AGENDA
HAYDEN PLANNING COMMISSION

THURSDAY, JULY 9, 2020
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 May 28, 2020 Minutes

4. PUBLIC COMMENTS
   Citizens are invited to speak to the Planning Commission on items that are not on the agenda. There is a 3-minute time limit per person, unless otherwise noted by the Chair. Please note that no formal action will be taken on these items during this time due to the open meeting law provision; however, they may be placed on a future posted agenda if action is required.

5. OLD BUSINESS

6. NEW BUSINESS
   a. MJGO VENTURES
      i. Public Hearing: MJGO Ventures Conditional Use Permit at 499 Enterprise Street in the Industrial (I) Zoning District
      ii. Review and Consideration for Approval of MJGO Ventures Conditional Use Permit at 499 Enterprise Street in the Industrial (I) Zoning District

7. STAFF AND COMMISSION MEMBER REPORTS

8. ADJOURNMENT

NOTICE: Agenda is subject to change up to 24 hours before scheduled meeting. 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 Vice Chair Amy Williams at 7:03 p.m. Other members present were Emily Waldron, Michelle Lewis, and Melinda Dudley, Alternate. Tim Frentress joined the meeting at 7:06 p.m. It was noted that Ms. Dudley was a voting member this evening. Town Planner Mary Alice Page-Allen were also in attendance.

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

**Consideration of Minutes**
There was discussion about the inclusion of findings when the motion was made for denial on Old Farm Village and in general.

Commissioner Lewis moved to approve the minutes for the regular meeting held on May 14, 2020 as written. Commissioner Waldron seconded the motion. Motion approved unanimously.

**Public Comments**
None.

**Old Business**
None.

**New Business**

**Nomination & Election of Officers**
Vice Chair Williams stated that Angie Robinson has resigned from the Planning Commission, and it is necessary to appoint a new Chair. She added that she is willing to become Chair, and in that case a new Vice Chair would need to also be appointed.

Commissioner Lewis nominated Amy Williams as the Chair, and made a motion to approve the appointment. Commissioner Frentress seconded the motion. Motion approved unanimously.

Chair Williams nominated Commissioner Lewis as Vice Chair. Commissioner Lewis consented to accept the nomination. Chair Williams made a motion to approve the appointment of Commissioner Lewis as Vice Chair. Commission Frentress seconded the motion. Motion passed unanimously.

**Public Hearing: Mountain Dog Care Kennel Conditional Use Permit & Major Site Plan at 402 Commerce Street**
Mary Alice reviewed the information contained in the staff report, noting that there was a hand-out of maps and building elevations. She noted that no comments were received from the notices and referrals made on the project. Mary Alice identified that the building setbacks and fence height were considered under the Alternative Design criteria of the Development Code.

Zach Wuestewald spoke regarding his proposal for a kennel to be constructed at 402 Commerce Street. He stated that he is working with local veterinarians, groomers and trainers to incorporate their services into the
operation as well. He added that this type of operation is a need within the community, and will provide employment and local, as well as regional, services.

Questions regarding the type of fencing, adjacent properties and their uses, location and use of the outdoor areas for kennel operations, hours of containment of animals inside the building, and the use of the facilities in coordination with local law enforcement were asked by Commission members and discussed.

There were no comments from the public in attendance.

Review and Consideration for Approval of Mountain Dog Care Kennel Conditional Use Permit & Major Site Plan at 402 Commerce Street in the Industrial (I-1) Zone District

Commissioner Frentress moved to recommend approval of the Conditional Use Permit with the findings of fact that:

1. The proposed conditional use is consistent with the Comprehensive Plan and all applicable provisions of this Development Code and applicable state and federal regulations.
2. The proposed conditional use is consistent with the purpose and intent of the I-1 Industrial zone district and any applicable use-specific standards in the Development Code.
3. The proposed conditional use is compatible with adjacent uses in terms of scale, site design and operating characteristics.
4. The proposed conditional use will not substantially alter the basic character of the I-1 Industrial zone district or jeopardize the development or redevelopment potential of the I-1 Industrial zone district.
5. The proposed conditional use will result in efficient on- and off-site traffic circulation which will not have significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.
6. Any significant adverse impacts anticipated to result from the conditional use have been or will be mitigated or offset to the maximum extent practicable.
7. Facilities and services are or will be available to serve the subject property while maintaining adequate levels of service for existing development.
8. Adequate assurances of continuing maintenance have been provided.
9. The proposed conditional use meets all the applicable standards in Chapter 7.24 Development Standards.

Subject to the following conditions:
1. The conditional use permit shall be authorized and approved by a resolution approved by the Town Council.
2. The operation shall comply with all applicable local and state laws, regulations and requirements at all times.
3. To assure compliance with the applicable standards of Section 6.20.010, Animals Disturbing the Peace – Unlawful, Hayden Municipal Code, any animal who may be considered as disturbing the peace shall be contained inside the building and all animals shall be contained inside the building between the hours of 8 p.m. and 7 a.m. except when under the direct control of their owner or an employee of the kennel operation.
4. The conditional use permit shall be authorized subject to the Site Plan approval conditions of approval for the Mountain Dog Care.

and approve the Major Site Plan with the findings of fact that:

1. The property consider for development herein is located within the establish Growth Management Area consistent with the policies of the Town of Hayden’s Comprehensive Plan.
2. The proposal meets the standards of the Town of Hayden’s Development Code, is in general conformance with the intent and purpose of the Town of Hayden Comprehensive Plan and preserves the health, safety and welfare of the citizens of the Town of Hayden.
3. With regard to the building setbacks and fence heights, the Alternative Design achieves the intent of the subject design or development standard to the same or better degree than the typical standards, achieves the goals and policies of the Comprehensive Plan to the same or better degree than the typical standards, results in benefits to the community that are equivalent to or better than compliance with the typical standards, and imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of the Development Code. This Alternative Design approval only applies to this specific site and proposal and shall not establish a precedent for approval of other requests.
4. As sidewalks were not been required in the interior of the Valley View Business Park, the waiver of the requirement that sidewalks be constructed is appropriate.

Subject to the following conditions:

1. The effective date of this approval is the date upon which the Planning Commission approves the application. The approval shall expire three (3) years from its effective date, unless a building permit has been issued or an application for renewal of the Site Plan...
approval is approved pursuant to Section 7.16.020, Hayden Development Code (HDC).

2. All exterior lighting shall be downcast and opaquely shielded and any lighting within the parking area shall be full cutoff type fixtures and not exceed 25 feet in height.

3. The Site Plan shall be modified to show the construction of a 10-foot-wide soft surface trail connecting Commerce Street to the trail/walkway located in Open Space A, Valley View Business Park and such shall be installed prior to the authorization of a Certificate of Occupancy for the building. This condition shall not preclude the issuance of a Temporary Certificate of Occupancy.

4. A landscape plan for a minimum of 15% of the site and meeting the other applicable standards of Section 7.24.150, Landscaping, HDC, shall be submitted and approved by the Planning Director prior to or at the time of the building permit application.

5. The building shall meet the standards of Section 7.24.190(E), Industrial (I-1 and I-2) Architectural Standards, as determined by the Planning Director at the time of review of the building permit submittals.

Vice Chair Lewis seconded the motion. Motion passed unanimously.

Public Hearing: Hayden Mercantile Lumberyard Conditional Use Permit & Major Site Plan at 111 N 6th Street

Mary Alice reviewed the information contained in the staff report. She noted that she had distributed the report to the applicant last week, and confirmed with the applicant that there were no objections to the requirements proposed therein.

Danny Hayden reviewed his proposal to include a lumberyard operation to the west of the existing grocery and hardware store building that will be accessed by customers via a driveway from the north and reserving the southern access for employees only. He added that the operation will likely mean the hiring of an additional 3-4 employees.

In response to questions from Commissioners regarding the locating of the lumber racks within the 100-year floodplain, Mr. Hayden stated they will need to anchor and raise the bottom level of the racks in conformance with the floodplain regulations. He added that they will be obtaining a building permit for the rack installation. Wendy Lind, Axial Arts, stated they are working on the designs and permitting to meet the standards.

There were no comments from the public in attendance.
Commissioner Waldron moved to recommend approval of the Conditional Use Permit with the findings of fact that:

1. The proposed conditional use is consistent with the Comprehensive Plan and all applicable provisions of this Development Code and applicable state and federal regulations.
2. The proposed conditional use is consistent with the purpose and intent of the C: Commercial zone district and any applicable use-specific standards in the Development Code.
3. The proposed conditional use is compatible with adjacent uses in terms of scale, site design and operating characteristics.
4. The proposed conditional use will not substantially alter the basic character of the C: Commercial zone district or jeopardize the development or redevelopment potential of the C: Commercial zone district.
5. The proposed conditional use will result in efficient on- and off-site traffic circulation which will not have significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.
6. Any significant adverse impacts anticipated to result from the conditional use have been or will be mitigated or offset to the maximum extent practicable.
7. Facilities and services are or will be available to serve the subject property while maintaining adequate levels of service for existing development.
8. Adequate assurances of continuing maintenance have been provided.
9. The proposed conditional use meets all the applicable standards in Chapter 7.24 Development Standards.

Subject to the following conditions:

1. The conditional use permit shall be authorized and approved by a resolution approved by the Town Council.
2. The conditional use permit shall be authorized subject to the Site Plan approval conditions of approval for the Hayden Mercantile lumberyard.

and approve the Major Site Plan with the findings of fact that:

1. The property consider for development herein is located within the establish Growth Management Area consistent with the policies of the Town of Hayden’s Comprehensive Plan.
2. The proposal meets the standards of the Town of Hayden’s Development Code, is in general conformance with the intent and
3. The existing non-conforming parking area is sufficient for the uses currently located and proposed on this property.

Subject to the following conditions:

1. The effective date of this approval is the date upon which the Planning Commission approves the application. The approval shall expire three (3) years from its effective date, unless application for renewal of the Site Plan approval is approved pursuant to Section 7.16.020, Hayden Development Code (HDC).

2. All racks and other equipment related to the lumber yard use shall be properly anchored to avoid floatation during a flood event. If required, a building permit related to the anchoring method, shall be obtained.

3. The drainage inlet at the northeast corner of the property shall be upgraded to meet the specifications of the Hayden Public Works Department to assure an adequate access pathway is maintained.

for Hayden Mercantile Lumberyard at 111 N 6th Street.

Commissioner Frentress seconded the motion. Motion passed unanimously.

Public Hearing: Dry Creek Village North Conceptual Planned Unit Development (PUD) Plan

Mary Alice reviewed the information contained in the staff report, noting that this is an effort to assess a concept plan for 102 units of housing of a variety of types within a 12.8-acre portion of Parcel A, Dry Creek Village Subdivision, that remains unplatted under the Planned Unit Development (PUD) provisions of the Development Code (Code). She stated that the application includes a request for an exception to the 35-acre standard for a PUD to be eligible under the Code provisions.

Commissioner Waldron asked why there is a 35-acre basis for PUDs in the Code. Mary Alice responded that she was unsure, that the Comprehensive Plan doesn’t speak to it, however often the PUD process is used to create whole villages or neighborhoods. She added that many local jurisdictions have much smaller or no area requirements for PUDs, and the overarching goals of PUDs are to allow creative and imaginative design. She stated that in this instance the staff report does not look to the economics of the proposal, but rather that it will provide a diversity of needed housing types and other associated benefits to the community.

Damon Hill, Falcon Logistics Corp., spoke regarding his proposal to plan to use and expand existing infrastructure to develop twinhomes, tri-plex, four-plexes and a senior group home on the 12.8-acre portion of Parcel A. In
response to a question from Chair Williams, Mr. Hill indicated that he intends to start development in the southwest portion of the parcel along Sage Creek Lane, then move into Sage Creek Loop. He added that he intends to final plat the entirety of the 12.8-acres at one time. He referred to the building concept plans, noting that there are two different concepts to address the topography of the site, and all homes will have garages.

Vice Chair Lewis asked for additional information on the senior group home and what type of clientele could be expected to be served. Mr. Hill stated that it will align with an assisted living facility and provide housing on the spectrum between living independently in one's own home and a facility like the Haven. Vice Chair Lewis asked if there was a need for this type of housing. Mary Alice stated that a recent senior housing study provides a good analysis of the current regional needs, and she will share that with Planning Commissioners.

Chair Williams asked if there is a market for this type of housing product, noting that it is a different type of housing from what Hayden typically sees. Mr. Hill replied that the market often prices homebuyers out of the market, particularly young families trying to buy their first homes. He stated that in addition this project will bring a diversity of housing into a neighborhood that also supplies single-family lots along with broadening the range of amenities for everyone. He added that this portion of the development has not seen additional platting since 2008, it is a good use of the existing infrastructure, and acknowledged that a number of agreements from the initial development plan will need to be revisited.

Mary Alice noted that at the time of the original annexation, the Annexation Agreement anticipated that there could be additional density, specifically as it pertains to the open space/parks, schools and urban services fees-in-lieu. Commissioner Dudley referred to the information in the staff report with regard to these fees-in-lieu, and asked how the renegotiation that is recommended would work. Mary Alice replied that it is the applicant’s responsibility to make an equitable proposal that the Town Council can consider and determine whether such is satisfactory.

There were no comments from the public in attendance.

Public Hearing: Dry Creek Village North Conceptual Planned Unit Development (PUD) Plan – Sage Creek Loop

Commissioner Frentress moved to recommend approval of the Dry Creek Village North Conceptual Planned Unit Development (PUD) Plan with the findings of fact that:

3. The property consider for development herein is located within the establish Growth Management Area consistent with the policies of the Town of Hayden’s Comprehensive Plan.
4. The proposal meets the standards of the Town of Hayden's Development Code, is in general conformance with the intent and purpose of the Town of Hayden Comprehensive Plan and preserves the health, safety and welfare of the citizens of the Town of Hayden.

5. It is appropriate to authorize a PUD plan on 12.8 acres as the project will provide a diversity of needed housing types, other associated benefits to the community, and is consistent with the remaining PUD standards.

6. The PUD Plan will provide a residential development with a mixture of lot sizes and building types that create viable neighborhoods that connect with each other and integrate into the community with new streets, bikeways, sidewalks, paths and trails and thereby meets the intent of the underlying zone district.

7. The proposed PUD will provide increased choice of living and housing environments.

Subject to the following conditions:

1. The effective date of this approval is the date upon which the Town Council approves the application. Within six (6) months following approval of the preliminary PUD plan, the applicant shall initiate the second stage of the application process by filing with the Manager a final PUD plan and subdivision plat if necessary, containing in final form all the information required in the preliminary PUD plan, along with such other documents as may be necessary to implement the plan or to comply with all applicable requirements of this Development Code. Upon written request by the applicant prior to the application lapsing, the Planning Commission, for good cause, may extend the period for filing the final PUD plan for a period not to exceed six (6) months.

2. An analysis of water, sewer, roads and other infrastructure serving the development shall be prepared by qualified professionals to determine their adequacy in meeting the needs of the development including the anticipated 50 units on the property owned by Orchard Mesa within the remainder of Parcel A. Such report shall be submitted with the Final PUD Plan.

3. The calculations of fees-in-lieu contained in the Annexation Agreement for parks/open space, schools and urban services shall be revisited to assure they remain valid in light of the additional number of residential units being proposed. An amendment to the Annexation Agreement criteria in these regards shall be submitted with the Final PUD application.

4. A phasing plan be submitted with the Final PUD plan application.

Commissioner Waldron seconded the motion. Motion passed unanimously.
Mary Alice Page-Allen updated the Planning Commission on the decision overturning the Planning Commission’s recommendation on the Old Farm Village Sketch Plan and the upcoming joint work session with Town Council on the Master Plan scheduled for June 4th beginning at 6 p.m.

Chair Williams adjourned the meeting at 8:12 p.m.

Recorded by:

__________________________________
Mary Alice Page-Allen

APPROVED THIS DAY OF _____________, 2020

___________________________
Amy Williams, Chair
Chapter 6 – 2007 Amendment to Comprehensive Plan

Section 6.5 – Future Land Use Map

Map designations.  


Staff comment:  The Valley View Business Park is located in a Business/Light Industrial area designated on the Future Land Use Map.

COMPLIANCE WITH THE TOWN OF HAYDEN DEVELOPMENT CODE

While the Hayden Development Code (Code) contains numerous regulations regarding land use, staff has selected the following checklist to highlight the regulations directly applicable to this application.  Interested parties are encouraged to review the Code to determine if there are other regulations that may be applicable to the review of this application.

Chapter 7.16 – Development Review Procedures

Section 7.16.060 – Conditional Use.

In order to provide flexibility and to help diversify uses within a zoning district, specified uses are permitted in certain districts subject to the granting subject to the granting of a conditional use permit.  Specific conditional uses for each zone district are listed in the Table of permitted and conditional uses by Zoning District.  Because of their unusual or special characteristics, conditional uses require review and evaluation so that they may be located properly with respect to their effects on surrounding properties.  The review process prescribed in this Section is intended to assure compatibility and harmonious development between conditional uses, surrounding properties and the Town at large.  Conditional uses may be permitted subject to such conditions and limitations as the Town may prescribe to ensure that the location and operation of the conditional uses will be in accordance with the conditional use criteria.  The scope and elements of any conditional use may be limited or qualified by the conditions applicable to the specific property.  Where conditions cannot be devised to achieve these objectives, applications for conditional use permits shall be denied.

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<td>Yes</td>
<td>Review Authority.  The Planning Commission shall review applications for conditional uses and shall provide a recommendation to the Council after conducting a public hearing.  The Council shall render the final decision on an application for conditional uses after conducting a public hearing.  Conditional uses shall be approved by resolution of the Council.  Staff comment:  A condition is recommended below that requires the conditional use permit shall be authorized and approved by a resolution approved by the Town Council.</td>
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Review Criteria. The Planning Commission and Council shall use the following review criteria as the basis for recommendations and decisions on applications for conditional uses:

1. The proposed conditional use is consistent with the Comprehensive Plan and all applicable provisions of this Development Code and applicable state and federal regulations. *Staff comment: See the analysis herein. A finding is this regard is recommended below.*

2. The proposed conditional use is compatible with the purpose and intent of the zoning district in which it is located and any applicable use-specified standards in the Development Code. *Staff comment: These types of marijuana operations are authorized in the Industrial I-1 zone district. The site plan and associated building permit were authorized in 2007. The facility is currently being used as a hemp cannabinoid manufacturing facility. A finding in this regard is recommended below.*

3. The proposed conditional use is compatible with adjacent uses in terms of scale, site design and operating characteristics. *Staff comment: See above comment. A finding in this regard is recommended below.*

4. The proposed 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. *Staff comment: See above comment. A finding in this regard is recommended below.*

5. The proposed conditional use will result in efficient on- and off-site traffic circulation which will not have significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site. *Staff comment: No changes in current traffic patterns are anticipated. A finding in this regard is recommended below.*

6. Any significant adverse impacts (including but not limited to hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts) anticipated to result from the conditional use will be mitigated or offset to the maximum extent practicable. *Staff comment: A finding in this regard is
recommended below. Notice to surrounding property owners and agency referrals have not identified any issues other than odor is a current issue with the hemp processing operation. The Chief of Police indicates that he has received complaints in this regard. The Town marijuana regulations at Title 5 identify odor issues as a violation and valid cause for license revocation. A condition is included below that stipulates that the operation shall comply with all applicable local and state laws, regulations and requirements at all times.

7 Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development. **Staff comment:** All facilities and services in these regards are in place. A finding in this regard is recommended below.

8 Adequate assurances of continuing maintenance have been provided. **Staff comment:** A finding in this regard is recommended below.

9 The proposed conditional use meets all the applicable standards in Chapter 7.24 Development Standards. **Staff comment:** Site plan approval for the building was received in 2007. A finding in this regard is recommended below.

(d) **Authority to Impose Conditions on Permit.** The Council may approve conditional use permit that have the following conditions or limitations: The conditional use may be revocable; may be granted for a limited time period; or may be granted subject to conditions as the Council may determine appropriate to mitigate adverse impacts, promote compatibility with surrounding uses, or otherwise necessary to meet the review criteria. Conditions may include, but shall not be limited to: requiring special setbacks, open spaces, fences or walls, landscaping or screening, street dedication and improvement, regulation of vehicular access and parking, signs, illumination, hours and methods of operation, control of potential nuisances, prescription of standards for maintenance of buildings and grounds, and prescription of development schedules. **Staff comment:** Conditions of approval are recommended below.
Chapter 7.20 – Zone Districts and Official Zoning Map

Section 7.20.130 – I-1 Light Industrial District

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Standards

(a) **Intent.** This district is intended to provide locations for a variety of workplaces including light industrial uses, research and development offices and institutions. This district is also intended to accommodate secondary uses that complement and support the primary workplaces uses, such as hotels, restaurants, convenience shopping, and childcare. Additionally, this district is intended to encourage the development of planned office and business parks and to promote excellence in the design and construction of buildings, outdoor spaces, transportation facilities and streetscapes.

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<th>(D) Conditional uses.  Permitted conditional uses in the I-1 District shall be as follows:</th>
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<td>17. Manufacturing, assembly or packaging of products from previously prepared materials.</td>
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<td>29. Marijuana cultivation</td>
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Staff comment: The scope of uses under this proposal conform to these conditionally permitted uses.

RECOMMENDATION:

**Conditional Use Permit**

Findings of fact:

1. The proposed conditional use is consistent with the Comprehensive Plan and all applicable provisions of this Development Code and applicable state and federal regulations.
2. The proposed conditional use is consistent with the purpose and intent of the I-1 Industrial zone district and any applicable use-specific standards in the Development Code.
3. The proposed conditional use is compatible with adjacent uses in terms of scale, site design and operating characteristics.
4. The proposed conditional use will not substantially alter the basic character of the I-1 Industrial zone district or jeopardize the development or redevelopment potential of the I-1 Industrial zone district.
5. The proposed conditional use will result in efficient on- and off-site traffic circulation which will not have significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.

6. Any significant adverse impacts anticipated to result from the conditional use have been or will be mitigated or offset to the maximum extent practicable.

7. Facilities and services are or will be available to serve the subject property while maintaining adequate levels of service for existing development.

8. Adequate assurances of continuing maintenance have been provided.

9. The proposed conditional use meets all the applicable standards in Chapter 7.24 Development Standards.

Subject to the following conditions of approval:

1. The conditional use permit shall be authorized and approved by a resolution approved by the Town Council.

2. The operation shall comply with all applicable local and state laws, regulations and requirements at all times.

**MANAGER’S RECOMMENDATION/COMMENTS:** I concur with this recommendation.
June 10, 2020

To: The Town of Hayden, Colorado

Re: Requested approval for the use of the building at 499 Enterprise street (in the Valley View business park) for Colorado licensed MED recreational marijuana cultivation, extraction and the infused product manufacturing.

We will be operating under the scope of the current zoning (light industrial) and city, county and Colorado state regulations set forth under each jurisdiction specific rules and requirements.

MjGo Ventures (official name may change) plan to be a Colorado MED licensed marijuana cultivation, extraction, and infused products operation. We have previously worked in the legal cannabis space in Colorado and are operating for the past 2.5 years licensed hemp processing and extraction operations in Colorado and Illinois. We also have a CDPHE licensed lab in Steamboat where we formulate, manufacture and package final retail sku cbd products.

Regarding the use of the building at 499 Enterprise street.

We plan to indoor cultivate marijuana plants for retail sale through licensed Colorado marijuana recreational dispensaries. The marijuana plants will be cultivated from seed to mother plants. The mother plants will be then cloned from (small clipping) to cultivate plants to flower maturity and harvest. The cultivation will consist of 5 phases; small clones area, middle size plant vertical grow for taking plants through the vegetative cycle, then moved into another are for the flower cycle. At the completion of the flower cycle, plants are harvested, hung to dry, and trimmed for packaging for retail sale or taken for further processing through extraction. Additionally, we plan to place freshly harvested marijuana in an industrial walk in freezer to be later extracted into high quality concentrated marijuana extracts for retail sale, (Shatter and Live Resin).

We will be installing a C1/D1 extraction both manufactured by HAL extraction in Golden, Colorado. In the C1/D1 is where all of the marijuana extraction will take place. We plan to perform 2 types of extraction in the C1/D1. First is closed loop extraction utilizing compresses gases to produce raw marijuana extracts. The second is short path distillation, where we heat raw marijuana extracts under vacuum to isolate into a distillate form.

Testing will be performed on all plants and concentrate products in accordance with Colorado state law and MED requirements.

We plan to package onsite: marijuana pre-rolled joints, loose marijuana flower, concentrated extracts. We will provide wholesale concentrated marijuana extracts to licensed MED edible companies for them to produce their product lines form. All of the above-mentioned sales channels will meet full compliance with Colorado law and the MED. We will not operate any form of retail sales from this facility in accordance with Colorado law and MED regulations.
We operate a closed-door facility, have very little traffic (customer occasionally visit). We operate 7 days a week from 6am - 2am. The employees are inside the building operating machinery during these times. The machines we operate generate very little noise and will not be able to be heard outside of the building.

Security - We plan to have full onsite security including MED required cameras, security system and onsite personnel.

Fans and venting - We run HVAC systems that are used in the majority of commercial buildings as our standard venting and are rated for airflow at C1/D1 levels. We will install one small vent in the roof in the middle of the building for our C1/D1 lab booth. This vent is installed with a carbon and hepa filter system and will discharge within state and Med regulations. We are very focused to make sure we emit no noise, no smell and no light pollution.

Water/Sewer - We have minimal to almost no water usage in our processing. For the outdoor plants, I will ask Randy how much water usage they plan for cultivating a small number of hemp plants. I believe this property is on well and septic system.

Waste marijuana/Trash – Waste marijuana will be shredded, bagged and properly labeled in compliance with MED disposal regulations. Twin enviro will provide dumpster service. The dumpster will be locked in accordance with Med and Colorado regulations.

Fire - We work in full compliance with fire code regulations for the storage and use of solvents and compressed gases. the fire chief will perform the necessary onsite inspections to obtain our license to operate.

Solvent storage – Butane and Propane cannisters will be locked caged stored outside the building in an area approved to meet fire regulations and with close access to the C1/D1 extraction booth. We will have onsite 200 proof food grade ethanol (processing), isopropyl alcohol (cleaning), and ethylene glycol (used as coolant in machines). These solvents are stored accordance with fire code and stored in certified fire storage cabinets. All waste solvents are stored and disposed of in accordance with State and Federal laws.

Building layout – In the larger portion of the building (Unit A), we will operate all the marijuana cultivation, processing, extraction and packaging. In the smaller side of the building (Unit B) Carrie Rubens, with Everleigh Bath and Beauty will be operating her MED MIP licensed production lab. Please find enclosed Carrie Ruben’s narrative on her operations.

TRT Ventures, LLC will focus on producing adult use topicals and edibles to be sold via dispensaries throughout Colorado. Starting with a whole-plant, cannabis extract, our production ab will infuse natural, high-quality ingredients that are non-GMO, free from synthetic chemicals, and cruelty-free to produce products that are good for the consumer as well as the planet. Topicals will focus on supporting healthy skin and pain relief. Edibles and other products will also support a happy, healthy lifestyle.
The lab process will be to develop formulations and recipes, mix and prepare ingredients according to good manufacturing practice (GMP) to create the base for topicals and edibles, and infuse those bases with cannabis extract that will be acquired from a MED-licensed facility. All products will be tested for purity and potency according to state law. Products will be properly packaged in certified child resistant containers, labeled according to law, and secured on-site until distribution to dispensaries.

Please let me know if I can provide clarification on any item, put forth additional information, or answer any questions.

thank you.

Best regards,

John Kelly
CEO and Founder
MjGo Ventures
970.761.5186
johnlkelly11@gmail.com
Thank you Mary Alice.  
No worries on missing me. They are already operating as you noted with hemp. The biggest problem is odor control. I was up there the other day and it is pungent to say the least. (I'm assuming it is Hemp – no way of testing this)

They are going to need odor control. The folks that live in the area have mentioned this already and this was the biggest hurdle with our current extraction facility that is up there. Just FYI... Security is also a concern and as part of their licensing will need to be reviewed and approved.

Outside of this requirement (Which is more properly part of the local licensing and ordinances) no concerns with land use.

Have a good day

Chief

Greg Tuliszewski  
Chief of Police  
Town of Hayden

Hayden, Heart of the Yampa Valley  
“Small Town, Big Heart: Welcome Home”

From: Mary Alice Page-Allen <mary.alice@haydencolorado.org>  
Sent: Thursday, June 25, 2020 12:14 PM  
To: Greg Tuliszewski <greg.tuliszewski@haydencolorado.org>  
Subject: MjGO Ventures CUP - 499 Enterprise St

Greg,

Attached is info on a Conditional Use Permit for an existing building located at 499 Enterprise Street. They are moving from hemp cultivation and extraction to retail marijuana cultivation, extraction and infused products.

Looking over my referral info, it looks like I missed sending it to you. *sorry* Really not a big change from the land use perspective.

You’ll get another crack at them at the time of local licensing too.

Let me know if you’ve got any concerns, issues, etc.

MA

Mary Alice Page-Allen, MPA AICP CMC  
Planning & Economic Development Director