



**TOWN OF WELLINGTON
PLANNING COMMISSION**

April 3, 2023

6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington CO

REGULAR MEETING

Individuals wishing to make public comments must attend the meeting in person or may submit comments by sending an email to birdca@wellingtoncolorado.gov. The email must be received by 3:00 p.m. Monday, April 3, 2023. The comments will be provided to the Commissioners at the meeting. Emailed comments will not be read during the meeting.

The Zoom information below is for online viewing and listening only.

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/86154011660?pwd=VnZxZlRtUHRmNCtVSVPocDlVYjZlQT09>

Passcode: 446308

Webinar ID: 861 5401 1660

Or One tap mobile:

US: +17207072699,,87576162114# or +12532158782,,87576162114# Or Telephone:

US: +1 720 707 2699 or +1 253 215 8782 or +1 346 248 7799

-
1. CALL TO ORDER
 2. ROLL CALL
 3. ADDITIONS TO OR DELETIONS FROM THE AGENDA
 4. PUBLIC FORUM
 5. CONSIDERATION OF MINUTES
 - A. Meeting Minutes of March 6, 2023
 6. NEW BUSINESS
 - A. Amended Site Plan Review - Lot 4, Block 1, Bonfire Subdivision 2nd Filing (8775 Bonfire Drive)
 7. COMMUNICATIONS
 8. ADJOURNMENT

The Town of Wellington will make reasonable accommodations for access to Town services, programs, and activities and special communication arrangements. Individuals needing special accommodation may request assistance by contacting at Town Hall or at 970-568-3381 at least 24 hours in advance.



Planning Commission Meeting

Date: April 3, 2023
Submitted By: Patty Lundy, Planning Analyst
Subject: Meeting Minutes of March 6, 2023

EXECUTIVE SUMMARY

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

Move to approve the regular meeting minutes of March 6, 2023 as presented.

ATTACHMENTS

1. Minutes of March 6, 2023



**TOWN OF WELLINGTON
PLANNING COMMISSION
March 6, 2023**

**MINUTES
REGULAR MEETING – 6:30 PM**

1. CALL REGULAR MEETING TO ORDER – 6:30 p.m.

The Planning Commission for the Town of Wellington, Colorado, met on March 6, 2023, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chairperson
Lisa Chollet
Lowrey Moyer
Tim Whitehouse
Linda Knaack

Absent:

Bert McCaffrey

Town Staff Present:

Cody Bird, Planning Director
Paul Whalen, Planner III
Patty Lundy, Planning Analyst

3. ADDITIONS TO OR DELECTIONS FROM THE AGENDA

None

4. PUBLIC FORUM

None

5. CONSIDERATION OF MINUTES

A. Meeting Minutes of January 9, 2023

Commissioner Moyer moved to approve the meeting minutes of January 9, 2022.
Commissioner Whitehouse seconded.

Yeas – Chollet, Moyer, Knaack, Whitehouse, Sartor

Nays – None

Motion carried

B. Work Session Minutes of February 6, 2023

Commissioner Chollet moved to approve the meeting minutes of January 9, 2022.
Commissioner Knaack seconded.

Yeas – Chollet, Moyer, Knaack, Whitehouse, Sartor

Nays – None

Motion carried

6. NEW BUSINESS

A. **Site Plan Review – Connell Resources Asphalt Plant – South of County Road 66, West of BNSF Railroad**

Paul Whalen, Planner III presented the staff report. The applicant is seeking approval for a site plan for the development of an asphalt batch plant located at the north end of town. This property is currently zoned I – Industrial Use, which this is a permitted use by right in this zoning district.

The Board of Adjustment granted a variance to reduce the 1,000 ft. separation setback to 800-ft at the October 27, 2023 Board of Adjustment meeting. They also granted a variance from the maximum building height requirement to allow a 70-ft silo structure height. In granting the variances, the Board of Adjustment required the following conditions of approval:

- Site Plans must be reviewed and approved by the Planning Commission;
- The height variance (up to 70-ft) is for the silo only;
- A 15-foot earthen berm and landscaping is required on the west side;
- There is to be no signage on the silo;
- Require signage and operator policies to disallow engine braking (“Jake Brakes”);
- Compliance with all applicable County and State permits for operation of an Asphalt Plant

The Board of Adjustments also recommended Town-supplied potable water should not be used for plant process operations.

Neighborhood comments have been expressed about air emissions, odor, noise, water use, aesthetics, operational standards, and traffic impacts. The applicant has addressed the Board of Adjustment comments as well as the water. The site layout and design includes placement of the highest intensity use as far from residential properties as possible and locating the silo and operations at the northeast corner of the site by the railroad. A 15-foot berm is proposed along with landscaping and screening. The landscaping proposed follows low-water use recommendations and is proposed to be irrigated with non-potable water available from offsite. A traffic impact study has been provided and the applicant is working on revisions to address agency review comments. The air emissions, odor, noise and operational standards are regulated by other agencies and the applicant will have to comply with all regulations and obtain the necessary permits.

John Warren, Connell Resources, presented information about the existing asphalt plant at their Timnath location and a history of the business. He also explained his plan for the future site. They are a family owned and operated business for over 76 years and have over 265 employees. They would like to keep their site in Larimer County and have close access to their sand and gravel location near Carr (just north of Wellington). He explained the day-to-day operations and proposed truck routes. Connell Resources intends to comply with all of the Town’s regulations as well as all regulatory agencies to get required permits. The company already works with the regulatory agencies for maintaining permits and operations for its existing site at its Timnath location.

Chairman Sartor opened the meeting for public comment.

Chris Pletcher shared that he had concerns about ground water and air quality. He felt the presentations answered his questions and feels better about those. He did mention he has worked with Connell in the past and that they are honest and easy to work with.

Jason Waldo shared that he resides east of the railroad tracks adjacent to the proposed site. He said he is the closest resident to this property. Twenty years ago, the property was zoned industrial, and they were worried what would go in. He has met with Connell Resources and feels his family can support this project. He would like to see signs about no jake breaks going both directions on the county road.

Janelle Scammahorn was concerned about the ground water contamination along Boxelder Creek and asked if there is any mitigation for stormwater drainage. She also wanted to know more about air pollutants.

Rachel Hayes said she had emailed her comments in and felt like a decision had already been made.

Chairman Sartor stated that the Planning Commissioners have not made any decisions about this project and that the process allows public comment to be heard for the Commissioners to consider as part of its review. He asked for public comments to continue.

James Raymond asked the audience to raise their hands if they were from Buffalo Creek. He wanted it acknowledged that many raised their hands. He was interested in the truck traffic and concerns on the impact of the current county roads around the property.

Ryan Burtis was concerned about the property tax values and wanted to know if there is any information on that. Will there be any recourse if something goes wrong with the plant and how would that work.

Sean Younghein had signed on the list to provide comment and was called, but chose not to provide comment.

Lisa Clay introduced herself as the current property owner where the project is proposed. The property was zoned Industrial on purpose because the Town didn't have anything that was industrial property when her company (Advance Tank and Construction) first moved to Town. Everything around them was just Agricultural zoning. They saw the need to have a buffer around their property to have more businesses like them as the Town grew so residential wouldn't build up to them. Connell Resources maintains an attractive site and has better landscaping than her own site. She stated she believes Connell Resources will be good for the Town.

John Robertson expressed concerns about water quality and air pollution and would like to know more about those topics.

Reesa Conney asked why this site was chosen if the company's aggregate material was in Carr, and why wouldn't they put the plant there instead. She asked about the timing and steps in the review process? She agreed with some of the same concerns others had expressed and the site being close to Wellington Community Park.

Ben Leistikow shared that he had reached out to other State and Local agencies to learn about the toxins. They have the potential to cause cancer and skin irritants. He stated he would like to see approved with conditions including having a 2,640 foot setback since the use is a heavy producer of these toxins. He would like to know how this will affect the park and surrounding area.

Kathlyn Folmer has similar comments as others. Her main concern was why they didn't have plans to put the plant in Carr. The 800 feet setback seems to be too close for comfort.

Brendan Gallagher asked for a number for how many trucks will be driving on the roads instead of expressing in terms of how much tonnage is being moved. He asked why a variance had been granted to allow for the height and setback for this project.

Kenton Schuett would like to know if there can be a tour setup as he doesn't understand how the plant works.

Chairman Sartor said that this was everyone that had signed up to speak during the public comment. He asked if there was anyone else who would like to speak. There were no further public comments.

Public comments were closed.

Chairman Sartor called for a motion for a 10 minute recess.

Commissioner Moyer moved to have a 10 minute recess
Commissioner Chollet seconded.

Yeas – Chollet, Moyer, Knaack, Whitehouse, Sartor

Nays – None

Motion carried

Chairman Sartor asked the applicant and staff to address public comments that had been presented.

Bird shared information about the review process and steps. He explained that the Board of Adjustment had met in October 2022 and voted to grant a variance to the maximum building height to allow the silo up to 70 ft. and granted a variance to reduce the setback distance from residential property from 1,000 ft. to 800 ft. with conditions of approval. The site plan review process is often the last review step in a development process, however in this development, the applicant did not want to make the easements dedications and utility designs final until they knew where all the site elements were approved to be placed. Public improvements are still being evaluated. The Town is still working with Larimer County Road and Bridge to address traffic topics.

Warren addressed the questions he heard in the public comments. Stormwater drainage will be detained in the southwest corner of the property and meets the 100-year flood event. They also are working on an agreement with North Poudre Irrigation Company to release stormwater to the irrigation ditch. They do not have plans for spills from the asphalt mixing process, but they do for the rest of the site for diesel fuel, grease, and oils. All improvements for the roads and the traffic plans have to be completed before they would get a Certificate of Occupancy for the site anyhow, so they will be completing the road improvements as part of this project. Connell Resources selected the Wellington location over Carr because weather patterns are actually very different there than in Wellington. It is windier there and it is better for their operations to have the finished product closer to the end user because as the asphalt cools, it is a perishable product. Weld and Larimer Counties no longer permit asphalt plants in the unincorporated county, so they need to be within a town and it also allows this public process to take place. The asphalt processes do not produce toxic chemicals – products used in the process already have chemicals in them. He responded to the comment about how much tonnage equates to number of truck trips. 150,000 tons is about 50-60 truck trips per day. They have done a traffic study that was submitted for review and they are working through that process. If anything were to happen after the plant is permitted and is open, that would be up to the Larimer County Health Department. The Health Department holds them to high standards, and the company and operations have to follow their regulations.

Lea Schneider, Larimer County Environmental Health Planner was invited to speak to some of the questions that she had heard. She stated as a regulatory agency, she desires to learn more about the studies and modeling that Connell Resources is evaluating for the site. The site and operations at this location have not been modeled before. It was her understanding testing would take place sometime in the summer when production was at its highest peak. She said that the Health Department monitors Connell Resources' current asphalt plant at the Timnath location and have had no issues. Connell Resources has been approved for all of their required permits at their other location and would have to do the same for any new facility. The air dispersion modeling and emissions characterization that Connell Resources is undertaking will be a huge benefit and is outside of the permitting requirements of the State Air Pollution Control Division. There is another local asphalt batch plant permitted in Larimer County that is currently producing about 500,000 tons of material per year. The County looked at a 1-hour average hazardous air pollutant exposure with the accepted concentration would be 55 microgram per cubic meter and at the nearest residential receptor they had 36 micrograms per cubic meter. That other site has significantly more volume compared to Connell Resources that is permitted for 300,000 tons of material per year. For the annual level the consultant that was working with the County said the threshold is 13 and they found that formaldehyde came in at .49 at the closest receptor which was 784 feet from the asphalt towers to the house. Each asphalt plan is very individual and depends on the controls they have in place on their system.

Commissioner Chollet asked how Larimer County Health monitors the truck traffic for noise and air pollutants and how this project will impact having more trucks included with the new landfill. She stated she does not live in Buffalo Creek, but her front window faces I-25 and she see the increase in the trucks.

Schneider said that truck traffic is the number one contributor.

Chairman Sartor added that this proposed site is not really adding more trucks to the roads, but rather the trucks are just relocating from down south to up here as far as emissions.

Bird asked Schneider if the “Nasal Ranger” [tool used for measuring odors] could identify the difference between different odors and sources. Schneider said it is more how they evaluate the odor. They go up wind, and down wind. They do several tests to see what is around.

Commissioner Chollet asked if an environmental impact study had been completed. Bird replied that the Town does not have that as a requirement and staff has not required one to be done.

Commissioner Whitehouse said that he understands that there is a detention pond that will accommodate site drainage but was wondering if there were any concerns about what was in the water before it left the site. Schneider said that there is a control and a permit before they can discharge.

Commissioner Chollet asked about cleaning up the site once they are finished with the site. Warren replied that Connell Resources will own the property and they will not just leave it. As the owner, they will be responsible for the site conditions.

Commissioner Chollet asked about operating hours and also the lights that are needed. Warren said they need the lights for operations during daylight savings time. They only operated six (6) nights last year. The company works hard not to work at night but sometimes is required for State or CDOT jobs that require activities to occur at night.

Chairman Sartor said that he would like to end the questions section and bring it back around for the Commissioner’s to have a discussion about what they heard. Sartor thanked everyone who signed the sheet to come up and speak. He feels that the comments during the public meeting seemed very different than the emailed comments the Planning Commission received. He would like to have more time to try and find answers to some of the questions and concerns raised which will take time.

Commissioner Moyer said she felt there were people here that had the same concerns as the concerns that were emailed. She also felt that there were about the same number in favor for the project as there were against here tonight.

Chairman Sartor said that since this is the last stop for the site plan review, and site plans do not go to the Board of Trustees, he would like to see as much information presented to help address all the concerns as possible.

Commissioner Moyer stated she would like to see the data on the current plant.

Commissioner Whitehouse said that he has been on the Planning Commission for many years and he has never seen so many referral agencies involved. He liked seeing all of their comments for the project and that they were involved.

Commissioner Knaack said she would like more time to look through all the comments that came in after the agenda was published. She also would like to see all the Commissioners present to vote on this project.

The Commissioners would like to get all the information on the studies that have been done. Any data on the current plant would be helpful. They wanted to have all the outside agency numbers on the tests that have been conducted. Any environmental information that Larimer County could provide on the current plant and desired more time to look at the information. The Commission also asked to see the traffic impact study that was done.

Commissioner Moyer moved to table the Site Plan Review for Connell Resources to the regular meeting of the Planning Commission to be held on May 1st, 2023, at 6: 30pm at the Wilson Leaper Center, 3800 Wilson Avenue, Wellington, Colorado.

Motion seconded by Commissioner Whitehouse.

Yeas – Chollet, Moyer, Knaack, Whitehouse, Sartor

Nays – None

Motion carried

B. Update Recommendations on Adoption of the Zoning Map for P – Public Zoning Districts

Bird gave a brief background on the zoning map process and mentioned that the Planning Commission had voted to send the recommendation to the Board of Trustees at the December meeting. They had asked for more information on the P – Public District with a work session which was held in February. During that work session there was a consensus on how to handle the Public Districts and what the standard for zoning a district Public would be. The Planning Commissioner's asked Mr. Bird to make sure that he sends to the Board of Trustees how they went through the properties when it gets presented to them.

Jim Flowers asked if his property would be zoned the R-4 zoning like he had asked at the December meeting. The Commissioners reassured him that they are showing his zoning be R-4 on the zoning map and that would be presented to the Board of Trustees at a later meeting.

Commissioner Chollet made a motion to forward a recommendation to the Board of Trustees to approve the official zoning map as presented, including recommendations for the P Public Zone district.

Motion seconded by Commissioner Whitehouse.

Yeas – Chollet, Moyer, Knaack, Whitehouse, Sartor

Nays – None

Motion carried

7. ANNOUNCEMENTS

Bird mentioned that we are currently advertising for a vacancy on the Planning Commission. There are also two vacancies on the Board of Adjustments. He mentioned that the Planning Commissioners can also be Board of Adjustment members. He encouraged Commissioners to advise anyone interested in serving on a board or commission to consider applying.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 10:40 PM.

Approved this _____ day of _____, 2023

Recording Secretary



Planning Commission Meeting

Date: April 3, 2023
Submitted By: Paul Whalen, Planner III
Subject: Amended Site Plan Review - Lot 4, Block 1, Bonfire Subdivision 2nd Filing (8775 Bonfire Drive)

EXECUTIVE SUMMARY

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

ATTACHMENTS

1. Staff Report
2. Site Plans
3. Presentation Slides

Meeting Date: April 3, 2023

Submitted By: Paul Whalen, Planner III

Agenda Category: New Business

Subject:

Amended Site Plan Review – Lot 4, Block 1, Bonfire Subdivision 2nd Filing (8775 Bonfire Drive)

General Location:

- Southwest corner of Glow Ave. and Bonfire Dr.

Applicant/Agent:

- Applicant: Walker Contracting - Doug Walker
- Agent: Bruce Perryman, PE/LS AVI PC

Reason for request:

- Amend a previously approved Site Plan to allow development of Phase II for business/warehouse use.

Background Information:

- The property addressed as 8775 Bonfire Drive, is located at the southwest corner of Glow Avenue and Bonfire Drive in the northeast region of the Town, (Location Map attached).
- The property is zoned LI – Light Industrial. Business and warehouse uses are permitted uses within the LI district.
- The original application (Case #2018SPR04) was approved June 4th, 2018, it was envisioned as a 26,870 square foot warehouse and fabrication facility to be constructed in phases as tenant demand dictated.
 1. Phase I commenced construction in 2019 and included the exterior shell of Building “A” with related site infrastructure and amenity improvements.
 2. The exterior shell was completed in 2020. The developer then sought a “tenant finish permit” to configure the interior specifically for the tenant—AWC Frac Technology.
 3. An outdoor truck wash and canopy were completed in January 2023.
 4. Phase II has not commenced construction.
- Site Plan approvals are valid for a period of 3 years, (Land Use Code Section 2.12.2-E4).
- If site plans are not constructed within the 3-year period of validity, a new site plan for Town approvals is required prior to issuance of a building permit. The 3-year period of validity for an approved site plan ensures development complies with the most current land use and building codes as periodically amended.
- The site plan has been resubmitted for review and approval and includes amendments to meet current Town Land Use Code standards.
- Lot 4 is approximately 3.06-acres in size, with an existing structure (Building “A”) currently occupied by AWC Frac Technology.
- The developer/owner on behalf of the tenant, now wishes to expand the facility with submittal of an updated site plan for construction of Phase II.

- Phase II construction proposes Office Building “B” (950-square feet) and Warehouse Building “C” (11,520-square feet) and outdoor storage. The plans include infrastructure and utility service connections in the northern portion of the site, (Lot 4, Block 1, Bonfire Subdivision 2nd Filing).
- The remaining portion of Lot 4 is sufficient to accommodate the proposed business and warehouse expansion in compliance with the current Land Use Code.

Staff Comments:

The proposed amended site plan addresses only those site features that have been modified to comply with the recently amended Land Use Code, and the building height from the approved site plan.

- The building height is proposed to increase two feet from a height of 22-feet to 24-feet, and elevation changes are proposed to allow for an overhead crane.
 - The Phase II landscape plan is adjusted to comply with the Town’s current landscape standards, (Land Use Code Section 5.04).
 - Changes to the landscaping resulted in the parking lot being reconfigured, allowing for eight (8) additional parking spaces.
1. Legal Description: Lot 4, Block 1, Bonfire Subdivision 2nd Filing. More specifically, Phase II will occur on the north 150-feet of Lot 4, Block 1, Bonfire Subdivision 2nd Filing.
 2. Parking: Phase I parking is existing. The Phase II landscape plan has been revised in compliance with the current Land Use Code, allowing for eight (8) more parking spaces to be added to the site’s total parking counts.
 - Fifty (50) regular and four (4) accessible parking spaces a minimum width (9-feet.) and depth requirement (18-feet.) are proposed, meeting the requirement.
 - ADA standards require (1) accessible parking space for every 25 parking spaces, there are 54 total parking spaces proposed, thus (3) ADA accessible parking spaces are required. Four (4) accessible spaces are provided meeting the requirement.
 3. Landscape/Screening and Buffering: Light Industrial zoned properties are required to provide a minimum 8-feet wide perimeter buffer for landscaping. This buffer area may include a pervious surface with trees required every 40-feet on-center. In addition, shrubs and groundcovers, earthen berms and landforms, walls/fences or a combination thereof may be provided to screen parking lots and outdoor storage areas from public views. (25% of perimeter trees are to be evergreen).
 - Parking Lot Trees: One tree is required for each 40-ft. of parking lot perimeter.
 - Shrubs: 15% of the required landscape area must be landscaped with a combination of groundcovers and shrubs to effectively screen the site. Landscaping along walls and fences must consist of (1) tree and (10) shrubs per 40-linear feet. of wall or fence.
 - Parking Lot Islands: One landscape island at least 9-feet wide with (1) tree and 75% live groundcover is required for every 15 parking spaces. Fifty-four total parking spaces are proposed, thus 4 parking lot islands with trees and shrubs are required. The equivalent of three parking islands is provided, requiring an additional landscape island provided on the revised site plan.
 - Parking Lot Shrubs/Screening: Parking lots are required to be screened and buffered from public view; shrubs spaced appropriately can effectively meet the parking lot screening requirement. Sufficient space will be needed to ensure both the site trees and parking lot shrubs survive.

4. Engineering Review: The amended site plans submitted for review do not include all of the information required for Town Engineering to complete a review. The Town Engineer has reviewed the information that was submitted, and has informed Planning Staff that engineering requirements are unlikely to require significant modifications to the site plans that would affect the Planning Commission's review. Issuance of building permits shall not occur until the necessary engineering review has been completed and approved by the Town Engineer. Any required changes including but not limited to the following items shall be included for engineering review of the site plans:
 - Site Drainage: The Bonfire Subdivision is served by two-regional basins approved at the subdivision process. A Drainage Letter/Memo is required by the Town Engineer to verify operational adequacy of the system.
 - Site Utilities: Site, grading and utility information including but not limited to proposed site contours, utility services/Point-of-Connection/meter locations and sizes, sand-oil separators and fire hydrant locations and sizes are to be designed and provided for review.
5. Fire District Review: The applicant shall coordinate fire hydrant locations with the Wellington Fire Protection District and Town Engineer. Building plan review and a permit issued by Wellington Fire Protection District with Town Engineer consent is required prior to commencement of construction.
6. Architectural Design Standards: Phase II buildings as proposed will be consistent with the existing Phase I building, and the approved architectural-color theme. A stone or brick veneer wainscot is proposed on the fronts of the buildings.
 - In accordance with the Town's commercial and industrial architectural design requirements (Land Use Code Section 5.09.2), the architectural character of the facility remains unchanged as originally approved and continues to satisfy the requirements of the Town Land Use Code as amended.
 - Mechanical Equipment and Rooftop Units: Phase I is screened from public view. For Phase II, the applicant shall be required to screen mechanical equipment and roof-top units from public views.
7. Miscellaneous:
 - Revised site plans need to be updated with the prior noted information provided for review and refinement.
 - No floor drains are allowed within the building in operations areas or work areas (impacts to Town wastewater collection and treatment systems).
8. Corrected Plans: Following Planning Commission approval, the applicant will need to revise the site plan documents to incorporate all corrections or comments and submit revised copies to the Town for continued review and final approval processes. Changes on the site plan sheets shall be clouded, and a list of all changes shall be provided, noting which comment each is addressing.

Recommended Motion:

- Move to approve the amended site plan for Phase II, Lot 4, Block 1, Bonfire Subdivision 2nd Filing, subject to staff report comments and Town Engineer approvals.

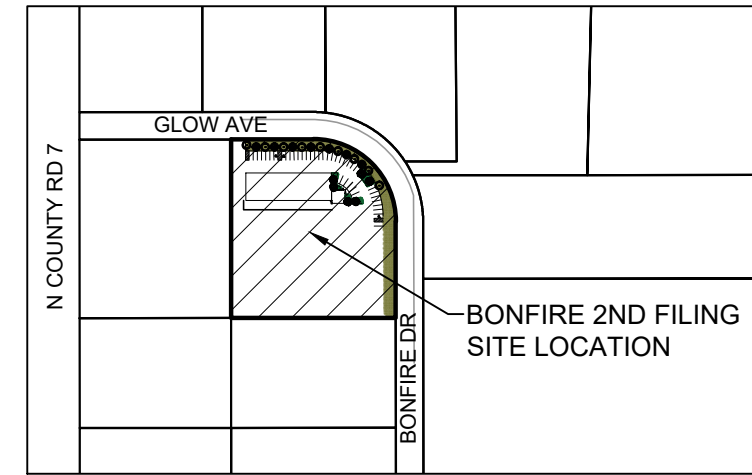
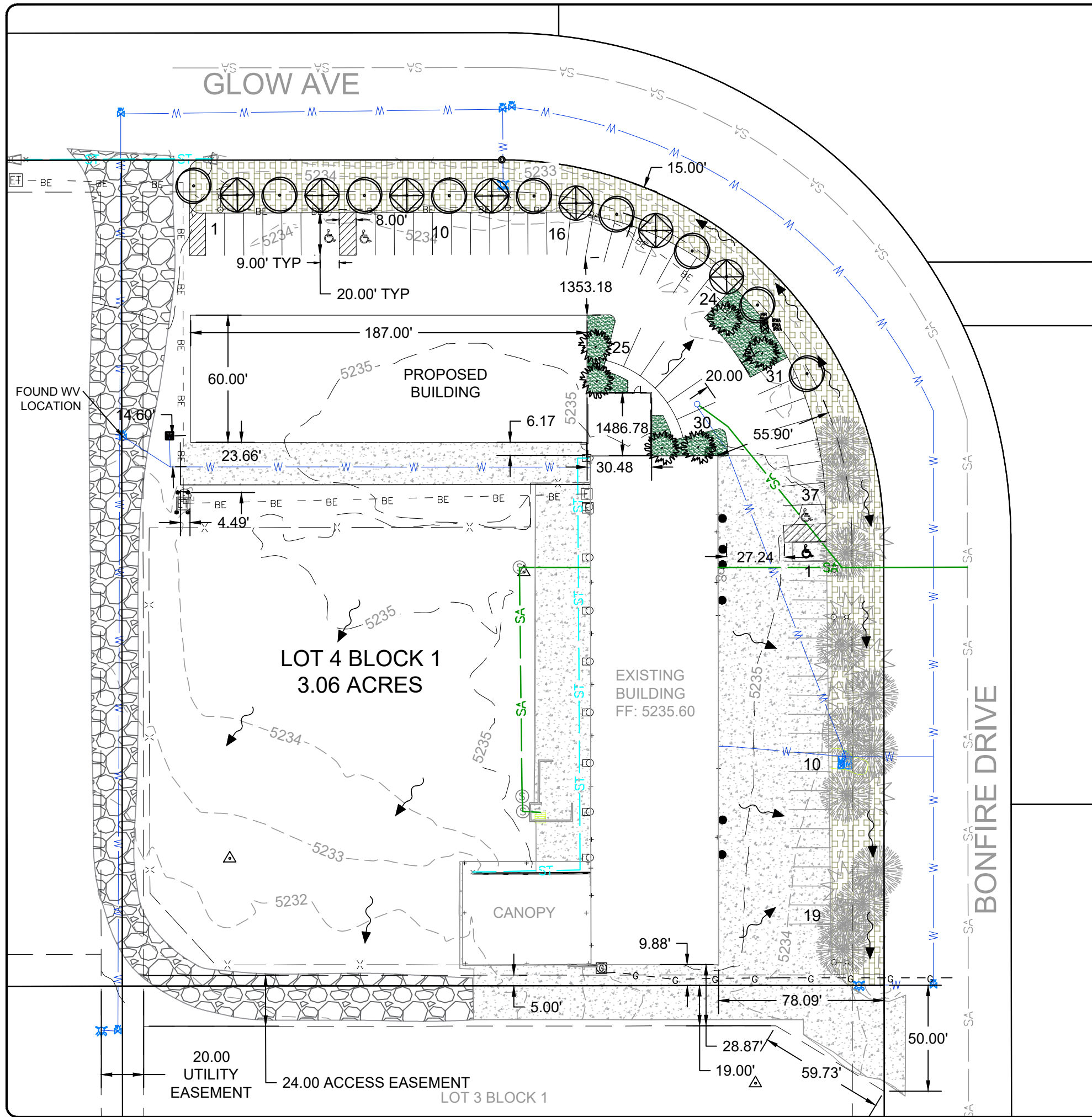
Attachments

- Location Map
- Site Plans

Lot 4, Block 1, Bonfire Subdivision 2nd Filing



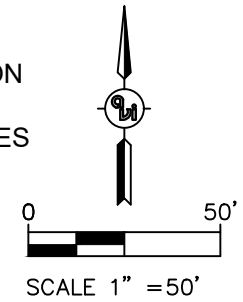
H:\0400_BONFIRE Lot1 Block2\SURVEY\Drawings\0400_LOT4BLK1ASBUILT.dwg, 3/23/2023 1:35:50 PM, DWG To PDF.pc3, ANSI full bleed B (17.00 x 11.00 Inches)



VICINITY MAP

NOTES

- 1) REFER TO BONFIRE SUBDIVISION DRAINAGE REPORT FOR APPROVED DRAINAGE FEATURES & CONCEPTS

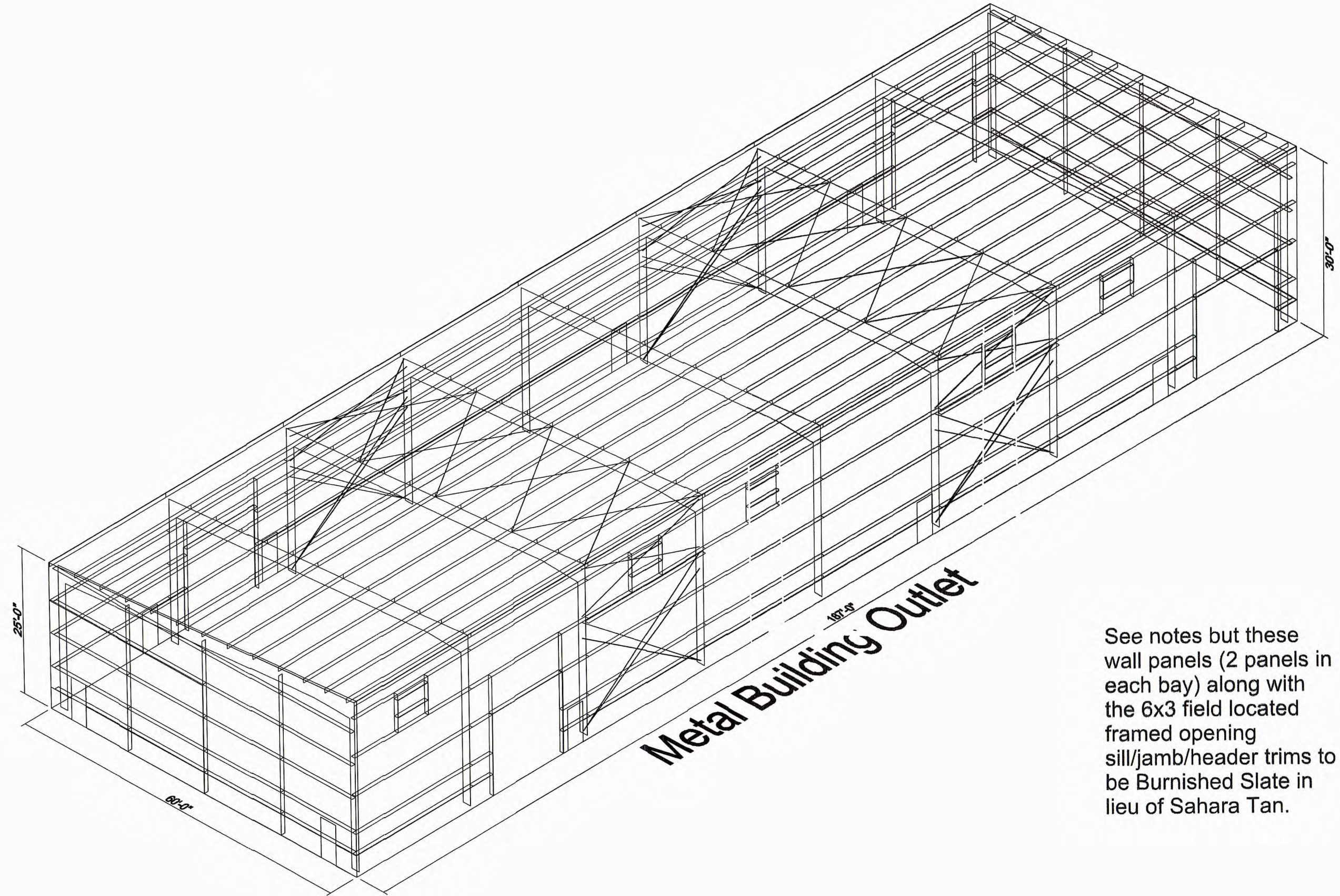


LEGEND

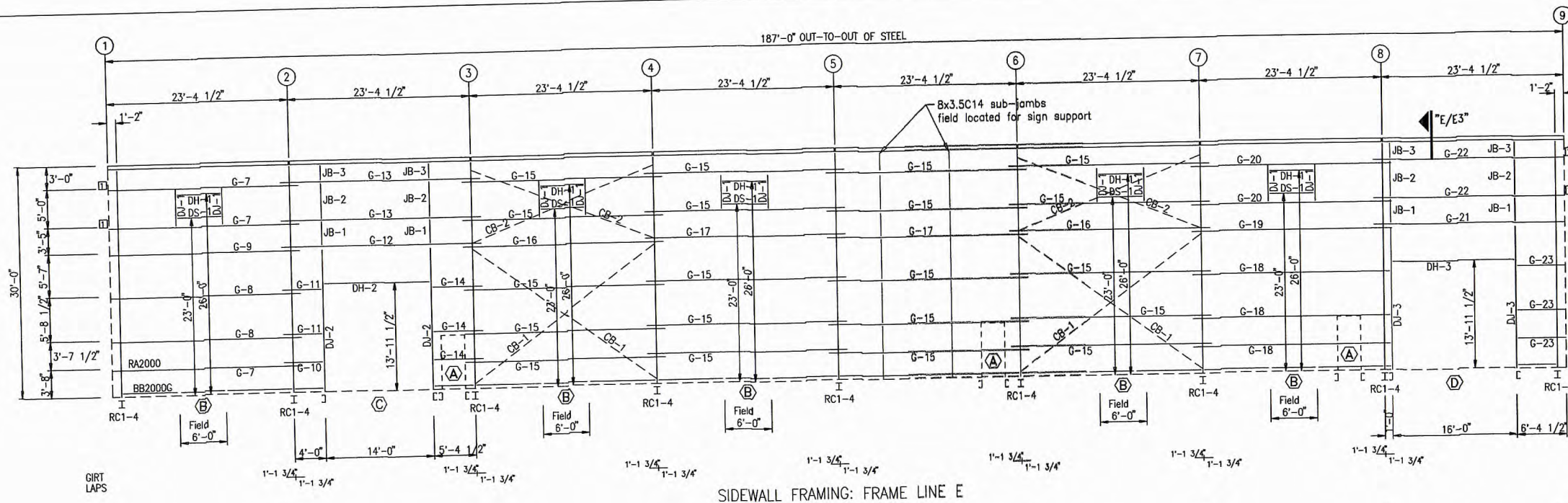
- G — G — GAS LINE
- W — WATER LINE
- BE — ELECTRICAL LINE
- SA — SANITARY LINE
- ST — STORM LINE
- CONCRETE
- GRAVEL
- CONTROL POINT
- BOLLARDS
- DRAINAGE ARROWS
- STREET TREE DECIDUOUS
- STREET TREE EVERGREEN
- RIVER ROCK MULCH
- IRRIGATED TURFGRASS
- INTERNAL TREES

BONFIRE 2ND FILING
BEING SITUATED IN SECTION 27,
TOWNSHIP 9 NORTH, RANGE 68 WEST OF
THE 6TH PRINCIPAL MERIDIAN
LARIMER COUNTY, COLORADO
PREPARED FEBRUARY, 2023

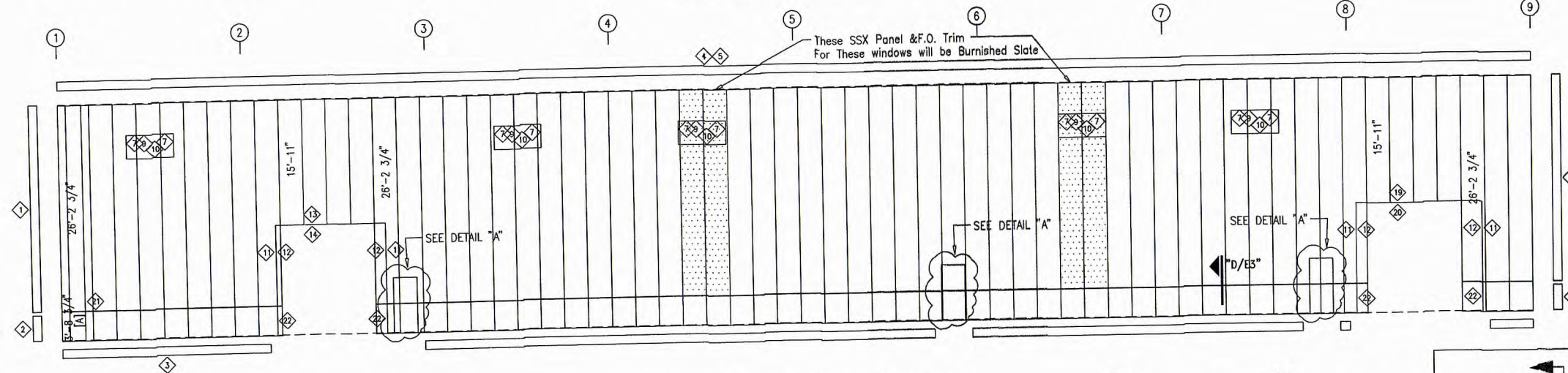
DATE	
REVISION	
NO.	
PREPARED FOR: DOUG WALKER 6908 FOX GLOVE ROAD CHEYENNE, WY 82009	
PROJECT:	BONFIRE 2ND FILING
DRAWING TITLE:	BONFIRE LOT 4 BLOCK 1
 307.637.6017 1103 OLD TOWN LANE, SUITE 101 CHEYENNE, WY 82009 AVI@AVIPC.COM	
DATE PLOTTED:	Mar 23, 2023
DRAWN BY:	
DESIGNED BY:	
CHECKED BY:	
JOB NO.:	0400
DWG NO.	OF



See notes but these wall panels (2 panels in each bay) along with the 6x3 field located framed opening sill/jamb/header trims to be Burnished Slate in lieu of Sahara Tan.



SIDEWALL FRAMING: FRAME LINE E



SIDEWALL SHEETING & TRIM: FRAME LINE E

PANELS: 26 Ga. SSX - Sahara Tan
[A] PANELS: 26 Ga. SSX - Burnished Slate

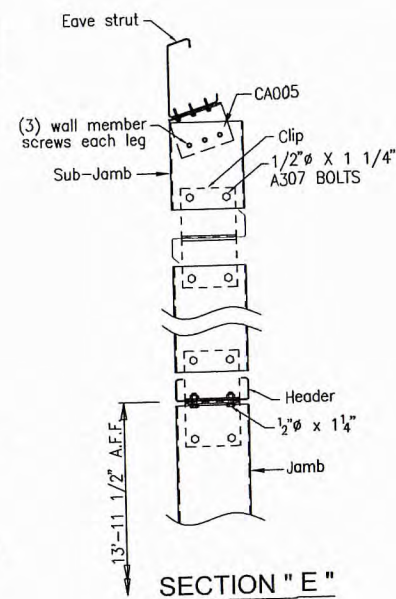
Primary structural members are Gray Oxide Primer.
Secondary structural members are Pre-Galvanized.

GENERAL FRAMING NOTES

- Angles are marked by their length in feet and inches.
- Field cut or lap angles as required to fit.
- Flange braces are marked by their length in decimal inches.
- Outside flange of girt turns down unless noted.
- Endwall girts and eave struts do not lap.
- Field cut and self-top girts at walk doors.
- Field slot girts for brace rods or cables.
- Field locate windows and walk doors.
- Field weld all splices at 14 gauge valley gutters.
- Field bolt AK400 base clip to endwall columns:
(2) 5/8" x 1-1/2" A325 bolts if (1) AK400 req'd
(2) 5/8" x 1-3/4" A325 bolts if (2) AK400 req'd
- Locate top of roof framed openings flush with the pan of the roof panel.
- Some field drilling at framed openings may be required. Refer to the standing seam erection manual or standard pull out for screw-down type roof for additional installation instructions.
- For clarity, tape sealant, closures, etc. may not be shown. Refer to the standing seam erection manual or standard pull out for screw-down type roof for additional installation instructions.
- Sub-jamb for overhead doors, if required, is not furnished by Metal Building Outlet.

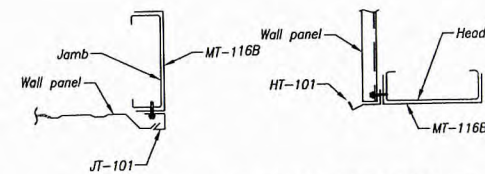
GENERAL SHEETING & TRIM NOTES

- Refer to erection drawings for rake angle locations.
- Roof member screws are at 12" o.c. Eave end lap and peak screws are as shown.
- Roof member screws are at 12" o.c. at the base member and 12" o.c. at all remaining members.
- Wall member screws are at 6" o.c. at each member with two between members (20" max. spacing).
- Roof stich screws are located at each member with two between members (20" max. spacing).
- Wall stich screws are located at each member with one between members (20" max. spacing).
- Skylight stich screws are at 6" o.c.
- Start endwall panels at centerline of bldg. unless noted.
- Gutter, rake, & eave trim lap 2". All other trims lap 1".
- Field cut or lap panels as required to fit.
- Field cut panels for all openings.
- Pop rivet gutter counterflashing to wall panel on 3'-0" centers and caulk all laps.
- Gutter support strap spacing: Super Span 3'-0", Super Seam 4'-0", Weather Lok-16 2'-8".
- Corner and/or peak boxes are not furnished with special rake or gutter profiles. Field miter as req'd.
- Downspout straps are located 6" from base and at every girt location.
- Hot-rolled or built-up members must be pre-drilled before attaching members screws.
- Metal shavings must be swept from the roof each day to avoid surface rusting.
- Windows and louvers must be installed before sheathing the walls.
- For clarity, tape sealant, closures, etc. may not be shown. Refer to the standing seam erection manual or standard pull out for screw-down type roof for additional installation instructions.

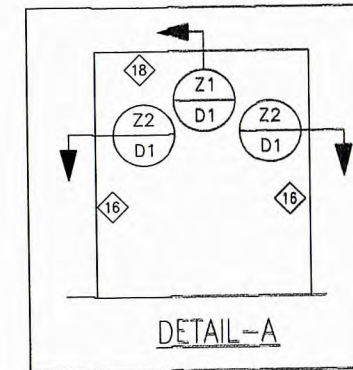


SECTION "D"

SECTION "E"



DETAILS AT FRAMED OPENINGS FOR OVERHEAD DOOR



DETAIL-A

"SEE DRAWING D1 FOR BUILT-UP SECTION LEGEND"

The Engineer whose seal and signature appear on these documents represent Whirlwind Steel Buildings, Inc., and is not the Engineer of Record for the overall project. The Engineer's responsibility is limited to material designed and manufactured by Whirlwind Steel Buildings, Inc., and excludes parts such as doors, windows, foundation design, and erection of the building.

APPROVAL/REVIEWING AUTHORITY: PLEASE REVIEW APPROVAL DRAWINGS CAREFULLY

UNLESS NOTED OTHERWISE, IT WILL BE ASSUMED THAT ALL INFORMATION SHOWN ON THESE DRAWINGS HAS THE AFFIRMATION OF THE APPROVAL/REVIEW AUTHORITY. FAILURE TO RESPOND TO CLOUDED AREAS AND AREAS TO VERIFY MAY RESULT IN ADDITIONAL COSTS AND/OR SCHEDULE DELAYS FOR WHICH METAL BUILDING OUTLET WILL NOT BE RESPONSIBLE. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO FABRICATION. ALL SUBSEQUENT CHANGES AFTER THE FIRST SUBMITTAL WILL BE CONSIDERED AS CONTRACTUAL CHANGES.

ERECTOR NOTE: ONLY USE DRAWINGS ISSUED
"FOR ERECTOR INSTALLATION" TO ERECT BUILDING

DRAWING STATUS

- ☒ FOR APPROVAL:
These drawings, being for approval, are by definition not final and are for conceptual representation only. Their purpose is to confirm the proper interpretation of the project documents. Only drawings issued "For Erector Installation" can be considered complete.
- ☐ FOR CONSTRUCTION PERMIT:
These drawings, being for permit, are by definition not final. Only drawings issued "For Erector Installation" can be considered complete.
- ☐ FOR ERECTOR INSTALLATION:
Final drawings for construction.

METALBUILDING
OUTLET CORP.
7651 SHAFFER PARKWAY LITTLETON, CO 80127

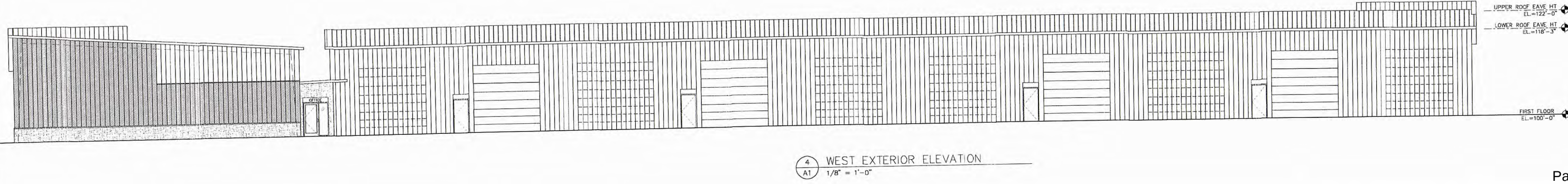
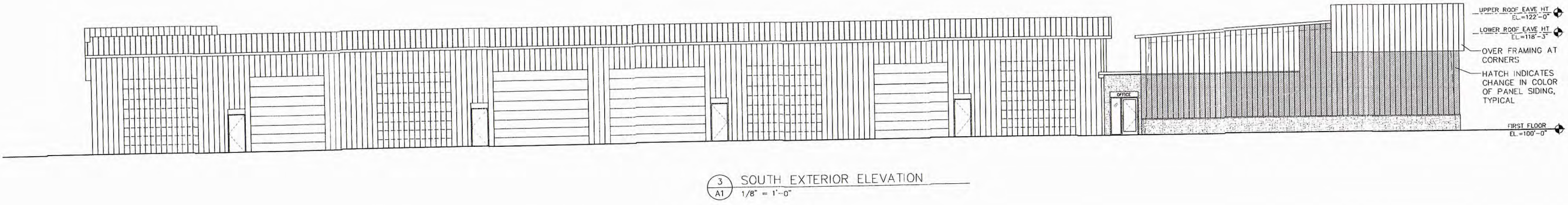
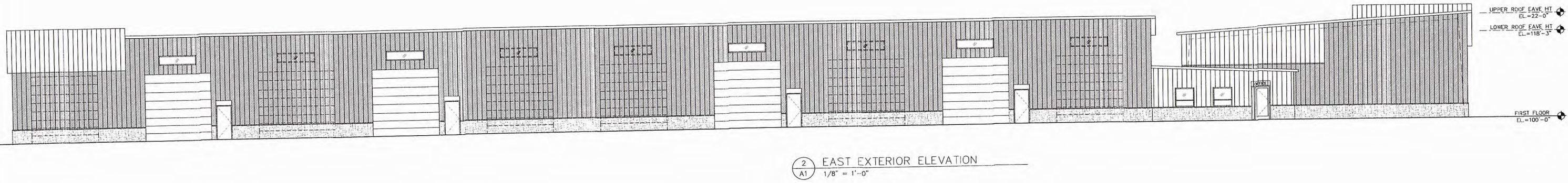
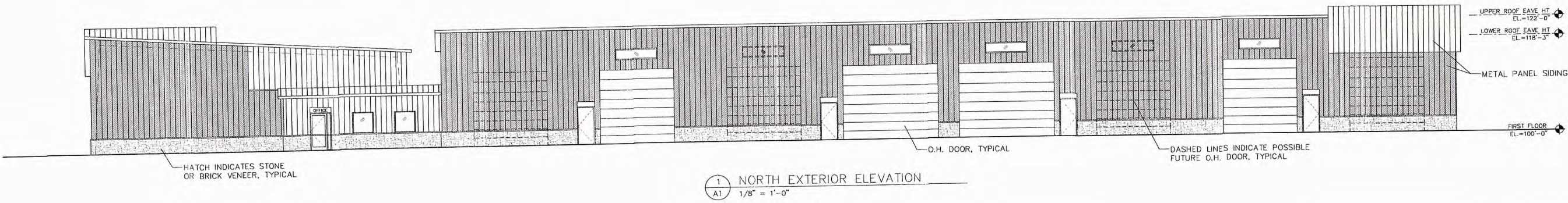
REV	DATE	DESCRIPTION	BY	CHK	DES:	BLDG. SIZE:
A1	03.13.23	FOR APPROVAL	MBS	TWN	FRAMING ELEVATION	60'-0" x 187'-0" x 25'-0" x 30'-0"
CUSTOMER:						LOCATION:
8775 Phase 2						Wellington, CO 80548
REFERENCE:						
8775 Phase 2						
JOB SITE:						COUNTY:
B775 Bonfire Dr. Wellington, CO 80548						Larimer
DWN:	CHK:	DATE:	ENG:	JOB NO:	DWG NO:	ISSUE
MBS		3/7/23	JG	10574-30745	E3	A1



3/17/2023

EXTERIOR MATERIALS

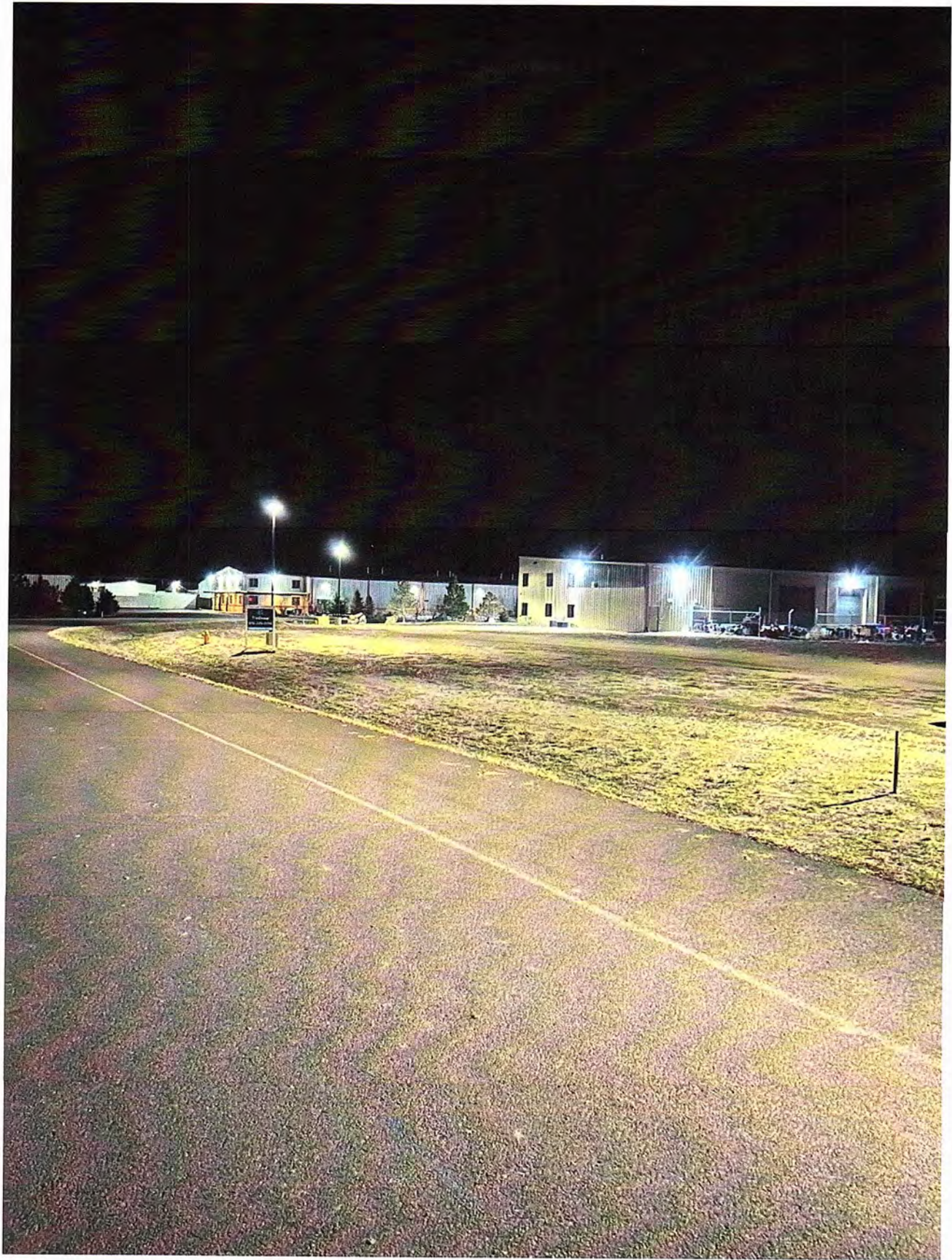
METAL ROOFING	Core & Shell Metal Building Structure
METAL SIDING	Core & Shell Metal Building Structure
MAIN BODY COLOR	Core & Shell Metal Building Structure
ACCENT BODY COLOR	Core & Shell Metal Building Structure
veneer WAINSCOT	Core & Shell Metal Building Structure



ISSUED

1	Review	2/3/20
2	Permit	2/6/20
3	Update	4/24/20







Photometric Plan 2018 Approval

SLOW AVENUE (PRIVATELY MAINTAINED)

60' right-of-way

04 BUILD

11,520 S.F.

BLDG 3
950 S.F.

S.F.

(iv) BUILDING A
14,500 S.F.

14,600 S.F.

TRACT A
3.31 ACRES

(PUBLIC ACCESS, UTILITY
AND DRAINAGE EASEMENT)

FIRE DRIVE (PRIVATELY MAINTAINED)

60° right-of-way

LOT 4, BLOCK 1, BONFIRE SUBDIVISION

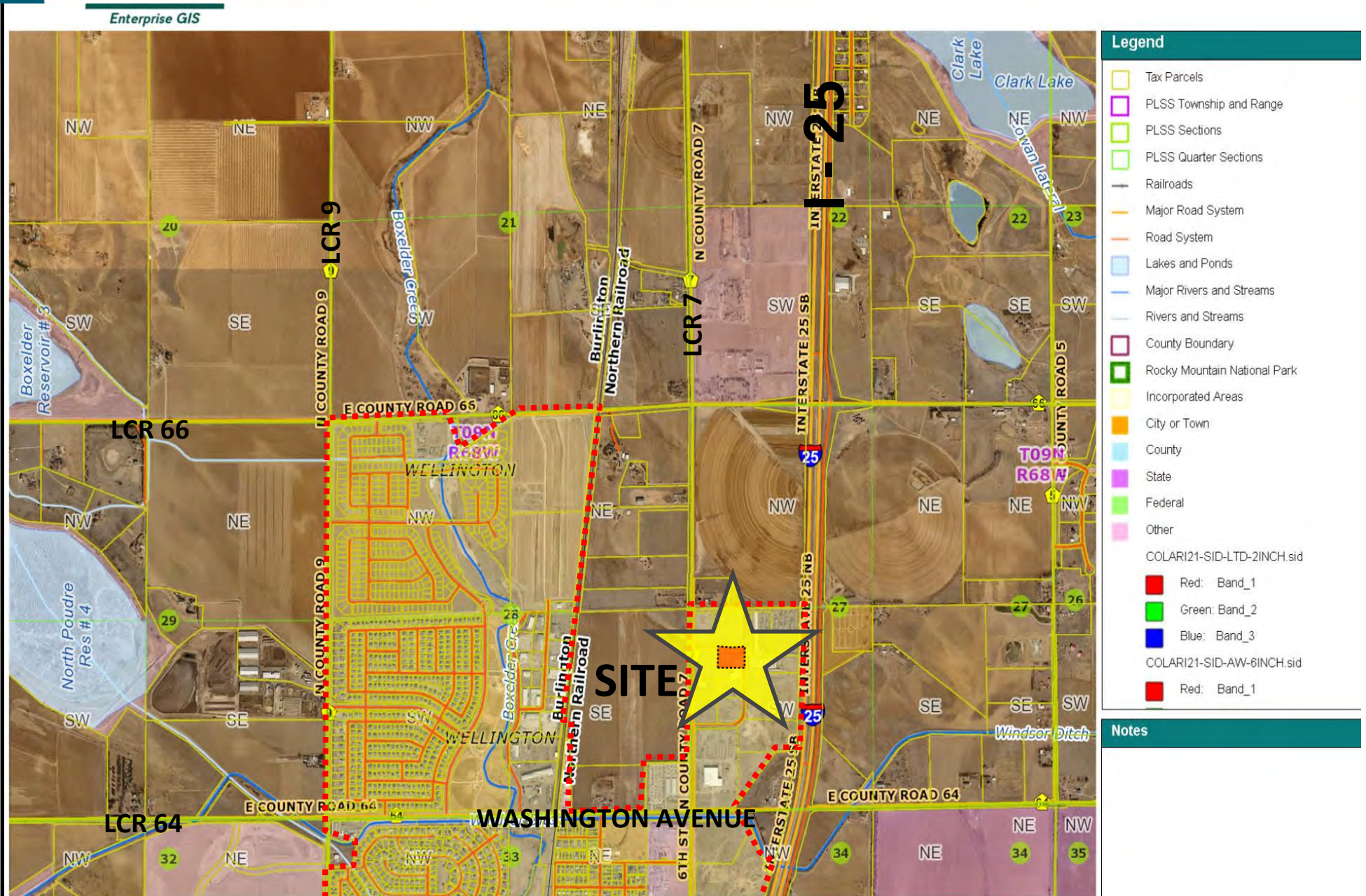
AMENDED SITE PLAN:

8775 Bonfire Drive
Case # 2023SPR01

Applicant;
DOUG WALKER,
WALKER CONSTRUCTION



THE LOCATION:



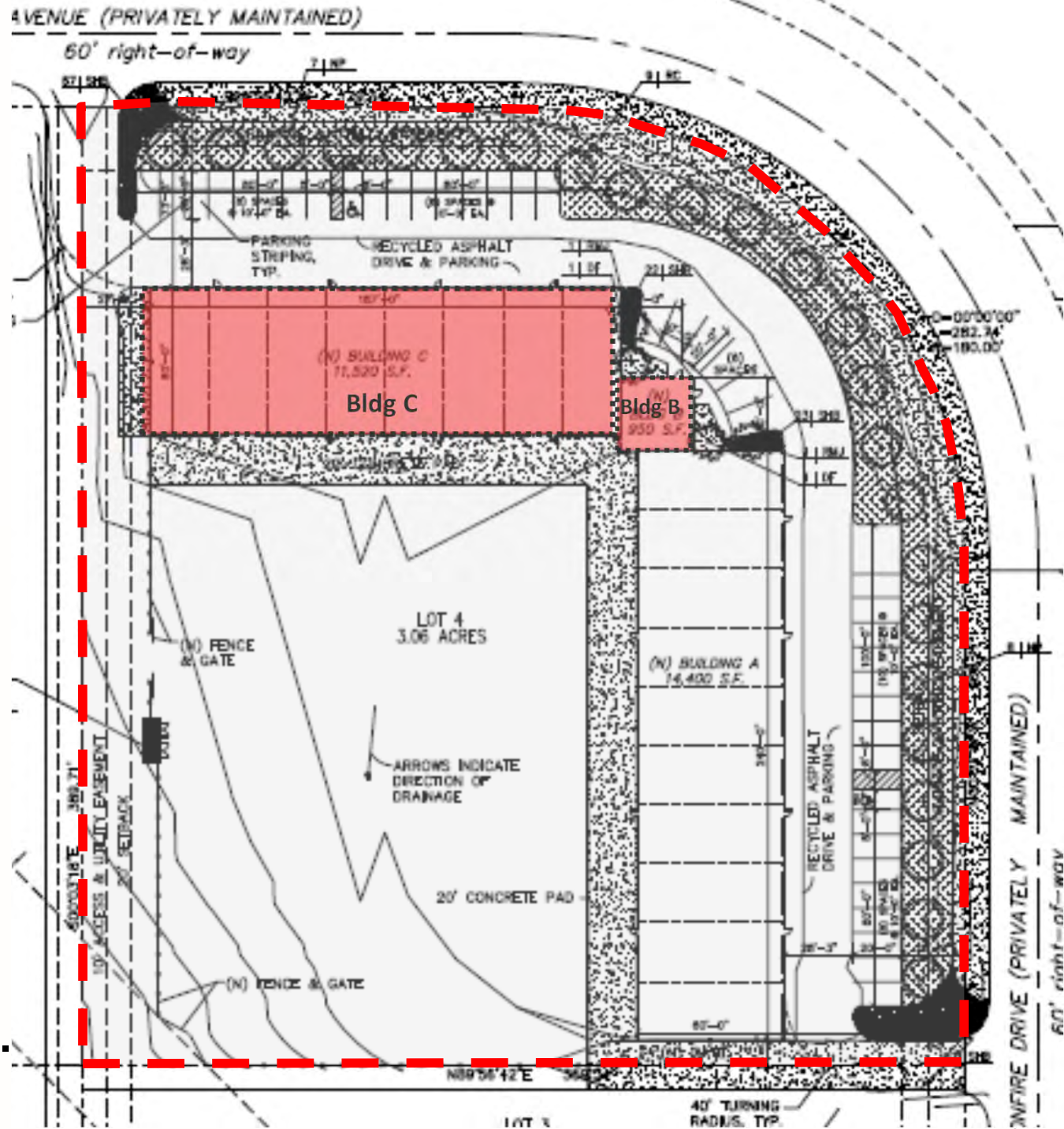
THE SITE:

- Property is zoned LI- Light Industrial
- 3.06-Acres;
- Phase I Constructed 2019-2023;
- Access- Glow Ave & Bonfire Drive
- Amended Site Plan March - 2023
- Tenant AWC Frac Technology is expanding business and needs additional facilities.



PROJECT HISTORY: (Original Site Plan 2018SPR04) 6/4/2018

- Site Plan Approved June 4th 2018;
- Constructed 2019 - 2023;
- Approved Site Plan expired June 4th, 2021;
- Final Certificate of Occupancy issued January, 2023;
- Tenant AWC Frac Technology needs additional facilities.

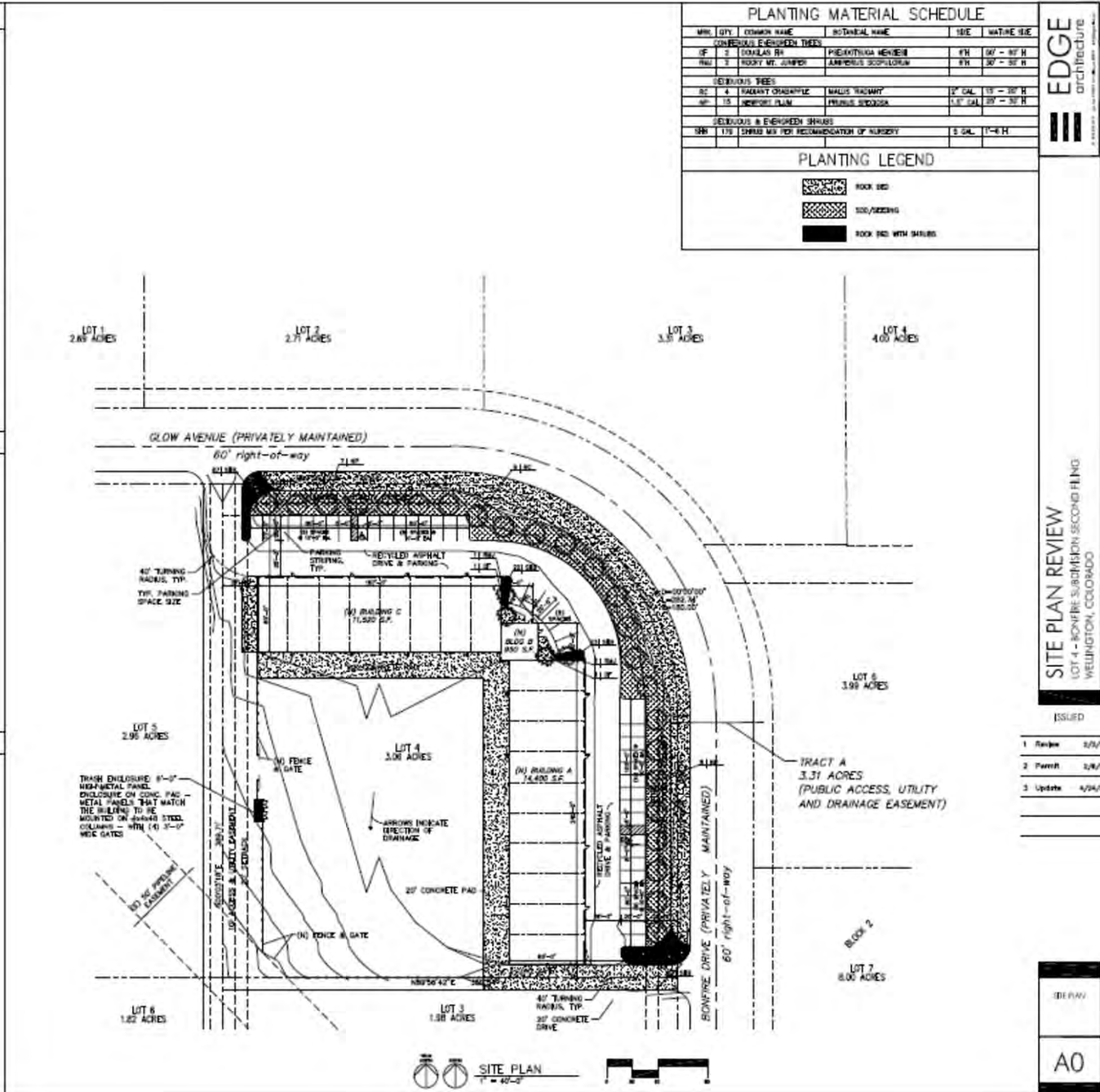


APPROVED SITE PLAN:

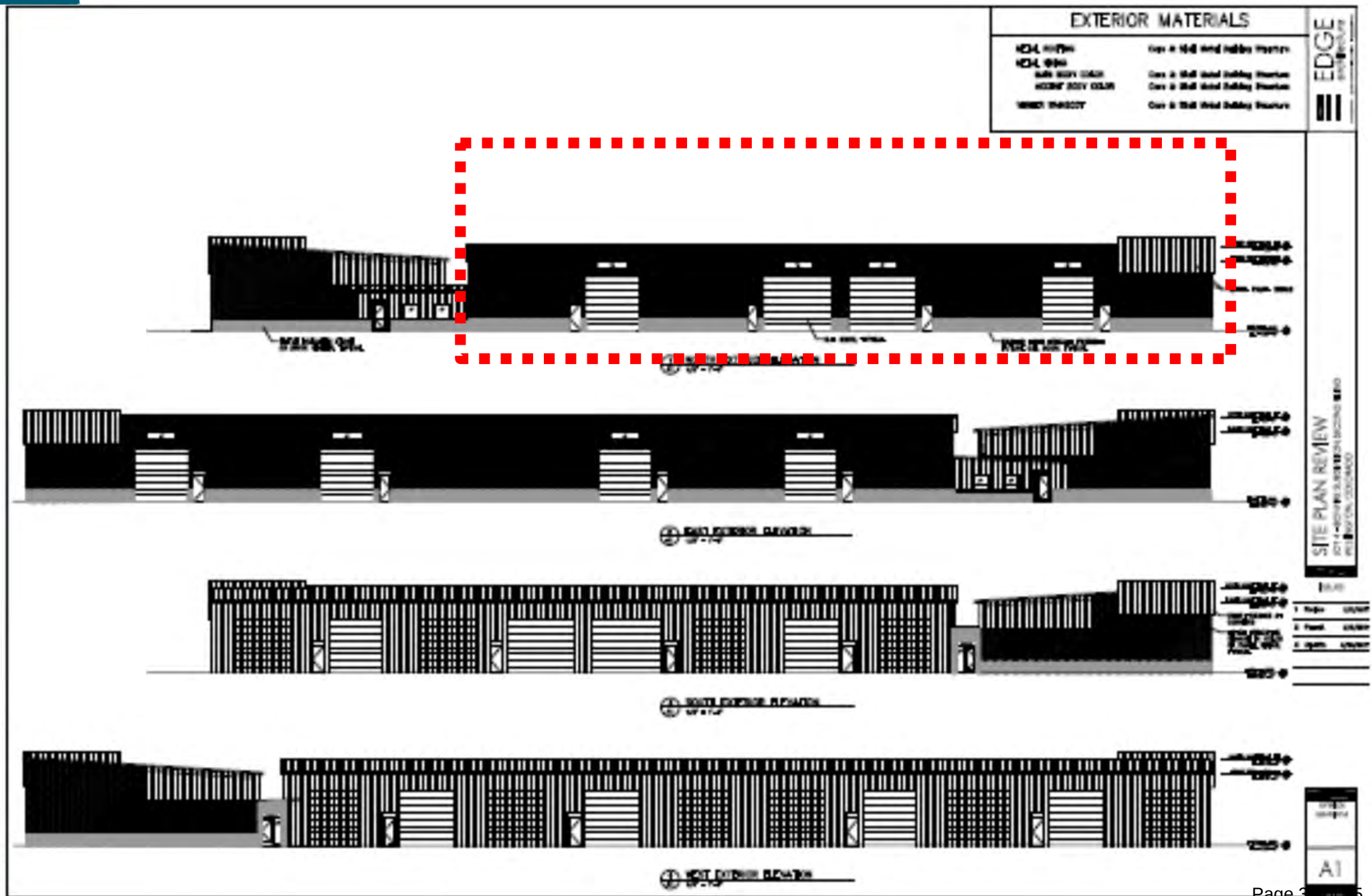
SHEET INDEX		SITE / ZONING DATA	
A0	SITE PLAN	GROSS SITE AREA - LOT 4	3.08 ACRES
A1	OVERALL BUILDING ELEVATIONS	ZONING	LI - LIGHT INDUSTRIAL
A2	CORE & SHELL PLAN & CODE STUDY	USE	BUSINESS/WAREHOUSE
		NUMBER OF EMPLOYEES	TO BE DETERMINED
		NETWORKS	
		MINIMUM FRONT YARD	35 FEET
		MINIMUM REAR YARD	35 FEET
		MINIMUM SIDE YARD	NO REQUIREMENT
		GROSS FLOOR AREA	26,870 S.F.
		MAXIMUM BUILDING HEIGHT	40 FEET
		NUMBER OF STORIES	SINGLE-STORY
		LOT COVERAGE & IMPERVIOUS SURFACES	
		TOTAL LOT AREA	133,284 S.F. / 3.08 ACRES
		BUILDING COVERAGE	
		EXISTING BUILDINGS	N/A
		NEW BUILDINGS	26,870 S.F. / 0.82 ACRES (60%)
		TOTAL IMPERVIOUS SURFACES	
		RECYCLED ASPHALT	65,380 S.F. / 1.86 ACRES (60%)
		LANDSCAPING AREA	21,034 S.F. / 0.48 ACRES (16%)
		PARKING REQUIREMENTS:	
		INDUSTRY (1 space for the maximum number of employees present at any one time)	
		CORE & SHELL BUILDING - USE & EMPLOYEE NUMBER IS TO BE DETERMINED	
		PARKING PROVIDED:	
		STANDARD PARKING	42 spaces
		HC PARKING	2 of 42 spaces
		HC VAN PARKING	1 of 2 spaces

LEGAL DESCRIPTION	
LOT 4, BLOCK 1 BOWTIE SUBDIVISION, BEING LOCATED IN A PORTION OF THE SOUTHWEST ONE-FOURTH OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 65 WEST OF THE 5TH PLUM TOWN OF WELINGTON, COUNTY OF LARIMER, STATE OF COLORADO	
CODE INFORMATION	
BUILDING CODE	2012 IBC
FIRE CODE	2012 IFC
MECHANICAL CODE	2012 IMC
PLUMBING CODE	2012 IPC
ELECTRICAL CODE	2011 NEC
ACCESSIBILITY	2003 ANSI AT17.1 STANDARD
GENERAL NOTES	
- NO OUTDOOR STORAGE OF MATERIALS ARE ALLOWED WITHOUT OBTAINING A REVISED SITE PLAN APPROVAL INCLUDING SCREENING FENCE. - LOADING AND UNLOADING TO BE DONE IN THE BACK PARKED AREA. - LANDSCAPE REQUIREMENTS PER SECTION 16-3-350 (a)-(3), MINIMUM UP SIDE OF THE GROSS SITE TO BE LANDSCAPED = 26,870 S.F. MIN. SITE TREES: 1/1000 SF = 27 MIN. TREES: 1/750 SF = 118 MINIMUM MINIMUM OF THIS LIVING MATERIAL BETWEEN BUILDING AND STREETS. - ALL PLANTS SHALL BE A-GRADE OR NO. 1 GRADE AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. SIZES ARE DESIGNATED ON THE PLANT LIST. - ALL NEW TREES SHALL BE 10' CLEAR OF WATER AND SANITARY SEWER LINES, AND 4' CLEAR FROM GAS LINES. - MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION AS REQUIRED BY SPECIFIC SITE CONDITIONS. OVERALL QUALITY AND QUANTITY TO BE CONSISTENT WITH THE LANDSCAPE PLANS APPROVED AS PART OF THE COUNTY PLANNING DEPARTMENT, SITE PLAN REVIEW. - THE INSTALLED LANDSCAPING MUST COMPLY WITH THE APPROVED PLANS AND PLANT SPECIFICATIONS. IF SUFFICIENT QUANTITIES OF ANY ONE SPECIES ARE NOT AVAILABLE FROM A SINGLE-SUPPLIER, THE CONTRACTOR MUST OBTAIN PLANTS FROM ANOTHER SUPPLIER. THIS ALSO APPLIES TO PROVIDING PLANTS THAT SATISFY THE HEIGHT AND CALIFOR REQUIREMENTS AS SHOWN ON THE PLANS. IF THE LANDSCAPING INSPECTOR IDEALS THAT THE CONTRACTOR HAS NOT COMPLIED WITH THE SPECIES MAX, HEIGHT AND CALIFOR REQUIREMENTS, THE LANDSCAPE CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE PLANT MATERIAL AS NECESSARY.	

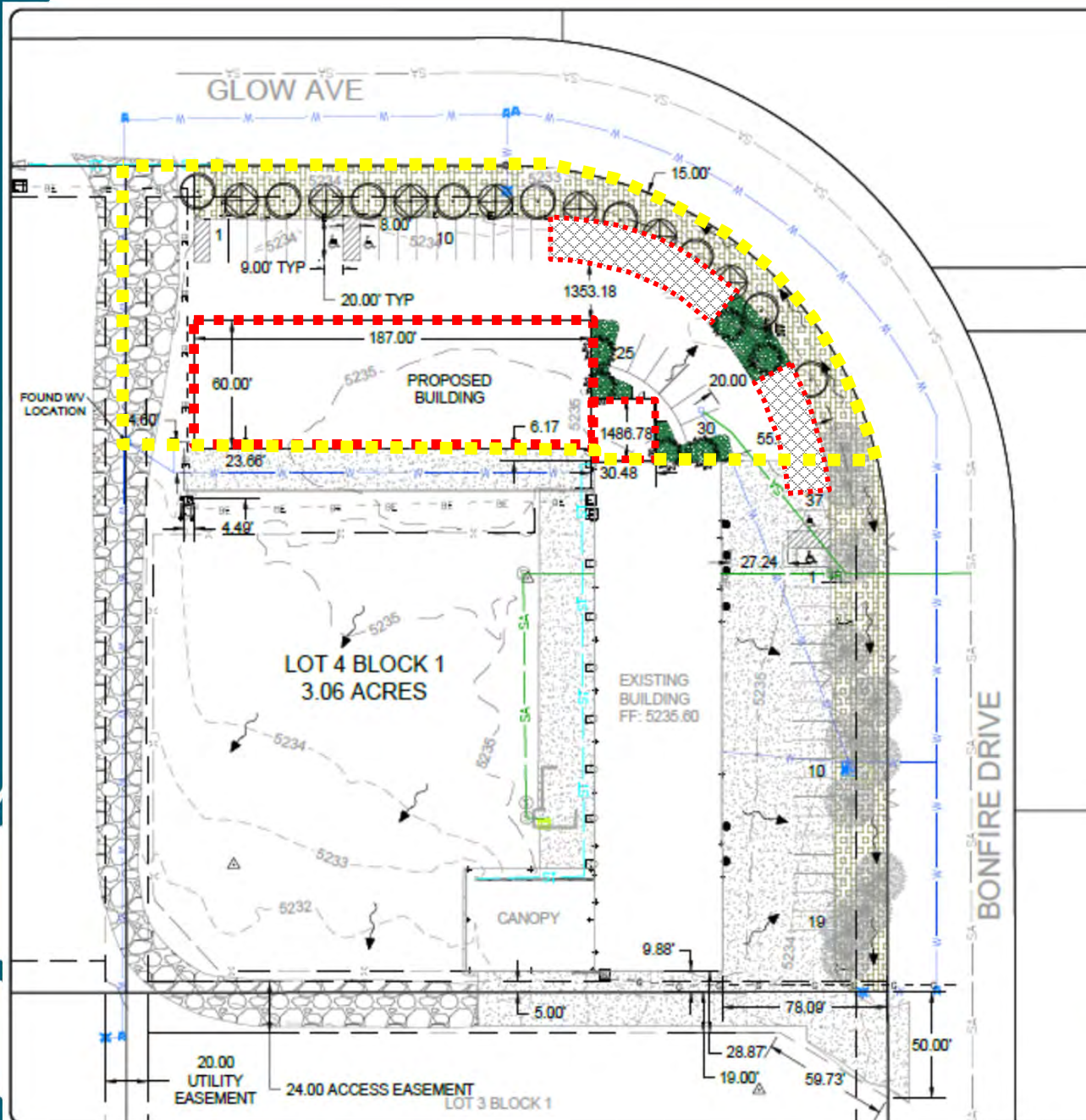
VICINITY MAP	



APPROVED ARCHITECTURAL ELEVATION THEME:



AMENDED SITE FEATURES:

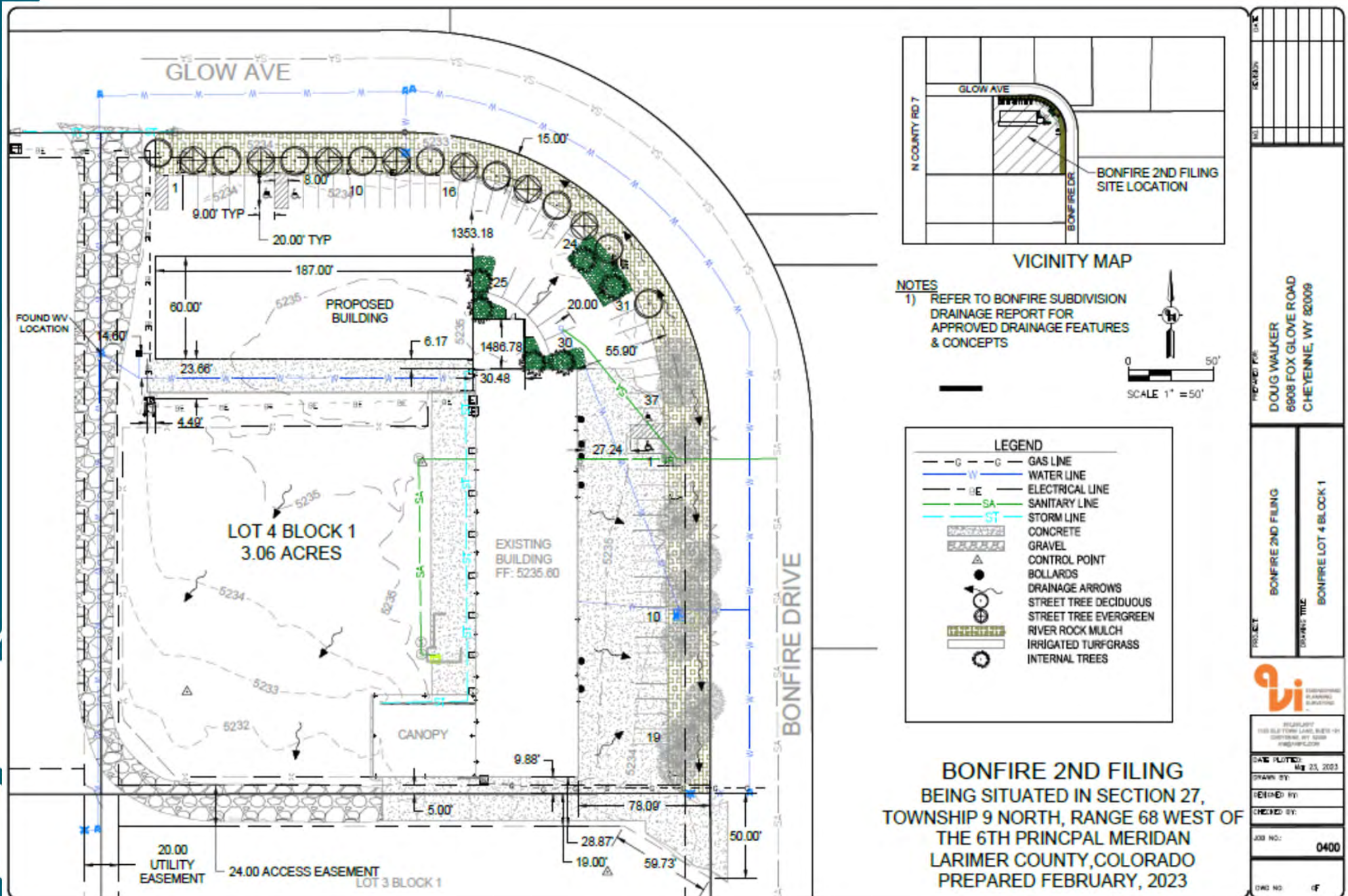


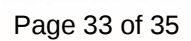
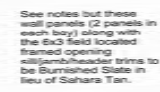
- Phase II construction consists of Office Building “B” (950 SF) & Warehouse Building “C” (11,520 SF) with related infrastructure in the northern portion of the site.
- The undeveloped portion of Lot 4 is sufficient to accommodate the proposed business and warehouse expansion in compliance with the current Land Use Code.

BONFIRE 2ND FILING
BEING SITUATED IN SECTION 27,
TOWNSHIP 9 NORTH, RANGE 68 WEST OF
THE 6TH PRINCIPAL MERIDIAN
LARIMER COUNTY, COLORADO
PREPARED FEBRUARY, 2023

	PROJECT BONFIRE 2ND FILING		REARDED FOR DOUG WALKER 6908 FOX GLOVE ROAD CHEYENNE, WY 82009	SHEET NO. 0400
	DRAWING TITLE BONFIRE LOT 4 BLOCK 1			
PREPARED BY 1000 EAST 10TH AVE SUITE 100 CHEYENNE, WY 82001 (307) 635-1100 WWW.AVICONCEPTS.COM				
DATE PLOTTED: Aug 23, 2023				
DRAWN BY:				
CHECKED BY:				
JOB NO.:				
(TWO NO.) 0400				

AMENDED SITE PLAN:







STAFF SUMMARY & RECOMMENDATION:

- Phase II construction consists of Office Building “B” (950 SF) & Warehouse Building “C” (11,520 square feet) with related infrastructure in the northern portion of the site.
- Proposal is consistent with the Town’s Comprehensive Master Plan and compliant with the Amended Town Land Use Code.
- Engineering plans and documents for elevation contours, site grading, drainage and utility connections prepared to the satisfaction of the Town Engineer.
- The remaining portion of Lot 4 is sufficient to accommodate the proposed business and warehouse expansion in compliance with the current Land Use.
- The site plan and supporting documents shall be revised and amended to satisfy the current Town Land Use Code including but not limited to ADA standards, intent of landscape code for parking lot screening and islands.
- Incidental site modifications such as meter upgrades and utility relocations shall be to the satisfaction of the Town Engineer and Fire District.
- This amended site plan is only for the Phase II construction not previously completed within the life-span of the original site plan approval.

SUMMARY:



- THE END
- Staff and the Applicant are here to address any questions the Planning Commission may have;
- Thank You!!