



Board Summary Report

Date: November 29, 2017
To: Board of County Commissioners
Through: Jan Yeckes, Planning Division Manager
From: Molly Orkild-Larson, Senior Planner and
Jason Reynolds, Current Planning Program Manager
Subject: Case No. U17-004 – Silver Creek Sporting Club Use by Special Review
Updated for January 16, 2018 Board of County Commissioners Meeting

Revisions from Previous Staff Report

This staff report includes additional public comments received after the original packet publication. We also received concerns about traffic from Tom Turrell with Byers Public Schools (added to referrals table).

Request

The applicant, Charles Whipple and Howald Associates LLC, on behalf of the property owner, Culver Family Trust, is proposing a sporting clay gun club. The property is zoned Agriculture-Estate (A-E).

LOCATION:

The Silver Creek Sporting Club is located at 65205 E. County Road 30 (E. Quincy Street), Byers, CO. It is also situated in Commissioner District No. 3.

Adjacent Subdivisions, Zoning, and Land Use (see next page for map)

North	Agricultural land, zoned A-1
East	Agricultural land, zoned A-1
South	Agricultural land, zoned A-E
Southwest	County-owned Bijou Basin Open Space, zoned A-E
West	Agricultural land, zoned A-E



Vicinity and Zoning Map

Proposal

Project Description

The 318.43 acre property consists of agricultural land and a wooded floodplain with two ponds. The West Bijou Creek is located on the property west of the subject parcel and an offshoot of this creek traverses the western portion of the property. The northwest and west portions of the property are within the West Bijou Creek 100-year floodplain. The site also contains an existing farm house, barn and out buildings, all of which are located within the 100-year floodplain.

Proposed Location

The proposed property was selected for a sporting club for a number of reasons including: large parcel size which is necessary for safety reasons, property is relatively closed to Denver, ease of access by existing roads, rural nature of the site and remote location and the property is situated away from residential development.

Proposed Facility

This application proposes to build and operate a private sporting clay gun club which includes:

- shooting stations over a variable course for its members and guests to shoot clay discs which are launched from different directions and heights; and,
- hunting for members and guests in the open fields for live pheasant and other game birds.

This sporting club only allows the firing of shot guns and does not provide for nor does it include ranges or open areas for the shooting of rifles or handguns. Shotguns will be required to use lead pellets of size 7½ (2.41 mm) or less.

The facility will consist of a new clubhouse (40' x 50'), parking lot, barn (40' x 50') and 22 shooting stations. All new structures are proposed outside the 100-year floodplain with the exception of the shooting stations. The location of these stations was discussed and approved by the Engineering Division. The club house and barn will be accessed from the existing gravel road which will be improved. The shooting stations will be connected to the club house by unimproved (mowed) paths.

The shooting stations are open framed wooden boxes with three sides. The shooter enters the station at the back and aims out of the front. The angle that may be shot is limited by the station's two front corner posts and angle of the clay launching machine. A 50 degree arc (from the point of center) is the limit one can shoot at each station. Each shooting station is 600 feet in length; however, the shot pellets typically travel no further than 400 feet. A 200 foot buffer is added for safety purposes.

The agricultural fields will continue to be farmed and hunting in these areas will be conducted under close supervision and control of a guide (employee) assigned to each group of hunters. Hunting in these fields will occur from October 1st to March 31st, which is the legal commercial bird hunting period specified by Colorado Parks & Wildlife. During the "off season" period when there is no hunting, a farmer will grow and harvest crops on 100 acres on the eastern portion of the property. Game birds (pheasant, quail and doves) will be brought in for these hunting events and kept in outdoor pens on an average of 14-21 days before they're released. Penned bird mortality and waste will be disposed in a manner not to create a nuisance or disease. Warning signs will be posted every 200 feet to establish a boundary between the station shooting and field hunting.

The shooting range is to have a maximum of six employees and the hours of operation will be from 7:30 am to 7:00 pm, Tuesday through Sunday, year round.

The facility proposes to use well water and a septic system.

Environmental Impacts

Lead shot accumulation at a shooting range can be considered a form of environmental impact. The accumulated lead shot will be "mined" (picked up) by a regulated and licensed professional after a sufficient amount has been deposited. Neither the applicant nor any of the gun club employees will be involved in handling the collection or disposal of the lead. The applicant anticipates lead collection will occur every three to five years but is dependent upon the amount of use of the shooting stations receive. The pellet collection process involves raking the top portion of the soil to gather them for recycling. Lead shot will not be collected in the agricultural fields since the shooting is dispersed over a 100 acre area and it will not be concentrated in any specific place like on the shooting range course.

Background

The property is zoned A-E and the property is actively being farmed.

Discussion

Staff review of this application included a comparison of the proposal to: 1) the Comprehensive Plan; 2) the Use by Special Review section of the Land Development Code; 3) analysis of referral comments.

1. The Comprehensive Plan

The Arapahoe County Comprehensive Plan (Comp Plan) designates this site as part of Tier 3 which promotes conservation of agriculture and open lands.

This application complies with the following Goals of the Comp Plan:

GOAL GM 6 - Maintain the Existing Character of the Rural Area Development
The proposed sporting facility maintains the open, rural character, and conserves agricultural activities.

GOAL NCR 1 - Conserve Natural Areas and Resources
The proposed facility preserves the natural area of the property and will enrich the lives of residents by providing opportunities for outdoor recreation.

GOAL NCR 7 - Maintain Agricultural Activities in the Rural Area
The facility proposes to continue the farming on-site therefore preserves the continuation of farming in rural Arapahoe County.

2. Land Development Code (LDC) Review

Chapter 13-900, Use by Special Review section of the LDC, states that the "Use by Special Review" (USR) process provides BOCC review and approval of certain uses which, although permitted within specific zoning districts, may contradict the purpose of the Regulations as required in this Land Development Code, providing for the public peace, health, safety and welfare. The following criteria shall be used to assist in determining that the proposed Use by Special Review is appropriate:

- A. Recognize the limitations of existing and planned infrastructure, by thorough examination of the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.

The applicant is proposing to use the existing farm house as his office. In order for this to occur, the applicant will have to get a building permit and a certificate of occupancy for this change of use. Since the office is to be used only by the applicant, there should be sufficient room to park outside the house. Staff has set a condition to address the change of use.

The proposed development will be served by a well water and a septic system. The site has a water well permit for domestic and livestock uses. This permit is not approved for commercial use, and therefore, cannot be used to serve the club house since it would be considered a commercial use. The applicant can re-permit the existing well for a commercial use or apply for a new well. Staff has set as a condition that the applicant needs to have the appropriate water well permits for the property.

The farm house has a septic system but it was never permitted. As stated above, the applicant also proposes to use the existing house as an office. Due to the lack of a permit and the change of use (residential to commercial), Tri-County Health Department requests that a permit be obtained at the time of sale of the property for this septic system. The applicant is also proposing new septic system for the club house; a permit will also be required for this system. Staff has set a condition that the applicant meet all Tri-County Health Department requirements for on-site septic systems.

The site has adequate access from E. Quincy Avenue (CR 30) and S. Exmoor Road (CR 181). The shooting stations will be accessed by a 10 foot wide (minimum) of

mowed pathway that is used by ATV's and other service vehicles. The path from stations 11- 22 consists of an existing hard packed tractor pathway. The new path for stations 1-10 will need to be created.

- B. Assure compatibility between the proposed development, surrounding land uses, and the natural environment.

The subject parcel is surrounded by parcels that are undeveloped and are used for agriculture. The proposed shooting club preserves the natural areas and agriculture on-site and therefore is compatible with the surrounding land uses.

The Colorado Parks and Wildlife requires an application and issuance of a license to operate an Upland Bird and Waterfowl Hunting and Producers Park. It is issued for and regulates the propagation and release of "commercially raised" upland game birds and waterfowl for preserve shooting. Staff has set a condition that all applicable licenses required for the keeping and releasing of game birds be obtained prior to field hunting commencing on-site.

- C. Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, parks, and libraries.

The proposed sporting club can be served by existing public services.

- D. Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure time, and retail centers are in close proximity to one another.

The proposed application will generate some employment.

- E. Ensure that public health and safety is adequately protected against natural and man-made hazards, which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

The lead shot is considered a man-made hazard. The Colorado Department of Public Health and Environment (CDPHE) has regulations only for shooting ranges that are closed and not for active shooting facilities. However, the Environmental Protection Agency (EPA) has Best Management Practices for Lead at Outdoor Shooting Ranges (EPA-902-B-01-001, revised June 2005) that guides these facilities that use lead shot. Staff has set a condition of approval that the applicant shall adhere to these Best Management Practices.

The 100-year floodplain is present on-site but all new structures will be built outside the floodplain. The existing structures are located within the 100-year floodplain but will not be expanded. The applicant is proposing to use these structures only for storage and the farm house as an office. A condition of approval is set stating no hazardous materials shall be stored in the floodplain.

The applicant has indicated that the penned game bird mortality and waste will be disposed in a manner not to create a nuisance or disease. Staff has set a condition that requires that the applicant comply with CDPHE's requirement of disposing of

dead birds and their waste at a permitted solid waste site or facility or compost the material on-site as per 6CCR 1007-2, Part 1, Section 14.

- F. Provide for accessibility within the proposed development and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking, and thoroughfare connections are all factors to be examined when determining the accessibility of a site.

The proposed application has adequate access to the adjacent public roadways. This land use is not a destination for pedestrian foot traffic. Neither the Byers Fire Protection District nor County Engineering Services Division have concerns about access to the property.

- G. Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.

The property is within the West Bijou Creek 100-year floodplain but on the fringe of this floodplain.

- H. Ensure that the amenities provided, adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions, such as, the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.

This application does not propose modification to the existing landscape and has access to typical rural views.

No structures that may impact mountain views are proposed with this application.

- I. Enhance the usable open spaces in Arapahoe County and provide sufficient unobstructed open spaces and recreational areas to accommodate a project's residents and employees.

The A-E zone district does not have a minimum open space requirement. The majority of the property is undeveloped.

3. Referral Comments

Comments received during the referral process are as follows:

Arapahoe County Engineering Services Division	Recommends this project favorable provided all staff comments are addressed prior to final approval.
Arapahoe County Building Division	Building permits and fire department permit will be required in the future.
Arapahoe County Mapping	Working with applicant to address comments.
Arapahoe County Zoning	No comments.
Arapahoe County Open Spaces	No objections.
Arapahoe County Sheriff	Initial concerns regarding the positioning of shooting stations and access of emergency vehicles to shooting stations when paths are unimproved. <i>The applicant</i>

Board of County Commissioners: Public Hearing Agenda, January 16, 2018 Agenda Item: #

	<i>provided further explanation of the stations and paths and the sheriff is satisfied with these explanations.</i>
Arapahoe County Post Office	No comments.
Byers Fire Protection District	No comments.
Byers Public Schools	Concerns about traffic and speeding in 20 mph school zone. Staff referred speeding concerns to the Arapahoe County Sheriff.
Colorado Parks and Wildlife	No concerns.
REAP - I-70 Regional Economic Advancement Partnership	No comments received.
Byers Park and Recreation District	No comments received.
Tri County Health Department	Concern regarding the impacts of lead ammunition. <i>Applicant indicates that a professional will be hired to collect and dispose of lead shot.</i> Requires the applicant to obtain a permit for existing well. <i>Staff has set a condition to address this request.</i> Inquired how the game birds are to be housed and waste removed. <i>Applicant will house the game birds in open pens and will need to follow CDPHE requirements for dead birds and feces. Staff has set a condition addressing these items.</i>
Colorado Department of Public Health and Environment	CDPHE doesn't have regulations for active shooting ranges, only closed or closing facilities. Agency indicated that the EPA has BMPs for lead at outdoor shooting ranges that guides this use. <i>Staff has set a condition for the applicant to follow EPA's BMPs.</i> Disposal of dead birds and feces will need to follow CDPHE's regulations. <i>Staff set this as a condition.</i>
Byers Development Council	No comments received.
Deer Trail Conservation District	No comments received.
Centurylink	No comments.
IREA	The site has existing overhead electric facilities on the property. The IREA will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under IREA's current extension policies. <i>Applicant is willing to comply with IREA policies.</i>
East End Advisory Committee (five members)	No comments – received from one member.
U.S. Army Corps of Engineers	No comments received.
Colorado Division of Water Resources	Existing water well permit is for domestic and livestock. Will need a commercial permit since club house is considered commercial use. <i>Staff has set a condition requiring the appropriate well permits for the USR.</i>
Urban Drainage and Flood	No comments.

North Kiowa Bijou Groundwater Management	The water well permit does not indicate the acre-foot that can be pumped or annual amount of appropriation. This needs to be clarified. <i>This will be reviewed with the commercial well permit required by the Colorado Division of Water Resources.</i>
--	--

STAFF FINDINGS:

Staff has visited the site and reviewed the plans, supporting documentation, referral comments, and citizen input in response to this application. Based on the review of applicable policies and goals, as set forth in the Comp Plan, review of the development regulations, and analysis of referral comments, our findings include:

1. The proposed Use by Special Review conforms to the overall goals and intent of the Arapahoe County Comprehensive Plan in regards to the policies set forth in those plans.
2. The proposed Use by Special Review is consistent with development standards enumerated in the Arapahoe County Land Development Code.
3. The proposed Use by Special Review complies with the process and requirements outlined in Section 13-900 Use by Special Review of the Arapahoe County Land Development Code.

RECOMMENDATION:

Considering the findings and other information provided herein, staff recommends approval of Case No. U17-004, Silver Creek Sporting Club Use by Special Review, with conditions recommended and found in the Draft Motions.

DRAFT MOTIONS:

Motions for the Board of County Commissioners are found in the Draft Motions.

LINKS TO ALIGN ARAPAHOE

This request, if approved, will likely “improve the County’s economic environment” by creating employment in Arapahoe County.

Alternatives

The Board of County Commissioners has 3 alternatives:

1. Approve the application with Conditions of Approval.
2. Continue to a date certain for more information.
3. Deny the application.

Fiscal Impact

This request might have some positive fiscal impact on the County based on the employment created through jobs at the facility.

Concurrence

Public Works Department staff recommend approval with conditions for this case.

Reviewed By:
Molly Orkild-Larson
Jason Reynolds
Jan Yeckes

Board of County Commissioners: Public Hearing Agenda, January 16, 2018 Agenda Item: #

Dave Schmit
Todd Weaver
Bob Hill

DRAFT MOTIONS – U17-004, SILVER CREEK SPORTING CLUB USE BY SPECIAL REVIEW

APPROVAL

In the case of U17-004, Silver Creek Sporting Club Use by Special Review, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to approve this application based on the findings in the staff report, subject to the following conditions:

1. Prior to signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns as identified during the review.
2. Prior to signature of the final copy of these plans, the applicant shall obtain a use permit for the farm house's septic system from the Tri-County Health Department.
3. Prior to the issuance of a Certificate of Occupancy, the applicant shall obtain a septic permit for the club house from the Tri-County Health Department.
4. Prior to the issuance of a Certificate of Occupancy, the applicant shall obtain the appropriate water well permits for the property from the Colorado Division of Water Resources.
5. The applicant shall adhere to the Environmental Protection Agency's Best Management Practices for Lead at Outdoor Shooting Ranges, EPA-902-B-01-001, revised June 2005.
6. The applicant shall dispose of the deceased penned game birds and their feces at a permitted solid waste facility or site or composted on-site as per Colorado Department of Health and Environment's regulations 6CCR 1007-2, Part 1, Section 14.
7. The applicant shall adhere to Colorado Parks and Wildlife's regulations for "commercially raised" game birds and obtain the applicable licenses for the possession and release of game birds on the property.
8. No storage of hazardous materials shall occur in the floodplain.
9. The applicant shall obtain a building permit if the farm house is used as an office and a Certificate of Occupancy issued prior to the structure being occupied.
10. The applicant shall improve E. Quincy Avenue (C.R. 30) to meet the minimum roadway width.

DENY

In the case of U17-004, Silver Creek Sporting Club Use by Special Review, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and the public comment as presented at the hearing and hereby move to deny this application based on the following findings:

Findings:

1. *State new or amended findings to support "Denial" as part of the motion.*
2. ...

CONTINUE

In the case of U17-004, Silver Creek Sporting Club Use by Special Review, I move to continue the decision on this request to [DATE], 2017 or 2018, date certain, at 9:30 a.m., at this same location [to receive further information] [to further consider information presented during the hearing].

RESOLUTION NO. _____ It was moved by Commissioner _____ and duly seconded by Commissioner _____ to adopt the following Resolution:

WHEREAS, application has been made by Charles Whipple and Howald Associates LLC on behalf of Culver Family Trust, property owner, for a Use by Special Review, Silver Creek Sporting Club, Case No. U17-004 for certain property hereinafter described, to-wit:

THE SOUTHWEST QUARTER; THE WEST HALF OF THE SOUTHEAST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 4, TOWNSHIP 5 SOUTH, RANGE 61 WEST OF THE 6TH PRINCIPLE MERIDIAN, COUNT OF ARAPAHOE STATE OF COLORADO; EXCEPT THOSE PORTIONS OF RIGHT-OF-WAY DEDICATED TO THE COUNTY OF ARAPAHOE AS DESCRIBED IN RECEPTION NUMBER D2116383.

and

WHEREAS, public notice of hearing before the Board of County Commissioners (“the Board”) for Arapahoe County, Colorado, was made for a hearing on such proposed Use by Special Review by publication on November 23, 2017 in The Villager, a newspaper of general circulation within the Arapahoe County and on November 21, 2017 in the I-70 Scout, by posting of said property, and by mail notification of adjacent property owners in accordance with the Arapahoe County Land Development Code; and

WHEREAS, pursuant to applicable law and the Arapahoe County Land Development Code, a public hearing was held before the Board of County Commissioners at the Arapahoe County Administration Building, 5334 South Prince Street, Littleton, Colorado, on the 12th day of December, 2017 at 9:30 o'clock A.M., at which time, evidence and testimony were presented to the Board concerning said Use by Special Review request; and

WHEREAS, pursuant to the authority vested unto the Board of County Commissioners by Article 28 of Title 30 and Article 20 of Title 29, C.R.S. as amended, and in accordance with the Arapahoe County Land Development Code, the Board has concluded that the public health, safety, convenience and general welfare, as well as good zoning practice, justifies granting the Use by Special Review of the above described property subject to the conditions precedent and/or stipulations as hereinafter delineated.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County as follows:

1. The Board of County Commissioners for Arapahoe County hereby grants and approves the application for Use by Special Review, (Case #U17-004, Silver Creek Sporting Club) for the property described in this Resolution, subject to the stipulations and/or conditions precedent as hereinafter delineated.
2. Approval of this Use by Special Review is based upon the following understandings, agreements and/or representations:
 - a) The applicant’s assent and/or agreement to make all modifications to the final version of the documents that are necessary to conform the documents to the form and content requirements of the County in existence at the time the documents are submitted for signature.

- b) The representations, statements and positions contained in the record that were made by or attributed to the applicant and its representatives, including all such statements contained in materials submitted to the Board by the applicant and County staff.
3. Approval of this Use by Special Review shall be and is subject to the following stipulations and/or conditions precedent, which the applicant has accepted and which the applicant is also deemed to accept by preparing a mylar for signature by the Chairman of the Board of County Commissioners within sixty (60) days of this date and by continuing with the development of the property:
- a) The applicant's compliance with all conditions of approval recommended by the staff case managers in the written staff reports presented to the Board, and any conditions stated by staff on the record.
 - b) The applicant's compliance with all additional conditions of approval stated by the Board, including:
 - 1) Prior to signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns as identified during the review.
 - 2) Prior to the sale of the property, the applicant shall obtain a permit for the farm house's septic system from the Tri-County Health Department.
 - 3) Prior to the issuance of a Certificate of Occupancy, the applicant shall obtain a septic permit for the club house from the Tri-County Health Department.
 - 4) Prior to the issuance of a Certificate of Occupancy, the applicant shall obtain the appropriate water well permits for the property from the Colorado Division of Water Resources.
 - 5) The applicant shall adhere to the Environmental Protection Agency's Best Management Practices for Lead at Outdoor Shooting Ranges, EPA-902-B-01-001, revised June 2005.
 - 6) The applicant shall dispose of the deceased penned game birds and their feces at a permitted solid waste facility or site or composted on-site as per Colorado Department of Health and Environment's regulations 6CCR 1007-2, Part 1, Section 14.
 - 7) The applicant shall adhere to Colorado Parks and Wildlife's regulations for "commercially raised" game birds and obtain the applicable licenses for the possession and release of game birds on the property.
 - 8) No storage of hazardous materials shall occur in the floodplain.
 - 9) The applicant shall obtain a building permit if the farm house is used as an office and a Certificate of Occupancy issued prior to the structure being occupied.
 - 10) The applicant shall improve E. Quincy Avenue (C.R. 30) to meet the minimum roadway width.

- c) The applicant's performance of all commitments and promises made by the applicant or its representatives and stated to the Board on the record, or contained within the materials submitted to the Board.
4. Upon the applicant's completion of any and all changes to the revised Use by Special Review mylar as may be required by this Resolution, the Chair of the Board of County Commissioners is hereby authorized to sign same.
5. That the Zoning Map of Arapahoe County shall be and the same is hereby amended to conform to and reflect said change.
6. County planning, engineering and legal staff are authorized to make any changes to the mylar form of the approved document as may be needed to conform the documents to the form and content requirements of the County in existence at the time the documents are submitted for signature, and to make such other changes that are expressly stated by staff before the Board, or are recommended by staff in the written staff reports, or are referred to by the movant Commissioner. No other deviation or variance from the form and content of the documents submitted for the Board's consideration are approved except to the extent stated in this resolution.
7. The County Attorney, with the concurrence of the planning and/or engineering case managers, is authorized to make appropriate modifications to the resolution and plan documents as needed to accurately reflect the matters presented to the Board and to record and clarify, as necessary, other aspects and ramifications of the Board's action.

The vote was:

Commissioner Baker, ____; Commissioner Conti, ____; Commissioner ____; Commissioner Jackson, ____; Commissioner Sharpe, ____.

The Chair declared the motion carried and so ordered.



MEMORANDUM

Date: November 14, 2017

To: Molly Orkild-Larson, Case Planner, Planning

From: Chuck Haskins, PE, CFM, Manager, Engineering Services Division

Re: **U17-004**
Silver Creek Sporting Club Use by Special Review

Items Submitted

- PH III Drainage Report
- Low Impact GESC

Scope/Location:

This project proposes to utilize property located at 65205 E. County Road 30 as a sporting clay gun club. The site lies within the West Bijou Creek drainage basin.

Findings:

1. Portions of this project lie within a FEMA floodplain for West Bijou Creek.
2. No new structures will be allowed within the floodplain. Existing structures within the floodplain may remain; however, repairs and renovation of the structures will be limited to FEMA regulations for substantial improvements. Essentially improvements would be limited to less than 50% of the market value of the structure.
3. On 3-9-2017, TRC reviewed the proposal for locating shooting stations within the floodplain. Considering that the station are located within the floodplain fringe area and the Applicant agreed to routine removal of debris and lead shot, TRC approved the request.



Public Works and Development

6924 South Lima Street
Centennial, CO, 80112
Phone: 720-874-6500
Fax: 720-874-6611
TDD: 720-874-6574
www.arapahoegov.com
publicworks@arapahoegov.com

DAVID M. SCHMIT P.E., *Director*

4. An operations plan will be required to ensure that removal of debris and lead shot from the property will be performed. This will be a condition of Floodplain development permit.
5. A low impact grading, erosion and sediment control (GESC) permit will be required. Comments on the low impact GESC plan were provided with the last submittal.
6. Floodplain development permit will be required for activities within the floodplain.

Recommendation:

Engineering Services Division recommends this project favorable provided all staff comments are addressed prior to final approval of the Use by Special Review Plan (UBSR).

Cc: Case File No. U17-004

GENERAL INFORMATION

1. The next submittal of engineering documents will follow the Engineering Services Division's 3-2-1 process. Please submit directly to Engineering at the following email address: engineeringsubmittals@arapahoegov.com and copy the case engineer, Chuck Haskins at chaskins@arapahoegov.com. All items listed in the submittal checklist on the last page of this comments memo should be included in the submittal, along with a completed Form 581 (available on the County's website at: <http://www.arapahoegov.com/DocumentCenter/View/714>).

Use By Special Review

2. See redlines for additional comments.

PHASE III DRAINAGE REPORT

3. No further comments on drainage study.
4. Floodplain development permit will be required to allow activity within the floodplain.
5. The low impact GESC plan was reviewed with the last submittal.

**THIS SHEET MUST BE ATTACHED TO THE
COUNTY ENGINEER REFERRAL**

Case No.: U17-004

Case Engineer: Chuck Haskins

When submitting to the Planning Division, this sheet shall be attached to the cover of the engineering referral packet along with the items and quantities listed below.

Incomplete resubmittal packages will not be accepted by the Engineering Services Division for review until the applicant has provided all of the information requested.

RESUBMITTAL CHECKLIST

Please confirm the following items are revised and/or submitted:

	Engineering Documents Required with the Formal 3-2-1 Submittal to the Engineering Services Division	Needed Copies
<input checked="" type="checkbox"/>	A copy of this Resubmittal Checklist	1 or digital
<input checked="" type="checkbox"/>	Additional Copies of Proposed Plan (UBSR)	1 or digital
<input type="checkbox"/>	Traffic Impact Study/Update	
<input checked="" type="checkbox"/>	Phase III Drainage Study	1 or digital
<input type="checkbox"/>	Engineering Cost Estimate	
<input type="checkbox"/>	Operations & Maintenance Manual	
<input type="checkbox"/>	Construction Drawings	
<input type="checkbox"/>	Pavement Design Report	
<input type="checkbox"/>	Grading, Erosion and Sediment Control (GESC) documents	
<input checked="" type="checkbox"/>	County Redlines	1 or digital
<input checked="" type="checkbox"/>	Letter of point-by-point response to this Memorandum	1 or digital
<input type="checkbox"/>	Fees due at time of Phase II referral submittal:	