



AGENDA  
HAYDEN PLANNING COMMISSION

THURSDAY, AUGUST 25, 2016  
7:00 P.M.  
HAYDEN TOWN HALL – 178 WEST JEFFERSON AVENUE

REGULAR MEETING

1. CALL TO ORDER, MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. CONSIDERATION OF MINUTES
  - a. Decision: July 28, 2016
4. PUBLIC COMMENTS
5. OLD BUSINESS
6. NEW BUSINESS
  - a. Decision: Wagner Sign Permit
  - b. Decision: Conditional Use Permit Hayden Green Grow, LLC
7. STAFF AND COMMISSION MEMBER REPORTS
8. ADJOURNMENT

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

The regular meeting of the Hayden Planning Commission was called to order by Chair Angie Robinson at 7:00 p.m. Other members present were Amy Williams, Ashley McMurray, Donna Hellyer, and John St Pierre. Interim Town Manager, Greg Tuliszewski, Town Clerk, Sharon Johnson, and Ross Culbertson, Town Planner were also in attendance.

**Moment of Silence and Pledge of Allegiance**      **Chair Robinson** asked for a moment of silence and led the Pledge of Allegiance.

**Consideration of Minutes**      **Vice Chair Williams** moved to approve the minutes for the regular meeting held on June 9, 2016 as written. Commissioner McMurray seconded. Voice vote. Hellyer abstain/absent, McMurray aye, St Pierre aye, Williams aye, Robinson aye. Motion carried.

**Public Comments**      **Gordon Dowling** at 172 N 3<sup>rd</sup> St, shared his concerns with the Land Use Code and annexations.

**Old Business**      **None.**

**New Business**

**Decision: McCarty Minor Subdivision Plat**      **Vice Chair Williams** moved to approve McCarty Minor Subdivision Plat. Commissioner McMurray seconded. Voice vote. Hellyer abstain/absent, McMurray aye, St Pierre aye, Williams aye, Robinson aye. Motion carried.

**Staff and Commission Member Reports**

**Adjournment**      **Chair Robinson** adjourned the meeting at 7:13 p.m.

Recorded by:  
\_\_\_\_\_  
Sharon Johnson, Town Clerk

APPROVED THIS 25<sup>th</sup> DAY OF AUGUST, 2016.

\_\_\_\_\_  
Angie Robinson, Chair



*Town of Hayden*

**Planning Commission**

**Staff Report**

**Project:** Hayden Green Grow Conditional Use Permit (CUP)  
**Address/Location:** 421 & 431 Enterprise Street/Valley View Business Park, Lots 3 & 4  
**Applicant:** Mr. Paul Franklin, on behalf of Hayden Green Grow, LLC.  
**Prepared by:** Ross Culbertson, Hayden Consulting Planner  
**Hearing Date:** August 25, 2016

**Background**

The applicant has submitted a request to establish a Conditional Use Permit (CUP) for a new 22,452 square foot, two-story warehouse facility for marijuana cultivation and growing on approximately 1.0 acres of land. The property is located on the west side of Enterprise Street, approximately 300 feet south of Crandell Avenue (within the Valley View Business Park, Lots 3 & 4). The business park was designed to accommodate independent industrial businesses. The subject property for the marijuana cultivation facility is zoned within a Light Industrial (I-1) district which permits marijuana operations with approval of a CUP.

The proposed business will be housed in a new enclosed and secured metal-clad building having a first floor layout of 15,400 square feet and containing six flower rooms, a vegetative room for plant maturation, a reception room that is secured from operational areas, an internal office and security room, and a receiving/storage warehouse area. The second floor will contain 7,052 square feet under the building's roof pitch housing a cutting and trimming room, a drying room, a separate vegetative room, a research laboratory, an employee area and extra undetermined space. Since the building has a second floor, a material lift platform within a chase system will be used to move carts and items between floors. Outside there will be a secured six foot high chain-linked fence to enclose secured trash bins and protect inactive waste materials. Please refer to the Building Plan and Site Plan exhibits attached to this report for further details of the building's operation and site layout. The business will utilize a water based extraction method and a solvent-less wax method for obtaining tetrahydrocannabinols (THC) or other cannabinoids. These methods are supported by the Hayden Marijuana Ordinance No. 666. Please refer to the applicant's attached Extraction Methods Addendum found in the Comprehensive Operation Plan document for more details.

### ***Zoning and Land Use***

The subject property is zoned Light Industrial (I-1) and all adjacent lots within the industrial park are zoned Light Industrial:

**North:** Property to the north is vacant and zoned Light Industrial within the Valley View Business Park.

**South:** Property to the south is vacant and zoned Light Industrial within the Valley View Business Park.

**East:** Property to the east is vacant and zoned Light Industrial within the Valley View Business Park.

**West:** Property to the west is vacant and zoned Residential Low Density (RLD) and supported as residential use under the 2007 Future Land Use Map.

### **State of Colorado Constitutional Amendment for Marijuana**

*Amendment 64 (Article XVII, Section 16)* - The State of Colorado adopted Amendment 64 to the Colorado Constitution on December 10, 2012, after the November 6, 2012, State ballot initiative; authorizing the use, possession, growth, transport and transfer of marijuana in limited amounts and under limited circumstances, and further authorizes the conduct of business to cultivate, produce, test and sell marijuana and marijuana products.

*Title 12-43.3-202, Colorado Revised Statutes (C.R.S)* - This Subsection of the State Statutes defines application of the Colorado Medical Marijuana Code as amended from time to time, and any rules or regulations promulgated thereunder.

*Title 12-43.4-202, Colorado Revised Statutes (C.R.S)* - This Subsection of the State Statutes defines application of the Colorado Retail Marijuana Code as amended from time to time, and any rules or regulations promulgated thereunder.

### **Town of Hayden's Marijuana Ordinances**

*Ordinance No. 666* - The Town Council passed, approved, and ordered published this Ordinance on August 6, 2015; permitting, regulating and licensing the cultivation of retail and medical marijuana under limited circumstances and making conforming amendments to Subsections 8.08.080.A, to Sections 8.35.010, 8.35.040, 16.03.040.I.3, and 16.03.040.J.3, and to Titles 5 and 16 of the Hayden Municipal Code.

*Ordinance No. 668* - The Town Council passed, approved, and ordered published this Ordinance on September 3, 2015; imposition of an excise tax of 7.5 percent in 2016 and up to 15 percent thereafter on the wholesale of marijuana and contingent upon elector approval, amending the Hayden Municipal Code.

The Town of Hayden also held a Special Municipal Election on Tuesday, January 26, 2016, by a Mail Ballot of which the resulting vote confirmed citizen support for the Town's Marijuana Ordinance in permitting, regulating, and licensing cultivation of retail and medical marijuana.

### **Staff Analysis**

Staff has worked with the applicant and his consulting teams to thoroughly review the project in accordance to all applicable codes. In determining the appropriateness of the proposed use, staff evaluated the CUP based upon the criteria listed within the Town's Marijuana Ordinance No. 666, in addition to general compliance review under the Conditional Use Review Criteria of the Hayden Land Use Code,

Section 16.03.070.C. Below are *italicized* criteria sections from the guiding Marijuana Ordinances and staff's analysis of the CUP's compliance.

***Ordinance No. 666 CUP Compliance for Non-Residential Cultivation***

**Section 14.080** identifies Non-Residential Cultivation Restrictions and compliance criteria for marijuana grow facilities in the Town of Hayden:

*A. It shall be unlawful to possess or cultivate more than 12 marijuana plants on any premises or within any structure in any zone district in the Town without an approved Conditional Use Permit and without the license required for such a cultivation facility under Chapter 5.22 of this Code.*

The applicant is requesting to cultivate 1,800 plants under a *Tier-1* facility and will apply for a future state license documenting the same. Approval of a CUP is required to cultivate over the minimum threshold of 12 plants. The CUP will not take effect until the state license is issued.

*B. It shall be unlawful for any person who owns, manages, operates or otherwise controls the use of any premises to allow more than 12 marijuana plants to be possessed or cultivated on the premises without approval of a Conditional Use Permit and without the license required for such a cultivation facility under Chapter 5.22 of this Code.*

The applicant will own, manage, and operate a facility that processes 1,800 plants under a *Tier-1* facility and will apply for a future state license documenting the same. Approval of a CUP is required to possess or cultivate over the minimum threshold of 12 plants. The CUP will not take effect until the state license is issued.

*C. It shall be unlawful to cultivate marijuana outside of a completely enclosed locked structure.*

*1. Nothing in this section shall be construed to allow the cultivation of marijuana in any number, manner, or location that is in conflict with the cultivation restrictions imposed in this Article within single family and multi-family residential dwelling units.*

*2. For purposes of this section:*

*a. "Completely enclosed locked structures" means a structure as defined by the zoning code accessible only to the persons cultivating the marijuana through one or more doors secured by a locked mechanism designed to limit access such as with a key or combination lock, and with walls and roofing that must be constructed of solid materials. Such structure must remain secure at all times and any window must be locked to prevent access by children, visitors, or a casual passerby.*

*b. "Cultivate" means the planting, growing, harvesting, storing, drying, trimming, or processing of marijuana plants.*

The applicant's Site Plan and Building Plan indicate the new structure is an enclosed and secured building. Public access is limited to only the reception room which will have badge and controlled key access to interior portions of the building. Fire doors will have "panic hardware" for egress from inside

the building only. All doors and windows will have alarm and video surveillance. Video feeds will be available for review on site and digitally via a MED system. The overhead shipping and receiving door will only be operated from the inside. Additional building details and security specifications will be made with a future Building Permit. Please refer to the applicant's Comprehensive Operation Plan and video camera location sketch for more details. The applicant has contracted Titan Security Group and Kleiber Investigations for security and surveillance requirements.

*D. The marijuana plants must be cultivated, produced, processed and possessed within the building approved as part of a Conditional Use Permit process.*

The applicant's Site Plan and Building Plan indicate all plant cultivation, production, and processing will be solely within the building envelope. The proposal is in compliance to this standard.

*E. The cultivation, production, processing and possession of marijuana plants must not be conducted in an open and public manner meaning it must not be perceptible from the exterior of the building on the subject site, and such activity shall not cause or create any of the following:*

- 1. Regularly occurring or persistent unusual odors, smells, fragrances, or other olfactory stimulus detectable by any person with a normal sense of smell upon or within any adjacent unit or property;*

The business will implement and operate a "closed loop" system for air purification. There will be no exhaust air leaving the facility at any time. A circular movement air will be cleaned (through Active Carbon Filtering and Ionization Units) as inside air flows from flowering/grow rooms, to vegetative rooms, to trim and research rooms, to office/support spaces, and into internal hallways; all being contained within the building. The applicant will follow specific procedures for odor mitigation as outlined by the Mechanical Systems Design Narrative for Odor Mitigation report produced by Impact Engineering, Inc., the applicant's mechanical consultant. Please refer to Item "F" below for more details.

- 2. Light pollution, glare, or brightness that unreasonably disturbs others in the use or enjoyment of their property, or constitutes a nuisance; or*

The applicant's Site Plan indicates parking is being provided in accordance to the Land Use Code. Yet, the amount of parking is minimal and not over burdensome to the site. Lighting of parking areas will be made from the building and not with lighting standards. The Site Plan and Elevation sheets indicate use of "down-light" Medium Trapezoid Wall Pack lights to illuminate the building's perimeter and control horizontal light sprays. In addition, two Rox LED Outdoor Wall Sconces will be placed at the front entry door having direct downward lighting. A Photometric Lighting Plan will be submitted with a future Building Permit to verify light levels at the property line.

- 3. Excessive noise.*

The business will comply with existing Town regulations and limit excessive noise levels.

*F. All marijuana cultivation facilities must employ and maintain ventilation and odor control that is adequate for the size of the facility to effectively eliminate odor from the facility escaping the facility so as to be detected by a person with a normal sense of smell at the exterior of the premises, in the surrounding neighborhood or in adjacent units.*

The applicant indicates the business will implement and operate a closed loop system for air purification. There will be no exhaust air leaving the facility at any time. All of the HVAC equipment will recirculate 100% of the supply being distributed to the various application areas throughout the facility. Ionization (by: GPS-2400 Cold Plasma Air Purification Device) and active carbon filtering (by: Can Lite Carbon Filter-12", 1800 CFM) will be installed to mitigate odors within the facility. To the extent possible, the odor mitigation is intended to mitigate odor migration to the outside of the building and surrounding areas. The building's office, support spaces, trim, research, mother and vegetative rooms will utilize vertical high-efficiency split-system AC/Furnace units with outdoor condensing and GPS-2400 bi-polar ionization units for odor and bacteria mitigation. Vegetative rooms will also contain two 12" Can Lite active carbon filters to provide six air-changes per hour. Flowering and grow rooms will be fit with gPOD Environmental Control Units to accommodate the cooling, dehumidification, and CO2 distribution, monitoring and control for each room. The gPOD units utilize an iClean Ionization Unit for odor and bacteria mitigation. Additionally, each flower room will contain two 12" Can Lite active carbon filters to provide six air-changes per hours. The applicant will follow all manufacturer specifications of the Can Filters to ensure optimum performance and will test the Can Filters every six months to verify integrity of the filters and replace on an 18-24 month rotation. These details are provided as outlined procedures per the applicant's attached Mechanical Systems Design Narrative for Odor Mitigation Report produced by Impact Engineering, Inc.

*G. Marijuana plants shall not be cultivated, produced, processed or possessed in any accessory structure.*

The applicant's Site Plan and Building Plan indicate all plant cultivation, production, and processing will be solely within the proposed building. No accessory structure outside of the enclosed building will be used or constructed. The proposal is in compliance to this standard.

*H. The cultivation, production, processing or possession of marijuana plants shall meet the requirements of all adopted Town building and life/safety codes.*

The CUP is being reviewed under the guiding Town Codes and Ordinances. Applicable Building Codes will be applied to the facility with a future Building Permit review.

*I. The use of any compressed flammable gas as a solvent in the extraction of tetrahydrocannabinols or other cannabinoids is prohibited.*

The applicant's Building Plan and project narrative indicates this operation will not use any compressed flammable gas for extraction method. The proposal is in compliance to this standard.

*J. The total load for a single branch circuit shall not exceed the ampacity for the entire cultivation area within the building.*

The applicant has consulted with Yampa Valley Electric Association regarding the electric needs of this operation and the electric load for cultivation areas will not exceed ampacity. The proposal is in compliance to this standard.

*K. Marijuana waste shall be rendered unusable prior to leaving the facility by grinding and incorporating the material with non-consumable solid wastes such as food waste, soil or other compostable materials.*

The waste by-products will consist of stems and fan leaves from the plant materials. They will be rendered unusable by grinding and mixing with a 50/50 ratio with soil or other compostable materials. All plant waste will be stored in secured bins located behind the dumpsters within the secured fence enclosure until ready for transport off-site. The composted material mixed with soil will be transported by the owners or employees to private property off of Rural County Road 36 north of Steamboat Springs for landscaping and revegetation purposes.

*L. Cultivation facilities shall not be located with 500 feet of any public or parochial school or the principal campus of any college, university, or seminary; any public park; or any commercial child care center. Distances described in this paragraph shall be calculated by measuring the distance from the nearest property line of the school, park or commercial child care center to the building in which the medical marijuana center is located.*

The subject site for the cultivation operation is within an industrial business park and does not have proximity to nor is located within 500 feet of any existing or planned school, park, or commercial child care center. The proposal is in compliance to this standard.

*M. Retail marijuana cultivation uses shall not operate in a manner that adversely affects the public health, safety, and welfare of the immediate neighborhood in which the retail marijuana cultivation use is located.*

The subject site and the business operation has been reviewed and evaluated for any conditions that may affect the public. The site is location within the Valley View Business Park on the eastern edge of the town. Valley View Business Park does contain industrial live-work units approximately 240 south of the subject site which accommodates small residential studio living. The Town is not aware of any complaints from these resident being opposed to marijuana grow uses in this development. The Vista Verde Subdivision is the next closest neighborhood at approximately 500 feet and the third closest is the Dry Creek Village Subdivision at approximately 770 feet to vacant property south of Valley View Business Park and 1,470 feet to the closest platted lot. The proposed marijuana cultivation use will have limited immediate impacts on adjacent neighborhoods. The proposal is in compliance to this standard.

**Section 14.090** identifies Control of Emissions and compliance criteria for marijuana grow facilities in the Town of Hayden:

*In accordance with Town of Hayden Code Title 8: Health and Safety Section 8.08 Nuisances, sufficient measures and means of preventing smoke, odors, debris, dust, fluids, and other substances from exiting a cultivation facility must be provided at all times. In the event that any odors, debris, dust, fluids or other*

*substances exit a cultivation facility, the owner of the subject premises and the licensee shall be jointly and severally liable for such conditions and shall be responsible for immediate, full clean-up and correction of such condition. The licensee shall properly dispose of all such materials, items and other substances in a safe, sanitary and secure manner and in accordance with all applicable federal, state, and local laws and regulations.*

The facility will generally produce three categories of waste; liquid, plant, and soil. **Section 14.080.K** above, states the applicant's compliance to rendering plant and soil wastes inactive. Concerning water or liquid waste, the facility will produce general bathroom waste water, irrigation runoff and cleaning waste water. The applicant indicates the primary sewer output will come from their large reverse osmosis (RO) filtration system. Assuming a municipal water dissolved solids profile of 200 parts per million (PPM), the applicant expects a 3,000 to 4,000 gallon per day (GPD) release of waste water discharge with an average of 500 ppm total dissolved solids. The dissolved solid composition would primarily have concentrations of existing mineral profiles from the municipal water supply, mixed fertilizer salts, small amounts of organic materials that escape the grow containers and minimal traces of organic pesticides. Waste water profiles will be monitored for conformance to the *MED Permanent Rules Section R307 Waste Disposal Section A, for All Applicable Laws and Section B, for Liquid Waste*. Please refer to the applicant's attached Water Sewer Addendum document for more details.

*All cultivation facilities must employ and maintain ventilation and odor control that is adequate for the size of the facility to effectively eliminate the pungent odor from the operation so that the odor does not migrate in and around the marijuana cultivation site and is not detected by a person with a normal sense of smell at the exterior of the premises, in the surrounding neighborhood and/or in adjacent units.*

**Section 14.080.E.1 and F** (in above sections of this report), describes the applicant's compliance measures to mitigate and filter internal air for odor elimination. The applicant is aware the facility will be under monitoring by the Town's Chief of Police and its citizens and is confident in the expected performance of the Active Carbon Filtering and Ionization Units to control odors from lingering outside of the facility and affecting the public air.

#### ***Conditional Use Review Criteria of the Hayden Land Use Code***

**Section 16.03.070.C** lists the criteria to evaluate Conditional Use Permits (CUP's):

- 1. The conditional use will satisfy all applicable provisions of the zoning code and subdivision regulations unless a variance is being requested.*

The requested use will meet all applicable sections of the Hayden Codes. The use is proposed on property that has been platted as two lots and is recorded as such with Routt County. However, before a Building Permit is issued, staff will require the property be replatted to combine Lots 3 & 4 into one contiguous lot to place all building and site elements on one lot. Staff will condition the approval of the CUP subject to recording of a future Minor Plat. Additionally, the CUP Site Plan has been reviewed to meet all applicable sections of the zoning code. Applicable Building Codes will be applied to the facility with a future Building Permit review. No variances have been applied for. The proposal is in compliance to this standard.

2. *The conditional use will conform with or further the goals, policies and strategies set forth in the Town of Hayden Comprehensive Plan.*

The requested use is not specifically addressed within the goals, policies and strategies within the Hayden Comprehensive Plan. However, this use does contribute to policy statements found within Section 3.2: *Fiscally Balanced Growth*, and Section 4.1: *Stage One Growth – Business/Light Industrial Uses*. The proposal is in compliance to this standard.

3. *The conditional use will be adequately served with public utilities, services, and facilities (i.e. water, sewer, electric, schools, street system, fire protection, public transit, storm drainage, refuse collection, parks system, etc.) and not impose an undue burden above and beyond those of the permitted uses of the district.*

The requested use will be served by the Town's public utilities and public services. Any public complaints or inquiry into violations to the Town's Ordinances for this use will be met with swift investigation by town authorities and proper communication made to the owner and or operator for compliance measures.

4. *The conditional use will not substantially alter the basic character of the district in which it is in or jeopardize the development or redevelopment potential of the district.*

The requested use is located within the Valley View Business Park (an industrial park) and is compatible with adjacent uses and does not jeopardize additional development. It would be advisable to locate any future marijuana cultivation business within this industrial development, as the area is zoned appropriately under the Light Industrial zoning district and accommodates the necessary infrastructure requirements for this type of use.

5. *The conditional use will result in efficient on- and off-site traffic circulation which will not have a significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.*

The requested use and its accompanying site plan indicate all vehicular access and movement will be on-site and will not adversely impact adjacent properties. The proposal is in compliance to this standard.

6. *Potential negative impacts of the conditional use on the rest of the neighborhood or of the neighborhood on the conditional use have been mitigated through setbacks, architecture, screen walls, landscaping, site arrangement or other methods. The applicant shall satisfactorily address the following impacts:*

- a. *Traffic; activity levels; light; noise; odor; building type, style and scale; hours of operation; dust; and erosion control.*

The requested use has been reviewed in conjunction with a Site Plan and Building Elevations which were vetted in compliance to the Land Use Code, Article 2 – Community Design Standards, and Article 3 – Zoning. The building will internally house all components of the marijuana cultivation business and is designed to be a non-descriptive building as not to bring undue attention to its

operation. No additional screening of the use is required within the Light Industrial zoning district. The proposal is in compliance to this standard.

7. *The applicant has submitted evidence that all applicable local, state and federal permits have been or will be obtained.*

The applicant is coordinating both a local and state marijuana cultivation facility license which must be issued prior to operating the facility.

**Referral Agency and Department Comments**

The proposed CUP request was referred to the following agencies for a development review:

1. Planning Consultants: Planning review of the CUP request (including exhibits) is complete.
2. Public Works Department (incl. Water, Sewer, & Streets): Review of the CUP request is complete. Town services can be provided to the property.
3. Building Inspections Consultants: Review of the CUP request is complete. A more thorough review of building plans will be made at the time of future commercial building permits.
4. Fire District: Review of the CUP request is complete.
5. Police Department: Review of the CUP request is complete.
6. Engineering Consultants: Review of the CUP request is complete. A more thorough review of civil engineering plans will be made at the time of future commercial building permits.

**Staff Recommendation**

Based on the above observations and findings of compliance with the Hayden Land Use Code and Hayden Marijuana Ordinance No. 666; staff recommends:

**Approval** of the Conditional Use Permit for the Hayden Green Grow marijuana cultivation facility subject to the following conditions:

1. Approval and Recording of a future Minor Plat to combine Lots 3 & 4 into one lot prior to Building Permit approval.
2. Approval of a future Building Permit.
3. Approval of a State of Colorado Marijuana Cultivation Facility License.
4. Approval of a Town of Hayden Marijuana Cultivation Facility License.

**Planning Commission Recommending Options**

The Planning Commission may choose to:

1. Recommend to the Town Council approval as submitted with staff's conditions.
2. Recommend to the Town Council approval subject to staff conditions and additional Planning Commissioned Conditions.
3. Recommend to the Town Council project denial.

**Attachments**

|                             |   |
|-----------------------------|---|
| Application                 | Comprehensive Operations Plan & Addendums |
| Site Plan                   | Mechanical & Odor Report                  |
| Building Plans & Elevations | Hayden Marijuana Ordinance 666            |



# LAND USE APPLICATION FORM

| Staff Use Only      |                   |
|---------------------|-------------------|
| Application Number: | <u>2016-06-21</u> |
| Received By:        | <u>SMJ</u>        |
| Date:               | <u>6/21/16</u>    |
| Fees Paid:          | <u>\$200</u>      |
| Deposit Paid:       | <u>\$5000</u>     |

**1. Application is made for:** *(please circle one of the following)*

Administrative Plat  
 Historic Designation  
 Petition  
 Zoning  
 Site Plan

Annexation  
 Historic Renovation  
 Planned Development  
 Right of Way Construction  
 Variance or Appeal

Conditional Use  
 Major Subdivision 1 2 3  
 Minor Subdivision  
 Sign Permit  
 Waiver

Other: \_\_\_\_\_

**2. Project Name:** Hayden Green Grow LLC

please print or type legibly

**3. Contact information:** *(a list of additional contacts may be attached)*

|  |  |
|--|--|
| Owner Name: <u>F &amp; P Warehouse LLC</u> | Applicant Name: <u>Hayden Green Grow LLC</u> |
| Address: <u>P. O. box 882978</u>           | Address: <u>P.O. box 772707</u>              |
| Telephone: <u>970 846-3873</u>             | Telephone: <u>970 819-1788</u>               |
| E-mail: <u>jonpeddie.sbs@gmail.com</u>     | E-mail: <u>paulbfranklin@msn.com</u>         |

**4. Property Description:**

Address or Location: 421 & 431 Enterprise Hayden, CO 81639  
 Existing Zoning: L-I Existing Use: Vacant  
 Proposed Zoning: L-I Proposed Use: Wholesale Marijuana Grow Facility

**5. Purpose:** *(describe intent of this application in 1-2 sentences)*

Development of a wholesale marijuana growing facility

**6. Certification:** *(must be signed in blue ink)*

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action.

Owner: \_\_\_\_\_ Date: \_\_\_\_\_ **AND**

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Hayden must be submitted prior to having this application processed.

Applicant: Paul Franklin Date: 6-06-16







**F&P**  
**WAREHOUSE**

LOTS 3 & 4  
 VALLEY VIEW BUS PK  
 HAYDEN  
 COLORADO

REVISIONS:  
 REV. DATE: REV. NAME: REV. NO.:

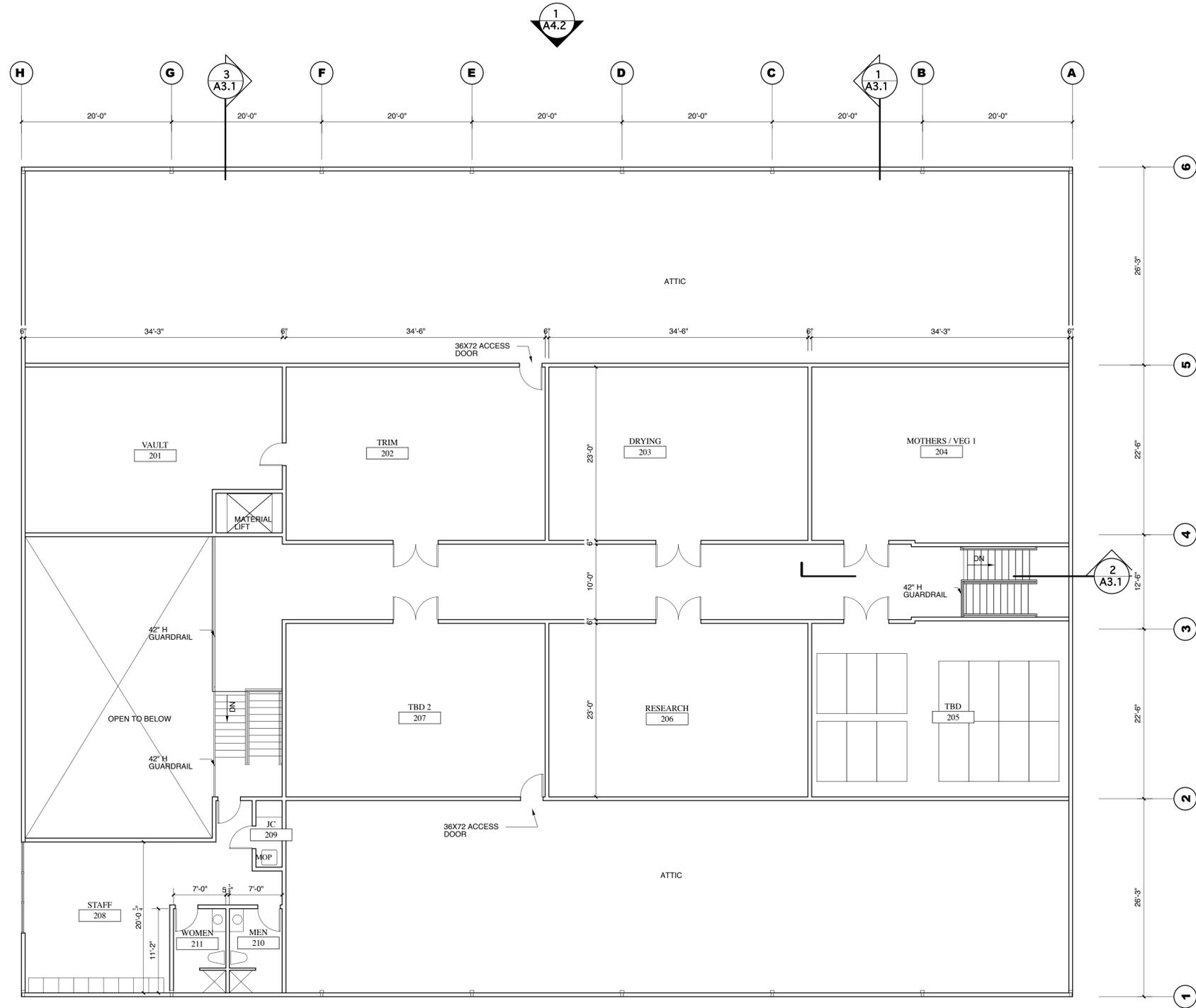
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NOTES:

UPPER  
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 PLAN

date: 21 JUL 2016  
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**A2.2**

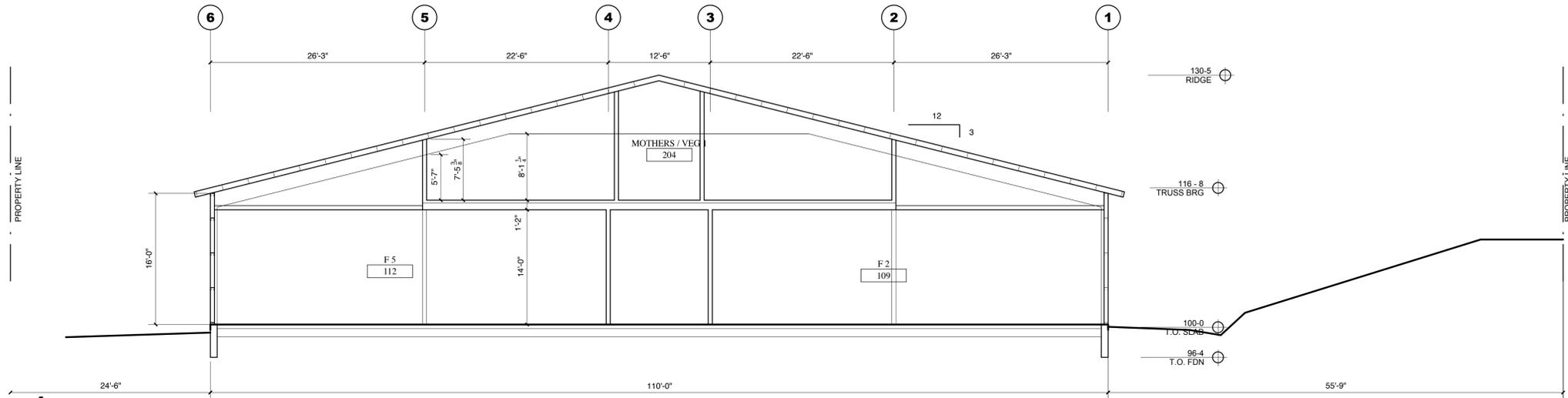


**1 SECOND FLOOR PLAN**

A2.2

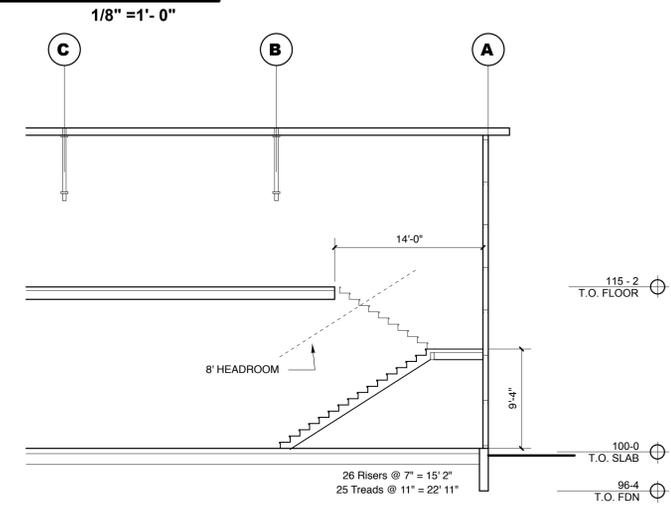
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**1** SECTION LOOKING SOUTH

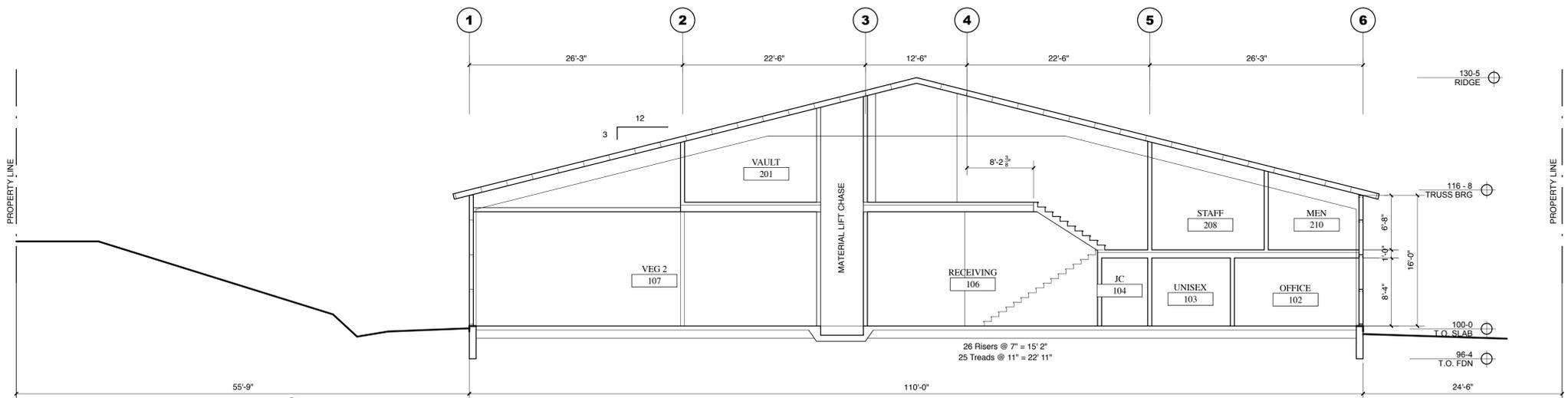
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**2** PARTIAL SECTION LOOKING WEST

A3.1

1/8" = 1'-0"



**3** SECTION LOOKING NORTH

A3.1

1/8" = 1'-0"

**F&P**  
**WAREHOUSE**

LOTS 3 & 4  
 VALLEY VIEW BUS PK  
 HAYDEN  
 COLORADO

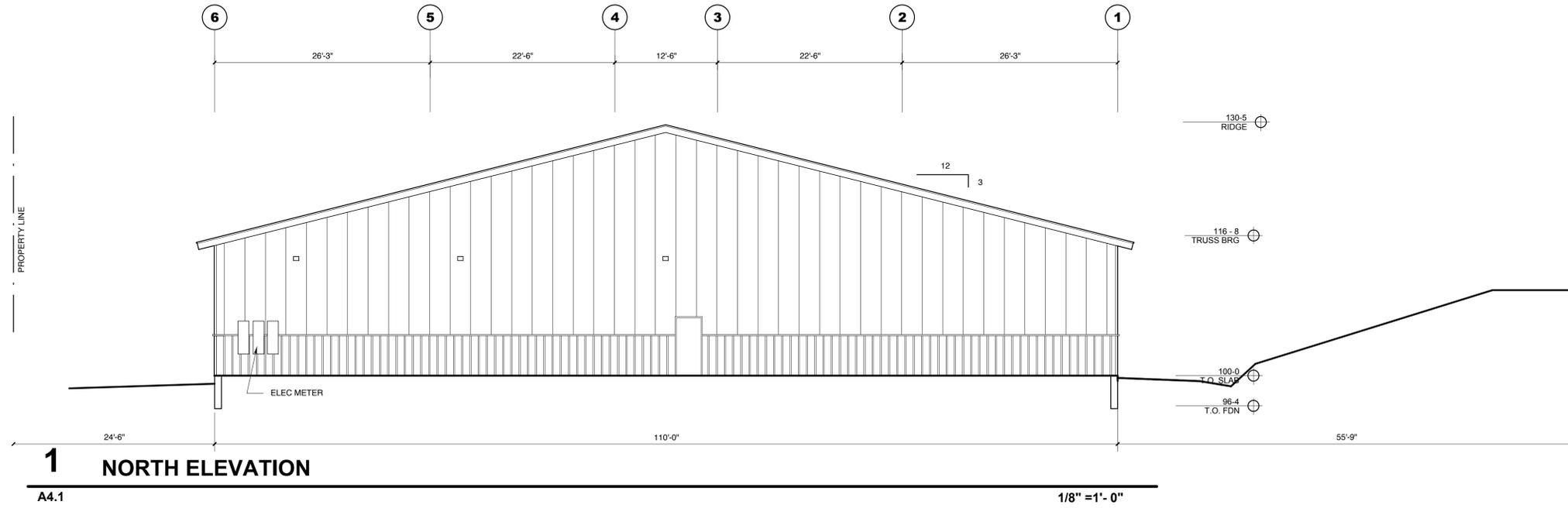
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date: 21 JUL 2016  
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**A3.1**



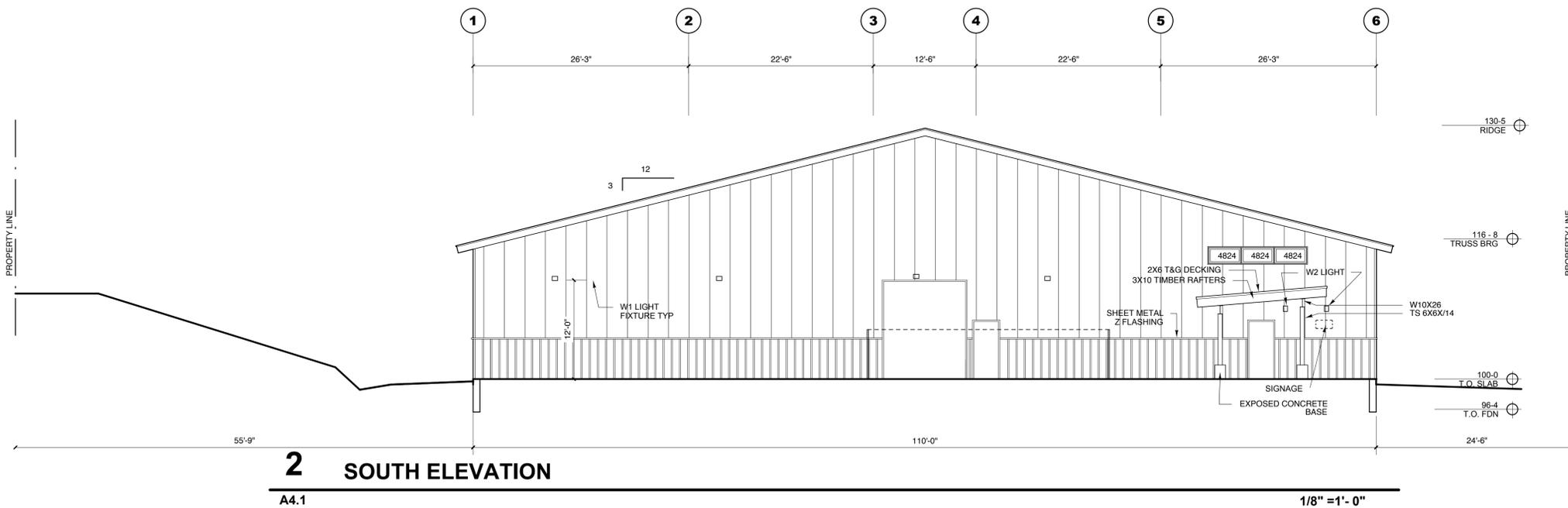
**F&P**  
**WAREHOUSE**

LOTS 3 & 4  
 VALLEY VIEW BUS PK  
 HAYDEN  
 COLORADO

REVISIONS:

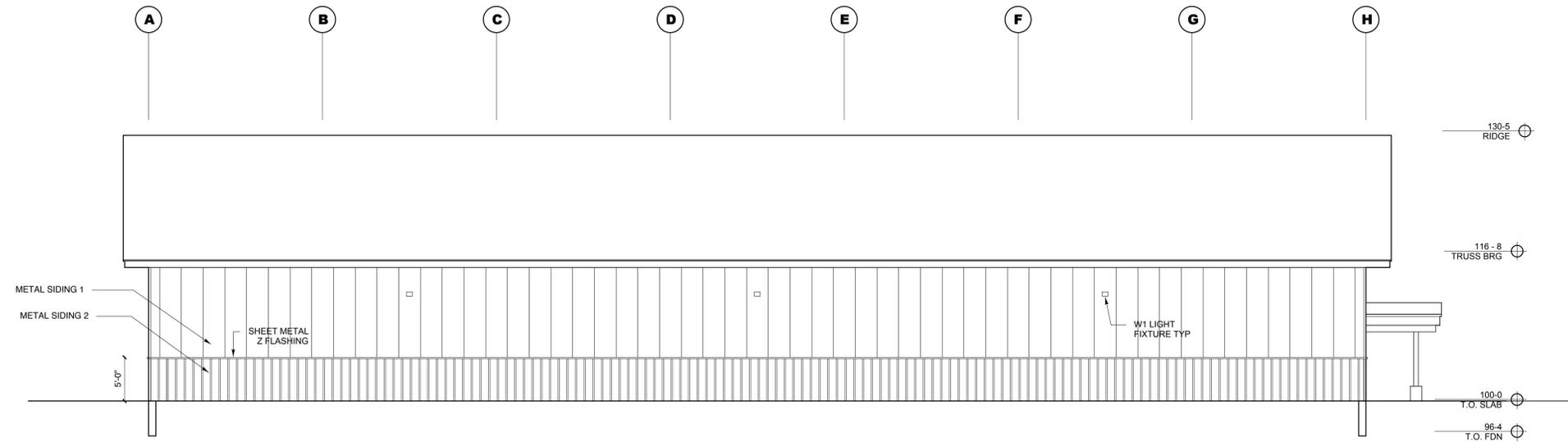
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NOTES:



**EXTERIOR**  
**ELEVATIONS**

date: 21 JUL 2016  
 scale: 1/8" = 1' - 0"



**1 WEST ELEVATION**

A4.2

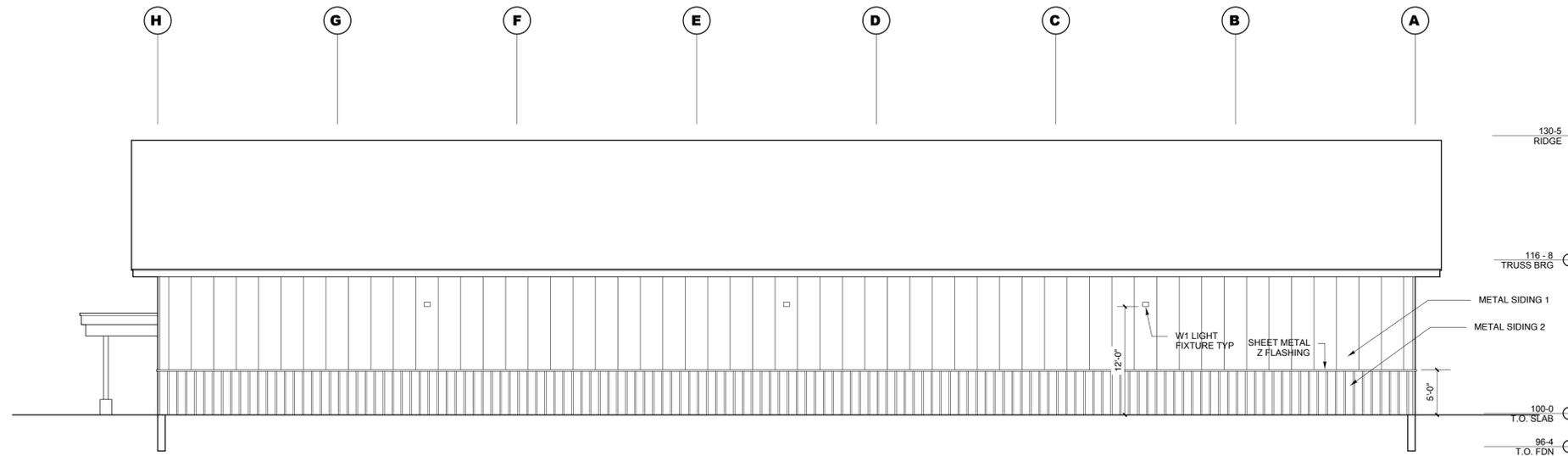
1/8" = 1'- 0"

**F&P**  
**WAREHOUSE**

LOTS 3 & 4  
 VALLEY VIEW BUS PK  
 HAYDEN  
 COLORADO

REVISIONS:  
 REV. DATE: REV. NAME: REV. NO.:

NOTES:



**2 EAST ELEVATION**

A4.2

1/8" = 1'- 0"

**EXTERIOR**  
**ELEVATIONS**

date: 21 JUL 2016  
 scale: 1/8" = 1' - 0"

**A4.2**

**F&P Warehouse  
Valley View Business Park  
Hayden, Colorado**

**Mechanical Systems  
Design Narrative  
For  
Odor Mitigation**

**June 6, 2016**

**Prepared For:**

**Paul Franklin**  
1295 Hilltop Parkway  
Steamboat Springs, Colorado 80487

**Prepared By:**



554 Remington Place  
Castle Rock,  
Colorado 80108

## DESIGN CRITERIA

### I. DESIGN TEAM REQUIREMENTS

- A. Design Team: Where this phrase is used within the text of this document, it shall mean any and all design firms which perform the work traditionally included under the Mechanical Division of the Specifications. The work is defined as the design, installation, testing and start-up of HVAC systems. It will be the responsibility of the mechanical contractor's team to coordinate that work with the work of other disciplines.
- B. The project Architect will be responsible for the design process. All lines of communication, with respect to design issues, shall be directed through that firm. All aspects of the mechanical designs which affect architectural, structural, electrical, fire protection and civil (if applicable) engineering systems, shall be referred to the project architect, who, in turn, will process the information through the appropriate consultants.
- C. The owner, the project architect and the general contractor will have the final decision with respect to system concepts, spacial and visual coordination, and acceptance of proposed products, installation methods and materials, and interpretation of the contract documents.
- D. The Design Team shall communicate with members of local jurisdictional authorities, utility companies and municipal service boards to coordinate their requirements with the project design and installation.
- E. Professional Responsibility:
  - 1. The Design Team shall be totally responsible for, and shall accept professional liability for, the accuracy, appropriateness, completeness and code compliance of the system concepts, designs, construction documents and other documentation necessary for construction.
  - 2. The Design Team shall be the architect/engineers of record for their respective scope of work provided by them, shall be totally responsible for their designs, specifications and installations, and for the system performance attained there from. They also shall be responsible for their acts, errors and/or omissions with respect to the design/build work provided by them and for compliance with all local codes, jurisdictional authority requirements and local utility company requirements.
  - 3. The Design Team shall seal and sign all contract documents, as required by the State of Colorado. These documents shall be sealed and signed by professional engineers who are registered in the State of Colorado for practice in the specific disciplines of mechanical engineering. The

registered engineers who shall seal and sign the required documents shall comply with all State laws and requirements, with respect to responsible charge and direct involvement with the preparation of the sealed and signed documents.

- F. Applicable codes include the 2012 International Mechanical Code (IMC) and associated International Plumbing Code (IPC) editions revisions or other Codes as adopted and amended by the local jurisdictional authorities (Hayden, Colorado).

## II. QUALIFICATION OF DESIGN CRITERIA AND SYSTEM REQUIREMENTS

- A. The schematic design criteria and system requirements which follow in this document are presented as a guideline for the design and performance of the mechanical systems for preliminary pricing. The criteria stated are minimum requirements. Final design and installation shall be in accordance with the actual project requirements, which shall be ascertained by the Design Team terms during the design development and construction document phase.

## III. GROW FACILITY ODOR MITIGATION “CLOSED LOOP’ SYSTEMS

- A. HVAC system odor control:
  - 1. **General:** All the HVAC systems installed at this facility will be considered “closed-loop” systems. Other than ventilation air, all the of the HVAC equipment will recirculate 100% of the supply being distributed to the various applications areas throughout the facility. Ionization and active carbon filtering will be installed to mitigate odors within the facility. To the extent possible, the odor mitigation will be intended to mitigate odor migration to the outside of the building and surrounding areas. It is no way intended to remove all of the terrapin odors from within the facility, itself.
  - 2. **Office and Support Spaces:** Provide nominally sized vertical high-efficiency split- system AC/ Furnace unit(s) with outdoor remote condensing unit(s). Ventilation air will be provided as required for listed occupancy. The units will utilize GPS-2400 bi-polar Ionization units for odor and bacterial mitigation.
  - 3. **Trim and Research:** Provide nominally sized vertical high-efficiency split-system AC/ Furnace unit(s) with outdoor remote condensing unit(s). Ventilation air will be provided as required for listed occupancy. The units will utilize GPS-2400 bi-polar Ionization units for odor and bacterial mitigation.
  - 4. **Mother and Veg. Rooms:** Provide nominally sized vertical high-efficiency split- system AC/ Furnace unit(s) with outdoor remote condensing unit(s).

Ventilation air will be provided as required for listed occupancy. The units will utilize GPS-2400 bi-polar ionization units for odor and bacterial mitigation.

Each Mother and Veg. Room will also have installed Can-Light active carbon filters to operate as “scrubbers” for each of the rooms. Each Mother and Veg. room will have two 12” Can-Light fans which will provide a minimum of 6 air-changes per hour of active carbon filtration for each room.

5. **Flower Rooms:** Each flower room will have nominally sized Data Air gPOD Environmental Control Units installed to accommodate the cooling, dehumidification and CO2 distribution, monitoring and control for each room. Ventilation air will be provided as required for listed occupancy. The gPOD units will have iClean Ionization Units installed for odor, and bacterial mitigation.

Each Flower Room will also have installed Can-Light active carbon filters to operate as “scrubbers” for each of the Flower Rooms. Each Flower Room will have two 12” Can-Light fans which will provide a minimum of **15** air-changes per hour of active carbon filtration for each room.

#### IV. IONIZATION ODOR CONTROL

- A. **Odor Control** –The ions produced by iClean and GPS-2400 units, breaks down gases with electron-volt potential numbers below 12 to harmless compounds prevalent in the atmosphere such as oxygen, nitrogen, water vapor and carbon dioxide. The resultant compounds are a function of the entering contaminants into the plasma field. In this case the VOC's or terrapin odors generated by the marijuana breaks down to carbon dioxide and nitrogen, and water vapor, thus eliminating the odor.
- B. **Reduction in Airborne Particles** –The positive and negative ions are drawn to airborne particles by their electrical charge. Once the ions attach to the particle, the particle grows larger by attracting nearby particles of the opposite polarity, thereby increasing the filtration effectiveness.
- C. **Kills Virus, Bacteria & Mold** – Similar to how positive and negative ions surround particles, they are also attracted to pathogens. When the ions combine on the surface of a pathogen, they rob the pathogen of the hydrogen necessary for them to survive. During the final step of deactivation, the ions eliminate hydrogen from the pathogen and then the plasma cleansing process is complete, making the airborne virus, bacteria or mold spore inactive.

- D. Maintenance: GPS-2400 units have a manufacturer's recommended service requirement for cleaning the electrodes every 2 years in order to maintain their effectiveness.

#### IV. ACTIVE CARBON ODOR CONTROL

- A. **Odor Control Flower Room** – The Can-Lite active carbon filters absorbs its molecular weight of contaminants it comes in contact with. Adsorption is a distinct process where organic compounds in the air react chemically with the activated carbon, which causes them to stick to the filter. The more porous the activated carbon is, the more contaminants it will capture. These filters are most notably used to remove terrapin compounds in MMJ facility, air purification systems.
- B. The physical process of adsorption is followed by chemical adsorption (chemisorption). This is a chemical reaction in which the two substances react together and the resultant chemical is trapped on the filter material. The impregnation of filter media can greatly extend the range of gases that can be removed from the air stream.
- Terpenes commonly occur in the oils that give plants their fragrance.
  - The fundamental building block of MMJ terpenes is the isoprene unit,  $C_5H_8$
  - The larger structures are "assembled" from several isoprene units, usually by "head-to-tail" linked isoprene units.
- C. Flower Room Maintenance Active carbon Can-light Fans: The molecular weight of the MMJ terpene isoprene unit is 358.4733 g/ mole. The amount of active carbon in each Flower Room is 123 lbs. Recommended rate of replacement of the carbon filter material is every 18-24 months. This is empirically based on 15 air-changes/ hour and an average MMJ plant size and plant totals, for each room. These room's odors are also mitigated with GPS-2400 bi-polar ionization.
- D. Veg. Room Maintenance Active carbon Can-light Fans: The molecular weight of the MMJ terpene isoprene unit is 358.4733 g/ mole. The amount of active carbon in each Veg. Room is 82 lbs. Recommended rate of replacement of the carbon filter material is every 18-24 months. This is empirically based on 6 air-changes/ hour and an average MMJ plant size

and plant totals, for each room. These room's odors are also mitigated with GPS-2400 bi-polar ionization.

END OF REPORT

# GPS-2400

## Cold Plasma Air Purification Device



Patent Pending

PRODUCT DATA SHEET

**Product Description:** The GPS-2400 series of products are designed to be mounted inside of fan coils, heatpumps and air handlers up to 2,400 CFM or 6 tons. Their compact size and single screw mounting requirement allows them to be mounted almost anywhere in just a few minutes. The cold plasma produced will travel down the duct disinfecting everywhere the air is traveling.

**Standard Features Include:** Carbon Fiber Brushes, LED Operation Status and In-Line Fuse

**Benefits:** Neutralizes Odors, Kills Mold, Bacteria and Virus, Helps to Control Allergens\* and Asthma\*, Particle Reduction, Smoke Control, Ease of Installation and Service and Prevents Dirty Sock Syndrome (DSS)

**Applications:** Residential Including Odor, Smoke, Pathogen, Mold/Mildew Control and Particle Reduction, Light Commercial

### **Specifications:**

|                     |  |
|---------------------|--|
| Input Voltage:      | 24VAC—GPS-2400-3<br>115VAC—GPS-2400-1<br>208-277VAC—GPS-2400-2 |
| Power Required:     | 9.6 VA   |
| Frequency:          | 50/60HZ  |
| Capacity:           | 0-2,400 CFM  |
| Unit Dimensions:    | 2.4”L x 1.7”H x 1.2”D  |
| Weight:             | 0.25 lbs   |
| Electric Approvals: | UL, cUL, ETL   |

\*These statements are based on numerous customer testimonials and have not been evaluated by the FDA

Global Plasma Solutions  
10 Mall Terrace, Building C  
Savannah, GA 31406



Phone: 912-356-0115  
Fax: 912-356-0114  
Web: [www.globalplasmasolutions.com](http://www.globalplasmasolutions.com)



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### Can Lite Carbon Filter - 12", 1800 CFM

List Price ~~\$342.00~~

Price: \$290.70

Spring Flng Discout:  
\$225.80

+ \$88.58 shipping to California

[Change Location](#)

Quantity: 1

[add to cart](#)

Can Lite Carbon Filter - 12

700593

#### Product Information

CF group has added a new series of canister filters to their already dominant line of activated carbon filters. After years of research and field testing of the light-weight carbon filter, CF group will proudly place their trusted name in air filtration on this new series of filters. The Can-Lite™ has been developed with ease of installation, durability and effectiveness in mind. The Can-Lite™ is manufactured the same way as the Original Can-Filters® (proven packed bed design). The difference is in the carbon; high density carbon is used in the Can-Lite™.

- Built in flange
- Weight saving aluminum top and bottom
- Consistent fill procedure
- Sized to meet all of your ventilation needs
- Pre filter included
- Ease of installation with the low overall weight
- 58 lbs

#### Ask Questions

Name  
Email

Max CFM: 1800 cfm  
 Prefilter: Yes  
 Flange: Built in 12"  
 •Outside Diameter: 40.6 cm / 16"  
 •Height: 100cm / 14"  
 •Total Weight: 26.31kg / 58 lb  
 •Carbon Weight: kg / lbs  
 •Carbon Bed Depth: 2"  
 Max Operating Temp: 80°C  
 Recommended Can-Fan:  
 12" HO Can Fan  
 12" Max Fan

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#### Customer Reviews

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#### Product Images

Can Lite Carbon Filter - 12

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Credit Card  
Processing

# **Hayden Green Grow**

## **Comprehensive Operation Plan**

### **Security Provision:**

All exterior doors and windows will be locked at all times. Main visitor entry door will have Intercom directly to the manned office adjacent to the entry. Visitors will be met at the door and escorted into the facility. Back (south) egress door will be egress only with interior panic bar opening mechanism from inside. The overhead shipping and receiving door will only be operated from the inside. All doors and windows will have security system monitoring and video surveillance meeting or exceeding the State of Colorado marijuana facility requirements. Video feed will be stored in tapes in the office (located on Plans), and will be available both on site and direct to the MED system 24/7 direct through the facility's security feed.

Interior doors to all growing rooms and product cultivating room will have video surveillance and possibly badge and key pad access codes. The office door will be locked at all times with badge and separate key pad access code.

All employees (6 to 10 full time) will have to pass a security back ground check. Hours of work will typically be from 8 to 5 and some weekend days when crop rotations dictate.

See attached plan for camera locations and monitored access pads. This plan created by Titan Security Group and Kleiber Investigations, meets or exceeds section 5.22.110.E of the Hayden Municipal Code and State of Colorado security and servalince requirements.

### **Lighting Plan:**

Exterior building lights will consist of Medium Trapezoid Wall Pack lights. See architectural plans A1-1 for details.

### **Cultivation Activities:**

All activities are monitored through the MED Inventory Tracking System (MITS). Please reference MED Permanent Rules R 309 Inventory Tracking Solutions. From the time seeds or plants are purchased from a licensed facility, they are tracked until the time of disposal. Please reference MED Permanent Rules Section R 500, R 712, R 801, R 1002. The facility will also be operating in Tier 1, 1,800 plants. All plant growing activity will be indoors under artificial lighting.

**Waste removal and disposal location:**

The composted waste will consist of stems and leaves mixed 50/50 with soil. The composted waste will be shredded/mixed with soil inside and stored behind the dumpsters in the fenced in enclosure (see plans for detail) until ready for transport. The composted material mixed with soil will be transported by owners or employees to 43590 RCR 36, private 18 acre parcel for landscaping and revegetation purposes.

**Ventilation and Odor Control:**

The building ventilation design is a closed loop system, see attached Mechanical Systems Design Narrative for Odor Mitigation, by Impact Engineering, Inc.





## Addendum

### Extraction Methods

### Hayden Green Grow LLC

#### Water Based Extraction

Proposed Extraction method to produce ice wax or bubble hash.

1. Dry cured flower and or trim placed in on one of many common off the shelf (COTS) water serving device that contains an ice water mixture.
2. Ice water and material are allowed to mix for a set period of time then strained through a series of mesh bags.
3. The resin glands have been extracted from the material the waste material is then disposed her State requirements.
4. The glands are then dried and either press or left hand dried bulk material for wholesale.

#### Solvent-less wax (live rosin)

Best extraction method produces live resin extract utilizing a heated hydraulic press. No water or chemicals

1. Start by placing a piece of fresh material into a specified micron bag
2. Place the bag with an envelope of parchment paper approximately 2 - 2 1/2 times greater is that the bag with material.
3. Place the material between the heated metal press. Follow directions for time and temperature to press.
4. Once the required time has been met remove the parchment envelope from the Press.
5. The Micron bag containing the pressed material can then disposed per state requirement.
6. The parchment paper will contain the extracted rosin that can be collected from the parchment paper and packaged for wholesale.

# Addendum

## Sewer and Water

### Hayden Green Grow LLC

#### Overview:

The primary sewer output will come from the large amount of reverse osmosis(RO) filtration. Assuming a Hayden municipal water dissolved solids profile of 200 ppm, we expect 3000-4000 gallon per day(GPD) of waste water discharge that will average 500 ppm total dissolved solids comprised primarily of a concentration of the existing mineral profile of the municipal water supply, mixed fertilizer salts, and a small amount of organic material that escapes the growing containers. In addition there will be trace amounts of organic pesticides. The pesticide content will be primarily limited by economic factors; these pesticides are very expensive and we hope to use as few of them as is absolutely necessary. The general integrated pest management strategy will be to use biologics as the first course of treatment.

Expected water usage should be less than 6000 GPD

#### Fertilizers:

Advanced nutrientsB-52 <http://www.superiorhydro.com/MSDS/B-52.pdf>

Advanced nutrients big bud [http://www.superiorhydro.com/MSDS/Big\\_Bud\\_Liquid.pdf](http://www.superiorhydro.com/MSDS/Big_Bud_Liquid.pdf)

Advanced nutrients overdrive <http://www.superiorhydro.com/MSDS/Overdrive.pdf>

Alfalfa meal [http://sunlightsupply.s3.amazonaws.com/documents/product/717025\\_MSDS.pdf](http://sunlightsupply.s3.amazonaws.com/documents/product/717025_MSDS.pdf)

Bio weed sea kelp formula <http://gh.growgh.com/docs/LABELS/BioWeed.pdf>

Black strap Molasses (Food ingredient)

Bone Meal [http://eldoradochemical.com/MSDS\\_Sheets/EDC/Third\\_Party\\_Products/Hi-Yield\\_Bone\\_Meal.pdf](http://eldoradochemical.com/MSDS_Sheets/EDC/Third_Party_Products/Hi-Yield_Bone_Meal.pdf)

Botanicare Cal Mag <https://www.1000bulbs.com/pdf/cal-mag-plus-msds.pdf>

Botanicare Pureblend Tea [http://sunlightsupply.s3.amazonaws.com/documents/product/717025\\_MSDS.pdf](http://sunlightsupply.s3.amazonaws.com/documents/product/717025_MSDS.pdf)

Botanicare Silica Blast <https://www.1000bulbs.com/pdf/silica-blast-msds.pdf>

Botanicare Vitamino <https://cdn.shopify.com/s/files/1/0821/2297/files/Vitamino.pdf>

Botanicare Ph Down [https://www.growersupply.com/wcsstore/EngineeringServices/allbizunits/techdocs/112177\\_msds.pdf](https://www.growersupply.com/wcsstore/EngineeringServices/allbizunits/techdocs/112177_msds.pdf)

Botanicare Ph Up [https://www.hydrofarm.com/downloads/fc/pH%20Up\\_5730.pdf](https://www.hydrofarm.com/downloads/fc/pH%20Up_5730.pdf)

Budswell bat guano tea <https://www.1000bulbs.com/pdf/cal-mag-plus-msds.pdf>

Calcium nitrate [http://www.plantproducts.com/us/images/calcium\\_nitrate\\_liquid\\_\(ammonium\\_free\)\\_expires\\_01-01-2012.pdf](http://www.plantproducts.com/us/images/calcium_nitrate_liquid_(ammonium_free)_expires_01-01-2012.pdf)

Canna Coco nutrients <http://www.newagehydro.com/shop/media/MSDS-Canna-Coco-A&B.pdf>

General Hydroponics Floragro <http://media.hydroponics.net/item-documents/General%20Hydroponics/MSDS/FloraGro.pdf>

General Hydroponics Florabloom <http://gh.growgh.com/docs/MSDS/FloraBloomMSDS.pdf>

General Hydroponics Micro <http://gh.growgh.com/docs/MSDS/FloraMicroMSDS.pdf>

Heavy 16 finish <http://www.heavy16.com/wp-content/uploads/Heavy-16-Heavy-Finish-MSDS.pdf>

Jacks Hydroponic 5-12-

26 [http://www.kellysolutions.com/erenewals/documentsubmit/KellyData/ND%5CFertilizer%5CProduct%20Label%5CJACKS\\_HYDORPONICS\\_HYDROPNIC\\_7\\_30\\_2012\\_12\\_43\\_52\\_PM.pdf](http://www.kellysolutions.com/erenewals/documentsubmit/KellyData/ND%5CFertilizer%5CProduct%20Label%5CJACKS_HYDORPONICS_HYDROPNIC_7_30_2012_12_43_52_PM.pdf)

#### Pesticides:

Only the organic pesticides from the following list

<https://www.colorado.gov/pacific/sites/default/files/atoms/files/Pesticides%20allowed%20for%20use%20in%20cannabis%20production%206-29-16.pdf>

#### Processing chemicals:

Organic hemp oil

Organic coconut oil



*Town of Hayden*

**Planning Commission**

**Staff Report**

**Project:** Creative Sign Permit  
For the Wagner Equipment Company

**Address/Location:** 1299 West Jefferson Avenue/ South side of West Jefferson Avenue,  
approximately 860 feet west of South 6th Street

**Applicant:** Vortex Engineering, Inc., on behalf of Wagner Equipment Company

**Prepared by:** Ross Culbertson, Hayden Consulting Planner

**Hearing Date:** August 25, 2016

**Background**

The applicant has submitted a Creative Sign Permit for the subject property to be reviewed and approved under the Creative Sign section of the Hayden Land Use Code, Section 16.07.110. The Wagner Equipment Company wishes to install the following signs and creative elements:

1. A New Wall Sign on the building's front elevation with multiple tenant sign areas larger than generally permitted under the Land Use Code, Section 16.07.100.D; for the purpose of advertising additional equipment distributor brands associated with this business; and,
2. Pole Sign Enhancements (a columnar planting element) intended to wrap around and aesthetically enhance the existing 16 foot high pole sign fronting West Jefferson Avenue; which advertises Wagner and Caterpillar (CAT) industrial equipment sales.

Please refer to the attached Site/Signage Plan and Sign Enhancements Elevation sheets for specific sign designs and placement.

The Wagner property consists of 9.0 acres of land located in a Light Industrial (I-1) zoning district and contains industrial warehouse buildings, large construction vehicles, and business offices within the complex. The applicant first approached staff with a series of large monument sign designs to advertise new distributor brands which staff determined would not be supported by the Land Use Code. The applicant then proposed the larger wall sign as a secondary design. Planning staff could not administratively approve the wall sign under a general sign permit process as; by itself, it again would not conform to general sign area requirements per the Land Use Code. Staff then worked with the applicant

to combine the new wall sign efforts with a creative design solution by suggesting a columnar planting element to the site's pole sign which could complement the proposed wall sign design. Both the wall sign and the pole sign enhancements are being reviewed collectively under this Creative Sign Permit process of which is subject to approval by the Planning Commission.

### **Creative Sign Applicability**

Pursuant to the Land Use Code, Section 16.07.110:

- A. *Purpose. This Section establishes standards and procedures for the design, review, and approval of Creative Signs. The purpose of this Creative Sign Program is to:*
  - 1. *Encourage signs of unique design, and that exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and*
  - 2. *Provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the overall image of the Town, while mitigating the impacts of large or unusually designed signs.*
  
- B. *Applicability. An applicant may request approval of a sign permit under a Creative Sign Program to authorize on-site signs that employ standards that differ from the other provisions of this Article but comply with the provision of this Section.*

### **Compliance with Review Criteria**

Pursuant to the Land Use Code, Section 16.07.110.E, the Code lists criteria and conditions where by the Planning Commission shall find that a proposed Creative Sign meets the following design criteria. Below are the review criteria and staff's analysis of the Creative Sign's conformance:

#### *Design Quality. The Sign shall:*

- 1. *Constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area;*

The new wall sign and pole sign enhancements will be an aesthetic improvement to the site. Both signs represent a modern industrial palette of materials and design composition which reflects the nature of the businesses on site and creates a visually pleasing addition to the community.

- 2. *Be of unique design, and exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit;*

The pole sign enhancements consists of a 40-inch wide CMU column around the existing tubular steel pole sign with 28-inch by 48-inch planter box sections placed perpendicular to the main horizontal top sign. The flanking planter boxes add a strong "base" element to balance the sign's proportions; and planted shrub materials will contribute to softening the sign's composition. Staff finds the sign to be an excellent example of creative expression and inventiveness and meets this criteria's intent.

- 3. *Provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale and proportion;*

The new wall sign and pole sign enhancements represent a modern design approach and relate to one another in color and design quality to produce a compatible sign package. The pole sign enhancement's use of CMU materials with a cool grey color palette compliments the yellow and black colors of the original Wagner/CAT sign. The columnar planter element will contain shrubs to

add green colors to the sign's composition during planting seasons. Additionally, the new columnar element helps to balance out the overall sign's proportions in having a stronger thicker column and a grounded base element; compared to the existing proportion of a thin tubular steel pole and large liner sign on top. Staff finds the sign meets this criteria's intent.

Sign Context Criteria. The Sign shall contain at least one of the following elements:

1. *Classic historical design style;*

Not Applicable with this Creative Sign Permit.

2. *Creative image reflecting current or historic character of the Town;*

Not Applicable with this Creative Sign Permit.

3. *Inventive representation of the use, name or logo of the structure or business;*

Staff finds both the new wall sign and pole sign enhancements represent a modern industrial palette of materials and design composition; which reflects the representation of the industrial equipment business.

Architectural Criteria. The Sign shall:

1. *Utilize and/or enhance the architectural elements of the building; and*

Staff finds both the new wall sign and pole sign enhancements are compatible in color, material, and composition to the Wagner buildings on site. The columnar planter element will aesthetically increase the pole sign's width and make the sign more proportional in scale and act as a complementing monument sign feature for advertising the Wagner Company.

2. *Be placed in a logical location in relation to the overall composition of the building's façade and not cover any key architectural features/details of the façade.*

The new wall sign is placed in a visible yet logical place on the existing building and does not conflict with building design elements. The pole sign enhancements are applied to an existing sign feature to limit cluttering the site with additional pole or monument signs. Both signs are compatible to the original building's façade.

**Staff Recommendation**

Based on the above observations and findings of compliance with the Creative Sign section listed in the Hayden Land Use Code, staff recommends **Approval** of the Wagner Creative Sign Permit Package as submitted.

**Planning Commission Approval Options**

The Planning Commission may choose to take the following actions:

1. Approve the Wagner Creative Sign Permit as submitted.
2. Approve the Wagner Creative Sign Permit with conditions.
3. Deny the Wagner Creative Sign Permit.

**Attachments**

Sign Permit Application  
Site/Signage Plan

Sign Enhancement Elevations  
Supporting Documents



# Sign Permit Application Form

|                       |       |
|-----------------------|-------|
| <b>Staff Use Only</b> |       |
| Application Number:   | _____ |
| Received By:          | _____ |
| Date:                 | _____ |

**1. Application is made for:** *(please circle any of the following that apply)*

- |  |   |   |   |
|--|---|---|---|
| <input checked="" type="checkbox"/> Erect new sign | <input type="checkbox"/> Move existing sign | <input checked="" type="checkbox"/> Alter existing sign | <input type="checkbox"/> Repair existing sign |
| <input type="checkbox"/> Remove existing sign      | <input type="checkbox"/> Temporary sign     | <input type="checkbox"/> Permanent sign                 | <input type="checkbox"/> Off-premises sign    |

**2. Sign location** *(street address):* 1299 W Jefferson Avenue

**3. Contact information:** *(a list of additional contacts may be attached)*

Owner Name: Wagner Equipment Company  
 Address: 18000 Smith Rd, Aurora, CO 80011  
 Telephone: (970) 739-3028 Fax: \_\_\_\_\_  
 E-mail: Pomeroy\_Kevin@wagnerequipment.com

Contractor Name: Vortex Engineering, Inc.  
 Address: 2394 Patterson Rd, Ste 201, Grand Junction, CO 81505  
 Telephone: (970) 245-9051 Fax: (970) 245-7639  
 E-mail: jatkinson@vortexeng.us

Erector Name: TBD  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

Subcontractor\* Name: TBD  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

*\* if applicable*

**4. Please attach the following items:**

- Legible site plan including specific location (legal description) and setbacks to adjacent property lines and buildings.
- Detailed drawing indicating the dimensions, materials and colors of the proposed sign and support structure.
- Certification by a registered professional structural engineer (required only for freestanding or projecting signs).
- Graphic drawing or photograph of sign copy.
- Description of the lighting to be used (if applicable).
- Proof of liability insurance (required for freestanding signs and projecting wall signs).
- Written lease or permission from property owner of site on which sign will be located (required only for off premises signs).

**5. Certification:** *(must be signed in ink)*

*I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am the property owner or am acting with the knowledge and consent of the property owner(s) as demonstrated by the attached lease and/or permission. I understand that all materials and fees required by the Town of Hayden must be submitted prior to having this application processed.*

Agent Applicant: *Rob W. Jones* Date: JULY 12  
March 24, 2016

**Sign Permit Narrative  
For  
Wagner Equipment Company**

Date: July 12, 2016

Prepared by: Robert W. Jones, II, P.E.  
Vortex Engineering, Inc.  
2394 Patterson Rd., Ste 201  
Grand Junction, CO 81505  
970-245-9051  
VEAI # F13-057

Type of Design: Sign Permit

Owner/Petitioner: Wagner Equipment Company  
18000 Smith Road  
Aurora, CO 80011

Property address: 1299 W Jefferson Avenue  
Hayden, CO

## I. Introduction/Site History

### A. Property Location

Wagner Equipment Company is located on a parcel of 9.05 acres South of Hwy-40. It is part of the Tech Del Sol Subdivision in the Township of Hayden, Colorado

Please reference Exhibit 'A' – Location Map within this report for further information.

### B. Purpose of Sign Permit Narrative

The applicant is proposing to build a new 5' x 8' wall mounted sign on the existing warehouse and update the existing sign to be more of a creative sign. These signs will soften and add to the aesthetic design of the facility and site and should benefit the Community and Town of Hayden.

### C. Code Compliance

The purpose of this Sign Permit Narrative is to provide a review and discussion of the Site and Sign for Staff to properly determine the compatibility of the improvements in relation to Town of Hayden Code 16.07.110.

1. **Design Quality.** The sign shall:

- a. Constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area; **The sign enhancement will improve aesthetic features and provide a more positive impact to the site and the surrounding areas;**
- b. Be of unique design, and exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and **The sign enhancements are uniquely designed and incorporate a CMU column around the existing pole with a planter box and two (2) shrubs on each side of the column.**
- c. Provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion. **The enhancement of the existing sign provides strong character, color and texture by using CMU blocks for the column, planter and planting of shrubs next to the column.**

2. **Sign Context Criteria.** The sign shall contain at least one of the following elements:

- a. Classic historic design.
- b. Creative image reflecting current or historic character of the Town. **The enhancement of the sign will reflect the current character of the town by the addition of shrubs to accent the sign to**

coincide with the natural features of the area. In addition, the CMU column will provide for a much closer “Monument” sign aspect versus the pole sign as it exists today.

c. Inventive representation of the use, name or logo of the structure or business.

3. **Architectural Criteria.** The sign shall:

a. Utilize and/or enhance the architectural elements of the building; and **The recently constructed Warehouse and CMU Pilasters will enhance and compliment each other.**

b. Be placed in a logical location in relation to the overall composition of the building’s façade and not cover any key architectural features/details of the façade. **The enhancement of the existing sign was already in a logical location to accentuate the facility features that exist.**

## **D. Conclusion**

The enhancements being made to the existing sign and new sign meets all applicable sections of the Town of Hayden’s codes, goals and policies. We respectfully request your approval of this sign permit application.

## **E. Limitations/Restrictions**

This report is a site-specific report and is applicable only for the client for whom our work was performed. The review and use of this report by the Town of Hayden, affiliates, and review agencies is fully permitted and requires no other form of authorization. Use of this report under other circumstances is not an appropriate application of this document. This report is a product of Vortex Engineering, Inc. and is to be taken in its entirety. Excerpts from this report may be taken out of context and may not convey the true intent of the report. It is the owner’s and owner’s agent’s responsibility to read this report and become familiar with recommendations and findings contained herein. Should any discrepancies be found, they must be reported to the preparing engineer within 5 days.

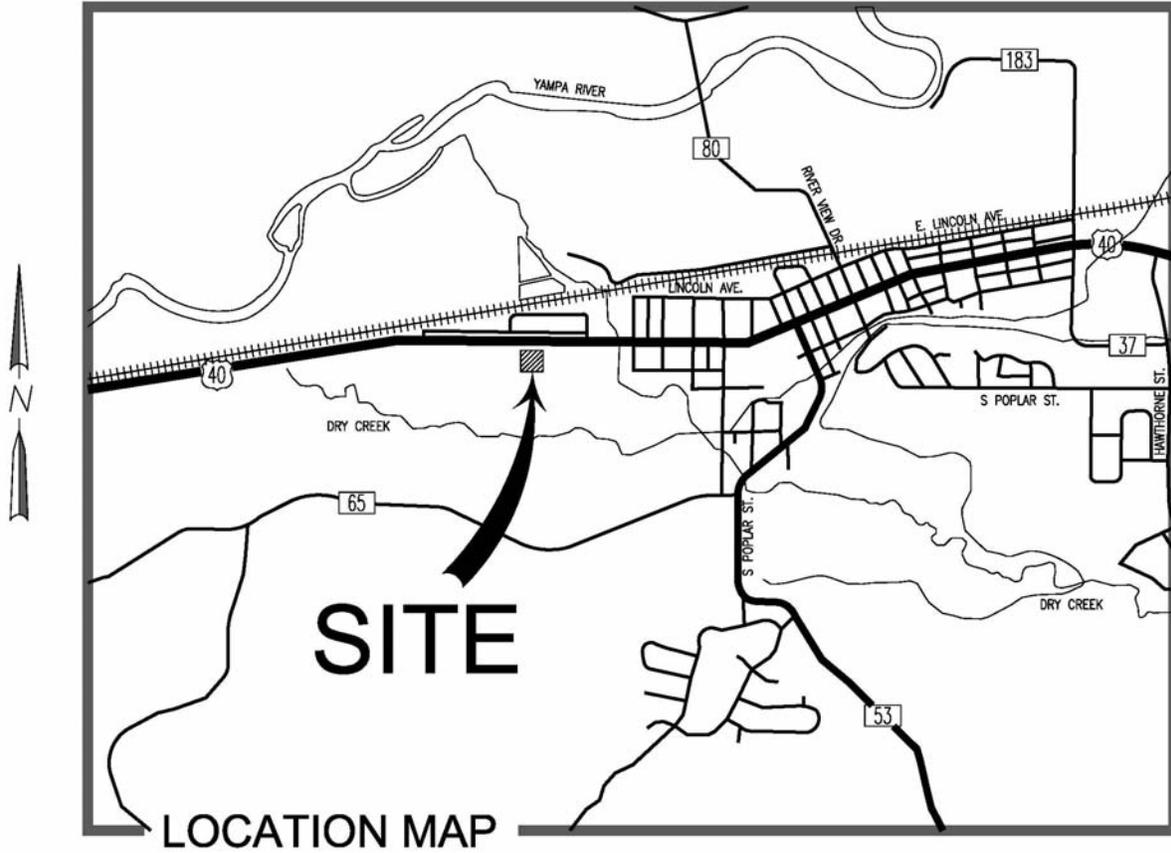
The recommendations and findings outlined in this report are based on: 1) The site visit and discussion with the owner, 2) the site conditions disclosed at the specific time of the site investigation of reference, 3) various conversations with planners and utility companies, and 4) a general review of the zoning and transportation manuals. Vortex Engineering, Inc. assumes no liability for the accuracy or completeness of information furnished by the client or municipality/agency personnel. Site conditions are subject to external environmental effects and may change over time. Use of this report under different site conditions is inappropriate. If it becomes apparent that current site conditions vary from those reported, the design engineering should be contacted to develop any required report modifications. Vortex Engineering, Inc. is not responsible and accepts no liability for any variation of assumed information.

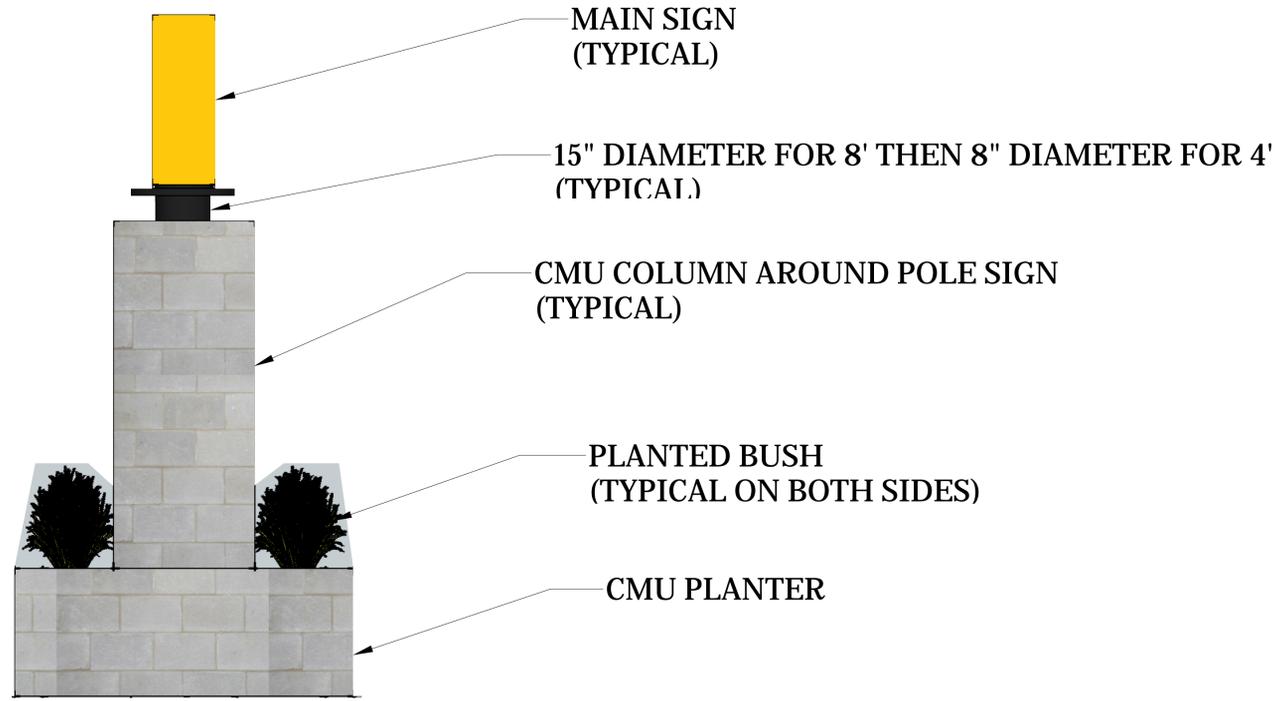
Vortex Engineering, Inc. represents this report has been prepared within the limits prescribed by the owner and in accordance with the current accepted practice of the civil engineering profession in the area. No warranty or representation either expressed or implied is included or intended in this report or in any of our contracts.

**ATTACHMENT "A"**

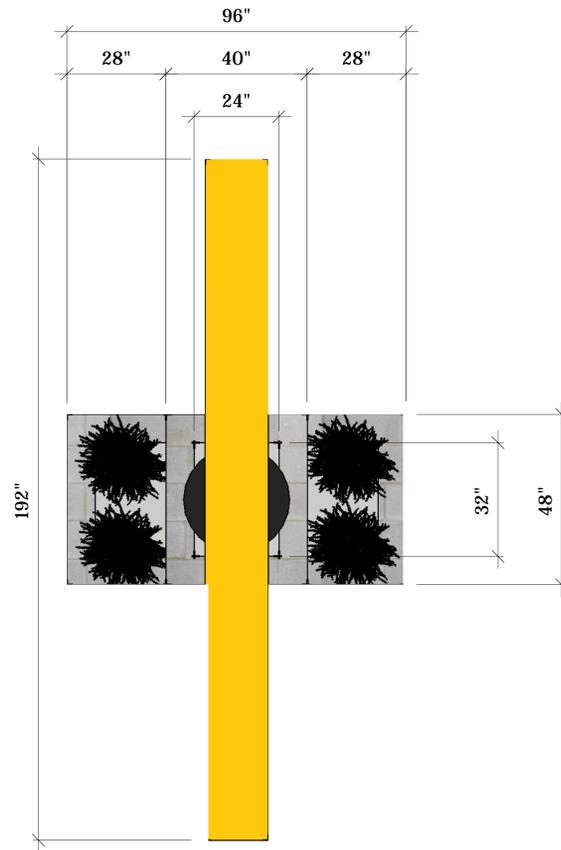
**LOCATION MAP**

# LOCATION MAP





A NORTH VIEW  
2 OF 2 SCALE: 1/2" = 1'-0"



C TOP VIEW  
2 OF 2 SCALE: 1/2" = 1'-0"



B WEST VIEW  
2 OF 2 SCALE: 1/2" = 1'-0"



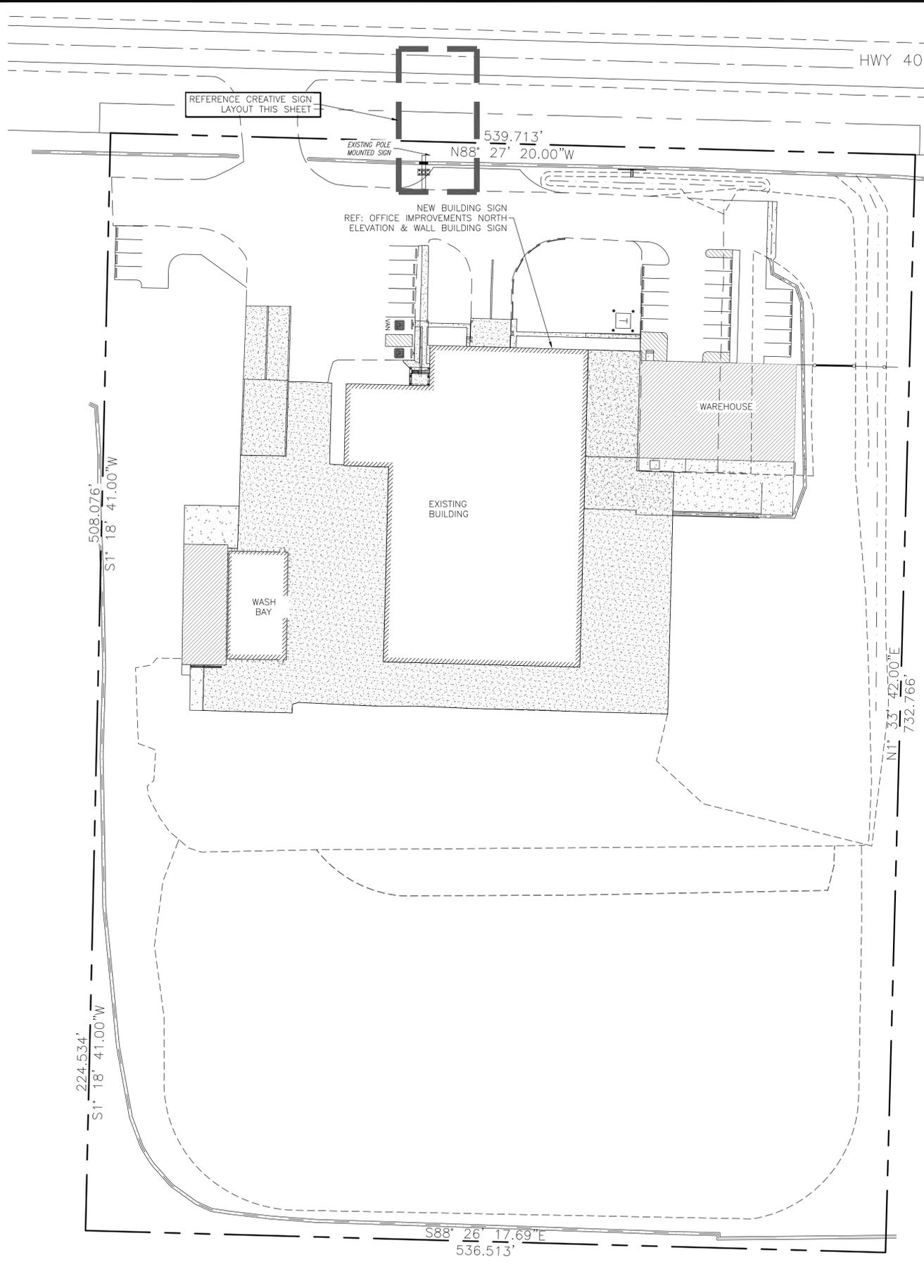
D EAST VIEW  
2 OF 2 SCALE: 1/2" = 1'-0"

| REV. | DATE | COMMENTS | BY |
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Sign Enhancements Views  
Wanger Equipment Remodel/Addition  
1299 West Jefferson Ave.  
Hayden, CO 81039

PROJECT NO. F14-010  
DATE: 06/14/16  
SCALE: VARIOUS  
LAYOUT ID: Sin Design

| NO. | REV.      | DATE | BY | COMMENT                   |
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| 1   | 105/13/16 |      |    | REVISED PER TOWN COMMENTS |

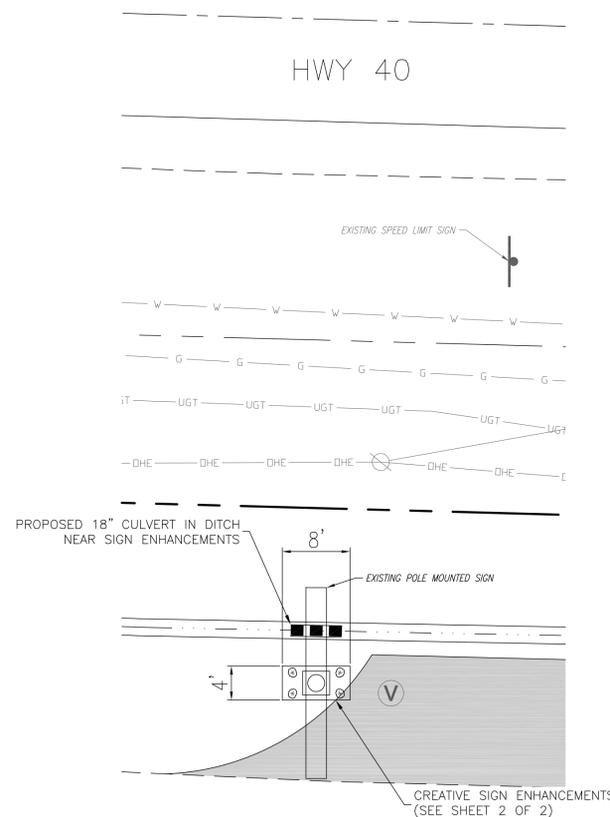


Site Plan  
SCALE: 1" = 40" (24x36 Sheet)

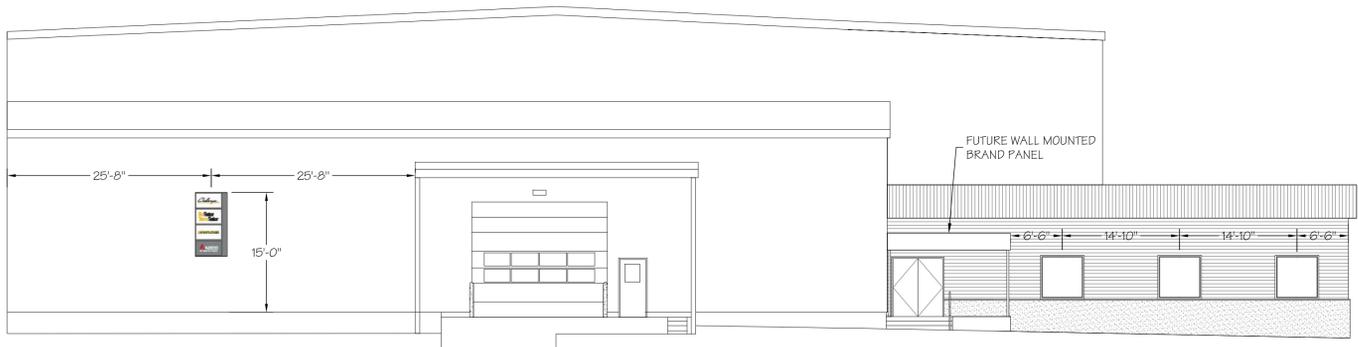
|                       |                           |
|-----------------------|---------------------------|
| SIZE                  | 40 S.F.                   |
| HEIGHT (SIGN SURFACE) | 5'-0" X 8'-0"             |
| ILLUMINATION          | INTERIOR TUBE FLUORESCENT |



WALL BUILDING SIGN  
SCALE: N.T.S.



CREATIVE SIGN LAYOUT  
SCALE: 1" = 10" (24x36 Sheet)



OFFICE IMPROVEMENTS NORTH ELEVATION  
SCALE: N.T.S. (24x36 Sheet)