AGENDA
HAYDEN PLANNING COMMISSION

THURSDAY, MARCH 28, 2019
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. Review and Consider Approval of January 24, 2019 Minutes

4. PUBLIC COMMENTS

5. OLD BUSINESS

6. NEW BUSINESS
   a. Public Hearing: Kum & Go #1904 Site Plan
   b. Review and Consider Approval of Kum & Go #1904 Site Plan

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 work session of the Hayden Planning Commission was called to order by Chair Angie Robinson at 7:00 p.m. Other members present were Vice Chair Amy Williams, Tim Frentress and Michele Lewis Chief Tuliszewski was 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**
**December 13, 2018**
Vice Chair Williams moved to approve the minutes of the regular meeting held December 13, 2018 as written. Commissioner Lewis seconded, with the vote unanimously approved 3-0. Commissioner Frentress arrived after the consideration of minutes and vote.

**Consideration of Minutes**
**January 14, 2019**
Vice Chair Williams moved to approve the minutes of the regular meeting held January 14, 2019 as written. Commissioner Lewis seconded, with the vote unanimously approved 3-0. Commissioner Frentress arrived after the consideration of minutes and vote.

**Public Comments**
None.

**Old Business**
None.

**New Business**

**Public Hearing: Old Farm Village Rezoning**
18-20 present for the Public Hearing.
Public Hearing opened: 7:05 p.m.
Comments were received by the Planning Commissioners from Tom Rogalski, Troy Wertenberger, Ilda Bocco, Beverly Raper, Martha Cannon, Cindy Lek, and Shawn and Emily Walton. Concerns were the preexisting floodway, wildlife corridor and rezoning a historic part of Hayden.
Public Hearing closed: 7:26 p.m.

**Review and Consider Approval of Old Farm Village Rezoning**
Vice Chair Williams moved to approve the Site Plan as submitted. Commissioner Frentress seconded, with a vote unanimously approved 4-0.

**Public Hearing: Yampa Valley Regional Airport FBO and GSE Buildings Major Site Plan**
Public Hearing opened: 8:05 p.m.
No Public comments.
Public Hearing closed: 8:06 p.m.

**Review and Consider Approval of Yampa Valley Regional FBO and GSE Buildings Major Site Plan**
Vice Chair Williams moved to approve the Yampa Valley Regional FBO and GSE Buildings Major Site Plan. Commissioner Lewis seconded, with a vote unanimously approved 4-0.

**Staff and Commission Member Reports**
None
Chair Robinson adjourned the meeting at 8:21 p.m.

Recorded by: ___________________________
Sharon Johnson, Town Clerk

APPROVED THIS 28th DAY OF March 2019

______________________________
Angie Robinson, Chair
Town of Hayden

Planning Commission Agenda Item

MEETING DATE: March 28, 2019

AGENDA ITEM TITLE: Kum & Go Store #1904 Site Plan

AGENDA SECTION: New Business

PRESENTED BY: Mathew Mendisco, Town Manager; on behalf of, Ross Culbertson, Hayden Consulting Town Planner

APPLICANT(S): Olsson; on behalf of Kum & Go

CAN THIS ITEM BE RESCHEDULED: Not Recommended

Background
On January 14, 2019, the applicant held a Neighborhood Meeting to present the Kum & Go Store #1904 Site Plan proposal and building elevations to the community. Town staff was present and took note of the community's input and general support for the project as presented.

On January 15, 2019, the applicant submitted a Site Plan for a 5,009 square foot Kum & Go convenience store with gas pumps on a 1.0-acre lot, located at the northeast corner of N. Poplar Street and West Jefferson Avenue. The property is zoned Commercial (C) where the proposed use is allowed by right. Kum & Go propose to construct a new prototype building and gas canopy on the northeast corner yet keep the existing convenience store and gas canopy on the northwest corner of N. Chestnut Street and W. Jefferson Avenue until such time the new store is operational. A second phase will demolish the existing store and canopy and construct a second gas canopy to complete the building improvements shown by the two phases on the overall site.

The applicant is in process of purchasing the additional properties on the northeast corner of the site (currently owned by Hayden Digs 2, LLC. and WG Property Investments, LLC.) for the main building improvements. A concurrent Final Plat/Replat has been submitted to the Town to combine the two main lots on the northeast corner with the existing Kum & Go lot on the northwest corner (owned as: Chieftain Holdings, LLC.) into one contiguous lot representing the full buildout of the Kum & Go Store #1904 Site Plan. The Final Plat/Replat will be presented to the Town Council at their upcoming April 18, 2019 meeting for approval and recordation of the plat following thereafter. Kum & Go will take ownership of the full site boundary at the property closing.

To create the contiguous lot, the Town and the applicant agreed to vacate and abandon a portion of the public alley right-of-way that is contained within project boundary and establish a 20-foot Public Access and Utility Easement in the vacated alley area (dedicated by Kum & Go on the Final Plat/Replat) to permit continual public
and emergency access on the applicant’s private property. The Town is creating a separate Right-of-Way Vacation Ordinance for the boundary of alley to be vacated and will present the ordinance for a 1st Town Council Reading on April 4, 2019 and 2nd Reading for Ordinance adoption on April 18, 2019.

**Compliance with Review Criteria**

Staff reviewed the Major Site Plan project for compliance to Chapter(s) 7.16.100 "Site Plans", 7.20.0120 “Commercial District”, and Section 7.24 “Development Standards” of the Hayden Development Code and find the following conditions exist:

**Access:**

Access is provided by N. Chestnut Street, W. Jefferson Avenue and N. Poplar Street. Since Kum & Go will control the entire site, adequate internal circulation is made at the front of the lot and accommodates both patron and delivery truck access without disturbing existing residential uses to the north. The applicant has coordinated with CDOT and been granted additional permits to access US Highway 40/W. Jefferson Avenue.

**Vehicle Parking:**

Per Chapter 7.24.080 “Parking”, the applied parking ratio for a retail store is one (1) space for each two hundred (200) square feet of gross leasable area. The convenience store is 5,009 SF and requires 25 spaces. The applicant is supplying 19 head-in parking spaces adjacent the convenience store and includes the 12 fueling positions under the gas canopy for a total of 31 spaces, which meets the user’s models for parking demand.

**Buffering & Screening:**

The property is zoned Commercial and adjacent properties to the north are also zoned Commercial, yet they contain existing single-family residences. Per Chapter 7.24.160; buffering and screening techniques are used to mitigate effects between differing land use intensities. Kum & Go will construct an eight-foot (8’) wood fence along the shared property lines with the existing residential uses and include trees and bushes for additional screening measures. The proposed trash enclosure is also screened appropriately by a six-foot (6’) high masonry enclosure.

**Landscape Area:**

A Landscape Plan has been reviewed indicating general compliance to the required 15% minimum landscape area and to the required tree and shrub counts per commercial development standards. Due to the merger of properties to make the contiguous lot and the need for a large impervious area for site circulation, the applicant has utilized all available pervious landscape areas adjacent to the streets and the rear of the property to provide 14.7% landscape area. Staff worked with the applicant and accepts this value to meet the general intent of the development standards.

**Architectural Standards:**

Building elevations indicate exterior materials of the convenience store include cast stone as a base element and fiber cement panels above to replicate metal siding and wood siding features. Gas canopies will be faced with aluminum siding and include fiber cement wood paneling as accents.
The elevations comply with the code requirement for vehicle fueling station uses.

Lighting Standards: The exterior light fixtures are down-lit and comply with the code requirements for commercial application.

Easements and Utilities: As mentioned previously, the applicant will dedicate a 20-foot Public Access and Utility Easement with the corresponding Final Plat/Replat to ensure continued access to the existing alley north of this development.

The Hayden Development Code, Chapter 7.16.100.d lists the Site Plan review criteria which staff also used to evaluate the applicant’s request:

1. **All required information is shown on the Site Plan.**
   Staff utilized the Town’s Site Plan Checklist to verify all required technical information and documents were submitted and pertinent information included on the Site Plan sheets.

2. **The lot size and lot dimensions are consistent with the approved final plat.**
   The concurrent Final Plat has been reviewed by staff and is awaiting Council approval for the contiguous 1.0 acres. The proposed Site Plan reflects the full boundary associated with the Final Plat.

3. **No buildings, structures, or other improvements encroach or infringe upon any easements, including but not limited to: access, utility and drainage easements.**
   Proposed building improvements do not infringe on any known easements.

4. **The proposed site grading is consistent with the requirements of any applicable adopted storm drainage criteria or master drainage plans.**
   The proposed Grading and Drainage Plan indicates the site’s impervious surfaces will slope to drain to a 12-inch storm drain pipe parallel to the gas canopies. The drain pipe will connect and discharge into the town’s storm drain along N. Poplar Street. This system has been reviewed by the town’s Public Works Director and meets the intent of adopted drainage plans.

5. **The density and dimensions shown of proposed improvements conform to the zone district standards or the approved PUD requirements.**
   The proposed building improvements conform to the Commercial (C) zoning district standards.

6. **Acceptable public improvements agreement is provided for any public improvements to be constructed by the applicant as a condition of Site Plan approval.**
   There are no public improvements needed for development of this facility and thus no agreements are needed at this time.

**Referral Agency and Department Comments**
The Site Plan was referred to the following agencies for a development review (Planning, Public Works, Fire Department, Building Inspections, CDOT, and Yampa Valley Electric Association) of which no major concerns or
comments were raised. The technical requirements of the Site Plan have been met and the project complies with all applicable codes.

Public Input
Pursuant to Chapter(s) 7.16.020.d and 7.16.100.b; a notice was sent to property owners within 150 feet of the proposed project, and a public notice was placed in the newspaper at least 10 days prior to this Planning Commission Public Hearing date. Planning staff received one (1) public statement with concerns raised over lighting, access to existing garage in the shared alley and fencing considerations along the alley (see Public Inquiry No. 1 included in this packets attachments).

RECOMMENDATION:
Based on the above observations and findings of compliance with the Hayden Town Codes, staff recommends the Planning Commission **approve the Kum & Go Store #1904 Site Plan with the following conditions**:

1. The Site Plan is contingent upon Town Council's approval and adoption of the Right-of-Way Vacation Ordinance at their April 18, 2019 meeting, for vacating a portion of the shared alley.

2. The Applicant shall receive Final Plat/Replat approval from the Town Council at their April 18, 2019 meeting and record the Final Plat/Replat prior to building permit approvals.

Planning Commission Approval Options
Pursuant to Chapter 7.12.040; The Planning Commission may choose to take the following actions on the site plan as the sole governing agent for approval:

1. Approve the Site Plan as submitted, with staff's condition.
2. Approve the Site Plan with additional Commissioner conditions.
3. Deny the Site Plan.
4. Postpone consideration of the Site Plan to a date certain.

MANAGER’S RECOMMENDATION/COMMENTS: Approve with recommended staff conditions.

Attachments
Application
Written Narrative
Site Plan Drawing Package with Elevations
Public Inquiry No. 1
January 15, 2019

Ross Culbertson
RG and Associates, LLC – Town of Hayden 3rd Party Planning Review
4885 Ward Road, Suite 100
Wheatridge, CO 80033

Re: Kum & Go #1904 Development Plan & Minor Subdivision/Replat – N. Poplar Street and W. Jefferson Avenue, Hayden, CO

Mr. Culbertson:

Kum & Go, L.C. respectfully submits the enclosed development plan and minor subdivision/replat for Kum & Go Store #1904, located at the intersection of N. Poplar Street and W. Jefferson Avenue, in the town of Hayden. The enclosed plan outlines the development of three parcels totaling 1.02 acres for a Kum & Go convenience store. The property currently has three buildings on the western portion and an operating Kum & Go convenience store on the eastern portion. N. Poplar Street abuts the property on its westerly edge, N. Chestnut Street abuts the property on the east, and W. Jefferson Avenue abuts the property on its southerly edge. There are a number of single-family residential lots north of the proposed property.

The convenience store building (refer to the enclosed elevations) utilizes a cast stone veneer base & Nichiha fiber cement panel façade in three different colors with varying roof lines. HVAC equipment associated with the structure will be contained on the roof and screened from view. Signage for the building is limited to the Kum & Go logo placed on the front of the building, with “Go Fresh Market” signage on that same elevation. There is also a Kum & Go logo on the east and west elevations. The interior of the building is equally finished, with burnished concrete floors, tile and millwork cabinetry throughout. This 5,000± square foot building incorporates Kum & Go’s newest store concept with a terrific product offering and fresh food choices, such as made-to-order pizzas, sandwiches, wraps and bakery items cooked onsite. There will be various seasonal outdoor sales items and a propane tank exchange along the front façade of the building, as well as the southwestly building elevation.

The fuel islands (and overhead canopies) will offer traditional passenger vehicle gasoline, diesel, E-15 and E-85 fuels. Underground fuel tanks will be located between the fuel island and N. Poplar Street.

The enclosed site layout proposes to face the Kum & Go store entry to the southeast, with full movement accesses onto N. Poplar Street, W. Jefferson Avenue, and N. Chestnut Street. The alley that splits the two properties will remain dedicated to the Town of Hayden and will continue to provide direct access to W. Jefferson Avenue.

Parking for the facility will be accomplished with 19 parking stalls located immediately adjacent to the building, of which one stall will be striped as ADA accessible. There will also be 12 parking positions underneath the fueling canopies for a total of 31 stalls. This arrangement will promote adequate circulation for delivery trucks and customers. Multiple points of entry with adjacent parking diminish the congested feel of a single entry development, and will provide for safe and convenient access to the store. According to the traffic study prepared for this project, it is anticipated that development of this property will not overburden the adjacent thoroughfares. Additionally, Kum & Go proposes to enhance pedestrian circulation.
through the property by installing a sidewalk along N. Poplar Street that connects to the existing walk along W. Jefferson Avenue.

Utility services for the store are anticipated to be connected to the public water and sewer systems. We also anticipate conveying the site’s stormwater runoff to the existing storm sewer infrastructure located within N. Poplar Street.

Finally, the enclosed landscaping plan depicts substantial greenery which falls just short of meeting the Town’s minimum requirements. While the Town requires a minimum of 15% onsite landscaping, we are only able to provide 14.7% (127 square feet short of the minimum requirement). Screening along the roadways will reduce headlight spill and will soften the edge of parking areas. In addition, the tree plantings will be concentrated along the roadways which also adds to the public benefit. To offset the minimum landscape area shortfall, Kum & Go is proposing to install a wooden privacy fence along the northern perimeter and increase the minimum required landscaped buffer area between the store and the northerly houses to approximately 42 feet in an effort to provide alternative minimum compliance.

Kum & Go is a private, family held business in its 60th year of operation and currently operates over 430 convenience stores in all types of neighborhoods. Our site design, with focused lighting, substantial landscaping and appealing architecture typically adds to the aesthetics of our neighborhoods and our services are second to none. We are a responsible corporate citizen in sustainability demonstrated by having close to 110 pending and certified LEED stores by the US Green Building Council. We love what we do, have a genuine compassion for our customers, associates, families and communities; and expect & deliver superior performance.

We ask that you review our submittal at your earliest convenience. We appreciate your time and thank you for your consideration. Please let us know if you have any further questions or if you need any additional information concerning our application.

Very truly yours,

KUM & GO, L.C.

Ryan Halder
Site Development Manager

Attachments: Store #1904 Site Development Plan & Minor Subdivision/Replat Submittal Package
LAND USE APPLICATION FORM

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

Administrative Plat
Historic Designation
Petition
Zoning
Site Plan
Other: ______________________

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

Conditional Use
Major Subdivision
Minor Subdivision
Sign Permit
Waiver

Petition
Planned Development
Minor Subdivision

Project Name: Kum & Go Store #1904

2. please print or type legibly

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

Owner Name: Ryan Halder
Address: 1459 Grand Avenue Des Moines, IA 50309
Telephone: 515-457-6232 Fax: 515-223-9873
E-mail: Ryan.Halder@kumandgo.com

Applicant Name: Ryan Halder
Address: 1459 Grand Avenue Des Moines, IA 50309
Telephone: 515-457-6232 Fax: 515-223-9873
E-mail: Ryan.Halder@kumandgo.com

4. Property Description:

Address or Location: 230, 250 and 252 W Jefferson Avenue, Hayden, Colorado
Existing Zoning: C Existing Use: Commercial Establishment
Proposed Zoning: C Proposed Use: Commercial Establishment

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

Development of a convenience store with fuel canopy, including construction accesses drives, landscape, and utility connections.

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: 1/15/2019 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: ______________________ Date: 1/15/2019
ADDITIONAL LIST OF CONTACTS

230 W. Jefferson Avenue Property Owner:

CHIEFTAIN HOLDINGS, L.L.C.

250 W. Jefferson Avenue Property Owner:

WG PROPERTY INVESTMENTS, L.L.C.
CHARLOTTE WUESTEWALD AND CELIA M GARRISON
PO BOX 1576
HAYDEN, CO 81639
307-331-5265 (WORK)
lansegarrison@peoplec.com
charlotte@zirkel.us

252 W. Jefferson Avenue Property Owner:

HAYDEN DIGS2, LLC
JASON LACY
PO BOX 883389
STEAMBOAT SPRINGS, CO 80488
970-819-8643 (WORK)
jlacy@steamboatlawyersgroup.com
WHERE & MEANS MORE.
VAN T'S SQUARE FOOTAGE: 5,009

E N CHESTNUT STREET (55' ROW)

W JEFFERSON AVENUE (US 40) (55' ROW)

N POPLAR STREET (30' ROW)

W LINCOLN AVENUE (80' ROW)

ALLEY

LOT 1

OWNER: SIDEWELL, JUSTIN AND TERESA

PARCEL: 117802001

LOT 2

OWNER: SIDEWELL, JUSTIN AND TERESA

PARCEL: 117802001

SAHLI SUBDIVISION

LOT 1

LOT 2

SAHLI SUBDIVISION

LOT 4

EPHUS DONELSON'S FIRST EDITION

LOT 5

EPHUS DONELSON'S FIRST EDITION

LOT 6

EPHUS DONELSON'S FIRST EDITION

PHASE 1

PHASE 2

STORM STRUCTURE TABLE

STORM PIPE TABLE

SHEET NUMBER:

CPM:

SDM:

RDM:

2/25/2019

#1904 - HAYDEN, CO

KG PROJECT TEAM:

230, 250 & 252 W. JEFFERSON AVENUE

1459 Grand Avenue

Des Moines, Iowa

50309

P: 515-226-0128

F: 515-223-9873

DATE

REVISION DESCRIPTION

PLANNING COMMISSION CERTIFICATE

GRADING & DRAINAGE PLAN

C2.0

3

OF

12

LEGEND

PROPRIETARY SET

PROPRIETARY DRAFT

PROPRIETARY CRAYON

PROPRIETARY MICROFILM

PROPRIETARY COMPUTER

PROPRIETARY MICROFOTOCOPY

PROPRIETARY PHOTOCOPY

PROPRIETARY HAND-DRAWN

DRAFTING SUPPRESSED

CHANGE CONTROL NUMBER

CHANGE DATE

CHANGE REASON

CHANGES MADE BY

DATE

REVISION

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EXTENT EXISTING

TITLE

DRAWING SCALE

DATE

REVISE

DRAWING NUMBER

EX
VAN SQUARE FOOTAGE: 5,009

OWNER: SIDEWELL, JUSTIN AND TERESA

LOT 1

LOT 2

LOT 1

LOT 2

LOT 4

LOT 5

LOT 6

PHASE 1

PHASE 2

KG PROJECT TEAM:
KELLIE WISBROCK
RYAN HALDER
PERRY DEPHILLIPS

www.olsson.com
TEL 970.461.7733
1880 Fall River Dr Suite 200
Loveland, CO 80538

DATE:
2/25/2019

#1904 - HAYDEN, CO

Private Utility Notes:

Legend:

1. Private Wastewater传统的管道系统应由承包商设计并安装，该系统应由承包商设计并安装，该系统应由承包商设计并安装
2. 所有公用事业线路应在承包商确定的施工图中明确标注。
3. 所有公用事业线路应在承包商确定的施工图中明确标注。
4. 所有公用事业线路应在承包商确定的施工图中明确标注。
5. 所有公用事业线路应在承包商确定的施工图中明确标注。
6. 所有公用事业线路应在承包商确定的施工图中明确标注。
7. 所有公用事业线路应在承包商确定的施工图中明确标注。
8. 所有公用事业线路应在承包商确定的施工图中明确标注。
9. 所有公用事业线路应在承包商确定的施工图中明确标注。
10. 所有公用事业线路应在承包商确定的施工图中明确标注。
11. 所有公用事业线路应在承包商确定的施工图中明确标注。

PUBLIC UTILITY NOTES:

Legend:

Utility Connection Detail 1
Scale 1" = 5'

Utility Connection Detail 2
Scale 1" = 5'

Note:

Utility Plan C3.0
Kum & Go

3 x 6 OVAL - 142.5 SQ FT
PERIMETER = 44.5'.
Thanks Sharon and Joshua for sharing the concerns below.

I have included a simple statement in my staff report for this project noting the items of concern and we will include your complete message within the packet as background materials (if this is ok by you).

Specifically, I can share:

1. The applicant submitted a photometric lighting plan that indicates modeled light levels based on the exterior building lighting and street lights. The short side of the building facing the alley behind your property will have exterior security lights which are to spray downward and the light lumens will be between .9 and .3 within the alley area, this is acceptable per the standards.

2. Residential property owners will be permitted to use the concrete drive/surface of the private property of the Kum & Go to access W. Jefferson Avenue. Although the town has agreed with Kum & Go to abandon/vacate the portion of alley way within their property, Kum & Go will dedicate a 20’ Public Access and Utility Easement (in the same alignment/area as the alley) for continual public access to the remaining alley via Jefferson.

3. The applicant will place an 8’ fence and landscaping along the 2 shared property lines with adjacent residences. However, there are no extra fencing improvements required or proposed for residences on the east side of the alley.

4. There will be overflow/staff vehicle parking on the east side of the convenience store. Kum & Go requests keeping these spaces based on their modeling of parking demands. Yet, from a practical user perspective, I don’t see these being used very often.

5. I also want to point out this property is zoned commercial along with the full block bounded by Poplar, Lincoln, Chestnut and Jefferson (including yours). We support the continual use of existing residential properties within the block and as such require necessary screening measures if applicable. Yet, we also want to provide opportunity should these properties desire to transition to commercial in the future.

I hope this provides clarity. You are certainly welcome to state your concerns directly to the Commissioners at the upcoming meeting as needed.

Thanks.

Ross Culbertson
Senior Planning Project Manager – Hayden Consulting Town Planner
Desk: (303) 468-8486
Wk Cell: (720) 899-6270
From: Sharon Johnson <sharon.johnson@haydencolorado.org>
Sent: Wednesday, March 20, 2019 2:16 PM
To: maylejd@gmail.com
Cc: Ross Culbertson <RCulbertson@rgengineers.com>
Subject: RE: Notice of Public Hearing-Kum&Go#1904

Joshua,
Here are the site plans Kum & Go representatives shared with attendees at the neighborhood meeting. Please make note that these are preliminary plans and the plans are subject to change prior to presentation to Planning Commission on Thursday, March 28, 2019. Let me know if you have any other questions or comments. Please plan on attending the meeting and share any inquiries and comments during the Public Hearing.

Respectfully,

Sharon Johnson
Town Clerk

Town of Hayden
970-276-3741
sharon.johnson@haydencolorado.org
www.haydencolorado.org

**CONFIDENTIALITY STATEMENT**
This e-mail and any included attachments, from the Town of Hayden, are confidential and intended solely for the use of the individual or entity to which it is addressed. The information contained herein may include protected information or otherwise privileged information. Unauthorized review, forwarding, printing, copying, distributing, or using such information is strictly prohibited and may be unlawful. If you have received this message in error, please notify the sender by replying to this message and delete the e-mail without further disclosure. Thank you.

From: Sharon Johnson [mailto:sharon.johnson@haydencolorado.org]
Sent: Wednesday, March 20, 2019 2:09 PM
To: 'maylejd@gmail.com'
Cc: Ross Culbertson
Subject: Notice of Public Hearing-Kum&Go#1904

Joshua Mayle,
Thank you for your inquiry. We are glad you received your notice of a public hearing and encourage comments regarding the site build for Kum & Go. As we discussed in our telephone conversation, you are welcome to send a written comment to be included in the package for the Planning Commission for review during their decision on a recommendation. You may attend the meeting as well and make comment during the Public Hearing.
Either or both are acceptable and encouraged. I will send along your concerns to the planning representative for the Kum & Go project. You reside at 159 N Chestnut Street and your property backs up to the alley and parking lot of the former Bank of the San Juans. You mentioned concerns on the following:

- Lighting and its effect on your backyard and rear facing windows of your home
- Access to your garage via the alley
- Fencing or barrier considered between the new Kum & Go site and the alley
Please feel free to make any additions or changes and send them via email to me or attend the upcoming Planning Commission Meeting and Public Hearing on March 28, 2019 at 7:00 p.m.

Respectfully,

Sharon Johnson
Town Clerk

Town of Hayden
PO Box 190
178 W Jefferson Ave
Hayden, CO 81639-0190
970-276-3741 office
970-276-3644 fax
sharon.johnson@haydencolorado.org
www.haydencolorado.org
**CONFIDENTIALITY STATEMENT**
This e-mail and any included attachments, from the Town of Hayden, are confidential and intended solely for the use of the individual or entity to which it is addressed. The information contained herein may include protected information or otherwise privileged information. Unauthorized review, forwarding, printing, copying, distributing, or using such information is strictly prohibited and may be unlawful. If you have received this message in error, please notify the sender by replying to this message and delete the e-mail without further disclosure. Thank you.