



RECEPTION#: 655092, R: \$0.00, D: \$0.00
DOC CODE: RESOLUTION
Pg 1 of 4, 04/08/2019 at 02:56:53 PM
Janice K. Vos Caudill, Pitkin County, CO

**RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF PITKIN COUNTY,
COLORADO, FINDING THE PITKIN COUNTY SOLID WASTE CENTER OPERATIONS AND
MAINTENANCE FACILITY LOCATION AND EXTENT REVIEW IN CONFORMANCE WITH
THE 2003 BRUSH CREEK MASTER PLAN**

Resolution No. PZ- 4 -2019

RECITALS

1. The Pitkin County Solid Waste Center (hereafter referred to as the "Applicant") has applied to the Planning and Zoning Commission of Pitkin County ("Planning Commission") to obtain Location and Extent Review approval to construct a new Operations and Maintenance Facility and associated improvements. The facility and the associated improvements specifically include the following:
 - A 17,309 square foot operations and maintenance building. This building will include a maintenance bay to accommodate overweight and tracked vehicles, a staff breakroom, showers, and offices;
 - Extension of the internal access road to serve the new facility;
 - Relocation of the existing fuel farm from the maintenance facility including an above grade 6,000 gallon tank, diesel pump, gasoline pump and diesel exhaust fluid dispenser, a 2,000 gallon above grade tank, and installation of concrete bollards along the drive side of the fuel farm;
 - A new onsite wastewater treatment system;
 - A 4,000 gallon underground waste oil tank;
 - A 30,000 gallon underground water cistern tank or a new water well as determined by site conditions;
 - Two 25,000 gallon water tanks for fire suppression purposes;
 - A dry hydrant;
 - An emergency generator for the fire protection system pumps;
 - Expansion of the existing earth berm and the planting of evergreen trees on the berm;
 - An outdoor wash-bay;
 - A boulder retaining wall;
 - A sand-oil interceptor;
 - Two 15' tall LED light poles for the fuel farm.
2. The property is located at 32045 Highway 82, and is legally described in Attachment A. The Parcel Identification Number is 264307100851.
3. The parcel contains 254.03 acres and is conforming in the PUB zone district.
4. Pursuant to C.R.S 30-28-110(1), and Land Use Code Section 2-30-30(h)(10), Location and Extent Review for the Operations and Maintenance Facility and associated improvements is the applicable review for the proposal.
5. Pursuant to Land Use Code Sec. 12-20-40(4), Pitkin County is exempt from the Regulations for Areas and Activities of State Interest.
6. The Planning Commission reviewed the application at a duly noticed public hearing on April 2nd, 2019 at which time evidence and testimony were presented with respect to this application.

7. The Planning and Zoning Commission finds the Operations and Maintenance Facility and associated improvements support the goals and objectives the Solid Waste Center, and are in conformance with the Brush Creek Master Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby finds the Pitkin County Solid Waste Center Operations and Maintenance Facility Location and Extent Review in conformance with the 2003 Brush Creek Master Plan subject to the following conditions:

1. The Applicant shall adhere to all material representations made during the application process or in public meetings or hearings and shall consider those representations to be conditions of approval.
2. The Applicant shall submit a building permit application for the construction of the operations and maintenance facility and the associated site improvements. The application shall include:
 - a. A drainage and erosion control plan and accompanying drainage report prepared by a professional engineer that demonstrates historical flow patterns and runoff amounts will be maintained;
 - b. An OWTS permit application to be reviewed and approved by the Environmental Health Department;
 - c. Adequate engineering for any retaining walls over four (4) feet in height and/or any improvements to walls over four (4) Feet in height;
 - d. An exterior lighting plan with the corresponding fixture cut sheets;
 - e. Representations of the exterior indigenous earth tone materials or colors.
3. The Applicant shall submit an access permit application for the extension of the internal access road. The application shall include:
 - a. Engineering of all bridges and/or culvert crossings;
 - b. Demonstration of compliance with all requirements of the Fire Department;
 - c. Details on all turn arounds and parking locations.
4. An Automatic Fire Suppression System shall be installed in the Operations and Maintenance Building.
5. Failure to comply with these conditions of approval may result in revocation of this permit or any subsequent permits related to this property.

**NOTICE OF THE PUBLIC HEARING PUBLISHED IN THE ASPEN TIMES
WEEKLY ON THE 28th DAY OF FEBRUARY 2019.**

FOUND IN CONFORMANCE WITH THE 2003 BRUSH CREEK MASTER PLAN by the Planning Commission this 2ND Day of April, 2019.

PLANNING AND ZONING COMMISSION
OF PITKIN COUNTY, COLORADO


Joseph Krabacher
Joseph Krabacher, Chair

Apr-03-2019
Date

ATTEST:

Bonnie Shiles
Bonnie Waechtler, Administrative Assistant

APPROVED AS TO FORM:


~~John Ely, County Attorney~~
Asst. Richard Y. Neiley III
P012-19
PID 264307100851

APPROVED AS TO CONTENT:

Suzanne Wolff Assistant Director
Cindy Houben, Community Development Director

ATTACHMENT A

A tract of land being parts of Lot 3, 5, 13, 15, and 16 of Section 8 and parts of Lots 8, 10, 11, 12, 13, 14, 18, and 19 of Section 7 all in Township 9 South, Range 85 west of the Sixth Principal Meridian, Pitkin County, Colorado, more particularly described as follows: Beginning at a point whence the Northwest corner of said Section 8 bears North 17°19'30" West 509.9 feet; thence South 56°05' East 1083.9 feet; thence South 87°08' East 488.5 feet; thence South 17°58' East 1361.2 feet; thence South 25°05' West 466.3 feet; thence South 57°59' West 3448.3 feet; thence North 77°02' West 948.7 feet; thence North 49°30' West 1264.8 feet; thence North 45°24' East 2514.7 feet; thence North 65°27' East 644.3 feet; thence North 14°04' East 1058.6 feet; thence North 82°30' East 571.4 feet to the point of beginning.
