Development Team Review Comments: 1st Review

Date: 6/18/2019
Project Number: RCU2019-00025
Project Name: Mount Moriah Stables CUP

Note to Applicant:
The following comments have been provided by reviewers. A resubmittal of your application is required before this case is ready to be scheduled for public hearing (pending the next round of review).

For submission of revisions to applications, a cover letter addressing each staff review comment must be provided. The cover letter must include the following information: restate each comment that requires a response and provide a response below the comment, respond to each comment with a description of the revisions and the page of the response on the site plan, and identify any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided in person to the front desk of the Community and Economic Development Department. A physical hard copy and an electronic version are required.
Planning review (Holden Pederson, HPederson@adcogov.org): Resubmittal Required

PLN1: The applicant intends to provide boarding facilities for five to seven horses as well as a therapeutic riding center (equine assisted mental health and learning). Existing structures located on the site include a single-family home, horse barn, hay barn, outdoor arena, and fenced grazing paddock.

PLN2: Subject property is located in the A-1 zone district. The Riding Stables or Academy use is permitted conditionally in the A-1 zone district. The Personal Equestrian Arenas use is permitted by right in the A-1 zone district unless one of four factors exist that require it to be permitted conditionally. The Stables use is permitted by right in the A-1 zone district.

PLN3: The following are the Criteria of Approval for a Conditional Use Permit. The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a conditional use permit, shall find:

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

The following comments must be individually addressed by the applicant through the resubmittal cover letter, and any additional documentation required by these comments must be included in the resubmittal:

PLN3: Applicant must provide valid legal description of the proposed site.

PLN4: A 1.879 acre property located in the A-1 zone district is permitted to have 4 livestock units per acre. 1 horse is allowed on site for each livestock unit.
a. This calculation indicates that the applicant is limited to 7 livestock units or 7 horses on the site.
b. Applicant must confirm that the number of horses kept on site will not exceed 7.

PLN5: Staff recommends that the applicant provides a landscape plan that shows Type A bufferyards along the south and east property lines. Type A bufferyards are required between residential uses and must be 5’ wide with 1 tree per 80 linear feet of lot line.
   a. The purpose of this bufferyard would be to help mitigate the impact of the proposed uses on the neighboring property owners located to the south and the east. Staff believes this inclusion would help the applicant meet the criteria of approval for a Conditional Use Permit, specifically conditions #4 and #5.
   b. If the applicant is unable to meet this requirement, they must provide a response stating why the landscaping requirement cannot be met and how they are making a good faith effort to mitigate the adverse impacts of the use on the neighboring property owners.

PLN6: Applicant must address how parking will be handled for visitors to the site. All parking spaces must be located on approved hard surfaces.

PLN7: Applicant must provide an Operations Plan for the site (can be an informal, 1 or 2 page document) that includes the following:
   a. A response to Tri County Health’s letter through the Operations Plan. Tri County’s letter raises concerns about nuisance conditions, a Waste Management Plan, and wastewater/sewage services for onsite employees, volunteers, and visitors.
   b. Chapter 4, Section 4-22-06 of the Adams County Development Standards and Regulations provides performance standards for properties where livestock is kept. Applicant should provide a response to these requirements through the Operations Plan.

PLN8: Applicant must respond in writing to the relevant performance standards for Personal Equestrian Arenas in order to confirm compliance with the Standards and Regulations (Chapter 4, Section 4-06-02-01-05). Specifically, applicant must provide enough information to determine whether or not a second Conditional Use Permit request is required for the Personal Equestrian Arena (standard #4 below):
   1. Accessory Status: The arena shall be accessory and incidental to the ranch, farm, or home site on which it is located.
   2. Construction of Equestrian Arena, Personal: No permit for construction of an equestrian arena, personal shall be issued prior to construction of a principal building except in the A-3 Zone District where the parcel is at least (35) thirty-five acres in size and a principal structure is already constructed.
   3. Number of Guests Permitted: The use of the arena is limited to the family and invited guests of the farmer/rancher/home occupant but shall not exceed twenty (20) people in addition to the inhabitants of the farm/ranch/home on the property.
   4. Conditional Use Permit Required: A Conditional Use Permit shall be required if one or more of the following occurs:
a. More than twenty people in addition to the inhabitants of the property attend activities.
b. Monetary or other compensation is collected or exchanged for admittance or participation.
c. Food is bought or sold on the premises.
d. Alcohol is bought or sold on the premises.
e. Livestock is brought to the site from a provider for the purpose of hosting a rodeo.

5. No Commercial Activities: No commercial competition or commercial entertainment, user fees, dues or other compensation are permitted.

6. No Offensive Impacts: The arena shall be operated in such a manner so that there is no adverse impact on surrounding properties relating to dust, erosion, odor, noise, glare, off-site illumination (more than one foot candle of illumination measured at the property line), waste disposal, traffic or parking congestion. Neither a nuisance nor noxious activity shall be conducted on the property, which is caused by the use of the property as a personal equestrian arena.

PLN9: Applicant must respond in writing to the following performance standards for Stables in order to confirm compliance with the Standards and Regulations (Chapter 4, Section 4-03-02-02-04):

1. Setback from Residence on Property: All stables shall be set back twenty-five (25) feet from any residence on the property.
2. Setback from Adjacent Property: All stables shall be set back one hundred (100) feet from any dwelling or pool on an adjacent property.
3. Maintenance: All animal and food waste shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department. When in use, stables shall be cleaned weekly.
4. Pest Control: Environmental and/or chemical and scientific controls shall be provided for pest control.
5. Drainage: Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution. Stables shall be well drained and dry, and shall not be located within or cross drainages whether intermittent or perennial.
6. Care of Animals: All animals shall be cared for in a humane and sanitary manner as approved by Adams County Animal Control.

Development Engineering review (Greg Labrie, GLabrie@adcogov.org): Resubmital Required

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0284H), Federal Emergency Management Agency, January 20, 2016. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.
ENG2: The project site is not located in a NRCO district. An environmental assessment is not required.

ENG3: The project site is within the County's MS4 Stormwater Permit area. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. In the event that the disturbed area of the site exceeds 1 acre the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR-030000.

LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14:
All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:
1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
2. Minimization of Directly Connected Impervious Area (MDCIA),
3. Green Infrastructure (GI),
4. Preservation of natural drainage systems that result in the infiltration, evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.
5. Use of vegetation, soils, and roots to slow and filter stormwater runoff.
7. Treatment of stormwater flows as close to the impervious area as possible.
LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.

Sustainable Development Practices Section 3-27-06-05-07-08:
To the maximum extent practicable, new buildings are encouraged to incorporate one or more of the following features:
1. Opportunities for the integration of renewable energy features in the design of buildings or sites, such as: solar, wind, geothermal, biomass, or low-impact hydro sources;
2. Energy-efficient materials, including recycled materials that meet the requirements of these regulations;
3. Materials that are produced from renewable resources;
4. Low-Impact Development (LID) stormwater management features;
5. A green roof, such as a vegetated roof, or a cool roof;
6. Materials and design meeting the U.S. Green Building Council’s LEED-NC certification requirements;
7. A greywater recycling system.

ENG4: If the applicant is proposing to install over 3,000 square feet of impervious area on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional
engineer and submitted to Adams County for review and final approval.

ENG5: The applicant is required to complete a traffic impact study signed and stamped by a professional engineer

Environmental Analyst review (Eden Steele, ESteele@adcogov.org): Resubmital Required

ENV1: Applicant must submit a waste management plan in accordance with Tri-County Health Department recommendations and requirements.

Right-of-Way review (Marissa Hillje, MHillje@adcogov.org): Complete

ROW1: According to the site plan, the buildings are not encroaching upon the Shoshone Street right of way.

ROW2: The applicant/owner has an opportunity to vacate the west side of Shoshone Street along the property line and use that additional land. This would be a street vacation process that goes before the Board of County Commissioners.

Addressing review (Marissa Hillje, MHillje@adcogov.org): No Comment

Building Safety review (Justin Blair, JBlair@adcogov.org): Complete

BSD1: Building permits would be required for new structure or change in occupancy of existing structures. Engineered plans will be required to obtain permits.

BSD2: Applicant should refer to commercial and industrial submittal requirements.

BSD3: Current adopted codes are the 2018 International Building Codes and the 2017 National Electrical Code.

BSD4: Applicant should contact Fire Department for their requirements.

Code Compliance review (Caleb Bachelor, CBachelor@adcogov.org): Complete

CC1: I am actively following the permit process and will send a violation if the applicant abandons the Conditional Use process.
External Agency referral comments:

May 30, 2019

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Holden Pederson

Re: Mount Moriah Stables, Case # RCU2019-00025

Public Service Company of Colorado’s Right of Way & Permits Referral Desk has reviewed the conditional use permit plans for Graneri and has no apparent conflict.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com
June 3, 2019

Holden Pederson
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W200A
Brighton, CO 80601

RE: Mount Moriah Stables, RCU2010-00025
TCHD Case No. 5633

Dear Mr. Pederson,

Thank you for the opportunity to review and comment on the Conditional Use Permit application for a therapeutic riding center and horse boarding for 5-7 horses located at 1990 W. 150th Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Horse Boarding Facilities
Horse and steer washdown water shall be managed to avoid nuisance conditions and contamination of surface and groundwater. Nuisance conditions may include soil erosion, fly, odor, and mosquito problems associated with stagnant water. Also, to prevent human exposures to West Nile Virus and other mosquito-borne diseases, the applicant should not allow water to pond or stagnate on the site, as these conditions support mosquito breeding. The applicant should eliminate mosquito breeding areas from livestock pens by keeping water in troughs or by using dunks, pellets of bacteria that are non-toxic to animals, but that kill mosquito and fly larvae that are developing in water.

TCHD recommends that the applicant develop a Waste Management Plan indicating how animal waste will be managed in daily operations. The applicant should make arrangements with a manure hauling company for disposal of animal wastes. This is the recommended method for management of animal feces and other solid wastes associated with boarding facilities, such as hair, excess food, urine-soaked bedding, etc. Those materials should be disposed in an on-site dumpster with a fly-tight cover that is regularly serviced by the waste-hauling contractor.

Liquid wastes (urine or washdown water) shall not be discharged into any on-site drainages, irrigation ditches or ponds. Washdown waters must be discharged in a way that does not create nuisance conditions or impact water quality. We recommend that “dry” methods, such as sweeping and shoveling, be used as much as possible to clean stals.
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**Wastewater – Not Specified**
Sewage has the potential to carry illness-causing organisms and must be handled properly to avoid spreading disease. The application does not specify how wastewater services will be provided for onsite employees, volunteers, or visitors. The application does not specify how many people will be involved in daily operations, or how many visitors are anticipated. We anticipate that the applicant may use a portable toilet. TCHD has no objection to the use of a portable toilets, provided the units are properly cleaned and maintained. TCHD recommends that the applicant provide a portable hand sink near the restroom.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions on TCHD’s comments.

Sincerely,

Kathy Boyer, REHS  
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD
Good morning, Hidden.

The Fire District has no comments or concerns regarding this Conditional Use Permit. Thank you for the opportunity to review and comment.

Have a great day!

Steven Gosselin
Station Chief, Fire Prevention
North Metro Fire Rescue District
111 Sudder Way
Broomfield, CO 80020
Phone: (303) 252-0568
Fax: (720) 867-8186
E-mail: sgosselin@northmetrofire.org
Website: www.northmetrofire.org

"Excellence Through Each Individual Act."
Public referral comments:

Hi Mrs. Peterson,

I received a Request for Comments today for Case R2019-99025 / Mount Moriah Stables Cup. I tried reviewing this at www.addplanning.org/Planning/CurrentCases, but it was not among those cases.

Regardless, my disabled son, Jake, used to ride at this very facility when the prior owners had a therapeutic riding business. We live just down the street and it was most devasting when they closed their business. We later participated in riding for my son directly across the street at the horse stables, but that therapeutic riding company subsequently moved away across town.

We have just recently began exploring options to get Jake back on the horse. He is now 25 years old, non-verbal, wheelchair bound and horseriding was the one physical exercise and therapy he enjoyed. I hope Debra and Robert, who we only met when they moved in years ago, are able to successfully initiate therapeutic riding and keep it going for many years.

I also hope you pass on my comments to the Plants and they are able to find a spot for my son. He would require a ramp to mount a horse from his wheelchair.

And thank you for soliciting neighbor comments!

Best Regards,

Catherine, Jake & John Faust
3686 W 9537 Ave
303-223-4929 Home

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Dear Adams County Planning Commission,

We are writing you to provide our enthusiastic support for the Conditional Use Permit for Mount Moriah Stables (case number R2019-99025). Mount Moriah’s owners, Debra and Robert Plant, are our immediate neighbors. We have liked them since they moved in. We let their horses graze in our pasture and they’re looked after our garden, house and pets many times when we’ve been traveling. Not only do we think of the Plants as our friends, but they are generous and responsible neighbors. We’ve always valued their respect and care for our space and their willingness to help with any issues that cross our property lines.

Debra and Robert have worked very hard to develop Mount Moriah’s programs to help veterans, adults and kids with disabilities, people with substance abuse issues, and anyone else who could benefit from interacting with horses in a safe and therapeutic environment. We have helped out in some of their exercises, and I taught a bit about how horses can illuminate two people’s interaction with each other. Colorado needs more programs like the one at Mount Moriah Stables, and we have no reservations about asking you to give them a permit to do more of this important work. If you want to hear anything else from us, please call or email Elizabeth (720 318 8493, elizabeth.white@granderfarm.com) or Michael (720 827 4836, michael@granderfarm.com). Thank you for your time and attention to this matter!

Sincerely,

Elizabeth White and Michael Burtchler
May 28, 2019

Department of Community and Economic Development
1430 South Adams County Parkway
Suite H 2000A
Broomfield, Co. 80021

Dear Commissioner:

I am writing in reference to case number RCU 2019-00025. I commend Robert and Debbie Plante on having a therapeutic riding center and horse boarding facility. It is so good for both the children and the horses to have contact with each other. It also helps keep our area country and I really appreciate that.

As my comment on case number RCU 2019-00025 is 100% behind the Plantes in obtaining a deserved permit.

Thank you for your attention and your time.

Sincerely,

Pat Lonczenyga
1721 N 150th Placa
Broomfield, Co. 80023