	REMARKS
10/71	T.M.	RECORDED
3/73	C.L.	QUARTER SECTIONS RE-SUB
1/78	C.L.	UNPLATTED & PARCELLED
5/78	C.L.	UNPLATTED BY DATE 1/19/82
11/81	L.S.	UNPLATTED UNDEVELOPED
		BY: [unclear], [unclear], [unclear]

REVISIONS

R74W	R75W	R76W	R77W	R78W	R79W	
188	187	186	185	184	183	T.3N
182	181	180	179	178	177	T.2N
176	175	174	173	172	171	T.1N
170	169	168	167	166	165	T.0N
164	163	162	161	160	159	T.3S
158	157	156	155	154	153	T.2S
152	151	150	149	148	147	T.1S
146	145	144	143	142	141	T.0S

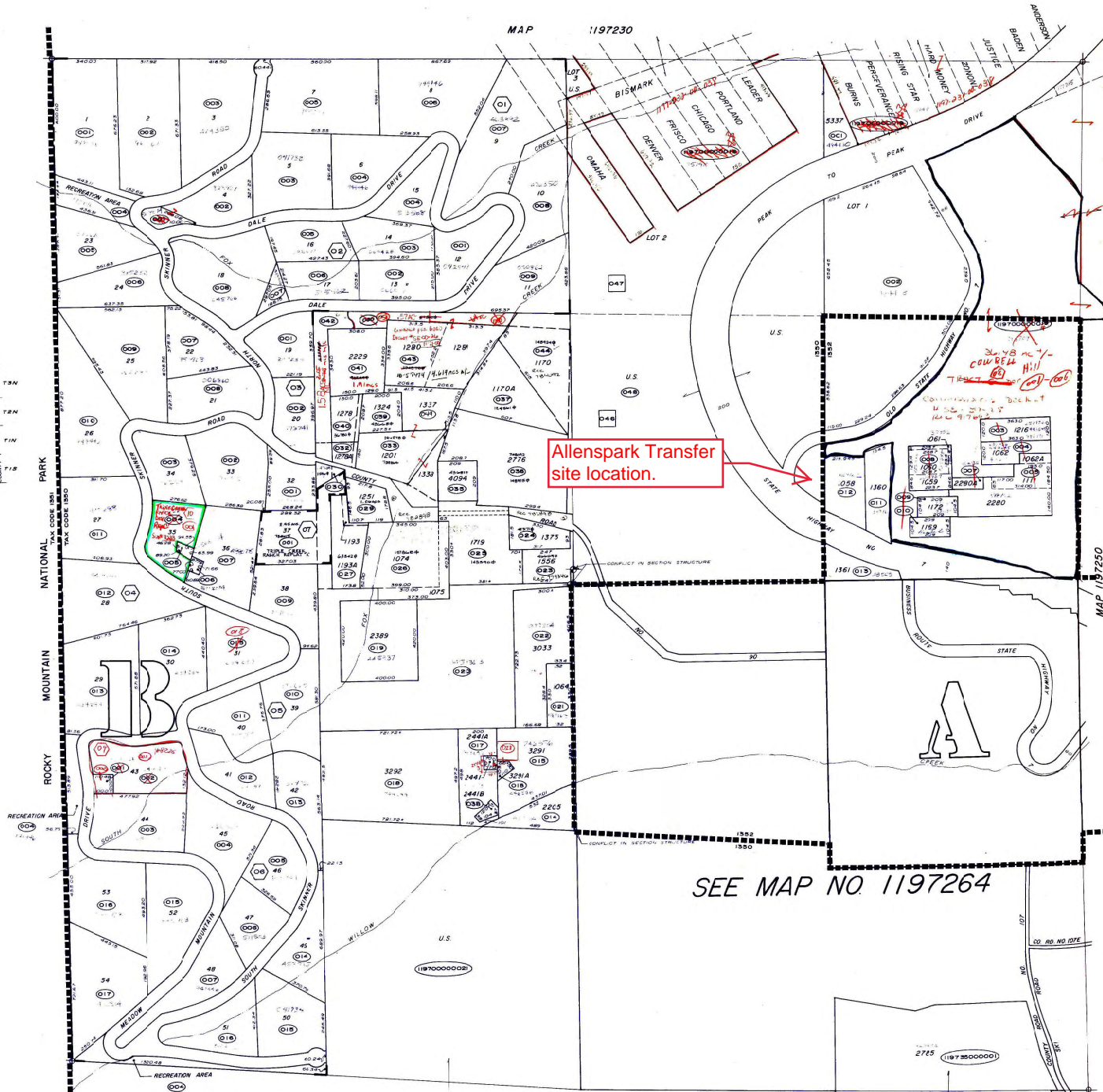
WARNING

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40

2 NW	1 NE
3 SW	4 SE



SCALE 1" = 200'
LAST PARCEL NUMBER



Allenspark Transfer site location.

SEE MAP NO 1197264

A. ALLENSPARK TOWNSHIP
B. TRIPPLE CREEK RANCH DEVELOPMENT

MAP 1197350

1197260 SEC. 26, T. 3N, R. 73W.

1197260

649B
756B



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

Building Safety & Inspection Services Team

MEMO

TO: Dana Sparks, Planner I
FROM: Michelle Huebner, Plan Examiner Supervisor
DATE: February 15, 2022

RE: Referral Response, SU-21-0008: Boulder County - Allenspark Waste Transfer Station Expansion. Special Use Review for the expansion of an existing 7,800-squarefoot waste transfer station by 8,537 square feet on an approximately 1-acre portion of a 440-acre parcel. The waste transfer station proposal includes the addition of multiple supporting waste structures, the construction of a vault restroom and an office/storage building, and ADA accessibility improvements.

Location: 14857 State Highway 7

Thank you for the referral. We have the following comments for the applicants:

1. **Building Permits.** A building permit, plan review, inspection approvals and a Certificate of Occupancy ("C.O.") are required for Office / Storage. Separate building permits, plan review and inspection approvals are required for; the vault restroom, accessible ramps and fence.

For a complete list of when building permits are required, please refer to the county's adopted 2015 editions of the International Codes and code amendments, which can be found via the internet under the link:

2015 Building Code Adoption & Amendments, at the following URL:

<https://assets.bouldercounty.org/wp-content/uploads/2017/03/building-code-2015.pdf>

The Commercial Plan Submittal Checklist: <https://assets.bouldercounty.org/wp-content/uploads/2017/03/b70-commercial-plan-submittal-checklist.pdf>

2. **Minimum Plumbing Fixtures.** The plumbing fixtures count needs to meet or exceed the requirements of IBC Chapter 29, including the need for accessible restrooms and fixtures.

3. **Accessibility.** Chapter 11 of the IBC and referenced standard ICC A117.1-09 provide for accessibility for persons with disabilities. Any building permit submittals are to include any applicable accessibility requirements, including accessible parking, signage, accessible routes and accessible fixtures and features.
4. **Design Wind and Snow Loads.** The design wind and ground snow loads for the property are 175 mph (Vult) and 55 psf, respectively.
5. **Ignition-Resistant Construction and Defensible Space.** Please refer to Section R327 of the Boulder County Building Code for wildfire hazard mitigation requirements, including ignition-resistant construction and defensible space. A separate referral response will be forthcoming from one of the county's wildfire mitigation specialists.
6. **Fire Department.** It appears that the site is served by ALLENS PARK FIRE Protection District. A separate referral response from the fire department should also be forthcoming. The fire department may have additional requirements in accordance with their International Fire Code ("IFC") adoption. Also, the Fire Protection District must provide written documentation to Boulder County Building Safety and Inspection Services approving the building permit plans and specifications of projects before the building permit can be issued.
7. **Plan Review.** The items listed above are a general summary of some of the county's building code requirements. A much more detailed plan review will be performed at the time of building permit(s) application, when full details are available for review, to assure that all applicable minimum building codes requirements are to be met.

If the applicants should have questions or need additional information, we'd be happy to work with them toward solutions that meet minimum building code requirements. Please call (720) 564-2640 or contact us via e-mail at building@bouldercounty.org

From: [Bilobran - CDOT, Timothy](#)
To: [Milner, Anna](#)
Cc: [Sparks, Dana](#)
Subject: [EXTERNAL] Re: FW: Referral packet for SU-21-0008: Boulder County - Allenspark Waste Transfer Station Expansion project at 14857 State Highway 7
Date: Monday, March 28, 2022 5:27:02 PM
Attachments: [image001.png](#)
[image.png](#)

Anna,

I beat the timeline request by the hair on my chinny chin chin. I read through the project narrative just now. I have one clarifying question from the narrative:

I assume from this sentence that the Waste Transfer Station has existed on THIS parcel since the 1980's, correct?

Boulder County has operated the AWTS since 1980 on leased federal land administered by the United States Forest Service (USFS).

If that's the case then there is not a substantial traffic increase with this development proposal to warrant any concern from CDOT on State Highway 7. No further comments.

If I'm misreading the narrative and the transfer station has only existed on this parcel for a couple of years, that may change my comments. I will have to go back and look at the historical permitting. If this is the case please let me know.

Thanks,
Tim

On Mon, Mar 21, 2022 at 9:07 AM Milner, Anna <amilner@bouldercounty.org> wrote:

Hi Tim,

Please see the attached referral packet for this project. We just realized that the below referral should have been sent to you when we distributed it initially. Would it be possible for you to review please and get back to us? If we could receive the response by March 28, 2022 that would be helpful.

Please reach out to [Dana Sparks](#) with any questions.

Best Regards,

Anna

Anna Milner | Admin. Lead Tech.

Boulder County Community Planning & Permitting

Pronouns: she/her/hers

Physical address: 2045 13th St., Boulder CO 80302

Mailing address: PO Box 471, Boulder, CO 80306

(720) 564-2638 (Direct)

amilner@bouldercounty.org

Service hours are 8 a.m.-4:30 p.m. Monday, Wednesday, Thursday, Friday, and 10 a.m.-4:30 p.m. Tuesday

*My core working hours are 7am-5:30pm M-Th

www.bouldercounty.org



From: Goldstein, Andrew <agoldstein@bouldercounty.org>
Sent: Friday, February 11, 2022 11:22 AM
To: Hippely, Hannah <hhippely@bouldercounty.org>; Childress, Alisa <achildress@bouldercounty.org>; Historic <historic@bouldercounty.org>; #WildfireMitigation <WildfireMitigation@bouldercounty.org>; #CodeCompliance <codecompliance@bouldercounty.org>; Floodplain Admin <floodplainadmin@bouldercounty.org>; #AssessorReferral <AssessorReferral@bouldercounty.org>; #CAreferral <CAreferral@bouldercounty.org>; #Cerefferral <CEreferral@bouldercounty.org>; Stadele, Lee <leestadele@bouldercounty.org>; Stadele, Lee <leestadele@bouldercounty.org>; Stadele, Lee <leestadele@flagstaffsurveying.com>; beckybapco@gmail.com; ild17@comcast.net; Phil.Stern@colorado.edu; office@svlhwcd.org; scott.griehling@svlhwcd.org; srusch@estes.org; poc@co.larimer.co.us; ellislk@larimer.org; Vanessa McCracken <bldrvalleyandlongmontcds@gmail.com>; cdphe_localreferral@state.co.us; andyaus@earthlink.net; ben.gallowich@state.co.us; hc_filesearch@state.co.us; ROMO_Superintendent@nps.gov; Cheri_Yost@nps.gov; mjohnson10@fs.fed.us; info@allensparkfire.com; Milner, Anna <amilner@bouldercounty.org>; Moline, Jeffrey <jmoline@bouldercounty.org>; Strenge, Ernst <estrenge@bouldercounty.org>; Flax, Ron <rflax@bouldercounty.org>; Frederick, Summer <sfrederick@bouldercounty.org>; HealthWaterQuality-EnvironmentalBP LU <HealthWQ-EnvironBPLU@bouldercounty.org>; Huebner, Michelle <mhuebner@bouldercounty.org>; Sanchez, Kimberly <ksanchez@bouldercounty.org>; Severson, Jennifer <jseverson@bouldercounty.org>; Transportation Development Review <TransDevReview@bouldercounty.org>; Wassell, Kristen <kwassell@bouldercounty.org>;

West, Ron <rowest@bouldercounty.org>

Cc: Sparks, Dana <dsparks@bouldercounty.org>

Subject: Referral packet for SU-21-0008: Boulder County - Allenspark Waste Transfer Station Expansion project at 14857 State Highway 7

Please find attached the referral packet for *SU-21-0008: Boulder County - Allenspark Transfer Site Expansion* project at *14857 State Highway 7*.

Please return responses and direct any questions to [Dana Sparks](mailto:dsparks@bouldercounty.org) by *March 18, 2022*. (Boulder County internal departments and agencies: Please attach the referral comments in Accela.)

All the best,

Andrew



Andrew Goldstein (pronouns: he/him/his) | Administrative Technician

Boulder County Community Planning & Permitting

Physical address: 2045 13th St., Boulder, CO 80302

Mailing address: P.O. Box 471, Boulder, CO 80306

(303) 441-3930 (Main Office)

(720) 564-2622 (Direct)

agoldstein@bouldercounty.org

Department service hours are **8 a.m.-4:30 p.m.** Monday, Wednesday, Thursday, Friday, and **10 a.m.-4:30 p.m.** Tuesday

<https://www.boco.org/cpp>

Please note we are in response for the **Marshall Fire** and replies may be delayed. Thank you for your patience. See www.boulderoem.com and www.boco.org/MarshallFire for more information and updates.

Due to COVID-19, the Boulder County Community Planning & Permitting Department is conducting business and providing services virtually. Our physical office in Boulder is currently closed to the public. Please visit us online at <https://www.boco.org/cpp> for more information.

--

Tim Bilobran
Region 4 Permits Manager



O 970.350.2163 | C 970.302.4022 | F 970.350.2198
timothy.bilobran@state.co.us | codot.gov | www.cotrip.org
10601 W. 10th Street, Greeley, CO 80634



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303-441-3930
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.BoulderCounty.org

March 30, 2022

TO: Dana Sparks, Staff Planner; Community Planning & Permitting,
Development Review Team - Zoning

FROM: Jennifer Severson, Principal Planner; Community Planning & Permitting,
Development Review Team – Access & Engineering

SUBJECT: Docket #SU-21-0008: Boulder County – Allenspark Transfer Site Expansion
14857 State Highway 7

The Development Review Team – Engineering staff reviewed the above referenced docket and has the following comments:

1. There are two points of access to the subject property; one is from State Highway 7 (SH 7), also known as Peak to Peak Highway, a Colorado Department of Transportation (CDOT) owned and maintained right-of-way (ROW) and the second is from County Road 84W which, in this location, is a paved county owned and maintained ROW with the Functional Classification of Local. Legal access has been demonstrated via adjacency to these public ROWs.
2. Although the applicant proposes to expand services on site, which includes adding composting as a new service. Staff does not anticipate the addition of composting to existing services will significantly increase trip generation to/ from the site nor would it significantly impact the surrounding transportation network. Additionally, per the attached email from Tim Bilobran dated March 29, 2022, CDOT has no concerns with traffic impacts that may result from the expansion of uses on the site.
3. At the time of permitting, a copy of the CDOT Access Permit for the point of access to SH 7 must be submitted.
4. There is no evidence of an existing Access Permit. An Access Permit will be issued at the time of Building Permit review. No special application procedure is necessary, the Access Permit will be issued concurrently with the Building Permit.

This concludes our comments at this time.

From: [Sparks, Dana](#)
To: [Severson, Jennifer](#)
Subject: FW: [EXTERNAL] Re: FW: Referral packet for SU-21-0008: Boulder County - Allenspark Waste Transfer Station Expansion project at 14857 State Highway 7
Date: Wednesday, March 30, 2022 10:53:38 AM
Attachments: [image001.png](#)
[image001.png](#)

From: Bilobran - CDOT, Timothy <timothy.bilobran@state.co.us>
Sent: Monday, March 28, 2022 5:26 PM
To: Milner, Anna <amilner@bouldercounty.org>
Cc: Sparks, Dana <dsparks@bouldercounty.org>
Subject: [EXTERNAL] Re: FW: Referral packet for SU-21-0008: Boulder County - Allenspark Waste Transfer Station Expansion project at 14857 State Highway 7

Anna,

I beat the timeline request by the hair on my chinny chin chin. I read through the project narrative just now. I have one clarifying question from the narrative:

I assume from this sentence that the Waste Transfer Station has existed on THIS parcel since the 1980's, correct?

Boulder County has operated the AWTs since 1980 on leased federal land administered by the United States Forest Service (USFS).

If that's the case then there is not a substantial traffic increase with this development proposal to warrant any concern from CDOT on State Highway 7. No further comments.

If I'm misreading the narrative and the transfer station has only existed on this parcel for a couple of years, that may change my comments. I will have to go back and look at the historical permitting. If this is the case please let me know.

Thanks,
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Please reach out to [Dana Sparks](#) with any questions.

From: whitlemd@co.larimer.co.us on behalf of [Planner On Call](#)
To: [Sparks, Dana](#)
Cc: [Don Threewitt](#)
Subject: [EXTERNAL] Referral packet for SU-21-0008: Boulder County - Allenspark Waste Transfer Station Expansion project at 14857 State Highway 7
Date: Thursday, March 3, 2022 8:32:15 AM

The Larimer County Planning Department has no comments or concerns with the request.

Larimer County Solid Waste staff may provide comments. If they do, they will respond directly to you.

Thank you.

Michael Whitley

Planner on Call
Larimer County Planning Department
200 W. Oak Street, Suite 3100
PO Box 1190
Fort Collins, CO 80522-1190



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

MEMO TO: Referral Agencies
 FROM: Dana Sparks, Planner I
 DATE: February 11, 2022
 RE: Docket SU-21-0008

Docket SU-21-0008: Boulder County - Allenspark Waste Transfer Station Expansion

Request: Special Use Review for the expansion of an existing 7,800-square-foot waste transfer station by 8,537 square feet on an approximately 1-acre portion of a 440-acre parcel. The waste transfer station proposal includes the addition of multiple supporting waste structures, the construction of a vault restroom and an office/storage building, and ADA accessibility improvements.

Location: 14857 State Highway 7 located at the intersection of State Highway 7 and County Road 84W, Section 26, Township 3N, Range 73W.

Zoning: Forestry (F) Zoning District

Applicant: Seth Jacobs, Boulder County Public Works

Owner: U.S. Forest Service

Special Use Review / Site Specific Development Plan is required of uses which may have greater impacts on services, neighborhoods, or environment than those allowed with only Building Permit Review. This process will review compatibility, services, environmental impacts, and proposed site plan.

This process includes public hearings before the Boulder County Planning Commission and the Board of County Commissioners. Adjacent property owners and holders of liens, mortgages, easements or other rights in the subject property are notified of these hearings.

The Community Planning & Permitting staff, Planning Commission, and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter to the Community Planning & Permitting Department at P.O. Box 471, Boulder, Colorado 80306 or via email to planner@bouldercounty.org. All comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to call the Community Planning & Permitting Department at 303-441-3930 or email planner@bouldercounty.org to request more information. If you have any questions regarding this application, please contact me at 720-564-2608 or dsparks@bouldercounty.org.

Please return responses by **March 18, 2022.**

(Please note that due to circumstances surrounding COVID-19, application timelines and deadlines may need to be modified as explained in the CPP Notice of Emergency Actions issued March 23, 2020 (see <https://boco.org/covid-19-cpp-notice-20200323>).

We have reviewed the proposal and have no conflicts.

Letter is enclosed

Signed *Joseph Padia* PRINTED

Name JOSEPH PADIA

Agency or Address COLORADO PARKS AND WILDLIFE

Please note that all Community Planning & Permitting Department property owner's mailing lists and parcel maps are generated from records maintained by the County Assessor and Treasurer Office. We are required to use this

Matt Jones County Commissioner **Claire Levy** County Commissioner **Marta Loachamin** County Commissioner



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

MEMO TO: Referral Agencies
 FROM: Dana Sparks, Planner I
 DATE: February 11, 2022
 RE: Docket SU-21-0008

Docket SU-21-0008: Boulder County - Allenspark Waste Transfer Station Expansion

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✓ We have reviewed the proposal and have no conflicts.

✓ Letter is enclosed.

Signed Vanessa McCracken PRINTED

Name Vanessa McCracken

Agency or Address Boulder Valley Conservation District

Please note that all Community Planning & Permitting Department property owner's mailing lists and parcel maps are generated from records maintained by the County Assessor and Treasurer Office. We are required to use this

Matt Jones County Commissioner **Claire Levy** County Commissioner **Marta Loachamin** County Commissioner



Dana Sparks

Boulder County Planning and Permitting

Re: Docket SU-21-0008 Allenspark Waste Transfer Station Expansion

To Whom it May Concern:

The Conservation District have no conflicts with the expansion of the transfer stations.

However, when the waste transfer station was initially began, there were concerns expressed by the Allenspark community about the negative visual nature of the site adjacent to the State Scenic Highway, neighbor concerns about the industrial flavor of the site at the entrance/exit to/from the community, and CDOT concerns about the intrusion of an urban-like facility right next to the Peak-to-Peak Scenic Byway and in the face of tourists traveling the 55-mile long scenic corridor from Estes Park to I-70 that was first established in 1918, CO's oldest Scenic Byway.

A little more sensitivity by the County to the community, travelers, and the environment with this expansion project would suggest increasing the effort to add sufficient landscaping along the west side of the new site to mitigate the expanded scope of the footprint.

Regards,

Vanessa McCracken

Vanessa McCracken

Boulder Valley & Longmont Conservation Districts

District Manager



Parks & Open Space

5201 St. Vrain Road • Longmont, CO 80503
 303-678-6200 • POSinfo@bouldercounty.org
 www.BoulderCountyOpenSpace.org

TO: Dana Sparks, Community Planning & Permitting Department
FROM: Ron West, Natural Resource Planner
DATE: March 19, 2022
SUBJECT: Docket SU-22-0008, Boulder County, 14857 State Highway 7

Site Conditions

About half of the one-acre sub-parcel is currently “developed,” with graveled areas and the existing transfer station equipment. The other half is a combination of montane meadow, scattered ponderosa pine, and a small stand of aspen.

County Comprehensive Plan Designations

The parcel has the following designations in the Boulder County Comprehensive Plan, and from other resource inventories.

- View Protection Corridors – Peak to Peak Highway, and County Road 84W
- Significant Natural Community -- aspen

Discussion

Staff is concerned about the View Protection Corridor of the Peak to Peak Highway. This view corridor is the most important one in the county, based on both its highest-possible scenic score of “5,” as well as having its Management Plan incorporated into the county Comprehensive Plan (*A Place Apart – The Peak to Peak Scenic and Historic Byway Corridor Management Plan*, 1998, TARP.)

The first “principle” of this Plan states that, “The Peak to Peak is a special place and a valuable place. As development and growth proceed along the Front Range, there are fewer and fewer places that are *like they used to be* [emphasis in original].” One of the Management Principles states that, “...where development occurs, projects should seek to minimally impact the landscape and character of the Peak to Peak. Projects should be hidden from view,” and another Principle states that “...the little things count. By this we mean that we must care enough about this road to manage it with an awareness of the importance that lies in the details of each incremental decision.”

There are several “incremental decisions” of this project that will affect the Peak to Peak’s scenic corridor. Staff cannot support a ten-foot-tall chainlink fence around the entire complex. The county regularly denies chainlink fences to private landowners, and we should not be constructing a new one ourselves. Staff asks what is the purpose of the fence? A lesser height is regularly used for security needs, and there are some recycling transfer stations on the plains that have no fence at all. Additionally, the county’s forestry sort yards do not have

fences.

Drawing C1.01 show seven new trees to be planted for screening. This is likely not enough, and a tall shrub component would likely provide superior screening. No screening is proposed on the south side of the facility, which currently is readily visible from the Peak to Peak Highway, and why is no screening proposed along County Road 84W? How would trees and/or shrubs be irrigated, for both establishment and maintenance, and who would be responsible for that into the future?

The grading calculations are not clear. It appears that there would be a need for 180 cubic yards of imported fill, but the figures do not include normally “exempt” earthwork, so final figures are unknown. If there is imported fill, where would it come from (preferably not the plains), and how would it be treated so as not to import noxious weed and non-native plant seeds? Who would monitor for weeds into the future?

It is unclear if the large ponderosa pine in the southwest corner of the expanded site is to be cut down. Staff assumes it would be removed. This tree is likely about 200 years old; it is a very mature tree, bordering on old-growth, and its loss would remove a large component of the existing screening. In contrast, three trees on the east side of the fence are also shown as “existing,” yet it appears that they could be preserved. One of the latter is outside of the parcel.

Drawings show a “future” wind turbine site and “future” solar panels on the office. Why are these components not part of the current proposal? If sustainability is a county goal, it is staff’s opinion is that these should not be postponed, and that the application should not be approved without them. The north arrow on Drawing 3 is incorrect.

The Significant Natural Community of aspen in the area would not be impacted, and the riparian/wetland area shown on the Comprehensive Plan map does not occur on the parcel.

Recommendations

- The items discussed above should be considered during review.
- A Revegetation Plan is required that includes: native grass species to be used, an explanation of how topsoils will be stockpiled and reused, mapped delineation of all disturbance areas (this includes construction staging and soil stockpiling areas and utility lines), and locations of silt fence or erosion control logs down slope of disturbed areas.



Public Health

Environmental Health Division

March 14, 2022

TO: Staff Planner, Land Use Department

FROM: Jessica Epstein, Environmental Health Specialist

SUBJECT: SU-21-0008: Allenspark Waste Transfer Station Expansion project

APPLICANT: Seth Jacobs, Boulder County Public Works

OWNER: U.S. Forest Service

PROPERTY ADDRESS: 14857 State Highway 7

SEC-TOWN-RANGE: 35 -3N -73

The Boulder County Public Health (BCPH) – Environmental Health division has reviewed the submittals for the above referenced docket and has the following comments.

OWTS:

The owner or their agent (e.g., contractor) must apply for an OWTS permit for the vaulted restroom including a toilet and hand sink with running warm water. The OWTS permit must be issued prior to installation and before a building permit can be obtained. The vaulted restroom must be installed, inspected and approved before a Final Building Inspection approval will be issued by Community Planning and Permitting (CP&P).

Avoid Damage to OWTS:

BCPH advises the applicant to confer with CDPHE industrial stormwater permitting department to ascertain if industrial stormwater coverage is needed for the waste transfer stations. They can contact Mary Welch at CDPHE by phone at 303-692-3428 or by email at mary.welch@state.co.us. The website with information is: <https://cdphe.colorado.gov/renewal-industrial-stormwater-general-permit>.

This concludes comments from the Public Health – Environmental Health division at this time. For additional information on the OWTS application process and regulations, refer to the following website: www.SepticSmart.org. If you have additional questions about OWTS, please do not hesitate to contact Jessica Epstein at (303) 441-1138.

Cc: OWTS file, owner, Land Use Department



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303-441-3930
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

Wildfire Mitigation Team

MEMO

TO: Dana Sparks, Planner I
FROM: Kyle McCatty, Wildfire Mitigation Specialist
DATE: March 10, 2022
RE: Referral packet for SU-21-0008: Boulder County - Allenspark Waste Transfer Station Expansion project at 14857 State Highway 7

Thank you for the referral. We have the following comments for the applicants:

Decades of catastrophic wildfires, research, and case studies have shown that extreme wildfires are inevitable in the forests of Boulder County and across the Western US, but loss of life and homes does not have to be inevitable. The conditions that principally determine if a house ignites occur within 100 feet of the house, including the house itself. That is why Boulder County has such strong wildfire mitigation requirements in our Land Use and Building Code, and why Boulder County encourages all homeowners to voluntarily take responsibility to mitigate their own home's risk of igniting in a wildfire through Wildfire Partners.

Wildfire Mitigation is required; the proposed project is in [Wildfire Zone 1](#) (the foothills or mountains—approximately west of highways 7, 36, or 93) of unincorporated portion of Boulder County. The Boulder County Wildfire Mitigation requirements are composed of site location, ignition-resistant materials and construction, defensible space, emergency water supply, and emergency vehicle access.

Site Location

Site location has been reviewed by a Boulder County Wildfire Mitigation Specialist as part of the Special Use Review process.

At least 100 feet is needed for full defensible space. Because of the location of the office and shape of the property, full defensible space will not be able to be created. Therefore, *increased* ignition resistant materials will be required.

Ignition-Resistant Materials and Construction

Since the proposed development is located within a potentially hazardous area, all exterior building materials (including any proposed decking) must be ignition-resistant construction, or better. Because of the wildfire mitigation risks associated with the site location, the following more restrictive, increased ignition-resistant exterior materials are required for both the office and restroom:

- Tempered glass is required within 50 feet of property lines.
- Wood and fire-retardant treated wood is not allowed.

Matt Jones County Commissioner **Claire Levy** County Commissioner **Marta Loachamin** County Commissioner

- Heavy timber (IBC Section 602.4) and log wall construction (see definition in R327) is allowed.
- Deck surface must be an ASTM E84 (UL 723) flame-spread index no greater than 75.

For additional ignition-resistant construction information, please contact the Building Safety & Inspection Services Team at 303-441-3926. For specific requirements, refer to the Boulder County publication: [Building with Ignition Resistant Materials](#). All exterior materials must be clearly noted on the building plans and must be reviewed and approved as “ignition resistant” by the Building Safety & Inspection Services Team.

Defensible Space

Adequate defensible space is required to prevent the spread of fire to and from the structure. This requires limbing and/or removal of trees and shrubs to provide necessary vertical and horizontal fuel separation within a minimum of 100 ft. from the home and within 30 ft. along both sides of a driveway. Where the property boundary limits Zone 2 (at least 100 feet from structures), Zone 1 (a buffer of at least 30 feet free of conifer trees and other highly combustible vegetation immediately surrounding the home, including all attachments and accessory structures within 30 feet) may need to begin at the home’s dripline. More information can be found by referring to the Colorado State Forest Service publication [Protecting Your Home from Wildfire: Creating Wildfire-Defensible Zones – 2012 Quick Guide](#).

Follow the Colorado State University [FireWise Plant Materials – 6.305](#), [Fire-Resistant Landscaping – 6.303](#), and Colorado State Forest Service [Protecting Your Home from Wildfire: Creating Wildfire-Defensible Zones – 2012 Quick Guide](#) publications when choosing plants and designing revegetation and landscaping.

Emergency Water Supply

Emergency water supply is currently only required when building a new residence. No emergency water supply will be required for this application.

Emergency Vehicle Clearance

Emergency vehicle clearance is required to allow for safe ingress and egress of emergency vehicles. Emergency personnel try their best to respond to calls in a timely manner, often while negotiating difficult terrain. Planning for access by emergency vehicles improves safety for homeowners and their families by providing for a more efficient response by firefighters and other emergency personnel arriving on the scene. This is especially important in rural and mountainous areas where response times may be considerably longer than in cities, where emergency services are closer by. For specific clearance related requirements, refer to the Boulder County publication: [Driveway Access for Emergency Vehicles](#).

Timeline

After applying for, but prior to issuance of any permits, a Boulder County Wildfire Mitigation Specialist will contact you to schedule a Wildfire Partners or Regulatory Wildfire Mitigation assessment and defensible space marking. Based upon the compliance path selected, either a Wildfire Partners Assessment report or a Wildfire Mitigation Plan will be created which will describe the wildfire mitigation requirements.

Before scheduling rough framing inspections, the defensible space portion of the plan must be implemented and inspected by the Land Use Department. All trees marked for removal must be cut and all slash, cuttings, and debris must be removed and/or properly disposed.

At the time of final inspection, all remaining required items in the Wildfire Partners Assessment report or the Wildfire Mitigation Plan are to be fully implemented and inspected. Ground surfaces within three feet of both existing and new structures, and at least 2 feet beyond the driplines of decks, bay windows, and other eaves and overhangs, must be covered with an allowable non-combustible ground cover over a weed barrier material. The driveway vertical and horizontal vegetation clearance must be in place and conform to the Parcel Access Design Standards in the [Boulder County Multimodal Transportation Standards](#).

If the applicants should have questions or need additional information, we'd be happy to work with them toward solutions that meet minimum land use and building code requirements. I can be reached at 720-564-2625 or via e-mail at kmccatty@bouldercounty.org.



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

February 17, 2022

To: Dana Sparks, Planner I

From: Virginia Gazzetti, Floodplain Program Planner

Docket: SU-21-0008: Allenspark Waste Transfer Station Expansion

Request: Special Use Review for the expansion of an existing 7,800-square-foot waste transfer station by 8,537 square feet on an approximately 1-acre portion of a 440-acre parcel. The waste transfer station proposal includes the addition of multiple supporting waste structures, the construction of a vault restroom and an office/storage building, and ADA accessibility improvements.

Location: 14857 State Highway 7 located at the intersection of State Highway 7 and County Road 84W, Section 26, Township 3N, Range 73W.

The Community Planning & Permitting Department – Floodplain Management Program has reviewed the above referenced docket and has the following comments:

1. The subject property is located outside of the Floodplain Overlay (FO) District. A Floodplain Development Permit (FDP) is not required construction in the location proposed. The Floodplain Management Program has no concerns with this proposal.

Please contact Virginia Gazzetti at vgazzetti@bouldercounty.org to discuss this referral.

This concludes our comments at this time.



Community Planning & Permitting

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

MEMO TO: Referral Agencies
 FROM: Dana Sparks, Planner I
 DATE: February 11, 2022
 RE: Docket SU-21-0008

Docket SU-21-0008: Boulder County - Allenspark Waste Transfer Station Expansion

Request: Special Use Review for the expansion of an existing 7,800-square-foot waste transfer station by 8,537 square feet on an approximately 1-acre portion of a 440-acre parcel. The waste transfer station proposal includes the addition of multiple supporting waste structures, the construction of a vault restroom and an office/storage building, and ADA accessibility improvements.

Location: 14857 State Highway 7 located at the intersection of State Highway 7 and County Road 84W, Section 26, Township 3N, Range 73W.

Zoning: Forestry (F) Zoning District

Applicant: Seth Jacobs, Boulder County Public Works

Owner: U.S. Forest Service

Special Use Review / Site Specific Development Plan is required of uses which may have greater impacts on services, neighborhoods, or environment than those allowed with only Building Permit Review. This process will review compatibility, services, environmental impacts, and proposed site plan.

This process includes public hearings before the Boulder County Planning Commission and the Board of County Commissioners. Adjacent property owners and holders of liens, mortgages, easements or other rights in the subject property are notified of these hearings.

The Community Planning & Permitting staff, Planning Commission, and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter to the Community Planning & Permitting Department at P.O. Box 471, Boulder, Colorado 80306 or via email to planner@bouldercounty.org. All comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to call the Community Planning & Permitting Department at 303-441-3930 or email planner@bouldercounty.org to request more information. If you have any questions regarding this application, please contact me at 720-564-2608 or dsparks@bouldercounty.org.

Please return responses by **March 18, 2022**.

(Please note that due to circumstances surrounding COVID-19, application timelines and deadlines may need to be modified as explained in the CPP Notice of Emergency Actions issued March 23, 2020 (see <https://boco.org/covid-19-cpp-notice-20200323>).

We have reviewed the proposal and have no conflicts.

Letter is enclosed.

Signed  PRINTED

Name Jessica Fasick

Agency or Address CP&P Historic Review

Please note that all Community Planning & Permitting Department property owner's mailing lists and parcel maps are generated from records maintained by the County Assessor and Treasurer Office. We are required to use this

Matt Jones County Commissioner **Claire Levy** County Commissioner **Marta Loachamin** County Commissioner

From: [LU Land Use Planner](#)
To: [Sparks, Dana](#)
Subject: FW: [EXTERNAL] Ask a Planner - Mary Hunter - SU-21-0008 - 97 2nd Ave, Allenspark, CO 80510
Date: Thursday, February 17, 2022 1:29:57 PM

-----Original Message-----

From: Ask A Planner <no-reply@wufoo.com>
Sent: Thursday, February 17, 2022 1:27 PM
To: LU Land Use Planner <planner@bouldercounty.org>
Subject: [EXTERNAL] Ask a Planner - Mary Hunter - SU-21-0008 - 97 2nd Ave, Allenspark, CO 80510

Boulder County Property Address : 97 2nd Ave, Allenspark, CO 80510 If your comments are regarding a specific Docket, please enter the Docket number: SU-21-0008

Name: Mary Hunter

Email Address: mary@healthybeattitudes.com Phone Number: (303) 747-2602 Please enter your question or comment: Just wanted to say that this expansion looks and good and much needed!

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

From: [LU Land Use Planner](#)
To: [Sparks, Dana](#)
Subject: FW: [EXTERNAL] Docket #SU-21-0008: Boulder County - Allenspark Waste Transfer Station
Date: Friday, February 18, 2022 11:20:09 AM

This comment came into the planner in-box.

Jesse

Jesse Rounds, Planning Manager for Code Compliance & Public Information

Boulder County Community Planning & Permitting
 2045 13th St., Boulder CO 80302 | Mailing address: PO Box 471 Boulder CO 80306
 Direct: 303-441-3984 | Main: 303-441-3930
jrounds@bouldercounty.org
www.BoulderCounty.org
 Pronouns: he, him, his

From: Teresa Commerford <teresa@rare-bear.com>
Sent: Friday, February 18, 2022 10:55 AM
To: LU Land Use Planner <planner@bouldercounty.org>
Subject: [EXTERNAL] Docket #SU-21-0008: Boulder County - Allenspark Waste Transfer Station

Re: Docket #SU-21-0008 Boulder County – Allenspark Waste Transfer Station

I am opposed to this project for the following reasons:

1. Highway 7 is a scenic byway to Estes Park and the RMNP. Any government service, utility, manufacturing facility along this byway should be limited, if allowed at all. There are many sites off this scenic highway that should be considered for such use. Even homes should be evaluated for aesthetic fit to the area, given its natural beauty.
2. Use of this property as a transfer station is undesirable. All transfer stations are polluters, with sites to be carefully selected. To be close to RMNP and expand a place for stench and trash to blow is not wanted. There are various other more industrial sites to consider in Boulder County. It may be time to move the facility, rather than expand it.
3. This property is already allowing trash from Larimer County to be dropped here. Larimer County already has other locations that Larimer County residents could use, which could decrease the need near Allenspark.
4. This property is in a windy location, and it would be more desirable to have the wind over a transfer station be lessened by placing this facility in a less windy elevation/terrain. This would lessen impact of blowing debris in and around this scenic area.
5. To add the cost of this facility to our county's tax burden at this time is undesirable, as the county is just recovering from the overwhelming cost of COVID-19 and its impact to follow to its heavily impacted taxpayers. Thanks, but no thanks, to this increase in our costs.
6. A larger, existing transfer station should be expanded in a more industrialized area, with

existing facilities instead of adding a vault restroom. Vault restrooms can be eliminated by selecting a site with sewer already in place. There is ONE employee at this site, so the expense is not merited at this location.

Thank you,
Teresa Commerford
512 Dale Drive
Allenspark, CO 80510

Sent from [Mail](#) for Windows



Public Works Department

2525 13th Street, Suite 203 • Boulder, Colorado 80304 • Tel: 303.441.3900 • Fax: 303.441.4594
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

April 04, 2022

To: Sam Walker, Planner II | Boulder County Community Planning & Permitting

Re: SU-21-0008

Project: Allenspark Transfer Site Expansion

Property Address: 14857 Hwy 7, Allenspark, CO 80510.

Sam,

Please see replies below to the questions that came up in the CPP internal staff meeting on March 30, 2022.

- Is there potential for the use of non-chain link fencing to improve aesthetics and/or screening? Alternatively what is the purpose of the fencing? I figure it's probably related to how the site functions, but if we got that question from staff we'll almost certainly get it during a hearing.

Currently the transfer station has a 10' tall chain link fence around the entire perimeter of the site. We propose a similar system in hopes of reusing portions of the existing fence in the new design. The site needs a tall fence to reduce the chance of large animals such as bears from climbing over in search of a food source and helps keep debris from blowing outside the perimeter. A chain link fence is better suited for areas with high winds because the open quality reduces the lateral loads on the fence structure. We propose adding landscape screening to help reduce visibility of the site as seen from Highway 7.

- To take the wind turbine question further, I think what I really need to know is how solid the plans are for it. As it stands, it's probably not going to be approved in its current fashion. There would be options to add it to the site later without repeating this SU process but really I just need more information.

The indication of a future wind turbine was just a place holder for a sustainable option in the preliminary design. Our approach would be to remove this element from the proposed site plan and if deemed a viable power source revisit this with CPP in the future.

- Can you confirm whether or not there will be any lighting on the exterior of the structures or anywhere outside?

There will be exterior lighting on the office building above the door and lighting under the covered porch on the vault restroom. Both these fixtures will be on light photo sensors and meet dark sky entitative standards.

- How much of the existing vegetation to the west will remain? Is it possible to preserve the large ponderosa pine that is currently at the southwest corner of the transfer station? Staff has visibility concerns and would like to preserve that tree, if possible.

The expansion encompasses the area to the west that has several existing trees. These trees will need to be removed to allow room for the new recycle/ trash and compost area. New trees are proposed on the west side of the fence to replace all the ones removed for the expansion. It is unfortunate that the large ponderosa on the SW corner is right in the center of the ADA Van parking in the expanded Site design.

I do like the idea of having this tree remain if it does not hinder the function ability of the site. Further investigation for a solution to integrate this tree into the design would need to take place.

- The site plan has the two gates labeled as an entrance and exit gate – is the intention truly for traffic to flow through the transfer station as is indicated?

Yes, typical traffic flow is from north to south for Patron and employees. It may be necessary for large vehicles hauling bins and waste transport trucks to enter the site from the south gate.

- Is your intention to install roof-mounted solar panels at the time the office is constructed? Per your previous emails, a “future wind turbine” is shown as a backup plan if solar will not work – is that correct?

That is correct. a solar system is planned for the office roof and potentially the vault restroom roof. A separate solar permit application will be submitted once the construction is complete for both structures.

Best regards,



Seth Jacobs
Boulder County Public Works
Architects Division