AGENDA
HAYDEN PLANNING COMMISSION

THURSDAY, SEPTEMBER 10, 2020
7:00 P.M.
HAYDEN TOWN HALL – 178 WEST JEFFERSON AVENUE

LIVE ATTENDANCE LIMITED PER STATE OF COLORADO COVID-19 PUBLIC HEALTH ORDERS AND MASKS ARE REQUIRED PER ROUTT COUNTY PUBLIC HEALTH ORDER #3

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 July 9, 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. SALT SHED FLATS – HAYDEN GRANARY LLC
      i. Public Hearing: Salt Shed Flats - Hayden Granary LLC Major Site Plan for up to four (4) residential units at 198 E Lincoln Avenue in the Central Business District (CBD) Zoning District
      ii. Review and Consideration for Approval of Salt Shed Flats - Hayden Granary LLC Major Site Plan for up to four (4) residential units at 198 E Lincoln Avenue in the Central Business District (CBD) 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 Chair Amy Williams at 7:02 p.m. Other members present were Melinda Dudley, Tim Frentress and Kim Lehman, Alternate. It was noted that Ms. Lehman was a voting member this evening. Town Planner Mary Alice Page-Allen were also in attendance.

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

**Consideration of Minutes**
Commissioner Frentress moved to approve the minutes for the regular meeting held on May 28, 2020 as written. Commissioner Dudley seconded the motion. Motion approved unanimously.

**Public Comments**
None.

**Old Business**
None.

**New Business**

**Public Hearing:** MjGo Ventures/John Kelly & Carrie Reuben Conditional Use Permit at 499 Enterprise Street

Mary Alice reviewed the information contained in the staff report. She noted that no comments were received from the notices and referrals made on the project.

John Kelly and Carrie Reuben outlined their proposals related to marijuana cultivation and processing, noting that each operation is housed separately in individual units within the existing building.

Mary Alice noted that the proposed operations will not look much different from what the current hemp-related operations are now, though there may be a need for upgraded electrical, plumbing or mechanical systems that will require related building permits.

There were no members of the public in attendance.

**Review and Consideration for Approval of MjGo Ventures/John Kelly & Carrie Reuben Conditional Use Permit at 499 Commerce Street in the Industrial (I-1) Zone District Plan**

Commissioner Dudley 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.

for MjGO Ventures/John Kelly & Carrie Reuben at 499 Enterprise Street.

Commissioner Lehman seconded the motion. Motion passed by a vote of 3 in favor to 1 opposed.

Mary Alice Page-Allen updated the Planning Commission on the Comp Plan activities and noted no additional hearings are yet scheduled.

Chair Williams adjourned the meeting at 7:29 p.m.

Recorded by:

___________________________
Mary Alice Page-Allen

APPROVED THIS DAY OF ________________, 2020
Amy Williams, Chair
Town of Hayden

Planning Commission Agenda Item

MEETING DATE: September 10, 2020

AGENDA ITEM TITLE: Public Hearing: Hayden Granary LLC
Major Site Plan
Salt Shed Flats

AGENDA SECTION: New Business

PRESENTED BY: Mary Alice Page-Allen
Planning & Economic Development Director

APPLICANT: Paul Brinkman, Patrick Delaney & Tammie Delaney
Hayden Granary LLC

CAN THIS ITEM BE RESCHEDULED: Not recommended.

ATTACHMENTS: Applicant Narrative
Site Plan
Building Elevation & Floor Plans (2 Options)
Aerial Image
Hayden Granary Final Plat
Snow Removal Plan Information 200 N Walnut & 198 E Jefferson, 2/19/2020
C. Sinner, Hayden School District, E-Mail, 8/26/2020
G. Tuliszewski, Hayden Police Dept, E-Mail, 9/2/2020
S. Flowers, Yampa Valley Electric Assn, E-Mail, 9/3/2020
E. Katzman, Historic Routt County, E-Mail, 9/4/2020

BACKGROUND REVIEW:

The Applicant is the owner of the property located at 198 E Lincoln Avenue, known as Lot 1, Hayden Granary Final Plat (the “Property”). This triangular shaped Property is bounded on the north by the railroad right-of-way and the Town municipal limits, on the west by the new home of the Yampa Valley Brewing Company tap house, and on the south by the 60-foot-wide Lincoln
Avenue. The owners of the 0.47-acre (20,473 sq. ft.) Property and pursuant to a leasehold interest with the railroad manage a number of buildings historically used for grain storage and load out in the past, and that now houses Wild Goose Coffee, Embers Pizza, open gathering spaces, and several structures used for storage. One of these storage structures is the salt shed building (the “Salt Shed”).

A Site Plan has been submitted to develop the Salt Shed for up to four (4) residential units of approximately 400 sq. ft. each. The Salt Shed is located in the southwest corner of the Property (not on the railroad leased area), and is approximately 1,600 sq. ft. in size. Plans indicate each unit with a single sleeping area, bathroom, kitchen and living area. Unit D on the west side of the Salt Shed is shown an “optional” unit, however whether this unit is developed or not does not impact the site plan and exterior plans.

The narrative indicates that these apartment units will serve as “smaller, efficiency rental units” indicating that they will be long-term (30 days or longer) rental units. There has been some discussion about using the units as short-term lodging units (nightly/less than 30 days) as well. Both multiple family dwellings, defined as a structure containing three (3) or more dwelling units, and lodging establishments are permitted principal uses in the Central Business District (CBD) zone district. As proposed, the improvements will meet all typical setbacks and other dimensional standards of the Code. Water, sewer, gas and electrical services are available on the property.

Agency referrals were made, and several comments were received related to the project. The Hayden School District stated their support for additional housing options. Historic Routt County commented that they have no preservation-related concerns. Yampa Valley Electric Association noted that they have concerns with the overhead electric line clearance and guy wire locations, but are working through some plan updates to address these issues. The Hayden Police Department expressed concerns about the proximity of the residential units to the Brewery and the likely impacts and conflicts they may experience related to parking, event noise, customer and vehicle traffic.

The Interim Public Works Director (PWD) noted several items of concern. Snow removal and storage is a challenge in this area. Previously submitted snow removal and storage plans indicate areas that are slated for snow storage directly adjacent to the Salt Shed. It may be necessary to include a snow hauling plan to manage the snow appropriately. Also, plans show dedicated on-street parking for these new residential units that will violate the standards of the Hayden Development Code (HDC) that require off-street residential parking and Section 10.08.030 Winter Parking Restrictions that limits on-street parking of any kind during the months of November through April between the hours of 12:00 midnight and 7:00 a.m. to facilitate snow removal. It should be noted that there is language in the HDC that states that parking in the CBD zone district can be met on-street, but staff believes that the intent of this standard relates to commercial uses, not residential uses, as it clearly states in other sections that off-street residential parking shall [emphasis added] be provided. It was suggested by the PWD that parking be provided adjacent to the Salt Shed, and the vehicles be allowed to back into Lincoln
Avenue from their parking stall. One additional concern noted by the PWD is that drainage needs to be managed appropriately so as to avoid large impoundments of water at the site and on the road, and suggested that an additional inlet be installed where proposed on-street parking spot #4 is shown on the plans and a drain pipe be installed to slope to the west as part of the pipe culvert installation to replace and cover the existing drainage ditch.

No comments have been received related to the notification of area property owners or the publication of the legal notice.

**COMPLIANCE WITH HAYDEN COMPREHENSIVE PLAN:**

Section 7.16.020(f)(1)(iii) of the Hayden Development Code (Code) states that “[t]he reviewing authority shall review development applications for compliance with all relevant standards and criteria as set forth in the specific procedures for the particular application in [the Code]” as well as general criteria which apply including compliance “with the goals and policies of the Comprehensive Plan” (Plan). Therefore, any proposal should be considered in light of the applicable policies of the Plan. While the Plan contains numerous policies regarding land use and development, staff has selected the following checklist to highlight the policies most directly applicable to this application. Interested parties are encouraged to review the Plan to determine if there are other policies that may be applicable to the review of this application.

**Chapter 5 – Implementation**

**Section 5.3 – Specific Policies and Actions to Implement the Policies of the Comprehensive Plan**

**Section 5.3.4 – Commercial**

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<tr>
<th>Complies</th>
<th>Section</th>
<th>Policies</th>
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<tbody>
<tr>
<td>Yes</td>
<td>4.6</td>
<td>Achieving and maintaining a healthy, vibrant downtown will require both public and private efforts. The Town will support downtown merchants and property owners in this effort, and will participate where appropriate. <strong>Staff comment:</strong> This Property is located in the Central Business District (CBD). There are retail and commercial uses east and west of the Salt Shed, the railroad borders to the north and there are several residences to the south. This proposal will add to the mix of uses in the CBD.</td>
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Section 5.3.14 – Historic

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<tr>
<td>Yes</td>
<td>14.1</td>
<td>Hayden’s historic buildings and their settings are an important part of the Town’s unique identity and should be restored and preserved. <strong>Staff comment:</strong> This project proposed the reuse of a building located at the historic Hayden Granary site.</td>
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<td>No</td>
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Section 5.3.16 – Floodplains and Drainage

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<th>Policies</th>
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<tr>
<td>Yes</td>
<td>16.4</td>
<td>In the layout and design of new developments, adequate drainage ways and erosion protection should be provided. <strong>Staff comment:</strong> A condition is included below that requires that an additional drainage inlet be included in the project so as to avoid large impoundments of water at the site and on the road as part of the pipe culvert installation to replace and cover the existing drainage ditch.</td>
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<td>No</td>
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**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.

**Section 7.16.100 – Site Plan.**

This Section sets forth procedures and criteria for the review and approval of Site Plans.

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<tr>
<td>Yes</td>
<td>(d)</td>
<td>Review Criteria. The following review criteria applies to review of Site Plans:</td>
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<td>(1) All required information is shown on the Site Plan. <strong>Staff Comment:</strong> The Site Plan and accompanying information show improvements on the lot, utilities, topography, access and other features needed to demonstrate compliance with most applicable design standards. Conditions are included below that stipulate that no less that four (4) paved off-street parking</td>
</tr>
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<td>No</td>
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spaces shall be identified on the Site Plan that meet the standards of Section 7.24.080 Parking, HDC, and that an additional drainage inlet be installed.

(2) The lot size and lot dimensions are consistent with the approved Final Plat. **Staff Comment:** The property involved is the full extents of proposed Lot 2, Hayden Granary Final Plat.

(3) No building, structures, or other improvements encroach or infringe upon any easements, including but not limited to: access, utility and drainage easements. **Staff Comment:** The Applicant is working with Yampa Valley Electric Association (YVEA) to meet their criteria with regard to electric infrastructure on or near the Property. A condition is included below that requires that YVEA’s concerns be resolved prior to issuance of the building permit(s) for the project.

(4) The proposed site grading is consistent with the requirements of any applicable adopted storm drainage criteria or master drainage plans. **Staff comment:** A condition related to drainage facilities is included below.

(5) The density and dimensions of the proposed improvements conform to the zone district standards.

(e) **Duration of Approval.** An approved Site Plan shall be effective for a period of three (3) years from the date of approval, unless otherwise stated on the approved Site Plan. Building permits shall not be issued based on Site Plans that have an approved date more than three (3) years old. **Staff Comment:** A condition is recommended below in this regard.

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**Chapter 7.20 – Zone Districts and Official Zoning Map**

**Section 7.20.110 – CBD Central Business District**

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<th>Complies</th>
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<tr>
<td>Yes</td>
<td>(a)</td>
<td><strong>Intent.</strong> It is the intent of this district to encourage the redevelopment and expansion of the existing downtown commercial district; provide a concentration and mixture of civic, office, retail, restaurant, housing and cultural land uses; maintain and enhance the historic character of the original downtown; create a pedestrian oriented district; develop and</td>
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promote small scale businesses; and promote shared or cooperative parking within or adjacent to the district. It is the intent of this district to allow retail uses on the first floor and businesses and residences or services on upper floors of buildings where appropriate. *Staff comment: The project is located in the CBD zone district, and will add to the mix of uses in this area.*

### Chapter 7.24 – Development Standards

**Section 7.24.020 – Application of Community Design Standards.**
The Planning Commission … will evaluate each proposal based on these principles and the context within which each project is located. The principles are intended to be specific enough to guide development, but not to preclude creative design solutions. Applicants must substantially conform to the design principles in this Section unless it can be demonstrated that an acceptable alternative meets one or more of the following conditions:

**Section 7.24.040 – Compact Urban Growth**

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<th>Complies</th>
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<tr>
<td>Yes</td>
<td>(b) General Provisions.</td>
</tr>
<tr>
<td>No</td>
<td>(1) No development shall be approved unless it is located within the establish Growth Management Area and is consistent with the Town Comprehensive Plan. <em>Staff Comment: See analysis herein. A recommended finding in this regard is included below.</em></td>
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</table>

| (b) Principal uses. Permitted principal uses in the CBD District shall be as follows: |
| (1) All permitted principal uses in the residential districts |
| (10) Lodging establishments |

*Staff comment: The narrative indicates that these apartment units will serve as “smaller, efficiency rental units” indicating that they will be long-term (30 days or longer) rental units. There has been some discussion about using the units as short-term lodging units (nightly/less than 30 days) as well. Both multiple family dwellings, defined as a structure containing three (3) or more dwelling units, and lodging establishments are permitted principal uses in the Central Business District (CBD) zone district. As proposed, the improvements will meet all typical setbacks and other dimensional standards of the Code.*
## 7.24.080 – Parking

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<td></td>
<td>(b)</td>
<td><strong>General Provisions.</strong> In all zone districts, off-street parking facilities for the storage of motor vehicles for the use of occupants, employees and patrons of the building or structures hereafter erected, altered or extended shall be provided and maintained as herein prescribed.</td>
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<td>√</td>
<td>(1)</td>
<td><strong>Surface.</strong> All parking and driveway areas and primary access to parking facilities shall be surfaced with asphalt, concrete or similar materials. <em>Staff comment:</em> A condition is included below that requires off-street paved parking be provided.</td>
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<td>(3)</td>
<td><strong>Location.</strong> Parking lots shall be located to the rear or side of buildings or in the interior of a block when possible. <em>Staff comment:</em> A condition is included below that requires the Site Plan to be modified to show no less than four (4) paved off-street parking stalls located to the rear or side of the Salt Shed building.</td>
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<tr>
<td>TBD</td>
<td>(5)</td>
<td><strong>Shared-access.</strong> Where feasible, and in order to reduce traffic and vehicle turning movements on major streets, parking lots shall share access drives and cross-access easements with adjacent property with similar land uses. <em>Staff comment:</em> If such is proposed, this standard will need to be met.</td>
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<td>√</td>
<td>(6)</td>
<td><strong>Off-street parking design.</strong> Any off-street parking area shall be designed so that vehicles may exit without backing onto a public street unless no other practical alternative is available. Off-street parking areas shall be designed so that parked vehicles do not encroach upon or extend onto public rights-of-way, sidewalks or strike against or damage any wall, vegetation, utility or other structure. <em>Staff comment:</em> It was suggested by the PWD that parking be provided adjacent to the Salt Shed, and the vehicles be allowed to back into Lincoln Avenue from their parking stall given the constraints of the site. A finding is included below that it is appropriate to allow parked vehicles to back into Lincoln Avenue from their parking stall given the Public Works Director’s authorization due to the site constraints.</td>
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(11) Adjacent on-street parking in the CBD: Central Business District. In order to promote a pedestrian scale and encourage a perception of safety in the CBD: Central Business District, parking may be satisfied using adjacent on-street parking or shared rear-lot parking areas. A parking study and shared parking agreements shall be used to demonstrate the adequacy of the parking supply as a substitute for standard parking requirements. **Staff comment:** Staff believes that the intent of this standard relates to commercial uses, not residential uses, as it clearly states in other sections that off-street residential parking **shall** [emphasis added] be provided. Reference is made to the below standards. A finding in this regard is recommended below.

(c) Paved off-street parking requirements.

(1) Paved off-street parking shall be provided according to the minimum requirements as specified: Apartment dwellings: 1 space per bedroom, up to 2 per unit; **Staff comment:** Four (4) paved off-street parking spaces are required for the Salt Shed Flats project. A condition is included below in this regard.

(d) Location of spaces for residential uses

(1) Off-street parking facilities for residential uses shall be provided and located on the same lot as the building they are intended to serve. **Staff comment:** In the event parking is provided on a directly adjacent parcel within the Hayden Granary Final Plat and an easement executed, it would be appropriate to waive this standard. Given the cross-complex land uses associated with the Hayden Granary and Yampa Valley Brewing Company properties, historically and currently, it is staff’s opinion such is appropriate. A finding in this regard is recommended below.

(e) Handicap parking spaces.

(4) Number of handicap parking spaces: Total parking spaces in lot: 1-25: 1 space required. **Staff comment:** One space of the four (4) proposed meets this standard.
Section 7.24.090 – Sidewalks

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<td>(b)</td>
<td>General Provisions.</td>
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<td>(2) Sidewalks required. In all zone districts, except for the O district, sidewalks are required along both sides of a street. <strong>Staff comment:</strong> The Site Plan shows sidewalks being extended across the frontage of the Salt Shed Flats Property and tying into the sidewalk in front of the Yampa Valley Brewing Company.</td>
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Section 7.24.150 – Landscape Design

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<td>Yes</td>
<td>(b)</td>
<td>General Provisions. All land development applications shall be accompanied by an appropriate landscape plan ... [a]ll landscaping within the community shall comply with the intent of these regulations. <strong>Staff Comment:</strong> The Site Plan indicates that the landscaped area is 1,100 sq. ft., approximately 33% of the Salt Shed Flats site area.</td>
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<td>(7)</td>
<td>Guarantee of Installation. Required landscape improvements shall be installed prior to issuance of a Certificate of Occupancy (CO) for all structures. If weather conditions prevent installation, the developer shall post a financial guarantee for the improvements. This guarantee shall be released upon completion of the installation of the landscaping. <strong>Staff Comment:</strong> A condition is recommended below that requires that the landscaping be installed prior to the issuance of any CO or a financial guarantee and associated agreement be provided.</td>
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<td>(c)</td>
<td>Landscaping design standards</td>
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<td>(5)</td>
<td>Central Business District (CBD) landscaping standards. Downtown landscaping is intended to provide an attractive environment for people to walk and shop. The developer or assigns shall provide a combination of window boxes, planters, trees, benches, etc. as appropriate to enhance building entries and the streetscape. <strong>Staff comment:</strong> A general landscaping plan that meets this standard is included on the Site Plan.</td>
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Section 7.24.220 – Lighting.

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<tr>
<td>Yes</td>
<td>(b)</td>
<td>General Provisions.</td>
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<td>(3) Concealed light source. Light sources shall be concealed or shielded to the maximum extent feasible to minimize the potential for glare and unnecessary diffusion on adjacent property and away from the vision of passing motorists. All lights shall be directed downward and the light source shall be equipped with “cut-off” devices so that it will not be visible from any adjacent property and to ensure that ambient skyward light is eliminated. Accent and flagpole lighting shall be permitted to be directed upward as long as the light source is shielded and not visible from any adjacent property. Light fixtures installed under canopies, awnings, overhangs and the like shall be fully recessed. <strong>Staff comment: The application indicates that exterior lighting will be downcast and opaquely shielded.</strong></td>
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RECOMMENDATION:

**Major Site Plan**

Findings of fact:

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. It is appropriate to require off-street parking as the intent of allowing on-street parking in the CBD zone district relates to commercial uses, not residential uses.
4. It is appropriate to allow parked vehicles to back into Lincoln Avenue from their parking stall given the Public Works Director’s authorization due to the site constraints.
5. In the event parking is provided on a directly adjacent parcel within the Hayden Granary Final Plat and an easement executed, it is appropriate to waive the requirement for on-site residential parking as there are cross complex land uses associated with the Hayden Granary (Lot 1) and Yampa Valley Brewing Company (Lot 2) properties, historically and currently.
Subject to the following conditions of approval:

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 a building permit is made within the term of the approval or unless application for renewal of the Site Plan approval is approved pursuant to Section 7.16.020, Hayden Development Code (HDC).

2. An additional drainage inlet shall be included in the project so as to avoid large impoundments of water at the site and on the road and shall be included as part of the pipe culvert installation to replace and cover the existing drainage ditch.

3. The Site Plan shall be modified to include no less than four (4) paved off-street parking spaces that meet the standards of Section 7.24.080 Parking, HDC, including that such spaces be located to the rear or side of the Salt Shed Flats building.

4. Yampa Valley Electric Association concerns identified in their e-mail dated September 3, 2020 shall be resolved prior to issuance of the building permit(s) for the project.

MANAGER’S RECOMMENDATION/COMMENTS: I concur with this recommendation.
Hayden Granary Salt Shed Flats

Proposed renovation of existing structure into three residential units.

The intent of this application is to gain approval for the addition of four (4) residential units of approximately 400 square feet each, within an existing structure on the southwest corner of the Hayden Granary parcel.

This structure, known as the “Salt Shed” due to its past usage, has primarily been used for storage the last 10 years. With rental housing being in short supply—both in the town of Hayden as well as the surrounding community—the addition of residential units will help attract new residents to Hayden. Smaller, efficiency rental units such as these being proposed are in high demand and limited supply in this area.

The addition of residential units would be a further continuation of expanding the Hayden Granary site into a vibrant and varied asset for the community. This is in close alignment with the CBD (Central Business District) zoning of the parcel, as stated in the Hayden Town Development Code, pages 129-130:

7.20.110 CBD Central Business District

(a) Intent. It is the intent of this district to encourage the redevelopment and expansion of the existing downtown commercial district; provide a concentration and mixture of civic, office, retail, restaurant, housing and cultural land uses; maintain and enhance the historic character of the original downtown; create a pedestrian oriented district; develop and promote small scale businesses; and promote shared or cooperative parking within or adjacent to the district. It is the intent of this district to allow retail uses on the first floor and businesses and residences or services on upper floors of buildings where appropriate.

Furthermore, the addition of three residential units is in the community’s best interest for the following reasons:

1. The renovation of the Salt Shed will visually upgrade a building that has significant presence on the property and town.
2. The design and materials of the renovation will reference the rich agricultural history of the site, taking cues from the adjacent grain silos and granary building.
3. Future use of public amenities will increase with the addition of housing. However, these will be predominately positive in nature, such as increasing needed residential space, which often equates to new economic and civil input into a community.
4. The addition of residential space in the heart of downtown Hayden will further develop a more pedestrian oriented district, which aligns with the parcel’s CBD zoning designation.
EXISTING SILO

Unit # D

401 sf

UNIT #C

401 sf

NEW DECK

UNIT #A

401 sf

UNIT #B

401 sf

DRAWN BY:

CHECKED BY:

FLATS - SALT SHED

OPTION 1

PHASE:

SHEET NUMBER

PROJECT NO:

No.

ISSUED FOR:

Date

STAMP

HAYDEN GRANARY

SALT SHED PLATS

LINCOLN AVENUE, HAYDEN, COLORADO

1988

DD

A 10/10/2019 PROGRESS SET

B 10/29/2019 OWNER REVIEW

C 11/14/2019 SALT SHED-OPT 2

D 06/03/2020 SALT SHED-OPT 3

E 08.24.2020 MAJOR SITE PLAN SUBMITTAL

Arts

Axial

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Mary Alice Page-Allen

From: Patrick Delaney <pgdhayden@gmail.com>
Sent: Wednesday, February 19, 2020 4:19 PM
To: Mary Alice Page-Allen; Alex Evonitz
Subject: Fwd: Snowplow and storage plan
Attachments: Inked198 E Lincoln . 200 N Walnut_LI.jpg; Snow Removal 200 N.docx

Follow Up Flag: Flag for follow up
Flag Status: Completed

Mary Alice and Alex,

Please see attached our proposed snow storage plan for Hayden Granary and 200 N. Walnut. I am happy to walk through this with someone.

I am confident that we have adequate storage for snow. Town crews plow the street and then Granary crew pushes snow into the various snow storage areas. I have highlighted these areas with a blue marker on the attached Google Earth photo. I have also included photos of a recent snow storm with before and after photos showing our plowing process.

There are two areas of concern that I would like to bring to the Town's attention. The Town pushes snow from the alley between Aspen and Walnut into the grassy area between E. Lincoln and our building. There is too much snow in that location right now and I am worried that snow is being pushed into the building. Please direct plow drivers to angle to the west and push it into the grassy area beyond the building. Also, Town pushes a considerable amount of snow from the street and from the alley between Aspen and Spruce into the railroad easement to the east of the granary where we have a dumpster and a recycling bin. The dumpster is the area community dumpster that many rural neighbors pay Waste Management for use. Often, Town plows push snow into that area and block the dumpsters. Please direct them to push snow more to the east.

I understand that this has been an exceptional winter in terms of snow removal and storage. We are happy to cooperate with the Town to allow storage on our lots and look forward to working with you both to refine this snow storage plan if necessary. Please let me know if you need further information.

Regards,

Patrick Delaney
Hayden Granary

BTW Alex, I waited until 4:15 to discuss this in person. Feel free to call me if you would like to meet in the morning - I can meet up until about 7:30. My cell phone number is 970-846-2338.
Snow Removal 200 N. Walnut
February 2020

1. Town Plows leave berm after plowing street

2. Snow Removal takes Place – note storage between 200 N. Walnut and Granary.
198 E. Lincoln after Town plows E. Lincoln

Snow Removal in Process – 198 E. Lincoln
Snow Removal in Process 198 E. Lincoln

Snow Storage on East side of Granary Property
Danger – please do not plow against building.
Thank you Mary Alice.
We do not have any concerns. Housing is always a concern when recruiting and hiring. These would be a great asset to the town.

Thank you!
Christy

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On Wed, Aug 26, 2020 at 3:53 PM Mary Alice Page-Allen <mary.alice@haydencolorado.org> wrote:

Christy,

See attached information. Please let me know if the School District has any comments or concerns.

Mary Alice

Mary Alice Page-Allen, MPA AICP CMC

Planning & Economic Development Director

“Small Town, Big Heart: Welcome Home”
Mary Alice Page-Allen

From: Greg Tuliszewski  
Sent: Wednesday, September 2, 2020 11:02 AM  
To: Mary Alice Page-Allen  
Subject: RE: 198 E Lincoln (Hayden Granary) - Salt Shack Flats

Mary Alice,
Thank you for including us and I went through the proposal. Obviously my biggest concern is the proximity of the new 'units' to the brewery. I believe that between parking, customers, traffic, events and such this will be a problem area if developed. I have not researched it, but does it conform to the zoning currently in place and the comp plan? It just seems that the mix use being proposed would not be as beneficial as it would be in other areas.

No design concerns noted.

Thank you

Chief

Greg Tuliszewski  
Chief of Police  
Town of Hayden

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

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From: Mary Alice Page-Allen <mary.alice@haydencolorado.org>  
Sent: Wednesday, August 26, 2020 3:55 PM  
To: Greg Tuliszewski <greg.tuliszewski@haydencolorado.org>  
Subject: 198 E Lincoln (Hayden Granary) - Salt Shack Flats

Greg,

See attached information. Please let me know if the Police Department has any comments or concerns.

Mary Alice

Mary Alice Page-Allen, MPA AICP CMC  
Planning & Economic Development Director  
“Small Town, Big Heart: Welcome Home”

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Town of Hayden  
P.O. Box 190
Mary Alice,

We have reviewed the plans and have a couple issues with the clearance to the Overhead lines and the guy wire in the deck. We are working with the architect to get us some updated plans and make changes to clear up the issues. Nothing we have needs to hold up the process though. I will keep you informed as we move forward.

Respectfully,

Scott Flowers
Field Service Rep
(970) 824-1463

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Nicole Rietz
Right of Way Specialist
970-871-2264
Hi Mary Alice,

Thank you so much for bringing this project to HRC’s attention and for giving us the opportunity to provide comment. We do not have preservation-related concerns about this project and are supportive of the concept.

Thank you. Hope you have a great holiday weekend!

Best,
Emily

Emily Katzman
Executive Director
HISTORIC ROUTT COUNTY
PO Box 775717
Steamboat Springs CO 80477
970.875.1305 (Office)
303.947.4209 (Cell)
www.historicrouttcounty.org

Sign up for updates from Historic Routt County

**Corrected address**

Emily,

Please see the attached information. Let me know if Historic Routt County has any comments or concerns.

Mary Alice

Mary Alice Page-Allen, MPA AICP CMC
Planning & Economic Development Director
“Small Town, Big Heart: Welcome Home”