



**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT**

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**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT  
STAFF REPORT**

**Board of County Commissioners**

**August 13, 2019**

CASE No.: <b>RCU2019-00011</b> CASE NAME: <b>8290 Steele Street Rezone</b>	
Owner's Name:	Arturo Ayala
Applicant's Name:	8150-8160 Steele Street LLC
Applicant's Address:	8150 Steele Street, Thornton, CO 80229
Location of Request:	8290 Steele Street, Thornton, CO 80229
Nature of Request:	A request to rezone a 6.2-acre parcel from Agriculture-3 (A-3) to Industrial-1 (I-1)
Zone District:	A-3
Site Size:	6.2 acres
Proposed Uses:	Light Industrial
Existing Use:	Vacant
Comprehensive Plan:	Mixed Use Employment
Hearing Date(s):	<b>BOCC: August 13, 2019/ 9:30 a.m.</b>
Report Date:	July 31, 2019
Case Manager:	Libby Tart
Staff Recommendation:	APPROVAL with 4 Findings-of-Fact

**SUMMARY OF APPLICATION**

The applicant, 8150-8160 Steele Street LLC, is requesting to rezone the subject property, a 6.2-acre lot, into the Industrial-1 (I-1) zone district. The subject parcel is currently zoned Agriculture-3 (A-3) and is undeveloped. The proposed I-1 zone district would allow the applicant to develop the acreage into commercial or light industrial uses. Currently, 2.39 acres of the 6.2 acres of the parcel are within the floodway of the South Platte River. Development is not permitted within this 2.39 acres.

The surrounding zoning to the south is Agriculture-3 (A-3). The zoning to the west is Industrial-2 (I-2). Due north and east of the parcel are parcels within the City of Thornton boundaries.

**Development Standards and Regulations:**

Section 2-02-13-06-02 of the County's Development Standards and Regulations outlines the approval criteria for rezoning a property. These standards include compliance with the requirements and purposes of the Development Standards and Regulations, consistency with the Comprehensive Plan, and compatibility with the surrounding area.

The proposed rezoning is consistent with the purposes and requirements of the County's Development Standards and Regulations. The subject property is currently located within an Agriculture-3 (A-3) zone district, which is intended to provide a rural living experience and limited farming uses. The subject request is to rezone the 6.2-acre parcel to Industrial-1 (I-1). Per Section 3-24 of the Adams County Development Standards and Regulations, the purpose of the I-1 zone district is to "provide a general commercial and restricted industrial district designed to provide for a variety of compatible business, warehouse, wholesale, offices and very limited industrial uses". The request complies with the one-acre minimum zone district acreage and the minimum 100-foot lot width dimension requirement for the I-1 zone district. The parcel is 6.2 acres and the lot width is 326 feet.

**Future Land Use Designation/Goals of the Comprehensive Plan for the Area:**

Adams County's Comprehensive Plan designates the subject property and surrounding area as Mixed Use Employment. Per Chapter Five of the County's Comprehensive Plan, Mixed Use Employment areas allow a mixture of employment uses, including offices, retail, and clean, indoor manufacturing, distribution, warehousing, and airport and technology uses. The Comprehensive Plan also mentions that some existing Mixed-Use Employment Areas, such as those within the Welby area, contain pockets of existing residential and agricultural uses. Nonresidential development in these locations should incorporate buffering and other mitigation tools to reduce impacts between dissimilar uses.

The location falls into the Welby Plan, specifically East Welby, which is mainly comprised of industrial and agricultural properties, with some residential throughout. The Plan particularly calls out changes to land areas around East 78<sup>th</sup> Avenue from York to Steele Street and the future land use designations of "mixed-use neighborhood" and "mixed-use employment". A substantial amount of East Welby is located within this designated area. One of the Economic Development goals in the Welby Implementation Plan is to "develop a strong business community that encourages residential, commercial and industrial development that is appropriate to the Welby area and provides jobs and services for area residents, and optimizes the tax generating potential of commercial and industrial properties". The proposed rezoning from A-3 to I-1 is consistent with the goals and policies of the Welby Plan, as the property is on the border of the agriculture/industrial interface.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest I-2 Industrial</b>	<b>North Floodplain City of Thornton</b>	<b>Northeast Reservoir City of Thornton</b>
<b>West I-2 Industrial</b>	<b>Site A-3 Vacant</b>	<b>East Reservoir City of Thornton</b>
<b>Southwest I-1 Single-Family</b>	<b>South A-3 Single-Family/Agricultural</b>	<b>Southeast Reservoir City of Thornton</b>

**Compatibility with the Surrounding Land Uses:**

The surrounding area to the west is zoned Industrial-2 and allows for light manufacturing, processing, fabrication, assembly and storage of non-hazardous and/or non-obnoxious material and products. Due south is a single-family home with agricultural uses in an A-3 zone district. To the north and east, the parcels are owned by the City of Thornton and used for a reservoir and other drainage purposes. The request to create a light-industrial zone district is compatible with the properties to the west, northwest and southwest of the subject property and is compatible with the Mixed-Use Employment area identified in the Comprehensive Plan.

Any development on the site shall be required to conform to the County's performance standards outlined in Chapter Four of the Development Standards and Regulations. These performance standards are required to ensure compatibility with the surrounding properties, which include building orientation, building materials, adequate parking, landscaping at the right-of-way, landscaping in the parking area, and drainage improvements. Dimensional requirements, such as front, rear, and side setbacks, will limit the scale of development, ensuring consistency with the surrounding commercial and residential areas.

Additionally, 2.93 acres of the 6.2-acre parcel are located within the floodway. The applicant acknowledges that only 3.81 acres of the property are available for development. Due to the proximity of the City of Thornton's reservoirs and associated property, the applicant is coordinating with them on proposed concepts for the development of this parcel.

**PLANNING COMMISSION UPDATE:**

The Planning Commission considered this case on July 25, 2019, and recommended approval in a 7-0 vote. The applicant was available to answer questions at the hearing and indicated they were supportive of staff's recommendation. One resident indicated their concerns about additional trucks/traffic on Steele Street. She stated that the current speed limit signs as well as a stop sign have been knocked down or stolen. Staff contacted Public Works to inquire about this. The Traffic Division is looking into this matter and will be resolving it.

The Planning Commission questioned the width of Steele Street and whether any improvements are planned for the Steele Street. While this matter is not relevant for the rezone request (no new

development proposed), engineering staff did investigate the matter following the public hearing and Steele Street between 86<sup>th</sup> and 88<sup>th</sup> is on the list of funded Capital Improvement Projects (CIP). The construction will alleviate some of the traffic going south along Steele Street. Typically, in a CIP process, the design of the project occurs in Year 1, with the acquisition of right-of-way in Year 2, and then the construction of the project in Year 3. The project is in Year 1 of this cycle.

**PC and Staff Recommendation:**

The Rezoning request is consistent with the Comprehensive Plan, is consistent with the general purpose and intent of these standards and regulations, meets the requirements of these standards and regulations, and is compatible with the surrounding area, harmonious with the character of the neighborhood, 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. The Planning Commission and Staff recommends Approval based on 4 Findings-of-Fact.

**Findings of Fact:**

**Rezoning:**

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations.
4. The Zoning Map amendment 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.

**PUBLIC COMMENTS**

<b>Property Owner and Occupants Notified</b>	<b>Number of Responses</b>
38	2

Staff received one comment from the initial mailing and notice of public hearing to property owners and occupants within 1500-feet of the subject property. The one comment came from the southern property owner, Paul Yantorno with the Center Land Company, and he stated they plan on applying for a rezone to I-1 soon and are in favor of the rezone request. He stated that they would prefer the development not be heavily developed with vehicle storage/parking areas.

Staff received a second comment following the Planning Commission hearing. The resident to the north in the Riverdale Farm neighborhood stated their concerns about the volume and noise of trucks driving along Steele Street as well as the lack of adherence to the posted speed limit and safety for the nearby residents.

## **COUNTY AGENCY COMMENTS**

### **Adams County Development Services Engineering**

No comment.

### **Adams County Development Services Environmental and Building**

No comment.

### **Adams County Development Services Addressing and Right-of-Way**

No comment.

### **Adams County Parks**

No comment.

## **REFERRAL AGENCY COMMENTS**

### **Responding with Concerns:**

Xcel Energy – Xcel acknowledged that they have an existing pad mount transformer and underground electric in the northeast corner of the property and the property to the north which may conflict with the storm pipeline proposed in the conceptual site plan. The applicant contacted Xcel about the matter and Xcel stated that there was a mapping error and the comment is not applicable for this case. The applicant will be working with Xcel on any new utility siting in the future at the time of a building permit application.

Tri-County Health – The agency stated that the parcel is located within the North Washington Water and Sanitation District and the conceptual site plan showed an on-site wastewater treatment system. The applicant explained that the plan submitted is a conceptual site plan and was submitted to show how to viably develop the property. The applicant will ensure they comply with both North Washington and Tri-County Health procedures at the time of a future owner/developer developing the property.

Colorado Department of Public Health and Environment (CDPHE) – CDPHE also acknowledged the need for public work/sanitation and provided comments like those of Tri-County Health. The applicant acknowledged they will be working with the North Washington Water and Sanitation District and CDPHE at the time of a building permit to ensure they are complying with all rules and regulations.

City of Thornton – The City of Thornton stated that no building permit should be issued for the site prior to the complete construction of the outfall storm system and of an on-site stormwater extended detention basin. They also recommended establishing sustainable ground cover around the undeveloped floodplain area to mitigate erosion off site and to evaluate shared access with other properties along Steele Street. The applicant acknowledged that they are not submitting construction plans or a building permit at this time but will transfer this information to the future owner/developer of the property.

**Responding without Concerns:**

CDOT

Thornton Fire Rescue

**Notified but not Responding / Considered a Favorable Response:**

Adams County Attorney's Office

Adams County Fire Protection District

Adams County Sheriff's Office

Century Link

Colorado Division of Wildlife

Comcast

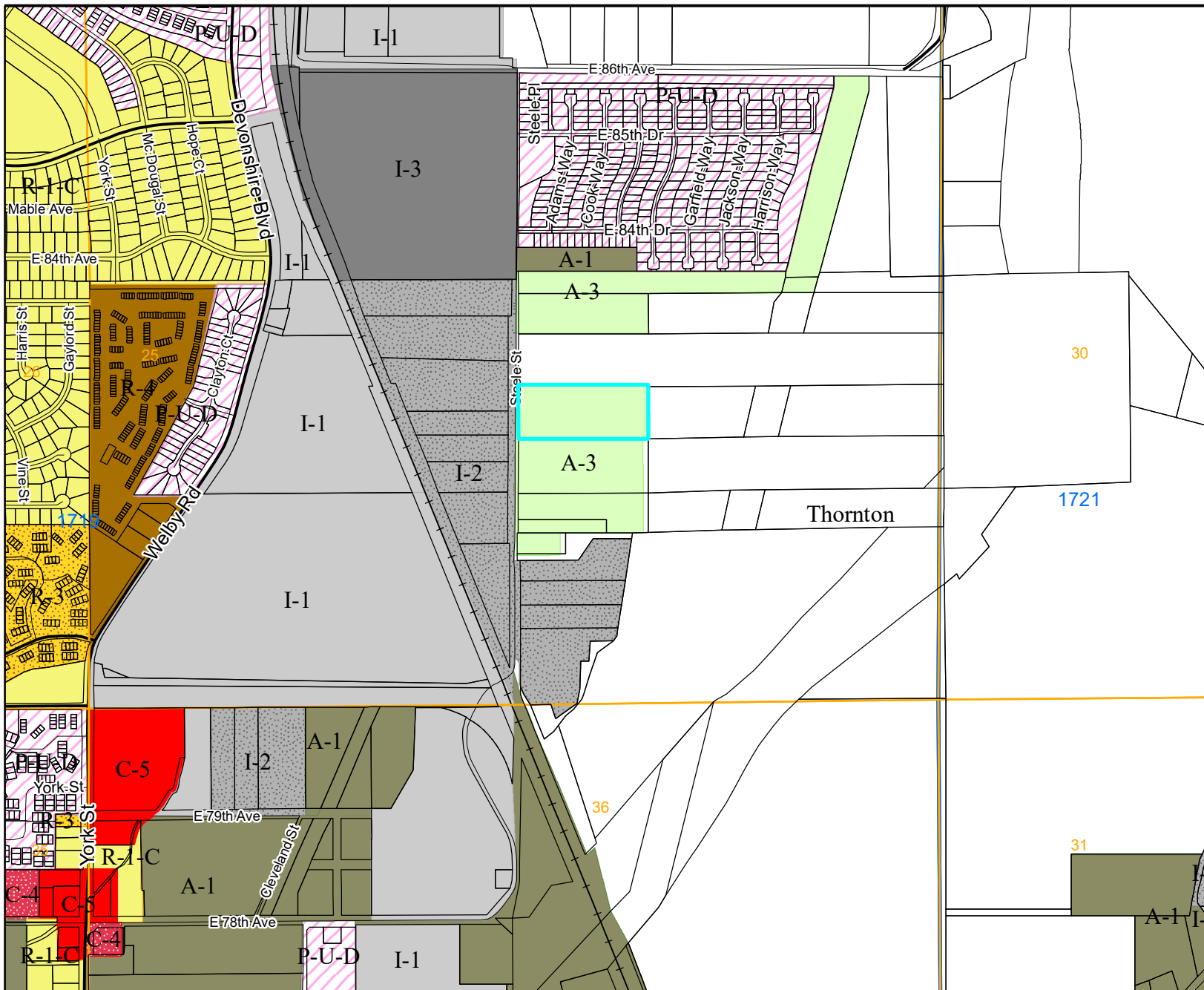
Mapleton School District #1

Metro Wastewater Reclamation

North Washington Street Water and Sanitation District

RTD

Welby Citizen Group



# Legend

- Railroad
- Major Water
- Zoning Line
- Sections

## Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

**Case Name** 8290 Steele Street Rezone

**Case Number** RCU2019-00011



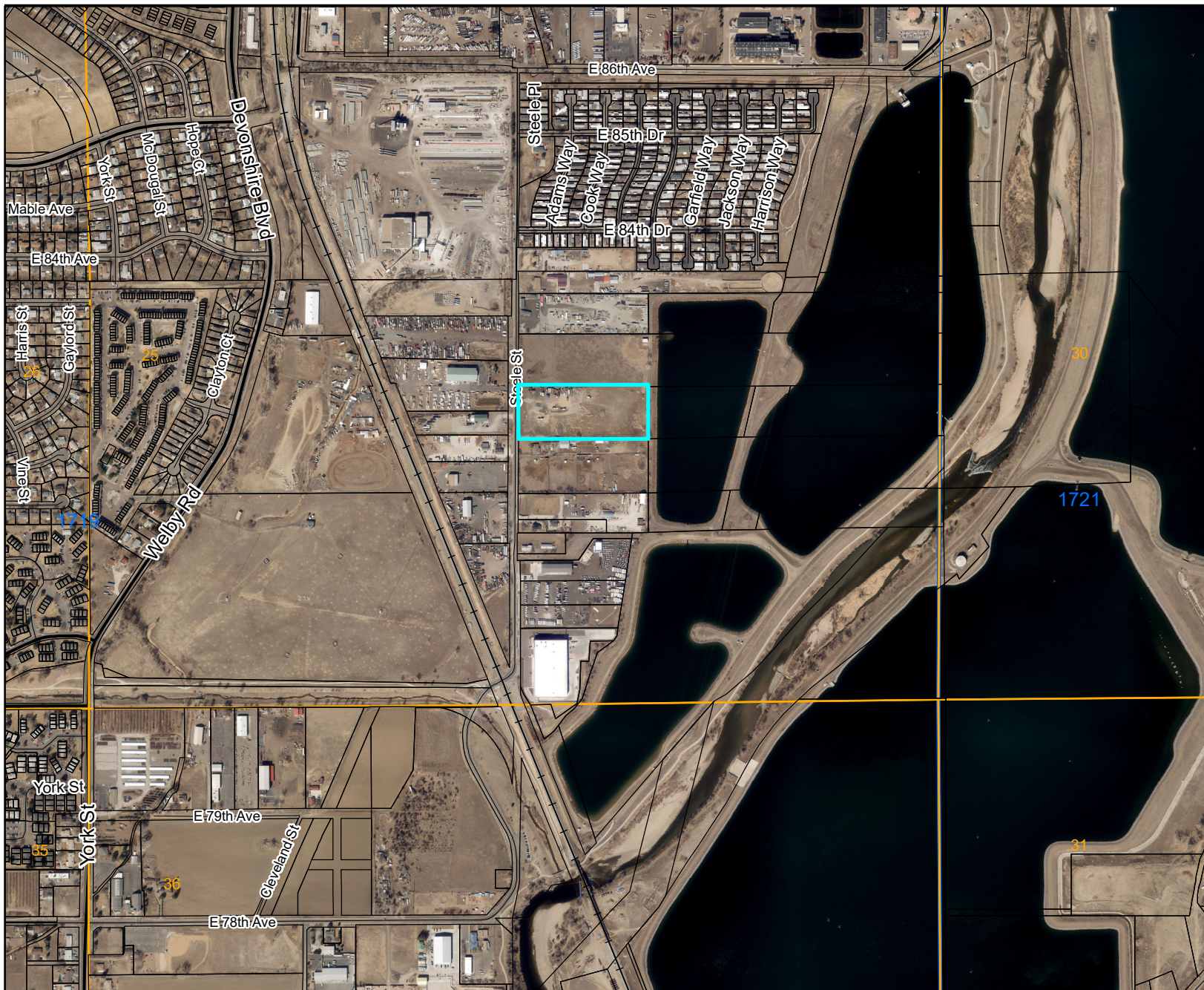
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**ADAMS COUNTY**  
COLORADO

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# Legend

- Railroad
- Major Water
- Zoning Line
- Sections

## Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

**Case Name** 8290 Steele Street Rezone

**Case Number** RCU2019-00011

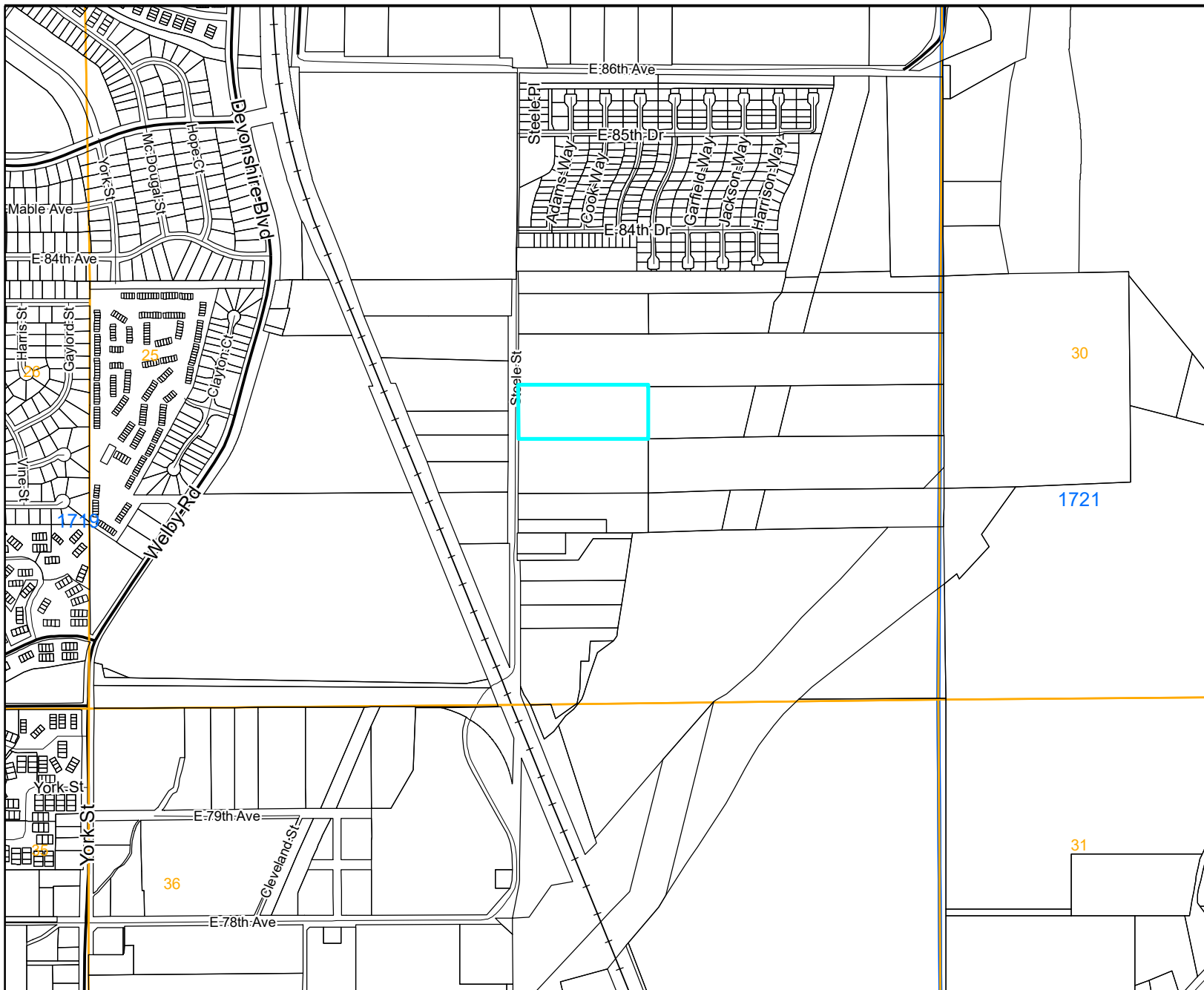


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COLORADO

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# Legend

- Railroad
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- Zoning Line
- Sections

## Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

**Case Name** 8290 Steele Street Rezone

**Case Number** RCU2019-00011



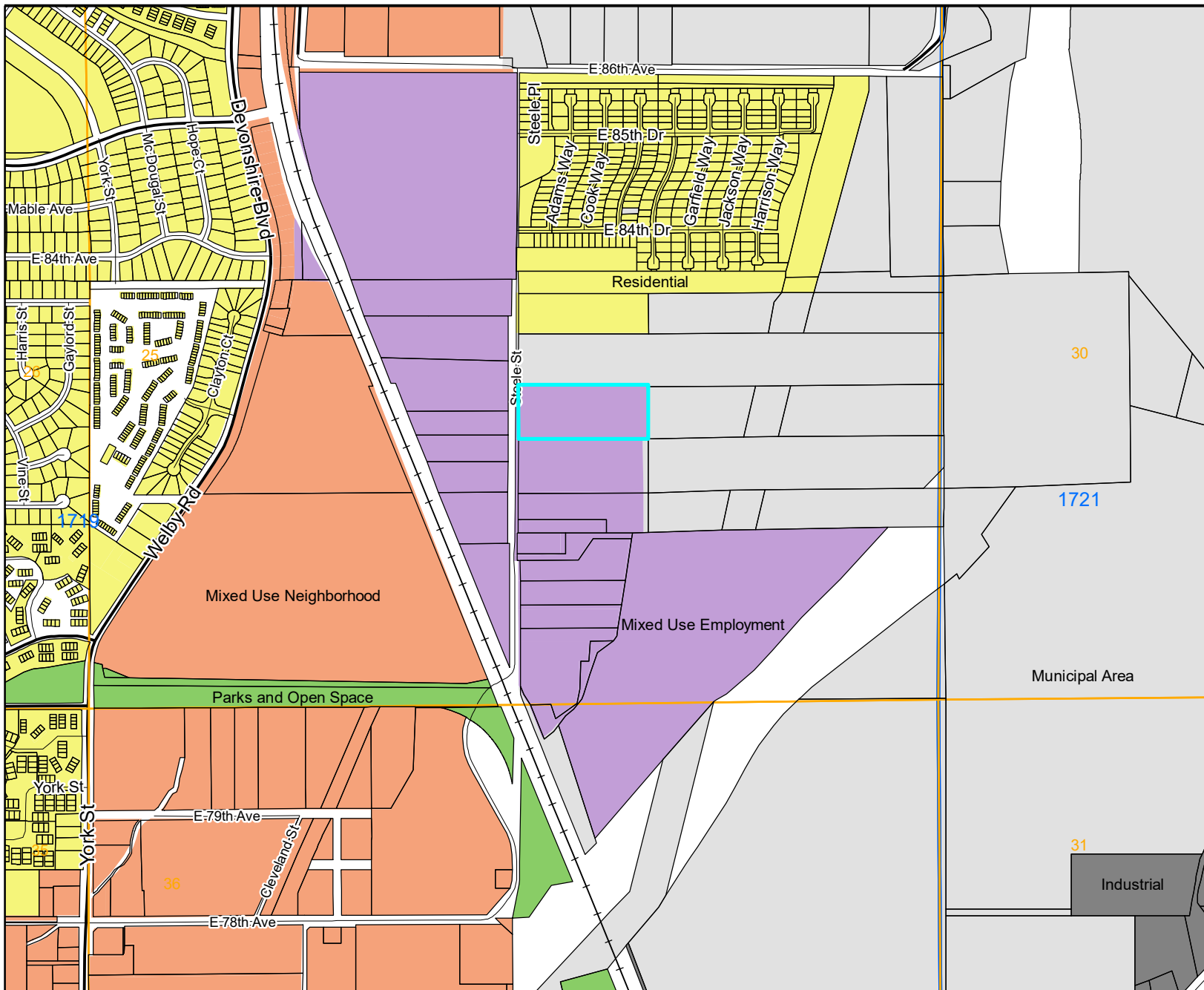
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ADAMS COUNTY  
COLORADO

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### Legend

- Railroad
- Major Water
- Zoning Line
- Sections

### Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
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- DIA
- P-U-D
- P-U-D(P)

**Case Name** 8290 Steele Street Rezone

**Case Number** RCU2019-00011



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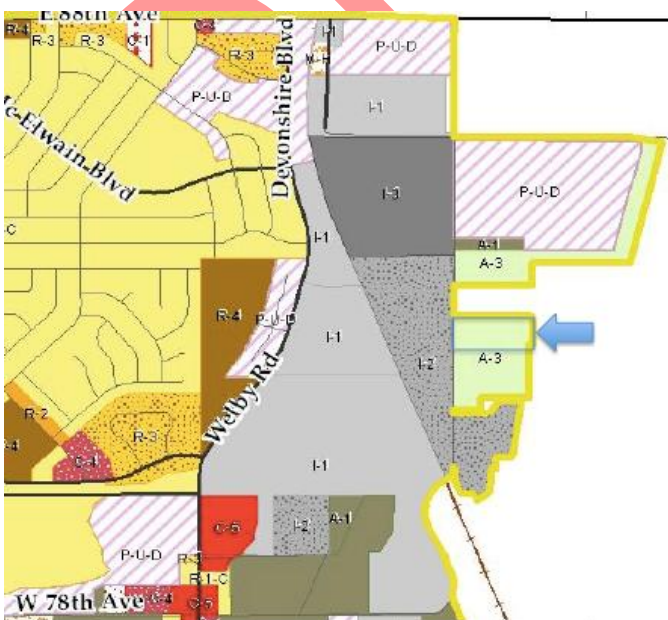


**ADAMS COUNTY**  
COLORADO

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8290 STEELE STREET  
WRITTEN EXPLANATION OF PROJECT **DRAFT**

The proposed project is to rezone the property to Industrial One (I-1), to be more consistent with similar adjacent and nearby properties. At the present time, there is not a specific use or development being proposed. The property lies between Steele Street to the west and the reservoirs for the City of Thornton to the east.



The property lies within an area that is already largely industrial, and is one of the few remaining tracts in the area that is still zoned A-3. Across Steele Street is zoned I-2, with an area of I-3 north of that. These areas are bordered by the railroad track to the west. South of the property between the railroad tracks and the reservoirs are other parcels that are currently zoned I-2. To the east of the property are reservoirs for the City of Thornton, which lie adjacent to the Platte River. These geographical and zoning constraints around the property have the unfortunate result of

essentially cutting it off from viable agricultural land. In the Welby Plan, this area is designated for future use as mixed-use employment. Rezoning to I-1 will have the desirable result of making this relatively small tract of land more versatile for development, yet still conform to the overall land use of Mixed Use Employment designated in the Welby Plan for the future.

There is a substantial part of the property that is currently in the floodplain/floodway of the Platte River. The property includes a total land area of 6.20 acres. Assuming that there will be no development of any kind within the floodplain/floodway, the remaining property available for development will be a land area of approximately 60% of the land or 3.81 acres.



A level 1 Storm Drainage Plan is included with this submittal and shows space for a conceptual detention/water quality pond together with a piped outfall. Calculations to estimate the full industrial build-out runoff, detention, water quality, and outfall required, together with coordination with the City of Thornton are also included in this submittal as follows:

- A UD-Detention worksheet calculation for the required detention & WQ volumes for the property, based on a maximum percent impervious for the proposed zoning and preferred location for pond;
- A summary description of the proposed pond outfall pipe route, including a plan view of the pipe system. The outfall will be located on either private property or City of Thornton property; no part of the outfall system is proposed to be on RTD property.



- Email documentation from James W. Kaiser, P.E., CFM, City of Thornton stating that The City of Thornton Infrastructure Department is in agreement with the proposed concept, with the following two requirements:
  1. That all the properties east of Steele Street, adjoining to the west of the Thornton lakes have the ability to connect to the proposed storm system.
  2. That the system be designed to handle the flows of the two properties north of 8290 Steele Street, including the 4.9 acre parcel north of the city owned property. The 2014 DRCOG contours indicate the lay of the land flows to its southeast corner. The presumption is that a gravity outlet can serve this northern property over the top of the city's lateral off the Lower Clear Creek canal. The ultimate design of any system beyond 8290 Steele Street will be up to those future developers.

## SUMMARY

Rezoning of this property from A-3 to I-1 is consistent with the Welby Plan, and will be a benefit to the community, making the parcel more versatile. Construction of the proposed storm water improvements will enhance not only the project parcel, but also additional parcels that will be able to tie into the system. Once the rezoning is approved, the intent is to proceed with development of the storm water system and pursue a development plan consistent with both the rezoning and Welby Plan.



**M/WBE, SBE, DBE**

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Lafayette, Colorado 80026

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## **CIVIL ENGINEER'S RESPONSE TO REVIEW COMMENTS**

**PROJECT/ CASE NAME:** 8290 Steele Street Rezone  
**CASE NUMBER:** RCU2019-00011  
**REVIEWED PLAN:** Change of Zone Application  
**DATE OF COMMENTS:** 4/1/2019  
**RESPONSE DATE:** 5/22/2019  
**REVIEWERS:** Libby Tart, Matt Emmens, Marissa Hillje, Kerry Gress, Justin Blair, Aaron Clark, Donna George, Kathy Boyer, Steve Loeffler, Sean Hackett, Dan Biro, Paul Yantorno  
**RESPONSE BY:** Margaret Brown and Debbie Fisher, Brown Civil Engineering

### **ITEM:**

#### **I. Planning**

PLN1 *Comment: REQUEST*  
*a. A request to rezone a 6.2 acre parcel from Agricultur-3 (A-3) to Industrial-1 (I-1)*

Response: Acknowledged.

PLN2 *Comment: COMPREHENSIVE PLAN*  
*a. Site is designated as Mixed Use Employment. Per Imagine Adams County.*  
*b. The property is located with the boundaries of the Welby Plan. The Plan encourages the "Beehive" concept where manufacturing, distribution, and retail sales are combined within a single location. Some of the goals of the Welby Plan include, economic development, improving public infrastructure, and seeking to create a greener and healthier environment.*

Response: Acknowledged.

PLN3 *Comment: SITE LOCATION/ZONING*  
*a. 8290 Steele Street/0171925400002*  
*b. The subject property is currently designated A-3.*

Response: Acknowledged.

PLN4 *Comment: PERMITTING REQUIREMENTS*  
*a. Public Hearings. The Rezone process requires two steps – a public hearing before the PC and then a public hearing before the BOCC. The BOCC shall have the final authority to approve or deny the request*

Response: Acknowledged

PLN5

*Comment: COMMENTS*

*a. Uses. Please note that outdoor storage, as a use in the I-1 zone is limited to 100% of the building square-footage. Any additional need for outdoor storage on an I-1 zone district is subject to a Conditional Use Permit application process.*

Response: At this time, this is only a re-zoning application, and the future use, site plan, storage areas, required new utilities, etc. are not determined. Although a conceptual site plan was submitted, the conceptual site plan was prepared as a requirement of the planning department basically to show that there is at least conceptually a viable way to develop the property within the confines of the requested zoning and meet the planning criteria.

*b. Setbacks.*

*In the I-1 zoning district, the following setbacks apply:*

- *Arterial ROW: 75 feet*
- *Front Setback: 25 feet*
- *Side Setback: 15 feet on one side and five feet on the other side*
- *Rear Setback: 15 feet*
- *Section Line Setback: 145 feet*

Response: Acknowledged.

*c. Parking.*

*The following parking standards apply:*

- *See Table 4-12-04-03 for the number of spaces required based on the future use.*
- *ADA parking compliant with Section 4-12-04-10 for Handicap Parking Spaces.*
- *Bicycle parking compliant with section 4-12-04-13*
- *Loading zone compliant with Section 4-12-04-15*
- *Lighting compliant with Section 4-13-01*

Response: Acknowledged. At this time, this is only a re-zoning application, and the future use, site plan, parking requirements etc. are not determined. Although a conceptual site plan was submitted, the conceptual site plan was prepared as a requirement of the planning department basically to show that there is at least conceptually a viable way to develop the property within the confines of the requested zoning and meet the planning criteria. The various uses permitted within the requested I-1 zoning have highly variable traffic and parking requirements. When the property is developed, we respectfully request that the compliance with the above parking requirements be transferred to the future owner/developer of the property.

*d. Landscaping.*

*The following standards are from the standard section of landscape code:*

- *4-09-02-04-4: In addition to all other landscaping, boundary landscaping is required for a minimum depth of 10' along all property lines abutting roads except for the area required for road openings.*



- *Bufferyards are required for all new Industrial development occurring adjacent to and Agricultural use (currently the zones to the north and south of this Parcel). Bufferyard D is the requirement: Fifteen (15) foot minimum bufferyard width with three (3) trees per sixty (60) linear feet and six (6) foot sight obscuring fence or wall located on the interior line of the bufferyard.*
- *4-16-19-01-1: Minimum Landscape Area. All developments shall be required to landscape a minimum of ten (10) percent of the lot area. At least fifty (50) percent of the required landscape area shall be placed so it abuts adjoining public right-of-ways, excluding alleys and drives. The area along any property line abutting a public road right-of-way shall be landscaped using one (1) or any combination of the following landscape options: (lists 5 options that vary based on width and ratio of trees/ shrubs.)*

Response: This is a re-zoning application, and no construction or development is planned with this application. Although a conceptual site plan was submitted, the conceptual site plan was prepared as a requirement of the planning department basically to show that there is at least conceptually a viable way to develop the property within the confines of the requested zoning and meet the planning criteria. We respectfully request that the compliance with the above landscaping requirements be transferred to the future owner/developer of the property.

*e. Open Space.*

*3-39-05-02: All land area consisting of natural resources or natural features (i.e. floodplains, hydric soils, wetlands, riparian areas, lakes, and reservoirs) lying within a site proposed for development shall be measured. The total acreage of each resource type shall be multiplied by its respective natural resource protection factor to determine the amount of resource protection land or area required to be kept in open space in order to protect the resource or feature. (The protection factor for 100-year Floodplain is 1.0 per DSR 3-39-05-03.)*

Response: This is a re-zoning application, and no construction or development is planned with this application. Matt Emmens has indicated that the Hoffman Drainageway study CLOMR shows that 8290 Steele will be completely removed from the floodplain when the study is finalized. The first phase is completed and work has begun on the second phase where the study and map change will be presented to FEMA for final approval. Matt indicated this could take 9-12 months from time they submit, which may be another few months. Depending on the timing of development, the floodplain may be different that it is currently.

We respectfully request that the compliance with the above open space requirements be evaluated at the time of development and be transferred to the future owner/developer of the property.

*Comment: Water and Septic. Please note that all water/septic comments from North Washington Street Water and Sanitation District must be resolved at the time that a building permit is submitted.*

Response: Acknowledged. Both the North Washington Street Water and Sanitation District and the Tri-County Health Department have been apprised of this re-zoning request and responded to the comments. We spoke with both Susie Clark and Jim Jamsay, District Manager regarding the possibility of providing sewer service. Mr. Jamsay stated that he prepared a letter dated October 11, 2006 to Tri-County Health stating that service cannot be

provided to the 8000 Steele Street area. This letter has been accepted by Tri-County Health for other properties in the area. An email dated April 19, 2019 from Sheila Rossow, Account Specialist included the letter from Jim Jamsay. Both the email and letter are included with this resubmittal. A letter dated December 29, 2016 from Jim Jamsay states that a water tap can be provided to this property.

## **II. Development Services, Engineering**

ENG1      *I do not have any engineering concerns for this rezoning case. The Traffic Impact Study and Preliminary Drainage Report that you submitted resolved any engineering concerns I have. When/if the property does come in for a development application, I'm sure I will have more to say then.*  
Response: Acknowledged. A copy of the email from Matt Emmons is included with this resubmittal.

## **III. Development Services, Right-of-way and Addressing**

ROW1      *No Comment*

ADR1      *No Comment*

## **IV. Neighborhood Services**

*No Comments received.*

## **V. Environmental Programs Manager**

ENV1      *No Comments received.*

## **VI. Development Services Building and Safety**

BDSI1      *No Comment.*

## **VII. Parks**

PRK1      *No comment.*

## **IX. Xcel Energy**

XCEL1

*Comment: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for 8290 Steele Street Rezone. Please be advised that PSCo has an existing pad mount transformer and affiliated underground electric lines in the northeast corner of the subject property and within the property to the north, which may conflict with the proposed storm pipeline as shown on the plans.*

Response: We have been in contact with the following engineer for Xcel Energy:

Tawni Herren

Power Technologist II

Pike Engineering, LLC

555 Zang St, Suite 250

Lakewood, CO 80228

T: 303-628-2280

www.pike.com

In an email dated April 7, 2019, she stated: "After some research, and confirming by visiting the property, it does appear that Xcel's GIS map has an addressing error which shows the location of the transformer and pump house within the property of 8290 Steele St, which is incorrect.

The Xcel Energy transformer is actually located in the property to the north, which is 8300 Steele Street. I have confirmed this further on Adams County's website (link attached)

I have requested a mapping correction to Xcel as well. I hope that this brief email will suffice for Adams County to continue working with you on your rezoning request. If additional information is needed, please feel free to reach out to me or provide my contact information to whomever necessary and I will be glad to assist."

A copy of the email is included with this resubmittal.

XCEL2

*Comment: PSCo also has existing natural gas distribution facilities along Steele Street and requests that all natural gas and electric facilities are shown on the plans.*

Response: We definitely acknowledge that locating all utilities is extremely important prior to any development of the property. At this time, this is only a re-zoning application, and the future use, site plan, required new utilities, etc. are not determined. Although a conceptual site plan was submitted, the site plan was prepared as a requirement of the planning department basically to show that there is at least conceptually a viable way to develop the property within the confines of the requested zoning and meet the planning criteria. We contacted Donna George of Xcel, and asked whether it might be possible to acknowledge that all existing utilities, whether above ground or underground will need to be surveyed and shown on all future development plans, but that the information not be provided for just the re-zoning? The following response was received on April

19, 2019. A copy of the email correspondence is included with this resubmittal.

Donna George  
Xcel Energy | Responsible by Nature  
Right of Way and Permits  
1123 West 3rd Avenue, Denver, CO 80223  
P: 303-571-3306 | F: 303-571-3660  
donna.l.george@xcelenergy.com

She stated: "Yes ...It is acknowledged that all existing utilities will be surveyed and shown on all future plans, and that the information provided is only for rezoning."

XCEL3 *Comment: Public Service Company has no objection to this proposed rezone, contingent upon PSCO's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.*

Response: Acknowledged.

XCEL4 *Comment: The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal via FastApp-Fax-Email USPS (go to: [https://www.xcelenergy.com/start,\\_stop,\\_transfer/installing\\_and\\_connecting\\_service/](https://www.xcelenergy.com/start,_stop,_transfer/installing_and_connecting_service/) ). The Builder's Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easement may need to be acquired by separate document for new facilities.*

Response: Acknowledged. This is a re-zoning application, and no construction or development is planned with this application. We respectfully request that the compliance with the above Application Process requirements be transferred to the future owner/developer of the property.

#### **XI. Tri-County Health Department (TCHD)**

TCHD1 *Comment: Wastewater  
Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. The subject property is within the boundaries of the North Washington Water and Sanitation District. However, the site plan provided by the applicant indicates that an On-Site Wastewater Treatment System (OWTS) is proposed. Numerous different uses would be allowed in the proposed Industrial zone district. Many uses are incompatible with OWTS due to the amount and type of waste produced.*

Response: Acknowledged. At this time, this is only a re-zoning application, and the future use, site plan, required new utilities, etc. are not determined. Although a conceptual site plan was submitted, the site plan was prepared as a requirement of the planning department basically to show that there is at least conceptually a viable way to develop the property within the confines of the requested zoning and meet the planning criteria. We respectfully request that the compliance

with the OWTS requirements be transferred to the future owner/developer of the property.

TCHD2

*Comment: Section 11.12 of TCHD'S OWTS Regulation O-17 requires that OWTS which serve business, commercial, industrial or institutional property or a multifamily dwelling must receive only such biodegradable wastes for treatment and distribution as are compatible with those biological treatment processes that occur within the septic tank, and additional treatment unit and the soil treatment area. Some types of non-residential wastewater generated by some manufacturing or industrial businesses is prohibited from being disposed of into the OWTS and can significantly impact the function of the OWTS and impact nearby groundwater supplies. In addition, Section 11.12 requires that any OWTS that may receive non-residential wastewater or is otherwise covered by the Environmental Protection Agency (EPA) Underground Injection Control Program must receive an authorization by rule of a Class V Underground Injection Permit from the EPA.*

Response: Acknowledged. At this time, this is only a re-zoning application, and the future use, site plan, required new utilities, etc. are not determined. Although a conceptual site plan was submitted, the site plan was prepared as a requirement of the planning department basically to show that there is at least conceptually a viable way to develop the property within the confines of the requested zoning and meet the planning criteria. We respectfully request that the compliance with the OWTS and EPA requirements be transferred to the future owner/developer of the property.

TCHD3

*Comment: In order for TCHD to consider the proposal to rezone the property for industrial uses, the applicant shall provide a letter from North Washington Water and Sanitation District indicating whether or not the District will serve the subject property, and the distance from the property to the nearest sewer line. Comments regarding water and wastewater will be provided once the letter has been received by TCHD.*

Response: A letter from James Jamsay, district Manager, North Washington Street Water and Sanitation District, dated October 11, 2006 to Jeff McCarron, Tri-County Health states:

"The properties within the area of 8000 Steele Street are within the North Washington Street Water and Sanitation District service area boundaries.

Please be advised that the Board of Directors of the North Washington Street Water and Sanitation District has considered servicing said properties with sewer through the facilities of the District.

This letter is to inform you that at the July 7, 2006 meeting the District determined no connection to the District's sewer system is required because the District does not own sewer lines within 400 feet of the properties within the Area of 8000 Steele Street."

A letter from Susie Clarke, Office Manager, North Washington Street Water and Sanitation District, dated January 20, 2017, to Lynette Baumgartner, Assistant Planner, Community and Economic Development, Adams County, states:

"Please be advised that although the address shown above is within the boundaries of the North Washington Street Water and Sanitation District, we are unable to provide sewer services to this location at this time. Due to these circumstances, we have no problem with the applicant's request for a septic system. "

Copies of these letters are included with this resubmittal.

TCHD4

*Comment: Mosquito Control – Stormwater Facilities*

*The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here: [http://www/tchd.org/276/Mosquitoes-West\\_Nile-Virus](http://www/tchd.org/276/Mosquitoes-West_Nile-Virus). A guidance document is attached.*

Response: A Stormwater Management Plan that is fully compliant with local, state and federal regulations, together with detailed plans for the construction of the Water Quality and Detention control structure and facility will be designed as a part of the development plans for the property. At this time, this is only a re-zoning application, and the future use, site plan, required stormwater control system, etc. are not determined. Although a conceptual site plan was submitted, the site plan was prepared as a requirement of the planning department basically to show that there is at least conceptually a viable way to develop the property within the confines of the requested zoning and meet the planning criteria.

## **XII. CDOT**

CDOT1      *Comment: No comment.*

Response: Acknowledged.

## **XIII. CDPHE**

CDPHE1      *Comment: The Colorado Department of Public Health and Environment (CDPHE) appreciates the opportunity to comment on this proposal. Please note that the following requirements are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations.*

Response: Acknowledged.

CDPHE2      *Comment: Based on the application, the system may or may not received water from an established public water system. If the system does not receive potable water from a public water system, the system may decide to develop its own water source, treatment and distribution system. If so, the system appears to meet the definition of a “public water system” per item 11.3(60) of Regulation No. 11 Colorado Primary Drinking Water Regulations (Regulation 11). If the system meets the definition of a “public water system” the supplier of water must meet all requirements of Regulation 11 related, but not limited, to records, monitoring, design review, operations, storage, and backflow prevention.*

Response: A letter from James C. Jamsay, North Washington Street Water and Sanitation District, dated December 29, 2016 to whom it may concern states:

“The property located at 8290 Steele Street is in the North Washington Street Water and Sanitation District service area boundaries. The North Washington Street Water and Sanitation District will consider servicing said property with a water tap through the facilities of said District. Service is provided subject to the payment of fees and charges under the provisions and in

accordance with the Rules and regulations of the District and the Board of Water Commissioners of the City and County of Denver and the availability of water taps. Persons wanting to use the water for Commercial, Industrial, Apartments, Mobile Homes or Condominium units and/or other purposes, which could be expected to require large quantities of water, shall be required to submit demand data for the industries water before a permit will be issued. Such permit may contain limitations as determined by the Board of Directors of the North Washington Street Water and Sanitation District.” At this time, this is only a re-zoning application, and the future use, site plan, required water system, etc. are not determined. We respectfully request that the compliance with the above Application Process requirements be transferred to the future owner/developer of the property.

CHPHE3 *Comment: Based on the information provided, the system may select to install an onsite wastewater treatment system (OWTS). Due to the commercial structure, the population may generate more than 2,000 gallon per day of domestic wastewater at maximum occupancy. All treatment works, including onsite wastewater treatment systems, designed to receive 2,000 gallons per day or greater based on the average daily flow at full occupancy are considered domestic wastewater treatment works and must have site location and design approval and a state discharge permit.*

Response: At this time, this is only a re-zoning application, and the future use, site plan, required sewer system, etc. are not determined. We respectfully request that the compliance with the wastewater treatment requirements be transferred to the future owner/developer of the property.

#### **XIV. Thornton Fire Rescue**

TFR1 *Comment: No comment.*

#### **XV. City of Thornton**

CT1 *Infrastructure Engineering*  
*Comment:*

*1. The referral packet is pointing to a different address, per the attached document.*

Response: The address of the property to be rezoned is 8290 Steele Street. The current owners' address is 8150-8160 Steele Street, a different property. This may be the cause of the confusion.

CT2 *Comment:*

*2. Infrastructure Engineering concurs with the proposal, with the following stipulations:*

- a. That no building permit be issued for the site prior to the complete construction of the outfall storm system from this site to the outfall with the South Platte River, as referred to in the "Level 1 Storm Drainage Plan". This system must meet the requirements noted at the top of page o4 of the submittal, and the referenced email on PDF pages 18 to 21 of the submittal.*

- b. *That no building permit be issued for the site prior to the complete construction of an on-site stormwater extended detention basin, if not a full spectrum EURV detention basin, as referred to in the "Level 1 Storm Drainage Plan" (PDF Page 10).*
- c. *That sustainable ground cover be established/maintained in the undeveloped floodplain area below the proposed stormwater collection and detention system, to mitigate erosion off the site.*

Response: This is a re-zoning application, and no construction is planned with this application. We respectfully request that the compliance with detention, water quality, erosion, and the outfall storm sewer system requirements be transferred to the future owner/developer of the property.

CT3

*Traffic Engineering:*

*A comment on the December 18, 2018 Trip Generation letter by LSC Transportation Consultants states: Access should be examined with rezoning in an attempt to create shared access with adjacent properties and minimize number access points on Steele Street as part of any future development.*

Response: This is a re-zoning application, and no construction is planned with this application. At this time, the future use, access requirements, site plan, etc. are not determined. There are no known development applications for the adjacent properties at the present time. We respectfully request that the topic of shared access, and compliance with access requirements be transferred to the future owner/developer of the property.

## **XVI. Neighborhood Comment**

NC1

*Comment: We own 8240 Steele Street, the property adjacent to 8290 Steele Street on the South side: Our property is zoned A-3. We plan on applying for a rezone of our property from A-3 to I-1 in the near future. The purpose of our request would be to build a multi-tenant Office Warehouse complex, with no outside storage. Therefore, we are in favor of the rezone of 8290 Steele Street. However, we were very disappointed to see that the applicant would like to fill the property with cars. This would be a visual deterrent to the area. If filling the property with cars is a use by right in I-1 zoning, then there should be a restriction on this zoning request limiting the amount of outside parking area.*

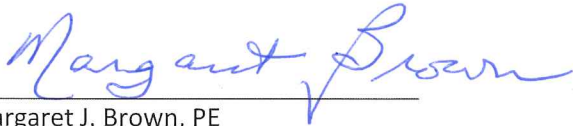
Response: The owner acknowledges the neighbor's concerns. However, at this time, this is only a re-zoning application, and no construction is planned with this application. There appears to be some mis-understanding of the site plan. Although a conceptual site plan was submitted, the conceptual site plan was prepared as a requirement of the planning department basically to show that there is at least conceptually a viable way to develop the property within the confines of the requested zoning and meet the planning criteria. Parking spaces are shown as a part of the conceptual site plan, but there is no indication to fill the property with cars now or in the future. Both parking requirements and outdoor storage are already controlled by the zoning regulation, limiting outdoor storage to the building square footage.



Respectfully submitted,

BROWN CIVIL ENGINEERING

Project No. C0  
E171043



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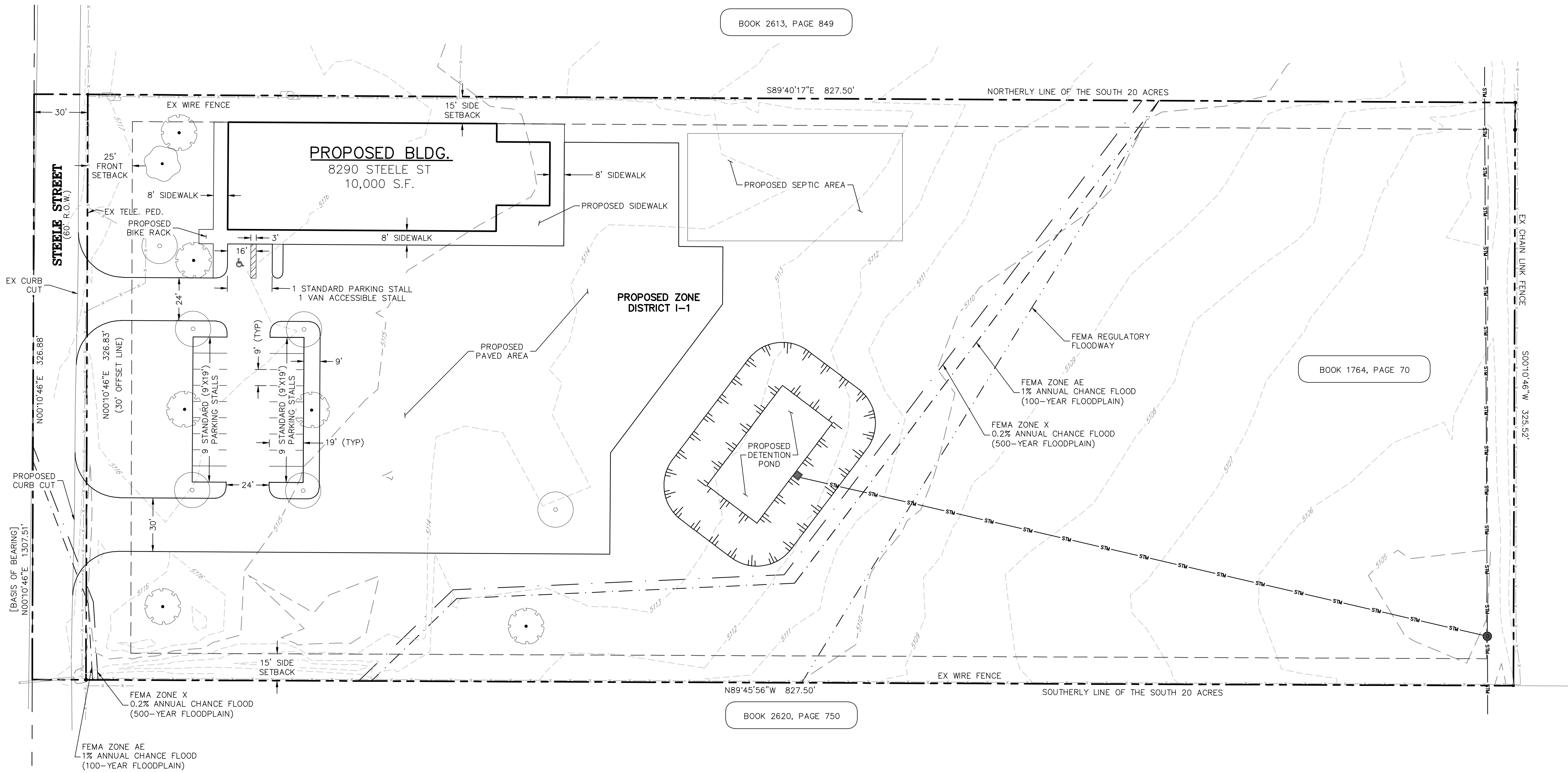
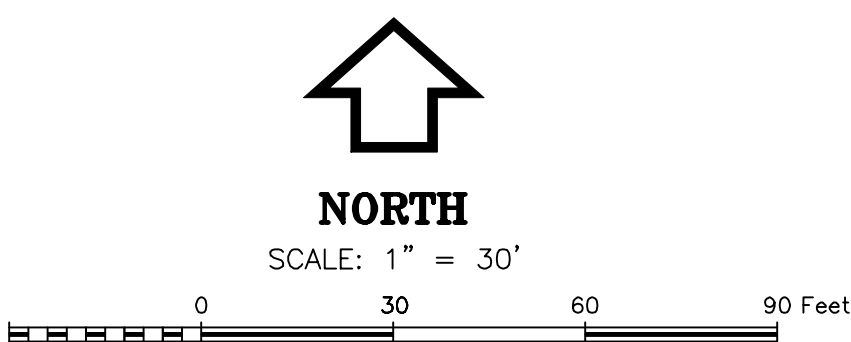
Margaret J. Brown, PE  
Principal

Copies:

**Appendix:**

1. Email from North Washington St. Water & Sanitation District
2. North Washington Sewer Letter
3. Email from Xcel Energy
4. Email 2 from Xcel Energy
5. Email from Matt Emmens, Senior Engineer, Adams County
6. 8290 Steele St Proof of Sewer North Washington St. Water & Sanitation District
7. 8290 Steele St Proof of Sewer Tri County
8. 8290 Steele St Proof of Utilities Xcel
9. 8290 Steele St Proof of Water

8290 STEELE STREET CHANGE OF ZONE  
CONCEPTUAL SITE PLAN EXHIBIT  
PROPOSED ZONE DISTRICT I-1  
PART OF THE S.E. 1/4 SECTION 25, T2S, R68W, 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO



FEMA FLOOD ZONE NOTE

THE SUBJECT PROPERTY IS WITHIN FEMA FLOOD INSURANCE RATE MAP, PANEL 602 OF 1150 OF ADAMS COUNTY, MAP NUMBER 08001C0602H, MAP REVISED DATE MARCH 5, 2007; THE SUBJECT AREA ON THIS PANEL IS SUBJECT TO A LETTER OF MAP REVISION, CASE NO. 10-08-0748P, ISSUED FEB. 8, 2011, EFFECTIVE DATE JUNE 24, 2011.

PORTIONS OF THIS SUBJECT PROPERTY LIE WITHIN THE ZONE AE REGULATORY FLOODWAY, ZONE AE 1% ANNUAL CHANCE (100-YEAR) FLOOD, AND THE ZONE X 0.2% ANNUAL CHANCE (500-YEAR) FLOOD.

THE FLOOD ZONES SHOWN HEREON ARE INTERPRETED BY CBM SURVEYS, INC. ONTO THE LAND SURVEY PLAT (CBM LAND SURVEYS, INC., JAN. 30, 2017) FOR THIS PROJECT AND ARE REPRESENTATIVE OF THE FEMA FIRM INFORMATION OBTAINABLE FROM THE FEMA FLOOD SERVICE CENTER WEB SITE.

THE FLOOD ZONES LOCATION(S) SHOWN HEREON ARE APPROXIMATE AND SHOULD NOT BE RELIED UPON FOR FLOOD INSURANCE, FLOOD-PROOFING STRUCTURES OR ANY OTHER FLOOD-RELATED DECISIONS.

LEGEND

- EX FIRE HYDRANT
- EX UTILITY POLE
- EX WELL HEAD
- EX ELECTRIC METER
- EX MANHOLE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING FENCE
- EXISTING PROPERTY LINE
- CONCEPTUAL STORM STRUCTURE
- AREA AVAILABLE FOR DEVELOPMENT
- CONCEPTUAL POND TOP AND TOE OF SLOPE
- CONCEPTUAL STORM SEWER
- AREA AVAILABLE FOR DEVELOPMENT
- CONCEPTUAL LANDSCAPE TREES

PROJECT NO.

E171043

NO.	DESCRIPTION	DATE	BY						
1									
2									
3									
4									
5									
6									

**Brown**  
Civil Engineering  
1300 Plaza Court North  
Suite 101  
Lafayette, Colorado 80026  
303-551-8910 phone  
303-551-8940 fax  
www.BrownCivilEngineering.com

8290 STEELE STREET CHANGE OF ZONE  
CONCEPTUAL SITE PLAN EXHIBIT  
PROPOSED ZONE DISTRICT I-1  
8290 STEELE ST.  
THORNTON, CO 80229

**NOT FOR  
CONSTRUCTION**

DATE: 1/30/2019  
DESIGNED BY: KVH  
DRAWN BY: KVH  
CHECKED BY: MJB

SHEET NO.  
1 OF 1



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

March 20, 2019

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

Attn: Elizabeth "Libby" Tart-Shoenfelder

**Re: 8290 Steele Street Rezone, Case # RCU2019-00011**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for **8290 Steele Street Rezone**. Please be advised that PSCo has an existing pad mount transformer and affiliated underground electric lines in the northeast corner of the subject property and within the property to the north, which *may conflict* with the proposed storm pipeline as shown on the plans.

PSCo also has existing natural gas distribution facilities along Steele Street and requests that all natural gas and electric facilities are shown on the plans.

Public Service Company has no objection to this proposed *rezone*, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The property owner/developer/contractor must complete the **application process** for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal via FastApp-Fax-Email-USPS (go to: [https://www.xcelenergy.com/start\\_stop\\_transfer/installing\\_and\\_connecting\\_service/](https://www.xcelenergy.com/start_stop_transfer/installing_and_connecting_service/)).

The Builder's Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

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



March 19, 2019

Libby Tart  
Adams County Community and Economic Development  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601

RE: 8290 Steele Street Rezone, RCU2019-000011  
TCHD Case No. 5480

Dear Ms. Tart,

Thank you for the opportunity to review and comment on Rezoning of a 6.2-acre parcel from A-3 to I-1 located at 8290 Steele Street. 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.

#### **Wastewater**

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment.

The subject property is within the boundaries of the North Washington Water and Sanitation District. However the site plan provided by the applicant indicates that an On-Site Wastewater Treatment System (OWTS) is proposed. Numerous different uses would be allowed in the proposed Industrial zone district. Many uses are incompatible with OWTS due to the amount and type of waste produced.

Section 11.12 of TCHD's OWTS Regulation O-17 requires that OWTS which serve business, commercial, industrial or institutional property or a multifamily dwelling must receive only such biodegradable wastes for treatment and distribution as are compatible with those biological treatment processes that occur within the septic tank, any additional treatment unit and the soil treatment area. Some types of non-residential wastewater generated by some manufacturing or industrial businesses is prohibited from being disposed of into the OWTS and can significantly impact the function of the OWTS and impact nearby groundwater supplies. In addition, Section 11.12 requires that any OWTS that may receive non-residential wastewater or is otherwise covered by the Environmental Protection Agency (EPA) Underground Injection Control Program must receive an authorization by rule or a Class V Underground Injection Permit from the EPA.

8290 Steele Street Rezone  
March 19, 2019  
Page 2 of 4

In order for TCHD to consider the proposal to rezone the property for industrial uses, the applicant shall provide a letter from North Washington Water and Sanitation District indicating whether or not the District will serve the subject property, and the distance from the property to the nearest sewer line. Comments regarding water and wastewater will be provided once the letter has been received by TCHD.

#### **Mosquito Control - Stormwater Facilities**

The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here <http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>. A guidance document is attached.

Please feel free to contact me at 720-200-1575 or [kboyer@tchd.org](mailto:kboyer@tchd.org) if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in cursive script, appearing to read 'K Boyer', followed by a horizontal line.

Kathy Boyer, REHS  
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD

**Tri-County Health Department  
Guidance for Preparation of  
Mosquito Control Plan**

A Mosquito Control Plan should contain the following elements:

1. Designation of a management entity  
This is the entity with authority/responsibility for implementing the plan. Typically, this will be a Special District or a Homeowners Association. If this is the case, the applicant shall submit a copy of the organizational Service Plan, by-laws or other legal document providing the authority for mosquito control. If the entity is the developer, this should be noted.
2. Funding mechanism  
A method needs to be put in place to finance the program. This could be a commitment for the Service District, HOA or developer to include adequate funds for the activities as part of its annual budgeting process, or a plan by the District or HOA to assess an annual fee on residents in the subject service area, or to fund the program in some other way, per its legal authority as noted in #1.
3. Activities that will be undertaken to prevent mosquito breeding conditions  
This section places emphasis on the proper design, construction, operation and maintenance of stormwater facilities to prevent mosquitoes from breeding. In most instances, it is nothing different than is already required by the County and Volume 3 of the Urban Drainage and Flood Control District's (UDFCD) Urban Storm Drainage Criteria Manual for flood control and stormwater quality. The literature on this subject, supported by local field experience, suggests that if stormwater facilities are well-designed, built to specification, and regularly inspected and maintained to meet operating standards, stormwater facilities that are designed to completely drain in 72 hours or less are likely to do so and to prevent mosquito breeding conditions.

The likelihood or extent of mosquito breeding can also be reduced through the proper design, construction and inspection/maintenance of retention ponds or constructed wetlands that are intended to hold permanent water pools.

We have found that at the time of construction of stormwater facilities, there is often little thought given to continuity of maintenance. Requiring the applicant to think through the tasks that need to be accomplished from design through operation, who will be responsible for tasks in each phase, and a schedule for their accomplishment increases the probability that these tasks will be completed.

Ideally, before getting to this point, the applicant will have considered stormwater facility options that do not rely on extended retention or detention of stormwater without flushing over a period of 2-3 days; e.g. grass swales, porous pavements, landscape detention, reducing directly connecting impervious areas to increase infiltration. This would be

coordinated through and in compliance with the requirements of the County's Engineering and/or Stormwater sections.

Suggested elements in this section include the following:

- Design review – Qualified personnel review construction plans and conduct field investigation to ensure construction per specifications of UDFCD Volume 3 and County criteria.
- Operation and maintenance activities:  
This should identify who will conduct these activities (e.g., staff or contractor), and a schedule or trigger point for doing each task. Again, the UDFCD's Vol. 3 contains minimum operation and maintenance activities. If staff are to be used, this section should note if they will need training and how they will receive it.
- Regular inspections:  
Facilities that are found to retain water should be inspected regularly to ensure that no mosquito larvae are present. Facilities should be inspected once a week beginning in April and continuing through September.
- Larvacide program:  
Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvacide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet.  
Natural control of mosquito larva can be very effective is done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

For Technical Assistance - Contact Monte Deatrich, Tri-County Health Department's mosquito control specialist, if you have any questions about any elements of the mosquito control program. Mr. Deatrich is in Tri-County's Commerce City office; he can be reached by phone at (303) 439-5902, or by e-mail at [mdeatric@tchd.org](mailto:mdeatric@tchd.org).



**From:** [Hackett - CDPHE, Sean](#)  
**To:** [Libby Tart-Schoenfelder](#)  
**Subject:** Re: Request for Comments RCU2019-00011 8290 Steele Street Rezone  
**Date:** Thursday, March 14, 2019 10:56:31 AM

---

Good morning, Libby:

The Colorado Department of Public Health and Environment (CDPHE) appreciates the opportunity to comment on this proposal. Please note that the following requirements are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations.

Based on the application, the system may or may not receive water from an established public water system. If the system does not receive potable water from a public water system, the system may decide to develop its own water source, treatment and distribution system. If so, the system appears to meet the definition of a "public water system" per item 11.3(60) of Regulation No. 11 *Colorado Primary Drinking Water Regulations* (Regulation 11). If the system meets the definition of a "public water system", the supplier of water must meet all requirements of Regulation 11 related, but not limited, to records, monitoring, design review, operations, storage, and backflow prevention.

Based on the information provided, the system may select to install an onsite wastewater treatment system (OWTS). Due to the commercial structure, the population may generate more than 2,000 gallon per day of domestic wastewater at maximum occupancy. All treatment works, including onsite wastewater treatment systems, designed to receive 2,000 gallons per day or greater based on the average daily flow at full occupancy are considered domestic wastewater treatment works and must have site location and design approval and a state discharge permit.

Sincerely,

Sean Hackett  
Energy Liaison



P 303.692.3662 | F 303.691.7702  
[4300 Cherry Creek Drive South, Denver, CO 80246](#)  
[sean.hackett@state.co.us](mailto:sean.hackett@state.co.us) | [www.colorado.gov/cdphe](http://www.colorado.gov/cdphe)

On Tue, Feb 26, 2019 at 1:07 PM Libby Tart-Schoenfelder <[LTart-Schoenfelder@adcogov.org](mailto:LTart-Schoenfelder@adcogov.org)> wrote:

Hello - Please see the attached request for comments on a Rezoning case. **Comments are due by Wednesday, March 20, 2019.**



Thanks so much!

Sincerely,

Libby



**Libby Tart, AICP**

Planner III, Community & Economic Development

4430 S. Adams County Pkwy, 1<sup>st</sup> Floor, STE W2000A

Brighton, CO 80601-8213

Main: 720.523.6858 | [Ltart-schoenfelder@adcogov.org](mailto:Ltart-schoenfelder@adcogov.org) | [adcogov.org](http://adcogov.org)



City Hall  
9500 Civic Center Drive  
Thornton, Colorado 80229-4326

City Development Department  
303-538-7295  
FAX 303-538-7373  
[www.cityofthornton.net](http://www.cityofthornton.net)

March 18, 2019

Libby Tart  
Case Manager  
4430 S Adams County Pkwy, Ste. W2000B  
Brighton, CO 80601

RE: 8290 Steele Street Rezone – RCU2019-00011 – Request to rezone a 6.2 acre parcel from Agriculture-3 (A-3) to Industrial-1 (I-1)

Ms. Tart:

The City of Thornton has the following comments regarding the 8290 Steele Street Rezone. Based on the response to the comments below, the City of Thornton may have additional comments or request for information.

#### **Infrastructure Engineering**

1. The referral packet is pointing to a different address, per the attached document.
2. Infrastructure Engineering concurs with the proposal, with the following stipulations:
  - a. That no building permit be issued for the site prior to the complete construction of the outfall storm sewer system from this site to the outfall with the South Platte River, as referred to in the "Level 1 Storm Drainage Plan". This system must meet the requirements noted at the top of page 4 of the submittal, and the referenced email on PDF pages 18 to 21 of the submittal.
  - b. That no building permit be issued for the site prior to the complete construction of an on-site stormwater extended detention basin, if not a full spectrum EURV detention basin, as referred to in the "Level 1 Storm Drainage Plan" (PDF Page 10).
  - c. That sustainable ground cover be established/maintained in the undeveloped floodplain area, below the proposed stormwater collection and detention system, to mitigate erosion off the site.

#### **Traffic Engineering**

1. Please see attached document.

END OF COMMENTS

Please contact me at 303-538-7301, or via e-mail at [Sadie.Naglich@cityofthornton.net](mailto:Sadie.Naglich@cityofthornton.net) for updates and/or questions related to this response.

Sincerely,

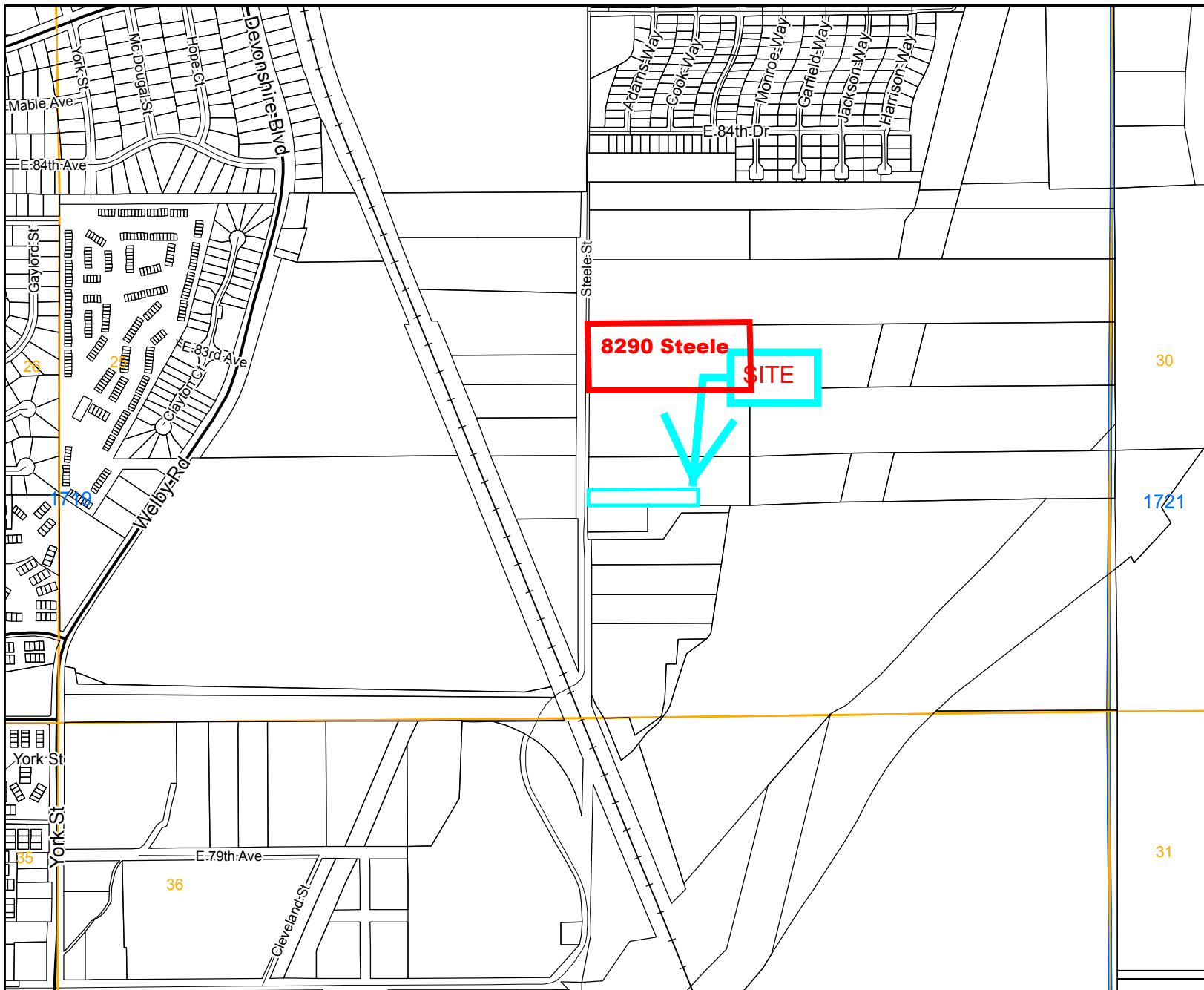
A handwritten signature in black ink, appearing to read "Sadie Naglich". The signature is fluid and cursive, with the first name "Sadie" and last name "Naglich" clearly distinguishable.

Sadie Naglich  
Planning Technician

Enclosures

cc: Libby Tart, [Ltart-schoenfelder@adcogov.org](mailto:Ltart-schoenfelder@adcogov.org)  
Brian Garner, Current Planning Manager  
Matt Layman, Traffic Engineering  
Jim Kaiser, Infrastructure Engineering Manager

*V:\PLANNING DIVISION\Outside Referrals\Adams County\Adams County 2019\Adam County Steele Street Rezone  
PLOS201900235\Comments*



# Legend

- Railroad
- Major Water
- Zoning Line
- Sections

## Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

**Case Name** 8290 Steele Street Rezone

**Case Number** RCU2019-00011



For display purposes only.



**ADAMS COUNTY**  
COLORADO

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

**From:** [Loeffler - CDOT, Steven](#)  
**To:** [Libby Tart-Schoenfelder](#)  
**Cc:** [Bradley Sheehan - CDOT](#)  
**Subject:** RCU2019-00011, 8290 Steele Street Rezone  
**Date:** Tuesday, February 26, 2019 2:06:56 PM

---

Libby,

I have reviewed the request to rezone a 6.2 acre parcel from A-3 to I-1 located at 8290 Steele Street and have no objections.

Thank you for the opportunity to review this referral.

**Steve Loeffler**  
Permits Unit



P [303.757.9891](tel:303.757.9891) | F [303.757.9886](tel:303.757.9886)  
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204  
[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)

**From:** [Dan Biro](#)  
**To:** [Libby Tart-Schoenfelder](#)  
**Subject:** RE: Request for Comments RCU2019-00011 8290 Steele Street Rezone  
**Date:** Saturday, March 02, 2019 7:57:21 AM  
**Attachments:** [image001.png](#)

---

Hi Libby,

TFD Comments:

1. No comments on this review.

Regards,

**Dan Biro, P.E.**  
**Deputy Fire Marshal**  
**City of Thornton Fire Department**

[dan.biro@cityofthornton.net](mailto:dan.biro@cityofthornton.net)  
303-538-7663

9500 Civic Center Drive  
Thornton, CO 80229  
[www.cityofthornton.net](http://www.cityofthornton.net)



---

**From:** Laurie Davidson <[Laurie.Davidson@cityofthornton.net](mailto:Laurie.Davidson@cityofthornton.net)>  
**Sent:** Tuesday, February 26, 2019 1:21 PM  
**To:** Stephanie Harpring <[Stephanie.Harpring@cityofthornton.net](mailto:Stephanie.Harpring@cityofthornton.net)>; Dan Biro <[Dan.Biro@cityofthornton.net](mailto:Dan.Biro@cityofthornton.net)>  
**Subject:** FW: Request for Comments RCU2019-00011 8290 Steele Street Rezone  
**Importance:** High

---

**From:** Libby Tart-Schoenfelder <[LTart-Schoenfelder@adcogov.org](mailto:LTart-Schoenfelder@adcogov.org)>  
**Sent:** Tuesday, February 26, 2019 1:06 PM  
**To:** Christine Fitch <[CFitch@adcogov.org](mailto:CFitch@adcogov.org)>; Eden Steele <[ESTeele@adcogov.org](mailto:ESTeele@adcogov.org)>; Doug Clark

<[DClark@adcogov.org](mailto:DClark@adcogov.org)>; Marissa Hillje <[MHillje@adcogov.org](mailto:MHillje@adcogov.org)>; Matthew Emmens  
<[MEmmens@adcogov.org](mailto:MEmmens@adcogov.org)>; Justin Blair <[jblair@adcogov.org](mailto:jblair@adcogov.org)>; 'Chris Wilder' <[cwilder@acfpd.org](mailto:cwilder@acfpd.org)>;  
Aaron Clark <[AClark@adcogov.org](mailto:AClark@adcogov.org)>; Rick Reigenborn <[RReigenborn@adcogov.org](mailto:RReigenborn@adcogov.org)>; 'Scott Miller'  
<[SMiller@adcogov.org](mailto:SMiller@adcogov.org)>; [bradley.sheehan@state.co.us](mailto:bradley.sheehan@state.co.us); Hackett - CDPHE, Sean  
<[sean.hackett@state.co.us](mailto:sean.hackett@state.co.us)>; [richard.coffin@state.co.us](mailto:richard.coffin@state.co.us); [patrick.jpfaltzgraff@state.co.us](mailto:patrick.jpfaltzgraff@state.co.us);  
[Andrew.Todd@state.co.us](mailto:Andrew.Todd@state.co.us); 'brandyn.wiedrich@centurylink.com'  
<[brandyn.wiedrich@centurylink.com](mailto:brandyn.wiedrich@centurylink.com)>; DevelopmentSubmittals  
<[developmentsubmittals@cityofthornton.net](mailto:developmentsubmittals@cityofthornton.net)>; Eric Guenther <[EGuenther@adcogov.org](mailto:EGuenther@adcogov.org)>; Steven  
Loeffler <[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us)>; [eliza.hunholz@state.co.us](mailto:eliza.hunholz@state.co.us); [serena.rocklund@state.co.us](mailto:serena.rocklund@state.co.us);  
'thomas\_lowe@cable.comcast.com' <[thomas\\_lowe@cable.comcast.com](mailto:thomas_lowe@cable.comcast.com)>; Charlotte Ciano  
<[charlotte@mapleton.us](mailto:charlotte@mapleton.us)>; 'csimmonds@mwr.dst.co.us' <[csimmonds@mwr.dst.co.us](mailto:csimmonds@mwr.dst.co.us)>;  
[jjames@nwsd.com](mailto:jjames@nwsd.com); Joaquin Flores <[JFlores@adcogov.org](mailto:JFlores@adcogov.org)>; 'chris.quinn@rtd-denver.com'  
<[chris.quinn@rtd-denver.com](mailto:chris.quinn@rtd-denver.com)>; FireDept <[FireDept@cityofthornton.net](mailto:FireDept@cityofthornton.net)>; 'mdeatrich@tchd.org'  
<[mdeatrich@tchd.org](mailto:mdeatrich@tchd.org)>; 'LandUse@tchd.org' <[LandUse@tchd.org](mailto:LandUse@tchd.org)>; George, Donna L  
<[Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com)>

**Subject:** Request for Comments RCU2019-00011 8290 Steele Street Rezone

**Importance:** High

Hello - Please see the attached request for comments on a Rezoning case. **Comments are due by Wednesday, March 20, 2019.**

Thanks so much!

Sincerely,  
Libby

**Libby Tart, AICP**

Planner III, Community & Economic Development

4430 S. Adams County Pkwy, 1<sup>st</sup> Floor, STE W2000A

Brighton, CO 80601-8213

Main: 720.523.6858 | [ltart-schoenfelder@adcogov.org](mailto:ltart-schoenfelder@adcogov.org) | [adcogov.org](http://adcogov.org) [[adcogov.org](http://adcogov.org)]

**From:** [Paul Yantorno](#)  
**To:** [Libby Tart-Schoenfelder](#)  
**Subject:** Case Number RCU2019-00011 8290 Steele Street Rezone  
**Date:** Friday, March 15, 2019 4:41:06 PM

---

We own 8240 Steele Street, the property adjacent to 8290 Steele Street on the South side. Our property is zoned A-3. We plan on applying for a rezone of our property from A-3 to I-1 in the near future. The purpose of our request would be to build a multi-tenant Office Warehouse complex, with no outside storage. Therefore, we are in favor of the rezone of 8290 Steele Street. However, we were very disappointed to see the applicant would like to fill the property with cars. This would be a visual deterrent to the area. If filling the property with cars is a use by right in I-1 zoning, then there should be a restriction on this zoning request limiting the amount of outside parking area.

Regards,

Paul Yantorno  
Center Land Company  
1480 east 73rd Ave  
Denver, CO 80229  
mobil 303-912-4694  
fax 303-286-9555  
[www.CenterLandCompany.com](http://www.CenterLandCompany.com)  
[paul@centerco.com](mailto:paul@centerco.com)



Jessie Clay  
8411 Garfield Way  
Thornton, CO 80229

July 15, 2019

To Adams County Commissioner **Steve O'Dorisio**

Regarding Case Number: PLN2019-00007

Property Address: 8290 Steele Street, Thornton, CO 80229

I see that another agricultural property at 8290 Steele Street will be turned into Industrial. This two lane road was never intended to handle the weight or volume of vehicles that you are funneling through our neighborhood. This area has road conditions with lowered speed limits which are **IGNORED AND UNENFORCED** – a **10 mph** “S” curve Fast Track Zone, a curve over a narrow bridge, a **20 mph** 90 degree curve around the S. Platte Trail parking and horse stable (with poor visibility), parking for several businesses and a **school crossing zone**.

The County has made the decision to turn Steele Street into industry, adversely affecting the safety, health and the quality of life for the families living in the 285 homes that travel on Steele Street and E. 78<sup>th</sup> Ave. This will just add to the already dangerous traffic, exhaust fumes, asphalt road damage and air brake noise. Road shoulder damage is because trucks can't pull out of the trucking businesses without driving on the shoulder or make the sharp curves at the tracks. Semi-trucks often park along the road both long term and while waiting for other trucks to move out of trucking businesses. This forces other vehicles to pass them. Most trucking companies have dirt lots that leave the roads covered with dirt clods in wet weather. In windy conditions, dirt clouds blow across the road.

Remember, each semi has a driver that arrives in a passenger car, drives a semi to and from the location and then leaves in their passenger car. So allowing 100 semi-trucks to park at businesses, creates 400 trips up and down these streets. There has been no response by the Sheriff's Department to my complaints by letters and phone calls to control speeders. Speed and safety signs have been knocked down and/or removed. They have never been replaced.

I live in Riverdale Farm and I drive this area every day. It's a common, every day experience to avoid semi trucks taking up more than their lane, trailers drifting into my lane, being sandwiched between them, having vehicles speed past me at up to 80 mph, and being tail gaited as I drive the speed limit. It's unsafe for pedestrians and bicyclists to be on the side of the road.

The following is an excerpt from a letter I wrote on August 7, 2017 commenting on a rezoning issue in our neighborhood.

*... when it comes to trucking companies, the county has changed what was once a quiet neighborhood with single homes, horses and agriculture to noisy, dirty, dangerous and unattractive truck storage. The air quality is affected daily by diesel exhaust fumes and the noise of air brakes is loud and annoying. The surrounding streets, including 87<sup>th</sup> Ave, Steele Street and 78<sup>th</sup> Ave. to Washington are badly damaged by semi trucks. The damage has worsened so much the last few months that the roads are rippled, the shoulders caved in and corners collapsing. Sometimes the only safe place to drive is towards the center of the road.*

*Semi trucks in general do not obey the speed limit. I have been run off the road at least six times, by trucks crossing over the center line and have had too many close calls to even estimate. I have seen passenger vehicles sandwiched between semi truckers, and tailgated so closely it looks like the semis are being towed. It's gotten so bad that when I see semis in the distance and know that we will meet along the S curve north of 78<sup>th</sup> Ave., I pull onto the shoulder and stop until they pass to avoid passing oncoming trucks so closely. That little white line in the center of the road does nothing to protect passenger vehicles, especially when these truck drivers routinely roar past between 20 and 30 mph over the speed limit.*

*Maybe the county believes those who have purchased properties in Riverdale Farm (just south of this property between 86<sup>th</sup> and 84<sup>th</sup> Drives) have such low standards that surrounding us with trucking companies is acceptable. It isn't. I realize that "trailer parks" have a negative connotation. Riverdale Farm is the only low income housing available to many of us. And many of us take a great deal of pride in our homes and the ownership of our land.*

*This area was once a little "jewel" with horses and wildlife. Adding a note to this on July 10, 2019: A full grown buck ran north on the bike path and crossed the road at the corner of E 78<sup>th</sup> Ave and Steele Street. He ran into the open field behind the horses. The beautiful Platte River is close by but it isn't safe to ride a bike or even walk along the road. The open space, the agriculture and the equestrian nature of Steele Street should have been cherished and preserved. It's a shame that it has been downgraded to one large semi truck parking lot. This is now a trashy and disgusting area to live.*

*Honestly, each of you deciding this was a good idea should stand along the side of the road and ask yourselves if this is the place you would like to live.*

### **Speeding, Missing speed limit and safety signs:**

E. 78<sup>th</sup> is 35 mph, (with a schools cross walks near York St.) and drops to 20 mph approaching and including the corner of Steele Street with its 90 degree turn and limited visibility by trees growing in the easement . This 20 mph zone includes driveways for two businesses, the horse property and the trail parking area. It briefly goes to 30 before dropping to 10 mph at the fast tracks crossing. Continuing north on Steele Street the speed limit is 35 mph.

I am explaining the speed limits because most of the speed limit signs and safety signs have been systematically removed, obviously by vandals. I have found some on the ground, apparently from speeding vehicles hitting the posts and others have just disappeared one by one. Also missing are horse crossing signs, trail crossing signs where the bike path crosses the road, and divided road signs at the crossing. Continuing north on Steele, almost all of the 35 mph speed limit signs are missing.

Even when the signs were up, they were ignored by almost all drivers. Drivers, truck drivers especially cannot, take these curves at 50 – 60 mph. I have witnessed several vehicles drive through my parking area to avoid head on collisions. Tire tracks and wear through my parking area is also evidence that many vehicles are not staying on the road to make this corner. There are also tire tracks at the edge of the irrigation ditch and the asphalt is crumbling and collapsing at this spot. The wooden barriers posts along the road are broken from vehicles running into them – again from high speeds. The most worrisome being where the trail is just several feet from these posts. Recently, a semi carrying a large load of landscape rocks (that were piled over the top of the open trailer) took the corner at high speed,

a rock toppled off, took out wooden posts and is still laying there on the ground. I saw it happen. He was in the 20 mph zone, driving perhaps 40 – 45 mph.

**At the corner of E. 78<sup>th</sup> Ave. and Steele Street.**

I keep horses at the corner of E. 78<sup>th</sup> and Steele Street. The horseback riders (which are sometimes children) cross at this corner to reach the trail to ride or walk their horses along the river. It is dangerous to cross because visibility is bad around the curve and vehicles are coming from both directions at high speeds. It is also dangerous to pull vehicles into or out of the parking area for the same reasons. The Assumption Catholic School on E. 78th Ave. has both a traffic signal and a crosswalk. I understand it's a school, but the lives of everyone who has to try to cross that street are equal. It would be nice to see at last the horse crossing signs back up. At my request the County placed one on each side of the stable twenty-five years ago.

**It's life threatening to drive these roads.** A couple of days ago a large cement mixer truck almost ran into my truck as I made a **right** turn into my parking lot. Despite the 20 mph speed limit, and my turn signal well in advance, he failed to slow and attempted to pass me on the **right**, where there is no shoulder. He locked his brakes, laid on his horn and barely missed me. There was also a semi-truck tail gaiting him. Less than three months ago at this same corner, a semi hit a passenger car head on. I saw the same semi just the day before, reaching speeds of probably 75 mph on E. 78<sup>th</sup> and taking the corner at possibly 60 mph.

A few days ago, on Steele Street, an approaching semi truck came at me in MY lane for the distance of 1/2 a block while I honked, slammed on my brakes and prepared to pull into the oncoming lane to avoid it. His reason? He was making a turn into one of the truck storage lots.

I hope the county will begin looking out for the residents who should be able to live safely and breathe air that doesn't smell like diesel exhaust.

I apologize for being repetitious in parts of this letter. I have re-written it several times and now I'm out of time. I will try to attend the Rezoning Public Hearing, but in case I can't make it, I wanted my voice heard. If this needs to reach other individuals, I hope you will help me with that.

Sincerely,

Jessie Clay  
8411 Garfield Way  
Thornton, CO 80229

[rwatchdog@aol.com](mailto:rwatchdog@aol.com)  
303-286-0337

# CERTIFICATE OF POSTING



I, Libby Tart, do hereby certify that I had the property posted at

8290 Steele Street

on July 8, 2019

in accordance with the requirements of the Adams County Zoning Regulations

*Libby Tart, AICP*

Libby Tart



## Public Hearing Notification

<b>Case Name:</b>	8290 Steele Street Rezone
<b>Case Number:</b>	RCU2019-00011
<b>Planning Commission Date</b>	July 25, 2019 at 6:00 p.m.
<b>Board of County Commissioners Date:</b>	August 13, 2019 at 9:30 a.m.

July 5, 2019

A public hearing has been set by the Adams County Planning Commission and Adams County Board of County Commissioners to consider the following request:

**1) Rezoning a 6.2 acre parcel from Agriculture-3 (A-3) to Industrial-1 (I-1).**

The Assessor's Parcel Numbers are: **0171925400002**

The Property Address is: **8290 Steele Street  
Thornton, CO 80229**

Applicant Information **Arturo Ayala  
c/o 8150-8160 Steele Street LLC  
Thornton, CO 80229**

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton, CO 80601. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g. wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at 720-523-6800 (or if this is a long distance call, please use the County's toll-free telephone number at 1-800-824-7842) prior to the meeting date. For further information regarding this case, please contact the Department of Community and Economic Development, 4430 South Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Libby Tart, AICP  
Case Manager



## Request for Comments

Case Name: 8290 Steele Street Rezone  
Case Number: RCU2019-00011

February 26, 2019

Adams County Planning Commission and the Board of County Commissioners are requesting comments on the following request:

**1) A request to rezone a 6.2 acre parcel from Agriculture-3 (A-3) to Industrial-1 (I-1).**

The Assessor's Parcel Number is: **0171925400002**

Applicant Information: 8150-8160 Steele Street LLC  
8150 Steele Street  
Thornton, CO 80229

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216. (720) 523-6858 by **Wednesday, March 20, 2019** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to [Ltart-schoenfelder@adcogov.org](mailto:Ltart-schoenfelder@adcogov.org).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Libby Tart, AICP  
Case Manager



To: Amanda Rasmussen  
Dept: Northglenn/Thornton Sentinel  
Email: [adcolegals@ourcoloradonews.com](mailto:adcolegals@ourcoloradonews.com)  
From: Rayleen Swarts  
Date: July 5, 2019

## NOTICE OF PUBLIC HEARING FOR LAND USE

NOTICE IS HEREBY GIVEN, that an application has been filed by ARTURO AYALA, Case #RCU2019-00011, requesting: to rezone a 6.2-acre parcel from Agriculture-3 (A-3) to Industrial-1 (I-1) on the following property:

### LEGAL DESCRIPTION:

The South 20 Acres of the North 60 Acres of the North 1/2 of the Southeast 1/4 of Section 25, Township 2 South, Range 68 West of the 6th P.M.

EXCEPTING therefrom certain parcels of land as described in the deeds recorded January 23, 1964 in Book 1126 at Page 451; April 22, 1969 in Book 1510 at page 173 and August 31, 1981 in Book 2582 at page 948, being more particularly described as follows:

Considering the West line of the South 1/2 of the Southeast 1/4 of said Section 25 as bearing N00°10'46"E and with all bearings contained herein relative thereto:

BEGINNING at the Southwest Corner of the North 1/2 of the Southeast 1/4 of said Section 25; THENCE along the West line of said North 1/2, N00°10'46"E 303.67 feet to the Southwest corner of the South 20 acres of the North 60 acres of the North 1/2 of the Southeast 1/4 of said Section 25, said point being the Southwest corner of that certain parcel of land as described in deed recorded December 14, 1971 in Book 1764 at Page 70, to the TRUE POINT OF BEGINNING;

THENCE continuing along the West line of said North 1/2 and along the Westerly line of said Book 1764 at Page 70 N00°10'46"E, 334.96 feet to the Northwest corner of the South 20 Acres of the North 60 Acres of the North 1/2 of the Southeast 1/4 of said Section 25, said point also being the Northwest corner of said Book 1764 at Page 70;

THENCE departing said West line of said North 1/2 and along the North line of the South 20 acres of the North 60 acres of the North 1/2 of the Southeast 1/4 of said Section 25 and along the North line of said Book 1764 at Page 70, S89°40'17"E, 827.50 feet to the West line of that certain parcel of land as described in deed recorded in Book 2582 at Page 948.

THENCE along the West line of said Book 2582 at page 948, S00°10'46"W, 333.60 feet to a point on the South line of the South 20 acres of the North 60 acres of the North 1/2 of the Southeast 1/4 of said Section 25, said point also being on the South line of said Book 1764 at Page 70;

THENCE along said South line N89°45'56"W, 827.50 feet to a point on the West line of the North 1/2 of the Southeast 1/4 of said Section 25, said point being the Southwest corner of the South 20 acres of the North 60 acres of the North 1/2 of the Southeast 1/4 of said Section 25, as described in said Book 1764 at Page 70.

County of Adams, State of Colorado.

Containing 6.197 acres, more or less.

(The above legal description was provided by the applicant and Adams County is not responsible for any errors and omissions that may be contained herein and assumes no liability associated with the use or misuse of this legal description.)

APPROXIMATE LOCATION: 8290 STEELE STREET

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Adams County Planning Commission in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO - 1st Floor, on the 25<sup>th</sup> day of July, at the hour of 6:00 p.m., where and when any person may appear and be heard and a recommendation on this application will be forwarded to the Board of County Commissioners.

NOTICE IS FURTHER GIVEN, that a public hearing will be held by the Adams County Board of County Commissioners in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO - 1st Floor, on the 13<sup>th</sup> day of August, at the hour of 9:30 a.m., to consider the above request where and when any person may appear and be heard.

For further information regarding this case, please contact Libby Tart at the Department of Community and Economic Development, 4430 S. Adams County Pkwy, Brighton, CO 80601, 720.523.6800. This is also the location where the maps and/or text certified by the Planning Commission may be viewed.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS  
JOSH ZYGIELBAUM, CLERK OF THE BOARD

TO BE PUBLISHED IN THE July 11, 2019 ISSUE OF THE Northglenn/Thornton Sentinel

Please reply to this message by email to confirm receipt or call Rayleen Swarts at 720.523.6800.



8150-8160 STEELE ST LLC  
8150 STEELE ST  
THORNTON CO 80229-5703

DTI HOLDINGS LLC  
8955 W 44TH AVE  
WHEAT RIDGE CO 80033

A AND M STEEL INC  
2651 E 79TH AVENUE  
DENVER CO 80229

KLZ RADIO INC  
PO BOX 3003  
BLUEBELL PA 19422-0735

ADAMS COUNTY  
4430 SOUTH ADAMS COUNTY PKWY  
BRIGHTON CO 80601-8204

MARTINEZ DANIEL AND MARTINEZ-MACIAS JOSE  
ALEJANDRO AND MARTINEZ DE LOERA ROSA MARIA  
PO BOX 5211  
GYPSUM CO 81637-5211

ATR HOLDINGS LLC  
13490 IVY ST  
THORNTON CO 80602-9223

MENDOTA DENVER LLC  
712 ESSINGTON RD  
JOLIET IL 60435-4912

CENTER LAND COMPANY  
C/O PAUL YANTORNO  
1480 E 73RD AVE  
DENVER CO 80229-6902

OROZCO EDMUNDO  
8160 BRIGHTON ROAD  
COMMERCE CITY CO 80022

CHAVEZ MELECIO AND  
CHAVEZ MARGARET  
739 WCR ROAD NO 47  
HUDSON CO 80642

PUBLIC SERVICE CO OF COLORADO  
C/O PROPERTY AND LOCAL TAXES  
PO BOX 1979  
DENVER CO 80201-1979

CITY OF THORNTON  
9500 CIVIC CENTER DR  
THORNTON CO 80229

RED STEELE LLC  
1855 S PEARL ST SUITE 20  
DENVER CO 80210

COSIMI FARMS LP  
C/O COSIMI ANTHONY  
6728 SEVILLE PL NW  
ALBUQUERQUE NM 87120

STEELE STREET ONE LLC  
PO BOX 314  
RANCHO SANTA FE CA 92067-0314

COSIMI FARMS LP  
C/O COSIMI ANTHONY  
6728 SEVILLE PLACE NW  
ALBUQUERQUE NM 87120

WELBY ROAD COMPANY LLC  
2140 S IVANHOE ST STE 100  
DENVER CO 80222-5749

DTI HOLDINGS LLC  
8955 W 44TH AVE  
WHEAT RIDGE CO 80033-3001

YAMASHITA FRED M B AND  
YAMASHITA ROBERT  
10433 SANTA FE ST  
NORTHGLENN CO 80234-3823

YORK 80  
8791 CIRCLE DRIVE  
WESTMINSTER CO 80031

CURRENT RESIDENT  
8100 STEELE ST  
THORNTON CO 80229-5703

8150-8160 STEELE ST LLC  
OR CURRENT RESIDENT  
8150 STEELE ST  
THORNTON CO 80229-5703

CURRENT RESIDENT  
8240 STEELE ST  
DENVER CO 80229-5704

8235 STEELE ST LLC  
OR CURRENT RESIDENT  
8235 STEELE ST  
DENVER CO 80229-5705

CURRENT RESIDENT  
8290 STEELE ST  
DENVER CO 80229-5704

BARRON SANTIAGO  
OR CURRENT RESIDENT  
8400 STEELE ST  
DENVER CO 80229-5706

CURRENT RESIDENT  
8215 STEELE ST  
DENVER CO 80229-5705

CURRENT RESIDENT  
8600 WELBY RD  
DENVER CO 80229-5103

CURRENT RESIDENT  
8265 STEELE ST  
DENVER CO 80229-5705

CURRENT RESIDENT  
8280 WELBY RD  
DENVER CO 80229-5639

CURRENT RESIDENT  
8321 STEELE ST  
DENVER CO 80229-5739

CURRENT RESIDENT  
8020 STEELE ST  
THORNTON CO 80229-5700

CURRENT RESIDENT  
2721 E 79TH AVE  
DENVER CO 80229-6109

CURRENT RESIDENT  
8040 STEELE ST  
THORNTON CO 80229-5700

CURRENT RESIDENT  
2921 E 78TH AVE  
DENVER CO 80229-6131

CURRENT RESIDENT  
8060 STEELE ST  
THORNTON CO 80229-5700

CURRENT RESIDENT  
8080 STEELE ST  
THORNTON CO 80229-5700



Referral Listing  
Case Number RCU2019-00011  
8290 Steele Street Rezone

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